



## Annual Report 2023

# Contents

|    |                                                |
|----|------------------------------------------------|
| 2  | Corporate Information                          |
| 3  | Financial Highlights                           |
| 4  | Chairman's Statement                           |
| 5  | Business Model and Strategies                  |
| 6  | Management Discussion and Analysis             |
| 12 | Principal Properties                           |
| 15 | Five-year Financial Summary                    |
| 16 | Environmental, Social and Governance Report    |
| 28 | Corporate Governance Report                    |
| 40 | Directors and Senior Management                |
| 44 | Report of the Directors                        |
| 61 | Independent Auditor's Report                   |
| 71 | Consolidated Profit and Loss Account           |
| 72 | Consolidated Statement of Comprehensive Income |
| 73 | Consolidated Balance Sheet                     |
| 75 | Consolidated Statement of Cash Flows           |
| 76 | Consolidated Statement of Changes in Equity    |
| 77 | Notes to the Financial Statements              |

# Corporate Information

## DIRECTORS

### Executive

Mr. Fung Siu To, Clement (*Chairman*)  
Mr. Poon Jing (*Managing Director and Chief Executive*)  
Mr. Poon Hai  
Mr. Poon Yeung, Roderick  
Mr. Lun Pui Kan  
Mr. Kwan Po Lam, Phileas

### Independent Non-executive

Mr. Wong Chi Keung  
Mr. Cheung Kwok Wah  
Mr. Leung Wai Keung, JP

## AUDIT COMMITTEE

Mr. Wong Chi Keung (*Chairman*)  
Mr. Cheung Kwok Wah  
Mr. Leung Wai Keung, JP

## REMUNERATION COMMITTEE

Mr. Wong Chi Keung (*Chairman*)  
Mr. Fung Siu To, Clement  
Mr. Leung Wai Keung, JP

## NOMINATION COMMITTEE

Mr. Fung Siu To, Clement (*Chairman*)  
Mr. Wong Chi Keung  
Mr. Leung Wai Keung, JP

## AUTHORISED REPRESENTATIVES

Mr. Fung Siu To, Clement  
Mr. Lun Pui Kan

## COMPANY SECRETARY

Mr. Tung Kwok Lui

## REGISTERED OFFICE

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

## PRINCIPAL OFFICE IN HONG KONG

30th Floor, YF Life Tower,  
33 Lockhart Road,  
Wanchai,  
Hong Kong  
Telephone 2866 3336  
Facsimile 2866 3772  
Website <http://www.asiaorient.com.hk>  
E-mail [aoinfo@asiastandard.com](mailto:aoinfo@asiastandard.com)

## PRINCIPAL BANKERS

HSBC  
Bank of China (Hong Kong)  
Hang Seng Bank  
Chong Hing Bank  
United Overseas Bank  
Industrial and Commercial Bank of China (Asia)  
DBS Bank (Hong Kong)  
The Bank of East Asia  
Shanghai Commercial Bank  
Dah Sing Bank  
Bank of Communications  
Chiyu Banking Corporation  
Fubon Bank (Hong Kong)  
CMB Wing Lung Bank  
UBS  
Bank of Singapore  
Bank Morgan Stanley  
Bank Julius Baer

## LEGAL ADVISERS

Stephenson Harwood  
18th Floor, United Centre,  
95 Queensway,  
Hong Kong

Appleby  
Suites 4201-03 & 12,  
42/F, One Island East,  
Taikoo Place,  
18 Westlands Road,  
Quarry Bay, Hong Kong

## INDEPENDENT AUDITOR

PricewaterhouseCoopers  
Certified Public Accountants  
Registered Public Interest  
Entity Auditor  
22nd Floor, Prince's Building,  
Central, Hong Kong

## SHARE REGISTRAR IN BERMUDA

MUFG Fund Services (Bermuda) Limited  
4th Floor North,  
Cedar House,  
41 Cedar Avenue,  
Hamilton HM 12,  
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

## Financial Highlights

| For the year ended 31st March<br>(In HK\$ million, except otherwise indicated) | 2023   | 2022   | Change |
|--------------------------------------------------------------------------------|--------|--------|--------|
| <b>Consolidated profit and loss account</b>                                    |        |        |        |
| Revenue                                                                        | 2,303  | 2,789  | -17%   |
| Profit/(loss) attributable to shareholders of the Company                      | 429    | (906)  | N/A    |
| Earnings/(loss) per share – basic (HK\$)                                       | 0.51   | (1.08) | N/A    |
| <b>Consolidated balance sheet</b>                                              |        |        |        |
| Total assets                                                                   | 42,680 | 39,520 | +8%    |
| Net assets                                                                     | 23,956 | 20,051 | +19%   |
| Equity attributable to shareholders of the Company                             | 12,655 | 10,477 | +21%   |
| Net debt                                                                       | 15,547 | 16,310 | -5%    |

### Supplementary information with hotel properties at valuation (note):

|                                                    |        |        |      |
|----------------------------------------------------|--------|--------|------|
| Revalued total assets                              | 49,632 | 45,223 | +10% |
| Revalued net assets                                | 31,408 | 26,267 | +20% |
| Equity attributable to shareholders of the Company | 16,072 | 13,327 | +21% |
| Gearing – net debt to revalued net assets          | 50%    | 62%    | -12% |

Note: According to the Group's accounting policies, hotel properties were carried at cost less accumulated depreciation. To give further information on the economic substance of its hotel properties investments, the Group hereby presents supplementary unaudited financial information taking into account the fair market value of hotel properties and excluding the corresponding deferred income tax on Hong Kong properties as Hong Kong tax jurisdiction does not include capital gain tax.

The hotel properties were revalued by Vigers Appraisal & Consulting Limited, independent professional valuer, on an open market value basis.



## Chairman's Statement



*Premium residential development in Po Shan Road*

The Group recorded a profit attributable to shareholders of HK\$429 million for the year, compared to a loss of HK\$906 million last year. The recognition of profit from property development joint ventures, increase in revaluation gain of investment properties, together with changeover from unrealised loss to unrealized gain due to change in fair value of the Group's financial investments, and decreased provisions for expected credit loss, were the major reasons for changing last year's loss to this year's profit.

The Group's property development business performed well both locally in Hong Kong and in China. In Hong Kong, the sales of Duke's Place in Jardine's Lookout continue to be satisfactory, and we are launching two new developments in the second half of year 2023. The first project is our large scale mass-market residential development in Hung Shui Kiu, the major hub in northern metropolis. The second project is our premium residential development in Po Shan Road, west mid-levels, which provides 16 luxury units overlooking Victoria Harbour. Coinciding with the government's development strategy in northern territory, the residential plot ratio is increased by 20% for our joint venture development in Kwu Tung, making a better use of land resources. In China, we have delivered about 95% of the pre-sold units of our Beijing residential development in Tongzhou during the current financial year. Cumulative contracted sales

up to financial year end for this development had amounted to RMB4.8 billion.

Our hotels' performances continue to improve. Continual recovery in this business segment is underway with the eventual uplift of travel bans and re-opening of borders. The same is also expected for commercial and retail property leasing segment.

Over the financial year, the Group benefitted from its hedging interest rate swap and has alleviated the negative impact from the interest rate hikes. We continue to monitor the effect of increased interest rate and are relieved from this financial pressure over the unexpired period of interest rate swap.

Management takes this opportunity to thank all our staff for their efforts contributed in keeping the Group growing and moving forward.

**Fung Siu To, Clement**  
*Chairman*

Hong Kong, 30th June 2023

## Business Model and Strategies

The Group is principally engaged in developing and investing properties in prime location in Hong Kong, first-tier cities in China and Vancouver, Canada, and has established a well diversified business model across four main operating segments – property development, property leasing, hotel and travel, and financial investments. While our property development arm acts as the core drive for the Company's growth, rental income from our prime investment properties, earnings from our hotels and dividend/coupon payments from our financial investment portfolio provide us with a stable, reliable and recurring income source to the Group. Our business diversification also reduces the adverse impact of market volatility and offset the impact of cyclicity to which some of our businesses are exposed to.

The Group will stay focus on enhancing the performance of its core business and will continuously generate value to the shareholders by exploring investment opportunities in line with the following strategies:

**(i) Build on our reputation and track record of premium property development in Greater China**

Our development strategy is to continue to invest primarily in Hong Kong and first-tier cities in China. The Group will continue to expand real estate business through carefully selected opportunities in luxury as well as mass market residential development. Leveraging our expertise as a premium residential developer with an international standard, we will continue to look for opportunities to increase our presence in Greater China.

**(ii) Growing recurring income from investment properties and financial investment portfolio**

The Group has a diversified property and financial investment portfolio generating a recurring and steady income stream. Our investment properties comprise a mix of commercial and retail spaces situated in core central business district in Hong Kong. The Group's financial investment portfolio provides a liquidity buffer and recurring income as well as a diversified cash flow stream, enabling us to finance existing projects and seize potential investment as opportunities arise.

**(iii) To expand and grow our hotel business in prime CBDs and to strive for excellence in management and operations**

The Group owns and operates five hotels under the "Empire" branding, all of which are in Hong Kong. Our hotels in Hong Kong are situated within central hubs and are targeted at business travelers as well as visitors from the Mainland China. Our hospitality chain has a centralised management team to optimise revenue generation and ensuring efficient deployment of resources for achieving maximum cost benefit. The prime locations allow us to cater to both business visitors and tourists, which together with our competitive pricing has led us to a high occupancy level at our hotels.

**(iv) Continue to manage risk effectively, through a prudent financial management policy**

As the Group operates in a capital intensive business, we adopt a comprehensive risk management framework to monitor risk and manage debt exposures in a conservative and prudent manner, seeking to maintain the strength of our balance sheet with reasonable level of gearing. We will continuously maintain a strong financial position with a healthy level of liquidity.

We are confident that our strategies will deliver maximum value to the shareholder in the long term.

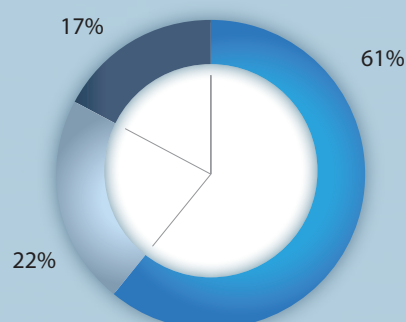
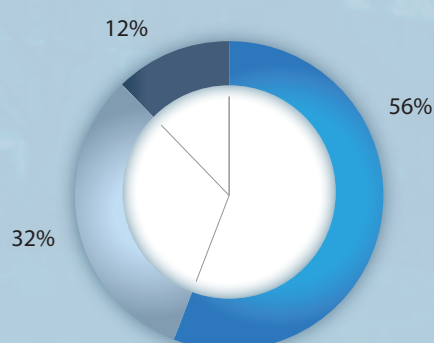
# Management Discussion and Analysis

## Results

The Group recorded a revenue of HK\$2,303 million (2022: HK\$2,789 million) for the financial year while the result turned to a profit attributable to shareholders of the Company at HK\$429 million (2022: loss of HK\$906 million).

The change from loss to profit is mainly attributable to (i) net realised and unrealised gain from investment in financial assets for current year against loss for last year; (ii) decrease in expected credit losses on investment in financial assets; (iii) increase in share of profits from property development joint ventures; (iv) increase in revaluation gain of investment properties; and (v) the profit is partially reduced by decrease in interest revenue from financial investment.

Principal properties



| Type              | Attributable gross floor area (sq.ft.) |
|-------------------|----------------------------------------|
| Residential       | 1,276,000                              |
| Office and retail | 722,000                                |
| Hotel             | 265,000                                |
| Total             | 2,263,000                              |

| Region         | Attributable gross floor area (sq.ft.) |
|----------------|----------------------------------------|
| HK             | 1,378,000                              |
| Mainland China | 502,000                                |
| Canada         | 383,000                                |
| Total          | 2,263,000                              |



# Management Discussion and Analysis



Development project “Capital Cove” in Tongzhou, Beijing

## PROPERTIES SALES, DEVELOPMENT AND LEASING

### Sales and Development

#### Mainland China

In Tongzhou, Beijing, the construction of the residential portion of our 50% owned joint venture development was completed in the first half of this financial year. This 2,360,000 sq. ft. development comprises 964 residential apartments for sale and 2 commercial office towers. Up to 31st March 2023, approximately 77% of the residential units were sold and achieved a total contracted sales of approximately RMB4.8 billion, with about 95% sold units delivered during the year. Sub-structure works for the two commercial towers are in progress.

#### Hong Kong

In Jardine’s Lookout, sales continued in the Group’s joint venture luxurious residential development, Dukes Place. During the year, two triplex garden units were sold for more than HK\$620 million. As at 31 March 2023, 75% of the units comprising 63% of the saleable area was sold, with cumulative total sales amounted to approximately HK\$2.5 billion.

On Po Shan Road, construction of our 50% owned joint venture premium residential development was completed and occupation permit has been obtained. Internal fitting-out and show flats renovation are well underway. This is a 10-storey residential development comprising 16 flats of saleable area ranging from 3,770 sq. ft. to 7,260 sq. ft.. The project is targeted to launch for sale in the second half of 2023.

In Hung Shui Kiu, Yuen Long, our Group’s residential development, High Park, has completed its foundation works and superstructure works are well in progress. The development, neighbouring the Hung Shui Kiu light-rail station, comprises 1,025 units ranging 300-550 sq. ft.. Presale consent is just obtained and we expect Phase I of this project to be launched to the market soon. The Hung Shui Kiu New Development Area is positioned as the Northern CBD under the Northern Metropolis Development Strategy and will serve as the main hub for the Hong Kong-Shenzhen Western Railway linking Hung Shui Kiu and Qianhai, ensuring efficient transport connectivity of the Greater Bay Area.



## Management Discussion and Analysis



Residential development "High Park" in Hung Shui Kiu

Also in the Northern Metropolis is our joint venture residential development site in Kwu Tung, which is in the process of land exchange application with the government. The site covers an area of approximately 320,000 sq. ft. with designated 4.2 times plot ratio.

In Lam Tei, Tuen Mun, the Group's project has recently obtained a conditional approval from Town Planning Board for building height relaxation and increase in plot ratio with a maximum 83,700 sq. ft. GFA. Light rail station is close by the site.

### **Canada (development through hotel subsidiary group)**

The redevelopment of our Empire Landmark hotel in Vancouver progressed well. Superstructure of the "Landmark on Robson" development has been topped out in May 2022 and internal fitting-out is ongoing. This 400,000 sq. ft. GFA redevelopment is targeted to be completed in the first half of 2024. The development comprises two 30-plus storeys residential towers comprising 236 residential units over a three-storeys podium of retail and office space of about 50,000 sq. ft., and a four-level underground parking facility. Up to 31st March 2023, approximately CAD206 million of sales were contracted.

Regarding the joint venture redevelopment of high-end residential complex of approximately 627,000 sq. ft. GFA on 1488 Alberni Street, downtown Vancouver, we are in liaison with the City of Vancouver in addressing their comments pertaining to the issuance of a development permit.

Another joint venture development also on Alberni Street is in the planning stage of development.

### **Leasing**

Leasing income for the year was HK\$145 million (2022: HK\$178 million). Retail leasing are showing strong rebound with signed new leases producing higher rent, while office occupancies are slowly recovering.

Net revaluation gain (taking into account our share from the investment property owned by an associated company) of HK\$816 million (2022: HK\$504 million) was recorded.

# Management Discussion and Analysis

## Hotel

A major part of the financial year was under the influence of COVID-19, though economic and social normalcy is now restored, and the pandemic has transformed into an endemic disease.

The performance of hotel and travel sector this year emerged from the trough and was better than last year with revenue up by 120% to HK\$167 million (2022: HK\$76 million), and turned around to a profit contribution to the sector. The Designated Quarantine Hotel Scheme ceased in end of September 2022 following the continuous relaxation of inbound quarantine measures. At the same time, government resumed hosting of international events to recapture lost ground resulting from the pandemic. The re-opening of border with Mainland, full lifting of entry quarantine requirements and social distancing measures in March 2023 marked the end of the COVID-19 era.

## Financial Investments

At 31st March 2023, the Group held financial investments of approximately HK\$8,780 million (2022: HK\$7,600 million), with HK\$7,656 million (2022: HK\$6,811 million) held by the two listed subsidiary groups. The investment portfolio comprised of 91% listed debt securities (predominantly issued by PRC-based real estate companies), 6% listed equity securities and 3% unlisted investments. They are denominated in different currencies with 69% in United States dollar, 26% in Renminbi and 5% in other currencies (mostly Hong Kong dollar).

During the year, income from this investment portfolio amounted to HK\$1,944 million (2022: HK\$2,487 million). A net investment loss of HK\$1,635 million (2022: HK\$4,081 million) was recorded in the profit and loss account while a net gain of HK\$3,280 million (2022: HK\$6,197 million loss) was recognised in investment revaluation reserve account.



Development project "Landmark on Robson" in Vancouver, Canada

With the outburst of the sector-wide debt crisis, the PRC government had since continued to roll out supportive policies to real estate developers by relaxing previously tightened fiscal policy on the borrowing and refinancing channels for the sector. The Group also greatly involved in the debt recovery efforts and actively participated in the liabilities management negotiation with distressed developers. Terms of debt exchange or restructuring were discussed with reduction of coupon rates, maturity extension coupled with principal amortization, and charging collateral as credit enhancement.

At 31st March 2023, none (2022: HK\$570 million) of these investments were pledged to banks as collateral for credit facilities granted to the Group.

# Management Discussion and Analysis

## Financial Review

At 31st March 2023, the Group has over HK\$7.7 billion (2022: HK\$8.6 billion) cash and undrawn banking facilities.

At 31st March 2023, the Group's total assets were approximately HK\$42.7 billion (2022: HK\$39.5 billion), with net assets of HK\$24.0 billion (2022: HK\$20.1 billion). Adopting market value of hotel properties in operation, the revalued total assets of the Group were HK\$49.6 billion (2022: HK\$45.2 billion), while the revalued net assets of the Group were HK\$31.4 billion (2022: HK\$26.3 billion).

Net debt was HK\$15.5 billion (2022: HK\$16.3 billion), of which vast majority (2022: same) belonged to the two separately listed subsidiary groups. Total and net finance cost are both approximately 25% more than last year, mostly due to interest rate increment during the year. At 31st March 2023, the Group's net gearing ratio (net debt to revalued net asset value) is approximately 50% (2022: 62%). As at 31st March 2023, the Group had net current assets of HK\$9.6 billion (2022: HK\$7.4 billion).

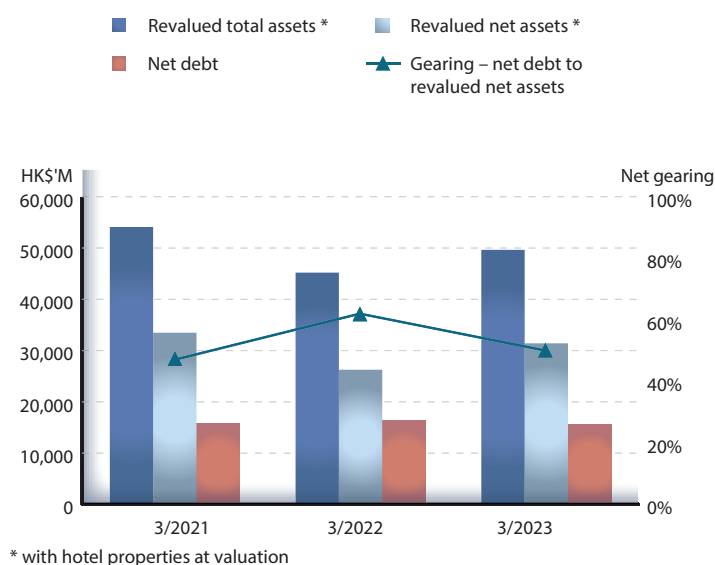
Approximately 98% of the Group's borrowings are in Hong Kong dollars and the remaining 2% in Canadian dollars.

All the debts are at floating rates, which escalated during the year following US interest rate hikes to curb escalating inflationary pressures. As at 31st March 2023, about 47% of these debts have been hedged against HIBOR fluctuations by various interest rate swap contracts of approximately HK\$7,810 million in total, fixing at average rate of approximately 1%, with majority having remaining maturities of about 2 years. As at 31st March 2023, a fair value gain of HK\$432 million was recorded on these interest rate swap contracts. The maturities of our debts spread over a period of up to 5.25 years, with 26% repayable between one to two years, 49% repayable between two to five years and 2% over 5 years. The remaining 23% represent term loans repayable within 1 year.

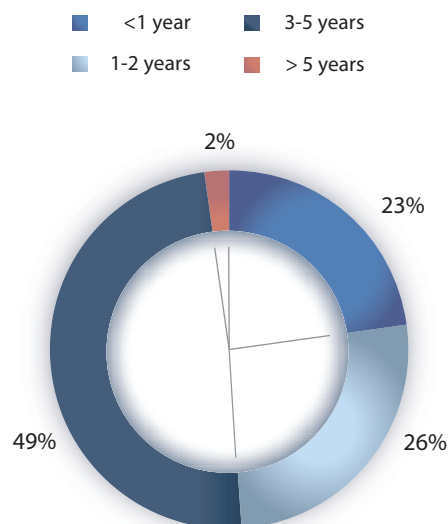
During the first half year, the hotel subsidiary refinanced all its unsecured borrowings due within the year with a HK\$1.4 billion four-year sustainability linked syndicated loan, linking with predefined environmental-related sustainability performance criteria comprising reduction in energy and water consumption at all its hotels.

As at 31st March 2023, 69% of the debts are secured. Property assets with an aggregate net book value of HK\$26.4 billion (2022: HK\$24.5 billion) were pledged to secure credit facilities of the Group. HK\$3,347 million (2022: HK\$3,349 million) guarantees were provided to financial institutions and third parties against outstanding banking and loan facilities of joint ventures.

### Revalued total assets\*, revalued net assets\*, net debt and gearing



### Debt maturity profile as at 31st March 2023





# Management Discussion and Analysis

## Employees and Remuneration Policies

At 31st March 2023, the Group employed approximately 340 (2022: 360) employees. The remuneration packages including basic salary, annual bonus, share options, retirement and other benefits are commensurate with their job nature and level of experience.

## Future Prospect

Hong Kong is finally marching on its path back to the international stage, commencing with the Global Financial Leaders' Investment Summit in the city, re-hosting of long-halted international sports events and followed by the Chief Executive-led business delegation promoting Hong Kong. In 2023, the lifting of COVID-19 restrictions, the re-opening of borders with the Mainland and inbound exchanges with foreign countries help to restore normalcy of economic activities.

US led a cycle of rapid interest rate hikes to contain inflation, but Hong Kong property-mortgage rates only slightly increase, which has not had much impact on the local residential property market. Eyeing on the long-run, the Chief Executive continue to advance the HKSAR's Northern Metropolis Development Strategy, announcing a series of infrastructure construction connecting east and west of this developing area and at the same time with the developed parts of the city. The Strategy just coincides and integrate perfectly with the Group's quality development in Kwu Tung, which is under land exchange process with the government. Recently, the Chief Executive also announced the Admission Scheme for Mainland Talents and Professionals to alleviate the manpower shortage in view of the existing circumstances and facilitation of coming economic development, thus creating demand in the local residential property market.

As arrivals increases, hotel and travel operation start to recover with promising outlook, though the extent is currently constrained by the operation capacity of local airlines after a long halt, which the operators are endeavouring to overcome. Our government's Hello Hong Kong campaign aims to speed up the economic recovery, and its latest talent scheme targets the maintaining of Hong Kong's competitiveness and prosperity of our economy.

In mainland PRC, central government is taking steps to address the liquidity issues encountered by property developers, including the loosening of purchase restrictions, lowering of mortgage rate, extension of developers' bank loan maturity. With the policies to support end-user demand, stabilisation of property market and the releasing of liquidity through banks, we expect homebuyers' confidence in the real estate sector would be gradually restored, property market is expected to bottom out and the affected developers would ride through the crisis through liabilities management and accelerated asset sale.

Throughout the period, the Group has been operating under the environment of rising interest rate, but has signs of flattening out. With about half of its borrowings being hedged by interest rate swap, we continue to confine portion of the finance cost at a predetermined relatively low level, alleviating the Group from associated finance cost burden.

Management will continue to be financially cautious and prudent to alleviate and mitigate any negative impact in this uncertain economic environment, and at the same time grasp development opportunities as economy starts to recover.



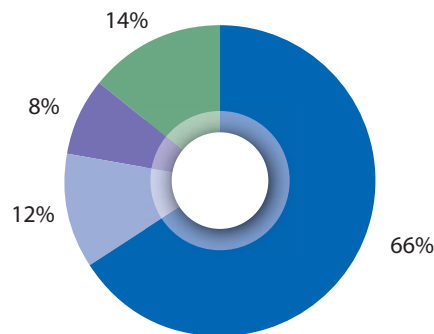
# Principal Properties

As at 31st March 2023



## Principal Properties

As at 31st March 2023



### Attributable GFA (sq. ft.)

|                                       |                  |
|---------------------------------------|------------------|
| Properties under development for sale | 1,492,000        |
| Hotel properties                      | 265,000          |
| Investment properties                 | 192,000          |
| Completed properties held for sale    | 314,000          |
| <b>Total</b>                          | <b>2,263,000</b> |

| Properties                                                                             | Group's interest | Approx. site area (sq. ft.) (Note 1) | Approx. gross floor area (sq. ft.) (Note 1) | Type (Note 2) | Stage/ Estimated completion year | Land lease expiry |
|----------------------------------------------------------------------------------------|------------------|--------------------------------------|---------------------------------------------|---------------|----------------------------------|-------------------|
| 01 <b>Asia Standard Tower</b><br>59-65 Queen's Road Central, Hong Kong                 | 51.8%            | 7,800                                | 133,000                                     | C             | Completed                        | 2842              |
| 02 <b>YF Life Tower</b><br>33 Lockhart Road, Wanchai, Hong Kong                        | 51.8%            | 12,600                               | 202,000                                     | C             | Completed                        | 2127              |
| 03 <b>Goldmark</b><br>502 Hennessy Road, Causeway Bay, Hong Kong                       | 17.1%            | 6,300                                | 106,000                                     | C             | Completed                        | 2842              |
| 04 <b>Empire Hotel Hong Kong</b><br>33 Hennessy Road, Wanchai, Hong Kong               | 45.9%            | 10,600                               | 184,000 (363 rooms)                         | H             | Completed                        | 2062              |
| 05 <b>Empire Hotel Kowloon</b><br>62 Kimberley Road, Tsim Sha Tsui, Kowloon            | 45.9%            | 11,400                               | 220,000 (343 rooms)                         | H             | Completed                        | 2047              |
| 06 <b>Empire Hotel Causeway Bay</b><br>8 Wing Hing Street, Causeway Bay, Hong Kong     | 45.9%            | 6,200                                | 108,000 (280 rooms)                         | H             | Completed                        | 2072              |
| 07 <b>Empire Prestige Causeway Bay</b><br>8A Wing Hing Street, Causeway Bay, Hong Kong | 45.9%            | 2,000                                | 31,000 (94 rooms)                           | H             | Completed                        | 2072              |
| 08 <b>Empire Prestige Tsim Sha Tsui</b><br>8 Kimberley Street, Tsim Sha Tsui, Kowloon  | 45.9%            | 2,800                                | 34,000 (90 rooms)                           | H             | Completed                        | 2038              |

# Principal Properties

As at 31st March 2023

| Properties                                                                                                   | Group's interest | Approx. site area<br>(sq. ft.)<br>(Note 1) | Approx gross floor area<br>(sq. ft.)<br>(Note 1) | Type<br>(Note 2) | Stage/Estimated completion year      |
|--------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------|--------------------------------------------------|------------------|--------------------------------------|
| 09 <b>Capital Cove</b><br>72 Yong Shun Street West,<br>Tongzhou District, Beijing, PRC                       | 25.9%            | 399,300                                    | 1,939,000<br>(Note 3)                            | R/C              | (R) Completed<br>(C) Foundation/2025 |
| 10 <b>Dukes Place</b><br>47-49 Perkins Road,<br>Jardine's Lookout, Hong Kong                                 | 10.4%            | 10,000                                     | 25,000<br>(Note 3)                               | R                | Completed                            |
| 11 23 Po Shan Road,<br>Hong Kong                                                                             | 25.9%            | 15,000                                     | 81,000                                           | R                | Completed                            |
| 12 High Park<br>Hung On Lane, Hung Shui Kiu,<br>Yuen Long, New Territories                                   | 51.8%            | 104,000                                    | 521,000                                          | R/C              | Superstructure/2024                  |
| 13 Lam Tei<br>DD130, Tuen Mun,<br>New Territories                                                            | 51.8%            | 16,900                                     | 83,700                                           | R                | Land exchange/-                      |
| 14 Sha Ha<br>DD221, Sai Kung,<br>New Territories                                                             | 3.0%             | 540,300                                    | 810,000                                          | R                | Land exchange/-                      |
| 15 Kwu Tung<br>DD95, Kwu Tung North,<br>New Territories                                                      | 31.1%            | 323,000                                    | 1,248,000                                        | R                | Land exchange/-                      |
| 16 <b>Harboursaide HQ</b><br>8 Lam Chak Street,<br>Kowloon Bay, Kowloon                                      | 13.0%            | 70,400                                     | 800,000                                          | C                | Completed                            |
| 17 <b>Kowloonbay International Trade and Exhibition Centre</b><br>1 Trademart Drive,<br>Kowloon Bay, Kowloon | 3.9%             | 239,800                                    | 1,774,000                                        | C                | Re-structural Planning/-             |
| 18 <b>Landmark on Robson</b><br>1400 Robson Street,<br>Vancouver, B.C., Canada                               | 45.9%            | 41,000                                     | 400,000                                          | R/C              | Superstructure/2024                  |
| 19 1394 Robson Street,<br>Vancouver, B.C., Canada                                                            | 45.9%            | 8,600                                      | 75,000                                           | R                | Planning/-                           |
| 20 1488 Alberni Street<br>Vancouver, B.C., Canada                                                            | 18.4%            | 43,300                                     | 627,000                                          | R/C              | Planning/-                           |
| 21 1650 Alberni Street<br>Vancouver, B.C., Canada                                                            | 18.4%            | 17,300                                     | 276,000                                          | R/C              | Planning/-                           |

Notes:

1. Site area and gross floor area are calculated on the basis of the Building Department's approved plans or the Government's latest town planning parameters, as well as the Group's development plans. For certain projects, these details may be subject to change depending on the actual needs in future.
2. R = Residential                      C = Commercial                      H = Hotel
3. Representing remaining area of the projects.



## Five-year Financial Summary

| Year ended 31st March<br>(in HK\$ million)                    | 2023            | 2022     | 2021     | 2020     | 2019     |
|---------------------------------------------------------------|-----------------|----------|----------|----------|----------|
| <b>Results</b>                                                |                 |          |          |          |          |
| Revenue                                                       | <b>2,303</b>    | 2,789    | 2,740    | 2,632    | 2,420    |
| Gross profit                                                  | <b>2,198</b>    | 2,707    | 2,674    | 2,391    | 2,132    |
| Operating profit/(loss)                                       | <b>823</b>      | (1,288)  | 2,185    | 1,623    | 1,969    |
| Profit/(loss) attributable to shareholders of the Company     | <b>429</b>      | (906)    | 1,007    | 554      | 810      |
| <b>Assets and liabilities</b>                                 |                 |          |          |          |          |
| Total assets                                                  | <b>42,680</b>   | 39,520   | 48,565   | 43,893   | 43,673   |
| Total liabilities                                             | <b>(18,724)</b> | (19,469) | (21,117) | (20,767) | (18,842) |
| Non-controlling interests                                     | <b>(11,301)</b> | (9,574)  | (12,771) | (10,897) | (11,734) |
| Equity attributable to shareholders of the Company            | <b>12,655</b>   | 10,477   | 14,677   | 12,229   | 13,097   |
| Supplementary information with hotel properties at valuation: |                 |          |          |          |          |
| Revalued total assets                                         | <b>49,632</b>   | 45,223   | 54,091   | 49,448   | 49,694   |
| Revalued net assets                                           | <b>31,408</b>   | 26,267   | 33,499   | 29,219   | 31,401   |
| Equity attributable to shareholders of the Company            | <b>16,072</b>   | 13,327   | 17,452   | 15,023   | 16,110   |

# Environmental, Social and Governance Report

## REPORTING STANDARD AND SCOPE

This environmental, social and governance report covers the financial year ended 31st March 2023 (the “reporting year”) and addresses all the “comply or explain” provision under each Aspect of the Environmental, Social and Governance Reporting Guide (“ESG Reporting Guide”) set out in Appendix 27 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

## BOARD STATEMENT

The Group views sustainability as a long-term wealth creation strategy. We aspire to contribute to a more sustainable future by integrating environmental, social, and governance (ESG) principles into our operations and management. This ESG report is approved by the Board of Directors, which also monitors the incorporation of ESG strategies, policies, procedures, and initiatives into the Group’s business operations for the purpose of enhancing its long-term viability, performance, and advancement.

Through our stakeholder engagement strategy, we aim to gain a deeper understanding of the ESG issues that matter most to our stakeholders by identifying and prioritising our most pressing ESG concerns. The compiled list of significant ESG challenges will be incorporated into the Group’s commercial strategy and ESG initiatives.

During the year under review, the Group enhanced the disclosure of socially relevant key performance indicators (KPIs) as required by the Listing Rules. Furthermore, we have incorporated sustainable finance as a fundamental component of our ESG approach throughout the lifecycle of our Group. In May 2022, the Group successfully obtained its first HK\$1.4 billion four-year sustainability-linked loan facility. The loan facility was provided by six syndicated banks, led by HSBC and Bank of China as coordinators and sustainability structuring banks, with an interest rate discount linked to the annual achievement of the predefined environmental-related sustainability performance criteria, including a reduction in energy and water consumption at all of the Group’s hotels. The Hong Kong Quality Assurance Agency (HKQAA), an independent verification body, has been commissioned with reviewing the hotels’ overall sustainability strategies and goals, choosing the proper KPIs, establishing the review procedure, and reporting on actions and progress consistent with the sustainability context.

## REPORTING PRINCIPLES

The content of the ESG Report follows the reporting principles of the ESG Reporting Guide.

**Materiality:** The materiality of the respective aspects has been identified and prioritised by the Board and senior managers. The result can be found in the sections “Stakeholder Engagement” and “Materiality Assessment”.

**Quantitative:** The ESG Report follows the ESG Reporting Guide and KPIs in quantitative terms are disclosed whenever appropriate.

**Balance:** The ESG Report has been reviewed and approved by the Board and senior managers to ensure that the information presented is unbiased and as accurate as possible.

**Consistency:** The ESG Report has been prepared in the same manner as previous financial year for meaningful comparison of the Group’s disclosure and KPIs.

# Environmental, Social and Governance Report

## REPORTING BOUNDARY

The ESG Report covers the Group's core business and principal operations in Hong Kong, the PRC and Canada. Unless otherwise states, the operations include property investment, property development and hotel operation.

## STAKEHOLDER ENGAGEMENT

The Group has always maintained a strong relationship with stakeholders through constant communications and understanding of their concerns regarding the ESG related issues. Knowing stakeholders' expectations and concerns is very important to management strategy and sustainable development. The table below shows different communications channels and engagement methods with our stakeholders:

| Stakeholders                                 | Communication Channel                                                                                                                                                         |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shareholders and investors                   | <ul style="list-style-type: none"><li>• Annual general meeting</li><li>• Annual and interim reports</li><li>• Circulars and announcements</li><li>• Company website</li></ul> |
| Employees                                    | <ul style="list-style-type: none"><li>• Staff appraisals</li><li>• Team activities</li></ul>                                                                                  |
| Customers/Tenants                            | <ul style="list-style-type: none"><li>• Phone/Customer hotline</li><li>• Media</li><li>• Personal contact</li></ul>                                                           |
| Suppliers and partners                       | <ul style="list-style-type: none"><li>• Business meetings</li><li>• Phone calls and emails</li><li>• Site visits</li></ul>                                                    |
| Regulatory bodies and government authorities | <ul style="list-style-type: none"><li>• On-site inspections</li><li>• Financial reports</li><li>• Website</li><li>• Legal advisor</li></ul>                                   |

# Environmental, Social and Governance Report

## MATERIALITY ASSESSMENT

The Group engaged with stakeholders to understand their expectations and concerns through different communication channels. We conducted a materiality assessment and identified important sustainability issues. The results of the material ESG aspect of the Group is as follow:

| ESG aspect                      | Material sustainability issues                                                                                                                                           |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental                   | <ul style="list-style-type: none"><li>• Reduce Greenhouse gas emission</li><li>• Waste management</li></ul>                                                              |
| Employment and Labour Standards | <ul style="list-style-type: none"><li>• Employment</li><li>• Health and Safety</li><li>• Development and training</li></ul>                                              |
| Operating Practices             | <ul style="list-style-type: none"><li>• Supply chain management</li><li>• Tenant and customer satisfaction</li><li>• Anti-Corruption and anti-money laundering</li></ul> |
| Community                       | <ul style="list-style-type: none"><li>• Community investment</li><li>• Social housing</li></ul>                                                                          |

## ENVIRONMENTAL PROTECTION

### A1 Emissions

The Group did not generate significant greenhouse gas emissions as the emissions were indirectly and principally generated from electricity and gases at the consumed workplace, vehicles and business travels by employees.

The Group did not generate hazardous waste during its business operation; discharges of water and non-hazardous waste were divided into recyclable or non-recyclable waste and handled in an environmentally responsible manner in line with the applicable environmental protection laws and regulations whenever practicable.

We encourage employees to pay due attention to energy saving measures and explore new ideas on energy saving while performing their duties. We also encourage employees to reduce the amount of waste in office and participate in recycling of waste as much as possible.



# Environmental, Social and Governance Report

During the reporting year, the Group was not subject to any environmental penalty.

|                                                   | 2023                 | 2022          |
|---------------------------------------------------|----------------------|---------------|
| A1.1 Emissions                                    |                      |               |
| – NOx (i)                                         | <b>33.1 kg</b>       | 43 kg         |
| – SOx (i)                                         | <b>0.7 kg</b>        | 0.8 kg        |
| – PM (ii)                                         | <b>1.2 kg</b>        | 1.4 kg        |
| A1.2 Greenhouse gas emissions data                |                      |               |
| Scope 1 – Direct emission or removal from sources | <b>123 tonnes</b>    | 285 tonnes    |
| Scope 2 – Energy indirect emissions               | <b>13,284 tonnes</b> | 12,291 tonnes |
| Scope 3 – Other indirect emissions                | <b>57 tonnes</b>     | 55 tonnes     |
| A1.3 Total non-hazardous waste produced           |                      |               |
| Construction and demolition waste                 | <b>1,399 tonnes</b>  | 1,425 tonnes  |
| Recycled waste                                    |                      |               |
| – Construction material                           | <b>668 tonnes</b>    | 1,105 tonnes  |
| – Cartridge                                       | <b>261 pieces</b>    | 55 pieces     |
| – Cooking oil                                     | <b>378 liters</b>    | 540 liters    |

(i) The data includes emission from gaseous fuel consumption and vehicular emissions.

(ii) The data only includes vehicular emissions.

During the fiscal year, the rise in hotel room occupancy has led to an increase in the demand for energy, which has in turn led to an increase in air and greenhouse gases emission. Furthermore, the Group has expanded the capacity of its ventilation and exhaust fan systems in its hotels to comply with the quarantine program and for general epidemic prevention, resulting in an increase in energy consumption.

## A2 Use of Resources

Air conditioning and lighting are the main contributors to the Group's carbon footprint. In recent years, the Group has stepped up its efforts in environmental initiatives to maximise energy conservation, by promoting efficient use of resources, energy saving and emission.

Daily monitoring of energy and fuel consumption to identify areas for energy conservation is in place. Phased replacements of chillers, fan coil units, air handling units, laundry and kitchen equipment, electrical appliances and lighting have been enhanced to more energy-efficient models.

The Group will continue to assess and record its water consumption data annually and compare it with last year's data to assist the Group in further developing our reduction targets in the future.

# Environmental, Social and Governance Report

|                                             | 2023                   | 2022                   |
|---------------------------------------------|------------------------|------------------------|
| A2.1 Direct and indirect energy consumption |                        |                        |
| Electricity ('000kWh)                       | 19,668                 | 18,287                 |
| Fuel ('000MJ)                               | 4,104                  | 6,172                  |
| A2.2 Water consumption                      | 109,761 m <sup>3</sup> | 121,908 m <sup>3</sup> |
| A2.3 Construction materials used            |                        |                        |
| Concrete                                    | 45,696 m <sup>3</sup>  | 17,128 m <sup>3</sup>  |
| Steel                                       | 9,986 tonnes           | 2,526 tonnes           |

## A3 The Environment and Natural Resources

### Property development

As a responsible developer, Asia Standard International is conscious of environmental protection issues on the design and construction of our properties. Over the years, the design and construction of our properties has been in line with the green features as laid down in the Joint Practice Note Nos. 1-2 in relation to "Green and Innovative Buildings" issued jointly by the Buildings Department, Lands Department and Planning Department. The objectives of such green features mainly encompass: (a) to maximise the use of recycled/green building material; (b) to minimise the consumption of energy, in particular those non-renewable types; and (c) to reduce construction and demolition waste. For our development projects in Hung Shui Kiu, Yuen Long and Po Shan Road, Mid-West, Hong Kong, a number of green features has been designed by our consultants team and implemented in line with the latest government policy in fostering a quality and sustainably built environment, which will lead to BEAM-Plus Certification after the completion of the project. BEAM-Plus is a comprehensive environmental assessment scheme for buildings recognised by The Hong Kong Green Building Council Limited.

For the residential development "Landmark on Robson" in Vancouver, Canada, the initiatives outlines in the City of Vancouver Greenest City 2020 Action Plan and the Specific directions set out in the West End Community Plan have been considered and incorporated into the sustainability goals for the project.

### Hotel business

Asia Standard Hotel incorporated various environmental initiatives in its hotel operation to minimise waste generation through working with employees, guests and contractors to reuse and recycle waste whenever economically practicable. For instance, water consumption is reduced through our green programme for guestroom linens. We have placed green cards in our guestrooms, informing guests that the hotel will change towels and bedsheets upon request. We have appointed contractors to handle used cooking-oil from our restaurants.

To reduce paper consumption, we maximise the use of electronic communications and file storage systems for general office work, guest logs and daily reports and whenever possible we use e-confirmations for guest reservations. In addition, the Group encourages use of recycled paper for printing and copying, double-sided printing and copying, as well as reduction in energy consumption by switching off idle lightings, air conditioning and electrical appliances.

The Group's operational activities do not have significant impacts on the environment and natural resources, and we shall ensure compliance with all applicable environmental related legislations and regulations.

# Environmental, Social and Governance Report

## A4 Climate Change

The impact of climate change is becoming significantly obvious across the globe. Many countries have already taken actions to contribute to greenhouse gas reduction. According to Hong Kong's Climate Action Plan 2050, the government would strive to achieve carbon neutrality before 2050.

In an attempt to adopt our operations to climate change, we strive to identify and analyse climate change risks and opportunities, and to reduce carbon emissions in our operations whenever feasible by promoting the use of energy-efficient and low-carbon materials and products.

As a real estate developer, property manager, hotel operator, investor, and owner, catastrophic occurrences such as major typhoons and flooding are the primary source of acute physical dangers connected with climate change. Costs associated with insuring, maintaining, and repairing damaged property might rise. Natural resource availability, sourcing, and quality; food security; and extreme temperature variations might affect our financial performance. We'll periodically review climate-related risks in an effort to increase our resiliency wherever possible.

## SOCIAL ASPECT

### B1 Employment

The Group is an equal opportunity employer and does not discriminate on the basis of personal characteristics. Employee Handbooks outline terms and conditions of employment, expectations for employees' behaviour and service delivery, employees' rights and benefits. We establish and implement policies that promote a fair and respectful workplace. We provide ongoing training and development opportunities to enhance our employees' career progression.

### B2 Health and Safety

The Group values the health and wellbeing of staff. In order to provide employees with health coverage, staffs are entitled to benefits including medical insurance and other competitive fringe benefits.

Fire hazards pose threats, and staffs are briefed on our Fire Safety Guidelines. Newly joined employees also receive orientation on the work safety procedures of the Group.

The Group complied with all the relevant laws and regulations that have a significant impact on the Group relating to health and safety during the year ended 31st March 2023.

We implemented anti-epidemic measures to safeguard the health and safety of our staff members and guests during the COVID-19 pandemic. These include the usage of video conferencing and adopting specific work arrangements for all employees, such as working from home and splitting teams to work at different locations, stepping up of environmental hygiene and sanitation procedures within hotel premises; the installation of thermographic turrets at entrances for measuring body temperature; the provision of disposable face masks to employees and hand sanitizers in all public areas; enforcing Health Declaration on Check-in and the government's "Leave Home Safe" risk-exposure app; and the distribution of Health Advice on Prevention of Severe Respiratory Disease for hotel guests.

# Environmental, Social and Governance Report

In order to prevent epidemics during COVID lockdowns, our quarantine hotels' essential hardware, such as ventilation and exhaust fan systems, toilet facilities, and drainage systems, adhered to stricter regulations. Additionally, our staff completed in-depth and pertinent infection control training courses that were organised and/or specified by the department of health when performing cleaning and disinfection duties.

## B3 Development and Training

Critical to the long-term success of the Group's operations are the competencies of its personnel. The Group strives to continuously develop its staff and organises programmes based on their business needs, including on-the-job and appropriate external and internal training opportunities, as well as career advancement opportunities for both management and operational staff, who can also apply for educational sponsorships to pursue external professional courses. Besides, employees' environmental awareness and commitment are also boosted by the Group's emphasis on energy-saving measures and innovative ideas on energy conservation while they are at work.

During the reporting year, the Group's hotel operations delivered an extensive array of training programmes for its staff, including issues such as occupational health and safety, food safety, hotel operating standards, computer literacy, first aid, customer service, fire and emergency response, and COVID-19 prevention. Moreover, the hotel group's management team and all operating staff from our designated quarantine hotels (representing more than 30% of our total number of staff within the Group's hotel operations) received considerable training from various specialised government departments covering "room cleaning & disinfection" and "infection control training" to meet the highest hygiene standards and meet stringent infection-control requirements on the facilities and workflow design.

Employee performance review is a critical component of the talent pool's long-term growth. At the conclusion of the year, employees' performance is evaluated.

Through these programmes, the Group seeks to grow together with its employees.



# Environmental, Social and Governance Report

## B4 Labour Standards

The Group has complied with all the relevant laws and regulations that have a significant impact on the Group relating to preventing child and forced labour. Any case of child and forced labour when discovered, shall be reported to appropriate government agency for investigation. The Group conducts recruitment in accordance with applicable laws and regulation. We require applicants to provide true and accurate information in support of their applications and, do not accept any applicants below the minimum legal working age. The Group strives to provide a safe and healthy working environment for the employees and does not tolerate any child and forced labour.

|      |                                                                               | 31st March 2023 | 31st March 2022 |
|------|-------------------------------------------------------------------------------|-----------------|-----------------|
| B1.1 | Total workforce by gender, employment type, age group and geographical region |                 |                 |
|      | Total number of employees                                                     | 338             | 357             |
|      | By gender                                                                     |                 |                 |
|      | Male                                                                          | 174             | 191             |
|      | Female                                                                        | 164             | 166             |
|      | By age group                                                                  |                 |                 |
|      | Below 30                                                                      | 26              | 32              |
|      | 30 – 50                                                                       | 140             | 158             |
|      | Over 50                                                                       | 172             | 167             |
|      | By employment type                                                            |                 |                 |
|      | Full-time                                                                     | 330             | 346             |
|      | Part-time                                                                     | 8               | 11              |
|      | By geographical region                                                        |                 |                 |
|      | Hong Kong                                                                     | 329             | 348             |
|      | The PRC                                                                       | 4               | 4               |
|      | Canada                                                                        | 5               | 5               |

# Environmental, Social and Governance Report

|      |                                                                                                                             | 2023 | 2022 |
|------|-----------------------------------------------------------------------------------------------------------------------------|------|------|
| B1.2 | Employee turnover rate                                                                                                      |      |      |
|      | Total employee turnover                                                                                                     | 225  | 120  |
|      | Overall employee turnover rate                                                                                              | 65%  | 35%  |
|      | By gender                                                                                                                   |      |      |
|      | Male                                                                                                                        | 58%  | 38%  |
|      | Female                                                                                                                      | 67%  | 31%  |
|      | By age group                                                                                                                |      |      |
|      | Below 30                                                                                                                    | 111% | 71%  |
|      | 30 – 50                                                                                                                     | 66%  | 36%  |
|      | Over 50                                                                                                                     | 55%  | 24%  |
|      | By geographical region                                                                                                      |      |      |
|      | Hong Kong                                                                                                                   | 66%  | 34%  |
|      | The PRC                                                                                                                     | –    | 25%  |
|      | Canada                                                                                                                      | 17%  | 59%  |
| B2.1 | The Group recorded 0 case of work-related fatalities occurred in each of the past three years including the reporting year. |      |      |
| B2.2 | Lost days due to work injury                                                                                                |      |      |
|      | Number of lost days                                                                                                         | 145  | 72   |
| B3.1 | Percentage of employees trained by gender and employee category                                                             |      |      |
|      | By gender                                                                                                                   |      |      |
|      | Male                                                                                                                        | 63%  | 79%  |
|      | Female                                                                                                                      | 73%  | 63%  |
|      | By employee category                                                                                                        |      |      |
|      | Senior management                                                                                                           | 51%  | 61%  |
|      | Middle management                                                                                                           | 69%  | 72%  |
|      | General staff                                                                                                               | 82%  | 73%  |

# Environmental, Social and Governance Report

|      |                                                                               | 2023    | 2022    |
|------|-------------------------------------------------------------------------------|---------|---------|
| B3.2 | Average training hours completed per employee by gender and employee category |         |         |
|      | By gender                                                                     | (hours) | (hours) |
|      | Male                                                                          | 20-30   | 25-35   |
|      | Female                                                                        | 25-35   | 20-30   |
|      | By employee category                                                          |         |         |
|      | Senior management                                                             | 5-10    | 5-10    |
|      | Middle management                                                             | 20-30   | 25-35   |
|      | General staff                                                                 | 25-35   | 25-35   |

## B5 Supply Chain Management

The Group appreciates the importance of maintaining a good relationship with its suppliers to meet its immediate and long-term business goals. Most of the Group's procurements have undergone a tender process. The Group implements a just and fair tender process to ensure adequate competition and adopts a series of assessment methods in relation to supplier management to ensure the quality of its supplied products and services during performance process.

### Hospitality

Asia Standard Hotel works closely with a number of suppliers in providing a range of hospitality goods, including guestroom consumables, tableware, furniture, and foods and beverages. Asia Standard Hotel assures their performance for delivering quality sustainable products and services through supplier approval process and by spot checks on the delivered goods.

To enhance our procurement of environmentally responsible items, we continue to review options to purchase more products from organic and/or sustainably managed sources, environmentally superior products, as well as local or regional companies to reduce the environmental impact of their manufacture and transportation.

### Property development

The Group has adopted high standards for all building materials in our premises construction, and will continue to review options to purchase more products from environmentally superior products, as well as local or regional companies to reduce the environmental impact of their manufacture and transportation.

During the reporting year, there was no circumstance of any event between the Group and its suppliers which had a significant impact on the Group's business and on which the Group's success depends.

|      |                                             | 31st March 2023 | 31st March 2022 |
|------|---------------------------------------------|-----------------|-----------------|
| B5.1 | Number of suppliers by geographical region. |                 |                 |
|      | Hong Kong                                   | >240            | >400            |
|      | China                                       | <50             | <50             |
|      | Canada                                      | >390            | >300            |

# Environmental, Social and Governance Report

## B6 Product Responsibility

### **Compliance with laws and regulations**

Compliance procedures are in place to ensure adherence to applicable laws and regulations, which have significant impact on the Group.

During the reporting year, there was no product sold or shipped subject to recall for safety and health reasons. There was no products or service related complaints received. There was no material breach of or non-compliance with the applicable laws and regulations by the Group.

### **Intellectual property rights**

The Group pays attention to intellectual property rights and has measures in place to protect it. The Group has a legal team for reviewing agreements on participation with third parties in different business segments. The Group also keeps track of the infringement actions in the market and avoids any behaviour that is deemed to be an infringement.

### **Data privacy**

We only collect personal data for operational needs and clearly inform all customers or persons about the intended use of the data and their rights to review and revise their information. All collected personal data is treated as confidential and kept securely, accessible by designated personnel only.

During the reporting year, there were no substantiated complaints received concerning breaches of customer privacy and losses of customer data.

## B7 Anti-Corruption

We do not tolerate any form of corruption or malpractice such as bribery, extortion and fraud. Expected professional conduct at the workplace is outlined in the employee handbook. All directors and staffs and required to rigorously comply with the applicable codes of conduct.

During the reporting year, there were no reported cases of corruption and non-compliance with any rules and regulations as regards anti-corruption such as the Prevention of Bribery Ordinance.

The Group has adopted whistle-blowing procedures for employees to report safely and confidently if they suspect any case of corruption, malpractice or unethical treatment.

## B8 Community Investment

The Group is committed to making a positive contribution to the society and communities in Hong Kong and China, a place in which we operate and have grown over the past decade. Focusing on our corporate social responsibility and effort on imminent and important social issues, we endeavour to contribute, support and help to provide for those who most need a great place to live, learn and grow.

# Environmental, Social and Governance Report

## Caring for Society

### *"The Art of Caring" Community Care Program*

In continuation of the "10 Years Plus Caring Company" award granted by The Hong Kong Council of Social Service, the Empire Hotels group forged ahead with "The Art of Caring" Community Care Program launched in partnership with SAHK, a rehabilitation service organization providing care, resources and support in education and rehabilitation of children and adolescents with special needs.

Amidst the widespread epidemic within the year, the Hotel Group continued to collaborate with SAHK by sponsoring the organization as well as jointly organizing programs for the children and adolescents it serves as part of the "The Art of Caring" Community Care Program.

After the severe situation gradually subsided in late 2022, we immediately held two Sewing Workshops in September 2022 for the children under the care of SAHK Shek Wai Kok Parents Resource Centre (SWKPRC) and SAHK East Kowloon Parents Resource Centre (EKPRC), teaching them to make seamless bags by using mini sewing machines. There were a total of 16 pairs of parents and children that participated in the workshops, and together we shared a fantastic time learning the art of sewing.

During the month of October 2022, the Hotel Group gave a donation of anti-epidemic materials to the caregivers working at SAHK. These anti-epidemic supplies included, among other things, gloves and Rapid Antigen Test kits.

In support of SAHK's 60th anniversary and its family services, we sponsored prizes for a program entitled "Photos Collection Campaign – Precious Moment @SAHK" organized by The Children and Family Support Service (CFSS), one of the service units of SAHK. Winning photo entries were showcased in a Photo Exhibition from April 2023 in D Park in Tsuen Wan. Photos were collected from families and staff, featuring the sharing of joy and the experience of children's growth, as well as the families' experience receiving services in the SAHK.



Photo Exhibition and award ceremony held in April 2023

## Charity activities

The Group has during the reporting year made donations of HK\$97,000 to a number of charitable organisations, such as VIVA Foundation for Children with Cancer, Bosco Charity Association Limited and Pok Oi Hospital.

## Community Recognition

Notwithstanding our recognition as Caring Company for over a decade, we will strive to keep up our dedication and commitment to society and communities through different avenues in the times ahead.



# Corporate Governance Report

## CORPORATE GOVERNANCE PRACTICES

The Company is committed to sustaining its corporate governance standards by emphasising transparency, independence, accountability, responsibility and fairness with reference to the Principles and Code Provisions set out in the Corporate Governance Code (the “Code”) in Appendix 14 to the Rules (the “Listing Rules”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The Company exercises corporate governance through the board of Directors (the “Board”) and various committees.

## BOARD OF DIRECTORS

The Board consists of six Executive Directors and three Independent Non-executive Directors. The posts of Chairman and Chief Executive are separate and are not held by the same individual. The Chairman, Mr. Fung Siu To, Clement, is responsible for overseeing the functioning of the Board and the strategies and policies of the Group. The Chief Executive and the Managing Director, Mr. Poon Jing, is responsible for managing the Group’s business. The biographical details and relationship of the Directors are disclosed in the biography of Directors set out in the Directors and Senior Management section.

According to the bye-laws of the Company (the “Bye-Laws”), at every annual general meeting of the Company (“AGM”), one-third of the Directors (other than the Chairman and the Managing Director) for the time being, or, if their number is not three or a multiple of three, then the number nearest to, but not exceeding one-third, shall retire from office by rotation. Pursuant to the Code, the Chairman and the Managing Director shall also retire at the AGM every three years. A retiring Director shall be eligible for re-election at the meeting.

The Board meets regularly and normally quarterly and is responsible for the formulation and reviewing of long-term business directions and strategies, monitoring the operations and financial performance of the Group and performing corporate governance functions set out in the Code. It also considers and approves future strategic plans and budgets for the Group. The management is delegated with the authority to make decisions and responsible for daily operations of the Group under the leadership of the Chief Executive. The management provides explanation and information to the Board to enable the Board to make an informed assessment of the financial and other information put forward to the Board for approval. The Chief Executive, working with the other Executive Directors and the head of each division, is responsible for managing the business of the Group, including implementation of strategies adopted by the Board and assuming full accountability to the Board for operations of the Group. All Executive Directors have made full and active contributions to the affairs of the Board.

During the year, the Board has reviewed the Company’s policies and practices on corporate governance, and reviewed and monitored the training and continuous professional development of Directors and senior management. The Board has also reviewed and ensured compliance of the relevant legal and regulatory requirements, the code of conducts, the Code and the disclosure in the Corporate Governance Report.

# Corporate Governance Report

## DIRECTORS' RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Directors are responsible for selecting and consistently applying appropriate accounting policies and preparing financial statements which give a true and fair view. The Directors are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern. Accordingly, the Directors have prepared the financial statements on a going concern basis.

The Board acknowledges that it is its responsibility to prepare the financial statements and to present a balanced, clear and comprehensive assessment to annual and interim reports, other financial disclosures required under the Listing Rules, and reports to regulators as well as to information required to be disclosed pursuant to statutory requirements.

## ATTENDANCE RECORD OF DIRECTORS AT BOARD AND GENERAL MEETINGS

During the year, the Board held four meetings. The Directors of the Board and the attendance of each Director at the Board meetings and the general meeting of the Company held during the year are as follows:

| Director             | Title                                 | Number of meetings attended/<br>Number of meetings held |                 |
|----------------------|---------------------------------------|---------------------------------------------------------|-----------------|
|                      |                                       | Board meeting                                           | General meeting |
| Fung Siu To, Clement | Chairman                              | 4/4                                                     | 1/1             |
| Poon Jing            | Managing Director and Chief Executive | 1/4                                                     | 0/1             |
| Poon Hai             | Executive Director                    | 4/4                                                     | 1/1             |
| Poon Yeung, Roderick | Executive Director                    | 4/4                                                     | 0/1             |
| Lun Pui Kan          | Executive Director                    | 4/4                                                     | 1/1             |
| Kwan Po Lam, Phileas | Executive Director                    | 4/4                                                     | 1/1             |
| Wong Chi Keung       | Independent Non-executive Director    | 4/4                                                     | 1/1             |
| Cheung Kwok Wah      | Independent Non-executive Director    | 4/4                                                     | 1/1             |
| Leung Wai Keung      | Independent Non-executive Director    | 4/4                                                     | 0/1             |

# Corporate Governance Report

## DIVERSITY POLICY AND NOMINATION POLICY

The Company recognises and embraces the benefits of having a diverse Board to enhance the quality of its performance. The Company seeks to achieve Board diversity through the consideration of a number of factors and measurable criteria, including, but not limited to gender, age, cultural and education background, industry experience, qualifications, skills, knowledge, and professional ethics. Details of workforce by gender and age of the Group are set out in the section “Environmental, Social and Governance Report”.

As at 31st March 2023, the gender ratio in the workforce (including senior management) of the Group was approximately 51% male and approximately 49% female. The Group will continue to strive to enhance gender diversity by taking gender diversity into consideration when recruiting and selecting key management and other personnel across the Group’s operations such that there is a pipeline of female senior management and potential successors to the Board in the future. To enhance the gender diversity of the Board, the Company intends to appoint at least one female Director in accordance with the prescribed timeline under the Listing Rules.

The Company has specific procedures for identifying, assessing and nominating suitable candidates for appointment as a new Director in addition to the incumbents or to fill a vacancy. Nomination shall be based on merit and consideration of objective criteria of the candidates’ potential contributions to the Board and the Company, having due regard for the benefits of diversity on the Board and other relevant requirements under the Listing Rules. Selected individuals shall be evaluated against the desired criteria with consideration of factors, such as gender, age, cultural and education background, industry experience, qualifications, skills, knowledge, and professional ethics of the candidates.

The Nomination Committee is responsible for reviewing the composition and diversity of the Board, the nomination and appointment of new Directors, and the assessment of the independence of the Independent Non-executive Directors, etc. The Nomination Committee, acting on behalf of the Board, reviews the implementation and effectiveness of the Board diversity policy on an ongoing basis and at least once in each financial year and reports to the Board. The Board overall is satisfied with the implementation and effectiveness of the Board’s diversity policy and the Director’s nomination mechanism in place for the financial year under review.

## NOMINATION COMMITTEE

The Nomination Committee currently comprises the Chairman of the Company, Mr. Fung Siu To, Clement (as the Chairman), and two Independent Non-executive Directors, Mr. Wong Chi Keung and Mr. Leung Wai Keung. The terms of reference adopted by the Board in compliance with the Code and were posted on the websites of the Company and the Stock Exchange. The principal activities of the Nomination Committee include review of the structure, size and composition (including the skills, knowledge and experience) of the Board nomination and appointment of new Directors and assessment of Independent Non-executive Director. The Nomination Committee meets at least once a year. During the year, the Nomination Committee held one meeting, which all members had attended, to review the structure, size, composition of the Board with reference to the Board diversity policy and nomination policy, to assess the independence of Independent Non-executive Directors, to review the overall contribution and service to the Company, expertise and professional qualifications of the retiring Directors and to recommend them to the Board for re-election at the Company’s forthcoming AGM.

# Corporate Governance Report

## REMUNERATION COMMITTEE

Mr. Wong Chi Keung, an Independent Non-executive Director, is the Chairman of the Remuneration Committee. The Remuneration Committee currently comprises the Chairman of the Company, Mr. Fung Siu To, Clement, and two Independent Non-executive Directors, Mr. Wong Chi Keung and Mr. Leung Wai Keung. The terms of reference adopted by the Board in compliance with the Code and were posted on the websites of the Company and the Stock Exchange. The duties of the Remuneration Committee include making recommendations to the Board on the remuneration policy and structure of the Directors and senior management, approving the remuneration, determining the remuneration packages of all Executive Directors and senior management and approving the compensation to all Directors and senior management on termination or dismissal.

The remuneration packages including basic salary, annual bonus, retirement and/or other benefits such as share options are commensurate with their job nature and experience level. No Director may be involved in any decisions as to his own remuneration or other benefits. The Group's remuneration policy seeks to provide a fair market remuneration so as to attract, retain and motivate high quality staff. The remuneration for the Directors and senior management is determined with reference to their expertise and experience in the industry, duties and responsibilities of the Group as well as remuneration benchmark in the industry and prevailing market conditions.

During the year, the Remuneration Committee held one meeting, which all members had attended, to review, discuss and approve the remuneration packages of the Directors and senior management.

## AUDIT COMMITTEE

The Audit Committee currently comprises all the Independent Non-executive Directors, Mr. Wong Chi Keung (as the Chairman), Mr. Cheung Kwok Wah and Mr. Leung Wai Keung. The terms of reference adopted by the Board in compliance with the Code and were posted on the websites of the Company and the Stock Exchange. The principal activities of the Audit Committee include review and supervision of the Group's financial reporting process, risk management and internal control systems and review of the financial statements before publication. The Audit Committee meets at least twice a year. During the year, the Audit Committee met twice to review the Company's annual and interim financial statements, the recommendation by the auditor on enhancement of risk management and internal control systems and the effectiveness of the internal audit function. All the members had attended the meetings held during the year. The Audit Committee together with the external auditor of the Group have reviewed the audited financial statements for the year ended 31st March 2023.

## SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules. The Company has made specific enquiry of all Directors regarding any non-compliance with the Model Code during the year, and they all confirmed that they have fully complied with the required standard as set out in the Model Code throughout the year ended 31st March 2023.

# Corporate Governance Report

## CORPORATE GOVERNANCE CODE

During the year, the Company has complied with the code provisions of the Code, except the Code Provision C.1.6 of the Code which provides that independent non-executive directors and other non-executive directors should attend general meetings to gain and develop a balanced understanding of the views of shareholders. Mr. Leung Wai Keung, an Independent Non-executive Director, was unable to attend the adjourned AGM held on 2nd September 2022 due to his other business commitments at the relevant time. The views of shareholders of the Company (the “Shareholders”) had been reported to Mr. Leung after the meeting.

## RISK MANAGEMENT AND INTERNAL CONTROL

The Group has its risk management structure and allocated responsibilities in order to achieve the Group’s business objectives:

### Risk Management

The Board is responsible for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Company’s strategic objectives, and has the overall responsibilities of establishing, maintaining and operating sound and effective risk management and internal control systems which covers financial, operational and compliance aspects as well as material risks relating to environmental, social and governance (“ESG”) aspects. The Audit Committee, acting on behalf of the Board, reviews the effectiveness of the Company’s risk management and internal control systems on an ongoing basis and at least once in each financial year and reports to the Board. The management is responsible for designing, implementing and monitoring of the Group’s risk management and internal control systems. The internal audit function facilitates improvement in the risk management process by assessing the effectiveness of the system and reports audit results together with the results of the periodic compliance checking to the Audit Committee on an ongoing basis.



# Corporate Governance Report

## Internal Control

The Group's internal control systems comprise a well-established organisational structure, comprehensive budgeting, reporting, policies and procedures, aiming to identify and manage risks (including ESG risks, if any) that could adversely hinder the achievement of business objectives of the Group, and to provide reasonable, but not absolute, assurance against failure in operational system, material error, loss or fraud to the Group. Proper controls are in place for the recording of complete, accurate and timely accounting and management information. Regular reviews and internal audits are carried out for an independent appraisal of the adequacy and effectiveness of the system and compliance with the applicable laws and regulations.

## Internal Audit Function

Internal audit function was in place in the financial year under review to assist the Audit Committee in reviewing and evaluating the adequacy and effectiveness of the risk management and internal control systems of the Group at least once each financial year and to manage the risks inherent in the achievement of business objectives of the Group. Internal audit function adopts risk-based audit approach which focuses on the high risk areas of the Group's activities. Internal audit review covers key issues in relation to the accounting practices and material controls (including financial, operational, compliance and ESG aspects). The review findings or irregularities (if any) and also the recommended steps and actions to enhance the internal control of the Group are reported to the senior management.

A discussion on the principal risks and uncertainties encountered by the Group are set out on pages 57 to 58 in Report of the Directors.

Unauthorised access and use of inside information are strictly prohibited. Any potential inside information identified by senior management will be assessed, and where appropriate, will be escalated for the attention of the Board to resolve on further actions. The Board assesses the likely impact of any unexpected and significant event and decides whether the relevant information is considered inside information and needs to be disclosed as soon as reasonably practicable pursuant to Rules 13.09 and 13.10 of the Listing Rules and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance.

## Effectiveness of the Group's Risk Management and Internal Control Systems

For the financial year under review, two Audit Committee meetings were held together with senior management and the Group's internal and external auditors. The Audit Committee has not identified any significant control failings or weaknesses and it concurred with the management's confirmation on the effectiveness of the Group's risk management and internal control systems. The Board is of the view that the risk management and internal control systems in place for the financial year under review is effective and adequate to safeguard the interests of Shareholders, customers and employees, and the Group's assets.

# Corporate Governance Report

## AUDITOR'S REMUNERATION

PricewaterhouseCoopers has been appointed as the auditor of the Company by the Shareholders at the AGM. The services provided by PricewaterhouseCoopers during the year included audit, taxation related and other services. A statement by PricewaterhouseCoopers about their reporting responsibilities as the auditor of the Company is included in the Independent Auditor's Report on pages 61 to 70 of this annual report.

For the year ended 31st March 2023, the total amount of HK\$9,346,000 (2022: HK\$9,837,000) was charged to the financial statements of the Group for their audit services. Taxation services, review on interim results and other services provided by PricewaterhouseCoopers to the Group amounted to HK\$1,029,000 (2022: HK\$1,501,000).

## DIVIDEND POLICY

A dividend policy (the "Dividend Policy") was adopted by the Company. The Company intends to provide the Shareholders with interim and final dividends, and to declare special dividends from time to time, so far as the Board considers appropriate. In deciding whether to propose a dividend and in determining the dividend amount, the Board takes into account the Group's earnings performance, financial position, investment requirements and future prospects. Whilst the Dividend Policy reflects the Board's current views on the financial and cash flow position of the Group, such Dividend Policy will continue to be reviewed from time to time and there is no assurance that dividends will be paid in any particular amount for any given period. The payment of dividend is also subject to any restrictions under the Laws of Hong Kong and Bermuda, the Listing Rules and the Bye-Laws.

# Corporate Governance Report

## PROFESSIONAL DEVELOPMENT

Every newly appointed Director will receive briefing and professional development so as to ensure that he has appropriate understanding of the Group's business and of his duties and responsibilities under the Listing Rules and the relevant statutory and regulatory requirements.

The Company also provides regular updates and presentation on the business development of the Group. The Directors are regularly briefed on the latest development regarding the Listing Rules and other applicable statutory requirements to ensure compliance and upkeep of good corporate governance practices. In addition, the Company has been encouraging the Directors to enroll in professional development courses and seminars relating to the Listing Rules, Companies Ordinance and corporate governance practices organised by professional bodies or chambers in Hong Kong.

In compliance with the Code Provision C.1.4 of the Code, all Directors shall participate in continuous professional development to develop and refresh their knowledge and skills. A summary of training received by the Directors during the year according to the records provided by the Directors are as follows:

| Director             | Type of training |
|----------------------|------------------|
| Fung Siu To, Clement | B                |
| Poon Jing            | B                |
| Poon Hai             | B                |
| Poon Yeung, Roderick | B                |
| Lun Pui Kan          | B                |
| Kwan Po Lam, Phileas | B                |
| Wong Chi Keung       | A, B             |
| Cheung Kwok Wah      | B                |
| Leung Wai Keung      | A, B, C          |

- A: Attending seminar(s)/training session(s)/conference(s)/forum(s) relevant to directors' profession and/or duties and/or other relevant topics
- B: Reading materials in relation to corporate governance, regulatory development and other relevant topics
- C: Giving talks at seminar(s) and/or training session(s)/conference(s)/forum(s) relevant to directors' profession and/or duties and/or other relevant topics

# Corporate Governance Report

## COMMUNICATIONS WITH SHAREHOLDERS AND INVESTORS

The Company aims to provide its Shareholders and investors with high level of transparency. The Company believes that effective communication with Shareholders is essential for enhancing investor relations and investors' understanding of the Group's business performance and strategies.

During the year, the Executive Directors had various meetings with local and institutional investors and analysts. The Board is committed to providing clear and full performance information of the Group to Shareholders and the public through the publication of interim and annual reports, announcements, circulars and press releases.

The Company has also maintained a website at <http://www.asiaorient.com.hk> as a communication platform which enables Shareholders, investors and public to access to the information of the Company on a timely basis.

Shareholders may at any time send their enquiries, suggestions and concerns to the Board in writing to the principal office of the Company in Hong Kong or by e-mail to [aoinfo@asiastandard.com](mailto:aoinfo@asiastandard.com) for the attention of the Company Secretary. Inquiries are dealt with in an informative and timely manner.

Besides, Shareholders' meetings provide an opportunity for communication between the Board and the Shareholders. It is the Company's general practice that the Chairman of the Board as well as the chairmen of the Audit Committee, the Remuneration Committee and the Nomination Committee, or in their absence, their duly appointed delegates, who are members of the relevant committees, will be available to answer questions at general meetings of the Company. In addition, the Company will invite representatives of the auditor to attend its AGMs to answer Shareholders' questions about the conduct of the audit, the preparation and content of the auditor's report, the accounting policies and the independence of the auditor.

A Shareholders' communication policy is in place to ensure that the Shareholders and investment community is provided with timely and equal access to information about the Company's financial performance, corporate strategies and ESG initiatives. The policy also sets forth various communication channels including, among others, the website of the Company and the general meetings, through which the Shareholders may communicate with and provide feedback to the Company from time to time. The Shareholders' communication policy is reviewed at least annually to ensure its continued effectiveness. Based on the Shareholders engagement and communication activities conducted as set out above, the Board is satisfied with the implementation and effectiveness of the Shareholders' communication policy during the year.

# Corporate Governance Report

## SHAREHOLDERS' RIGHTS

Subject to the applicable laws and regulations, the Listing Rules and the Bye-Laws as amended from time to time, the Shareholders may put forward proposals at an AGM and convene general meetings of the Company.

### (I) Procedure for Shareholders to Make Proposals at Shareholders' Meeting

The number of Shareholders required to move a resolution at an AGM or to circulate any statement by written request (the "Requisitionists") shall be:

- i. any number of Shareholders representing not less than one-twentieth (1/20) of the total voting rights of all the Shareholders having a right to vote at the AGM or the relevant general meeting; or
- ii. not less than one hundred (100) Shareholders.

The written request (the "Requisition") must state the resolution to be moved at the AGM or the statement of not more than one thousand (1,000) words in relation to any particular resolution being proposed or business to be dealt with in the relevant general meeting of the Company (as the case may be), and signed by all the Requisitionists in one or more documents in like form.

A copy of the Requisition, or two or more copies which between them contain the signatures of all the Requisitionists, shall be lodged at the Company's registered office in Bermuda at Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda and a copy thereof at the principal office of the Company in Hong Kong at 30th Floor, YF Life Tower, 33 Lockhart Road, Wanchai, Hong Kong, for the attention of the Company Secretary (i) not less than six (6) weeks before the AGM in the case of a Requisition requiring notice of a resolution, unless an AGM is called for a date six (6) weeks or less after the deposit of the Requisition, in which case the Requisition will be deemed to have been properly deposited; or (ii) not less than one (1) week before the relevant general meeting in the case of any other Requisition.

The Requisitionists must deposit a sum which is reasonably sufficient to meet the Company's expenses in giving effect to the Requisition.

# Corporate Governance Report

## SHAREHOLDERS' RIGHTS (CONTINUED)

### (II) Procedure for Shareholders to Convene Special General Meeting

Shareholders holding not less than one-tenth (1/10) of the paid-up capital of the Company carrying the right of voting at the general meetings of the Company (the "SGM Requisitionists") may require the Board to convene a special general meeting of the Company ("SGM") by depositing a written requisition (the "SGM Requisition") at the Company's registered office in Bermuda at Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda and a copy thereof at the principal office of the Company in Hong Kong at 30th Floor, YF Life Tower, 33 Lockhart Road, Wanchai, Hong Kong for the attention of the Company Secretary.

The SGM Requisition must state the objects of the SGM and be signed by the SGM Requisitionists and may consist of one or more documents in like form, each signed by one or more of the SGM Requisitionists. Upon receipt of the SGM Requisition, the Directors shall forthwith proceed duly to convene the SGM.

Where, within twenty-one (21) days of the lodging of the SGM Requisition, the Directors do not proceed duly to convene the SGM, the SGM Requisitionists, or any of them representing more than one-half (1/2) of the total voting rights of all of them, may themselves convene the SGM, provided that any SGM so convened shall be held within three (3) months from the date of deposit of the SGM Requisition. The SGM Requisitionists shall convene a SGM in the same manner, as nearly as possible, as that in which SGM is to be convened by Directors. Under the Bye-Laws and pursuant to the requirements of the Listing Rules, a notice specifying the time and place and the general nature of the proposed business to be transacted at the SGM shall be given to all Shareholders entitled to attend the SGM for consideration in the following manner:

- i. notice of not less than twenty-one (21) clear days or ten (10) clear business days, whichever is longer, if a special resolution is to be passed at the SGM; and
- ii. notice of not less than fourteen (14) clear days or ten (10) clear business days, whichever is longer, in all other cases, provided that a SGM may be called by a shorter notice if it is so agreed by a majority in number of the Shareholders having the right to attend and vote at the SGM, being a majority together holding not less than 95% in nominal value of the issued shares of the Company giving such right.



# Corporate Governance Report

## CONSTITUTIONAL DOCUMENTS

There was no change in the Bye-Laws during the year.

In compliance with the Listing Rules, the Board proposes to make certain amendments to the existing Bye-Laws (the “Existing Bye-Laws”) in order to, among other things, (i) permit the Company to hold hybrid general meetings and electronic general meetings; (ii) bring the Existing Bye-Laws in line with the relevant requirements of the Listing Rules and the applicable laws of Bermuda, including the amendments in respect of the Core Shareholder Protection Standards set out in Appendix 3 to the Listing Rules, which became effective from 1st January 2022; and (iii) introduce corresponding as well as other house-keeping amendments (collectively, the “Proposed Amendments”). Accordingly, the Board proposes to adopt the amended and restated Bye-Laws (the “Amended and Restated Bye-Laws”) in substitution for, and to the exclusion of, the Existing Bye-Laws. The Proposed Amendments and the proposed adoption of the Amended and Restated Bye-Laws are subject to the approval of the Shareholders by way of a special resolution at the forthcoming AGM, and will become effective upon the approval by the Shareholders at the AGM.

# Directors and Senior Management

## EXECUTIVE DIRECTORS

### Fung Siu To, Clement

Aged 74, is the Chairman, an Executive Director, the Chairman of the Nomination Committee and a member of the Remuneration Committee of the Company and Asia Standard International Group Limited ("Asia Standard"). He is also an executive director of Asia Standard Hotel Group Limited ("Asia Standard Hotel"). (Both Asia Standard and Asia Standard Hotel are listed subsidiaries of the Company.) He is also a director of certain subsidiaries of the Company. Mr. Fung is a holder of a Bachelor of Applied Science (Civil Engineering) degree and is also a fellow member of the Hong Kong Institution of Engineers. He joined the Company and its subsidiaries (together the "Group") in 1988 and has over 40 years of experience in project management and construction. He is the uncle of Mr. Poon Hai and Mr. Poon Yeung, Roderick, both of them are Executive Directors of the Company. He is also the brother-in-law of Mr. Poon Jing and Dr. Lim Yin Cheng, the Managing Director of the Company and the Deputy Chairman of Asia Standard Hotel respectively.

### Poon Jing

Aged 68, is the Chief Executive, Managing Director and an Executive Director of the Company and Asia Standard. He is also the Chairman, an executive director and the Chairman of the nomination committee of Asia Standard Hotel. He is also a director of certain subsidiaries of the Company. He is the founder of the Group. Mr. Poon is the father of Mr. Poon Hai and Mr. Poon Yeung, Roderick, both of them are Executive Directors of the Company. He is also the brother-in-law of Mr. Fung Siu To, Clement and Dr. Lim Yin Cheng, the Chairman of the Company and the Deputy Chairman of Asia Standard Hotel respectively.

### Poon Hai

Aged 38, is an Executive Director of the Company and Asia Standard Hotel. He is also an executive director and a member of the remuneration committee of Asia Standard. He is also a director of certain subsidiaries of the Company. Mr. Poon holds a Bachelor of Commerce degree from the University of British Columbia. He is responsible for the business development and the project management of the Group. Mr. Poon is the son of Mr. Poon Jing and the brother of Mr. Poon Yeung, Roderick, the Managing Director and an Executive Director of the Company respectively. He is also the nephew of Mr. Fung Siu To, Clement and Dr. Lim Yin Cheng, the Chairman of the Company and the Deputy Chairman of Asia Standard Hotel respectively. He joined the Group in 2009.

### Poon Yeung, Roderick

Aged 34, is an Executive Director of the Company, Asia Standard and Asia Standard Hotel. He is also a director of certain subsidiaries of the Company. Mr. Poon holds a Bachelor of Commerce degree with a major in Real Estate from the University of British Columbia. He is responsible for the project management, investment and business development of the Group. Mr. Poon is the son of Mr. Poon Jing and the brother of Mr. Poon Hai, the Managing Director and an Executive Director of the Company respectively. He is also the nephew of Mr. Fung Siu To, Clement and Dr. Lim Yin Cheng, the Chairman of the Company and the Deputy Chairman of Asia Standard Hotel respectively. He joined the Group in 2012.

## Directors and Senior Management

### Lun Pui Kan

Aged 59, is the Finance Director of the Company and Asia Standard. He is also a director of certain subsidiaries of the Company. Mr. Lun has over 35 years of experience in accounting and finance. He is a holder of a Bachelor of Science (Engineering) degree and is an associate member of The Hong Kong Institute of Certified Public Accountants ("HKICPA") and a fellow member of The Association of Chartered Certified Accountants ("ACCA"). He joined the Group in 1994.

### Kwan Po Lam, Phileas

Aged 64, is an Executive Director of the Company and Asia Standard. He is also a director of certain subsidiaries of the Company. Mr. Kwan is a holder of a Bachelor of Business Administration degree. He joined the Group in 1986 and is responsible for property sales and leasing. He has over 35 years of experience in property sales, leasing and real estate management.

## INDEPENDENT NON-EXECUTIVE DIRECTORS

### Wong Chi Keung

Aged 68, is an Independent Non-executive Director, the Chairman of the Audit Committee and the Remuneration Committee and a member of Nomination Committee of the Company and Asia Standard Hotel. Mr. Wong holds a Master degree in Business Administration from The University of Adelaide in Australia. He is a fellow member of HKICPA, ACCA and CPA Australia; and an associate member of The Chartered Governance Institute ("CGI") and The Chartered Institute of Management Accountants. Mr. Wong is also a responsible officer for asset management and advising on securities for Beagle Asset Management Company Limited (formerly known as CASDAQ International Capital Market (HK) Company Limited) under the Securities and Futures Ordinance (the "SFO").

Mr. Wong was an executive director, the deputy general manager, group financial controller and company secretary of Yuexiu Property Company Limited (formerly known as Guangzhou Investment Company Limited) which is a company listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), for over ten years. He is an independent non-executive director, the Chairman of the remuneration committee and a member of the nomination committee of Asia Standard. On 21st April 2023, Mr. Wong was appointed as the chairman of the audit committee of Asia Standard. He is also an independent non-executive director and a member of audit committee of Century City International Holdings Limited, Changyou Alliance Group Limited, China Ting Group Holdings Limited, Golden Eagle Retail Group Limited, Paliburg Holdings Limited, Regal Hotels International Holdings Limited, Yuan Heng Gas Holdings Limited and Zhuguang Holdings Group Company Limited, all of the above companies are listed on the Stock Exchange. Mr. Wong has over 45 years of experience in finance, accounting and management. He joined the Group in 2004.

### Cheung Kwok Wah

Aged 66, is an Independent Non-executive Director and a member of the Audit Committee of the Company. Mr. Cheung has over 30 years of experience in the finance field, during which he held various senior management positions with many public listed companies. He is a solicitor of Hong Kong. He joined the Group in 1996.

## Directors and Senior Management

### Leung Wai Keung, JP

Aged 60, is an Independent Non-executive Director and a member of the Audit Committee, the Remuneration Committee and the Nomination Committee of the Company and Asia Standard. He is also an independent non-executive director and a member of the audit committee and the nomination committee of Asia Standard Hotel. He joined the Group in 2004.

Mr. Leung is currently a Barrister-at-Law and was appointed as a Justice of the Peace by the Hong Kong Government on 1st July 2018. He has about 10 years of experience in accounting and financial management in several firms and thereafter been practicing as a barrister since 1996. Mr. Leung is a member of HKICPA, The Hong Kong Chartered Governance Institute ("HKCGI"), ACCA, CGI and The Chartered Institute of Arbitrators ("CI Arb"). He was admitted to the High Court of Hong Kong as a barrister in 1994. He holds a Master degree in Accounting and Finance from University of Lancaster and obtained a Bachelor of Laws from Manchester Metropolitan University. He was the President of HKCGI in 2006 and the Chairman of the CI Arb (East Asia Branch) in 2015/16 and 2016/17. Mr. Leung had sit on various statutory tribunals such as the Board of Review, the Guardianship Board and the Registration of Persons Tribunal. From 2012 to 2018, Mr. Leung held the position as the Chairman of the Appeal Board for the Hotel and Guesthouse Accommodation, the Clubs (Safety of Premises) and Bedspace Apartments. From 27th June 2019 to 26th June 2021, Mr. Leung held the position as a member of the Disciplinary Board Panel (Land Survey). Mr. Leung currently is the Chairman of the Appeal Tribunal (Buildings).

## SENIOR MANAGEMENT

### Lim Yin Cheng

Aged 78, is the Deputy Chairman, the Chief Executive, an executive director and a member of the remuneration committee of Asia Standard Hotel. He is also a director of certain subsidiaries of the Company. Dr. Lim is a holder of a Bachelor of Science (Chemical Engineering) and Doctor of Philosophy degrees. He has over 40 years of experience in engineering, project management and administration. He joined the Group in 1992. Dr. Lim is the uncle of Mr. Poon Hai and Mr. Poon Yeung, Roderick, both of them are Executive Directors of the Company. He is also the brother-in-law of Mr. Poon Jing and Mr. Fung Siu To, Clement, the Managing Director and the Chairman of the Company respectively.

### Ng Siew Seng, Richard

Aged 71, is the Group General Manager of Asia Standard Hotel. He is also a director of a subsidiary of Asia Standard Hotel. Mr. Ng is responsible for the development and management of the Asia Standard Hotel group's hospitality operations. With over 4 decades' extensive experience in hotel and travel industry for both local and overseas markets, Mr. Ng has held senior marketing and operational positions in a number of major international chain hotels and travel agents in Hong Kong and Macau. He joined the Asia Standard Hotel group in 2007.

### Woo Wei Chun, Joseph

Aged 59, is an executive director and the Group Financial Controller of Asia Standard Hotel. He is also a director of certain subsidiaries of Asia Standard Hotel. Mr. Woo is qualified as an U.S. Certified Public Accountant (Illinois) and is an associate member of HKICPA. He holds a Bachelor degree in Accounting with Computing and a Master degree in Business Administration. Mr. Woo has over 30 years of experience in accounting and finance. He joined the Asia Standard Hotel group in 2006.

## Directors and Senior Management

### Wong Hoi Yan

Aged 50, is the General Manager of Project Management Division of Asia Standard. Ms. Wong holds a Bachelor of Arts degree in Architectural Studies and Master of Architecture from The University of Hong Kong and Master of Science degree in Project Management from The Hong Kong Polytechnic University. She is a Registered Architect in Hong Kong, a member of The Hong Kong Institute of Architects and an Authorised Person under the Buildings Ordinance. She is also a BEAM Pro under the Hong Kong Green Building Council. Ms. Wong is responsible for property development and project management. She has over 25 years of experience in project planning and management. She joined Asia Standard in 2014.

Note: Messrs. Poon Jing, Fung Siu To, Clement, Poon Hai, Poon Yeung, Roderick and Lun Pui Kan are directors of Teddington Holdings Limited and Heston Holdings Limited. Both companies have interests in the share capital of the Company discloseable to the Company under the provisions of Divisions 2 and 3 of the Part XV of the SFO.

# Report of the Directors

The Directors have pleasure in presenting their report together with the audited financial statements for the year ended 31st March 2023.

## PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the principal subsidiaries are set out in note 34 to the financial statements.

The activities of the Group are mainly based in Hong Kong. Analysis of the Group's revenue and contribution to operating results by principal activities are set out in note 5 to the financial statements.

## RESULTS AND APPROPRIATIONS

The results of the Group for the year are set out in the consolidated profit and loss account on page 71.

The Company did not pay an interim dividend for the year ended 31st March 2023 (2022: Nil).

The board of Director (the "Board") has resolved not to recommend the payment of a final dividend for the year ended 31st March 2023 (2022: Nil).

## FINANCIAL SUMMARY

A five-year financial summary of the results and of the assets and liabilities of the Group is set out on page 15.

## EQUITY LINKED AGREEMENTS

Save as disclosed in the sections "Share Option Schemes" on pages 49 to 56 and "Convertible Notes" on page 56, no equity linked agreements were entered into during the year or subsisted at the end of the year.

## SHARES ISSUED IN THE YEAR

No shares of the Company was issued in the year ended 31st March 2023. Details of share capital of the Company are set out in note 26 to the financial statements.

## PRINCIPAL PROPERTIES

Details of the principal properties of the Group are set out on pages 12 to 14.

## DONATIONS

During the year, the Group made charitable and other donations of HK\$97,000 (2022: HK\$542,000).



# Report of the Directors

## DIRECTORS

The Directors during the year and at the date of this report were:

Mr. Fung Siu To, Clement  
Mr. Poon Jing  
Mr. Poon Hai  
Mr. Poon Yeung, Roderick  
Mr. Lun Pui Kan  
Mr. Kwan Po Lam, Phileas  
Mr. Wong Chi Keung  
Mr. Cheung Kwok Wah  
Mr. Leung Wai Keung

Messrs. Poon Hai, Lun Pui Kan and Leung Wai Keung will retire from office by rotation in accordance with the bye-laws of the Company (the "Bye-Laws") at the forthcoming annual general meeting of the Company ("AGM") and, being eligible, offer themselves for re-election.

None of the Directors has a service contract with the Company which is not determinable by the Company within one year without payment of compensation other than statutory compensation.

## BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of Directors and senior management are set out on pages 40 to 43.

## DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS

No transactions, arrangements and contracts of significance in relation to the Company's business to which the Company or its subsidiaries was a party and in which a Director and his connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

## PERMITTED INDEMNITY PROVISIONS

Subject to the Bermuda Companies Act 1981, the Bye-Laws and other relevant statutes, the Directors for the time being acting in relation to any of the affairs of the Company shall be indemnified and secured harmless out of the assets of the Company from and against all actions, costs, charges, losses, damages and expenses, which they shall or may incur or sustain in the execution of their office. The Company has arranged appropriate Directors' and Officers' Liability Insurance Coverage for the Directors and Officers of the Group.

## ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Apart from the share option schemes of the Company as disclosed on pages 49 to 56, and that of its subsidiaries, Asia Standard International Group Limited ("Asia Standard") and Asia Standard Hotel Group Limited ("Asia Standard Hotel"), at no time during the year were the Company or its subsidiaries a party to any arrangements to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

# Report of the Directors

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

As at 31st March 2023, the interests and short positions of the Directors and Chief Executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO") which (a) were required to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO); or (b) were recorded in the register required to be kept by the Company under Section 352 of the SFO; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") were as follows:

### (I) Long Positions in Shares

#### (a) The Company

| Director             | Number of shares held |                    |                 | Total       | Percentage of shares in issue (%) |
|----------------------|-----------------------|--------------------|-----------------|-------------|-----------------------------------|
|                      | Personal interest     | Corporate interest | Family interest |             |                                   |
| Poon Jing            | 359,139,472           | 145,213,900        | 5,318,799       | 509,672,171 | 60.61                             |
| Fung Siu To, Clement | 15,440,225            | –                  | –               | 15,440,225  | 1.83                              |
| Poon Hai             | 10,444,319            | –                  | –               | 10,444,319  | 1.24                              |

#### (b) Associated corporations

| Director             | Associated corporation | Number of shares held |                          | Total         | Percentage of shares in issue (%) |
|----------------------|------------------------|-----------------------|--------------------------|---------------|-----------------------------------|
|                      |                        | Personal interest     | Corporate interest       |               |                                   |
| Poon Jing            | Asia Standard          | 1,308,884             | 683,556,392<br>(Notes)   | 684,865,276   | 51.89                             |
|                      | Asia Standard Hotel    | 152,490               | 1,346,158,049<br>(Notes) | 1,346,310,539 | 66.71                             |
| Fung Siu To, Clement | Mark Honour Limited    | 9                     | –                        | 9             | 0.01                              |

Notes:

- By virtue of Mr. Poon Jing's controlling interest in the Company, he is deemed to be interested in the shares of Asia Standard and Asia Standard Hotel held by the Company and its subsidiaries.
- By virtue of Mr. Poon Jing's controlling interest in the Company, he is deemed to be interested in the shares of all the Company's subsidiaries and associated corporations.

# Report of the Directors

## DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES (CONTINUED)

### (II) Long Positions in Underlying Shares

#### Interests in share options

##### (a) The Company

| Director             | Outstanding as at<br>1st April 2022 and<br>31st March 2023 |
|----------------------|------------------------------------------------------------|
| Poon Hai             | 3,500,000                                                  |
| Poon Yeung, Roderick | 3,500,000                                                  |

#### Notes:

- Options were granted on 11th December 2015 under 2014 Share Option Scheme (as described under the heading "Share Option Schemes") and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$1.42 per share.
- During the year, no option was granted to the Directors and the options granted to the Directors have not been exercised, cancelled or lapsed.

##### (b) Associated corporation – Asia Standard

| Director             | Outstanding as at<br>1st April 2022 and<br>31st March 2023 |
|----------------------|------------------------------------------------------------|
| Poon Hai             | 3,500,000                                                  |
| Poon Yeung, Roderick | 3,500,000                                                  |

#### Notes:

- Options were granted on 11th December 2015 under 2014 Asia Standard Share Option Scheme (as described under the heading "Share Option Schemes") and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$1.38 per share.
- During the year, no option was granted to the Directors and the options granted to the Directors have not been exercised, cancelled or lapsed.

# Report of the Directors

## DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES (CONTINUED)

### (II) Long Positions in Underlying Shares (Continued)

#### Interests in share options (Continued)

(c) Associated corporation – Asia Standard Hotel

| Director             | Outstanding as at<br>1st April 2022 and<br>31st March 2023 |
|----------------------|------------------------------------------------------------|
| Poon Hai             | 14,400,000                                                 |
| Poon Yeung, Roderick | 14,400,000                                                 |

Notes:

- Options were granted on 11th December 2015 under 2006 Asia Standard Hotel Share Option Scheme (as described under the heading "Share Option Schemes") and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$0.343 (as adjusted) per share.
- During the year, no option was granted to the Directors and the options granted to the Directors have not been exercised, cancelled or lapsed.

### (III) Long Positions in Underlying Shares and Debentures

#### Interests in convertible notes

Associated corporation – Asia Standard Hotel

| Director  | Nature of interest | Amount of<br>convertible note<br>held<br>(HK\$) | Number of<br>underlying shares<br>held |
|-----------|--------------------|-------------------------------------------------|----------------------------------------|
| Poon Jing | Corporate          | 1,219,619,192                                   | 2,692,316,098                          |

Note: By virtue of Mr. Poon Jing's controlling interest in the Company, he is deemed to be interested in the convertible notes (the "ASH Convertible Note(s)") held by the Company and its subsidiaries which are convertible into 2,692,316,098 shares of Asia Standard Hotel. The ASH Convertible Notes are redeemable at the redemption value of HK\$0.453 per ASH Convertible Note. Please refer to the section "Convertible Notes" on page 56 for details of the ASH Convertible Notes issued by Asia Standard Hotel.

Save as disclosed above, as at 31st March 2023, none of the Directors or Chief Executive of the Company had any interests or short positions in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO); or (b) were recorded in the register required to be kept by the Company under Section 352 of the SFO; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

# Report of the Directors

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

The register of substantial shareholders maintained under Section 336 of the SFO shows that as at 31st March 2023, the Company had been notified of the following substantial shareholders' interests and short positions, being 5% or more of the Company's issued share capital. These interests are in addition to those disclosed above in respect of the Directors and Chief Executive of the Company.

### Long Positions in Shares of the Company

| Shareholder                                       | Capacity         | Number of shares held | Percentage of shares in issue (%) |
|---------------------------------------------------|------------------|-----------------------|-----------------------------------|
| Teddington Holdings Limited ("Teddington") (Note) | Beneficial owner | 60,624,439            | 7.20                              |
| Daswani Rajkumar Murlidhar                        | Beneficial owner | 53,910,548            | 6.41                              |
| Heston Holdings Limited ("Heston") (Note)         | Beneficial owner | 50,429,573            | 5.99                              |

Note: Mr. Poon Jing, his family interest and the companies wholly owned by him, namely Teddington, Heston and Full Speed Investments Limited together hold 509,672,171 shares. The interest of Teddington and Heston duplicate the interest of Mr. Poon Jing disclosed under the heading "Directors' and Chief Executive's Interests and Short Positions in the Shares, Underlying Shares and Debentures".

Save as disclosed above, as at 31st March 2023, the Directors were not aware of any other persons (other than the Directors and Chief Executive of the Company) who had interests or short positions in the shares or underlying shares of the Company which were required to be recorded in the register required to be kept by the Company under Section 336 of the SFO.

## SHARE OPTION SCHEMES

### The Company

#### Share option scheme adopted on 29th August 2014 (the "2014 Share Option Scheme")

The 2014 Share Option Scheme was adopted on 29th August 2014. Under 2014 Share Option Scheme, the Board may grant options to any Director, employee, consultant, customer, supplier, agent, partner or adviser of or contractor to the Company, its subsidiaries or any invested entity, their discretionary trust or the companies owned by them. The purpose was to provide incentives, recognise and acknowledge the contributions of, motivate and maintain an ongoing relationship with the eligible participants whose contributions are or will be beneficial to the long term growth of the Group.

The total number of shares available for issue upon exercise of all options to be granted under 2014 Share Option Scheme must not exceed 76,476,084 shares, representing about 9.09% of the shares in issue at the date of this report. The total maximum number of shares which might be issued upon exercise of all outstanding options granted and yet to be exercised under 2014 Share Option Scheme and any other share option scheme of the Company must not exceed 30% of the shares in issue from time to time. The maximum number of shares in respect of which options might be granted to a participant, when aggregated with shares issued and issuable (including exercised, outstanding and cancelled options) under any option granted to the same participant under 2014 Share Option Scheme or any other share option scheme of the Company within any 12 months period, must not exceed 1% of the shares in issue from time to time.

# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### The Company (Continued)

#### Share option scheme adopted on 29th August 2014 (the “2014 Share Option Scheme”) (Continued)

Under 2014 Share Option Scheme, there was no requirement for a grantee to hold the option for a certain period before exercising the option unless otherwise determined by the Directors. The exercise period should be any period determined by the Board but in any event the exercise period should not be later than 10 years from the date of grant. The grantee has to accept an option within 21 days from the date of offer by making a non-refundable payment of HK\$1 to the Company.

The subscription price shall be at the discretion of the Board provided that it shall be not less than the highest of (i) the closing price of a share on the relevant date of grant; (ii) the average of the closing prices of the shares for the five trading days immediately preceding the date of grant; and (iii) the nominal value of a share. The 2014 Share Option Scheme is effective for 10 years from 29th August 2014.

The following table discloses details of the Company's options granted under 2014 Share Option Scheme held by employees (including Directors):

| Grantee   | Outstanding as at<br>1st April 2022 and<br>31st March 2023 |
|-----------|------------------------------------------------------------|
| Directors | 7,000,000                                                  |

Notes:

- Options were granted on 11th December 2015 and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$1.42 per share.
- The closing price of shares immediately before the date on which the options granted on 11th December 2015 was HK\$1.40.
- The fair value of the options granted on 11th December 2015 was approximately HK\$3.07 million, which was determined using the Binomial option pricing model and was recognised in the profit and loss account of the Company for the year ended 31st March 2016. The following assumptions were used to calculate the fair values of the options granted in 11th December 2015: (a) closing share price of HK\$1.38 at the date of grant, (b) exercise price of HK\$1.42, (c) expected life of options of 5 years, (d) expected volatility of 35.59%\*, (e) expected dividend yield of 2.90%\*\* and (f) risk free rate of 1.027%.

\* The volatility measured at the standard deviation of expected share price returns is based on statistical analysis of daily share prices over one year immediately preceding the grant date. The above calculation is based on the assumption that there is no material difference between the expected volatility over the expected life of the options and the historical volatility of the shares.

\*\* It is based on prospective dividend yield of the shares at 10th December 2015.

- During the year, no option was granted, exercised, cancelled or lapsed.



# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### Associated Corporations

#### Asia Standard

##### **Share Option Scheme adopted on 27th August 2004 (the “2004 Asia Standard Share Option Scheme”)**

The 2004 Asia Standard Share Option Scheme was adopted on 27th August 2004. Under 2004 Asia Standard Share Option Scheme, the board of directors of Asia Standard may grant options to any director, employee, consultant, customer, supplier, agent, partner or adviser of or contractor to Asia Standard, its subsidiaries or any invested entity, their discretionary trust or the companies owned by them. The purpose was to provide incentives, recognise and acknowledge the contributions of, motivate and maintain an ongoing relationship with the eligible participants whose contributions are or will be beneficial to the long term growth of the Asia Standard and its subsidiaries (the “Asia Standard Group”).

The total number of shares available for issue upon exercise of all options granted under 2004 Asia Standard Share Option Scheme must not exceed 71,851,459 shares, representing about 5.44% of the Asia Standard's shares in issue at the date of this report. The total maximum number of shares which might be issued upon exercise of all outstanding options granted and yet to be exercised under 2004 Asia Standard Share Option Scheme and any other share option scheme of Asia Standard must not exceed 30% of the Asia Standard's shares in issue from time to time. The maximum number of shares in respect of which options might be granted to a participant, when aggregated with shares issued and issuable (including exercised, outstanding and cancelled options) under any option granted to the same participant under 2004 Asia Standard Share Option Scheme or any other share option scheme of Asia Standard within any 12 months period, must not exceed 1% of the Asia Standard's shares in issue from time to time.

Under 2004 Asia Standard Share Option Scheme, there was no requirement for a grantee to hold the Asia Standard option for a certain period before exercising Asia Standard option unless otherwise determined by the directors of Asia Standard. The exercise period should be any period determined by the board of directors of Asia Standard but in any event the exercise period should not be later than 10 years from the date of grant. The grantee has to accept an option within 21 days from the date of offer by making a non-refundable payment of HK\$1 to Asia Standard.

The subscription price shall be at the discretion of the board of directors of Asia Standard provided that it shall be not less than the highest of (i) the closing price of a share on the relevant date of grant; (ii) the average of the closing prices of the shares for the five trading days immediately preceding the date of grant; and (iii) the nominal value of a share. The 2004 Asia Standard Share Option Scheme was effective for 10 years from 27th August 2004 and expired on the tenth anniversary of such adoption date. Following the expiry of 2004 Asia Standard Share Option Scheme, no further share option can be granted thereunder but all outstanding share options granted under 2004 Asia Standard Share Option Scheme and yet to be exercised shall remain valid and exercisable.

The following table discloses details of Asia Standard options granted under 2004 Asia Standard Share Option Scheme held by employees (including directors):

| <b>Grantee</b> | <b>Outstanding as at<br/>1st April 2022 and<br/>31st March 2023</b> |
|----------------|---------------------------------------------------------------------|
| Employee       | 1,000,000                                                           |

# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### Associated Corporations (Continued)

#### Asia Standard (Continued)

##### Share Option Scheme adopted on 27th August 2004 (the “2004 Asia Standard Share Option Scheme”) (Continued)

Notes:

- Options were granted on 13th March 2014 and exercisable during the period from 10th March 2017 to 12th March 2024 at an exercise price of HK\$2.00 per share.
- The closing price of shares immediately before the date on which the options granted on 13th March 2014 was HK\$1.99.
- The fair value of the options granted on 13th March 2014 was approximately HK\$0.34 million, which was determined using the Binomial option pricing model and was recognised in the profit and loss account of Asia Standard for the year ended 31st March 2014. The following assumptions were used to calculate the fair values of the options granted in 13th March 2014: (a) closing share price of HK\$1.99 at the date of grant, (b) exercise price of HK\$2.00, (c) expected life of options of 3 years, (d) expected volatility of 30%\*, (e) expected dividend yield of 0%\*\*\*, and (f) risk free rate of 0.715%.  
  
\* *The volatility measured at the standard deviation of expected share price returns is based on statistical analysis of daily share prices over one year immediately preceding the grant date. The above calculation is based on the assumption that there is no material difference between the expected volatility over the expected life of the options and the historical volatility of the shares.*  
  
\*\* *It is based on prospective dividend yield of the shares at 12th March 2014.*
- During the year, no option was exercised, cancelled or lapsed.

##### Share option scheme adopted on 29th August 2014 (the “2014 Asia Standard Share Option Scheme”)

The 2014 Asia Standard Share Option Scheme was adopted on 29th August 2014. Under 2014 Asia Standard Share Option Scheme, the board of directors of Asia Standard may grant options to any director, employee, consultant, customer, supplier, agent, partner or adviser of or contractor to Asia Standard, its subsidiaries or any invested entity, their discretionary trust or the companies owned by them. The purpose was to provide incentives, recognise and acknowledge the contributions of, motivate and maintain an ongoing relationship with the eligible participants whose contributions are or will be beneficial to the long term growth of the Asia Standard Group.

The total number of shares available for issue upon exercise of all options to be granted under 2014 Asia Standard Share Option Scheme must not exceed 125,482,152 shares, representing about 9.50% of the Asia Standard's shares in issue at the date of this report. The total maximum number of shares which might be issued upon exercise of all outstanding options granted and yet to be exercised under 2014 Asia Standard Share Option Scheme and any other share option scheme of Asia Standard must not exceed 30% of the Asia Standard's shares in issue from time to time. The maximum number of shares in respect of which options might be granted to a participant, when aggregated with shares issued and issuable (including exercised, outstanding and cancelled options) under any option granted to the same participant under 2014 Asia Standard Share Option Scheme or any other share option scheme of Asia Standard within any 12 months period, must not exceed 1% of the Asia Standard's shares in issue from time to time.

# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### Associated Corporations (Continued)

#### Asia Standard (Continued)

##### Share option scheme adopted on 29th August 2014 (the “2014 Asia Standard Share Option Scheme”) (Continued)

Under 2014 Asia Standard Share Option Scheme, there was no requirement for a grantee to hold the Asia Standard option for a certain period before exercising the Asia Standard option unless otherwise determined by the directors of Asia Standard. The exercise period should be any period determined by the board of directors of Asia Standard but in any event the exercise period should not be later than 10 years from the date of grant. The grantee has to accept an option within 21 days from the date of offer by making a non-refundable payment of HK\$1 to Asia Standard.

The subscription price shall be at the discretion of the board of directors of Asia Standard provided that it shall be not less than the highest of (i) the closing price of a share on the relevant date of grant; (ii) the average of the closing prices of the shares for the five trading days immediately preceding the date of grant; and (iii) the nominal value of a share. The 2014 Asia Standard Share Option Scheme is effective for 10 years from 29th August 2014.

The following table discloses details of Asia Standard options granted under 2014 Asia Standard Share Option Scheme held by employees (including directors):

| Grantee   | Outstanding as at<br>1st April 2022 and<br>31st March 2023 |
|-----------|------------------------------------------------------------|
| Directors | 7,000,000                                                  |

#### Notes:

- Options were granted on 11th December 2015 and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$1.38 per share.
- The closing price of shares immediately before the date on which the options granted on 11th December 2015 was HK\$1.39.
- The fair value of the options granted on 11th December 2015 was approximately HK\$2.62 million, which was determined using the Binomial option pricing model and was recognised in the profit and loss account of Asia Standard for the year ended 31st March 2016. The following assumptions were used to calculate the fair values of the options granted in 11th December 2015: (a) closing share price of HK\$1.35 at the date of grant, (b) exercise price of HK\$1.38, (c) expected life of options of 5 years, (d) expected volatility of 30.41%\*, (e) expected dividend yield of 2.96%\*\* and (f) risk free rate of 1.027%.

\* The volatility measured at the standard deviation of expected share price returns is based on statistical analysis of daily share prices over one year immediately preceding the grant date. The above calculation is based on the assumption that there is no material difference between the expected volatility over the expected life of the options and the historical volatility of the shares.

\*\* It is based on prospective dividend yield of the shares at 10th December 2015.

- During the year, no option was granted, exercised, cancelled or lapsed.

# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### Associated Corporations (Continued)

#### Asia Standard Hotel

##### Share option scheme adopted on 28th August 2006 (the “2006 Asia Standard Hotel Share Option Scheme”)

The 2006 Asia Standard Hotel Share Option Scheme was adopted on 28th August 2006. Under 2006 Asia Standard Hotel Share Option Scheme, the board of directors of Asia Standard Hotel may grant options to any director, employee, consultant, customer, supplier, agent, partner or adviser of or contractor to Asia Standard Hotel, its subsidiaries or any invested entity, their discretionary trust or the companies owned by them. The purpose was to provide incentives, recognise and acknowledge the contributions of, motivate and maintain an ongoing relationship with the eligible participants whose contributions are or will be beneficial to the long term growth of the Asia Standard Hotel and its subsidiaries (the “Asia Standard Hotel Group”).

The total number of shares available for issue upon exercise of all options granted under 2006 Asia Standard Hotel Share Option Scheme must not exceed 125,088,061 shares, representing about 6.19% of the Asia Standard Hotel's shares in issue at the date of this report. The total maximum number of shares which might be issued upon exercise of all outstanding options granted and yet to be exercised under 2006 Asia Standard Hotel Share Option Scheme and any other share option scheme of Asia Standard Hotel must not exceed 30% of the Asia Standard Hotel's shares in issue from time to time. The maximum number of shares in respect of which options might be granted to a participant, when aggregated with shares issued and issuable (including exercised, outstanding and cancelled options) under any option granted to the same participant under 2006 Asia Standard Hotel Share Option Scheme or any other share option scheme of Asia Standard Hotel within any 12 months period, must not exceed 1% of the Asia Standard Hotel's shares in issue from time to time.

Under 2006 Asia Standard Hotel Share Option Scheme, there was no requirement for a grantee to hold the Asia Standard Hotel option for a certain period before exercising the Asia Standard Hotel option unless otherwise determined by the directors of Asia Standard Hotel. The exercise period should be any period determined by the board of directors of Asia Standard Hotel but in any event the exercise period should not be later than 10 years from the date of grant. The grantee has to accept an option within 21 days from the date of offer by making a non-refundable payment of HK\$1 to Asia Standard Hotel.

The subscription price shall be at the discretion of the board of directors of Asia Standard Hotel provided that it shall be not less than the highest of (i) the closing price of a share on the relevant date of grant; (ii) the average of the closing prices of the shares for the five trading days immediately preceding the date of grant; and (iii) the nominal value of a share. The 2006 Asia Standard Hotel Share Option Scheme was effective for 10 years from 28th August 2006 and expired on the tenth anniversary of such adoption date. Following the expiry of 2006 Asia Standard Hotel Share Option Scheme, no further share option can be granted thereunder but all outstanding share options granted under 2006 Asia Standard Hotel Share Option Scheme and yet to be exercised shall remain valid and exercisable.

The following table discloses details of Asia Standard Hotel options granted under 2006 Asia Standard Hotel Share Option Scheme held by employees (including directors):

| Grantee   | Outstanding as at<br>1st April 2022 and<br>31st March 2023 |
|-----------|------------------------------------------------------------|
| Directors | 28,800,000                                                 |

# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### Associated Corporations (Continued)

#### Asia Standard Hotel (Continued)

##### Share option scheme adopted on 28th August 2006 (the “2006 Asia Standard Hotel Share Option Scheme”) (Continued)

Notes:

- Options were granted on 11th December 2015 and exercisable during the period from 11th December 2015 to 10th December 2025 at an exercise price of HK\$0.343 (as adjusted) per share.
- The closing price of shares immediately before the date on which the options granted on 11th December 2015 was HK\$1.03.
- The fair value of the options granted on 11th December 2015 was approximately HK\$3.42 million, which was determined using the Binomial option pricing model and was recognised in the profit and loss account of Asia Standard Hotel for the year ended 31st March 2016. The following assumptions were used to calculate the fair values of the options granted in 11th December 2015: (a) closing share price of HK\$1.03 at the date of grant, (b) exercise price of HK\$1.03, (c) expected life of options of 5 years, (d) expected volatility of 38.06%\*, (e) expected dividend yield of 0.97%\*\* and (f) risk free rate of 1.027%.
  - \* *The volatility measured at the standard deviation of expected share price returns is based on statistical analysis of daily share prices over one year immediately preceding the grant date. The above calculation is based on the assumption that there is no material difference between the expected volatility over the expected life of the options and the historical volatility of the shares.*
  - \*\* *It is based on prospective dividend yield of the shares at 10th December 2015.*
- During the year, no option was exercised, cancelled or lapsed.

##### Share option scheme adopted on 8th September 2016 (the “2016 Asia Standard Hotel Share Option Scheme”)

The 2016 Asia Standard Hotel Share Option Scheme was adopted on 8th September 2016. Under 2016 Asia Standard Hotel Share Option Scheme, the board of directors of Asia Standard Hotel may grant options to any director, employee, consultant, customer, supplier, agent, partner or advisers of or contractor to Asia Standard Hotel, its subsidiaries or any invested entity, their discretionary trust or the companies owned by them. The purpose was to provide incentives, recognise and acknowledge the contributions of, motivate and maintain an ongoing relationship with the eligible participants whose contributions are or will be beneficial to the long term growth of the Asia Standard Hotel Group.

The total number of shares available for issue upon exercise of all options to be granted under 2016 Asia Standard Hotel Share Option Scheme must not exceed, in aggregate, 10% of the issued ordinary shares of Asia Standard Hotel as at the date of adoption of 2016 Asia Standard Hotel Share Option Scheme or the date of shareholders' approval of a refreshment of such limit in a general meeting of Asia Standard Hotel (the “Scheme Limit”). The Scheme Limit was refreshed pursuant to an ordinary resolution passed by the shareholders at the annual general meeting of Asia Standard Hotel held on 30th August 2017 and the Scheme Limit as refreshed is 201,804,047 shares, representing about 10% of the Asia Standard Hotel's shares in issue at the date of this report. The total maximum number of shares which might be issued upon exercise of all outstanding options granted and yet to be exercised under 2016 Asia Standard Hotel Share Option Scheme and any other share option scheme of Asia Standard Hotel must not exceed 30% of the Asia Standard Hotel's shares in issue from time to time. The maximum number of shares in respect of which options might be granted to a participant, when aggregated with shares issued and issuable (including exercised, outstanding and cancelled options) under any option granted to the same participant under 2016 Asia Standard Hotel Share Option Scheme or any other share option scheme of Asia Standard Hotel within any 12 months period, must not exceed 1% of the Asia Standard Hotel's shares in issue from time to time.

# Report of the Directors

## SHARE OPTION SCHEMES (CONTINUED)

### Associated Corporations (Continued)

#### Asia Standard Hotel (Continued)

##### **Share option scheme adopted on 8th September 2016 (the “2016 Asia Standard Hotel Share Option Scheme”) (Continued)**

Under 2016 Asia Standard Hotel Share Option Scheme, there was no requirement for a grantee to hold the Asia Standard Hotel option for a certain period before exercising the Asia Standard Hotel option unless otherwise determined by the directors of Asia Standard Hotel. The exercise period should be any period determined by the board of directors of Asia Standard Hotel but in any event the exercise period should not be later than 10 years from the date of grant. The grantee has to accept an option within 21 days from the date of offer by making a non-refundable payment of HK\$1 to Asia Standard Hotel.

The subscription price shall be at the discretion of the board of directors of Asia Standard Hotel provided that it shall be not less than the highest of (i) the closing price of a share on the relevant date of grant; (ii) the average of the closing prices of the shares for the five trading days immediately preceding the date of grant; and (iii) the nominal value of a share. The 2016 Asia Standard Hotel Share Option Scheme is effective for 10 years from 8th September 2016. No share option has been granted since the adoption of 2016 Asia Standard Hotel Share Option Scheme.

## CONVERTIBLE NOTES

On 23rd February 2017, Asia Standard Hotel issued a total of 2,693,204,266 ASH Convertible Notes with a total principal amount of HK\$1,220 million (a redemption value of HK\$0.453 per ASH Convertible Note) which bears interest at 0.1% per annum and have dividend entitlement in order to fulfill the public float requirements under the Listing Rules. The ASH Convertible Notes were unsecured and redeemable. Where a final dividend on the shares has not been declared and paid in any particular year, the 0.1% coupon will be deferred until the next dividend payment (if previously unpaid) and the accumulated deferred coupon would be paid on maturity date.

Each noteholder has the option to convert the ASH Convertible Notes into fully paid ordinary share of Asia Standard Hotel on a one to one basis (subject to adjustment to certain corporate actions) at any time from the first business day immediately following the date of issue of the ASH Convertible Notes up to and including the date falling on the 10th business day prior to the thirtieth anniversary of the date of issue of the ASH Convertible Notes, provided that no conversions will be permitted if they were to result in Asia Standard Hotel failing to meet the public float requirements under the Listing Rules. Unless previously converted, the ASH Convertible Notes will be redeemed on the thirtieth anniversary of the date of issue of the ASH Convertible Notes at a redemption price equal to 100% of the principal amount.

During the year, no ASH Convertible Note (2022: Nil) was converted into ordinary share of Asia Standard Hotel.

## PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the year, the Company had not redeemed any of its shares. Neither the Company nor any of its subsidiaries purchased or sold any of the Company's listed securities during the year.



# Report of the Directors

## PRE-EMPTIVE RIGHTS

No pre-emptive rights exist in Bermuda in respect of the Company's share capital.

## MANAGEMENT CONTRACTS

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

## BUSINESS REVIEW

A fair review of business of the Group, particulars of important events affecting the Group that have occurred since the end of the financial year, if any, an analysis using financial key performance indicators and indication of likely future development of the Group are set out in the section "Management Discussion and Analysis" on pages 6 to 11. Discussion on environmental policies and performance of the Group and the account of the key relationships with its stakeholders are set out in the section "Environmental, Social and Governance Report" on pages 16 to 27.

## COMPLIANCE WITH LAWS AND REGULATIONS

The Group recognises the importance of compliance with laws and regulations. Compliance procedures are in place to ensure adherence to applicable laws, rules and regulations in particular, those have significant impact on the Group.

The Group has been allocating resources to ensure ongoing compliance with rules and regulations and any changes in the applicable laws, rules and regulations are brought to the attention of relevant employees and relevant operation units from time to time.

## PRINCIPAL RISKS AND UNCERTAINTIES

The Group believes that the factors described below represent the principal risks and uncertainties which may potentially affect its business, financial conditions, operations, and future prospect of the business. It does not represent that the factors described below are exhaustive.

### Risks pertaining to property sales and leasing

The Group's property sales may be influenced by fluctuations of supply and demand in the real estate market, government policies to curb surging property prices such as double and special stamp duty dampening the demand, lowering the mortgage ratio raising the hurdle of financing and hence adversely affecting demand. Demand is also sensitive to changes in interest rates.

Economic slowdown would hit retail market and cast downward pressure on property rental and occupancies.

# Report of the Directors

## PRINCIPAL RISKS AND UNCERTAINTIES (CONTINUED)

### Risks pertaining to hotel and travel operations

The Group's hotel and travel agency business may be significantly affected by factors outside our control such as government regulations, changes in market conditions, competition in the industry, excess hotel supply or reduced international or local demand for hotel rooms and associated services, foreign exchange fluctuations, the interest rate environment, and other natural and social factors which may affect the level of global travel and business activities.

As five of the Group's hotels are located in Hong Kong, the revenue from this business is sensitive to changes in the tourism industry and number of visitors in Hong Kong, which is greatly influenced by the attractiveness of Hong Kong as a destination for tourists, business travellers and conferences as well as the inbound travel policy adopted by the Hong Kong Government, particular for those from the PRC which comprised approximately 70% of the total overnight visitor arrivals to Hong Kong, and is the major source of business for our hotels.

The Group reviews and optimises its asset portfolio to ensure that it is sufficiently cost effective and efficient. The risk of adverse economic conditions is managed by ensuring proper monitoring of the business performance, and constant assessment of economic conditions and the appropriateness of the prevailing investment and business strategy.

### Risks pertaining to hotel or property developments

The Group engages external contractors to provide various services, including the construction of hotel expansions, hotel and property development projects. Completion of these projects is subject to the performance of external contractors, including the pre-agreed schedule for completion. Any delay in obtaining or failure to obtain the relevant government approvals or permits also affects completion. Furthermore, the government may re-enter the land if we fail to comply with the land grant conditions.

### Risks pertaining to financing

The Group requires funding to support the operations, working capital, and capital expenditure requirements of its hotels in operations, and of any property development in the future. The overall level and pace of future development of the Group may be impacted by factors such as the availability of capital, increase in costs of funding and currency fluctuation.

The Group maintains an open and proactive relationship with the banking community, arranging different terms of loan facilities from different sources with different tenures and ensures continuous assessment of counterparty risks.

### Risks pertaining to financial investments

The Group's financial performance is exposed to financial and capital market risks, including changes in interest rates, foreign exchange rates, credit spreads, equity prices, the performance of the economy in general and other factors outside our control. For further details of such risks and relevant management policies, please refer to note 3 to the financial statements from pages 95 to 111.

# Report of the Directors

## RELATIONSHIP WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Group appreciates the importance of maintaining a good relationship with its customers and suppliers to meet its immediate and long-term business goals. The Group values the feedback from customers through daily communication, and address customers' concern in a timely manner. For the suppliers, the Group assures their performance for delivering quality sustainable products and services through supplier approval process and by spot checks on the delivered goods.

During the year ended 31st March 2023, there is no circumstance of any event between the Group and its customers which will have a significant impact on the Group's business and on which the Group's success depends. The account of key relationship with employees and suppliers on which the Group's success depends as set out in the section "Environmental, Social and Governance Report" on pages 16 to 27.

## MAJOR CUSTOMERS AND SUPPLIERS

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

|                                                                            |     |
|----------------------------------------------------------------------------|-----|
| Percentage of purchases attributable to the Group's largest supplier       | 55% |
| Percentage of purchases attributable to the Group's five largest suppliers | 93% |
| Percentage of sales attributable to the Group's largest customer           | 41% |
| Percentage of sales attributable to the Group's five largest customers     | 60% |

To the knowledge of the Directors, none of the Directors, their close associates or shareholders (which to the knowledge of the Directors own more than 5% of the number of issued shares of the Company) held any interests in the share capital of the suppliers or customers noted above.

## RELATED PARTY TRANSACTIONS

Details of the significant related party transactions undertaken during the year are disclosed in note 32 to the financial statements, none of which constituted a connected transaction or continuing connected transaction under Chapter 14A of the Listing Rules.

# Report of the Directors

## FINANCIAL ASSISTANCE AND GUARANTEE TO AFFILIATED COMPANIES

Pursuant to Rule 13.22 of the Listing Rules, a proforma combined balance sheet of affiliated companies with financial assistance from the Group and the Group's attributable interest in those affiliated companies as at 31st March 2023 are as follow:

|                         | <b>Proforma<br/>combined<br/>balance sheet</b><br>HK\$'000 | <b>Group's<br/>attributable<br/>interest</b><br>HK'000 |
|-------------------------|------------------------------------------------------------|--------------------------------------------------------|
| Non-current assets      | 4,593,268                                                  | 1,549,390                                              |
| Current assets          | 23,826,851                                                 | 9,415,951                                              |
| Current liabilities     | (10,250,773)                                               | (3,584,556)                                            |
| Non-current liabilities | (7,779,122)                                                | (2,760,074)                                            |
|                         | 10,390,224                                                 | 4,620,711                                              |

The proforma combined balance sheet of the affiliated companies is prepared by combining their balance sheet, after making adjustments to conform with the Group's significant accounting policies and re-grouping into significant classification in the balance sheet as at 31st March 2023.

## INDEPENDENT NON-EXECUTIVE DIRECTORS

Confirmation of independence pursuant to the independence guidelines under Rule 3.13 of the Listing Rules has been received from each of the Independent Non-executive Directors and the Company considers all existing Independent Non-executive Directors are independent.

## SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to and within the knowledge of the Directors, it is confirmed that there was sufficient public float of more than 25% of the Company's issued shares at the latest practicable date prior to the issuance of this report.

## AUDITOR

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

On behalf of the Board

**Fung Siu To, Clement**  
*Chairman*

Hong Kong, 30th June 2023

# Independent Auditor's Report

## To the Shareholders of Asia Orient Holdings Limited

*(incorporated in Bermuda with limited liability)*

## OPINION

### What We Have Audited

The consolidated financial statements of Asia Orient Holdings Limited (the "Company") and its subsidiaries (the "Group"), which are set out on pages 71 to 160, comprise:

- the consolidated balance sheet as at 31st March 2023;
- the consolidated profit and loss account 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, which include significant accounting policies 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 31st March 2023, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") 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"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

# Independent Auditor's Report

## 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.

Key audit matters identified in our audit are summarised as follows:

- Expected credit loss ("ECL") assessment of debt securities which are classified as financial assets at fair value through other comprehensive income ("FVOCI") and amortised cost and the related accrued interest
- Fair value assessment of debt securities which are classified as FVOCI and the related accrued interest
- Valuation of investment properties
- Recoverability of properties under development for sale

| Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | How our audit addressed the Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>ECL assessment of debt securities which are classified as FVOCI and amortised cost and the related accrued interest</b></p> <p><i>Refer to notes 3, 4, 6, 17 and 19 to the consolidated financial statements</i></p> <p>As at 31st March 2023, the Group has debt securities which are classified as FVOCI and amortised cost. The related charge in ECL for debt securities at FVOCI and amortised cost and the related accrued interest for the year ended 31st March 2023 was recognised in the consolidated profit or loss account. The majority of the debt securities issuers were engaged in real estate development in the People's Republic of China ("PRC"). The ECL assessment of these debt securities was subject to higher estimation uncertainty due to the recent market conditions and volatility in the PRC real estate industry.</p> | <p>The procedures we performed to address this key audit matter included:</p> <ul style="list-style-type: none"><li>– Understanding management's controls and processes for the ECL assessment of debt securities at FVOCI and amortised cost and the related accrued interest and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors;</li><li>– Testing the Group's key controls over ECL assessment, including the controls over model selection and staging determination to assess any significant increase in credit risk;</li></ul> |



# Independent Auditor's Report

## KEY AUDIT MATTERS (CONTINUED)

| Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | How our audit addressed the Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>ECL assessment of debt securities which are classified as FVOCI and amortised cost and the related accrued interest (Continued)</b></p> <p>The Group assessed whether the credit risk of debt securities at FVOCI and amortised cost and the related accrued interest increased significantly since their initial recognition and applied a three-stage impairment model approach to calculate the ECL except for purchased or originated credit-impaired financial assets ("POCI"). For debt securities that are classified as stage 1 or stage 2, the Group assessed the ECL using a model that involved relevant assumptions, including probability of default ("PD") and loss given default ("LGD"). For debt securities that are classified as stage 3, the Group assessed ECL for each of these debt securities using a discounted cashflow model ("DCF") with probability weightings given to different probable scenarios. POCI are financial assets that are credit-impaired on initial recognition. For POCI, the Group estimates the lifetime expected credit losses using DCF from the investment at each reporting date. The assumptions also take into account forward-looking estimates by referencing to macroeconomic factors.</p> <p>We have identified the ECL assessment for debt securities at FVOCI and amortised cost and the related accrued interest as a key audit matter due to the subjectivity of management judgement and estimation uncertainty involved.</p> | <ul style="list-style-type: none"> <li>– With the assistance of our internal valuation and modelling expert, we performed the following procedures</li> <li>– Evaluating the reasonableness of staging determination by considering the Group's historical credit loss experience, the circumstances concerning the business and financial affairs of the underlying debt securities issuers at the time of initial recognition as well as at the end of the reporting period, relevant industry information and expected industry outlook;</li> <li>– Evaluating the reasonableness and appropriateness of the selection and application of models, assumptions, including the PD, LGD and expected cashflows, the application of multiple scenarios and assigned probability weightings in the ECL model, the forward looking factors and the correlation between the forward looking factors and the assumptions used by considering the credit reports issued by credible agencies, the restructuring plans signed or proposed, overdue status, the latest financial information available from the debt securities issuers and other relevant information;</li> <li>– Checking data inputs used in the DCF on a sample basis to supporting documents; and</li> <li>– Assessing the adequacy of the disclosures related to the expected credit losses of the debt securities at FVOCI and amortised cost and the related accrued interest in the applicable financial reporting framework.</li> </ul> <p>Based on the work performed, we found the judgement and assumptions adopted in the ECL assessment by management for the debt securities at FVOCI and amortised cost and the related accrued interest were supported by the evidence obtained.</p> |

# Independent Auditor's Report

## KEY AUDIT MATTERS (CONTINUED)

| Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | How our audit addressed the Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Fair value assessment of debt securities which are classified as FVOCI and the related accrued interest</b></p> <p><i>Refer to notes 3, 4, 17 and 19 to the consolidated financial statements</i></p> <p>As at 31st March 2023, the Group has debt securities which are classified as FVOCI and are measured at fair value.</p> <p>Due to the recent market condition of the real estate industry in the PRC, the prices for the debt securities issued by these debt securities issuers engaging in real estate industry in the PRC had experienced significant volatility. Although the debt securities are mostly listed on recognised stock exchanges, the trading activities for certain United States Dollar ("USD") denominated debt securities, are very limited, and thus management do not consider the prices quoted by the brokers represent the fair values of these USD debt securities. Accordingly, management assessed the fair values of these securities using discounted cashflow model ("DCF") with probability weightings given to different probable scenarios. Management applied certain assumptions, including the expected cashflows used in the DCF model, discount rates, multiple scenarios and probability weightings.</p> <p>We have identified the fair value assessment for the aforementioned debt securities and the related accrued interest as a key audit matter due to the subjectivity of management judgement and estimation uncertainty involved.</p> | <p>The procedures we performed to address this key audit matter included:</p> <ul style="list-style-type: none"> <li>– Understanding management's processes for the fair value assessment of FVOCI debt securities and the related accrued interest and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors;</li> <li>– With the assistance of our internal valuation and modelling experts, we performed the following procedures             <ul style="list-style-type: none"> <li>– Assessing the appropriateness of valuation methodology adopted by management, by considering the applicable financial reporting requirements;</li> <li>– Evaluating the reasonableness of the assumptions used in the DCF model, including the expected cashflows, by considering supporting documents such as the debt restructuring plans, overdue status, the latest financial information available from the debt issuers and other relevant information;</li> </ul> </li> </ul> |

# Independent Auditor's Report

## KEY AUDIT MATTERS (CONTINUED)

| Key Audit Matter                                                                                                           | How our audit addressed the Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fair value assessment of debt securities which are classified as FVOCI and the related accrued interest (Continued)</b> | <ul style="list-style-type: none"><li>– Evaluating the reasonableness of the discount rates used, by referencing to the implied bond yields of USD bonds issued by comparable PRC real estate companies;</li><li>– Evaluating the reasonableness of the application of multiple scenarios and assigned probability weightings in the fair value assessment model, by considering the available market information;</li><li>– Checking data inputs used in the DCF adopted in the fair value model, on a sample basis, to supporting documents; and</li><li>– Assessing the adequacy of the disclosures related to the fair value of the FVOCI debt securities and the related accrued interest in the applicable financial reporting framework.</li></ul> <p>Based on the work performed, we found the judgement and assumptions adopted in the fair value assessment by management for the FVOCI debt securities and the related accrued interest were supported by the evidence obtained.</p> |

# Independent Auditor's Report

## KEY AUDIT MATTERS (CONTINUED)

| Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | How our audit addressed the Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Valuation of investment properties</b></p> <p><i>Refer to notes 4, 14 and 16 to the consolidated financial statements</i></p> <p>As at 31st March 2023, the Group's investment properties portfolio included investment properties held by subsidiaries and an associated company.</p> <p>Management engaged an independent valuer to estimate the fair value of investment properties of the Group and the associated company as at 31st March 2023 based on the direct comparison method. We focused on the valuation of investment properties because the estimation of fair value is subject to estimation uncertainty. It is inherently subjective due to, among other factors, the individual nature of each property, its location, prevailing market returns and the expected future rentals for that particular property.</p> <p>We have identified the valuation of investment properties as a key audit matter due to the significant judgement and estimation involved.</p> | <p>The procedures we performed to address this key audit matter included:</p> <ul style="list-style-type: none"> <li>– Understanding management's controls and processes for determining the valuation of investment properties and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgement involved in determining assumptions to be applied;</li> <li>– Evaluating the independent valuers' competence, capabilities and objectivity;</li> <li>– Obtaining the valuation reports and holding meetings with the independent valuer, together with our own experts in property valuation, to discuss and evaluate the valuation methodology and key assumptions adopted, focusing on market comparables;</li> <li>– Assessing the market comparables used by the independent valuer by benchmarking these against recent transactions for similar properties and locations; and</li> <li>– Assessing the adequacy of the disclosures related to the valuation of investment properties in the context of HKFRS disclosure requirements.</li> </ul> <p>Based on the work performed, we found the judgement and key assumptions used in the valuation of investment properties were supported by the available evidence.</p> |

# Independent Auditor's Report

## KEY AUDIT MATTERS (CONTINUED)

| Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | How our audit addressed the Key Audit Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Recoverability of properties under development for sale</b></p> <p><i>Refer to notes 4, 16 and 18 to the consolidated financial statements</i></p> <p>The Group has a number of properties under development for sale ("property development projects") held by subsidiaries and joint ventures.</p> <p>Management assessed the recoverability of property development projects based on estimates of the net realisable values of the underlying properties for each project and concluded no provision is necessary as at 31st March 2023. This involved the estimation of expected future sales prices and the development costs to be incurred to complete the properties under development based on existing plans.</p> <p>We have identified the recoverability of properties under development for sale as a key audit matter due to the subjectivity of management judgement and estimation uncertainty involved.</p> | <p>The procedures we performed to address this key audit matter included:</p> <ul style="list-style-type: none"> <li>– Understanding management's controls and processes for determining the recoverability of properties under development for sale and assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgement involved in determining assumptions to be applied;</li> <li>– Comparing the expected future sales prices to current market prices of comparable properties;</li> <li>– Assessing the reasonableness of the estimated development costs to complete the projects by (1) understanding the progress of development for major properties under development for sale and (2) corroborating the cost estimates provided by management and project managers to latest approved budgets and approved development plans; and (3) benchmarking estimated construction costs to external industry data; and</li> <li>– Performing independent legal title searches and site visits of major projects; and</li> <li>– Assessing the adequacy of the disclosures related to the recoverability of properties under development for sale in the context of HKFRS disclosure requirements.</li> </ul> <p>Based on the work performed, we found the judgement and assumptions adopted by the management in the assessment of recoverability of the properties under development for sale were supported by the evidence obtained.</p> |

# Independent Auditor's Report

## 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 AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda, 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 HKSAAs 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.

# Independent Auditor's Report

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

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



# Independent Auditor's Report

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

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

The engagement partner on the audit resulting in this independent auditor's report is Liao Weining.

**PricewaterhouseCoopers**  
*Certified Public Accountants*

Hong Kong, 30th June 2023

# Consolidated Profit and Loss Account

For the year ended 31st March 2023

|                                                                                            | Note | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------------------------------------------------------------|------|------------------|------------------|
| Interest revenue                                                                           |      | 1,953,587        | 2,478,078        |
| Sales of goods and services, leasing and other revenue                                     | 5    | 349,361          | 310,595          |
| Total revenue                                                                              | 5    | 2,302,948        | 2,788,673        |
| Cost of sales                                                                              |      | (104,633)        | (81,550)         |
| Gross profit                                                                               |      | 2,198,315        | 2,707,123        |
| Selling and administrative expenses                                                        |      | (317,292)        | (245,502)        |
| Depreciation                                                                               |      | (222,707)        | (224,163)        |
| Net investment loss                                                                        | 6    |                  |                  |
| Net realised and unrealised gain/(loss)                                                    |      | 86,567           | (1,101,822)      |
| Change in expected credit losses                                                           |      | (1,721,507)      | (2,979,669)      |
| Fair value gain of investment properties                                                   | 14   | 799,273          | 494,571          |
| Written back of provision for impairment in value of properties under development for sale |      | –                | 61,830           |
| Operating profit/(loss)                                                                    |      | 822,649          | (1,287,632)      |
| Net finance costs                                                                          | 10   | (418,526)        | (339,129)        |
| Share of profits less losses of                                                            |      |                  |                  |
| Joint ventures                                                                             |      | 422,117          | 15,541           |
| Associated companies                                                                       |      | 10,728           | 10,709           |
| Profit/(loss) before income tax                                                            |      | 836,968          | (1,600,511)      |
| Income tax (expense)/credit                                                                | 11   | (90,301)         | 129,709          |
| Profit/(loss) for the year                                                                 |      | 746,667          | (1,470,802)      |
| Attributable to:                                                                           |      |                  |                  |
| Shareholders of the Company                                                                |      | 428,738          | (905,830)        |
| Non-controlling interests                                                                  |      | 317,929          | (564,972)        |
|                                                                                            |      | 746,667          | (1,470,802)      |
| Earnings/(loss) per share (HK\$)                                                           |      |                  |                  |
| Basic                                                                                      | 13   | 0.51             | (1.08)           |
| Diluted                                                                                    | 13   | 0.51             | (1.08)           |

# Consolidated Statement of Comprehensive Income

For the year ended 31st March 2023

|                                                                                                                            | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|----------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Profit/(loss) for the year                                                                                                 | 746,667          | (1,470,802)      |
| Other comprehensive income/(charge)                                                                                        |                  |                  |
| Items that have been reclassified or may be reclassified subsequently to profit or loss:                                   |                  |                  |
| Debt securities at fair value through other comprehensive income                                                           |                  |                  |
| – net fair value gain/(loss) and other net movements                                                                       | 2,735,184        | (5,801,080)      |
| – release of reserve upon derecognition                                                                                    | 310,116          | (18,878)         |
| Share of net fair value gain/(loss) on debt securities at fair value through other comprehensive income of a joint venture | 133,399          | (264,816)        |
| Cash flow hedges                                                                                                           |                  |                  |
| – fair value gain                                                                                                          | 110,007          | 295,959          |
| – deferred tax on derivative financial instruments                                                                         | (18,152)         | (48,945)         |
| Currency translation differences                                                                                           | (78,988)         | 13,117           |
| Share of currency translation differences of joint ventures                                                                | (134,147)        | 64,877           |
| Items that will not be reclassified to profit or loss:                                                                     |                  |                  |
| Net fair value gain/(loss) on equity securities at fair value through other comprehensive income                           | 101,130          | (112,718)        |
|                                                                                                                            | 3,158,549        | (5,872,484)      |
| Total comprehensive income/(charge) for the year                                                                           | 3,905,216        | (7,343,286)      |
| Attributable to:                                                                                                           |                  |                  |
| Shareholders of the Company                                                                                                | 2,178,142        | (4,169,737)      |
| Non-controlling interests                                                                                                  | 1,727,074        | (3,173,549)      |
|                                                                                                                            | 3,905,216        | (7,343,286)      |

# Consolidated Balance Sheet

As at 31st March 2023

|                                                          | Note  | 2023<br>HK\$'000  | 2022<br>HK\$'000  |
|----------------------------------------------------------|-------|-------------------|-------------------|
| Non-current assets                                       |       |                   |                   |
| Investment properties                                    | 14    | 10,760,246        | 9,959,069         |
| Property, plant and equipment                            | 15    | 7,914,098         | 8,081,261         |
| Investment in joint ventures and associated companies    | 16    | 4,596,844         | 4,410,713         |
| Amounts due from joint ventures and associated companies | 16    | 2,393,487         | 2,281,206         |
| Loan receivables                                         |       | –                 | 850               |
| Financial investments                                    | 17    | 1,832,378         | 1,662,100         |
| Derivative financial instruments                         | 24    | 348,192           | 286,914           |
| Deferred income tax assets                               | 25    | 155,400           | 180,665           |
|                                                          |       | <b>28,000,645</b> | <b>26,862,778</b> |
| Current assets                                           |       |                   |                   |
| Properties under development for sale                    | 18    | 5,173,226         | 4,422,572         |
| Completed properties held for sale                       | 18    | 3,680             | 3,680             |
| Hotel and restaurant inventories                         |       | 27,949            | 17,881            |
| Trade and other receivables                              | 19    | 1,222,427         | 160,979           |
| Income tax recoverable                                   |       | 173               | 80                |
| Financial investments                                    | 17    | 6,948,024         | 6,795,605         |
| Derivative financial instruments                         | 24    | 83,874            | –                 |
| Bank balances and cash                                   | 20    |                   |                   |
| – restricted                                             |       | 188,932           | 374,330           |
| – unrestricted                                           |       | 1,031,027         | 881,517           |
|                                                          |       | <b>14,679,312</b> | <b>12,656,644</b> |
| Current liabilities                                      |       |                   |                   |
| Trade and other payables                                 | 21    | 193,926           | 207,861           |
| Contract liabilities                                     | 22    | 265,241           | 245,717           |
| Amounts due to joint ventures                            | 16(A) | 297,425           | 311,392           |
| Amount due to an associated company                      | 16(B) | 193,050           | 206,250           |
| Amount due to non-controlling interests                  |       | 52,949            | 48,647            |
| Income tax payable                                       |       | 174,012           | 172,183           |
| Borrowings                                               | 23    | 3,901,632         | 4,021,578         |
| Derivative financial instruments                         |       | –                 | 676               |
|                                                          |       | <b>5,078,235</b>  | <b>5,214,304</b>  |
| Net current assets                                       |       | <b>9,601,077</b>  | <b>7,442,340</b>  |

# Consolidated Balance Sheet

As at 31st March 2023

|                                                    | Note | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|----------------------------------------------------|------|------------------|------------------|
| Non-current liabilities                            |      |                  |                  |
| Borrowings                                         | 23   | 12,865,355       | 13,544,504       |
| Lease liabilities                                  |      | –                | 5,738            |
| Deferred income tax liabilities                    | 25   | 780,568          | 704,293          |
|                                                    |      | 13,645,923       | 14,254,535       |
| Net assets                                         |      | 23,955,799       | 20,050,583       |
| Equity                                             |      |                  |                  |
| Share capital                                      | 26   | 84,087           | 84,087           |
| Reserves                                           | 27   | 12,571,147       | 10,393,005       |
| Equity attributable to shareholders of the Company |      | 12,655,234       | 10,477,092       |
| Non-controlling interests                          |      | 11,300,565       | 9,573,491        |
|                                                    |      | 23,955,799       | 20,050,583       |

**Fung Siu To, Clement**  
Director

**Lun Pui Kan**  
Director

# Consolidated Statement of Cash Flows

For the year ended 31st March 2023

|                                                                     | Note  | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------------------------------------|-------|------------------|------------------|
| <b>Cash flows from operating activities</b>                         |       |                  |                  |
| Net cash generated from operations                                  | 31(A) | 1,475,675        | 35,217           |
| Net income tax paid                                                 |       | (3,022)          | (5,193)          |
| Net interest paid                                                   |       | (580,708)        | (480,453)        |
| Interest received from bank deposit and other receivables           |       | 24,673           | 20,875           |
| Net cash generated from/(used in) operating activities              |       | 916,618          | (429,554)        |
| <b>Cash flows from investing activities</b>                         |       |                  |                  |
| Net purchase of financial investments                               |       | (34,739)         | (25,792)         |
| Addition to investment properties                                   |       | (1,904)          | (10,411)         |
| Addition to property, plant and equipment                           |       | (54,364)         | (276,136)        |
| Return of/(further) investments in joint ventures                   |       | 324,580          | (265,457)        |
| (Advance to)/Repayment from joint ventures and associated companies |       | (218,015)        | 266,506          |
| Dividend received from a joint venture                              |       | –                | 7,559            |
| Net cash generated from/(used in) investing activities              |       | 15,558           | (303,731)        |
| Net cash generated/(used) before financing activities               |       | 932,176          | (733,285)        |
| <b>Cash flows from financing activities</b>                         |       |                  |                  |
| Drawdown of long term borrowings                                    |       | 3,869,585        | 4,025,988        |
| Repayment of long term borrowings                                   |       | (4,232,500)      | (4,522,637)      |
| Net (decrease)/increase in short term borrowings                    |       | (411,937)        | 73,072           |
| Dividends paid                                                      |       | –                | (30,271)         |
| Dividends paid to non-controlling interests                         |       | –                | (23,480)         |
| Contribution from non-controlling interests                         |       | 4,302            | 2,007            |
| Principal elements of lease liabilities                             |       | (8,922)          | (4,853)          |
| Net cash used in financing activities                               |       | (779,472)        | (480,174)        |
| Net increase/(decrease) in cash and cash equivalents                |       | 152,704          | (1,213,459)      |
| Cash and cash equivalents at the beginning of the year              |       | 881,517          | 2,088,489        |
| Changes in exchange rates                                           |       | (3,194)          | 6,487            |
| Cash and cash equivalents at the end of the year                    |       | 1,031,027        | 881,517          |
| <b>Analysis of the balances of cash and cash equivalents</b>        |       |                  |                  |
| Bank balances and cash (excluding restricted bank balances)         | 20    | 1,031,027        | 881,517          |

# Consolidated Statement of Changes in Equity

For the year ended 31st March 2023

|                                                                   | Equity attributable to shareholders of the Company |                      |                   | Non-controlling interests<br>HK\$'000 | Total<br>HK\$'000 |
|-------------------------------------------------------------------|----------------------------------------------------|----------------------|-------------------|---------------------------------------|-------------------|
|                                                                   | Share capital<br>HK\$'000                          | Reserves<br>HK\$'000 | Total<br>HK\$'000 |                                       |                   |
| At 31st March 2021                                                | 84,087                                             | 14,593,013           | 14,677,100        | 12,770,520                            | 27,447,620        |
| Financial assets at fair value through other comprehensive income |                                                    |                      |                   |                                       |                   |
| – net fair value loss and other net movements                     | –                                                  | (3,423,849)          | (3,423,849)       | (2,754,765)                           | (6,178,614)       |
| – release of reserve upon derecognition                           | –                                                  | (3,623)              | (3,623)           | (15,255)                              | (18,878)          |
| Cash flow hedges                                                  |                                                    |                      |                   |                                       |                   |
| – fair value gain                                                 | –                                                  | 149,291              | 149,291           | 146,668                               | 295,959           |
| – deferred tax on derivative financial instruments                | –                                                  | (24,691)             | (24,691)          | (24,254)                              | (48,945)          |
| Currency translation differences                                  | –                                                  | 38,965               | 38,965            | 39,029                                | 77,994            |
| Loss for the year                                                 | –                                                  | (905,830)            | (905,830)         | (564,972)                             | (1,470,802)       |
| Total comprehensive charge for the year                           | –                                                  | (4,169,737)          | (4,169,737)       | (3,173,549)                           | (7,343,286)       |
| Total transactions with owners                                    |                                                    |                      |                   |                                       |                   |
| Dividends paid                                                    | –                                                  | (30,271)             | (30,271)          | (23,480)                              | (53,751)          |
| At 31st March 2022                                                | 84,087                                             | 10,393,005           | 10,477,092        | 9,573,491                             | 20,050,583        |
| Financial assets at fair value through other comprehensive income |                                                    |                      |                   |                                       |                   |
| – net fair value gain and other net movements                     | –                                                  | 1,629,765            | 1,629,765         | 1,339,948                             | 2,969,713         |
| – release of reserve upon derecognition                           | –                                                  | 174,831              | 174,831           | 135,285                               | 310,116           |
| Cash flow hedges                                                  |                                                    |                      |                   |                                       |                   |
| – fair value gain                                                 | –                                                  | 55,399               | 55,399            | 54,608                                | 110,007           |
| – deferred tax on derivative financial instruments                | –                                                  | (9,141)              | (9,141)           | (9,011)                               | (18,152)          |
| Currency translation differences                                  | –                                                  | (101,450)            | (101,450)         | (111,685)                             | (213,135)         |
| Profit for the year                                               | –                                                  | 428,738              | 428,738           | 317,929                               | 746,667           |
| Total comprehensive income for the year                           | –                                                  | 2,178,142            | 2,178,142         | 1,727,074                             | 3,905,216         |
| <b>At 31st March 2023</b>                                         | <b>84,087</b>                                      | <b>12,571,147</b>    | <b>12,655,234</b> | <b>11,300,565</b>                     | <b>23,955,799</b> |



# Notes to the Financial Statements

## 1 GENERAL INFORMATION

Asia Orient Holdings Limited (the “Company”) is a limited liability company incorporated in Bermuda and is listed on The Stock Exchange of Hong Kong Limited (“HKEX”). The address of its principal office is 30th Floor, YF Life Tower, 33 Lockhart Road, Wanchai, Hong Kong.

## 2 PRINCIPAL ACCOUNTING POLICIES

### (A) Basis of Preparation

The consolidated financial statements have been prepared under the historical cost convention as modified by the revaluation of investment properties, financial assets at fair value through profit or loss (“FVPL”), financial assets at fair value through other comprehensive income (“FVOCI”) and derivative financial instruments, which are carried at fair value, and in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRS”).

The principal accounting policies applied by the Company and its subsidiaries (collectively, the “Group”) in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The preparation of financial statements in conformity with HKFRS 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.

### (B) The Adoption of New Standards and Amendments to Standards

The accounting policies and methods of computation used in the preparation of these annual financial statements are consistent with those used in 2022, except adoption of the following amendments to standards that are effective for the first time for this year which are relevant to the Group’s operations and are mandatory for accounting periods beginning on or after 1st January 2022:

|                       |                                                             |
|-----------------------|-------------------------------------------------------------|
| Amendments to HKAS 16 | Property, plant and equipment: Proceeds before intended use |
| Amendments to HKAS 37 | Onerous contracts – cost of fulfilling a contract           |
| Amendments to HKFRS 3 | Reference to the conceptual framework                       |
| Amendments to HKFRS   | Annual improvements to HKFRS Standards 2018-2020            |

The adoption of the amendments to standards stated above did not have significant impact to the consolidated financial statements in the current and prior years.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (B) The Adoption of New Standards and Amendments to Standards (Continued)

**The following new standards and amendments to standards are relevant to the Group's operation but not yet effective**

**Effective for accounting periods beginning on or after:**

**1st January 2023**

|                                                     |                                                                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| HKFRS 17 and Amendments to HKFRS17                  | Insurance contracts                                                                                                 |
| Amendments to HKAS 1                                | Classification of liabilities as current or non-current and related amendments to Hong Kong interpretation 5 (2020) |
| Amendments to HKAS 1 and HKFRS Practice Statement 2 | Disclosure of Accounting Policies                                                                                   |
| Amendments to HKAS 8                                | Definition of Accounting Estimates                                                                                  |
| Amendments to HKAS 12                               | Deferred Tax related to Assets and Liabilities arising from a Single Transaction                                    |

**To be determined**

|                                    |                                                                                       |
|------------------------------------|---------------------------------------------------------------------------------------|
| Amendments to HKFRS 10 and HKAS 28 | Sale or contribution of assets between an investor and its associate or joint venture |
|------------------------------------|---------------------------------------------------------------------------------------|

The Group is in the process of making an assessment of the impact of these new standards, amendments to standards and is not yet in a position to state whether they would have a significant impact on the Group's results and financial position.

### (C) Basis of Consolidation

The consolidated financial statements of the Group include the financial statements of the Company and all its subsidiaries made up to 31st March.

The Group uses the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (C) Basis of Consolidation (Continued)

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the consolidated profit and loss account.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary in the consolidated financial statements to ensure consistency with the accounting policies adopted by the Group.

Non-controlling interests represent the interests of outside shareholders in the operating results and net assets of subsidiaries.

Transactions with non-controlling interests that do not result in a loss of control are accounted for as equity transactions – that is, as transactions with the owners of the subsidiary in their capacity as owners. The difference between fair value any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is 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 recognised 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 recognised in other comprehensive income are reclassified to profit or loss.

### (D) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when 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 over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date control ceases.

In the Company's balance sheet, the investments in subsidiaries are stated at cost less provision for impairment losses. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments. Cost also 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.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (E) Joint Arrangement

Under HKFRS 11, investments in joint arrangements are classified as either joint operations or joint ventures depending on the contractual rights and obligations each investor. The Group has assessed the nature of its joint arrangements and determined them to be joint ventures. Investments in joint ventures are accounted for using the equity method of accounting and are initially recognised at cost.

The Group's share of its joint ventures' post-acquisition profits or losses is recognised in the consolidated profit and loss account, and its share of post-acquisition movements in other comprehensive income is recognised in the Group's other comprehensive income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a joint venture equals or exceeds its interest in the joint venture, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint venture.

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

The Group determines at each reporting date whether there is any objective evidence that the investment in the joint ventures is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint ventures and its carrying value and recognises the amount adjacent to "share of profits less losses of joint ventures" in the consolidated profit and loss account.

### (F) Associated Companies

Associated companies are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in associated companies are accounted for using the equity method of accounting and are initially recognised at cost.

If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

The Group's share of its associated companies' post-acquisition profits or losses is recognised in the consolidated profit and loss account, and its share of post-acquisition movements in other comprehensive income is recognised in the Group's other comprehensive income. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associated company equals or exceeds its interest in the associated company, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associated company.

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (F) Associated Companies (Continued)

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

Gain or losses on dilution of equity interest in associated companies are recognised in the consolidated profit and loss account.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount adjacent to "share of profits less losses of associated companies" in the consolidated profit and loss account.

### (G) Balance with Subsidiaries, Joint Ventures and Associated Companies

Balances with subsidiaries, joint ventures and associated companies are split into its financial assets/liabilities and equity components at initial recognition. The financial assets/liabilities component is initially stated at fair value and subsequently carried at amortised cost. The equity component is recognised at cost.

### (H) Goodwill

Goodwill represents the excess of the cost of acquisition over the fair values of the Group's share of the net identifiable assets of the acquired subsidiaries, joint ventures and associated companies at the date of acquisition. If the Group's share of the net identifiable assets of the acquired subsidiaries, joint ventures and associated companies at the date of acquisition is more than the cost of acquisition, the excess will be recognised as a gain in the consolidated profit and loss account. Goodwill on acquisition of a foreign operation is treated as an asset of the foreign operation and translated at closing rate.

Goodwill on acquisition of a subsidiary is included in intangible assets. Goodwill on acquisitions of joint ventures and associated companies is included in investments in joint ventures and associated companies respectively. Goodwill as intangible asset is tested for impairment at least annually and whenever there is any impairment indication and carried at cost less accumulated impairment losses.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. Impairment losses recognised on goodwill are not reversed.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (I) Financial Investments

#### (i) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income ("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 FVOCI.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

#### (ii) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised 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.

#### (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 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.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (I) Financial Investments (Continued)

#### (iii) Measurement (Continued)

##### (a) 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 interest revenue using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in "net investment gain/(loss)" together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the consolidated profit and loss account.
- **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 recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in "net investment gain/(loss)". Interest income from these financial assets is included in interest revenue using the effective interest rate method. Foreign exchange gains and losses are presented in "net investment gain/(loss)" and impairment expenses are presented as separate line item in the consolidated profit and loss account.
- **FVOCI that were purchase or originated credit-impaired ("POCI")** financial assets are recognised at their fair value. Interest income from these financial assets is included in interest revenue using the credit-adjusted effective interest rate method. The credit-adjusted effective interest rate is the rate that exactly discounts the estimated future cash payments or receipts through the expected life of the financial asset to the amortised cost of a financial asset that is a POCI financial asset taking into account the expected cash flows by considering all contractual terms of the financial asset (for example, prepayment, extension, call and similar options) and expected credit losses.
- **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 recognised in profit or loss and presented net within "net investment gain/(loss)" in the period in which it arises.

The debt instruments related accrued interest receivable would follow the measurement of the debt instruments in which the interest receivables arises.



# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (I) Financial Investments (Continued)

#### (iii) Measurement (Continued)

##### (b) *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 recognised in profit or loss as "sales of goods and services, leasing and other revenue" when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in "net investment gain/(loss)" in the consolidated profit and loss account 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) Expected credit loss ("ECL")

At the end of the reporting period, the Group performs impairment assessment and recognised loss provisions based on ECL on financial assets measured at amortised cost and FVOCI for debt instruments. The ECL refers to the weighted average of the credit losses of financial instruments that are weighted by the risk of default. Credit loss refers to the difference between all contractual cash flows receivable from the contract and all cash flows expected to be received discounted at the original interest rate by the Group, that is, the present value of all cash shortages. Among them, the POCI financial assets shall be discounted according to the credit-adjusted effective interest rate method.

Regardless of whether the Group's assessment of credit losses is based on a single financial instrument or a combination of financial instruments, the increase or reversal of the loss provision resulting therefrom should be included in the current profit or loss as an impairment loss or gain. For debt instruments measured at FVOCI, the Group recognises the allowance of impairment in other comprehensive income and impairment losses or gains in profit or loss, which should not change the book value of the financial assets set out in the balance sheet. For loss provision measured at the amount equivalent to the lifetime ECL of the financial instrument previously, if, at the end of the current reporting period, the financial instrument is no longer having significant increase in credit risk since the initial recognition, the Group measures its loss provision based on the amount of its ECL for the next 12 months, and the reversal of the loss provision arising from it is recognised as an impairment gain in profit or loss for the current reporting period. For POCI financial assets, the Group only recognises cumulative changes in lifetime ECL after initial recognition at the end of the reporting period as loss provision. At the end of each reporting period, the Group recognises the amount of the change in lifetime ECL as an impairment loss or gain in current profit or loss.

For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (I) Financial Investments (Continued)

#### (v) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where the Company currently has a legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The Company has also entered into arrangements that do not meet the criteria for offsetting but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy or the termination of a contract.

### (J) Property, Plant and Equipment

Property, plant and equipment are stated at historical cost less depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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 are expensed in the profit and loss account during the financial period in which they are incurred.

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

|                                        |                                                                                                  |
|----------------------------------------|--------------------------------------------------------------------------------------------------|
| Hotel and other buildings in Hong Kong | Shorter of 50 years or the remaining lease period of the land on which the buildings are located |
| Other equipments                       | 3 to 10 years                                                                                    |

No depreciation is provided for buildings under development. Freehold land is not amortised.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

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

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 (note 2(K)).

### (K) Impairment of Non-Financial Assets

Assets that have an indefinite useful life or are not yet available for use and are not subject to depreciation or amortisation and are tested annually for impairment. Assets that are subject to depreciation or amortisation 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 (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (L) Investment Properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the consolidated group, is classified as investment property. Investment property comprises land and buildings. Land held under operating leases are classified and accounted for as investment property when the rest of the definition of investment property is met. The operating lease is accounted for as if it were a finance lease.

Investment properties are measured initially at its cost, including related transaction costs. After initial recognition, investment properties are carried at fair value and are valued at least annually by independent valuers. The valuations are on an open market basis, related to individual properties, and separate values are not attributed to land and buildings. The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. Investment property that is being redeveloped for continuing use as investment property continues to be measured at fair value. Changes in fair values are recognised in the consolidated profit and loss account.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed in the consolidated profit and loss account during the financial period in which they are incurred.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

### (M) Properties Under Development for Sale and Properties Held for Development for Sale

Properties under development for sale are included in current assets and comprise leasehold land, construction costs, interest capitalised and other direct costs attributable to such properties and are stated at the lower of cost and net realisable value.

Properties held for development for sale are stated at the lower of cost and net realisable value. Cost comprises leasehold land, construction costs, interest and other direct expenses capitalised during the course of development. Net realisable value is determined on the basis of anticipated sales proceeds less estimated selling expenses.

### (N) Completed Properties Held for Sale

Completed properties held for sale are stated at the lower of cost and net realisable value. Cost comprises leasehold land, construction costs, interest capitalized and other direct expenses capitalised during the course of development. Net realisable value is determined on the basis of anticipated sales proceeds less estimated selling expenses.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (O) Hotel and Restaurant Inventories

Hotel and restaurant inventories comprise consumables and are stated at the lower of cost and net realisable value. Cost is calculated on the weighted average basis. Net realisable value is the estimated selling price in the ordinary course of business, less selling expenses.

### (P) Trade and Other Receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. See note 19 for further information about the Group's accounting for trade receivables and note 4(E) for a description of the Group's impairment policies.

For accrued interest receivable from financial investments, please refer to note 2(I).

### (Q) Trade Payables

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

### (R) Contract Liabilities

Upon entering into a contract with a customer, the Group obtains rights to receive consideration from the customer and assumes performance obligations to provide services to the customer.

The combination of those rights and performance obligations gives rise to a net liability depending on the relationship between the remaining rights and the performance obligations. The contract is a liability and recognised as contract liabilities if the cumulative payments made by customers exceeds the revenue recognised in profit or loss. Contract liabilities are recognised as revenue when the Group provide services to the customers and therefore satisfies its performance obligation.

### (S) 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 can be reliably estimated. Provisions are not recognised for future operating losses.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (T) Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Transaction costs are incremental costs that are directly attributable to the initiation of the borrowings, including fees and commissions paid to agents, advisers, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Borrowings are subsequently stated at amortised cost with any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated profit and loss account or capitalised when applicable (note 2(AA)) over the period of the borrowings using the effective interest method. 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 balance sheet date.

### (U) Employee Benefits

#### (i) Employee leave entitlements

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

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

#### (ii) Retirement benefits obligations

The Group contributes to several defined contribution retirement schemes which are available to employees. The assets of the schemes are held separately from those of the Group in independently administered funds. The Group has no further payment obligations once the contributions have been paid. The Group's contributions to these schemes are expensed as incurred.

#### (iii) Share-based compensation

The Group operates a number of equity-settled, share-based compensation plans. 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 over the vesting period is determined by reference to the fair value of the options granted, excluding the impact of any non-market vesting conditions (for example, profitability and sales growth targets).

Non-market vesting conditions are included in assumptions about the number of options that are expected to vest. At each balance sheet date, the Group revises its estimates of the number of options that are expected to vest based on the non-marketing vesting conditions. It recognises the impact of the revision of original estimates, if any, in the profit and loss account, 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.

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (V) Current and Deferred Income Tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Company and its subsidiaries, joint ventures and associated companies 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 establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

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. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or a liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, joint ventures and associated companies, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income 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 income taxes assets and liabilities relate to income taxes 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.

### (W) Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

### (X) 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, assessing performance of the operating segments and making strategies decisions, is identified as the Board of Directors of the Company.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (Y) Revenue Recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services in the ordinary course of the Group's activities. Revenue is recognised as follows:

#### (i) Properties

Revenue from pre-sales of properties under development is recognised when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and laws that apply to the contract, control of the properties under development may transfer over time or at a point in time. Control of the properties under development is transferred over time if the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

When control of the property transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the completed property.

#### (ii) Investment properties

Rental income from investment properties is recognised on a straight line basis over the terms of the respective leases.

#### (iii) Hotel and travel agency

Revenue from hotel room rental is recognised over time during the period of stay for the hotel guests.

Revenue from hotel food and beverage sales and other ancillary services is generally recognised at the point in time when the services are rendered.

Revenue from incentive travel tours is recognised over time and as gross when the service is delivered.

Revenue from sale of air tickets and hotel reservation arrangements are recognised at a point in time and as agency commission earned when the tickets and the confirmation documents are issued, respectively.

#### (iv) Financial investments

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which interest income is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset. Interest income for the POCI financial assets is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset using the credit-adjusted effective interest rate. At each reporting date, the Group assesses whether a financial asset is credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Dividend income is recognised when the right to receive payment is established.



## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (Z) 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 Hong Kong dollar, which are the Company's functional and the Group's presentation currency.

#### (ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. 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 recognised in the consolidated profit and loss account, except when deferred in equity as qualifying cash flow hedges.

Changes in the fair value of monetary securities denominated in foreign currency classified as financial assets at FVOCI are analysed between translation differences resulting from changes in the amortised cost of the securities and other changes in the carrying amount of the securities. Translation differences related to changes in the amortised cost are recognised in the consolidated profit and loss account, and other changes in the carrying amount are recognised in OCI.

Translation differences on non-monetary financial assets and liabilities such as equities held at FVPL are recognised in the consolidated profit and loss account as part of the fair value gain or loss. Translation differences on non-monetary financial assets such as equities classified as financial assets at FVOCI are included in OCI.

#### (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:

- (a) assets and liabilities for each balance sheet presented are translated at the closing rate at the date of that balance sheet;
- (b) income and expenses for each profit and loss account and statement of comprehensive income 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
- (c) all resulting currency translation differences are recognised in OCI.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (Z) Foreign Currency Translation (Continued)

#### (iii) Group companies (Continued)

On consolidation, exchange currency translation arising from the translation of the net investment in foreign operations, are taken to other comprehensive income. When a foreign operation is sold, all of the differences accumulated in equity are reclassified to the consolidated profit and loss account as part of the gain or loss on disposal.

Fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate. Currency translation differences arising are recognised in OCI.

### (AA) Borrowing Costs

Borrowing costs incurred on properties under development that necessarily take a substantial period of time to get ready for their intended use or sale are capitalised as part of the cost of the properties under development. Capitalisation of borrowing costs is suspended during the extended periods in which the Group suspends active development of properties under development.

All other borrowing costs are recognised in the consolidated profit and loss account in the period in which they are incurred.

### (AB) Leases

#### As the lessor

Lease income from operating leases where the Group is a lessor is recognised in income on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the balance sheet based on their nature. The Group did not need to make any adjustments to the accounting for assets held as lessor as a result of adopting the new leasing standard.

#### As the lessee

Leases are recognised as right-of-use assets and corresponding lease liabilities at the date at which the leased asset is available for use by the Group. Each lease payment is allocated between the lease liability and finance cost. The finance cost is charged to profit and loss account over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the lease liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

The right-of-use assets and lease liabilities arising from a lease are initially measured on a present value basis.

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (AB) Leases (Continued)

#### As the lessee (Continued)

The lease payments are discounted using the lessee's incremental borrowing rate, 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.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit and loss account 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.

Payments associated with short-term leases with a lease term of 12 months or less are recognised on a straight-line basis as an expense in profit and loss account.

### (AC) Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less and bank overdrafts.

### (AD) Related Parties

Related parties are individuals and companies, including subsidiaries, fellow subsidiaries, joint ventures and associated companies and key management (including close members of their families), where the individual, company or group has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions.

### (AE) Dividend Distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved by the Company's shareholders or directors where appropriate.

# Notes to the Financial Statements

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (AF) Scrip Dividend

Where the Company pays its dividends in the form of shares or gives the shareholders the options to receive a dividend in either cash or ordinary shares (referred to as scrip dividend), the shares issued are recognised at fair value.

### (AG) Financial Guarantee (Insurance Contracts)

The Company assesses at each balance sheet date the liabilities under its financial guarantee contracts using current estimates of future cash flows. Changes in carrying amount of these liabilities are recognised in the profit and loss account.

The Company accounts for its financial guarantee contracts in respect of guarantees provided to its subsidiaries and joint ventures in accordance with HKFRS 4, "Insurance Contracts".

### (AH) Derivative Financial Instruments and Hedging Activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. The Group designates certain derivatives as hedges of a particular risk associated with cash flow of recognised assets or liabilities and a highly probable forecast transactions (cash flow hedge).

The Group documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objectives and strategy for undertaking various hedging transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in cash flows of hedged items.

The effective portion of changes in the fair value of derivatives that are designated and qualified as cash flow hedges is recognised in hedging reserve within equity. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated profit and loss account within "net finance costs".

When a hedging instrument expires or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the consolidated profit and loss account. When the forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately transferred to the consolidated profit and loss account.

The full fair value of a hedging derivative is classified as a non-current asset or liability when the item is more than 12 months; it is classified as a current asset or liability when the remaining maturity of the hedged item is less than 12 months.

## 2 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

### (AI) Government Grants

Government grants are recognised in the consolidated profit and loss account initially when there is reasonable assurance that they will be received and that the group will comply with the conditions attaching to them. Grants that compensate the group for expenses incurred are recognised in profit or loss on a systematic basis in the same periods in which the expenses are incurred.

## 3 FINANCIAL RISK MANAGEMENT

### (I) Financial Risk Factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk and cash flow interest rate risk), credit risk and liquidity risk. The Group's overall risk management seeks to minimise potential adverse effects on the Group's financial performance. The Group uses derivative financial instruments to hedge certain risk exposures.

#### (a) Market risk

##### (i) Foreign exchange risk

The Group's operations are mainly in Hong Kong. Entities within the Group are exposed to foreign exchange risk from future commercial transactions and monetary assets and liabilities that are denominated in a currency that is not the entity's functional currency.

The Group has certain investments in foreign operations including Canada, Macau and Mainland China, whose net assets are exposed to foreign currency translation risk. Currency exposure arising from the net assets of the Group's foreign operations is managed primarily through borrowings denominated in the relevant foreign currencies.

The Group currently does not have a foreign currency hedging policy. It manages its foreign currency risk by closely monitoring the movement of the foreign currency rates.

Currency risks as defined by HKFRS 7 arise on account of monetary assets and liabilities being denominated in a currency that is not the functional currency, differences resulting from the translation of financial statements into the Group's presentation currency are not taken into consideration.

The Group is also exposed to foreign currency risk with respect to financial investments, derivative financial instruments, bank balances and borrowings which are denominated in United States dollar, Renminbi, Sterling pounds, Euros and Japanese yen.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

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

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

At 31st March 2023, the Group's entities with functional currency of Hong Kong dollar had United States dollars net monetary assets of HK\$7.3 billion (2022: HK\$5.0 billion). Under the Linked Exchange Rate System in Hong Kong, Hong Kong dollar is pegged to United States dollar, management considers that there is no significant foreign exchange risk with respect to United States dollar.

If the foreign currency had strengthened/weakened by 5%, with all other variables held constant, the Group's financial performance would have the following changes:

|              | 2023                                            |                                                                                                                    |          | 2022                                            |                                                                                                                    |          |
|--------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------|
|              | Net<br>monetary<br>assets<br>amount<br>HK\$'000 | Increase/(decrease)<br>in result attributable to<br>the shareholders of the Company<br>if exchange rate changes by |          | Net<br>monetary<br>assets<br>amount<br>HK\$'000 | Increase/(decrease)<br>in result attributable to<br>the shareholders of the Company<br>if exchange rate changes by |          |
|              |                                                 | +5%                                                                                                                | -5%      |                                                 | +5%                                                                                                                | -5%      |
|              | HK\$'000                                        | HK\$'000                                                                                                           | HK\$'000 | HK\$'000                                        | HK\$'000                                                                                                           | HK\$'000 |
| Renminbi     | 2,319,678                                       | 57,132                                                                                                             | (57,132) | 3,970,372                                       | 91,249                                                                                                             | (91,249) |
| Sterling     | 35,553                                          | 1,480                                                                                                              | (1,480)  | 79,233                                          | 3,301                                                                                                              | (3,301)  |
| Japanese Yen | 17,944                                          | 344                                                                                                                | (344)    | 15,336                                          | 351                                                                                                                | (351)    |
| Euro         | 2,129                                           | 45                                                                                                                 | (45)     | 3,356                                           | 67                                                                                                                 | (67)     |

##### (ii) Price risk

The Group is exposed to equity and debt securities price risk from the Group's financial investments and derivative financial instruments. The performance of the Group's investments is closely monitored, together with an assessment of their relevance to the Group's long term strategic plans.

The Group's listed investments in equity and debt securities of other entities (classified as financial assets at FVPL and financial assets at FVOCI) are traded in HKEX, London Stock Exchange ("LSE"), Shanghai Stock Exchange ("SSE"), Shenzhen Stock Exchange ("SZSE"), Singapore Stock Exchange ("SGX-ST") and Frankfurt Stock Exchange ("FSE"). The price of the Group's unlisted investments are quoted from brokers. Gains and losses arising from changes in fair value are dealt with in the profit and loss account and other comprehensive income respectively.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

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

##### (ii) Price risk (Continued)

For every 10% increase/decrease in the prices of financial instruments or underlying assets, with all other variables held constant, the Group's financial performance would have the following changes:

|                       | 2023                                                                                                                        |           |                                                                                                                        |          | 2022                                                                                                                        |           |                                                                                                                        |           |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------|-----------|
|                       | Increase/(decrease)<br>in result attributable<br>to shareholders<br>of the Company<br>if price changes by<br>+10%      -10% |           | Increase/(decrease)<br>in investment<br>revaluation reserve<br>of the Company<br>if price changes by<br>+10%      -10% |          | Increase/(decrease)<br>in result attributable<br>to shareholders<br>of the Company<br>if price changes by<br>+10%      -10% |           | Increase/(decrease)<br>in investment<br>revaluation reserve<br>of the Company<br>if price changes by<br>+10%      -10% |           |
|                       | HK\$'000                                                                                                                    | HK\$'000  | HK\$'000                                                                                                               | HK\$'000 | HK\$'000                                                                                                                    | HK\$'000  | HK\$'000                                                                                                               | HK\$'000  |
| Financial investments | 141,151                                                                                                                     | (141,151) | 21,977                                                                                                                 | (21,977) | 190,280                                                                                                                     | (190,280) | 221,729                                                                                                                | (221,729) |

##### (iii) Cash flow interest risk

Other than bank balances and deposits, financial investments with fixed coupons, mortgage loans receivables, loans receivables and advances to joint ventures (collectively "Interest Bearing Assets"), the Group has no other significant interest bearing assets. The Group's interest rate risk also arises from borrowings ("Interest Bearing Liabilities").

Interest Bearing Assets are mostly at fixed rates. Interest Bearing Liabilities are primarily issued at variable rates which therefore expose the Group to cash flow interest rate risk. The Group manages this risk by use of floating-to-fixed interest rate swaps.

At 31st March 2023, with all other variables held constant, if the interest rate had increased/decreased by 50 basis point, the Group's financial performance attributable to shareholders of the Company would have decreased/increased by HK\$28,745,000 (2022: HK\$31,695,000).



# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk

The credit risk of the Group mainly arises from bank balances and cash (note 20), financial investments (note 17), derivative financial instruments (note 24), as well as credit exposures to loan receivables, trade and other receivables.

#### ECL

The Group assesses on a forward-looking basis the ECL associated with financial assets carried at amortised cost, FVOCI and financial guarantee contracts. The measurement of ECL reflects:

- An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- The time value of money; and
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecast of future economic conditions.

The Group assesses the ECL for trade receivables based on a simplified approach.

The Group adopts a “three-stage” model for impairment based on changes in credit quality since initial recognition, to estimate the expected credit losses for financial assets measured at amortised cost (except for trade receivables, which applies simplified approach) and FVOCI debt securities other than those that are classified as POCI and financial guarantee contracts.

The key definition of the three stages are summarised below:

- Stage 1: For financial instruments with no significant increase in credit risk after initial recognition or that have low credit risk at the reporting date, the expected credit losses are recognised at an amount equal to the portion of lifetime expected credit losses that result from default events possible within the next 12 months;
- Stage 2: For financial instruments with significant increase in credit risk since initial recognition, but there is no objective evidence of impairment, lifetime expected credit losses are recognised and interest revenue is calculated on the gross carrying amount of the asset;
- Stage 3: For financial instruments in default at the end of the reporting period, lifetime expected credit losses are recognised and interest revenue is calculated on the net carrying amount of the assets.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk (Continued)

##### ECL (Continued)

POCI are financial assets that are credit-impaired on initial recognition. This might occur, for example, in a situation in which there was a substantial modification of a distressed asset that resulted in the derecognition of the original financial asset. In such a case, it may be possible for the modification to result in a new financial asset which is credit-impaired at initial recognition. The Group include the initial lifetime expected credit losses in the estimated cash flows when calculating the credit-adjusted effective interest rate. At each reporting date, an entity shall recognise in profit or loss the amount of the change in lifetime expected credit losses as an impairment gain or loss.

##### Significant change in credit risk (Stage 2)

The Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition on an ongoing basis. The Group sufficiently considers reasonable and supportable information, including forward-looking information, which reflects the significant increase in credit risk. The major factors considered include regulatory and business environment, external credit rating, repayment ability, operation capacity, repayment behaviours, etc. The Group compares the risk of a default occurring as at the end of the reporting period with that as at the date of initial recognition of one financial instrument or a portfolio of financial instruments that shares the similar credit risk characteristics. The Group also considers the following factors to determine whether there is significant increase in credit risk:

- Significant change in the financial instrument's credit rating;
- The Group, for economic or legal reasons relating to the borrower's financial difficulty, granting to the borrower a concession that the Group would not otherwise consider;
- The borrower fails to make contractual payments within 30 days and 90 days of when they fall due, except for debt securities;
- Significant changes in the technological, market, economic or legal environment that have an adverse effect on the issuer;
- A significant decline in the market price of debt instrument.

##### Definition of default (Stage 3)

The Group considers that loan receivables, trade and other receivables are in default when the counterparty fails to make contractual payments within 90 days of when they fall due. The Group also considers that debt securities are in default when an event of default occurs and is not rectified within the prescribed grace period for remedial action as stipulated in that financial instrument. The Group also consider the financial asset to be in default when it is highly probable that the borrower will enter bankruptcy or have difficulty in refinancing and have no other realistic option than to restructure their debt.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk (Continued)

The Group is subject to credit risk exposure according to their relevant credit risk classification:

| Gross carrying amount                                                            | Simplified approach<br>HK\$'000 | Stage 1<br>HK\$'000 | Stage 2<br>HK\$'000 | Stage 3<br>HK\$'000 | POCI<br>HK\$'000 |
|----------------------------------------------------------------------------------|---------------------------------|---------------------|---------------------|---------------------|------------------|
| <b>31st March 2023</b>                                                           |                                 |                     |                     |                     |                  |
| Bank balances and cash                                                           |                                 |                     |                     |                     |                  |
| Unrestricted cash                                                                | -                               | 1,031,027           | -                   | -                   | -                |
| Restricted cash                                                                  | -                               | 188,932             | -                   | -                   | -                |
| Amount due from joint ventures<br>and associated companies                       | -                               | 2,393,487           | -                   | -                   | -                |
| Loan receivables                                                                 | -                               | 18,228              | -                   | 6,722               | -                |
| Trade and other receivables<br>excluding interest receivables                    | 67,207                          | 53,717              | -                   | -                   | -                |
| Financial assets at FVOCI,<br>amortised cost and related<br>interest receivables | -                               | 95,147              | 3,423               | 5,918,962           | 925,538          |
| <b>31st March 2022</b>                                                           |                                 |                     |                     |                     |                  |
| Bank balances and cash                                                           |                                 |                     |                     |                     |                  |
| Unrestricted cash                                                                | -                               | 881,517             | -                   | -                   | -                |
| Restricted cash                                                                  | -                               | 374,330             | -                   | -                   | -                |
| Amount due from joint ventures<br>and associated companies                       | -                               | 2,281,206           | -                   | -                   | -                |
| Loan receivables                                                                 | -                               | 3,323               | -                   | 8,812               | -                |
| Trade and other receivables<br>excluding interest receivables                    | 54,790                          | 95,585              | -                   | -                   | -                |
| Financial assets at FVOCI and<br>related interest receivables                    | -                               | 488,644             | 624,368             | 2,781,003           | 763,903          |

For cash and banks, the Group has limited its credit exposure by restricting the selection of financial institutions.

For amounts due from joint venture and associated companies, the advances are mainly for financing the underlying property development projects. Management considered the credit risk of these advances to be immaterial given the property development projects are currently progressing according to plan and there are sufficient headroom comparing to the underlying cost.

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk (Continued)

Trade receivables mainly represents rental receivables and receivables from hotel operation. The Group requests rental deposits from tenants to minimise the credit exposure to the Group. Receivables from hotel operations mainly represents receivables from credit cards which are from reputable financial institutions. Considering the above, the Group considers the credit risk to be minimal.

Other receivables and loan receivables mainly represents other rental receivables and loan receivables from third parties. The credit exposures are assessed based on the credit quality of the debtors, taking into account their financial position, past experience and other factors. Individual risk limits are set by management and the utilisation of credit limits is regularly monitored. The exposure to these credit risks are monitored on an ongoing basis. The Group has made an ECL of HK\$1.7 million as at 31 March 2023 (2022: HK\$1.7 million) for other receivables and loan receivables.

Since the year ended 31st March 2022, the PRC government intensified efforts to limit developers' leverage, which had a negative impact on the overall real estate sector and had affected market confidence. Given the change in market conditions, the credit risk for a number of issuers of the debt securities that the Group holds has significantly increased and some of which have been in default in making interest and principal payments. Several real estate developers, by extending or restructuring their debts, have effectively addressed their liquidity issues. This entails an extension of loan maturity, with amortisation over the tenor, and coupon rates unchanged or reduced without any principal haircut on the debt. Other Chinese developers are pursuing similar solutions. Towards the end of 2022, the PRC government had implement measures to ease the liquidity issue in the PRC property sector. However the liquidity in the market remained tight as at 31 March 2023 and a substantial portion of the financial assets at FVOCI, amortised cost and related interest receivable were classified as stage 3.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk (Continued)

During the year, the following loss allowances were recognised in consolidated profit and loss account in relation to the Group's debt securities at FVOCI and amortised cost.

|                                                                 | Stage 1                |                 | Stage 2                |                 | Stage 3                |                        | POCI                   |                 | Total                  |                        |
|-----------------------------------------------------------------|------------------------|-----------------|------------------------|-----------------|------------------------|------------------------|------------------------|-----------------|------------------------|------------------------|
|                                                                 | Fair value<br>HK\$'000 | ECL<br>HK\$'000 | Fair value<br>HK\$'000 | ECL<br>HK\$'000 | Fair value<br>HK\$'000 | ECL<br>HK\$'000        | Fair value<br>HK\$'000 | ECL<br>HK\$'000 | Fair value<br>HK\$'000 | ECL<br>HK\$'000        |
| <b>2023</b>                                                     |                        |                 |                        |                 |                        |                        |                        |                 |                        |                        |
| At 31st March 2022                                              | 429,994                | 5,181           | 469,944                | 89,660          | 2,162,386              | 3,505,242              | 733,410                | 48,770          | 3,795,734              | 3,648,853              |
| New assets originated or purchased                              | 89,126                 | 142             | 392,024                | 87,631          | 293,643                | 63,935                 | 289,629                | 4,927           | 1,064,422              | 156,635                |
| Payments and assets derecognised                                | (116,529)              | -               | (57,270)               | (416)           | (723,328)              | (53,400)               | (35,427)               | -               | (932,554)              | (53,816)               |
| Transfers to Stage 3                                            | (313,465)              | (2,181)         | (801,093)              | (175,978)       | 1,114,558              | 178,159                | -                      | -               | -                      | -                      |
| Credit quality related changes                                  | -                      | 259             | -                      | 170             | -                      | 1,284,339              | -                      | 333,920         | -                      | 1,618,688              |
| Change in fair value                                            | 3,244                  | -               | (344)                  | -               | 2,130,962              | -                      | (118,617)              | -               | 2,015,245              | -                      |
| Transfer to cost of sale                                        | 92,370                 | 3,401           | 3,261                  | 1,067<br>(897)  | 4,978,221              | 4,978,275<br>(53,937)  | 868,995                | 387,617         | 5,942,847              | 5,370,360<br>(54,834)  |
| At 31st March 2023                                              | 92,370                 | 3,401           | 3,261                  | 170             | 4,978,221              | 4,924,338              | 868,995                | 387,617         | 5,942,847              | 5,315,526              |
| <b>Total ECL charge to profit and loss account for the year</b> |                        |                 |                        |                 |                        |                        |                        |                 |                        | 1,721,507              |
| <b>2022</b>                                                     |                        |                 |                        |                 |                        |                        |                        |                 |                        |                        |
| At 31st March 2021                                              | 12,388,951             | 82,671          | 267,460                | 76,513          | -                      | 661,651                | -                      | -               | 12,656,411             | 820,835                |
| New assets originated or purchased                              | 2,076,841              | 53,608          | -                      | -               | -                      | -                      | 852,613                | -               | 2,929,454              | 53,608                 |
| Payments and assets derecognised                                | (3,583,625)            | (17,091)        | -                      | -               | -                      | -                      | -                      | -               | (3,583,625)            | (17,091)               |
| Transfers to Stage 2                                            | (1,057,948)            | (28,811)        | 1,057,948              | 28,811          | -                      | -                      | -                      | -               | -                      | -                      |
| Transfers to Stage 3                                            | (9,400,404)            | (84,098)        | (267,460)              | (74,249)        | 9,667,864              | 158,347                | -                      | -               | -                      | -                      |
| Credit quality related changes                                  | -                      | (1,098)         | -                      | 58,585          | -                      | 2,836,895              | -                      | 48,770          | -                      | 2,943,152              |
| Change in fair value                                            | 6,179                  | -               | (588,004)              | -               | (7,505,478)            | -                      | (119,203)              | -               | (8,206,506)            | -                      |
| Transfer to cost of sale                                        | 429,994                | 5,181           | 469,944                | 89,660          | 2,162,386              | 3,656,893<br>(151,651) | 733,410                | 48,770          | 3,795,734              | 3,800,504<br>(151,651) |
| At 31st March 2022                                              | 429,994                | 5,181           | 469,944                | 89,660          | 2,162,386              | 3,505,242              | 733,410                | 48,770          | 3,795,734              | 3,648,853              |
| <b>Total ECL charge to profit and loss account for the year</b> |                        |                 |                        |                 |                        |                        |                        |                 |                        | 2,979,669              |

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk (Continued)

The Group estimates the loss allowances for FVOCI financial investments under stage 1 and stage 2 by referencing to data published by credible rating agencies and other forward-looking factors which taking into account of macro economic information for the latest development of the issuer.

For the credit-impaired debt securities (stage 3), the impairment loss was estimated based on management's assessment on the eventual shortfall of cash recoverable using a lifetime expected credit loss model. The impairment assessment used key inputs based on financial information extracted from the most recent available financial information of the issuer.

The assessments on the debt securities at FVOCI in Stage 3 involved probability weighted outcomes and calculation of an expected value as a whole. Such outcomes include:

- For the notes subject to a restructuring scheme announced by the issuer, discounted cashflow method was used according to the accounting standards. The cashflow and timing set out in the approved scheme was adopted, discount factors were determined using original purchase yield, and scenarios analysis in estimation was applied according to the accounting standards.
- For the notes with no scheme of arrangement announced, some of them already had relatively advanced draft restructuring terms whereas some of them, despite no restructuring terms having been agreed, had directional guidance on the restructuring (e.g. no haircut on principal, amortisation within certain number of years, etc.). Assessments on these notes included formulation of various probable restructuring plans (e.g. longer repayment period, reduced coupon rates and/or haircut on principal amount, and implementation date), thereafter various discounted cashflows based on different probable restructuring plans were conducted for these notes.
- Deferral of repayments under the restructuring terms (as per the announced restructuring plan or the probable restructuring plans formulated by management) by 1 to 2 instalments, and same valuation work as mentioned above was conducted based on the longer repayment periods under the respective restructuring plans.
- Recovering the investment through sales of the notes in the market based on its market price at 31st March 2023.
- Liquidation of the issuer, in which case a discount was applied to the issuer's consolidated assets at its latest published balance sheet date to arrive at a breakup value of the assets, and a present value of such assets after factoring in the time needed for realisation of the assets. The amount was then applied towards settlement of liabilities of the issuer, taking into account the rankings and priorities of those debts.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

#### (b) Credit risk (Continued)

After calculating the expected values of each financial investment under different scenarios derived from the above principles, a probability weight in percentage was assigned for each scenario with a higher probability weight being assigned to the scenario to reflect the most likely outcome and vice versa, and a weighted ECL was calculated for each financial asset.

The below table illustrates the major contributors for the ECL that have defaulted during the year ended 31st March 2023 and the assumptions used in estimating the ECL recorded:

| Issuer of debt securities | Unrealised gain/(loss) for the year ended 31st March 2023<br>HK\$ million | Increase in ECL recorded in profit and loss for the year ended 31st March 2023<br>HK\$ million | ECL balances as at 31st March 2023<br>HK\$ million | Scenario                                      | Scenario probability | Payment terms | Coupon rate |
|---------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------|----------------------|---------------|-------------|
| Bond issuer 1             | 953                                                                       | 671                                                                                            | 2,041                                              | Restructuring<br>Straight sale<br>Liquidation | 2.5% - 95%           | 4 - 8 years   | 5.5% - 7.5% |
| Bond issuer 2             | 59                                                                        | 159                                                                                            | 212                                                | Restructuring<br>Straight sale<br>Liquidation | 5% - 45%             | 4 years       | 3% - 6%     |
| Bond issuer 3             | (25)                                                                      | 153                                                                                            | 201                                                | Liquidation                                   | 100%                 | N/A           | N/A         |
| Bond issuer 4             | (159)                                                                     | 141                                                                                            | 229                                                | Restructuring<br>Straight sale<br>Liquidation | 5% - 70%             | 2.75 years    | 7.5% - 9%   |
| Bond issuer 5             | (116)                                                                     | 183                                                                                            | 183                                                | Restructuring<br>Liquidation                  | 10% - 90%            | 3 years       | 7% - 7.5%   |

#### (c) Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its current obligations when they fall due. The Group closely monitors its liquidity through maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of committed credit facilities and compliance of financial covenants of borrowings. The Group maintains flexibility in funding by keeping committed credit lines available and maintaining a reasonable level of marketable securities to meet any unexpected and material cash requirements in the course of ordinary business and to provide contingency liquidity support. At 31st March 2023, the unutilised credit facilities available to the Group amounted to HK\$6,603,000,000 (2022: HK\$7,387,000,000).

The relevant maturity groupings on the contractual undiscounted cash flows based on the remaining period at the balance sheet date to the contractual maturity date of the Group's financial liabilities are analysed in the financial statements.



# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (I) Financial Risk Factors (Continued)

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

The tables below analyse the Group's financial liabilities that will be settled into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual face value without applying discounted cash flow model based on the earliest date on which the Group is required to pay. To the extent that interest flows are at floating rate, the undiscounted amount is derived from interest rate at the end of the reporting period.

|                                     | On demand<br>HK\$'000 | Within 1 year<br>HK\$'000 | Between<br>1 to 5 years<br>HK\$'000 | After 5 year<br>HK\$'000 | Total<br>undiscounted<br>cash flows<br>HK\$'000 |
|-------------------------------------|-----------------------|---------------------------|-------------------------------------|--------------------------|-------------------------------------------------|
| <b>At 31st March 2023</b>           |                       |                           |                                     |                          |                                                 |
| Non-derivative                      |                       |                           |                                     |                          |                                                 |
| Trade and other payables            | -                     | 187,384                   | -                                   | -                        | 187,384                                         |
| Amount due to joint ventures        | -                     | 297,425                   | -                                   | -                        | 297,425                                         |
| Amount due to an associated company | -                     | 193,050                   | -                                   | -                        | 193,050                                         |
| Borrowings                          |                       |                           |                                     |                          |                                                 |
| - Principal                         | -                     | 3,957,700                 | 12,593,327                          | 352,000                  | 16,903,027                                      |
| - Interest                          | -                     | 685,862                   | 962,008                             | 8,100                    | 1,655,970                                       |
| Lease liabilities                   | -                     | 6,542                     | -                                   | -                        | 6,542                                           |
| Derivative financial instruments    | -                     | 5,327,963                 | 13,555,335                          | 360,100                  | 19,243,398                                      |
| Net inflow                          | -                     | (187,962)                 | (246,078)                           | (11,928)                 | (445,968)                                       |
|                                     | -                     | 5,140,001                 | 13,309,257                          | 348,172                  | 18,797,430                                      |
| <b>At 31st March 2022</b>           |                       |                           |                                     |                          |                                                 |
| Non-derivative                      |                       |                           |                                     |                          |                                                 |
| Trade and other payables            | -                     | 199,687                   | -                                   | -                        | 199,687                                         |
| Amount due to joint ventures        | -                     | 311,392                   | -                                   | -                        | 311,392                                         |
| Amount due to an associated company | -                     | 206,250                   | -                                   | -                        | 206,250                                         |
| Borrowings                          |                       |                           |                                     |                          |                                                 |
| - Principal                         | 407,000               | 3,665,077                 | 13,630,700                          | -                        | 17,702,777                                      |
| - Interest                          | -                     | 302,538                   | 448,798                             | -                        | 751,336                                         |
| Lease liabilities                   | -                     | 8,174                     | 5,738                               | -                        | 13,912                                          |
| Derivative financial instruments    | 407,000               | 4,693,118                 | 14,085,236                          | -                        | 19,185,354                                      |
| Net outflow                         | -                     | 57,378                    | 102,257                             | 6,886                    | 166,521                                         |
|                                     | 407,000               | 4,750,496                 | 14,187,493                          | 6,886                    | 19,351,875                                      |

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (II) 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. The Group monitors capital on the basis of the gearing ratio against revalued net assets (note (a)). Revalued net assets are prepared having taken into account the fair value of hotel properties, net of relevant deferred income taxes, in addition to the net assets shown in the consolidated balance sheet prepared in accordance with HKFRS. According to the Group's accounting policies, no properties other than investment properties are to be carried at valuation. Details of the valuation of the hotel properties, prepared for readers' information only, are set out in note 15(a) to the financial statements.

The gearing ratio against Revalued net assets is calculated as net debt divided by Revalued net assets. Net debt is calculated as total borrowings (including current and non-current as shown in the consolidated balance sheet) less bank balances and cash.

The gearing ratios at 31st March 2023 and 2022 were as follows:

|                                                 | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------|------------------|------------------|
| Borrowings (note 23)                            | 16,766,987       | 17,566,082       |
| Less: bank balances and cash (note 20)          | (1,219,959)      | (1,255,847)      |
| Net debt                                        | 15,547,028       | 16,310,235       |
| Revalued net assets (note (a))                  | 31,407,452       | 26,266,521       |
| Gearing ratio – net debt to revalued net assets | 50%              | 62%              |

Notes:

- (a) "Revalued net assets" and "Revalued total assets" are not a measure of financial performance under generally accepted accounting principles in Hong Kong. The Revalued net assets measures and Revalued total assets measures used by the Group may not be comparable to other similarly titled measures of other companies and should not necessarily be construed as an alternative to net assets and total assets as determined in accordance with HKFRS.

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (III) Fair Value Estimation

Financial instruments carried at fair value are categorised into 3 levels defined as follows:

**(i) Financial instruments in level 1**

The fair value of financial instruments traded in active markets (such as listed equity securities) is based on quoted market prices at the balance sheet date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price; the appropriate quoted market price for financial liabilities is the current ask price. These instruments are included in level 1.

**(ii) Financial instruments in level 2**

The fair value of financial instruments that are not traded in an active market (over-the-counter investments and derivatives) is determined by using latest available transaction price or valuation techniques. Judgements as to whether there is an active market may include, but not restricted to, consideration of factors such as the magnitude and frequency of trading activities, the availability of prices and the size of bid/ask spreads. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each balance sheet date. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 2 instruments include positions that are not traded in active markets and/or are subject to transfer restrictions, valuations may be adjusted to reflect illiquidity and/or non-transferability, which are generally based on available market information.

**(iii) Financial instruments and related interest receivable in level 3**

If one or more of the significant inputs is not based on observable market data, the instruments are included in level 3.

Level 3 instruments comprise unlisted equity securities, unlisted funds and defaulted debt securities whose transaction price or quoted price does not represent fair value. Fair values of these instruments have been determined using appropriate valuation techniques with references including quoted prices and asset-based values from financial institutions and other prices observed in recent transactions.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (III) Fair Value Estimation (Continued)

The following table presents the Group's financial instruments that are measured at fair value at 31st March 2023 and 2022:

|                                  | Level 1<br>HK\$'000 | Level 2<br>HK\$'000 | Level 3<br>HK\$'000 |
|----------------------------------|---------------------|---------------------|---------------------|
| <b>2023</b>                      |                     |                     |                     |
| Assets                           |                     |                     |                     |
| Financial assets at FVOCI        | 343,252             | 184,517             | 5,565,436           |
| Financial assets at FVPL         | 122,428             | 1,750,095           | 522,123             |
| Interest receivable              | –                   | –                   | 995,774             |
| Derivative financial instruments | –                   | 432,066             | –                   |
|                                  | <b>465,680</b>      | <b>2,366,678</b>    | <b>7,083,333</b>    |
|                                  | Level 1<br>HK\$'000 | Level 2<br>HK\$'000 | Level 3<br>HK\$'000 |
| <b>2022</b>                      |                     |                     |                     |
| Assets                           |                     |                     |                     |
| Financial assets at FVOCI        | 258,362             | 2,817,702           | 1,060,734           |
| Financial assets at FVPL         | 116,335             | 3,176,632           | 170,075             |
| Derivative financial instruments | –                   | 286,914             | –                   |
|                                  | <b>374,697</b>      | <b>6,281,248</b>    | <b>1,230,809</b>    |
| Liabilities                      |                     |                     |                     |
| Derivative financial instruments | –                   | 676                 | –                   |

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (III) Fair Value Estimation (Continued)

The following table presents the changes in level 3 financial instruments and related interest receivable for the year ended 31st March 2023 and 2022:

|                           | HK\$'000         |
|---------------------------|------------------|
| At 31st March 2022        | 1,230,809        |
| Net disposal              | (38,598)         |
| Transfer out of level 3   | (61,818)         |
| Transfer into level 3*    | 5,952,940        |
| <b>At 31st March 2023</b> | <b>7,083,333</b> |

|                       | HK\$'000  |
|-----------------------|-----------|
| At 31st March 2021    | 187,587   |
| Net addition          | 734,928   |
| Transfer into level 3 | 308,294   |
| At 31st March 2022    | 1,230,809 |

The Group's policy is to recognise transfer into and out of fair value hierarchy levels as at the end of the reporting period.

There were no transfer between level 1 and level 2 fair value measurements during the year.

\* As at 31st March 2023, the Group transferred an amount of financial assets at FVOCI and financial assets at FVPL into level 3 which was mainly resulting from minimal relevant transaction volume and executable quotes and the transaction price or quoted price does not represent fair value. This resulted the Group using discounted cashflow in valuing the fair value of the financial assets at FVOCI, which included the use of estimated cashflows and appropriate discount rates, which are unobservable.

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (III) Fair Value Estimation (Continued)

The following table summarise the quantitative information about the significant unobservable input used in level 3 fair value measurement:

| Description                  | Fair value<br>HK\$'000 | Valuation technique              | Unobservable input                                                                                           | Relationship of<br>unobservable<br>input to fair value                                                                                                                                                                                                                                                                                                                             |
|------------------------------|------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>As at 31st March 2023</b> |                        |                                  |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                    |
| Financial assets at FVOCI    | 5,465,779              | Discounted cash flow methodology | Discount rate of 28%-35% and scenario analysis of different probability on estimated cash flow from the bond | The higher the estimated cash flow from the underlying bond, the higher the fair value. The higher the discount rate, the lower the fair value. If the discount rate had increased/decreased by 1%, with all other variables held constant, the Group's fair value attributable to shareholders of the Company would have decreased by HK\$83,925,000/increased by HK\$97,013,000. |
| Interest receivable          | 995,774                |                                  |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                    |
| Financial assets at FVOCI    | 99,657                 | Asset-based valuation            | Net asset value                                                                                              | The higher the net asset values, the higher the fair value                                                                                                                                                                                                                                                                                                                         |
| Financial assets at FVPL     | 416,491                | Discounted cash flow methodology | Discount rate of 22% and scenario analysis of different probability on estimated cash flow from the bond     | The higher the estimated cash flow from the underlying bond, the higher the fair value. The higher the discount rate, the lower the fair value. If the discount rate had increased/decreased by 1%, with all other variables held constant, the Group's fair value attributable to shareholders of the Company would have decreased by HK\$886,000/increased by HK\$1,155,000.     |
| Financial assets at FVPL     | 87,739                 | Asset-based valuation            | Net asset value                                                                                              | The higher the net asset values, the higher the fair value                                                                                                                                                                                                                                                                                                                         |
| Financial assets at FVPL     | 17,893                 | Third party valuation report     | Fair value of the underlying property based on valuation model                                               | The higher the net asset values, the higher the fair value                                                                                                                                                                                                                                                                                                                         |

# Notes to the Financial Statements

## 3 FINANCIAL RISK MANAGEMENT (CONTINUED)

### (III) Fair Value Estimation (Continued)

The following table summarise the quantitative information about the significant unobservable input used in level 3 fair value measurement: (Continued)

| Description                 | Fair value<br>HK\$'000 | Valuation technique                 | Unobservable input                                                      | Relationship of<br>unobservable<br>input to fair value                                                                                                            |
|-----------------------------|------------------------|-------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| As at 31st March 2022       |                        |                                     |                                                                         |                                                                                                                                                                   |
| Financial asset<br>at FVOCI | 978,031                | Discounted cash<br>flow methodology | Discount rate of<br>15%-25% on estimated<br>cash inflow from the bond   | The higher the estimated<br>cash flow from the<br>underlying bond, the<br>higher the fair value.<br>The higher the<br>discount rate, the lower<br>the fair value. |
| Financial asset<br>at FVOCI | 82,703                 | Asset-based<br>valuation            | Net asset value                                                         | The higher the net asset<br>value, the higher<br>the fair value.                                                                                                  |
| Financial asset<br>at FVPL  | 154,795                | Asset-based<br>valuation            | Net asset value                                                         | The higher the net asset<br>value, the higher<br>the fair value.                                                                                                  |
| Financial asset<br>at FVPL  | 15,280                 | Third party<br>valuation report     | Fair value of the<br>underlying property<br>based on valuation<br>model | The higher the<br>underlying property,<br>the higher the fair value.                                                                                              |



# Notes to the Financial Statements

## 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

In preparing this consolidated financial statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31st March 2022.

The estimates and assumptions that may have a significant effect on the carrying amounts of assets and liabilities within the next financial year are set out below.

### (A) ECL for Financial Investments

The measurement of the ECL for financial investments is an area that requires significant assumptions about future economic conditions and credit behaviour. These financial investments mainly represent debt securities at FVOCI and amortised cost.

Significant judgements are required in applying the accounting requirements for measuring ECL. The Group assessed whether the credit risk of these debt securities increased significantly since their initial recognition, and applied a three-stage impairment model approach to calculate the ECL except for POCI financial assets. For these debt securities that are classified as stage 1 or stage 2, the Group assessed the ECL using a model that incorporated relevant assumptions, including PD and LGD. For these debt securities classified as stage 3, the Group assessed ECL for each using a discounted cashflow model with probability weightings given to different probable scenarios. For POCI, the Group estimates the lifetime expected credit losses using discounted cash flows from the investment at each reporting date. The assumptions also take into account forward-looking estimates by referencing to macro-economic factors.

The uncertainty estimates of the recent market conditions and the volatility of the PRC real estate industry, the use of complex models, involvement of significant management judgements and assumptions gave rise to a higher risk of uncertainty in such assessment.

### (B) Fair Value of Level 3 Financial Assets at FVOCI

The measurement of fair value for financial assets at FVOCI involved the use of unobservable inputs which may lead to estimation uncertainty. The significant unobservable inputs included estimated future cashflow and the discount rate applied. Although the Group believes that its estimates of fair value are appropriate, the use of different methodology or assumption could lead to different measurement of fair value. For further details, please refer to note 3(III).

## 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

### (C) Estimate of Fair Value of Investment Properties

At 31st March 2023, the Group had investment properties with fair value of HK\$10,760,246,000 (2022: HK\$9,959,069,000). The best evidence of fair value is current prices in an active market for similar properties. In the absence of such information, the amount is determined within a range of reasonable fair value estimates. Information from a variety of sources are considered in making the judgement:

- (i) current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences; and
- (ii) recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices.

The Group assessed the fair value of its investment properties based on valuation determined by independent and professional qualified valuers.

Detail of the judgement and assumptions have been disclosed in note 14.

### (D) Recoverability of Properties Under Development for Sale

The Group assesses the carrying amounts of properties under development for sale according to their estimated net realisable value based on the realisability of these properties, taking into account construction costs to completion based on the existing development plans and the estimation of selling prices of the properties of comparable locations and conditions. Provision is made when events or changes in circumstances indicate that the carrying amounts may not be fully realised. The assessment requires the use of significant estimates.

### (E) Impairment of Trade and Other Receivables and Loan Receivables

The Group measures the loss allowance using a lifetime expected credit loss for trade receivables. To measure the expected credit losses, trade receivables assets have been grouped based on shared credit risk characteristics and the days past due. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

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. Impairment losses on trade and other receivables are recognised in the profit and loss account within "cost of sales" and "selling and administrative expenses". Trade and other receivables are written off (either partially or in full) when there is no reasonable expectation of recovery.

Impairment losses on trade and other receivables and loan receivables are recognised in the profit and loss account within "cost of sales" and "selling and administrative expenses". Trade and other receivables and loan receivables are written off (either partially or in full) when there is no reasonable expectation of recovery.

# Notes to the Financial Statements

## 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

### (F) Income Taxes

The Group is subject to income taxes in Hong Kong and other jurisdictions. Judgement is required in certain provision for income taxes for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for potential tax exposures based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current and deferred income tax provisions in the period in which such determination is made.

Recognition of deferred income tax assets (note 25), which principally relate to tax losses, depends on the management's expectations of future taxable profit that will be available against which tax losses can be utilised. The outcome of their actual utilisation may be different.

## 5 SEGMENT INFORMATION

The Group is principally engaged in property management, development and investment, hotel, travel operation and securities investments. Revenue includes revenue from property management, property sales and leasing, hotel and travel operation, management services, interest income and dividend income.

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is responsible for allocating resources and assessing performance of the operating segments. The operating segments were determined based on the reports reviewed by the chief operating decision-maker. The Group is organised into four main operating segments, comprising property sales, property leasing, hotel and travel and financial investments. Segment assets consist primarily of property, plant and equipment, investment properties, financial investments, other non-current assets, hotel inventories, properties under development/held for sale and trade and other receivables. Segment liabilities comprise mainly borrowings, trade and other payables and contract liabilities.

# Notes to the Financial Statements

## 5 SEGMENT INFORMATION (CONTINUED)

|                                                                                                  | Property<br>sales<br>HK\$'000 | Property<br>leasing<br>HK\$'000 | Hotel<br>and travel<br>HK\$'000 | Financial<br>investments<br>HK\$'000 | Others<br>HK\$'000 | Total<br>HK\$'000 |
|--------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------|---------------------------------|--------------------------------------|--------------------|-------------------|
| <b>2023</b>                                                                                      |                               |                                 |                                 |                                      |                    |                   |
| Segment revenue                                                                                  | 6,750                         | 145,428                         | 167,029                         | 1,943,802                            | 39,939             | 2,302,948         |
| Contribution to segment results                                                                  | (13,687)                      | 115,306                         | 38,288                          | 1,897,095                            | 29,474             | 2,066,476         |
| Depreciation                                                                                     | (13,681)                      | –                               | (168,442)                       | –                                    | (40,584)           | (222,707)         |
| Net investment loss                                                                              | –                             | –                               | –                               | (1,634,940)                          | –                  | (1,634,940)       |
| Fair value gain of investment<br>properties                                                      | –                             | 799,273                         | –                               | –                                    | –                  | 799,273           |
| Share of profits less losses of<br>Joint ventures                                                | 422,097                       | –                               | –                               | –                                    | 20                 | 422,117           |
| Associated companies                                                                             | –                             | 10,728                          | –                               | –                                    | –                  | 10,728            |
| Segment results                                                                                  | 394,729                       | 925,307                         | (130,154)                       | 262,155                              | (11,090)           | 1,440,947         |
| Unallocated corporate expenses                                                                   |                               |                                 |                                 |                                      |                    | (185,453)         |
| Net finance costs                                                                                |                               |                                 |                                 |                                      |                    | (418,526)         |
| Profit before income tax                                                                         |                               |                                 |                                 |                                      |                    | 836,968           |
| <b>2022</b>                                                                                      |                               |                                 |                                 |                                      |                    |                   |
| Segment revenue                                                                                  | 11,250                        | 177,502                         | 75,810                          | 2,486,919                            | 37,192             | 2,788,673         |
| Contribution to segment results                                                                  | (721)                         | 149,971                         | (22,993)                        | 2,476,398                            | 27,901             | 2,630,556         |
| Depreciation                                                                                     | (8,315)                       | –                               | (176,978)                       | –                                    | (38,870)           | (224,163)         |
| Net investment loss                                                                              | –                             | –                               | –                               | (4,081,491)                          | –                  | (4,081,491)       |
| Fair value gain of investment<br>properties                                                      | –                             | 494,571                         | –                               | –                                    | –                  | 494,571           |
| Written back of provision for<br>impairment in value of properties<br>under development for sale | 61,830                        | –                               | –                               | –                                    | –                  | 61,830            |
| Share of profits less losses of<br>Joint ventures                                                | 15,551                        | –                               | –                               | –                                    | (10)               | 15,541            |
| Associated companies                                                                             | –                             | 11,211                          | –                               | –                                    | (502)              | 10,709            |
| Segment results                                                                                  | 68,345                        | 655,753                         | (199,971)                       | (1,605,093)                          | (11,481)           | (1,092,447)       |
| Unallocated corporate expenses                                                                   |                               |                                 |                                 |                                      |                    | (168,935)         |
| Net finance costs                                                                                |                               |                                 |                                 |                                      |                    | (339,129)         |
| Loss before income tax                                                                           |                               |                                 |                                 |                                      |                    | (1,600,511)       |

# Notes to the Financial Statements

## 5 SEGMENT INFORMATION (CONTINUED)

|                                         | Business segments             |                                 |                                 |                                      |                    |                         | Total<br>HK\$'000 |
|-----------------------------------------|-------------------------------|---------------------------------|---------------------------------|--------------------------------------|--------------------|-------------------------|-------------------|
|                                         | Property<br>sales<br>HK\$'000 | Property<br>leasing<br>HK\$'000 | Hotel<br>and travel<br>HK\$'000 | Financial<br>investments<br>HK\$'000 | Others<br>HK\$'000 | Unallocated<br>HK\$'000 |                   |
| <b>2023</b>                             |                               |                                 |                                 |                                      |                    |                         |                   |
| Assets                                  | 11,181,016                    | 12,025,745                      | 5,830,306                       | 9,811,157                            | 226,906            | 3,604,827               | 42,679,957        |
| Assets include:                         |                               |                                 |                                 |                                      |                    |                         |                   |
| Joint ventures and associated companies | 5,750,909                     | 1,214,718                       | –                               | –                                    | 24,704             | –                       | 6,990,331         |
| Addition to non-current assets*         | 12,896                        | 1,904                           | 17,908                          | –                                    | 32,130             | 3,436                   | 68,274            |
| Liabilities                             |                               |                                 |                                 |                                      |                    |                         |                   |
| Borrowings                              | 5,073,714                     | 1,818,976                       | 4,151,002                       | –                                    | –                  | 5,723,295               | 16,766,987        |
| Other unallocated liabilities           |                               |                                 |                                 |                                      |                    |                         | 1,957,171         |
|                                         |                               |                                 |                                 |                                      |                    |                         | 18,724,158        |
| <b>2022</b>                             |                               |                                 |                                 |                                      |                    |                         |                   |
| Assets                                  | 10,306,692                    | 11,213,408                      | 5,968,423                       | 8,487,198                            | 220,020            | 3,323,681               | 39,519,422        |
| Assets include:                         |                               |                                 |                                 |                                      |                    |                         |                   |
| Joint ventures and associated companies | 5,458,747                     | 1,203,990                       | –                               | –                                    | 29,182             | –                       | 6,691,919         |
| Addition to non-current assets*         | 144,134                       | 10,411                          | 149,948                         | –                                    | 122,044            | 5,085                   | 431,622           |
| Liabilities                             |                               |                                 |                                 |                                      |                    |                         |                   |
| Borrowings                              | 5,182,700                     | 1,761,674                       | 3,519,378                       | 554,631                              | –                  | 6,547,699               | 17,566,082        |
| Other unallocated liabilities           |                               |                                 |                                 |                                      |                    |                         | 1,902,757         |
|                                         |                               |                                 |                                 |                                      |                    |                         | 19,468,839        |

\* These amounts exclude financial instruments and deferred income tax assets.

# Notes to the Financial Statements

## 5 SEGMENT INFORMATION (CONTINUED)

|                            | 2023<br>HK\$'000  | 2022<br>HK\$'000 |
|----------------------------|-------------------|------------------|
| <b>Revenue</b>             |                   |                  |
| Hong Kong                  | 351,852           | 323,331          |
| Overseas                   | 1,951,096         | 2,465,342        |
|                            | <b>2,302,948</b>  | 2,788,673        |
| <b>Non-current assets*</b> |                   |                  |
| Hong Kong                  | 23,205,139        | 22,460,782       |
| Overseas                   | 2,426,939         | 2,271,467        |
|                            | <b>25,632,078</b> | 24,732,249       |

\* These amounts exclude financial instruments and deferred income tax assets.

Sales of goods and services, leasing and other revenue can be further analysed into:

|                                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------|------------------|------------------|
| Revenue from contracts with customers |                  |                  |
| – Recognised at a point in time       | 9,569            | 13,021           |
| – Recognised over time                | 200,155          | 112,643          |
|                                       | <b>209,724</b>   | 125,664          |
| Other sources                         | 139,637          | 184,931          |
|                                       | <b>349,361</b>   | 310,595          |

# Notes to the Financial Statements

## 6 NET INVESTMENT LOSS

|                                                | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------------------------|------------------|------------------|
| Financial assets at FVPL                       |                  |                  |
| – net unrealised fair value gain/(loss)        | 100,810          | (1,178,876)      |
| – net realised gain/(loss) (note(a))           | 61,846           | (6,627)          |
| Financial assets at FVOCI                      |                  |                  |
| – net unrealised exchange (loss)/gain          | (2,653)          | 61,116           |
| – net realised loss (note (b))                 | (92,839)         | (4,419)          |
| – changes in expected credit losses (note (d)) | (1,721,507)      | (2,979,669)      |
| Financial assets at amortised cost             |                  |                  |
| – net unrealised exchange gain                 | 1,567            | –                |
| Derivative financial instruments               |                  |                  |
| – net unrealised gain                          | 17,836           | 26,984           |
|                                                | (1,634,940)      | (4,081,491)      |

Notes:

|                                                                  | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------------------------------------------|------------------|------------------|
| a) Net realised gain/(loss) on financial assets at FVPL          |                  |                  |
| Gross consideration                                              | 2,167,691        | 37,703           |
| Cost of investments                                              | (2,221,987)      | (39,528)         |
| Add/(less): net unrealised loss/(gain) recognised in prior years | 116,142          | (4,802)          |
| Net realised gain/(loss) recognised in current year              | 61,846           | (6,627)          |
| b) Net realised loss on financial assets at FVOCI                |                  |                  |
| Gross consideration                                              | 1,207,039        | 3,612,687        |
| Cost of investments                                              | (1,320,389)      | (3,747,308)      |
| Transfer from investment revaluation reserve                     | 20,511           | 130,202          |
| Net realised loss recognised in current year                     | (92,839)         | (4,419)          |

# Notes to the Financial Statements

## 6 NET INVESTMENT LOSS (CONTINUED)

- c) Net unrealised gain/(loss) for the year was mainly generated from the fair value changes of the financial investments that comprised 65 (2022: 65) securities and 4 (2022: 6) funds as at 31st March 2023.

Summary of net unrealised gain/(loss) for the year ended 31st March:

|                   | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------|------------------|------------------|
| Equity securities | (37,079)         | (56,012)         |
| Debt securities   | 135,057          | (1,075,539)      |
| Unlisted fund     | 1,960            | 13,791           |
|                   | 99,938           | (1,117,760)      |

During the year, the following debt securities contributed to the majority of net unrealised gain:

|                            | Unrealised<br>gain/(loss)<br>for the year<br>HK\$'000 |
|----------------------------|-------------------------------------------------------|
| Guangzhou R&F 7% notes     | 211,931                                               |
| Guangzhou R&F 6.7% notes 1 | (35,782)                                              |
| Guangzhou R&F 6.7% notes 2 | (34,473)                                              |
|                            | 141,676                                               |

Pursuant to an extension plan consented in September 2022, certain terms of the notes issued by Guangzhou R&F Properties Co., Ltd ("Guangzhou R&F") held by the Group originally carrying 6.7%, 6.8% and 7.4% fixed coupon per annum were modified as shown in the table below. These notes are denominated in RMB and rated "AA+" by China Lianhe Credit Rating Co. Ltd ("Lianhe"). Guangzhou R&F 7% notes are listed on SZSE. Guangzhou R&F 6.7% notes 1 and 2 are listed on SSE. These notes were held through total return swap arrangement ("TRS") arranged by Morgan Stanley & Co. International plc ("Morgan Stanley"), a public limited company incorporated in England and Wales. Guangzhou R&F is principally engaged in property development, property management, hotel development, commercial operations, and architectural and engineering design. Its shares are listed on HKEX (stock code: 2777).

|                            | Coupon per annum      | Maturity                                         |
|----------------------------|-----------------------|--------------------------------------------------|
| Guangzhou R&F 7% notes     | 7.4% adjusted to 7%   | 19th October 2022 extended to 16th December 2023 |
| Guangzhou R&F 6.7% notes 1 | 6.8% adjusted to 6.7% | 16th May 2023 extended to 16th September 2025    |
| Guangzhou R&F 6.7% notes 2 | 6.7%                  | 7th April 2023 extended to 16th September 2025   |



# Notes to the Financial Statements

## 6 NET INVESTMENT LOSS (CONTINUED)

### d) Summary of expected credit loss for the year:

During the year, the following debt securities contributed to the majority of the changes in expected credit loss:

|                             | Increase in ECL<br>for the year<br>HK\$'000 |
|-----------------------------|---------------------------------------------|
| Scenery Journey 12% notes   | 470,327                                     |
| Golden Wheel 10% notes      | 174,620                                     |
| Hejun Shunze 11% notes      | 153,121                                     |
| Jiayuan 11.375% notes 1     | 142,405                                     |
| Scenery Journey 11.5% notes | 114,849                                     |
|                             | <b>1,055,322</b>                            |

Scenery Journey 12% and 11.5% notes, issued by Scenery Journey Limited, an indirect subsidiary of China Evergrande Group ("Evergrande"), carry fixed coupon rates of 12% per annum (maturing on 22nd January 2024), and 11.5% per annum (matured on 24th October 2022), respectively. These notes are denominated in USD and are listed on SGX-ST. Evergrande is principally engaged in property development, property management, property construction, hotel operations, finance business, internet business, and health industry business in the PRC. Its shares are listed on HKEX (stock code: 3333).

Golden Wheel 10% notes, issued by Golden Wheel Tiandi Holdings Company Limited ("Golden Wheel") and carries fixed coupon rate at 10% per annum. The notes are denominated in USD and mature on 11th April 2025 with amortisation during the tenor. They are not rated and are listed on SGX-ST. Golden Wheel is principally engaged in the property related business in the PRC. Its shares are listed on HKEX (stock code: 1232)

Hejun Shunze 11% notes, issued by Hejun Shunze Investment Co., Limited, a wholly owned subsidiary of Sichuan Languang Development Co., Ltd. ("Sichuan Languang"), carry fixed coupon at rate of 11% per annum. The notes are denominated in USD, matured on 4th June 2022 and are listed on SGX-ST. Sichuan Languang is principally engaged in property development and property investment in the PRC and also involved in biomedicine and 3D bioprinting business.

Jiayuan 11.375% notes 1, issued by Jiayuan International Group Limited ("Jiayuan") and carry fixed coupon rate of 11.375% per annum. The notes are denominated in USD, matured on 29th October 2022 and are unlisted. Jiayuan is principally engaged in property development and property investment in the PRC. Its shares are listed on HKEX (stock code: 2768).

# Notes to the Financial Statements

## 7 INCOME AND EXPENSES BY NATURE

|                                                                   | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------------------------|------------------|------------------|
| <b>Income</b>                                                     |                  |                  |
| Net rental income (note)                                          | 116,346          | 150,087          |
| Interest income from financial assets at FVOCI                    |                  |                  |
| Listed investments                                                | 1,407,032        | 1,867,808        |
| Unlisted investments                                              | 28,217           | –                |
| Interest income from financial assets at FVPL                     |                  |                  |
| Listed investments                                                | 469,892          | 585,884          |
| Unlisted investments                                              | 3,204            | 3,511            |
| Interest income from financial assets at amortised cost           |                  |                  |
| Listed investments                                                | 20,570           | –                |
| Amount due from joint ventures                                    | 12,537           | 15,454           |
| Loan receivables                                                  | 2,103            | 1,535            |
| Bank deposits                                                     | 10,032           | 3,886            |
| Dividend income                                                   |                  |                  |
| Listed investments                                                | 8,667            | 7,706            |
| <b>Expenses</b>                                                   |                  |                  |
| Auditor's remuneration                                            |                  |                  |
| Audit services                                                    | 9,346            | 9,837            |
| Non-audit services                                                | 1,029            | 1,501            |
| Cost of properties and goods sold                                 | 6,944            | 6,429            |
| Employee benefit expense including Director's emoluments (note 8) | 190,761          | 181,391          |
| Rental expense for land and buildings                             | 1,007            | 1,086            |
| Note:                                                             |                  |                  |
| Gross rental income                                               |                  |                  |
| Investment properties                                             | 145,374          | 177,401          |
| Properties held for sale                                          | 54               | 101              |
|                                                                   | 145,428          | 177,502          |
| Outgoings                                                         | (29,082)         | (27,415)         |
| Net rental income                                                 | 116,346          | 150,087          |

# Notes to the Financial Statements

## 8 EMPLOYEE BENEFIT EXPENSE

|                                                         | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------------------------|------------------|------------------|
| Wages and salaries                                      | 190,504          | 182,467          |
| Retirement benefits costs (note (a))                    | 4,042            | 3,884            |
|                                                         | 194,546          | 186,351          |
| Capitalised under properties under development for sale | (3,785)          | (4,960)          |
|                                                         | 190,761          | 181,391          |

Staff costs are stated inclusive of Directors' emoluments and are included in cost of sales and administrative expenses.

Notes:

(a) Retirement benefits costs

|                     | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------|------------------|------------------|
| Gross contributions | 4,033            | 3,875            |
| Termination benefit | 9                | 9                |
| Net contributions   | 4,042            | 3,884            |

The Group participates in various types of defined contribution schemes for employees, namely the Mandatory Provident Fund ("MPF") Scheme and Occupational Retirement Scheme Ordinance ("ORSO") Scheme in Hong Kong, Canada Pension Plan ("CPP") in Canada and retirement plans in Mainland China.

In Hong Kong, the Group participates in several defined contribution schemes under the ORSO which are available to employees joining before 1st December 2000. Under these schemes, contribution of 5% of the employee's monthly salaries are made by the employees and by the Group. The Group's contributions may be reduced by contributions forfeited by those employees who leave the schemes prior to vesting fully in the contributions.

The Group also participates in the MPF schemes, which are available to all employees not joining the ORSO schemes in Hong Kong and in the CPP organised by the Canadian Government for all employees in Canada. Monthly contributions to the MPF scheme and CPP are made equal to 5% (2022: 5%) or a fixed sum and 5.7% (2022: 5.7%) respectively, of the employee's relevant income in accordance with the local legislative requirements.

As at 31st March 2023 and 2022, no forfeiture was available to reduce the Group's future contributions to the ORSO Scheme.

(b) Share options

The Company, Asia Standard International Group Limited ("Asia Standard") and Asia Standard Hotel Group Limited ("Asia Standard Hotel"), listed subsidiaries, operate share option schemes, whereby options may be granted to employees of the Group, including the Executive Directors, to subscribe for shares of the Company, Asia Standard and Asia Standard Hotel respectively. The consideration to be paid on each grant of option is HK\$1 for the Company, Asia Standard and Asia Standard Hotel respectively.

# Notes to the Financial Statements

## 8 EMPLOYEE BENEFIT EXPENSE (CONTINUED)

### (b) Share options (Continued)

#### Company

Details of share options held under the share option scheme of the Company are as follows:

| Date of grant      |           | Exercise price<br>per share | Expiry date        | Number of<br>share options<br>outstanding as at<br>31st March<br>2023 and 2022 |
|--------------------|-----------|-----------------------------|--------------------|--------------------------------------------------------------------------------|
| 11th December 2015 | Directors | HK\$1.42                    | 10th December 2025 | 7,000,000                                                                      |

No share options were granted, exercised, cancelled or lapsed for both years.

#### Asia Standard

Details of share options held under the share option scheme of Asia Standard are as follows:

| Date of grant      |           | Exercise price<br>per share | Expiry date        | Number of<br>share options<br>outstanding as at<br>31st March<br>2023 and 2022 |
|--------------------|-----------|-----------------------------|--------------------|--------------------------------------------------------------------------------|
| 13th March 2014    | Employee  | HK\$2.00                    | 12th March 2024    | 1,000,000                                                                      |
| 11th December 2015 | Directors | HK\$1.38                    | 10th December 2025 | 7,000,000                                                                      |
|                    |           |                             |                    | 8,000,000                                                                      |

No share options were granted, exercised, cancelled or lapsed for both years.

#### Asia Standard Hotel

Details of share options held under the share option scheme of Asia Standard Hotel are as follows:

| Date of grant      |           | Exercise price<br>per share<br>(adjusted) | Expiry date        | Number of<br>share options<br>outstanding as at<br>31st March<br>2023 and 2022 |
|--------------------|-----------|-------------------------------------------|--------------------|--------------------------------------------------------------------------------|
| 11th December 2015 | Directors | HK\$0.343                                 | 10th December 2025 | 28,800,000                                                                     |

No share options were granted, exercised, cancelled or lapsed for both years.

# Notes to the Financial Statements

## 9 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS

- (a) The aggregate amount of emoluments paid and payable to Directors of the Company for the years ended 31st March 2023 and 2022 are set out as below:

| Name of Director          | Fees  | Salaries | Discretionary bonuses | Allowance and benefit in kind | Employer's contribution to retirement benefit scheme | Total emoluments |
|---------------------------|-------|----------|-----------------------|-------------------------------|------------------------------------------------------|------------------|
| <b>2023 (in HK\$'000)</b> |       |          |                       |                               |                                                      |                  |
| Executive                 |       |          |                       |                               |                                                      |                  |
| Mr. Fung Siu To, Clement  | –     | 1,339    | –                     | 1,356                         | 42                                                   | 2,737            |
| Mr. Poon Jing             | –     | 1,303    | 16,200                | 14,168                        | 18                                                   | 31,689           |
| Mr. Poon Hai              | –     | 2,994    | 15,000                | 11,908                        | 36                                                   | 29,938           |
| Mr. Poon Yeung, Roderick  | –     | 1,949    | 14,000                | 1,371                         | 36                                                   | 17,356           |
| Mr. Lun Pui Kan           | –     | 1,758    | 2,000                 | 1,189                         | 140                                                  | 5,087            |
| Mr. Kwan Po Lam, Phileas  | –     | 2,269    | 188                   | 592                           | 113                                                  | 3,162            |
|                           | –     | 11,612   | 47,388                | 30,584                        | 385                                                  | 89,969           |
| Independent Non-executive |       |          |                       |                               |                                                      |                  |
| Mr. Cheung Kwok Wah       | 400   | –        | –                     | –                             | –                                                    | 400              |
| Mr. Wong Chi Keung        | 850   | –        | –                     | –                             | –                                                    | 850              |
| Mr. Leung Wai Keung       | 850   | –        | –                     | –                             | –                                                    | 850              |
|                           | 2,100 | –        | –                     | –                             | –                                                    | 2,100            |
|                           | 2,100 | 11,612   | 47,388                | 30,584                        | 385                                                  | 92,069           |
| <b>2022 (in HK\$'000)</b> |       |          |                       |                               |                                                      |                  |
| Executive                 |       |          |                       |                               |                                                      |                  |
| Mr. Fung Siu To, Clement  | –     | 1,305    | 188                   | 1,487                         | 42                                                   | 3,022            |
| Mr. Poon Jing             | –     | 1,303    | 16,200                | 14,152                        | 18                                                   | 31,673           |
| Mr. Poon Hai              | –     | 2,959    | 15,000                | 9,337                         | 36                                                   | 27,332           |
| Mr. Poon Yeung, Roderick  | –     | 1,927    | 14,000                | 1,212                         | 36                                                   | 17,175           |
| Mr. Lun Pui Kan           | –     | 1,696    | 1,000                 | 1,189                         | 137                                                  | 4,022            |
| Mr. Kwan Po Lam, Phileas  | –     | 2,218    | 600                   | 605                           | 111                                                  | 3,534            |
|                           | –     | 11,408   | 46,988                | 27,982                        | 380                                                  | 86,758           |
| Independent Non-executive |       |          |                       |                               |                                                      |                  |
| Mr. Cheung Kwok Wah       | 375   | –        | –                     | –                             | –                                                    | 375              |
| Mr. Wong Chi Keung        | 775   | –        | –                     | –                             | –                                                    | 775              |
| Mr. Leung Wai Keung       | 775   | –        | –                     | –                             | –                                                    | 775              |
|                           | 1,925 | –        | –                     | –                             | –                                                    | 1,925            |
|                           | 1,925 | 11,408   | 46,988                | 27,982                        | 380                                                  | 88,683           |

# Notes to the Financial Statements

## 9 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (CONTINUED)

- (a) The aggregate amount of emoluments paid and payable to Directors of the Company for the years ended 31st March 2023 and 2022 are set out as below: (Continued)

Notes:

- (i) Total emoluments of HK\$92,069,000 (2022: HK\$88,683,000) include HK\$85,070,000 (2022: HK\$81,758,000) paid and payable by subsidiaries of Asia Standard, which in turn include HK\$25,578,000 (2022: HK\$25,566,000) paid and payable by subsidiaries of Asia Standard Hotel.
  - (ii) During the year, no emolument was paid or is payable by the Group to any of the above directors or past directors as an inducement to join or upon joining the Group or as compensation for loss of office (2022: Nil).
  - (iii) No transactions, arrangement and contracts of significance in relation to the Company's business to which the Company or its subsidiaries was a party and in which a Director of the Company and his connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year (2022: Nil).
- (b) The five highest paid individuals in the Group for the year include five (2022: five) Directors whose emoluments are already reflected in the analysis presented above.
- (c) Senior management remuneration by band

The emoluments of the senior management fell within the following band:

|                               | Number of individuals |      |
|-------------------------------|-----------------------|------|
|                               | 2023                  | 2022 |
| HK\$1,000,001 – HK\$2,000,000 | 2                     | 2    |
| HK\$2,000,001 – HK\$3,000,000 | 2                     | 2    |

# Notes to the Financial Statements

## 10 NET FINANCE COSTS

|                                                                          | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------------------------------------------|------------------|------------------|
| Interest (expense)/income                                                |                  |                  |
| Long term bank loans                                                     | (580,922)        | (320,217)        |
| Short term bank loans and overdrafts                                     | (25,748)         | (10,979)         |
| Lease liabilities                                                        | (216)            | (127)            |
| Amount due to a joint venture                                            | (2,716)          | (2,174)          |
| Derivative financial instruments (interest rate swaps)                   | 94,140           | (76,740)         |
| Interest capitalised (note)                                              | 149,552          | 93,029           |
| Other incidental borrowing costs                                         | (365,910)        | (317,208)        |
| Net foreign exchange loss on borrowings                                  | (65,663)         | (64,280)         |
| Fair value gain on derivative financial instrument (interest rate swaps) | (4,937)          | (603)            |
| Cash flow hedge – ineffective portion                                    | 17,984           | 42,962           |
|                                                                          | (418,526)        | (339,129)        |

Note:

Borrowing costs were capitalised at rates ranged from 1.8% to 5.4% (2022: 1.9% to 3.6%) per annum.

## 11 INCOME TAX (EXPENSE)/CREDIT

|                                      | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------|------------------|------------------|
| Current income tax (expense)/credit  |                  |                  |
| Hong Kong profits tax                | (3,682)          | (11,687)         |
| Overseas profits tax                 | (3,604)          | (581)            |
| Over provision in prior years        | 941              | 8,916            |
| Deferred income tax (expense)/credit | (6,345)          | (3,352)          |
|                                      | (83,956)         | 133,061          |
|                                      | (90,301)         | 129,709          |

Hong Kong profits tax is provided at the rate of 16.5% (2022: 16.5%) on the estimated assessable profit for the year. Overseas profits tax has been provided on the estimated assessable profit for the year at the rate prevailing in the countries in which the Group operates.

# Notes to the Financial Statements

## 11 INCOME TAX (EXPENSE)/CREDIT (CONTINUED)

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

|                                                                   | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------------------------|------------------|------------------|
| Profit/(loss) before income tax                                   | 836,968          | (1,600,511)      |
| Less: Share of profits of joint ventures and associated companies | (471,290)        | (26,250)         |
|                                                                   | 365,678          | (1,626,761)      |
| Calculated at a tax rate of 16.5% (2022: 16.5%)                   | (60,337)         | 268,415          |
| Over provision in prior years                                     | 941              | 8,916            |
| Effect of different tax rates in other countries                  | 12,840           | 3,682            |
| Income not subject to income tax                                  | 406,358          | 522,247          |
| Expenses not deductible for tax purposes                          | (346,049)        | (649,565)        |
| Tax losses not recognised                                         | (57,339)         | (38,514)         |
| Recognition of previously unrecognised tax losses                 | 67               | 9,726            |
| Utilisation of previously unrecognised tax losses                 | 1,069            | 8,899            |
| Withholding tax                                                   | (49,546)         | –                |
| Others                                                            | 1,695            | (4,097)          |
| Income tax (expense)/credit                                       | (90,301)         | 129,709          |

## 12 DIVIDENDS

At a meeting held on 30th June 2023, the Board has resolved not to recommend the payment of a final dividend for the year ended 31st March 2023 (2022: Nil). No interim dividend was declared during the year (2022: Nil).

## 13 EARNINGS/(LOSS) PER SHARE

The calculation of earnings/(loss) per share is based on profit/(loss) attributable to shareholders of the Company and divided by the weighted average number of shares in issue.

|                                                           | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-----------------------------------------------------------|------------------|------------------|
| Profit/(loss) attributable to shareholders of the Company | 428,738          | (905,830)        |

| Number of shares                           |             |             |
|--------------------------------------------|-------------|-------------|
| Weighted average number of shares in issue | 840,873,996 | 840,873,996 |

The diluted earnings/(loss) per share is equal to the basic earnings/(loss) per share since there exist no dilutive potential share during the year ended 31st March 2023 and 2022.



# Notes to the Financial Statements

## 14 INVESTMENT PROPERTIES

|                              | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------|------------------|------------------|
| At the beginning of the year | 9,959,069        | 9,454,087        |
| Addition                     | 1,904            | 10,411           |
| Net fair value gain          | 799,273          | 494,571          |
| At the end of the year       | 10,760,246       | 9,959,069        |

As at 31st March 2023 the aggregate net book value of investment properties pledged as securities for loans amounted to HK\$10,740,250,000 (2022: HK\$9,939,050,000).

All of the fair value measurements of the Group's investment properties were categorised into level 3 of the fair value hierarchy. There were no transfers into or out of level 3 during the year.

### Valuation techniques and process

Investment properties were revalued by Prudential Surveyors (Hong Kong) Limited, independent professional valuers, on an open market value basis as at 31st March 2023 and 2022.

Fair value of investment properties is generally derived using the direct comparison method. Direct comparison method is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration. There are no changes to the valuation techniques during the year.

### Information about Fair Value Measurements Using Significant Unobservable Inputs

|                       |                   | Valuation techniques                     | Unobservable inputs | Range of unobservable inputs |              |
|-----------------------|-------------------|------------------------------------------|---------------------|------------------------------|--------------|
|                       |                   |                                          |                     | 2023<br>HK\$                 | 2022<br>HK\$ |
| Office                | Direct comparison | Adjusted market price (HK\$/square feet) | 27,800-33,600       | 23,300-32,500                |              |
| Retail – Ground floor | Direct comparison | Adjusted market price (HK\$/square feet) | 34,900-129,800      | 30,400-146,300               |              |
| Retail – Others       | Direct comparison | Adjusted market price (HK\$/square feet) | 14,300-28,700       | 14,000-28,000                |              |

# Notes to the Financial Statements

## 15 PROPERTY, PLANT AND EQUIPMENT

|                                 | Hotel<br>buildings<br>HK\$'000 | Other<br>buildings<br>HK\$'000 | Other<br>equipments<br>HK\$'000 | Right-of-<br>use assets<br>HK\$'000 | Total<br>HK\$'000 |
|---------------------------------|--------------------------------|--------------------------------|---------------------------------|-------------------------------------|-------------------|
| <b>Cost</b>                     |                                |                                |                                 |                                     |                   |
| At 31st March 2021              | 2,255,235                      | 522,929                        | 219,442                         | 7,430,856                           | 10,428,462        |
| Exchange differences            | –                              | –                              | 766                             | 14                                  | 780               |
| Additions                       | 16,947                         | 74,187                         | 53,579                          | 147,004                             | 291,717           |
| Disposals                       | –                              | –                              | (848)                           | (1,821)                             | (2,669)           |
| At 31st March 2022              | 2,272,182                      | 597,116                        | 272,939                         | 7,576,053                           | 10,718,290        |
| <b>Accumulated depreciation</b> |                                |                                |                                 |                                     |                   |
| At 31st March 2021              | 960,040                        | 28,951                         | 150,240                         | 1,275,560                           | 2,414,791         |
| Exchange differences            | –                              | –                              | 696                             | 14                                  | 710               |
| Charge for the year             | 69,893                         | 8,900                          | 27,592                          | 117,778                             | 224,163           |
| Disposals                       | –                              | –                              | (814)                           | (1,821)                             | (2,635)           |
| At 31st March 2022              | 1,029,933                      | 37,851                         | 177,714                         | 1,391,531                           | 2,637,029         |
| <b>Net book value</b>           |                                |                                |                                 |                                     |                   |
| At 31st March 2022              | 1,242,249                      | 559,265                        | 95,225                          | 6,184,522                           | 8,081,261         |
| <b>Cost</b>                     |                                |                                |                                 |                                     |                   |
| At 31st March 2022              | 2,272,182                      | 597,116                        | 272,939                         | 7,576,053                           | 10,718,290        |
| Exchange differences            | –                              | –                              | (4,049)                         | (37)                                | (4,086)           |
| Reclassification                | –                              | 10,462                         | (10,462)                        | –                                   | –                 |
| Additions                       | 17,898                         | 31,963                         | 4,505                           | 1,353                               | 55,719            |
| Disposals                       | –                              | –                              | (2,737)                         | (5,711)                             | (8,448)           |
| <b>At 31st March 2023</b>       | <b>2,290,080</b>               | <b>639,541</b>                 | <b>260,196</b>                  | <b>7,571,658</b>                    | <b>10,761,475</b> |
| <b>Accumulated depreciation</b> |                                |                                |                                 |                                     |                   |
| At 31st March 2022              | 1,029,933                      | 37,851                         | 177,714                         | 1,391,531                           | 2,637,029         |
| Exchange differences            | –                              | –                              | (3,892)                         | (21)                                | (3,913)           |
| Reclassification                | –                              | 1,569                          | (1,569)                         | –                                   | –                 |
| Charge for the year             | 67,649                         | 9,111                          | 21,492                          | 124,455                             | 222,707           |
| Disposals                       | –                              | –                              | (2,735)                         | (5,711)                             | (8,446)           |
| <b>At 31st March 2023</b>       | <b>1,097,582</b>               | <b>48,531</b>                  | <b>191,010</b>                  | <b>1,510,254</b>                    | <b>2,847,377</b>  |
| <b>Net book value</b>           |                                |                                |                                 |                                     |                   |
| <b>At 31st March 2023</b>       | <b>1,192,498</b>               | <b>591,010</b>                 | <b>69,186</b>                   | <b>6,061,404</b>                    | <b>7,914,098</b>  |

# Notes to the Financial Statements

## 15 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Notes:

- (a) Total carrying values of hotel properties comprise the following:

|                         | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------|------------------|------------------|
| <b>Hotel properties</b> |                  |                  |
| Hotel buildings         | 1,192,498        | 1,242,249        |
| Hotel leasehold land    | 4,577,553        | 4,682,260        |
|                         | <b>5,770,051</b> | <b>5,924,509</b> |

Supplementary information with hotel properties in operation at valuation:

The aggregate open market value, on a highest and best use basis, of the five (2022: five) hotel properties in Hong Kong based on valuations conducted by Vigers Appraisal & Consulting Limited ("Vigers"), independent professional valuers, amounted to HK\$12,518,000,000 (2022: HK\$11,424,200,000), is regarded as level 3 hierarchy for disclosure purpose under HKFRS 13.

Vigers used the discounted cash flow method, which is considered the most appropriate valuation approach for assessing the market value of the properties as it would better reflect specific characteristics of the income-producing properties such as occupancies, average room rates, potential income growth and all out-goings, subject to future economic conditions in the markets.

The supplementary information with hotel properties at valuation is for readers' information only. It does not constitute a disclosure requirement under HKAS 16 and HKFRS 16.

- (b) As at 31st March 2023, the aggregate net book value of property, plant and equipment pledged as security for loans amounted to HK\$7,634,800,000 (2022: HK\$7,767,900,000).

# Notes to the Financial Statements

## 15 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Notes: (Continued)

(c) Right-of-use assets

The consolidated balance sheet shows the following carrying amounts relating to leases:

|                                           | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------|------------------|------------------|
| <b>Right-of-use assets</b>                |                  |                  |
| Leasehold land in Hong Kong               | 6,054,948        | 6,169,998        |
| Leased properties – offices and warehouse | 6,456            | 14,524           |
|                                           | <b>6,061,404</b> | <b>6,184,522</b> |

The consolidated profit and loss account shows the following expenses relating to leases:

|                                                   | For the year ended 31st March |                  |
|---------------------------------------------------|-------------------------------|------------------|
|                                                   | 2023<br>HK\$'000              | 2022<br>HK\$'000 |
| <b>Depreciation charge of right-of-use assets</b> |                               |                  |
| Leasehold land in Hong Kong                       | 115,050                       | 113,390          |
| Leased properties – offices and warehouse         | 9,405                         | 4,388            |
|                                                   | <b>124,455</b>                | <b>117,778</b>   |

# Notes to the Financial Statements

## 16 JOINT VENTURES AND ASSOCIATED COMPANIES

|                      | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|----------------------|------------------|------------------|
| Investment in        |                  |                  |
| Joint ventures       | 3,382,126        | 3,206,723        |
| Associated companies | 1,214,718        | 1,203,990        |
|                      | 4,596,844        | 4,410,713        |
| Amount due from      |                  |                  |
| Joint ventures       | 2,393,239        | 2,280,991        |
| Associated companies | 248              | 215              |
|                      | 2,393,487        | 2,281,206        |

### A. Joint Ventures

|                                                               | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------------------------------|------------------|------------------|
| Share of net assets                                           | 3,382,126        | 3,206,723        |
| Advances to joint ventures                                    | 2,421,019        | 2,308,771        |
| Provision for advances to joint ventures                      | (27,780)         | (27,780)         |
|                                                               | 5,775,365        | 5,487,714        |
| Amount due to a joint venture included in current liabilities | (297,425)        | (311,392)        |
|                                                               | 5,477,940        | 5,176,322        |

The principal joint ventures are held under Asia Standard and their details are set out in the published consolidated financial statements of Asia Standard.

There are no contingent liabilities relating to the Group's interests in joint ventures.

The Group has provided financial guarantee for banking facilities granted to certain joint ventures (note 30).

# Notes to the Financial Statements

## 16 JOINT VENTURES AND ASSOCIATED COMPANIES (CONTINUED)

### A. Joint Ventures (Continued)

Notes:

- (a) Summarised financial information of material joint venture

Summarised financial information in respect of the Group's material joint venture is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance with the Group's accounting policies.

- (i) 北京黃海房地產開發有限公司

|                                                                      | 2023<br>HK\$'000 |
|----------------------------------------------------------------------|------------------|
| Revenue                                                              | 5,141,310        |
| Operating profits                                                    | 1,515,461        |
| Finance costs                                                        | (9,121)          |
| Income tax expenses                                                  | (376,585)        |
| Profit for the year and total comprehensive income for the year      | 1,129,755        |
| Cash and cash equivalents                                            | 904,170          |
| Other current assets                                                 | 2,417,845        |
| Current assets                                                       | 3,322,015        |
| Non-current assets                                                   | 7,024            |
| Current financial liabilities, excluding trade and other payable     | (10,963)         |
| Other current liabilities                                            | (1,171,037)      |
| Current liabilities                                                  | (1,182,000)      |
| Non-current financial liabilities, excluding trade and other payable | (263,104)        |
| Net assets                                                           | 1,883,935        |
| Reconciliation to the Group's interest:                              |                  |
| Proportion of the Group's ownership interest                         | 50%              |
| Group's share of net assets                                          | 941,968          |
| Consolidation adjustment at Group Level                              | 107,145          |
| Carrying amount of the Group's interest                              | 1,049,113        |

# Notes to the Financial Statements

## 16 JOINT VENTURES AND ASSOCIATED COMPANIES (CONTINUED)

### A. Joint Ventures (Continued)

Notes: (Continued)

(a) Summarised financial information of material joint venture (Continued)

(ii) Set out below are the aggregate information for the Group's joint ventures that are not individually material:

|                                                                                            | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------------------------------------------------------------|------------------|------------------|
| Aggregate amounts of the Group's share of:                                                 |                  |                  |
| Profit before income tax                                                                   | 4,377            | 13,785           |
| Income tax (expense)/credit                                                                | (28,216)         | 1,756            |
| (Loss)/Profit for the year                                                                 | (23,839)         | 15,541           |
| Other comprehensive income/(charge)                                                        | 55,962           | (199,940)        |
| Total comprehensive income/(charge) for the year                                           | 32,123           | (184,399)        |
| Aggregate carrying amount of the Group's joint ventures that are not individually material | 2,333,013        | 3,206,723        |

(b) Advances to joint ventures are made to finance property development projects. The advances to joint ventures are denominated in Hong Kong dollar and Canadian dollar. As at 31st March 2023, except for an amount of HK\$128,961,000 (2022: HK\$149,543,000) and HK\$398,691,000 (2022: HK\$403,424,000) advance to joint ventures which are bearing interest at 1% to 3% (2022: 1% to 3%) above The Hong Kong and Shanghai Banking Corporation ("HSBC") prime rate per annum and 15% (2022: 15%) per annum respectively, the advances to joint ventures are unsecured, interest free and have no fixed terms of repayment. The interest amounted to HK\$46,281,000 (2022: HK\$48,416,000). The carrying amounts of the advances approximate their fair values.

### B. Associated companies

|                                                                     | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------------------------------------|------------------|------------------|
| Share of net assets (note (a))                                      | 1,214,718        | 1,203,990        |
| Advances to associated companies                                    | 420,981          | 420,948          |
| Provisions for advances to associated companies                     | (420,733)        | (420,733)        |
|                                                                     | 1,214,966        | 1,204,205        |
| Amount due to an associated company included in current liabilities | (193,050)        | (206,250)        |
|                                                                     | 1,021,916        | 997,955          |

# Notes to the Financial Statements

## 16 JOINT VENTURES AND ASSOCIATED COMPANIES (CONTINUED)

### B. Associated companies (Continued)

As at 31st March 2023 and 2022, the shares of an associated company are pledged to secure the loan facilities granted to the Group.

Advances to associated companies are made to finance property development projects. The advances to associated companies are unsecured, interest free and have no fixed terms of repayment, and are denominated in Hong Kong dollar.

There are no contingent liabilities relating to the Group's interests in associated companies.

The principal associated companies are held under Asia Standard and their details are set out in the published consolidated financial statements of Asia Standard.

Set out below are the aggregate information of the Group's associated companies that are not individually material:

|                                                    | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|----------------------------------------------------|------------------|------------------|
| Profit before income tax (note (b))                | 9,681            | 11,072           |
| Income tax credit/(expense)                        | 1,047            | (363)            |
| Profit and total comprehensive income for the year | 10,728           | 10,709           |

Notes:

- (a) Mainly represented share of net assets of an associated company holding an investment property.
- (b) Mainly represented share of fair value gain arising from the revaluation of an investment property held by an associated company. The investment property was revalued by Prudential Surveyors (Hong Kong) Limited, independent professional valuers, on an open market value basis as at 31st March 2023 and 2022.

The significant unobservable inputs used are as follows:

|                       |                   | Unobservable inputs                      | Range of unobservable inputs |                 |
|-----------------------|-------------------|------------------------------------------|------------------------------|-----------------|
| Valuation techniques  |                   |                                          | 2023                         | 2022            |
| Office                | Direct comparison | Adjusted market price (HK\$/square feet) | 18,100-21,200                | 17,500-22,900   |
| Retail – Ground floor | Direct comparison | Adjusted market price (HK\$/square feet) | 268,300-351,121              | 253,600-314,500 |
| Retail – Others       | Direct comparison | Adjusted market price (HK\$/square feet) | 16,100-51,600                | 13,700-54,000   |



# Notes to the Financial Statements

## 17 FINANCIAL INVESTMENTS

|                           | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------|------------------|------------------|
| <b>Non-current assets</b> |                  |                  |
| Equity securities         |                  |                  |
| – Listed in Hong Kong     | 343,252          | 258,362          |
| – Unlisted                | 99,657           | 82,703           |
|                           | 442,909          | 341,065          |
| Debt securities           |                  |                  |
| – Listed in Singapore     | 1,074,845        | 1,143,012        |
| – Listed in Europe        | 202,525          | –                |
| – Listed in the PRC       | 5,325            | 7,948            |
| – Listed in Hong Kong     | 1,142            | –                |
|                           | 1,283,837        | 1,150,960        |
| Unlisted funds            | 105,632          | 170,075          |
|                           | 1,832,378        | 1,662,100        |
| <b>Current assets</b>     |                  |                  |
| Equity securities         |                  |                  |
| – Listed in Hong Kong     | 87,128           | 116,335          |
| – Listed in Europe        | 35,300           | –                |
|                           | 122,428          | 116,335          |
| Debt securities           |                  |                  |
| – Listed in Singapore     | 4,075,601        | 1,441,633        |
| – Listed in the PRC       | 2,241,761        | 3,325,966        |
| – Listed in Europe        | 2,348            | 927,789          |
| – Listed in Hong Kong     | –                | 116,529          |
| – Unlisted                | 505,886          | –                |
|                           | 6,825,596        | 5,811,917        |
| Unlisted funds            | –                | 9,488            |
|                           | 6,948,024        | 5,937,740        |
|                           | 8,780,402        | 7,599,840        |

# Notes to the Financial Statements

## 17 FINANCIAL INVESTMENTS (CONTINUED)

Financial investments are classified in the following categories:

|                                    | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------------|------------------|------------------|
| <b>Non-current assets</b>          |                  |                  |
| Financial assets at FVOCI          | 1,460,101        | 1,492,025        |
| Financial assets at FVPL           | 105,632          | 170,075          |
| Financial assets at amortised cost | 266,645          | –                |
|                                    | <b>1,832,378</b> | <b>1,662,100</b> |
| <b>Current assets</b>              |                  |                  |
| Financial assets at FVOCI          | 4,633,104        | 2,644,773        |
| Financial assets at FVPL           | 2,289,014        | 3,292,967        |
| Financial assets at amortised cost | 25,906           | –                |
|                                    | <b>6,948,024</b> | <b>5,937,740</b> |
|                                    | <b>8,780,402</b> | <b>7,599,840</b> |

Financial investments are denominated in the following currencies:

|                      | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|----------------------|------------------|------------------|
| United States dollar | 6,048,595        | 3,796,653        |
| Renminbi             | 2,247,086        | 3,333,914        |
| Hong Kong dollar     | 430,379          | 374,697          |
| Sterling             | 35,300           | 78,837           |
| Japanese yen         | 17,893           | 15,280           |
| Euro                 | 1,149            | 459              |
|                      | <b>8,780,402</b> | <b>7,599,840</b> |

As at 31st March 2023, no financial investments (2022: HK\$570,304,000) were pledged as security for borrowings.

# Notes to the Financial Statements

## 17 FINANCIAL INVESTMENTS (CONTINUED)

Supplementary information of financial investments:

### Equity Securities

As at 31st March 2023, the Group held 18 (2022: 23) listed equity securities and 1 (2022: 1) unlisted equity securities. The summary of equity securities portfolio of financial investments as at 31st March 2023 and 2022 and their corresponding unrealised gain/(loss) and dividend income for the year ended 31st March 2023 and 2022 are as follows:

|                                            | Market value as at<br>31st March 2023<br>HK\$'000 | Unrealised gain/(loss)<br>for the year ended<br>31st March 2023<br>HK\$'000 | Dividend income<br>for the year ended<br>31st March 2023<br>HK\$'000 |
|--------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------|
| HSBC Holdings PLC ("HSBC")                 | 162,149                                           | (3,048)                                                                     | 7,654                                                                |
| MGM China Holdings Limited<br>("MGM")      | 181,103                                           | 87,938                                                                      | –                                                                    |
| Amer Sports Corporation<br>("Amer Sports") | 99,657                                            | 16,429                                                                      | –                                                                    |
| Others                                     | 122,428                                           | (37,269)                                                                    | 1,013                                                                |
|                                            | 565,337                                           | 64,050                                                                      | 8,667                                                                |

|             | Market value as at<br>31st March 2022<br>HK\$'000 | Unrealised gain/(loss)<br>for the year ended<br>31st March 2022<br>HK\$'000 | Dividend income<br>for the year ended<br>31st March 2022<br>HK\$'000 |
|-------------|---------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------|
| HSBC        | 165,197                                           | 26,517                                                                      | 5,954                                                                |
| MGM         | 93,165                                            | (164,486)                                                                   | –                                                                    |
| Amer Sports | 82,703                                            | 25,772                                                                      | –                                                                    |
| Others      | 116,335                                           | (56,533)                                                                    | 1,752                                                                |
|             | 457,400                                           | (168,730)                                                                   | 7,706                                                                |

HSBC is a global banking and financial services company. It operates across various geographical regions, and its shares are listed on HKEX (stock code: 5) and LSE (Stock code: HSBA"), with an "A-" rated by S&P Global Ratings ("S&P"). As at 31st March 2023, a total of 0.02% of shareholding of HSBC was held by the Group.

# Notes to the Financial Statements

## 17 FINANCIAL INVESTMENTS (CONTINUED)

### Equity Securities (Continued)

MGM is a company principally engaged in development and operation of casino game and related hotel and resort facilities in Macau, and its shares are listed on HKEX (stock code: 2282). As at 31st March 2023, a total of 0.49% of shareholding of MGM was held by the Group.

Amer Sports is an unlisted global sporting goods company headquartered in Finland with internationally recognised brands. It is a subsidiary of Anta Sports Products Limited ("Anta Sports"). Anta Sports is principally engaged in the manufacturing and trading of sporting goods, including footwear, apparel and accessories in the PRC. Its shares are listed on HKEX (stock code: 2020). As at 31st March 2023, a total of 0.24% of shareholding of Amer Sports was held by the Group.

### Debt Securities

As at 31st March 2023, the Group held 46 (2022: 42) debt securities, 31 of them are listed in Singapore, 9 in the PRC, 3 in Europe and 1 in Hong Kong and 2 unlisted. 45 (2022: 40) debt securities were issued by PRC-based real estate companies, the shares of which are all listed in Hong Kong with the exception of 1 that are listed in the United States and 2 are unlisted.

The summary of debt securities of financial investments as at 31st March 2023 and 2022 are as follows:

|                           | <b>As at 31st March</b>        |                        |
|---------------------------|--------------------------------|------------------------|
|                           | <b>2023</b>                    | 2022                   |
|                           | <b>HK\$'000</b>                | HK\$'000               |
| Principal amount of notes | <b>17,140,678</b>              | 19,343,076             |
| Investment cost           | <b>15,417,268</b>              | 17,036,595             |
| Fair value                | <b>8,109,433</b>               | 6,962,877              |
| Coupon                    | <b>5.9% to 14.5%</b>           | 5.9% to 14.5%          |
| Maturity                  | <b>Apr 2023 –<br/>Dec 2027</b> | Apr 2022 –<br>Feb 2026 |

As at 31st March 2023, the 46 (2022: 42) debt securities gave rise to a net unrealised fair value gain of HK\$2,068 million (2022: loss of HK\$9,343 million) for the year ended 31st March 2023.

# Notes to the Financial Statements

## 17 FINANCIAL INVESTMENTS (CONTINUED)

### Debt Securities (Continued)

As at 31st March 2023, the fair value valuation of the largest single debt securities within the Group's financial investments represents approximately 1.9% (2022: 2.2%) of the Group's revalued total assets, and the fair value valuation of the five largest debt securities held represents approximately 6.7% (2022: 8.1%). The remaining 41 (2022: 37) debt securities represent 9.6% (2022: 7.3%) of the Group's revalued total assets, with each of them less than 1%.

The five largest debt securities held at 31st March 2023 and 2022 are as follows:

|                                | Fair value<br>as at<br>31st March<br>2023<br>HK\$'000 | % of<br>the debt<br>securities<br>portfolio | Unrealised<br>gain/(loss)<br>for the year<br>ended<br>31st March<br>2023<br>HK\$'000 | Interest<br>income<br>for the year<br>ended<br>31st March<br>2023<br>HK\$'000 |
|--------------------------------|-------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Scenery Journey 12% notes (i)  | 927,088                                               | 12%                                         | 607,381                                                                              | 287,533                                                                       |
| Evergrande 12% notes (ii)      | 703,638                                               | 9%                                          | 453,650                                                                              | 168,773                                                                       |
| Pearl River 7.5% notes 1 (iii) | 590,648                                               | 7%                                          | (4,028)                                                                              | 129                                                                           |
| Goldern Wheel 10% notes (iv)   | 573,648                                               | 7%                                          | (149,150)                                                                            | 148,975                                                                       |
| Evergrande 8.75% notes (ii)    | 551,385                                               | 7%                                          | 388,427                                                                              | 105,106                                                                       |

|                                | Fair value<br>as at<br>31st March<br>2022<br>HK\$'000 | % of<br>the debt<br>securities<br>portfolio | Unrealised<br>gain/(loss)<br>for the year<br>ended<br>31st March<br>2022<br>HK\$'000 | Interest<br>income<br>for the year<br>ended<br>31st March<br>2022<br>HK\$'000 |
|--------------------------------|-------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Pearl River 7.5% notes 2 (iii) | 985,329                                               | 14%                                         | (48,707)                                                                             | 182,878                                                                       |
| Pearl River 7.5% notes 3 (iii) | 811,292                                               | 12%                                         | (39,427)                                                                             | 149,532                                                                       |
| Goldern Wheel 10% notes (iv)   | 708,558                                               | 10%                                         | –                                                                                    | –                                                                             |
| Jiayuan 11.375% notes 2 (v)    | 657,857                                               | 10%                                         | 4,913                                                                                | 106,910                                                                       |
| Pearl River 6.5% notes (iii)   | 507,418                                               | 7%                                          | (12,791)                                                                             | 92,014                                                                        |

# Notes to the Financial Statements

## 17 FINANCIAL INVESTMENTS (CONTINUED)

### Debt Securities (Continued)

- (i) The details of Scenery Journey 12% notes were described in note 6(d).
- (ii) Evergrande 12% and 8.75% notes, issued by Evergrande carries fixed coupon rates of 12% per annum (maturing on 22nd January 2024) and 8.75% per annum (maturing on 28th June 2025), respectively. These notes are denominated in USD and are listed on SGX-ST. Evergrande is principally engaged in property development, property management, property construction, hotel operations, finance business, internet business, and health industry business in the PRC. Its shares are listed on HKEX (stock code: 3333).
- (iii) Pearl River notes, issued by Guangdong Pearl River Investment Co., Limited ("Pearl River"), listed on SSE and denominated in Renminbi. As at 31st March 2023, they were rated "AA+" by Lianhe. The Group acquired them through TRS arranged by Morgan Stanley. Pearl River is principally engaged in the development and sale of properties, property investment, hotel operations and other property development related services in the PRC. Their parameters are as follows:

|                          | Coupon per annum | Maturity           | Put option         |
|--------------------------|------------------|--------------------|--------------------|
| Pearl River 7.5% notes 1 | 7.5%             | 26th October 2026  | 26th October 2023  |
| Pearl River 7.5% notes 2 | 7.5%             | 19th February 2026 | 19th February 2023 |
| Pearl River 7.5% notes 3 | 7.5%             | 11th January 2026  | 11th January 2023  |
| Pearl River 6.5% notes   | 6.5%             | 19th October 2025  | 19th October 2022  |

- (iv) The details of Golden Wheel 10% notes were described in note 6(d).
- (v) Jiayuan 11.375% notes 2, issued by Jiayuan and carries fixed coupon of 11.375% per annum. It is denominated in USD and matured on 2nd May 2022. The notes are listed on FSE. At 31st March 2022, they were rated "B3" by Moody's. Its shares are listed on HKEX (stock code: 2768).

## Notes to the Financial Statements

### 18 PROPERTIES UNDER DEVELOPMENT FOR SALE AND COMPLETED PROPERTIES HELD FOR SALE

|                                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------|------------------|------------------|
| Properties under development for sale |                  |                  |
| Leasehold land                        | 2,639,713        | 2,644,265        |
| Freehold land                         | 379,097          | 396,832          |
| Development costs                     | 2,154,416        | 1,381,475        |
|                                       | 5,173,226        | 4,422,572        |
| Completed properties held for sale    |                  |                  |
| Leasehold land                        | 2,950            | 2,950            |
| Development costs                     | 730              | 730              |
|                                       | 3,680            | 3,680            |

Notes:

- (a) As at 31st March 2023, properties amounting to HK\$4,785,300,000 (2022: HK\$4,016,800,000) were pledged to banks to secure certain banking facilities of the Group.
- (b) As at 31st March 2023 and 2022, all the properties under development for sale were not scheduled for completion within twelve months.

### 19 TRADE AND OTHER RECEIVABLES

|                                                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------------|------------------|------------------|
| Trade receivables                                     | 67,034           | 54,790           |
| Less: Loss allowance                                  | –                | –                |
|                                                       | 67,034           | 54,790           |
| Accrued interest receivables and dividend receivables | 1,006,413        | 862,184          |
| Prepayments                                           | 69,713           | 45,658           |
| Utility and other deposits                            | 12,613           | 13,617           |
| Loan receivables                                      | 24,950           | 11,285           |
| Other receivables                                     | 41,704           | 31,310           |
|                                                       | 1,222,427        | 1,018,844        |

# Notes to the Financial Statements

## 19 TRADE AND OTHER RECEIVABLES (CONTINUED)

Aging analysis of trade receivables net of loss allowance is as follows:

|                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-----------------------|------------------|------------------|
| 0 month to 6 months   | 48,848           | 51,281           |
| 7 months to 12 months | 8,842            | 2,627            |
| More than 12 months   | 9,344            | 882              |
|                       | 67,034           | 54,790           |

Movement on loss allowance for trade receivable are as follows:

|                              | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------|------------------|------------------|
| At the beginning of the year | –                | 3,098            |
| Write-off                    | –                | (3,098)          |
| At the end of the year       | –                | –                |

The credit terms given to the customers vary and are generally based on the financial strengths of individual customers. In order to effectively manage the credit risks associated with trade receivables, credit evaluations of customers are performed periodically.

The carrying amounts of trade and other receivables approximate their fair values. They are denominated in the following currencies:

|                        | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------|------------------|------------------|
| United States dollar   | 990,853          | 700,732          |
| Hong Kong dollar       | 168,967          | 122,900          |
| Canadian dollar        | 49,818           | 34,975           |
| Renminbi               | 12,789           | 160,237          |
| At the end of the year | 1,222,427        | 1,018,844        |

The maximum exposure to credit risk at the balance sheet date is the carrying value of each class of receivable mentioned above.



## Notes to the Financial Statements

### 20 BANK BALANCES AND CASH

|                           | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------|------------------|------------------|
| Cash at bank and in hand  | 299,796          | 440,674          |
| Short term bank deposits  | 731,231          | 440,843          |
| Cash and cash equivalents | 1,031,027        | 881,517          |
| Restricted bank balances  | 188,932          | 374,330          |
|                           | 1,219,959        | 1,255,847        |

Restricted bank balances as at 31st March 2023 consist primarily of (i) HK\$16 million as collateral for bank credit facility, (ii) HK\$79 million as project retention money that is legally required for the construction of our Landmark on Robson development in Vancouver and (iii) HK\$89 million proceeds from pre-sale of Landmark on Robson development that are held in escrow, over which the Group has legal ownership, but is restricted by law as to its availability and intended use.

The carrying amounts of the bank balances and cash are denominated in the following currencies:

|                        | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------|------------------|------------------|
| Hong Kong dollar       | 674,106          | 325,986          |
| United States dollar   | 259,720          | 429,049          |
| Canadian dollar        | 224,860          | 200,432          |
| Renminbi               | 59,803           | 296,950          |
| Others                 | 1,470            | 3,430            |
| At the end of the year | 1,219,959        | 1,255,847        |

## Notes to the Financial Statements

### 21 TRADE AND OTHER PAYABLES

|                                     | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------|------------------|------------------|
| Trade payables                      | 73,996           | 71,088           |
| Accrual and other payables          | 68,645           | 81,463           |
| Rental and management fee deposits  | 39,934           | 42,132           |
| Building management account surplus | 4,809            | 5,004            |
| Lease liabilities                   | 6,542            | 8,174            |
| At the end of the year              | 193,926          | 207,861          |

Aging analysis of trade payables is as follows:

|                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-----------------------|------------------|------------------|
| 0 month to 6 months   | 73,625           | 70,687           |
| 7 months to 12 months | 60               | 42               |
| More than 12 months   | 311              | 359              |
|                       | 73,996           | 71,088           |

The carrying amounts of trade and other payables approximate their fair values. They are denominated in the following currencies:

|                        | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------|------------------|------------------|
| Hong Kong dollar       | 161,860          | 134,939          |
| Canadian dollar        | 32,066           | 63,310           |
| United States dollar   | –                | 9,612            |
| At the end of the year | 193,926          | 207,861          |

# Notes to the Financial Statements

## 22 CONTRACT LIABILITIES

|                                               | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-----------------------------------------------|------------------|------------------|
| Deposits received in advance from customers   | 265,241          | 245,717          |
| At the beginning of the year                  | 245,717          | 224,843          |
| Net increase for transactions during the year | 37,098           | 18,080           |
| Exchange differences                          | (17,574)         | 2,794            |
| At the end of the year                        | 265,241          | 245,717          |

Contract liabilities comprise mostly deposits received in advance from properties buyers.

## 23 BORROWINGS

|                                         | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-----------------------------------------|------------------|------------------|
| <b>Current liabilities</b>              |                  |                  |
| Short term bank loans                   |                  |                  |
| Secured                                 | –                | 407,000          |
| Current portion of long term bank loans |                  |                  |
| Secured                                 | 3,485,966        | 2,374,619        |
| Unsecured                               | 415,666          | 1,239,959        |
|                                         | 3,901,632        | 4,021,578        |
| <b>Non-current liabilities</b>          |                  |                  |
| Long term bank loans                    |                  |                  |
| Secured                                 | 8,120,857        | 9,452,772        |
| Unsecured                               | 4,744,498        | 4,091,732        |
|                                         | 12,865,355       | 13,544,504       |
|                                         | 16,766,987       | 17,566,082       |

# Notes to the Financial Statements

## 23 BORROWINGS (CONTINUED)

The maturities of the long term bank loans, based on the scheduled repayment dates set out in the loan agreements and ignoring the effect of any repayment on demand clause, are as follows:

|                                                 | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------|------------------|------------------|
| Repayable within one year                       | 3,901,632        | 3,614,578        |
| Repayable between one and two years             | 4,410,771        | 5,682,441        |
| Repayable between two and five years            | 8,102,742        | 7,862,063        |
| Repayable after five years                      | 351,842          | –                |
|                                                 | 16,766,987       | 17,159,082       |
| Current portion included in current liabilities | (3,901,632)      | (3,614,578)      |
|                                                 | 12,865,355       | 13,544,504       |

The carrying amount of the borrowings are denominated in the following currencies:

|                  | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------|------------------|------------------|
| Hong Kong dollar | 16,348,061       | 17,158,805       |
| Canadian dollar  | 418,926          | 407,277          |
|                  | 16,766,987       | 17,566,082       |

The interest rates of the borrowing at the balance sheet date range from 3.6% to 7.7% (2022: from 1.2% to 4.1%) per annum.

The carrying amounts of the short term and long term borrowings approximate their fair values.

# Notes to the Financial Statements

## 24 DERIVATIVE FINANCIAL INSTRUMENTS

|                                                 | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------|------------------|------------------|
| Non-current assets                              |                  |                  |
| Interest rate swap contracts (cash flow hedges) | 348,192          | 198,836          |
| Interest rate swap contracts                    | –                | 88,078           |
|                                                 | 348,192          | 286,914          |
| Current assets                                  |                  |                  |
| Interest rate swap contracts                    | 83,874           | –                |
|                                                 | 432,066          | 286,914          |
| Current liabilities                             |                  |                  |
| Interest rate swap contracts (cash flow hedges) | –                | (676)            |

The principal amounts of the outstanding interest rate swap contracts were HK\$7,808,000,000 (2022: HK\$8,758,000,000).

The Group's derivative financial instruments are settled on a net basis.

## 25 DEFERRED INCOME TAX

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same tax jurisdiction. The offset amounts are as follows:

|                                 | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------|------------------|------------------|
| Deferred income tax assets      | 155,400          | 180,665          |
| Deferred income tax liabilities | (780,568)        | (704,293)        |
|                                 | (625,168)        | (523,628)        |

# Notes to the Financial Statements

## 25 DEFERRED INCOME TAX (CONTINUED)

The movement in deferred income tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction is as follows:

### Deferred income tax assets

|                                           | Accelerated accounting depreciation |          | Tax loss |          | Difference in cost base of properties |          | Fair value adjustments |          | Total    |          |
|-------------------------------------------|-------------------------------------|----------|----------|----------|---------------------------------------|----------|------------------------|----------|----------|----------|
|                                           | 2023                                | 2022     | 2023     | 2022     | 2023                                  | 2022     | 2023                   | 2022     | 2023     | 2022     |
|                                           | HK\$'000                            | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000                              | HK\$'000 | HK\$'000               | HK\$'000 | HK\$'000 | HK\$'000 |
| At the beginning of the year              | -                                   | -        | 187,416  | 137,503  | 56,264                                | 56,264   | 59,418                 | 14,498   | 303,098  | 208,265  |
| Recognised in the profit and loss account | 13                                  | -        | 24,286   | 49,913   | -                                     | -        | (43,923)               | 71,056   | (19,624) | 120,969  |
| Recognised in other comprehensive income  | -                                   | -        | -        | -        | -                                     | -        | (6,163)                | (26,136) | (6,163)  | (26,136) |
| At the end of the year                    | 13                                  | -        | 211,702  | 187,416  | 56,264                                | 56,264   | 9,332                  | 59,418   | 277,311  | 303,098  |

### Deferred income tax liabilities

|                                           | Accelerated tax depreciation |           | Revaluation of properties |           | Fair value adjustments |           | Total     |           |
|-------------------------------------------|------------------------------|-----------|---------------------------|-----------|------------------------|-----------|-----------|-----------|
|                                           | 2023                         | 2022      | 2023                      | 2022      | 2023                   | 2022      | 2023      | 2022      |
|                                           | HK\$'000                     | HK\$'000  | HK\$'000                  | HK\$'000  | HK\$'000               | HK\$'000  | HK\$'000  | HK\$'000  |
| At the beginning of the year              | (118,751)                    | (115,045) | (578,353)                 | (590,821) | (129,622)              | (111,706) | (826,726) | (817,572) |
| Recognised in the profit and loss account | (3,554)                      | (3,706)   | 30,676                    | 12,468    | (91,454)               | 3,330     | (64,332)  | 12,092    |
| Recognised in other comprehensive income  | -                            | -         | -                         | -         | (11,421)               | (21,246)  | (11,421)  | (21,246)  |
| At the end of the year                    | (122,305)                    | (118,751) | (547,677)                 | (578,353) | (232,497)              | (129,622) | (902,479) | (826,726) |

Deferred income tax assets are recognised for tax loss carried forward to the extent that realisation of the related tax benefit through future taxable profits is probable. The Group did not recognise deferred income tax assets of HK\$163 million (2022: HK\$143 million) in respect of losses amounting to HK\$894 million (2022: HK\$783 million) that can be carried forward against future taxable income. As at 31st March 2023, except for the tax losses of HK\$712 million (2022: HK\$642 million) which have no expiry date, the balance will expire at various dates up to and including 2042.

# Notes to the Financial Statements

## 26 SHARE CAPITAL

| Shares of HK\$0.1 each                   | Number of shares | Amount<br>HK\$'000 |
|------------------------------------------|------------------|--------------------|
| Authorised:                              |                  |                    |
| At 31st March 2023 and 2022              | 3,000,000,000    | 300,000            |
| Issued and fully paid:                   |                  |                    |
| At the beginning and the end of the year | 840,873,996      | 84,087             |

## 27 RESERVES

|                                                       | Share<br>premium<br>HK\$'000 | Capital<br>reserve<br>HK\$'000 | Contributed<br>surplus<br>HK\$'000 | Share<br>options<br>reserve<br>HK\$'000 | Hedging<br>reserve<br>HK\$'000 | Investment<br>revaluation<br>reserve<br>HK\$'000 | Property<br>revaluation<br>reserve<br>HK\$'000 | Currency<br>translation<br>reserve<br>HK\$'000 | Revenue<br>reserve<br>HK\$'000 | Total<br>HK\$'000 |
|-------------------------------------------------------|------------------------------|--------------------------------|------------------------------------|-----------------------------------------|--------------------------------|--------------------------------------------------|------------------------------------------------|------------------------------------------------|--------------------------------|-------------------|
| At 31st March 2021                                    | 2,257,745                    | 398,021                        | 60,257                             | 4,111                                   | (33,076)                       | (205,594)                                        | 31,167                                         | (23,513)                                       | 12,103,895                     | 14,593,013        |
| Financial assets at FVOCI                             |                              |                                |                                    |                                         |                                |                                                  |                                                |                                                |                                |                   |
| – net fair value loss and<br>other net movements      | -                            | -                              | -                                  | -                                       | -                              | (3,427,472)                                      | -                                              | -                                              | -                              | (3,427,472)       |
| Cash flow hedges                                      |                              |                                |                                    |                                         |                                |                                                  |                                                |                                                |                                |                   |
| – fair value gain                                     | -                            | -                              | -                                  | -                                       | 149,291                        | -                                                | -                                              | -                                              | -                              | 149,291           |
| – deferred tax on derivative<br>financial instruments | -                            | -                              | -                                  | -                                       | (24,691)                       | -                                                | -                                              | -                                              | -                              | (24,691)          |
| Currency translation differences                      | -                            | -                              | -                                  | -                                       | -                              | -                                                | -                                              | 38,965                                         | -                              | 38,965            |
| Loss for the year                                     | -                            | -                              | -                                  | -                                       | -                              | -                                                | -                                              | -                                              | (905,830)                      | (905,830)         |
| 2021 final dividend                                   | -                            | -                              | -                                  | -                                       | -                              | -                                                | -                                              | -                                              | (30,271)                       | (30,271)          |
| At 31st March 2022                                    | 2,257,745                    | 398,021                        | 60,257                             | 4,111                                   | 91,524                         | (3,633,066)                                      | 31,167                                         | 15,452                                         | 11,167,794                     | 10,393,005        |
| At 31st March 2022                                    | 2,257,745                    | 398,021                        | 60,257                             | 4,111                                   | 91,524                         | (3,633,066)                                      | 31,167                                         | 15,452                                         | 11,167,794                     | 10,393,005        |
| Financial assets at FVOCI                             |                              |                                |                                    |                                         |                                |                                                  |                                                |                                                |                                |                   |
| – net fair value gain and<br>other net movements      | -                            | -                              | -                                  | -                                       | -                              | 1,804,596                                        | -                                              | -                                              | -                              | 1,804,596         |
| Cash flow hedges                                      |                              |                                |                                    |                                         |                                |                                                  |                                                |                                                |                                |                   |
| – fair value gain                                     | -                            | -                              | -                                  | -                                       | 55,399                         | -                                                | -                                              | -                                              | -                              | 55,399            |
| – deferred tax on derivative<br>financial instruments | -                            | -                              | -                                  | -                                       | (9,141)                        | -                                                | -                                              | -                                              | -                              | (9,141)           |
| Currency translation differences                      | -                            | -                              | -                                  | -                                       | -                              | -                                                | -                                              | (101,450)                                      | -                              | (101,450)         |
| Profit for the year                                   | -                            | -                              | -                                  | -                                       | -                              | -                                                | -                                              | -                                              | 428,738                        | 428,738           |
| At 31st March 2023                                    | 2,257,745                    | 398,021                        | 60,257                             | 4,111                                   | 137,782                        | (1,828,470)                                      | 31,167                                         | (85,998)                                       | 11,596,532                     | 12,571,147        |

# Notes to the Financial Statements

## 28 COMMITMENTS

Commitments at the balance sheet date are as follows:

|                                                                  | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------------------------------------------|------------------|------------------|
| Contracted but not provided for<br>Property, plant and equipment | 20,331           | 28,935           |

## 29 OPERATING LEASE ARRANGEMENTS

### Lessor

As at 31st March 2023 and 2022, the future aggregate minimum rental receipts receivable under non-cancellable operating leases were as follows:

|                                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------|------------------|------------------|
| In respect of land and buildings:     |                  |                  |
| Within one year                       | 129,440          | 128,933          |
| In the second to fifth year inclusive | 194,070          | 281,651          |
|                                       | 323,510          | 410,584          |

## 30 FINANCIAL GUARANTEES

|                                                                  | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|------------------------------------------------------------------|------------------|------------------|
| Guarantees for the banking and loan facilities of joint ventures | 3,346,922        | 3,348,737        |



# Notes to the Financial Statements

## 31 NOTE TO CONSOLIDATED STATEMENT OF CASH FLOWS

### (A) Reconciliation of Profit/(Loss) before Income Tax to Net Cash Generated from Operations

|                                                                                            | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------------------------------------------------------------|------------------|------------------|
| Profit/(loss) before income tax                                                            | 836,968          | (1,600,511)      |
| Share of profits less losses of                                                            |                  |                  |
| Joint ventures                                                                             | (422,117)        | (15,541)         |
| Associated companies                                                                       | (10,728)         | (10,709)         |
| Depreciation                                                                               | 222,707          | 224,163          |
| Net investment loss                                                                        | 1,634,940        | 4,081,491        |
| Fair value gain of investment properties                                                   | (799,273)        | (494,571)        |
| Loss on disposal of property, plant and equipment                                          | –                | 34               |
| Interest income                                                                            | (317,624)        | (346,238)        |
| Interest expense                                                                           | 418,526          | 339,129          |
| Operating profit before working capital changes                                            | 1,563,399        | 2,177,247        |
| Decrease in mortgage loans receivable                                                      | 188              | 186              |
| Increase in properties under development for sale (excluding interest expense capitalised) | (710,944)        | (695,418)        |
| (Increase)/decrease in hotel and restaurant inventories                                    | (10,068)         | 665              |
| Increase in trade and other receivables                                                    | (1,150,740)      | (563,254)        |
| Net proceeds from financial investments                                                    | 1,588,488        | 454,377          |
| Decrease/(increase) in restricted bank balances                                            | 170,007          | (283,931)        |
| Decrease in trade and other payables                                                       | (13,897)         | (1,072,735)      |
| Increase in contract liabilities                                                           | 39,242           | 18,080           |
| Net cash generated from operations                                                         | 1,475,675        | 35,217           |

# Notes to the Financial Statements

## 31 NOTE TO CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

### (B) Reconciliation of Liabilities Arising from Financing Activities

|                                                        | <b>Borrowings</b><br>HK\$'000 | <b>Amount due<br/>to non-<br/>controlling<br/>interests</b><br>HK\$'000 | <b>Lease<br/>liabilities</b><br>HK\$'000 | <b>Total</b><br>HK\$'000 |
|--------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------|------------------------------------------|--------------------------|
| At 1st April 2021                                      | 17,994,031                    | 46,640                                                                  | 3,056                                    | 18,043,727               |
| Financing cash flows                                   |                               |                                                                         |                                          |                          |
| Net repayment                                          | (480,958)                     | –                                                                       | –                                        | (480,958)                |
| Lease payment                                          | –                             | –                                                                       | (4,853)                                  | (4,853)                  |
| Contribution from non-controlling interests            | –                             | 2,007                                                                   | –                                        | 2,007                    |
| Non-cash changes                                       |                               |                                                                         |                                          |                          |
| Amortisation of loan facilities fee and issue expenses | 51,310                        | –                                                                       | –                                        | 51,310                   |
| Addition of lease liabilities                          | –                             | –                                                                       | 15,581                                   | 15,581                   |
| Accrued interest                                       | –                             | –                                                                       | 127                                      | 127                      |
| Exchange translation differences                       | 1,699                         | –                                                                       | 1                                        | 1,700                    |
| At 31st March 2022                                     | 17,566,082                    | 48,647                                                                  | 13,912                                   | 17,628,641               |
| Financing cash flows                                   |                               |                                                                         |                                          |                          |
| Net repayment                                          | (774,852)                     | –                                                                       | –                                        | (774,852)                |
| Lease payment                                          | –                             | –                                                                       | (8,922)                                  | (8,922)                  |
| Contribution from non-controlling interests            | –                             | 4,302                                                                   | –                                        | 4,302                    |
| Loan facilities fee paid                               | (15,550)                      | –                                                                       | –                                        | (15,550)                 |
| Non-cash changes                                       |                               |                                                                         |                                          |                          |
| Amortisation of loan facilities fee and issue expenses | 16,205                        | –                                                                       | –                                        | 16,205                   |
| Addition of lease liabilities                          | –                             | –                                                                       | 1,353                                    | 1,353                    |
| Accrued interest                                       | –                             | –                                                                       | 216                                      | 216                      |
| Exchange translation differences                       | (24,898)                      | –                                                                       | (17)                                     | (24,915)                 |
| <b>At 31st March 2023</b>                              | <b>16,766,987</b>             | <b>52,949</b>                                                           | <b>6,542</b>                             | <b>16,826,478</b>        |

# Notes to the Financial Statements

## 32 RELATED PARTY TRANSACTIONS

The details of balances with joint ventures and associated companies are disclosed in notes 16.

In addition to the related party information shown elsewhere in the financial statements, the following transactions were carried out with related parties:

### Key Management Compensation

|                                                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------------------------------|------------------|------------------|
| Fee                                                   | 2,100            | 1,925            |
| Salaries, allowances and benefits in kind             | 97,190           | 94,402           |
| Employer's contribution to retirement benefits scheme | 421              | 416              |
|                                                       | 99,711           | 96,743           |

Key management includes the Company's Directors and four (2022: four) senior management members of the Group. No significant transactions have been entered with the Directors of the Company (being the key management personnel) during the year other than the emoluments paid to them as disclosed in note 9.

# Notes to the Financial Statements

## 33 BALANCE SHEET OF THE COMPANY

As at 31st March 2023

|                               | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|-------------------------------|------------------|------------------|
| Non-current assets            |                  |                  |
| Subsidiaries (note (a))       | 2,931,314        | 2,931,314        |
| Current assets                |                  |                  |
| Amounts due from subsidiaries | 2,787,614        | 2,793,346        |
| Trade and other receivables   | 173              | 173              |
| Bank balances and cash        | 614              | 771              |
|                               | 2,788,401        | 2,794,290        |
| Current liabilities           |                  |                  |
| Trade and other payables      | 1,175            | 1,606            |
| Net current assets            | 2,787,226        | 2,792,684        |
| Net assets                    | 5,718,540        | 5,723,998        |
| Equity                        |                  |                  |
| Share capital                 | 84,087           | 84,087           |
| Reserves (note (b))           | 5,634,453        | 5,639,911        |
|                               | 5,718,540        | 5,723,998        |

**Fung Siu To, Clement**  
Director

**Lun Pui Kan**  
Director

# Notes to the Financial Statements

## 33 BALANCE SHEET OF THE COMPANY (CONTINUED)

### As at 31st March 2023 (Continued)

Notes:

- (a) As at 31st March 2023 and 2022, the shares of certain subsidiaries are pledged to secure loan facilities granted to the Group.

Details of the principal subsidiaries are set out in note 34.

Extracts of published audited financial information of Asia Standard in which the Group has material non-controlling interest is set out in note 35.

- (b) Reserve movement of the Company

|                           | Share premium<br>HK\$'000 | Contributed surplus<br>HK\$'000 | Share options reserve<br>HK\$'000 | Revenue reserve<br>HK\$'000 | Total<br>HK\$'000 |
|---------------------------|---------------------------|---------------------------------|-----------------------------------|-----------------------------|-------------------|
| At 31st March 2021        | 2,257,745                 | 1,895,806                       | 3,066                             | 1,497,062                   | 5,653,679         |
| Profit for the year       | –                         | –                               | –                                 | 16,503                      | 16,503            |
| 2021 final dividend       | –                         | –                               | –                                 | (30,271)                    | (30,271)          |
| At 31st March 2022        | 2,257,745                 | 1,895,806                       | 3,066                             | 1,483,294                   | 5,639,911         |
| At 31st March 2022        | 2,257,745                 | 1,895,806                       | 3,066                             | 1,483,294                   | 5,639,911         |
| Loss for the year         | –                         | –                               | –                                 | (5,458)                     | (5,458)           |
| <b>At 31st March 2023</b> | <b>2,257,745</b>          | <b>1,895,806</b>                | <b>3,066</b>                      | <b>1,477,836</b>            | <b>5,634,453</b>  |

The revenue reserve is distributable. Under the Companies Act of Bermuda and the Bye-Laws of the Company, the contributed surplus is also distributable.

# Notes to the Financial Statements

## 34 PRINCIPAL SUBSIDIARIES

Listed below are the principal subsidiaries which, in the opinion of the Directors, principally affect the results and/or net assets of the Group.

(Unless indicated otherwise, they are indirectly wholly owned by the Company and have their principal place of operations in Hong Kong.)

| Name                                                   | Principal activity    | Issued and fully paid share capital | Group equity interest |
|--------------------------------------------------------|-----------------------|-------------------------------------|-----------------------|
| <i>Incorporated in the British Virgin Islands</i>      |                       |                                     |                       |
| Asia Orient Holdings (BVI) Limited <sup>1</sup>        | Investment holding    | US\$100                             | 100%                  |
| Impetus Holdings Limited                               | Investment holding    | US\$1                               | 100%                  |
| Persian Limited                                        | Investment holding    | US\$49,050                          | 100%                  |
| Pleasant Ridge Global Limited                          | Securities investment | US\$1                               | 100%                  |
| Sunrich Holdings Limited                               | Securities investment | US\$20,000,001                      | 100%                  |
| <i>Incorporated in Hong Kong</i>                       |                       |                                     |                       |
| Asia Orient Company Limited                            | Investment holding    | US\$126,729,833                     | 100%                  |
| Asia Orient Finance Company Limited                    | Financing services    | HK\$10,000,000                      | 100%                  |
| Asia Orient Management Services Limited                | Management services   | HK\$40,000,002                      | 100%                  |
| Hitako Limited                                         | Securities investment | HK\$20                              | 100%                  |
| Ocean Hand Investments Limited                         | Investment holding    | HK\$2                               | 100%                  |
| Pan Bright Investment Limited                          | Investment holding    | HK\$20                              | 100%                  |
| Pan Harbour Investment Limited                         | Investment holding    | HK\$2                               | 100%                  |
| Pan Inn Investment Limited                             | Investment holding    | HK\$20                              | 100%                  |
| Pan Kite Investment Limited                            | Investment holding    | HK\$20                              | 100%                  |
| Pan Pearl Investment Limited                           | Investment holding    | HK\$20                              | 100%                  |
| Pan Spring Investment Limited                          | Investment holding    | HK\$20                              | 100%                  |
| Prosperity Land Cleaning Service Limited               | Cleaning services     | HK\$200                             | 100%                  |
| Prosperity Land Estate Management Limited              | Property management   | HK\$10,000,150                      | 100%                  |
| Union Home Development Limited                         | Investment holding    | HK\$2                               | 100%                  |
| <i>Incorporated in Liberia</i>                         |                       |                                     |                       |
| Bassindale Limited                                     | Investment holding    | US\$500                             | 100%                  |
| <i>Incorporated in Bermuda and listed in Hong Kong</i> |                       |                                     |                       |
| Asia Standard Hotel Group Limited <sup>2</sup>         | Investment holding    | HK\$40,360,809                      | 35.7%                 |
| Asia Standard International Group Limited <sup>3</sup> | Investment holding    | HK\$13,197,822                      | 51.8%                 |

<sup>1</sup> Directly subsidiary of the Company.

<sup>2</sup> The Group directly holds 2.35%.

<sup>3</sup> The Group directly holds 51.79%.

Their principal subsidiaries are included in their own published consolidated financial statements.

## Notes to the Financial Statements

### 35 EXTRACTS FROM THE AUDITED CONSOLIDATED FINANCIAL STATEMENTS OF ASIA STANDARD

Asia Standard is a principal subsidiary of the Company. It is incorporated in Bermuda and listed in Hong Kong and its subsidiaries are principally engaged in property development and investment, hotel, travel operation and securities investments.

Set out below are the summary of the audited consolidated financial statements of Asia Standard in which 48.2% (2022: 48.2%) were owned by non-controlling interests, that are material to the Group for the year ended 31st March 2023.

The information below is the amount before inter-company eliminations.

#### Consolidated Profit and Loss Account

For the year ended 31st March 2023

|                                                                                            | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------------------------------------------------------------|------------------|------------------|
| Interest revenue                                                                           | 1,725,939        | 2,205,117        |
| Sales of goods and services, leasing and other revenue                                     | 346,838          | 304,618          |
| Total revenue                                                                              | 2,072,777        | 2,509,735        |
| Cost of sales                                                                              | (105,452)        | (82,854)         |
| Gross profit                                                                               | 1,967,325        | 2,426,881        |
| Selling and administrative expenses                                                        | (294,580)        | (235,172)        |
| Depreciation                                                                               | (145,132)        | (146,566)        |
| Net investment loss                                                                        |                  |                  |
| Net realised and unrealised gain/(loss)                                                    | 44,239           | (724,214)        |
| Changes in expected credit losses                                                          | (1,560,304)      | (2,680,419)      |
| Fair value gain of investment properties                                                   | 807,790          | 497,018          |
| Written back of provision for impairment in value of properties under development for sale | –                | 61,830           |
| Operating profit/(loss)                                                                    | 819,338          | (800,642)        |
| Net finance costs                                                                          | (410,088)        | (326,294)        |
| Share of profits less losses of                                                            |                  |                  |
| Joint ventures                                                                             | 460,562          | 15,541           |
| Associated companies                                                                       | 10,728           | 10,709           |
| Profit/(loss) before income tax                                                            | 880,540          | (1,100,686)      |
| Income tax (expense)/credit                                                                | (115,933)        | 88,383           |
| Profit/(loss) for the year                                                                 | 764,607          | (1,012,303)      |
| Profit/(loss) allocated to non-controlling interests                                       | 317,929          | (564,972)        |
| Dividends paid to non-controlling interests                                                | –                | (23,479)         |
| Total comprehensive income/(charge) for the year                                           | 3,563,602        | (6,162,449)      |
| Total comprehensive income/(charge) allocated to non-controlling interests                 | 1,727,074        | (3,173,549)      |

## Notes to the Financial Statements

### 35 EXTRACTS FROM THE AUDITED CONSOLIDATED FINANCIAL STATEMENTS OF ASIA STANDARD (CONTINUED)

#### Consolidated Balance Sheet

As at 31st March 2023

|                                                          | 2023<br>HK\$'000  | 2022<br>HK\$'000  |
|----------------------------------------------------------|-------------------|-------------------|
| Non-current assets                                       |                   |                   |
| Investment properties                                    | 10,844,446        | 10,034,752        |
| Property, plant and equipment                            | 4,671,642         | 4,761,239         |
| Investment in joint ventures and associated companies    | 4,598,431         | 4,373,855         |
| Amounts due from joint ventures and associated companies | 2,393,487         | 2,281,206         |
| Loan receivables                                         | –                 | 850               |
| Financial investments                                    | 1,615,734         | 1,389,996         |
| Derivative financial instruments                         | 342,577           | 282,636           |
| Deferred income tax assets                               | 137,452           | 158,100           |
|                                                          | <b>24,603,769</b> | <b>23,282,634</b> |
| Current assets                                           |                   |                   |
| Properties under development for sale                    | 5,007,956         | 4,257,302         |
| Completed properties held for sale                       | 3,481             | 3,481             |
| Hotel and restaurant inventories                         | 27,949            | 17,881            |
| Trade and other receivables                              | 1,117,954         | 908,131           |
| Income tax recoverable                                   | 173               | 80                |
| Financial investments                                    | 6,039,865         | 5,421,162         |
| Derivative financial instruments                         | 83,874            | –                 |
| Bank balances and cash                                   |                   |                   |
| – restricted                                             | 184,123           | 369,326           |
| – unrestricted                                           | 829,584           | 762,384           |
|                                                          | <b>13,294,959</b> | <b>11,739,747</b> |
| Current liabilities                                      |                   |                   |
| Trade and other payables                                 | 184,209           | 196,712           |
| Contract liabilities                                     | 265,241           | 245,717           |
| Amounts due to joint ventures                            | 297,425           | 311,392           |
| Amount due to an associated company                      | 193,050           | 206,250           |
| Amount due to non-controlling interests                  | 52,949            | 48,647            |
| Income tax payable                                       | 153,812           | 151,983           |
| Borrowings                                               | 3,871,662         | 3,996,578         |
| Derivative financial instruments                         | –                 | 676               |
|                                                          | <b>5,018,348</b>  | <b>5,157,955</b>  |
| Net current assets                                       | <b>8,276,611</b>  | <b>6,581,792</b>  |
| Non-current liabilities                                  |                   |                   |
| Borrowings                                               | 12,665,571        | 13,314,797        |
| Convertible notes                                        | 9,086             | 8,532             |
| Lease liabilities                                        | –                 | 5,738             |
| Deferred income tax liabilities                          | 232,012           | 125,250           |
|                                                          | <b>12,906,669</b> | <b>13,454,317</b> |
| Net assets                                               | <b>19,973,711</b> | <b>16,410,109</b> |



## Notes to the Financial Statements

### 35 EXTRACTS FROM THE AUDITED CONSOLIDATED FINANCIAL STATEMENTS OF ASIA STANDARD (CONTINUED)

#### Consolidated Balance Sheet (Continued)

As at 31st March 2023

|                                                              | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|--------------------------------------------------------------|------------------|------------------|
| Equity                                                       |                  |                  |
| Share Capital                                                | 13,197           | 13,197           |
| Reserves                                                     | 19,425,339       | 16,000,964       |
| Equity attributable to shareholders of the Company           | 19,438,536       | 16,014,161       |
| Non-controlling interests                                    | 535,175          | 395,948          |
|                                                              | 19,973,711       | 16,410,109       |
| Supplementary information with hotel properties at valuation |                  |                  |
| Revalued total assets                                        | 47,881,000       | 43,831,000       |
| Revalued net assets                                          | 29,956,000       | 25,219,000       |

#### Consolidated Statement of Cash Flows

For the year ended 31st March 2023

|                                                                                       | 2023<br>HK\$'000 | 2022<br>HK\$'000 |
|---------------------------------------------------------------------------------------|------------------|------------------|
| Operating profit before working capital changes                                       | 1,393,775        | 1,938,254        |
| Change in working capital                                                             | (605,892)        | (2,726,500)      |
| Net cash generated from/(used in) operating activities                                | 787,883          | (788,246)        |
| Net cash generated from/(used in) investing activities                                | 36,983           | (303,579)        |
| Net cash (used in)/generated from financing activities                                | (754,472)        | 33,023           |
| Net increase/(decrease) in cash and cash equivalents                                  | 70,394           | (1,058,802)      |
| Cash and cash equivalents at the beginning of the year                                | 762,384          | 1,814,699        |
| Changes in exchange rates                                                             | (3,194)          | 6,487            |
| Cash and cash equivalents at the end of the year (excluding restricted bank balances) | 829,584          | 762,384          |

### 36 APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board of Directors of the Company on 30th June 2023.

