



# Jiu Rong Holdings Limited 久融控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2358)



2020  
ANNUAL REPORT

# CONTENTS

|            |  |
|------------|--|
| <b>2</b>   | Corporate Information  |
| <b>3</b>   | Management Discussion and Analysis   |
| <b>9</b>   | Directors and Senior Management Profiles                                   |
| <b>11</b>  | Corporate Governance Report  |
| <b>24</b>  | Directors' Report  |
| <b>33</b>  | Independent Auditor's Report   |
| <b>39</b>  | Consolidated Statement of Profit or Loss and<br>Other Comprehensive Income |
| <b>40</b>  | Consolidated Statement of Financial Position                               |
| <b>42</b>  | Consolidated Statement of Changes in Equity                                |
| <b>43</b>  | Consolidated Statement of Cash Flows                                       |
| <b>45</b>  | Notes to the Consolidated Financial Statements                             |
| <b>116</b> | Five-Year Financial Summary  |

## CORPORATE INFORMATION

### DIRECTORS

Executive Directors

Mr. Siu Chi Ming

Mr. Yin Jianwen

Independent Non-executive Directors

Mr. Chen Zheng

Mr. Wang Ning

Mr. Yuan Qian Fei

### AUDIT COMMITTEE

Mr. Yuan Qian Fei (*Chairman*)

Mr. Chen Zheng

Mr. Wang Ning

### NOMINATION COMMITTEE

Mr. Chen Zheng (*Chairman*)

Mr. Wang Ning

Mr. Yuan Qian Fei

### REMUNERATION COMMITTEE

Mr. Wang Ning (*Chairman*)

Mr. Chen Zheng

Mr. Yuan Qian Fei

Mr. Siu Chi Ming

### REGISTERED OFFICE

Cricket Square, Hutchins Drive

P.O. Box 2681

Grand Cayman, KY1-1111

Cayman Islands

### HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Flat 8, 49/F.

Office Tower

Convention Plaza

1 Harbour Road

Wanchai

Hong Kong

### COMPANY SECRETARY

Mr. Siu Chi Ming

### AUTHORISED REPRESENTATIVES

(for the purposes of the listing rules)

Mr. Siu Chi Ming

Mr. Yin Jianwen

### AUTHORISED REPRESENTATIVES

(to accept service of process and notices under Part XI of the Hong Kong Companies Ordinance)

Mr. Siu Chi Ming

Mr. Yin Jianwen

### AUDITOR

ZHONGHUI ANDA CPA Limited

Certified Public Accountants

Unit 701, 7/F

Citicorp Centre

18 Whitfield Road

Causeway Bay

Hong Kong

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Suntera (Cayman) Limited

Suite 3204, Unit 2A,

Block 3, Building D, P.O. Box 1586,

Gardenia Court, Camana Bay

Grand Cayman KY1-1100

Cayman Islands

### HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited

Rooms 1712-16, 17th Floor

Hopewell Centre

183 Queen's Road East

Wanchai

Hong Kong

### PRINCIPAL BANKERS

China Everbright Bank Company Limited

Mizuho Bank Limited

### STOCK CODE

The Stock Exchange of Hong Kong Limited: 2358

### WEBSITE

<http://www.irasia.com/listco/hk/2358>

<http://www.jiurongkg.com>

# MANAGEMENT DISCUSSION AND ANALYSIS

## FINANCIAL REVIEW

### Overall Financial Results

The board (the “**Board**”) of directors (the “**Directors**”) of Jiu Rong Holdings Limited (the “**Company**”) is pleased to present this annual report and audited consolidated financial statements of the Company and its subsidiaries (the “**Group**”) for the year ended 31 December 2020 (the “**Year**”) to the shareholders of the Company.

For the year ended 31 December 2020, the Group achieved turnover of approximately HK\$722,214,000, representing an increase of approximately 19% from approximately HK\$608,698,000 in last corresponding year. The Group recorded gross profit of approximately HK\$125,980,000, representing an increase of approximately 17% from approximately HK\$107,375,000 in last corresponding year. The Group achieved profit for the Year attributable to owners of the Company of approximately HK\$22,904,000. Basic profit per share of the Company was approximately HK0.42 cents while basic profit per share for the year ended 31 December 2019 was approximately HK0.48 cents. As at 31 December 2020, balance of cash and cash equivalents of the Group were approximately HK\$350,626,000 (2019: approximately HK\$109,248,000).

### Turnover

For the Year under review, the Group recorded turnover of approximately HK\$722,214,000 which was mainly contributed by the Digital Video Business, the New Energy Vehicles Business, Cloud Ecological Big Data Business and Properties Investments.

In 2020, the Group’s business has five (2019: five) reporting segments.

### Business Operations

#### (i) Digital Video Business

The Group through its wholly owned subsidiary, Soyea Jiu Rong Technology Co., Ltd.\* (數源久融技術有限公司) (“**Soyea Jiu Rong**”) carries out the research and development, manufacturing and sales of digital television (“**TV**”), high definition liquid crystal display TV and set-top box as well as provision of application of solutions regarding integration of tele-communication, TV and internet in the digital audio visual industry.

#### (ii) New Energy Vehicles Business

The Group through its wholly owned subsidiary, Jiu Rong New Energy Science and Technology Limited\* (久融新能源科技有限公司) (“**Jiu Rong New Energy**”) carries out the construction, application and management of new energy vehicles and related products, charging facilities and intelligent management systems and processing services in relation to new energy vehicles spare parts.

\* For identification purpose only

## MANAGEMENT DISCUSSION AND ANALYSIS

### (iii) Cloud Ecological Big Data Business

The Group through its wholly owned subsidiary, Hangzhou Yunqi Cloud Data Limited\* (杭州云栖云数据有限公司) (“**Yunqi Cloud Data**”) carries out the application and management of cloud ecological big data.

### (iv) Properties Development

The Group through its wholly owned subsidiary, Hangzhou Lu Yun Property Limited\* (杭州绿云置业有限公司) carries out the properties development of big data industrial park in Hangzhou. It is expected that the park will establish a “Cloud Ecological System” to build a new generation of information technology (such as AR/VR, face recognition, digital maps, etc.) and communication technology, such as Internet of Things, big data, cloud computing, (such as 5G, LTE-V, NB-IOT, etc.) throughout the cloud industry park in all aspects, to create the country’s first all-intelligent perception, interoperability cloud ecological park. The Group completed the acquisition of 46% equity interests of Heilongjiang Xin Luzhou Real Estate Development Limited\* (黑龙江新绿洲房地产开发有限公司) (“**Xin Luzhou**”) in 2018, Xin Luzhou will be an associate of the Company to principally engage in the development of industrial park, commercial and residential properties in Limin Avenue, Limin Development Zone, Harbin, the PRC.

### (v) Properties Investments

The Group through its wholly owned subsidiary, Hangzhou Lu Yun Property Limited\* (杭州绿云置业有限公司) to conduct the properties investment for rental income from the big data industrial park in Hangzhou.

### Gross Profit Margin

During the Year under review, the gross profit margin decreased slightly from approximately 18% to 17%.

### Expenses

During the Year under review, the Group adopted stringent cost controls on its operation. Management of the Group always believes that maintaining a high standard of cost control on expenses were for the benefits of the Group. Therefore, management regularly reviewed and updated controls and procedures to ensure that cost control objectives can be achieved.

### Financial Position and Liquidity

As at 31 December 2020, the gearing ratio was 1.5 (2019: 1.6), which was measured on the basis of the Group’s net debt divided by the capital plus net debt. The Group had net current liabilities as at 31 December 2020 and 2019.

For the Year under review, the Group used approximately HK\$72,302,000 (2019: generated approximately HK\$668,295,000) of cash in its operations. As at 31 December 2020, the Group had cash and cash equivalents of approximately HK\$350,626,000 (2019: approximately HK\$109,248,000).

\* For identification purpose only

## MANAGEMENT DISCUSSION AND ANALYSIS

As at 31 December 2020, surplus in shareholders' equity was approximately HK\$562,373,000 (2019: surplus in shareholders' equity of approximately HK\$519,988,000). Current assets of the Group amounted to approximately HK\$1,182,186,000 (2019: HK\$832,461,000).

As at 31 December 2020, the Group's net debts amounted to approximately HK\$1,747,924,000 (2019: net debts of approximately HK\$1,397,875,000). Trade and notes receivables increased from approximately HK\$408,019,000 as at 31 December 2019 to approximately HK\$443,081,000 as at 31 December 2020.

During the Year under review, the Group provided a reversal of impairment loss of approximately HK\$4,734,000 on trade receivables (2019: impairment of trade receivables approximately HK\$471,000).

### Pledged of Assets

As at 31 December 2020, the Group did not pledge its bank deposit (2019: pledged bank deposit of approximately HK\$23,392,000), but pledged properties held for sale of approximately HK\$85,269,000 (2019: HK\$86,323,000), investment properties of approximately HK\$432,219,000 (2019: Nil) and trade receivables of approximately HK\$48,092,000 (2019: HK\$31,383,000) to secure bank loans and its notes payables.

### Significant Investments

The Group did not have any significant investments during the Year under review.

### Capital Structure

During the Year under review, there was no change in the Company's capital structure.

### Significant Securities Investments

The Group did not have any significant investments during the Year under review.

### Risk of Intense Competition

The Group's Digital Video Business faces intense competition and such competition puts downward pressure on the price of the products of the Digital Video Business. The Group's market position depends on the ability to estimate and manage competition, including the introduction of new or improved products and services, pricing strategies of competitors and preferences of customers. If the Group fails to maintain competitive price of similar products or services or provide distinctive products or services, it may lose its customers to competitors. Moreover, competition may cause reduction in price, gross profit margin and market share of the Group.

## MANAGEMENT DISCUSSION AND ANALYSIS

### Risk of Unstable Electricity Supply

The New Energy Vehicles Business relies on stable supplies of electricity to charge electric vehicles, in order to ensure the stable supply of electricity and lower the electricity cost, the charging session mainly scheduled from mid night to 4 a.m. whereas the social demand of electricity and electricity fee is at the lowest level.

### Charging Safety

The most critical risk of the New Energy Vehicles Business is charging safety, the Group has implemented staff manual to guide the staff how to operate the charging piles and the charging piles will stop automatically when abnormal charging incidents happened so as to keep the high safety level.

### Foreign Exchange and Currency Risks

The Group has minimal exposure to foreign currency risk as most of its business transactions, assets and liabilities are principally denominated in the functional currencies of the Group entities. The Group currently does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group will monitor its foreign currency exposure closely and will consider hedging significant foreign currency exposure should the need arise.

### Contingent Liabilities and Capital Commitments

The Group does not have any contingent liability in the Year under review (2019: Nil). The Group had capital commitment of approximately HK\$276,961,000 in the Year under review (2019: approximately HK\$122,980,000).

### Employees Benefit and Expenses

As at 31 December 2020, there were 378 employees (2019: 311 employees) in the Group. The total amount of employee remuneration incurred for the Year was approximately HK\$43,370,000 (2019: approximately HK\$73,531,000). The Group determines employees' remuneration by the work responsibilities, job performance and professional experience. The Group also provides employees on-job training from time to time to upgrade the knowledge, skills and overall caliber of its employees.

## MANAGEMENT DISCUSSION AND ANALYSIS

### BUSINESS REVIEW AND OUTLOOK

The Group is principally engaged in (1) manufacturing and sales of digital television (“**TV**”), high definition liquid crystal display TV and set-top box as well as provision of application of solutions regarding integration of telecommunication TV and internet in the digital video industry (“**Digital Video Business**”); (2) the construction, application and management of new energy vehicles and related products, charging facilities and intelligent management systems and processing services in relation to new energy vehicles spare parts (“**New Energy Vehicles Business**”); (3) the application and management of cloud ecological big data industry (“**Cloud Ecological Big Data Business**”); (4) properties development of big data industrial park commercial and residential properties (“**Properties Development**”); and (5) properties investment for rental income from the big data industrial park (“**Properties Investments**”).

The global economy has gone through fierce challenges under the COVID-19 and negative economic growth recorded worldwide in 2020. Among such negative economic conditions, the Group was still able to achieve profit attributable to shareholders of approximately HK\$22,904,000 for the year ended 31 December 2020 (2019: approximately HK\$26,241,000), representing a decrease of approximately 13% as compared with last year.

The Group has recorded an increase in turnover from the Digital Video Business to approximately HK\$373,456,000 for the year ended 31 December 2020 (2019: approximately HK\$355,363,000), representing an increase of approximately 5% as compared with last year.

The New Energy Vehicles Business recorded turnover of approximately HK\$209,422,000 for the year ended 31 December 2020 (2019: approximately HK\$192,609,000). As at 31 December 2020, the Group was operating 50 electric vehicles charging stations in Hangzhou with approximately 3,604 alternating current chargers of 40KW/H and approximately 2,224 direct current chargers of 60KW/H in operation. The Group was also operating 5 electric vehicles charging stations in Wuhan with 56 alternating current chargers of 7KW/H and 16 direct current chargers of 60KW/H in operation and 5 electric vehicles charging stations in Nanjing with 22 alternating current chargers of 40KW/H and 96 direct current chargers of 60KW/H. The Board is of the view that the PRC Government has emphasized on the use of new energy vehicles and reduction in carbon emissions with increase in support to the establishment of the new energy vehicles charging piles and its related operations and hence the New Energy Vehicles Business is with substantial growth potential. The Group will continue to invest in the New Energy Vehicles Business and further establish electric vehicles charging stations in Hangzhou and other provinces in the PRC to capture the electric vehicles charging market shares with the aim to be one of the largest new energy vehicles charging facilities operators in the PRC.

The Group recorded turnover of approximately HK\$23,458,000 for the year ended 31 December 2020 (2019: approximately HK\$25,169,000) from the Cloud Ecological Big Data Business, representing a decrease of approximately 7% as compared with last year.

The Group recorded turnover of approximately HK\$19,105,000 for the year ended 31 December 2020 (2019: approximately HK\$16,202,000) from the Properties Investment Business, representing an increase of approximately 18% as compared with last year.

## MANAGEMENT DISCUSSION AND ANALYSIS

Following the completion of the acquisition of 100% equity interest of Hangzhou Lu Yun Property Limited\* (杭州绿云置业有限公司), the industrial park in Hangzhou West Lake District Yunqi Cloud-Town (云栖小镇) owned by Hangzhou Lu Yun Property Limited\* (杭州绿云置业有限公司), will be the first big data industrial park of the Group. It is expected that the park will establish a “Cloud Ecological System” to build a new generation of information technology (such as AR/VR, face recognition, digital maps, etc.) and communication technology, such as Internet of Things, big data, cloud computing, (such as 5G, LTE-V, NB-IOT, etc.) throughout the cloud industry park in all aspects, to create the country’s first all intelligent perception, interoperability cloud ecological park. The Group will co-operate with the local authorities of West Lake District and Yunqi Cloud Town (云栖小镇) as well as famous cloud computing enterprises such as Aliyun (阿里云) and West Lake Electric (西湖电子) to establish big data industrial park and hence to expand the cloud data business market of the Group.

The Directors will continue to (1) closely evaluate the performance of the above mentioned businesses; (2) invest in the New Energy Vehicles Business, the Cloud Ecological Big Data Business and the properties development of big data industrial park; (3) actively explore new businesses or investments; (4) consider fund raising opportunities which can strengthen the financial position; and (5) focus on product quality and cost control and strictly control capital expenditure in order to continuously maintain the Group’s competitiveness of the Group in order to enhance the value of the Group which will be in the interests of the Company and shareholders as a whole.

### EXPLANATION OF THE QUALIFIED OPINION IN RELATION TO THE TRADE RECEIVABLES

References are made to the announcement of the Company dated 21 August 2020, despite our staff in Hangzhou office contacted the responsible officers for the Asia’s division of Banco Nacional de Cuba through emails and our staff in Cuba office personally visited to Banco Nacional de Cuba for repayment on a monthly basis, yet, due to the shortage of the foreign currency and strict control of the usage of foreign currency by Cuba Government, the Group could only received Euro17,890 and US\$2,651 from the Banco Nacional de Cuba in 2020.

To response to the Group, the Banco Nacional de Cuba has issued its latest outstanding amounts confirmation as at 31 December 2020 to the Group. The Group also obtained outstanding amounts confirmation letter as at 30 June 2020 from Banco Nacional de Cuba and repayment undertaking letter from the current president of Banco Nacional de Cuba (the “**Undertaking Letter**”) in July 2020 to replace the previous undertaking letter Issued by the former president of Banco Nacional de Cuba and the undertaking will continue in effect until Banco Nacional de Cuba fully repays the outstanding amounts.

Taken into account that (i) Banco Nacional de Cuba will continue to issue its confirmation on the outstanding amounts to the Group on a quarterly basis and the current president of Banco Nacional de Cuba undertake to repay its outstanding amounts; and (ii) Banco Nacional de Cuba will not be able to provide a repayment schedule due to the shortage of foreign currency and strict control of the use of foreign currency by the Cuba Government. Auditors do agree with the Group that impairment is not an appropriate way and will not solve the audit issues and leads to other audit qualifications unless Banco Nacional de Cuba indicates that it will not settle the outstanding amounts.

The Group really wants to recover all outstanding amounts and remove the audit qualifications and try all its means to liaise with Banco Nacional de Cuba, yet, the current foreign currency shortage of Cuba is a political issue which is out of the Group’s control, the Group really cannot provide a specific timeline to address the audit issue. Further announcement(s) will be issued by the Company as and when necessary if there are material developments of the auditors’ qualified opinion in relation to the trade receivables.

\* For identification purpose only

## DIRECTORS AND SENIOR MANAGEMENT PROFILES

### EXECUTIVE DIRECTORS

**Mr. Siu Chi Ming**, aged 40, holds a Bachelor of Business Administration (Accounting) from Hong Kong Baptist University. Mr. Siu is a fellow member of the Association of Chartered Certified Accountants and an associate of Hong Kong Institute of Chartered Secretaries as well as the Institute of Chartered Secretaries and Administrators. Prior to joining the Group, Mr. Siu was a senior manager of a corporate finance division of a licensed corporation registered under Securities and Futures Ordinance (the “SFO”) and was a licensed person registered under the SFO to carry on type 6 (advising on corporate finance) regulated activities, Mr. Siu has been involved in several corporate finance transactions including mergers and acquisitions, corporate reorganization and a variety of fund raising exercises. He is currently responsible for the overall management of the Group. Mr. Siu joined the Group and was appointed as an executive Director on 9 February 2012. Mr. Siu is an independent non-executive director of China Water Affairs Group Limited (stock code: 0855), a company listed on the Main Board of the Stock Exchange and an independent non-executive director of Ying Kee Tea House Group Limited (stock code: 8241), a company listed on GEM of the Stock Exchange.

**Mr. Yin Jianwen**, aged 52, was appointed as an executive Director and an authorised representative of the Company on 1 June 2015. Mr. Yin graduated from Hangzhou University (now named Zhejiang University) Department of Foreign Languages. Mr. Yin has extensive experiences in the import and export business, real estate, electronics operation and management. Mr. Yin was an executive director of SOYEA Technology Co., Ltd from June 2008 to August 2013, a company established under the laws of the PRC, whose issued shares are listed on the Shenzhen Stock Exchange (stock code: 000909).

## DIRECTORS AND SENIOR MANAGEMENT PROFILES

### INDEPENDENT NON-EXECUTIVE DIRECTORS

**Mr. Chen Zheng**, aged 61, was appointed as an independent non-executive director on 9 July 2019. Mr. Chen is an engineer and senior economist. He holds a bachelor degree in chemical engineering and a master degree in business administration. He has extensive experience in investing business and corporate management. Mr. Chen was appointed as an Executive Director and the Chief Executive Officer of Global Digital Creations Holdings Limited (stock code: 8271) in February 2005, a company listed on the GEM of the Stock Exchange. He was re-designated as the Deputy Chairman and a Non-executive Director of Global Digital Creations Holdings Limited in December 2018.

**Mr. Wang Ning**, aged 65, was appointed as an independent non-executive director on 6 June 2017. Mr. Wang obtained his bachelor degree in political economics from the First Branch College of the Renmin University of China (中國人民大學第一分校). Mr. Wang is a senior economist with substantial experience in electronics information industry and has a deep understanding of sales, marketing, network, conferences and exhibitions and the development of consumer electronics. He was formerly the deputy director of the Office of the Bureau of Sales of the Ministry of Electronics Industry (電子工業部銷售局辦公室) of the PRC and the Director of the Management Division of the National Household Appliances Repair & Management Centre (全國家電維修管理中心). Since 1993, Mr. Wang has been the vice president and secretary general of China Electronics Chambers of Commerce (中國電子商會). Mr. Wang is currently a member of the supervisory board of Vtion Wireless Technology AG (Stock Code: V33), a Frankfurt listed company and also the president of the Consumer Electronics Magazine (《消費電子》). He was an independent director of Jilin Sino-Microelectronics Co., Ltd. (SSE stock code: 600360), a Shanghai listed company from 23 May 2009 to 19 May 2015 and was a non-executive director of China Public Procurement Limited (stock code: 1094), a Hong Kong listed company from 15 September 2011 to 30 September 2016.

**Mr. Yuan Qian Fei**, aged 56, was appointed as an independent non-executive Director on 1 October 2015. Mr. Yuan, graduated from Jiangxi Industry University (now named Nanchang University) with bachelor of engineering and Xiamen University with master of economics. Mr. Yuan is a member of the Chinese Institute of Certified Public Accountants and has extensive experiences in internal audit, accounting and business management.

## CORPORATE GOVERNANCE REPORT

### CORPORATE GOVERNANCE PRACTICES

The Board of the Company believes that corporate governance is essential to the success of the Company and has adopted various measures to ensure that a high standard of corporate governance is maintained to safeguard the interests of our shareholders, investors, customers and staff.

The Company has complied with the code provisions (the “**Code Provision(s)**”) of the Corporate Governance Code (the “**CG Code**”) as set out in Appendix 14 of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on the Stock Exchange, except for certain deviations as specified and explained below with considered reasons for such deviations.

1. Under the Code Provision A.2.1 of the CG Code, among others, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing.

During the Year and up to the date of this report hereof, the posts of chairman and chief executive were vacant. The Board will keep reviewing the current structure of the Board from time to time and should candidates with suitable knowledge, skill, and experience be identified, the Company will make appointments to fill the posts as and when appropriate.

2. Under the Code Provision A.6.7 of the CG Code, the independent non-executive Directors and non-executive directors should attend general meetings and develop a balanced understanding of the views of shareholders. Due to other business engagements, three independent non-executive Directors did not attend the annual general meeting (“**AGM**”) held on 30 June 2020.

However, at the AGM, there were at least two executive Directors presented to enable the Board to develop a balanced understanding of the views of the shareholders of the Company.

3. Under the Code Provision E.1.2 of the CG Code, the chairman of the Board should attend the AGM and also invite the chairmen of the audit, remuneration, nomination and any other committees (as appropriate) to attend. In their absence, he should invite another member of the committee or failing this his duly appointed delegate, to attend. These persons should be available to answer questions at the AGM.

Due to other business engagements, the chairman of the audit and remuneration committees did not attend the AGM.

4. Under Code Provision C.2.5 of the CG Code, the Group should have an internal audit function. During the year, the Group conducted a review on the need for setting up an internal audit department. Given the Group’s simple operating structure and the potential cost burden, it was decided that the Group would not set up an internal audit department for the time being and the Board would be directly responsible for risk management and internal control systems of the Group.

The Board has taken remedial steps, actions and measures to make sure that the Company is in all aspects in strict compliance with the Listing Rules and the CG Code.

## CORPORATE GOVERNANCE REPORT

### MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted a code of conduct for securities transactions and dealing (the “**Code of Conduct**”) by Directors on terms no less exacting than the required standard set out in Appendix 10 to Listing Rule (the “**Model Code**”). The Company has made specific enquiry of all Directors as to whether they have complied with the required standard set out in the Model Code and the Code of Conduct during the year ended 31 December 2020.

All the Directors have confirmed that they have complied with the required standards set out in the Model Code and the Code of Conduct throughout the year ended 31 December 2020.

### THE BOARD OF DIRECTORS

Composition of the Board

As at 31 December 2020 and up to the date of this report, the composition of the Board was:

*Executive Directors:*

Mr. Siu Chi Ming  
Mr. Yin Jianwen

*Independent non-executive Directors:*

Mr. Chen Zheng  
Mr. Wang Ning  
Mr. Yuan Qian Fei

To the best knowledge of the Company, there is no financial, business, family or other material/relevant relationships among members of the Board.

The list of Directors of the Company and their roles and functions is posted on the websites of the Company, <http://www.irasia.com/listco/hk/2358>, and the Stock Exchange. Detailed biographies outlining each director’s range of specialist experience and suitability for the successful long-term management of the Group can be found in the Section of “**Directors and Senior Management Profiles**” on pages 9 and 10 of this annual report.

The Role of the Board

The Board formulates overall strategic plans and key policies of the Group, monitors its financial performance, maintains effective oversight over the management, risks assessment, controls over business operations and ensures good corporate governance and compliance with legal and regulatory requirements. The Board members are fully committed to their roles and have acted in good faith to maximise the shareholders’ value in the long run, and have aligned the Group’s goals and directions with the prevailing economic and market conditions. Daily operations and administration are delegated to the management.

## CORPORATE GOVERNANCE REPORT

The Board delegates day-to-day operations of the Group to executive Directors and senior management of the Company for different aspects of the business/functions, while reserving certain key matters in making strategic decision for its approval. When the Board delegates aspects of its senior management, it has given clear directions as to the powers of management, in particular, with respect to the circumstances where management shall report back and obtain prior approval from the Board before making decisions or entering into any commitments on behalf of the Company.

### Directors' Appointment, Re-election and Removal

Details of the service contracts of each Executive Directors and Independent Non-executive Directors are set out in the header of "**Directors' Service Contracts**" on page 30 of the Directors' Report.

In accordance with the Company's articles of association (the "**Article(s)**"), (i) Directors appointed by the Board to fill a casual vacancy shall hold office until the next following AGM of the Company after appointment and be subject to re-election at such meeting; and (ii) one-third of the Directors for including Executive Directors and Independent Non-executive Directors for the time being (or, if their number is not a multiple of three, the number nearest to but not greater than one-third) are subject to retirement by rotation at every AGM.

### Independent Non-executive Directors

In compliance with Rules 3.10(1) and 3.10A of the Listing Rules, the Company has three independent non-executive Directors representing half of the Board. Among the three independent non-executive Directors, Mr. Yuan Qian Fei has appropriate professional qualification in accounting and related financial management expertise as required by Rules 3.10(2) of the Listing Rules. None of the independent non-executive Directors is related to one another.

The independent non-executive Directors are persons of high calibre; with academic and professional qualifications in the fields of accounting, corporate finance and business management. With their experience gained from senior positions held in other companies, they provide strong support towards the effective discharge of the duties and responsibilities of the Board. The independent non-executive Directors do not participate in the day-to-day management of the Company and do not involve themselves in business transactions or relationships with the Company, in order not to compromise their objectivity. In staying clear of any potential conflict of interest, the independent non-executive Directors remain in a position to fulfill their responsibility to provide check and balance to the Board of the Company.

Each of Mr. Wang Ning, Mr. Yuan Qian Fei and Mr. Chen Zheng has entered into a service contract with the Company for a term of one year, subject to re-election by shareholders at the AGM of the Company at least once every three years by rotation. No Director has a service contract which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

## CORPORATE GOVERNANCE REPORT

### Confirmation of Independence

The Company has received the annual confirmation of independence from all existing independent non-executive Directors in accordance with Rule 3.13 of the Listing Rules.

### Directors' Training

According to the Code Provision A.6.5 of the CG Code, all Directors should participate in a programme of continuous professional development to develop and refresh their knowledge and skills to ensure that their contribution to the Board remains informed and relevant. The Company should be responsible for arranging and funding training, placing an appropriate emphasis on the roles, functions and duties of the Directors of the Company.

Directors' training is an ongoing process. During the Year, Directors received regular updates on changes and development to the Group's business and to legislative and regulatory environments in which the Group operate. All Directors are encouraged to attend external forum or training courses on relevant topics when count towards continuous professional development training. The Directors also disclose to the Company their interests as Directors or other offices in other public companies in a timely manner and provide updates to the Company on any subsequent changes.

The record of the trainings of the Directors, on a named basis, is set out as below:

|  | <b>Reading articles,<br/>newspapers,<br/>journal and/or<br/>updates</b> | <b>Attending trainings<br/>and/or seminars</b> |
|--|---|--|
| <b>Executive Directors</b>                 |   |  |
| Mr. Siu Chi Ming                           |   | ✓  |
| Mr. Yin Jianwen                            | ✓   |  |
| <b>Independent Non-executive Directors</b> |   |  |
| Mr. Chen Zheng                             | ✓   |  |
| Mr. Wang Ning                              | ✓   |  |
| Mr. Yuan Qian Fei                          | ✓   |  |

### Board Meetings and Board Practices

The Board holds at least four meetings a year. The Board conducts meeting on a regular basis and on an ad hoc basis, as required by business needs. All Directors are invited to attend the Board meetings in person or by telephone conference.

## CORPORATE GOVERNANCE REPORT

Sufficient notices for regular Board meetings and notice of reasonable notice for non-regular Board meetings were given to all Directors so as to ensure that each of them had an opportunity to attend the meetings. Board papers will be given to the Board before the date of the Board meeting by the Company Secretary.

If a substantial shareholder or a Director has a conflict of interest in a matter, the matter will be dealt by a physical Board meeting rather than a written resolution.

### BOARD DIVERSITY POLICY

The Company has adopted a board diversity policy which sets out the approach to achieve and maintain diversity on the Board in order to enhance the effectiveness of the Board.

The Company seeks to achieve Board diversity through the consideration of several factors, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. All Board appointments will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board.

Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. The ultimate decision will be made upon the merits and contribution that the selected candidates will bring to the Board.

The Nomination Committee will review the board diversity policy from time to time to ensure its continued effectiveness. For the purpose of implementation of the board diversity policy, the following measurable objectives were adopted:

1. at least one-third of the members of the Board shall be independent non-executive Directors; and
2. at least one of the members of the Board shall have obtained accounting or other professional qualifications.

The Board has achieved the measurable objectives in the board diversity policy.

As at the date of this Annual Report, the Board comprises five Directors. Three of them are independent non-executive Directors, thereby promoting critical review and control of the management process. The Board is also characterized by significant diversity, whether considered in terms of gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service.

During the Year, the Board held totally six meetings and reviewed, inter alia, the performance and formulated business strategy of the Group; reviewed and approved the annual and interim results of the Group for the year ended 31 December 2019 and six months ended 30 June 2020 respectively; reviewed and approved unaudited results announcement for the year ended 31 December 2019; appointed a valuer; reviewed and approved an investment and opened a cash security account.

## CORPORATE GOVERNANCE REPORT

The attendance records for the Directors' meetings are set out below:

|  | <b>Number of<br/>Board Meetings<br/>Attended</b> | <b>Attendance<br/>Rate</b> |
|--|--|----------------------------|
| <b>Executive Directors</b>                 |  |                            |
| Mr. Siu Chi Ming                           | 6/6  | 100%                       |
| Mr. Yin Jianwen                            | 6/6  | 100%                       |
| <b>Independent non-executive Directors</b> |  |                            |
| Mr. Chen Zheng                             | 4/6  | 67%                        |
| Mr. Wang Ning                              | 4/6  | 67%                        |
| Mr. Yuan Qian Fei                          | 4/6  | 67%                        |

Any Director wishing to do so in the furtherance of his or her duties, may take independent professional advice at the Company's expense. The Directors are encouraged to update their skills, knowledge and familiarity with the Group through their initial induction, ongoing participation at Board and committee meetings, and through meeting key members of management.

### COMMITTEES OF THE BOARD

#### Audit Committee

The Company established an audit committee (the "**Audit Committee**") on 22 June 2004. On 25 April 2007, the Board adopted specific written terms of reference setting out the authority and duties of the Audit Committee, now published on the websites of the Company, <http://www.irasia.com/listco/hk/2358> and the Stock Exchange.

As at the date of this report, the Audit Committee comprised three members; all of them are independent non-executive Directors. The Audit Committee is chaired by Mr. Yuan Qian Fei who possesses the accounting and related financial management expertise. The members of the Audit Committee were Mr. Chen Zheng and Mr. Wang Ning.

The Audit Committee acts as an important link between the Board and the Company's auditor in matters within the scope of the Group's audit. The duties of the Audit Committee are to review and discuss on the effectiveness of external audit and risk evaluation of the Company, as well as the Company's annual report and accounts, interim report and to provide advice and comments to the Board. The Audit Committee has reviewed the audited financial statements of the Group for the Year.

## CORPORATE GOVERNANCE REPORT

The Audit Committee meets regularly with the management and the external auditor to discuss the accounting principles and practices adopted by the Group and financial reporting matters. During the Year, the Audit Committee held three meetings to review, among others, the audited and unaudited financial statements for the year ended 31 December 2019 and the unaudited financial statements for the six months ended 30 June 2020 with the recommendations to the Board for approval; and had reviewed the accounting principles and policies adopted by the Group and its system of internal control.

The attendance records for the Audit Committee meetings are set out below:

|  | <b>Number of<br/>Audit Committee<br/>Meetings<br/>Attended</b> | <b>Attendance<br/>Rate</b> |
|--|--|----------------------------|
| <b>Independent non-executive Directors</b> |  |                            |
| Mr. Chen Zheng                             | 3/3  | 100%                       |
| Mr. Wang Ning                              | 3/3  | 100%                       |
| Mr. Yuan Qian Fei                          | 3/3  | 100%                       |

### Remuneration Committee

The Company established a remuneration committee (the “**Remuneration Committee**”) on 12 December 2005. On 25 April 2007, the Board adopted specific written terms of reference setting out the authority and duties of the Remuneration Committee, now published on the websites of the Company, <http://www.irasia.com/listco/hk/2358> and the Stock Exchange.

As at the date of this report, the Remuneration Committee comprises four members and is chaired by Mr. Wang Ning (independent non-executive Director). The other members of the Remuneration Committee are Mr. Yuan Qian Fei (independent non-executive Director), Mr. Chen Zheng (independent non-executive Director) and Mr. Siu Chi Ming (executive Director). Accordingly, the Remuneration Committee comprises a majority of independent non-executive Directors.

The role of the Remuneration Committee is to make recommendations to the Board on the Group’s policy and structure for all remuneration of Directors and senior management, and on the establishment of a formal and transparent procedure for developing policy on such remuneration. The Remuneration Committee also reviews and approves the compensation arrangements relating to dismissal or removal of Directors to ensure that such arrangements are in accordance with the relevant contractual terms or are otherwise reasonable and appropriate.

During the Year, the Remuneration Committee held one meeting to review the remuneration packages of all the Directors and the senior management of the Group. No Director was involved in deciding his own remuneration at the meeting of the Remuneration Committee.

## CORPORATE GOVERNANCE REPORT

The attendance records for the Remuneration Committee meeting are set out below:

|  | <b>Number of<br/>Remuneration<br/>Committee<br/>Meetings<br/>Attended</b> | <b>Attendance<br/>Rate</b> |
|--|---|----------------------------|
| <b>Independent non-executive Directors</b> |   |                            |
| Mr. Chen Zheng                             | 1/1   | 100%                       |
| Mr. Wang Ning                              | 1/1   | 100%                       |
| Mr. Yuan Qian Fei                          | 1/1   | 100%                       |
| <b>Executive Directors</b>                 |   |                            |
| Mr. Siu Chi Ming                           | 1/1   | 100%                       |

### Nomination Committee

The Company established a nomination committee (the “**Nomination Committee**”) on 12 December 2005. On 25 April 2007, the Board adopted specific written terms of reference setting out the authority and duties of the Nomination Committee, now published on the websites of the Company, <http://www.irasia.com/listco/hk/2358> and the Stock Exchange.

As at the date of this report, the Nomination Committee comprises three members, all of them are independent non-executive Directors. The Nomination Committee is chaired by Mr. Chen Zheng. The other members of the Nomination Committee are Mr. Wang Ning and Mr. Yuan Qian Fei.

The role of the Nomination Committee is to review the compositions of the Board, select, identify and recommend to the Board suitable candidates to be Directors, and assess the independence of the independent non-executive Directors.

When making recommendations regarding the appointment of any proposed candidate to the Board or reappointment of any existing member(s) of the Board, the Nomination Committee shall consider a variety of factors including but not limited to the following in assessing the suitability of the proposed candidate:

- (a) reputation for integrity;
- (b) accomplishment, experience and reputation in the business and other relevant sectors relate to the Company and/or its subsidiaries;
- (c) commitment in respect of sufficient time and attention to the Company’s business;
- (d) diversity in all aspects, including but not limited to gender, age, cultural/educational and professional background, skills, knowledge and experience;
- (e) the ability to assist and support management and make significant contributions to the Company’s success;

## CORPORATE GOVERNANCE REPORT

- (f) compliance with the criteria of independence as prescribed under Rule 3.13 of the Listing Rules for the appointment of an independent non-executive Director; and
- (g) any other relevant factors as may be determined by the Nomination Committee or the Board from time to time.

During the Year under review, the Nomination Committee held one meeting to review the qualifications and the performance of the current Directors and the composition of the Board, assessed the independence of the independent non-executive Directors and recommended to the Board on relevant matters relating to the appointment of senior management.

The attendance records for the Nomination Committee meetings are set out below:

|  | <b>Number of<br/>Nomination<br/>Committee<br/>Meetings<br/>Attended</b> | <b>Attendance<br/>Rate</b> |
|--|---|----------------------------|
| <b>Independent non-executive Directors</b> |   |                            |
| Mr. Chen Zheng                             | 1/1   | 100%                       |
| Mr. Wang Ning                              | 1/1   | 100%                       |
| Mr. Yuan Qian Fei                          | 1/1   | 100%                       |

### CORPORATE GOVERNANCE FUNCTIONS

The terms of reference on corporate governance functions was adopted by the Board on 27 December 2013. The Board is responsible for performing the following corporate governance duties with its written terms of reference:

- (a) to develop and review the Company's policies and practices on corporate governance and make recommendations;
- (b) to review and monitor the training and continuous professional development of Directors and senior management;
- (c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors; and
- (e) to review the Company's compliance with the "Corporate Governance Code and Corporate Governance Report" as set out in Appendix 14 of the Listing Rules and disclosure in this Corporate Governance Report.

## CORPORATE GOVERNANCE REPORT

### ACCOUNTABILITY AND AUDIT

#### Directors' Responsibility for the Financial Statements and Financial Reporting

The Company's financial statements for the Year have been reviewed by the Audit Committee. The Directors acknowledge their responsibility for preparing the accounts and presenting a balanced, clear and comprehensive assessment of the Company's performance, position and prospects. 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.

#### Auditor's Remuneration

For the year ended 31 December 2020, the remuneration paid/payable to ZHONGHUI ANDA CPA Limited, the auditor of the Company, is set as follows:

| <b>Services</b>                             | <b>HK\$'000</b> |
|---|-----------------|
| Audit Services                              | <b>1,200</b>    |
| Non-audit services                          |                 |
| – Report on preliminary result announcement | <b>100</b>      |
| <b>Total</b>                                | <b>1,300</b>    |

#### Company Secretary

The Company Secretary, Mr. Siu Chi Ming ("**Mr. Siu**"), is responsible for facilitating the Board process, as well as the communications among the Board members, shareholders and management. Mr. Siu also prepares detailed minutes of each meeting. Board minutes would be sent to the Board for comments as soon as practicable. Mr. Siu reports directly to the Board. All Directors also have access to the advice and services of the Company Secretary to ensure that all applicable laws, rules and regulations are followed.

During the Year, Mr. Siu undertook over 15 hours of professional training to update his skills and knowledge.

#### Access to information

All Directors are kept informed major changes of the Group's business from time to time. They have unrestricted access to the advices from the Company Secretary who is responsible to provide the Board papers and related materials.

Minutes of Board Meeting and Board Committee meetings are kept by the Company Secretary and are open for inspection by any Director. The Directors including independent non-executive Directors may seek legal advices at the Company's expenses to discharge their duties.

## CORPORATE GOVERNANCE REPORT

### RISK MANAGEMENT AND INTERNAL CONTROL

Under the Code Provision C.2.5 of the CG Code, the Group should have an internal audit function. The Group conducted an annual review on the need of establishing an internal audit department. Given the Group's simple operating structures, it was decided that the Board would be directly responsible for risk management and internal control systems of the Group. Procedures have been designed for safeguarding assets against unauthorized use or disposition, ensuring the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensuring compliance with applicable laws, rules and regulations. The procedures provide reasonable but not absolute assurance against material errors, losses or fraud.

The key procedures that the Board has established to provide effective internal control are as follows:

- The Company has established Internal Control Policies and Procedures Manual (the "**IC Manual**") and has a checklist to ensure the compliance with the principles and the code provisions set out in the CG Code in Appendix 14 to the Listing Rules.
- Monthly management reporting system providing financial and operational performance indicators to the management and Directors with financial reporting procedures and time frame for result announcements have been established.
- Formal investment policy states the details of guidelines and procedures to be done for the proposed investment, for every proposed investment, a detail list of documents is needed to provide to the managements and Directors.
- Management structure with defined roles, responsibilities and reporting lines are established. Delegated authorities are documented and communicated.
- Several responsible persons are assigned to handle different accounting procedures for every proposed investment.
- System and procedures to identify, measure, manage and control risks including liquidity, credit, regulatory and operational risks that may have an impact on the Group.

The Board through the Audit Committee had conducted an annual review on the risk management and internal control systems of the Group. The review covered material controls, including financial, operational and compliance controls and risk management functions of the Group. Appropriate measures have been put in place to manage the risks. No major issue was raised for improvement. The improvement of the systems of risk management and internal control is an ongoing process and the Board maintains a continuing commitment to strengthen the Group's control environment and processes.

The Company formulated the inside information policy to provide employees with guidelines on reporting and disseminating inside information, confidentiality and compliance with restrictions on trading. The Company regularly reminds the Directors and employees about due compliance with all policies regarding the inside information.

## CORPORATE GOVERNANCE REPORT

### SHAREHOLDERS' RIGHT

Pursuant to Article 58, any one or more shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the Company Secretary, to require an EGM to be called by the Board for the transaction of any business specified in such requisition; and such meeting shall be held within two months after the deposit of such requisition. If within 21 days of such deposit the Board fails to proceed to convene such meeting the requisitionist(s) himself or themselves may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company. The requisition in writing should be sent to the Company's office at Flat 8, 49/F., Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong.

The same procedure also applies to any proposal to be tabled at shareholders' meetings for adoption. The Board will review shareholders' enquires on a regular basis. Specific enquiries and suggestions by shareholders can be sent in writing to the Board or the Company Secretary at the above address.

In case of shareholding enquires, shareholders should direct their enquiries to the Company's Hong Kong branch share registrar and transfer office, Computershare Hong Kong Investor Services Limited, via its online holding enquiry at [www.computershare.com/hk](http://www.computershare.com/hk), or by email to [hkinfo@computershare.com.hk](mailto:hkinfo@computershare.com.hk) or dial its hotline at (852) 2862-8555 or go in person at its public counter at Room 1712-16, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong.

### INVESTOR AND SHAREHOLDER RELATION

The Board recognises the importance of good communications with its shareholders and investors. A Shareholders' Communication Policy setting out the principles of the Company in relation to shareholders' communications, with the objectives of ensuring a transparent and timely communication with shareholders via various means, has been established.

The Company's AGM is a valuable forum for the Board to communicate directly with the shareholders and to answer questions shareholders may raise. Separate resolutions are proposed at general meetings for each substantial issue, including the re-election and election of individual Directors. The detailed procedures of conducting a poll are explained to shareholders at the commencement of the AGM, to ensure that shareholders are familiar with such procedures.

The Company's last AGM was held on Tuesday, 30 June 2020 at 11:00 a.m. at Flat 8, 49/F., Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong. All the resolutions proposed at that meeting were approved by shareholders of the Company by poll. Details of the poll results are available on the websites of the Company, <http://www.irasia.com/listco/hk/2358>, and the Stock Exchange. Mr. Siu Chi Ming and Mr. Yin Jianwen, attended the AGM held on Tuesday, 30 June 2020. Mr. Wang Ning, Mr. Chen Zheng and Mr. Yuan Qian Fei did not attend the AGM due to other business engagement; The Company Secretary Mr. Siu Chi Ming also attended the AGM together with the external auditors, ZHONGHUI ANDA CPA Limited.

## CORPORATE GOVERNANCE REPORT

A key element of effective communication with shareholders and investors is the prompt and timely dissemination of information in relation to the Group. The Company has announced its annual and interim results in a timely manner of the relevant periods in 2020, which fulfill the time limits as laid down in the Listing Rules.

The Directors are responsible for investor relations of the Company including holding meetings with equity research analysts, fund managers and institutional shareholders and investors. The market capitalisation of the Company as at 31 December 2020 was HK\$618,336,000 (issued share capital: 5,472,000,000 shares at closing market price: HK\$0.113 per share on 31 December 2020) and the public float of the Company was around 89%.

### CONSTITUTIONAL DOCUMENTS

There was no change to the Memorandum and Articles of Association of the Company during the financial year 2020. A copy of the latest consolidated version of the Memorandum and Articles of Association of the Company is posted on the websites of the Company, <http://www.irasia.com/listco/hk/2358>, and the Stock Exchange.

On Behalf of the Board

**Siu Chi Ming**

*Executive Director*

Hong Kong

31 March 2021

## DIRECTORS' REPORT

The Directors have pleasure in presenting their annual report and the audited consolidated financial statements of the Company for the year ended 31 December 2020.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Details of the principal activities of the principal subsidiaries are set out in Note 19 to the consolidated financial statements.

### RESULTS AND DIVIDENDS

The Group's profit for the year and the state of affairs of the Company and of the Group at 31 December 2020 are set out in the consolidated financial statements on pages 39 to 115. The Directors do not recommend the payment of any dividend for the year ended 31 December 2020.

### SUMMARY OF FINANCIAL INFORMATION

A summary of the published consolidated financial results and consolidated assets, liabilities and non-controlling interests of the Group for the last five financial years is set out on page 116 of this annual report. The summary does not form part of the audited consolidated financial statements.

### PROPERTY, PLANT AND EQUIPMENT

Details of movements in the property, plant and equipment of the Group during the year are set out in Notes 17 to the consolidated financial statements.

### SHARE CAPITAL AND SHARE OPTIONS

Details of the Company's share capital and movements in the Company's share options during the year are set out in Notes 37 and 39 to the consolidated financial statements, respectively.

### PUBLIC FLOAT

Based on information that is publicly available to the Company and within the best knowledge of the Directors, as at the date of this report, there was sufficient public float of not less than 25% of the Company's issued shares as required under the Listing Rules.

## DIRECTORS' REPORT

### SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS IN SHARES AND UNDERLYING SHARES

As at 31 December 2020, so far as the Directors are aware, the following persons have interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under provisions of Divisions 2 and 3 of Part XV of the SFO, or who is, directly or indirectly interested in 5% or more in the issued share capital of the Company, as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO:

| Name of substantial shareholder     | Type of interests                  | Number of Shares | Percentage of interests |
|-------------------------------------|------------------------------------|------------------|-------------------------|
| Alpha Century Assets Limited        | Beneficial owner                   | 600,000,000 (L)  | 10.96%                  |
| Ms. Wong Sin Fung ( <i>Note 1</i> ) | Interest of controlled corporation | 600,000,000 (L)  | 10.96%                  |
| SOYEA Technology Co., Limited       | Beneficial owner                   | 493,206,000 (L)  | 9.01%                   |

Notes:

1. The interest in 600,000,000 shares is deemed corporate interest through Alpha Century Assets Limited.
2. The letter "L" denotes a long position and "S" denotes a short position.

Save as disclosed above, so far as was known to the Directors or chief executive of the Company, no other person (other than a Director or chief executive of the Company) had any interest or short position in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or was, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of any other member of the Group.

### SHARE OPTION SCHEME

The maximum number of unexercised share options currently permitted to be granted under the share option scheme ("**the Scheme**") is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at any time. The maximum number of shares issuable under share options to each eligible participant in the Scheme within any 12-month period, is limited to 1% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders' approval in a general meeting.

Share options granted to a director, chief executive or substantial shareholder of the Company, are subject to approval in advance by the independent non-executive directors. In addition, any share options granted to a substantial shareholder or an independent non-executive director of the Company, in excess of 0.1% of the shares of the Company in issue at any time or with an aggregate value (based on the price of the Company's shares at the date of the grant) in excess of HK\$5,000,000, within any 12-month period, are subject to shareholders' approval in a general meeting.

## DIRECTORS' REPORT

The offer of a grant of share options may be accepted within 21 days from the date of the offer. The exercise period of the share options granted is determined by the directors, and commences after a certain vesting period and ends on a date which is not later than five years from the date of the offer of the share options or the expiry date of the Scheme, whichever is earlier.

The exercise price of the share options is determined by the directors, but may not be less than the higher of (i) the Stock Exchange closing price of the Company's shares on the date of the offer of the share options; and (ii) the average Stock Exchange closing price of the Company's shares for the five trading days immediately preceding the date of the offer.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings.

During the year, at 31 December 2020 and up to the date of approval of these financial statements, no share options have been granted under the Scheme (2019: 547,200,000).

### PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Articles or the Companies Laws (2004 Revision) of the Cayman Islands which would oblige the Company to offer new shares on a pro rata basis to existing shareholders.

### PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

Neither the Company, nor any of its subsidiaries, purchased, redeemed or sold any of the Company's listed securities during the year.

### RESERVES

Details of movements in the reserves of the Company and of the Group during the year are set out in Note 38 to the consolidated financial statements and in the consolidated statement of changes in equity on page 42, respectively.

### DISTRIBUTABLE RESERVES

Details of the distributable reserves of the Company as at 31 December 2020 are set out in note 38 to the financial statements.

## DIRECTORS' REPORT

### DIVIDEND POLICY

The Company has adopted a dividend policy (“**Dividend Policy**”), pursuant to which the Company gives priority to distributing dividend in cash and shares its profits with its shareholders. The dividend payout ratio shall be determined or recommended, as appropriate, by the Board at its absolute discretion after considering the Company’s financial results, prospects and other factors, and subject to:

- the Articles of Association of the Company;
- the applicable restrictions and requirements under the laws of the Cayman Islands;
- any banking or other funding covenants by which the Company is bound from time to time; and
- any investment, business development and operating needs of the Company.

### RELATIONSHIP WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Group is an equal opportunity employer and does not discriminate on personal characteristics. Employees’ handbook outlined terms and conditions of employment, expectations for employees’ behavior and service delivery, employees’ rights and benefits. We provide ongoing training and promotion opportunities to enhance employees’ career progression.

The Group maintains good relationship with its customers and suppliers to meet its long-term business developments. The Group values the feedback from customers through regular communication and address their concerns in a timely manner. For suppliers, the Group assures their performance for delivering quality sustainable products and services.

During the year ended 31 December 2020, there is no circumstance of any event between the Group and its employees, customers and suppliers which will have a significant impact on the Group’s business development.

### MAJOR CUSTOMERS AND SUPPLIERS

The information in respect of the Group’s sales and purchases attributable to the major customers and suppliers respectively during the year ended 31 December 2020 is as follows:

|                            | Percentage of the Group’s<br>total revenue |      |
|----------------------------|--|------|
|                            | 2020                                       | 2019 |
| The largest customer       | 25%  | 25%  |
| Top five largest customers | 69%  | 72%  |

|                            | Percentage of the Group’s<br>total purchase |      |
|----------------------------|---|------|
|                            | 2020  | 2019 |
| The largest supplier       | 18%   | 41%  |
| Top five largest suppliers | 45%   | 70%  |

## DIRECTORS' REPORT

At no time during the year have the Directors, their associates or any shareholders (which, to the best knowledge of the Directors, own more than 5% of the Company's issued share capital) had any interest in the Group's five largest suppliers and customers.

### RISK AND UNCERTAINTIES

The principal risks and uncertainties facing the Group in its operations are outlined as below. It is a non-exhaustive list and there may be other risks and uncertainties further to the key risk areas.

| Principal Risks                               | Description   | Key Mitigations   |
|---|---|---|
| New Energy Vehicles Business's strategic risk | The risk of material adverse changes to the Group's New Energy Vehicles Business's performance, development prospects and/or ability to deliver its strategy, caused by changes in the business, economic, competitive, regulatory or political environment in which the Group operates.  | Proactive monitoring of the New Energy Vehicles Business industry trends, competitors and innovations.  |
| Foreign currency risk                         | The Group's business mainly operates in the mainland China, accordingly, its revenue and transactions arising from its operations were generally settled in Renminbi. As the Group's reporting currency is Hong Kong dollars, any fluctuations in the value of Renminbi against Hong Kong dollars could affect the Group's performance. | Proactive monitoring of and preparation for global and local changes in regulations affecting the Group and responsive implementation of hedging arrangement to mitigate any significant foreign exchange risk when and if appropriate. |
| Credit risk                                   | The risk that a counterparty will not settle an obligation in full value, either when due or at any time thereafter.  | Default recovery procedures and credit risk management function as well as conduct credit checks on new customers.  |
| Liquidity risk                                | The risk of being unable to settle obligations as they fall due whether relating to the Group's cash flow requirements and/or regulatory requirements.  | Monitor the Group's liquidity requirements to ensure sufficient reserves of cash and adequate committed lines of funding from major financial institutions (when applicable).   |

## DIRECTORS' REPORT

| Principal Risks           | Description  | Key Mitigations  |
|---------------------------|--|--|
| Operational risk          | The risk of material delay in the Group's project which may put burdens on billings, material and labour costs that adversely affects the Group's revenue and financial performance. | Implement budget control management and project planning to avoid design error or faulty contractual management or other defaults.     |
| Legal and compliance risk | The risk of loss resulting from breach of or non-compliance with applicable laws, regulations or contractual obligations.  | Consultation of expert legal advice sought and compliance reviews conducted on business activities and new initiatives when necessary. |

### DIRECTORS

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

Executive Directors:

Mr. Siu Chi Ming  
Mr. Yin Jianwen

Independent Non-executive Directors:

Mr. Chen Zheng  
Mr. Wang Ning  
Mr. Yuan Qian Fei

Pursuant to Article 87(1) and 87(2), Mr. Yin Jianwen and Mr. Yuan Qian Fei shall retire from office at the forthcoming AGM of the Company. All of the above retiring Directors are eligible and will offer themselves for re-election at the forthcoming AGM of the Company.

### DIRECTORS, SUPERVISORS AND SENIOR MANAGEMENT BIOGRAPHIES

Biographical details of the Directors and the senior management of the Group are set out on pages 9 and 10 of this annual report.

## DIRECTORS' REPORT

### DIRECTORS' SERVICE CONTRACTS

Mr. Siu Chi Ming, an Executive Director, has entered into a service contract with the Company which shall continue to be effective unless terminated by three months' notice in writing served by either party on the other or payment in lieu. He is entitled to receive a director's fee of HK\$10,000 per month and director salary of HK\$90,000 per month, and thirteen month basis, which was determined with reference to market terms, qualifications and work experience of him, plus a discretionary year-end bonus to be determined by the Board from time to time.

Mr. Chen Zheng, an Independent Non-executive Director, has entered into a service contract with the Company on 9 July 2020 for a term of one year for an annual fee of HK\$120,000.

Mr. Wang Ning, an Independent Non-executive Director, has entered into a service contract with the Company on 6 June 2020 for a term of one year for an annual fee of HK\$120,000.

Mr. Yuan Qian Fei, an Independent Non-executive Director, has entered into a service contract with the Company on 1 October 2020 for a term of one year for an annual fee of HK\$120,000.

Apart from the foregoing, none of the Directors has entered into any service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

### DIRECTORS' INTERESTS IN CONTRACTS

No Director had a material interest, either directly or indirectly, in any contract of significance to the business of the Group to which the Company, its holding company, or any of its subsidiaries or fellow subsidiaries was a party during or at the end of the year.

### MANAGEMENT CONTRACTS

No contract concerning the management and administration of the whole or any substantial part of the business of the Group was entered into or in existence during the year.

### DIRECTORS' INTERESTS IN A COMPETING BUSINESS

None of the Directors had any interest in a business which competes or may compete with the businesses of the Group during the year.

### DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURE

As at 31 December 2020, none of the Directors and chief executive had or was deemed to have any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations that was required to be recorded pursuant to Division 7 and 8 of Part XV of the SFO, as recorded in the register required to be kept by the Company pursuant to section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

## DIRECTORS' REPORT

### DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in the share option scheme disclosures in the paragraph headed “**Share Option Scheme**” above, at no time during the year were rights to acquire benefits by means of the acquisition of shares in or debentures of the Company granted to any Director or their respective spouse or minor children, or were any such rights exercised by them; or was the Company, its holding company, or any of its subsidiaries or fellow subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other body corporate.

### CONTINUING CONNECTED TRANSACTIONS

Save as disclosed in Note 42 “Related Party Transactions” to the consolidated financial statements, there was no other connected transaction of the Group that need to be disclosed pursuant to Chapter 14A of the Listing Rules.

### CORPORATE GOVERNANCE

The Company is committed to adopt corporate governance practices. The Company's corporate governance principles and practices are set out in the Corporate Governance Report on pages 11 to 23 of this annual report.

### ENVIRONMENTAL POLICY AND PERFORMANCE

As focused on New Energy Vehicles Business development, environmental conservation is always one of the Group's concerns. Although the Group does not establish a formal environmental policy, various measures have been implemented to encourage in compliance with environmental legislation and promote awareness towards environmental protection to the employees. It implements green office practices such as double-sided printing and copying, promoting using recycled paper and reducing energy consumption by switching off idle lightings and electrical appliances. The Group will review its environmental practices periodically and will consider implementing further eco-friendly measures and practices in the operation of the Group's businesses.

In accordance with Rule 13.91 of the Listing Rules, the Company will publish an Environmental, Social and Governance (“**ESG**”) Report within five months after the the financial year-end in compliance with the provisions set out in the ESG Reporting Guide in Appendix 27 to the Listing Rules.

### COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS

During the year ended 31 December 2020, there was no evidence of non-compliance with the relevant laws and regulations that have significant impacts on the Group as far as the Board is aware.

## DIRECTORS' REPORT

### AUDIT COMMITTEE

The Company has an Audit Committee in compliance with Rule 3.21 of the Listing Rules for the purpose of reviewing and providing supervision over the Group's financial reporting process and internal control system and providing advice and comments to the Board. The Audit Committee consists of three independent non-executive Directors of the Company.

The Audit Committee of the Company has reviewed the annual results of the Group for the Year including the accounting principles and practices adopted by the Company.

### AUDITOR

The consolidated financial statements for the year ended 31 December 2020 have been audited by ZHONGHUI ANDA CPA Limited who will retire and being eligible, offer themselves for re-appointment at the forthcoming AGM of the Company. A resolution will be submitted to the forthcoming AGM of the Company for the re-appointment of ZHONGHUI ANDA CPA Limited as the auditor of the Company.

On Behalf of the Board

**Siu Chi Ming**

*Executive Director*

Hong Kong

31 March 2021

## INDEPENDENT AUDITOR'S REPORT



### TO THE SHAREHOLDERS OF JIU RONG HOLDINGS LIMITED

*(incorporated in the Cayman Islands with limited liability)*

#### QUALIFIED OPINION

We have audited the consolidated financial statements of Jiu Rong Holdings Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 39 to 115, which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, 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 (the “**HKICPA**”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

#### BASIS FOR QUALIFIED OPINION

We were unable to obtain sufficient appropriate audit evidence to satisfy ourselves as to the recoverability of the trade receivables of approximately HK\$189,666,000 (equivalent to approximately USD5,250,000 and Euro15,647,000) and HK\$177,737,000 (equivalent to approximately USD5,247,000 and Euro15,664,000) as at 31 December 2020 and 2019 respectively. There are no other satisfactory audit procedures that we could adopt to determine whether any allowance for non-recovery of the amount should be made in the consolidated financial statements. Any adjustment to this figure above might have a consequential effect on the consolidated financial performance for the year ended 31 December 2020 and 2019 and the consolidated financial position as at 31 December 2020 and 2019, and the related disclosures thereof in the consolidated financial statements.

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

#### MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to Note 2 to the consolidated financial statements which mentions that as at 31 December 2020 the Group had net current liabilities of approximately HK\$359,661,000. This condition indicates a material uncertainty which may cast significant doubt on the Group’s ability to continue as a going concern. Our opinion is not modified in respect of this matter.

## INDEPENDENT AUDITOR'S REPORT

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, 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. In addition to the matters described in the Basis for qualified opinion section and the Material Uncertainty Related to Going Concern section, we have determined the matters described below to be the key audit matters to be communicated in our report.

(i) Investment properties

Refer to Note 18 to the consolidated financial statements.

The Group measured its investment properties at fair value with the changes in fair value recognised in the consolidated profit or loss. This fair value measurement is significant to our audit because the balance of investment properties of HK\$790,107,000 as at 31 December 2020 and the fair value gain of approximately HK\$22,293,000 for the year then ended are material to the consolidated financial statements. In addition, the Group's fair value measurement involves application of judgement and is based on assumptions and estimates.

Our audit procedures included, among others:

- Assessing the competence, independence and integrity of the external valuer engaged by client;
- Obtaining the external valuation reports and meeting with the external valuer to discuss and challenge the valuation process, methodologies used and market evidence to support significant judgments and assumptions applied in the valuation model;
- Checking key assumptions and input data in the valuation model to supporting evidence;
- Checking arithmetical accuracy of the valuation model; and
- Assessing the disclosure of the fair value measurement in the consolidated financial statements.

We consider that the Group's fair value measurement for investment properties is supported by the available evidence.

## INDEPENDENT AUDITOR'S REPORT

(ii) Property, plant and equipment

Refer to Note 17 to the consolidated financial statements.

The Group tested the amount of property, plant and equipment for impairment. This impairment test is significant to our audit because the balance of property, plant and equipment of approximately HK\$483,114,000 as at 31 December 2020 is material to the consolidated financial statements. In addition, the Group's impairment test involves application of judgement and is based on assumptions and estimates.

Our audit procedures included, among others:

- Evaluating the Group's impairment assessment;
- Assessing the identification of the related cash generating units;
- Assessing the arithmetical accuracy of the value-in-use calculations;
- Comparing the actual cash flows with the cash flow projections;
- Assessing the reasonableness of the key assumptions (including revenue growth, profit margins, terminal growth rate and discount rates);
- Checking input data to supporting evidence.

We consider that the Group's impairment test for property, plant and equipment is supported by the available evidence.

## INDEPENDENT AUDITOR'S REPORT

(iii) Investment in an associate

Refer to Note 21 to the consolidated financial statements.

The Group tested the amount of investment in an associate for impairment. This impairment test is significant to our audit because the balance of investment in an associate of approximately HK\$170,405,000 as at 31 December 2020 is material to the consolidated financial statements. In addition, the Group's impairment test involves application of judgement and is based on estimates.

Our audit procedures included, among others:

- Evaluating the Group's impairment assessment;
- Assessing the competence, independence and integrity of the external valuer engaged by client;
- Obtaining the external valuation reports and meeting with the external valuer to discuss and challenge the valuation process, methodologies used and market evidence to support significant judgments and assumptions applied in the valuation model;
- Checking key assumptions and input data in the valuation model to supporting evidence; and
- Checking arithmetical accuracy of the valuation model.

We consider that the Group's impairment test for investment in an associate is supported by the available evidence.

## INDEPENDENT AUDITOR'S REPORT

### OTHER INFORMATION

The directors are responsible for the other information. The other information comprises all the information in the Company's annual report, but does not include 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 will 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. As described in the Basis for Qualified Opinion section above, we were unable to obtain sufficient appropriate evidence about the recoverability of trade receivables. Accordingly, we are unable to conclude whether or not the other information is materially misstated with respect to this matter.

### RESPONSIBILITIES OF DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors 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 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.

## INDEPENDENT AUDITOR'S REPORT

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

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

A further description of our responsibilities for the audit of the consolidated financial statements is located at the HKICPA's website at:

<http://www.hkicpa.org.hk/en/standards-and-regulations/standards/auditing-assurance/auditre/>

This description forms part of our auditor's report.

#### **ZHONGHUI ANDA CPA Limited**

*Certified Public Accountants*

#### **Ngan Hing Hon**

*Audit Engagement Director*

Practising Certificate Number P05294

Hong Kong, 31 March 2021

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the Year ended 31 December 2020

|  | Notes | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|-------|------------------|------------------|
| <b>REVENUE</b>   | 9     | <b>722,214</b>   | 608,698          |
| Cost of sales  |       | <b>(596,234)</b> | (501,323)        |
| <b>Gross profit</b>  |       | <b>125,980</b>   | 107,375          |
| Other income and gains   | 10    | <b>36,200</b>    | 25,960           |
| Selling and distribution costs   |       | <b>(20,552)</b>  | (19,368)         |
| Administrative expenses  |       | <b>(62,004)</b>  | (73,563)         |
| Other operating expenses   |       | <b>(1,371)</b>   | (2,287)          |
| Fair value changes of investment properties  |       | <b>22,293</b>    | 46,736           |
| Finance costs  | 11    | <b>(67,071)</b>  | (34,404)         |
| Share of profit/(loss) of an associate   |       | <b>4,824</b>     | (2,524)          |
| <b>PROFIT BEFORE TAX</b>   |       | <b>38,299</b>    | 47,925           |
| Income tax expense   | 14    | <b>(15,395)</b>  | (21,684)         |
| <b>PROFIT FOR THE YEAR ATTRIBUTABLE<br/>TO OWNERS OF THE COMPANY</b>                         | 12    | <b>22,904</b>    | 26,241           |
| <b>Other comprehensive loss for the year, net of tax:</b>                                    |       |                  |                  |
| <b>Items that will not be reclassified to profit or loss:</b>                                |       |                  |                  |
| Fair value changes of equity investments at fair value<br>through other comprehensive income |       | <b>(6,305)</b>   | (1,948)          |
| <b>Items that may be reclassified to profit or loss:</b>                                     |       |                  |                  |
| Share of an associate's exchange differences on<br>translating foreign operation             |       | <b>8,208</b>     | (4,092)          |
| Exchange differences on translation of foreign operations                                    |       | <b>17,578</b>    | (2,423)          |
|  |       | <b>25,786</b>    | (6,515)          |
| <b>OTHER COMPREHENSIVE INCOME/(LOSS) FOR<br/>THE YEAR, NET OF TAX</b>                        |       | <b>19,481</b>    | (8,463)          |
| <b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR<br/>ATTRIBUTABLE TO OWNERS OF THE COMPANY</b>     |       | <b>42,385</b>    | 17,778           |
| <b>EARNINGS PER SHARE</b>  | 15    |                  |                  |
| – Basic (HK cents)   |       | <b>0.42</b>      | 0.48             |
| – Diluted (HK cents)   |       | <b>0.42</b>      | 0.48             |

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2020

|   | Notes | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|-------|------------------|------------------|
| <b>NON-CURRENT ASSETS</b>   |       |                  |                  |
| Property, plant and equipment                                       | 17    | 483,114          | 412,547          |
| Investment properties   | 18    | 790,107          | 592,018          |
| Right-of-use assets   | 20    | 6,570            | 6,517            |
| Investment in an associate  | 21    | 170,405          | 157,373          |
| Deferred tax assets   | 22    | 119              | 119              |
| Equity investments at fair value through other comprehensive income | 23    | 31,888           | 35,968           |
| Prepayments, deposits and other receivables                         | 27    | –                | 13,500           |
|   |       | <b>1,482,203</b> | 1,218,042        |
| <b>CURRENT ASSETS</b>   |       |                  |                  |
| Inventories   | 24    | 22,127           | 20,190           |
| Properties held for sale  | 25    | 85,269           | 202,157          |
| Trade and notes receivables   | 26    | 443,081          | 408,019          |
| Prepayments, deposits and other receivables                         | 27    | 258,714          | 48,452           |
| Investments at fair value through profit or loss                    | 28    | 22,369           | 20,643           |
| Tax recoverable   |       | –                | 360              |
| Pledged bank deposits   | 29    | –                | 23,392           |
| Cash and cash equivalents   | 30    | 350,626          | 109,248          |
|   |       | <b>1,182,186</b> | 832,461          |
| <b>CURRENT LIABILITIES</b>  |       |                  |                  |
| Trade and notes payables  | 31    | 1,199,623        | 858,950          |
| Other payables and accruals   | 32    | 92,212           | 26,107           |
| Lease liabilities   | 36    | 1,625            | 1,685            |
| Contract liabilities  | 33    | 2,275            | 251,362          |
| Bank and other loans  | 34    | 233,389          | 279,912          |
| Deferred government grant   | 35    | 9,257            | 5,960            |
| Tax payable   |       | 3,466            | –                |
|   |       | <b>1,541,847</b> | 1,423,976        |
| <b>NET CURRENT LIABILITIES</b>                                      |       | <b>(359,661)</b> | (591,515)        |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>                        |       | <b>1,122,542</b> | 626,527          |

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2020

|   | Notes | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|-------|------------------|------------------|
| <b>NON-CURRENT LIABILITIES</b>                      |       |                  |                  |
| Lease liabilities                                   | 36    | 5,785            | 4,562            |
| Deferred government grant                           | 35    | 51,832           | 36,554           |
| Deferred tax liabilities                            | 22    | 78,878           | 65,423           |
| Bank and other loans                                | 34    | 423,674          | –                |
|   |       | <b>560,169</b>   | 106,539          |
| <b>NET ASSETS</b>                                   |       | <b>562,373</b>   | 519,988          |
| <b>EQUITY</b>                                       |       |                  |                  |
| <b>Equity attributable to owners of the Company</b> |       |                  |                  |
| Issued capital                                      | 37    | 547,200          | 547,200          |
| Reserves  | 38    | 15,173           | (27,212)         |
| <b>TOTAL EQUITY</b>                                 |       | <b>562,373</b>   | 519,988          |

The consolidated financial statements on pages 39 to 115 were approved and authorised for issue by the board of directors on 31 March 2021 and are signed on its behalf by:

Approved by:

**Siu Chi Ming**  
Director

**Yin Jianwen**  
Director

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

As at 31 December 2020

|  | Issued<br>capital<br>HK\$'000 | Share<br>premium*<br>HK\$'000 | Contributed<br>surplus*<br>HK\$'000 | Statutory<br>surplus<br>reserve*<br>HK\$'000 | Foreign<br>currency<br>translation<br>reserve*<br>HK\$'000 | Equity<br>investment<br>revaluation<br>reserve*<br>HK\$'000 | Share-based<br>payment<br>reserve*<br>HK\$'000 | Accumulated<br>losses*<br>HK\$'000 | Total<br>HK\$'000 |
|--|-------------------------------|-------------------------------|-------------------------------------|--|--|---|--|------------------------------------|-------------------|
| At 1 January 2019                              | 547,200                       | 179,968                       | 4,990                               | 2,693  | (17,741)   | (1,045)   | -  | (241,214)                          | 474,851           |
| Total comprehensive (loss)/income for the year | -                             | -                             | -                                   | -  | (6,515)  | (1,948)   | -  | 26,241                             | 17,778            |
| Equity-settled share option expenses           | -                             | -                             | -                                   | -  | -  | -   | 27,359   | -                                  | 27,359            |
| Transfer to statutory surplus reserve          | -                             | -                             | -                                   | 3,183  | -  | -   | -  | (3,183)                            | -                 |
| At 31 December 2019                            | 547,200                       | 179,968                       | 4,990                               | 5,876  | (24,256)   | (2,993)   | 27,359   | (218,156)                          | 519,988           |
| At 1 January 2020                              | 547,200                       | 179,968                       | 4,990                               | 5,876  | (24,256)   | (2,993)   | 27,359   | (218,156)                          | 519,988           |
| Total comprehensive income/(loss) for the year | -                             | -                             | -                                   | -  | 25,786   | (6,305)   | -  | 22,904                             | 42,385            |
| Transfer to statutory surplus reserve          | -                             | -                             | -                                   | 3,780  | -  | -   | -  | (3,780)                            | -                 |
| At 31 December 2020                            | 547,200                       | 179,968                       | 4,990                               | 9,656  | 1,530  | (9,298)   | 27,359   | (199,032)                          | 562,373           |

\* These reserve accounts comprise the consolidated reserves in the consolidated statement of financial position.

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2020

|  | <b>2020</b>      | 2019      |
|--|------------------|-----------|
|  | <b>HK\$'000</b>  | HK\$'000  |
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                          |                  |           |
| Profit before tax  | <b>38,299</b>    | 47,925    |
| Adjustments for:   |                  |           |
| Finance costs  | <b>67,071</b>    | 34,404    |
| Share of (profit)/loss of an associate                               | <b>(4,824)</b>   | 2,524     |
| Bank interest income   | <b>(4,352)</b>   | (2,146)   |
| Loss on disposal of property, plant and equipment                    | <b>2,531</b>     | 289       |
| Depreciation of property, plant and equipment                        | <b>50,810</b>    | 43,722    |
| Depreciation of right of use assets                                  | <b>2,551</b>     | 1,428     |
| Government grants  | <b>(9,236)</b>   | (5,980)   |
| Gain on disposal of investments at fair value through profit or loss | <b>(7,231)</b>   | (1,674)   |
| Fair value loss in investments at fair value through profit or loss  | <b>1,231</b>     | 1,139     |
| (Reversal of)/impairment of trade receivables                        | <b>(4,734)</b>   | 471       |
| Fair value changes of investment properties                          | <b>(22,293)</b>  | (46,736)  |
| Equity-settled share option expenses                                 | <b>–</b>         | 27,359    |
| Impairment/(reversal of impairment) of inventories                   | <b>19</b>        | (49)      |
|  | <b>109,842</b>   | 102,676   |
| Change in inventories  | <b>(3,243)</b>   | (14,183)  |
| Change in trade and notes receivables                                | <b>(55,446)</b>  | (155,670) |
| Change in prepayments, deposits and other receivables                | <b>(185,732)</b> | 46,134    |
| Change in trade and notes payables                                   | <b>272,476</b>   | 518,350   |
| Change in contract liabilities                                       | <b>(250,771)</b> | 192,257   |
| Change in other payables and accruals                                | <b>61,358</b>    | 4,148     |
| Change in properties held for sale                                   | <b>(17,622)</b>  | (17,154)  |
| Cash generated from operations                                       | <b>(69,138)</b>  | 676,558   |
| Income tax paid  | <b>(3,164)</b>   | (8,263)   |
| <b>Net cash flows (used in)/generated from operating activities</b>  | <b>(72,302)</b>  | 668,295   |

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2020

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                                |                  |                  |
| Purchase of property, plant and equipment                                  | (94,976)         | (119,929)        |
| Purchase of investment properties  | (2,339)          | (5,055)          |
| Decrease in pledged bank deposits  | 23,392           | 112,451          |
| Purchase of investments at fair value through profit or loss               | (18,944)         | (80,526)         |
| Proceeds from disposal of investments at fair value through profit or loss | 21,131           | 63,112           |
| Interest received  | 4,352            | 2,146            |
| Government grant received  | 25,181           | 2,047            |
| Net cash outflow arising on acquisition of an associate                    | –                | (27,107)         |
| <b>Net cash flows used in investing activities</b>                         | <b>(42,203)</b>  | <b>(52,861)</b>  |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                                |                  |                  |
| Other loans raised   | 39,561           | 22,700           |
| Repayment of other loans   | (65,383)         | (552,898)        |
| Repayment of bank loans  | (227,167)        | (143,482)        |
| Bank loans raised  | 637,641          | 159,707          |
| Interest on bank and other loans paid                                      | (43,668)         | (31,913)         |
| Repayment of lease liabilities   | (3,288)          | (1,953)          |
| <b>Net cash flows generated from/(used in) financing activities</b>        | <b>337,696</b>   | <b>(547,839)</b> |
| <b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>                           |                  |                  |
| Cash and cash equivalents at beginning of year                             | 109,248          | 42,627           |
| Net foreign exchange difference  | 18,187           | (974)            |
| <b>Cash and cash equivalents at end of year</b>                            | <b>350,626</b>   | <b>109,248</b>   |
| <b>ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS</b>                   |                  |                  |
| Cash and bank balances   | 350,626          | 109,248          |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

## 1. GENERAL INFORMATION

Jiu Rong Holdings Limited (the “**Company**”) is a public limited liabilities company incorporated in the Cayman Islands. Its shares are listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). The address of its registered office is at Century Yard, Cricket Square, Hutchins Drive, P.O.Box 2681 GT., George Town, Grand Cayman, British West Indies. The address of its principal place of business is Flat 8, 49/F., Office Tower, Convention Plaza, 1 Harbour Road, Wan Chai, Hong Kong.

The Company is an investment holding company. The principal activities of its subsidiaries are set out in note 19 to the consolidated financial statements.

The consolidated financial statements are presented in Hong Kong Dollars (“**HK\$**”), unless otherwise stated.

## 2. GOING CONCERN BASIS

As at 31 December 2020, the Group had net current liabilities of approximately HK\$359,661,000. This condition indicates the existence of a material uncertainty which may cast significant doubt on the Group’s ability to continue as a going concern. Therefore, the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

Having taken into account (i) the estimated proceeds from the sales of properties in the next twelve months from the end of the financial year; (ii) the net cash inflow from the New Energy Vehicles Business in the next twelve months from the end of the financial year; and (iii) the estimated proceeds from the placing of shares (if any); the directors are satisfied that the Group will have sufficient working capital for its present requirements. The directors are therefore of the opinion that it is appropriate to prepare the consolidated financial statements on a going concern basis. Should the Group be unable to continue as a going concern, adjustments would have to be made to the consolidated financial statements to adjust the value of the Group’s assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 3. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current year, the Group has adopted all the new and revised Hong Kong Financial Reporting Standards (“**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) that are relevant to its operations and effective for its accounting year beginning on 1 January 2020. HKFRSs comprise Hong Kong Financial Reporting Standards; Hong Kong Accounting Standards; and Interpretations. The adoption of these new and revised HKFRSs did not result in significant changes to the Group’s accounting policies, presentation of the Group’s consolidated financial statements and amounts reported for the current year and prior years.

The Group has not applied the new HKFRSs that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new HKFRSs but is not yet in a position to state whether these new HKFRSs would have a material impact on its results of operations and financial position.

### 4. SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA, accounting principles generally accepted in Hong Kong and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and by the Hong Kong Companies Ordinance.

These consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties, investments at fair value through profit and loss and equity investments at fair value through other comprehensive income which are carried at their fair values.

The preparation of consolidated financial statements in conformity with HKFRSs requires the use of certain key assumptions and estimates. It also requires the directors to exercise its judgements in the process of applying the accounting policies. The areas involving critical judgements and areas where assumptions and estimates are significant to these consolidated financial statements, are disclosed in note 5 to the consolidated financial statements.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

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

#### (a) Consolidation

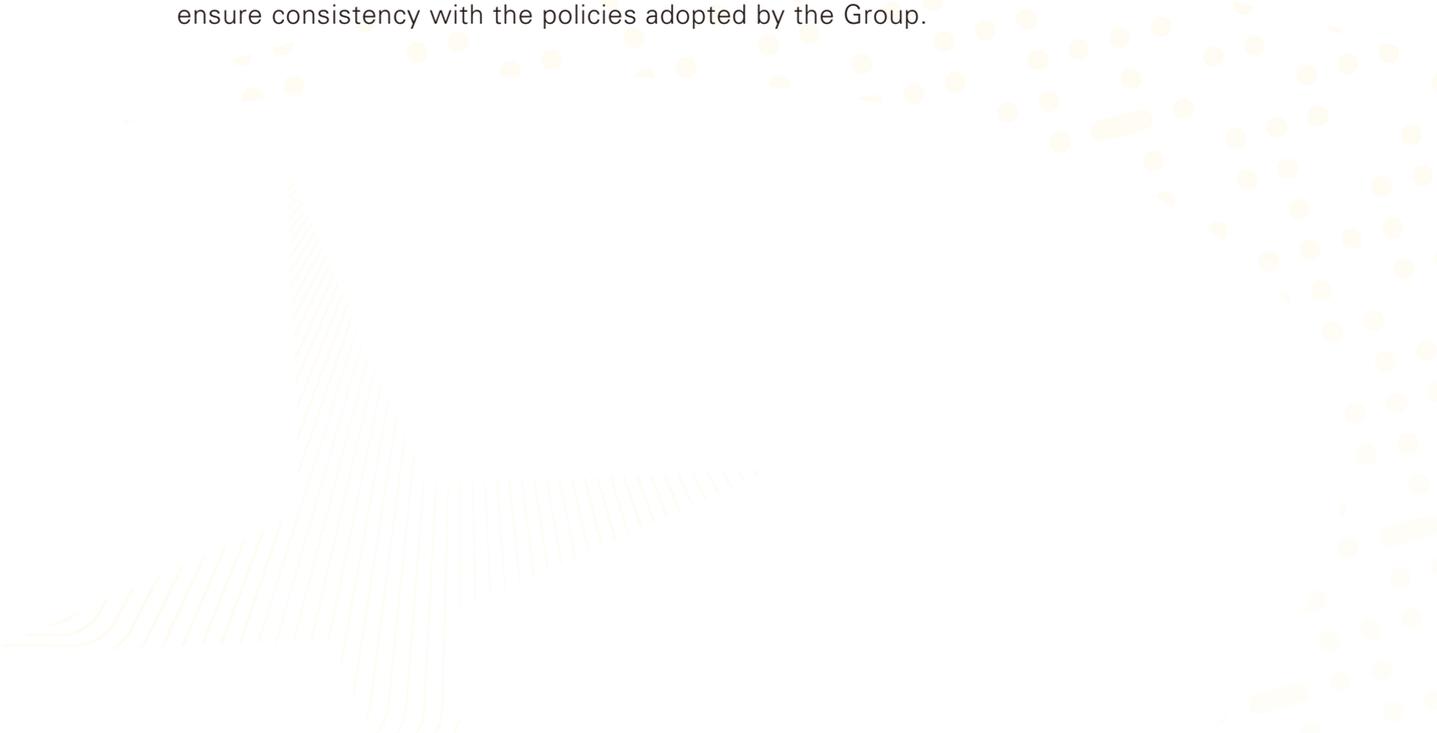
The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 December. Subsidiaries are entities over which the Group has control. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with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

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

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

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

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



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (b) Associates

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

Investment in an associate is accounted for in the consolidated financial statements by the equity method and is initially recognised at cost. Identifiable assets and liabilities of the associate in an acquisition are measured at their fair values at the acquisition date. The excess of the cost of acquisition over the Group's share of the net fair value of the associate's identifiable assets and liabilities is recorded as goodwill. The goodwill is included in the carrying amount of the investment and is tested for impairment together with the investment at the end of each reporting period when there is objective evidence that the investment is impaired. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss.

The Group's share of an associate's post-acquisition profits or losses is recognised in consolidated profit or loss, and its share of the post-acquisition movements in reserves is recognised in the consolidated reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(c) 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 Dollars, which is the Company's presentation currency and functional currency.

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

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

Non-monetary items that are measured at fair values in foreign currencies are translated using the exchange rates at the dates when the fair values are determined.

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(c) Foreign currency translation (continued)

(iii) *Translation on consolidation*

The results and financial position of all the Group entities that have a functional currency different from the Company's presentation currency are translated into the Company's presentation currency as follows:

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

On consolidation, exchange differences arising from the translation of the net investment in foreign entities and of borrowings are recognised in the foreign currency translation reserve. When a foreign operation is sold, such exchange differences are recognised in consolidated profit or loss as part of the gain or loss on disposal.

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (d) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

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

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

|                                 |   |
|---------------------------------|---|
| Medium term leasehold buildings | 50 years or over the lease terms,<br>whichever is shorter |
| Plant and machinery             | 4–10 years  |
| Motor vehicles                  | 6 years   |
| Leasehold improvement           | 4–9 years   |

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

Construction in progress represents plant and machinery under construction and pending installation, and is stated at cost less impairment losses. Depreciation begins when the relevant assets are available for use.

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (e) Investment properties

Investment properties are land and/or buildings held to earn rentals and/or for capital appreciation. An investment property (including property that is being constructed or developed for future use as investment property) is measured initially at its cost including all direct costs attributable to the property.

After initial recognition, the investment property is stated at its fair value based on valuation by an external independent valuer. Gains or losses arising from changes in fair value of the investment property are recognised in profit or loss for the period in which they arise.

If a property held for sale becomes an investment property, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in profit or loss.

The gain or loss on disposal of an investment property is the difference between the net sales proceeds and the carrying amount of the property, and is recognised in profit or loss.

#### (f) Leases

##### *The Group as lessee*

Leases are recognised as right-of-use assets and corresponding lease liabilities when the leased assets are available for use by the Group. Right-of-use assets are stated at cost less accumulated depreciation and impairment losses. Depreciation of right-of-use assets is calculated at rates to write off their cost over the shorter of the asset's useful life and the lease term on a straight-line basis. The principal annual rates are as follows:

|                    |         |
|--------------------|---------|
| Land and buildings | 14%–50% |
|--------------------|---------|

Right-of-use assets are measured at cost comprising the amount of the initial measurement of the lease liabilities, lease payments prepaid, initial direct costs and the restoration costs. Lease liabilities include the net present value of the lease payments discounted using the interest rate implicit in the lease if that rate can be determined, or otherwise the Group's incremental borrowing rate. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the lease liability.

Payments associated with short-term leases and leases of low-value assets are recognised as expenses in profit or loss on a straight-line basis over the lease terms. Short-term leases are leases with an initial lease term of 12 months or less. Low-value assets are assets of value below US\$5,000.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(f) Leases (continued)

*The Group as lessor*

Leases that do not substantially transfer to the lessees all the risks and rewards of ownership of assets are accounted for as operating leases. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease.

(g) Properties for sale under development

Properties for sale under development are stated at the lower of cost and net realisable value. Costs include acquisition costs, prepaid land lease payments, construction costs, borrowing costs capitalised and other direct costs attributable to such properties. Net realisable value is determined by reference to sale proceeds received after the reporting period less selling expenses, or by estimates based on prevailing market condition. On completion, the properties are reclassified to properties held for sale at the then carrying amount.

(h) Properties held for sale

Properties held for sale are stated at the lower of cost and net realisable value. Costs of properties include acquisition costs, prepaid land lease payments, construction costs, borrowing costs capitalised and other direct costs attributable to such properties. Net realisable value is determined by reference to sale proceeds received after the reporting period less selling expenses, or by estimates based on prevailing market condition.

(i) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average basis. The cost of finished goods and work in progress comprises raw materials, direct labour and an appropriate proportion of all production overhead expenditure, and where appropriate, subcontracting charges. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(j) Recognition and derecognition of financial instruments

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

Financial assets are derecognised when the contractual rights to receive cash flows from the assets expire; the Group transfers substantially all the risks and rewards of ownership of the assets; or the Group neither transfers nor retains substantially all the risks and rewards of ownership of the assets but has not retained control on the assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid is recognised in profit or loss.

(k) Financial assets

Financial assets are recognised and derecognised on a trade date basis where the purchase or sale of an asset is under a contract whose terms require delivery of the asset within the timeframe established by the market concerned, and are initially recognised at fair value, plus directly attributable transaction costs except in the case of investments at fair value through profit or loss. Transaction costs directly attributable to the acquisition of investments at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets of the Group are classified under the following categories:

- Financial assets at amortised cost;
- Equity investments at fair value through other comprehensive income; and
- Investments at fair value through profit or loss.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (k) Financial assets (continued)

##### (i) *Financial assets at amortised cost*

Financial assets (including trade and other receivables) are classified under this category if they satisfy both of the following conditions:

- the assets are held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

They are subsequently measured at amortised cost using the effective interest method less loss allowance for expected credit losses.

##### (ii) *Equity investments at fair value through other comprehensive income*

On initial recognition, the Group can make an irrevocable election (on an instrument-by-instrument basis) to designate investments in equity instruments that are not held for trading as at fair value through other comprehensive income.

Equity investments at fair value through other comprehensive income are subsequently measured at fair value with gains and losses arising from changes in fair values recognised in other comprehensive income and accumulated in the equity investment revaluation reserve. On derecognition of an investment, the cumulative gains or losses previously accumulated in the equity investment revaluation reserve are not reclassified to profit or loss.

Dividends on these investments are recognised in profit or loss, unless the dividends clearly represent a recovery of part of the cost of the investment.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(k) Financial assets (continued)

(iii) *Investments at fair value through profit or loss*

Financial assets are classified under this category if they do not meet the conditions to be measured at amortised cost and the conditions of debt investments at fair value through other comprehensive income unless the Group designates an equity investment that is not held for trading as at fair value through other comprehensive income on initial recognition.

Investments at fair value through profit or loss are subsequently measured at fair value with any gains or losses arising from changes in fair values recognised in profit or loss. The fair value gains or losses recognised in profit or loss are net of any interest income and dividend income. Interest income and dividend income are recognised in profit or loss.

(l) Loss allowances for expected credit losses

The Group recognises loss allowances for expected credit losses on financial assets at amortised cost. Expected credit losses are the weighted average of credit losses with the respective risks of a default occurring as the weights.

At the end of each reporting period, the Group measures the loss allowance for a financial instrument at an amount equal to the expected credit losses that result from all possible default events over the expected life of that financial instrument ("**lifetime expected credit losses**") for trade receivables, or if the credit risk on that financial instrument has increased significantly since initial recognition.

If, at the end of the reporting period, the credit risk on a financial instrument (other than trade receivables) has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to the portion of lifetime expected credit losses that represents the expected credit losses that result from default events on that financial instrument that are possible within 12 months after the reporting period.

The amount of expected credit losses or reversal to adjust the loss allowance at the end of the reporting period to the required amount is recognised in profit or loss as an impairment gain or loss.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(m) Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents represent cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term highly liquid investments which are readily convertible into known amounts of cash and subject to an insignificant risk of change in value. Bank overdrafts which are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents.

(n) Financial liabilities and equity instruments

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

(o) Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost 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 reporting period.

(p) Trade and other payables

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

(q) Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(r) Revenue from contracts with customers

Revenue is measured based on the consideration specified in a contract with a customer with reference to the customary business practices and excludes amounts collected on behalf of third parties. For a contract where the period between the payment by the customer and the transfer of the promised product or service exceeds one year, the consideration is adjusted for the effect of a significant financing component.

The Group recognises revenue when it satisfies a performance obligation by transferring control over a product or service to a customer. Depending on the terms of a contract and the laws that apply to that contract, a performance obligation can be satisfied over time or at a point in time. A performance obligation is satisfied over time if:

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

If a performance obligation is satisfied over time, revenue is recognised 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 product or service.

(s) Other revenue

- (i) Interest income is recognised on a time-proportion basis using the effective interest method.
- (ii) Rental income is recognised on a straight-line basis over the lease term.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(t) 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 end of the reporting period.

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

(ii) *Pension obligations*

The Group contributes to defined contribution retirement schemes which are available to all employees. Contributions to the schemes by the Group and employees are calculated as a percentage of employees' basic salaries. The retirement benefit scheme cost charged to profit or loss represents contributions payable by the Group to the funds.

(iii) *Termination benefits*

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

(u) Share-based payments

The Group issues equity-settled share-based payments to certain directors, employees and consultants.

Equity-settled share-based payments to directors and employees are measured at the fair value (excluding the effect of non market-based vesting conditions) of the equity instruments at the date of grant. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Group's estimate of shares that will eventually vest and adjusted for the effect of non market-based vesting conditions.

Equity-settled share-based payments to consultants are measured at the fair value of the services rendered or if the fair value of the services rendered cannot be reliably measured, at the fair value of the equity instruments granted. The fair value is measured at the date the Group receives the services and is recognised as an expense.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (v) Borrowing costs

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

To the extent that funds are borrowed generally and used for the purpose of obtaining a qualifying asset, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset.

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

#### (w) Government grants

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

Government grants relating to income are deferred and recognised in profit or loss over the period to match them with the costs they are intended to compensate.

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

Government grants relating to the purchase of assets are deducted from the carrying amount of the assets. The grant is recognised in profit or loss over the life of a depreciable asset by way of a reduced depreciation charge.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (w) Government grants (continued)

Government grants relating to the purchase of assets are recorded as deferred income and recognised in profit or loss on a straight-line basis over the useful lives of the related assets.

Repayment of a grant related to income is applied first against any unamortised deferred income set up in respect of the grant. To the extent that the repayment exceeds any such deferred income, or where no deferred income exists, the repayment is recognised immediately in profit or loss. Repayment of a grant related to an asset is recorded by increasing the carrying amount of the asset or reducing the deferred income by the amount repayable. The cumulative additional depreciation that would have been recognised in profit or loss to date in the absence of the grant is recognised immediately in profit or loss.

#### (x) Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit recognised in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences, unused tax losses or unused tax credits can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(x) Taxation (continued)

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (y) Related parties

A related party is a person or entity that is related to the Group.

- (a) A person or a close member of that person's family is related to the Group if that person:
  - (i) has control or joint control over the Group;
  - (ii) has significant influence over the Group; or
  - (iii) is a member of the key management personnel of the Company or of a parent of the Company.
- (b) An entity is related to the Group (reporting entity) if any of the following conditions applies:
  - (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
  - (iii) Both entities are joint ventures of the same third party.
  - (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
  - (v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group. If the Group is itself such a plan, the sponsoring employers are also related to the Group.
  - (vi) The entity is controlled or jointly controlled by a person identified in (a).
  - (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
  - (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Company or to a parent of the Company.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

(z) Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purpose of allocating resources to, and assessing the performance of the Group's various lines of business in different geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

(aa) Impairment of assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets except deferred tax assets, investments, inventories and receivables to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of any impairment loss. Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 4. SIGNIFICANT ACCOUNTING POLICIES (continued)

#### (aa) Impairment of assets (continued)

If the recoverable amount of an asset or cash-generating unit is estimated to be less than its carrying amount, the carrying amount of the asset or cash-generating unit is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

#### (ab) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditures expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow is remote.

#### (ac) Events after the reporting period

Events after the reporting period that provide additional information about the Group's position at the end of the reporting period or those that indicate the going concern assumption is not appropriate are adjusting events and are reflected in the consolidated financial statements. Events after the reporting period that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES

Critical judgements in applying accounting policies

In the process of applying the accounting policies, the directors have made the following judgements that have the most significant effect on the amounts recognised in the consolidated financial statements.

(a) *Going concern basis*

These consolidated financial statements have been prepared on a going concern basis, the validity of which depends upon the (i) the estimated proceeds from the sales of properties in the next twelve months from the end of the financial year; (ii) the net cash inflow from the New Energy Vehicles Business in the next twelve months from the end of the financial year; and (iii) the estimated proceeds from the placing of shares (if any) at a level of sufficient to finance the working capital requirements of the Company. Details are explained in note 2 to consolidated financial statements.

(b) *Deferred tax for investment properties*

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, in determining the Group's deferred tax for investment properties, the directors have rebutted the presumption that investment properties measured using the fair value model are recovered through sale.

Key sources of estimation uncertainty

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

(a) *Fair value of investment property*

The Group appointed an independent professional valuer to assess the fair value of the investment property. In determining the fair value, the valuer has utilised a method of valuation which involves certain estimates. The directors have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES (continued)

Key sources of estimation uncertainty (continued)

(b) *Impairment of property, plant and equipment*

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets exceeds its recoverable amount. The recoverable amount is determined with reference to the present value of estimated future cash flows. Where the future cash flows are less than expected or there are unfavourable events and change in facts and circumstance which result in revision of future estimate cash flows, a material impairment loss may arise.

(c) *Impairment of properties held for sale*

Properties held for sale are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets exceeds its recoverable amount. The recoverable amount is determined with reference to the fair value less costs of disposal. Where the fair value less costs of disposal are less than expected or there are unfavourable events and change in facts and circumstance which result in revision of fair value less costs of disposal, a material impairment loss may arise.

(d) *Impairment of trade and notes receivables*

Impairment of trade and notes receivables is made based on an assessment of the recoverability of trade and notes receivables. The assessment of impairment of receivables involves the use of estimates and judgments. An estimate for doubtful debts is made when collection of the full amount is no longer probable, as supported by objective evidence using available contemporary and historical information to evaluate the exposure. Bad debts are written off as incurred. Where the actual outcome or expectation in the future is different from the original estimates, such differences will affect the carrying amount of trade and notes receivables and thus the impairment loss in the period in which such estimate is changed.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES (continued)

Key sources of estimation uncertainty (continued)

(e) *Impairment of investment in an associate*

The Group assesses whether investment in an associate have suffered any impairment in accordance with the accounting policy. The recoverable amount of investment in an associate have been determined based on value in use calculations or market valuations. These calculations require the use of judgement and estimates, in particular of future revenue or cash flow. Management believes that any reasonable possible deviation from any of these assumptions would not cause the aggregate carrying amounts of investment in an associate to exceed their recoverable amount.

(f) *Property, plant and equipment and depreciation*

The Group determines the estimated useful lives, residual values and related depreciation charges for the Group's property, plant and equipment. This estimate is based on the historical experience of the actual useful lives and residual values of property, plant and equipment of similar nature and functions. The Group will revise the depreciation charge where useful lives and residual values are different to those previously estimated, or it will write-off or write-down technically obsolete or non-strategic assets that have been abandoned or sold.

### 6. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance.

During the reporting period, the capital structure of the Group consist of debt which includes interest-bearing loans and equity attributable to owners of the Company, comprising issued share capital and reserves. The Directors review the capital structure on a regular basis. As part of this review, the Directors consider the cost of capital and the associated risks, and take appropriate actions to adjust the Group's capital structure. The Group's overall strategy remains unchanged from prior periods.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

## 7. FINANCIAL RISK MANAGEMENT

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

(a) Foreign currency risk

The Group has minimal exposure to foreign currency risk as most of its business transactions, assets and liabilities are principally denominated in the functional currencies of the Group entities. The Group currently does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group will monitor its foreign currency exposure closely and will consider hedging significant foreign currency exposure should the need arise.

(b) Interest rate risk

Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group's interest rate risk mainly arises from long-term borrowings. Borrowings obtained at variable rates expose the Group to cash flow interest rate risk which is partially offset by cash held at variable rates. Borrowings obtained at fixed rates expose the Group to fair value interest rate risk. As at each balance sheet dates, substantially all of the Group's borrowings were carried at variable market lending rates.

At 31 December 2020, if interest rates on borrowings denominated in RMB had been 1% higher/lower with all other variables held constant, post-tax profit for the year would have been HK\$2,192,000 (2019: Nil) lower/higher, mainly as a result of higher/lower interest expense on floating rate borrowings.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 7. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk

The carrying amount of the cash and bank balances, investments and trade and other receivables included in the consolidated statement of financial position represents the Group's maximum exposure to credit risk in relation to the Group's financial assets.

The Group trades only with recognised and creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to director's approval. Receivable balances are monitored on an ongoing basis to ensure that the Group's exposure to bad debts is not significant.

At the end of the reporting period, the Group had a certain concentration of credit risk as 12% (2019: 42%) of the total trade receivables was due from the Group's five largest customers. Details of the credit quality of the trade receivables were set out in Note 26 to the consolidated financial statements.

Cash and bank balances are deposits at banks with sound credit ratings. Given their high credit ratings, the Group does not expect to have any associated credit risk.

The credit risk on investments is limited because the counterparty is a well-established securities broker firm in PRC.

The Group considers whether there has been a significant increase in credit risk of financial assets on an ongoing basis throughout each reporting period by comparing the risk of a default occurring as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forwarding-looking information. Especially the following information is used:

- internal credit rating;
- significant changes in the expected performance and behaviour of the borrower, including changes in the payment status of borrowers.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 7. FINANCIAL RISK MANAGEMENT (continued)

#### (c) Credit risk (continued)

A significant increase in credit risk is presumed if a debtor is more than 30 days past due in making a contractual payment. A default on a financial asset is when the counterparty fails to make contractual payments within 60 days of when they fall due.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. The Group normally categorises a loan or receivable for write off when a debtor fails to make contractual payments greater than 360 days past due. Where loans or receivables have been written off, the Group, if practicable and economical, continues to engage in enforcement activity to attempt to recover the receivable due.

The Group uses two categories for non-trade receivables which reflect their credit risk and how the loan loss provision is determined for each of the categories. In calculating the expected credit loss rates, the Group considers historical loss rates for each category and adjusts for forward looking data.

| <b>Category</b> | <b>Definition</b>                              | <b>Loss provision</b>    |
|-----------------|--|--------------------------|
| Performing      | Low risk of default and strong capacity to pay | 12 month expected losses |
| Non-performing  | Significant increase in credit risk            | Lifetime expected losses |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 7. FINANCIAL RISK MANAGEMENT (continued)

#### (d) Liquidity risk

The Group's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

The maturity profile of the Company's financial liabilities as at the end of reporting period, based on the contracted undiscounted payments, was as follows:

#### 2020

|  | On demand/<br>less than<br>1 year<br>HK\$'000 | Between<br>1 and 2 years<br>HK\$'000 | Between<br>2 and 5 years<br>HK\$'000 | Over<br>5 years<br>HK\$'000 | Total<br>undiscounted<br>cash flow<br>HK\$'000 | Carrying<br>amounts<br>HK\$'000 |
|--|---|--------------------------------------|--------------------------------------|-----------------------------|--|---------------------------------|
| Trade and notes payables   | 1,199,623                                     | -                                    | -                                    | -                           | 1,199,623                                      | 1,199,623                       |
| Financial liabilities included in<br>other payables and accruals | 92,212  | -                                    | -                                    | -                           | 92,212   | 92,212                          |
| Bank and other loans   | 262,649                                       | 102,429                              | 242,782                              | 267,752                     | 875,612  | 657,063                         |
|  | <b>1,554,484</b>                              | <b>102,429</b>                       | <b>242,782</b>                       | <b>267,752</b>              | <b>2,167,447</b>                               | <b>1,948,898</b>                |

#### 2019

|  | On demand/<br>less than<br>1 year<br>HK\$'000 | Between<br>1 and 2 years<br>HK\$'000 | Between<br>2 and 5 years<br>HK\$'000 | Over<br>5 years<br>HK\$'000 | Total<br>undiscounted<br>cash flow<br>HK\$'000 | Carrying<br>amounts<br>HK\$'000 |
|--|---|--------------------------------------|--------------------------------------|-----------------------------|--|---------------------------------|
| Trade and notes payables   | 858,950                                       | -                                    | -                                    | -                           | 858,950  | 858,950                         |
| Financial liabilities included in<br>other payables and accruals | 19,694  | -                                    | -                                    | -                           | 19,694   | 19,694                          |
| Bank and other loans   | 224,294                                       | 21,131                               | 42,261                               | -                           | 287,686  | 279,912                         |
|  | <b>1,102,938</b>                              | <b>21,131</b>                        | <b>42,261</b>                        | <b>-</b>                    | <b>1,166,330</b>                               | <b>1,158,556</b>                |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 7. FINANCIAL RISK MANAGEMENT (continued)

(e) Price risk

The Group's equity investments at fair value through other comprehensive income and Investments at fair value through profit or loss are measured at fair value at the end of each reporting period. Therefore, the Group is exposed to equity security price risk. The directors manage this exposure by maintaining a portfolio of investments with difference risk profiles.

At 31 December 2020, if the share prices of the equity investments at fair value through other comprehensive income increase/decrease by 10%, the equity investment revaluation reserve would have been approximately HK\$2,088,700 (2019: HK\$2,508,000) higher/lower, arising as a result of the fair value gain/loss of the investments.

At 31 December 2020, if the share prices of the investments at fair value through profit and loss increase/decrease by 10%, the profit for the year would have been approximately HK\$2,236,900 (2019: HK\$2,064,000) higher/lower, arising as a result of the fair value gain/loss of the investments.

(f) Categories of financial instruments

|   | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|------------------|------------------|
| <b>Financial assets:</b>  |                  |                  |
| Financial assets at amortised cost<br>(including cash and cash equivalents) | <b>816,913</b>   | 548,741          |
| Investments at fair value through profit or loss:                           |                  |                  |
| Mandatorily measured  | <b>22,369</b>    | 20,643           |
| Equity investments at fair value through other<br>comprehensive income      | <b>31,888</b>    | 35,968           |
| <b>Financial liabilities:</b>   |                  |                  |
| Financial liabilities at amortised cost                                     | <b>1,948,898</b> | 1,158,556        |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 7. FINANCIAL RISK MANAGEMENT (continued)

(g) Fair value

Fair value estimates are made at a specific point in time and are based on relevant market information and information about the financial instruments. These estimates are subjective in nature and involve uncertainties and matters of significant judgment and therefore cannot be determined with precision. Changes in assumptions could significantly affect the estimates.

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

### 8. FAIR VALUE MEASUREMENTS

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

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

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

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

The Group's policy is to recognise transfers into and transfers out of any of the three levels as of the date of the event or change in circumstances that caused the transfer.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 8. FAIR VALUE MEASUREMENTS (continued)

(a) Disclosures of level in fair value hierarchy at 31 December 2020:

| Description  | Fair value measurements using: |                     |                     | Total<br>2020<br>HK\$'000 |
|--|--------------------------------|---------------------|---------------------|---------------------------|
|  | Level 1<br>HK\$'000            | Level 2<br>HK\$'000 | Level 3<br>HK\$'000 |                           |
| <b>Recurring fair value measurements:</b>                              |                                |                     |                     |                           |
| Investment properties  | –                              | 790,107             | –                   | 790,107                   |
| Investments at fair value through<br>profit or loss                    |                                |                     |                     |                           |
| Listed securities outside Hong Kong                                    | 22,369                         | –                   | –                   | 22,369                    |
| Equity investments at fair value through<br>other comprehensive income |                                |                     |                     |                           |
| Listed securities outside Hong Kong                                    | 20,887                         | –                   | –                   | 20,887                    |
| <b>Total recurring fair value measurements</b>                         | <b>43,256</b>                  | <b>790,107</b>      | <b>–</b>            | <b>833,363</b>            |

Disclosures of level in fair value hierarchy at 31 December 2019:

| Description  | Fair value measurements using: |                     |                     | Total<br>2019<br>HK\$'000 |
|--|--------------------------------|---------------------|---------------------|---------------------------|
|  | Level 1<br>HK\$'000            | Level 2<br>HK\$'000 | Level 3<br>HK\$'000 |                           |
| <b>Recurring fair value measurements:</b>                              |                                |                     |                     |                           |
| Investment properties  | –                              | 592,018             | –                   | 592,018                   |
| Investments at fair value through<br>profit or loss                    |                                |                     |                     |                           |
| Listed securities outside Hong Kong                                    | 20,643                         | –                   | –                   | 20,643                    |
| Equity investments at fair value through<br>other comprehensive income |                                |                     |                     |                           |
| Listed securities outside Hong Kong                                    | 25,080                         | –                   | –                   | 25,080                    |
| <b>Total recurring fair value measurements</b>                         | <b>45,723</b>                  | <b>592,018</b>      | <b>–</b>            | <b>637,741</b>            |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 8. FAIR VALUE MEASUREMENTS (continued)

- (b) Disclosures of valuation process used by the Group and valuation techniques and inputs used in fair value measurements:

The Directors are responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. The accountant reports to the Board of Directors for these fair value measurements.

The Group engages external valuation experts with the recognised professional qualifications and recent experience to perform the valuations at the end of each reporting period.

Level 2 fair value measurements

| Description   | Valuation technique                  | Inputs                               | Fair value<br>2020<br>HK\$'000 | Fair value<br>2019<br>HK\$'000 |
|---|--------------------------------------|--------------------------------------|--------------------------------|--------------------------------|
| Investment property<br>Commercial investment<br>property<br>– PRC | Income<br>capitalization<br>approach | Rental income<br>per square<br>metre | <b>790,107</b>                 | 592,018                        |

### 9. REVENUE AND OPERATING SEGMENT INFORMATION

- (a) Reportable segments

The chief operating decision-maker has been identified as the Board of Directors. The Board of Directors reviews the Group's internal reporting in order to assess performance and allocate resources. The Group determines its operating segments based on the reports reviewed by the chief operating decision-maker that are used to make strategic decisions.

The Group has five (2019: five) reportable segments. The segments are managed separately as each business segment offers different products and requires different business strategies. The following summary describes the operations in each of the Group's reportable segments:

- (i) Digital Video Business: manufacturing and sales of digital television ("TV"), high definition liquid crystal display TV and set-top box as well as provision of application of solutions regarding integration of tele-communication, TV and internet in the digital audio visual industry.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(a) Reportable segments (continued)

- (ii) New Energy Vehicles Business: construction, application and management of new energy vehicles and related products, charging facilities and intelligent management systems and processing services in relation to new energy vehicles spare parts.
- (iii) Cloud Ecological Big Data Business: application and management of cloud ecological big data industry.
- (iv) Properties Development: properties development of an industrial park and sale of construction materials.
- (v) Properties Investment: properties investment for rental income in an industrial park.

The revenue is analysed as follows:

| <b>Revenue</b>   | <b>2020</b>     | 2019     |
|--|-----------------|----------|
|  | <b>HK\$'000</b> | HK\$'000 |
| Sale of digital video products                               | <b>373,456</b>  | 355,363  |
| Provision of new energy vehicles charging services income    | <b>192,035</b>  | 180,175  |
| Processing income related to new energy vehicles spare parts | <b>17,387</b>   | 12,434   |
| Provision of big data services income                        | <b>23,458</b>   | 25,169   |
| Sale of construction materials                               | <b>96,773</b>   | 19,355   |
| Revenue from contracts with customers                        | <b>703,109</b>  | 592,496  |
| Rental income  | <b>19,105</b>   | 16,202   |
| <b>Total revenue</b>   | <b>722,214</b>  | 608,698  |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(a) Reportable segments (continued)

(i) Business segments

|  | For the year ended 31 December 2020 |  |  |                                    |                                   |                   |
|--|-------------------------------------|--|--|------------------------------------|-----------------------------------|-------------------|
|  | Digital Video Business<br>HK\$'000  | New Energy Vehicles Business<br>HK\$'000 | Cloud Ecological Big Data Business<br>HK\$'000 | Properties Development<br>HK\$'000 | Properties Investment<br>HK\$'000 | Total<br>HK\$'000 |
| Reportable segment revenue:  |                                     |  |  |                                    |                                   |                   |
| Revenue from external customers                                      | 373,456                             | 209,422                                  | 23,458   | 96,773                             | 19,105                            | 722,214           |
| Reportable segment profit/(loss)                                     | (13,738)                            | 35,517                                   | 6,201  | 12,822                             | 16,400                            | 57,202            |
| Depreciation of property, plant and equipment                        | (409)                               | (50,302)                                 | (46)   | -                                  | (28)                              | (50,785)          |
| Government grants  | -                                   | 9,557                                    | -  | -                                  | -                                 | 9,557             |
| Gain on disposal of investments at fair value through profit or loss | 379                                 | 6,852                                    | -  | -                                  | -                                 | 7,231             |
| Fair value loss on investments at fair value through profit or loss  | -                                   | (956)                                    | (275)  | -                                  | -                                 | (1,231)           |
| Income tax expense   | 179                                 | (4,545)                                  | (1,742)  | -                                  | (9,287)                           | (15,395)          |
| Share of profit of an associate                                      | -                                   | -  | -  | 4,824                              | -                                 | 4,824             |
| Gain on fair value changes of investment properties                  | -                                   | -  | -  | -                                  | 22,293                            | 22,293            |
| Additions to property, plant and equipment                           | 20                                  | 70,989                                   | 4,562  | -                                  | 19,405                            | 94,976            |
|  |                                     |  |  |                                    |                                   |                   |
|  | At 31 December 2020                 |  |  |                                    |                                   |                   |
|  | Digital Video Business<br>HK\$'000  | New Energy Vehicles Business<br>HK\$'000 | Cloud Ecological Big Data Business<br>HK\$'000 | Properties Development<br>HK\$'000 | Properties Investment<br>HK\$'000 | Total<br>HK\$'000 |
| Reportable segment assets  | 773,542                             | 628,479                                  | 11,969   | 85,269                             | 912,369                           | 2,411,628         |
| Reportable segment liabilities                                       | (1,056,998)                         | (674,341)                                | (211,942)                                      | (38,056)                           | (116,934)                         | (2,098,271)       |
| Investment in an associate   | -                                   | -  | -  | 170,405                            | -                                 | 170,405           |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

## 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(a) Reportable segments (continued)

(i) *Business segments* (continued)

|   | For the year ended 31 December 2019      |  |   |                                       |                                      |                   |
|---|--|--|---|---------------------------------------|--------------------------------------|-------------------|
|   | Digital<br>Video<br>Business<br>HK\$'000 | New Energy<br>Vehicles<br>Business<br>HK\$'000 | Cloud<br>Ecological<br>Big Data<br>Business<br>HK\$'000 | Properties<br>Development<br>HK\$'000 | Properties<br>Investment<br>HK\$'000 | Total<br>HK\$'000 |
| Reportable segment revenue:   |  |  |   |                                       |                                      |                   |
| Revenue from external customers   | 355,363                                  | 192,609  | 25,169  | 19,355                                | 16,202                               | 608,698           |
| Reportable segment profit/(loss)  | (3,141)                                  | 33,507   | 5,996   | 288                                   | 40,057                               | 76,707            |
| Depreciation of property, plant and equipment                           | (181)                                    | (43,467)                                       | (51)  | -                                     | (17)                                 | (43,716)          |
| Government grants   | -  | 7,073  | -   | -                                     | -                                    | 7,073             |
| Gain on disposal of investments at fair value<br>through profit or loss | -  | -  | 1,674   | -                                     | -                                    | 1,674             |
| Fair value loss on investments at fair value<br>through profit or loss  | -  | (1,139)  | -   | -                                     | -                                    | (1,139)           |
| Income tax expense  | (2,427)                                  | (4,552)  | (876)   | -                                     | (13,749)                             | (21,604)          |
| Share of loss of an associate   | -  | -  | -   | (2,524)                               | -                                    | (2,524)           |
| Gain on fair value changes of investment<br>properties                  | -  | -  | -   | -                                     | 46,736                               | 46,736            |
| Additions to property, plant and equipment                              | 69                                       | 105,096  | 5   | -                                     | 14,759                               | 119,929           |
|   |  |  |   |                                       |                                      |                   |
|   | At 31 December 2019                      |  |   |                                       |                                      |                   |
|   | Digital<br>Video<br>Business<br>HK\$'000 | New Energy<br>Vehicles<br>Business<br>HK\$'000 | Cloud<br>Ecological<br>Big Data<br>Business<br>HK\$'000 | Properties<br>Development<br>HK\$'000 | Properties<br>Investment<br>HK\$'000 | Total<br>HK\$'000 |
| Reportable segment assets   | 401,727                                  | 554,072  | 61,981  | 202,157                               | 622,057                              | 1,841,994         |
| Reportable segment liabilities  | (512,664)                                | (827,194)                                      | (18,670)  | (62,758)                              | (105,583)                            | (1,526,869)       |
| Investment in an associate  | -  | -  | -   | 157,373                               | -                                    | 157,373           |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(a) Reportable segments (continued)

(ii) Reconciliations of reportable segment revenue, profit or loss, assets and liabilities:

| <b>Year ended 31 December</b>                 | <b>2020</b><br><b>HK\$'000</b> | 2019<br>HK\$'000 |
|---|--------------------------------|------------------|
| <b>Revenue</b>                                |                                |                  |
| Total revenue of reportable segments          | <b>722,214</b>                 | 608,698          |
| <b>Profit or loss</b>                         |                                |                  |
| Total profit of reportable segments           | <b>57,202</b>                  | 76,707           |
| Unallocated corporate (expenses)/income (net) | <b>(18,903)</b>                | (28,782)         |
| Consolidated profit before tax                | <b>38,299</b>                  | 47,925           |
| <b>At 31 December</b>                         |                                |                  |
| <b>Assets</b>                                 |                                |                  |
| Total assets of reportable segments           | <b>2,582,033</b>               | 1,999,367        |
| Unallocated amounts:                          |                                |                  |
| Cash and cash equivalents                     | <b>79,107</b>                  | 7,850            |
| Pledged bank deposits                         | –                              | 23,392           |
| Other unallocated corporate assets            | <b>3,249</b>                   | 19,894           |
| Consolidated total assets                     | <b>2,664,389</b>               | 2,050,503        |
| <b>Liabilities</b>                            |                                |                  |
| Total liabilities of reportable segments      | <b>(2,098,271)</b>             | (1,526,869)      |
| Unallocated corporate liabilities             | <b>(3,745)</b>                 | (3,646)          |
| Consolidated total liabilities                | <b>(2,102,016)</b>             | (1,530,515)      |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

#### (b) Geographical information

The Group is domiciled in the PRC. The following tables provide an analysis of the Group's revenue from external customers and non-current assets including property plant and equipment and investment properties ("Non-current assets").

|              | Revenue from external customers |                  |
|--------------|---------------------------------|------------------|
|              | 2020<br>HK\$'000                | 2019<br>HK\$'000 |
| PRC          | 578,945                         | 324,672          |
| Hong Kong    | 143,269                         | 240,215          |
| Cuba         | –                               | 43,811           |
| <b>Total</b> | <b>722,214</b>                  | <b>608,698</b>   |

|              | Non-current assets |                  |
|--------------|--------------------|------------------|
|              | 2020<br>HK\$'000   | 2019<br>HK\$'000 |
| PRC          | 1,273,179          | 1,004,527        |
| Hong Kong    | 42                 | 38               |
| <b>Total</b> | <b>1,273,221</b>   | <b>1,004,565</b> |

#### (c) Information about major customers

Revenue from major customers, each of whom accounted for 10% or more of the total revenue is set out below:

|            | Segment                      | Note | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|------------|------------------------------|------|------------------|------------------|
| Customer A | New Energy Vehicles Business |      | 180,213          | 150,415          |
| Customer B | Digital Video Business       |      | 122,981          | 138,052          |
| Customer C | Digital Video Business       | (i)  | 95,017           | N/A              |

Note:

- (i) Revenue from these customers did not exceed 10% of total revenue in 2019.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(d) Disaggregation of revenue from contracts with customers

| Segments   | 2020                                     |  |   |                                       | Total<br>HK\$'000 |
|--|--|--|---|---------------------------------------|-------------------|
|  | Digital<br>Video<br>Business<br>HK\$'000 | New Energy<br>Vehicles<br>Business<br>HK\$'000 | Cloud<br>Ecological<br>Big Data<br>Business<br>HK\$'000 | Properties<br>Development<br>HK\$'000 |                   |
| <u>Geographical markets</u>                                    |  |  |   |                                       |                   |
| PRC  | 230,187                                  | 209,422  | 23,458  | 96,773                                | 559,840           |
| Hong Kong  | 143,269                                  | -  | -   | -                                     | 143,269           |
| <b>Total</b>   | <b>373,456</b>                           | <b>209,422</b>                                 | <b>23,458</b>   | <b>96,773</b>                         | <b>703,109</b>    |
| <u>Major products/service</u>                                  |  |  |   |                                       |                   |
| Sale of digital video products                                 | 373,456                                  | -  | -   | -                                     | 373,456           |
| Provision of new energy vehicles<br>charging services income   | -  | 192,035  | -   | -                                     | 192,035           |
| Processing income related to new<br>energy vehicle spare parts | -  | 17,387   | -   | -                                     | 17,387            |
| Provision of big data services income                          | -  | -  | 23,458  | -                                     | 23,458            |
| Sale of construction materials                                 | -  | -  | -   | 96,773                                | 96,773            |
| <b>Total</b>   | <b>373,456</b>                           | <b>209,422</b>                                 | <b>23,458</b>   | <b>96,773</b>                         | <b>703,109</b>    |
| <u>Timing of revenue recognition</u>                           |  |  |   |                                       |                   |
| At a point in time   | 373,456                                  | 209,422  | 23,458  | 96,773                                | 703,109           |
| Over time  | -  | -  | -   | -                                     | -                 |
| <b>Total</b>   | <b>373,456</b>                           | <b>209,422</b>                                 | <b>23,458</b>   | <b>96,773</b>                         | <b>703,109</b>    |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(d) Disaggregation of revenue from contracts with customers (continued)

| Segments   | 2019                                     |  |   |                                       |  | Total<br>HK\$'000 |
|--|--|--|---|---------------------------------------|--|-------------------|
|  | Digital<br>Video<br>Business<br>HK\$'000 | New Energy<br>Vehicles<br>Business<br>HK\$'000 | Cloud<br>Ecological<br>Big Data<br>Business<br>HK\$'000 | Properties<br>Development<br>HK\$'000 |  |                   |
| <u>Geographical markets</u>                                    |  |  |   |                                       |  |                   |
| PRC  | 71,337                                   | 192,609  | 25,169  | 19,355                                |  | 308,470           |
| Hong Kong  | 240,215                                  | -  | -   | -                                     |  | 240,215           |
| Cuba   | 43,811                                   | -  | -   | -                                     |  | 43,811            |
| <b>Total</b>   | <b>355,363</b>                           | <b>192,609</b>                                 | <b>25,169</b>   | <b>19,355</b>                         |  | <b>592,496</b>    |
| <u>Major products/service</u>                                  |  |  |   |                                       |  |                   |
| Sale of digital video products                                 | 355,363                                  | -  | -   | -                                     |  | 355,363           |
| Provision of new energy vehicles<br>charging services income   | -  | 180,175  | -   | -                                     |  | 180,175           |
| Processing income related to new<br>energy vehicle spare parts | -  | 12,434   | -   | -                                     |  | 12,434            |
| Provision of big data services income                          | -  | -  | 25,169  | -                                     |  | 25,169            |
| Sale of construction materials                                 | -  | -  | -   | 19,355                                |  | 19,355            |
| <b>Total</b>   | <b>355,363</b>                           | <b>192,609</b>                                 | <b>25,169</b>   | <b>19,355</b>                         |  | <b>592,496</b>    |
| <u>Timing of revenue recognition</u>                           |  |  |   |                                       |  |                   |
| At a point in time   | 355,363                                  | 192,609  | 25,169  | 19,355                                |  | 592,496           |
| Over time  | -  | -  | -   | -                                     |  | -                 |
| <b>Total</b>   | <b>355,363</b>                           | <b>192,609</b>                                 | <b>25,169</b>   | <b>19,355</b>                         |  | <b>592,496</b>    |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

- (d) Disaggregation of revenue from contracts with customers (continued)

#### *Digital Video Business*

The Group manufactures and sells TV, high definition liquid crystal display TV and set-top box as well as provision of application of solutions regarding integration of telecommunication, TV and internet in the digital audio visual industry. Sales are recognised when control of the products has transferred, being when the products are delivered to a customer, there is no unfulfilled obligation that could affect the customer's acceptance of the products and the customer has obtained legal titles to the products.

Sales to customers are normally made with credit terms of 30 to 360 days. For new customers, deposits or cash on delivery may be required. Deposits received are recognised as a contract liability.

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

#### *New Energy Vehicles Business*

The Group provides construction, application and management of new energy vehicles and related products, charging facilities, intelligent management systems and processing services in relation to new energy vehicles spare parts. The New Energy Vehicles charging services income and processing services are recognised when the charging service is rendered and there is no unfulfilled obligation that could affect the customer's acceptance of the service. The charging services incomes are normally made with credit terms of payment on demand.

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

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 9. REVENUE AND OPERATING SEGMENT INFORMATION (continued)

(d) Disaggregation of revenue from contracts with customers (continued)

#### *Cloud Ecological Big Data Business*

The Group provides application and management of cloud ecological big data services to customers. The income is recognised when the service is rendered and there is no unfulfilled obligation that could affect the customer's acceptance of the service.

#### *Properties Development*

The Group develops and sells properties to the customers. Sales of a contract are recognised when control of the property has transferred, being when the customer obtains the physical possession or the legal title of the completed property and the Group has present right to payment and the collection of the consideration is probable. Sales of construction materials are recognised when control of the products has transferred.

### 10. OTHER INCOME AND GAINS

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| Bank interest income   | 4,352            | 2,146            |
| Gain on disposal of investments at fair value through profit or loss | 7,231            | 1,674            |
| Compensation income  | –                | 4,763            |
| Loan interest income from third parties                              | 6,556            | 4,741            |
| Government grants  | 9,557            | 7,073            |
| Reversal of impairment of trade receivables                          | 4,734            | –                |
| Reversal of impairment of inventories                                | –                | 49               |
| Exchange differences   | 1,053            | 1,679            |
| Others   | 2,717            | 3,835            |
|  | <b>36,200</b>    | <b>25,960</b>    |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 11. FINANCE COSTS

|   | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|------------------|------------------|
| Interest expenses on borrowings:                          |                  |                  |
| – Interest expenses on bank loans                         | 33,199           | 13,109           |
| – Interest on amounts due to and loans from third parties | 32,171           | 21,044           |
| – Interest on lease liabilities                           | 1,701            | 251              |
| <b>Total borrowing cost</b>                               | <b>67,071</b>    | <b>34,404</b>    |

### 12. PROFIT FOR THE YEAR

The Group's profit for the year is arrived at after charging/(crediting):

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| Cost of inventories sold   | 596,234          | 501,323          |
| Staff costs (including directors' remuneration):                     |                  |                  |
| Wages and salaries   | 35,035           | 32,565           |
| Pension scheme contributions   |                  |                  |
| – Defined contribution scheme  | 3,093            | 8,819            |
| Other staff benefits   | 5,242            | 4,788            |
| Equity-settled share-based payments                                  | –                | 27,359           |
|  | <b>43,370</b>    | <b>73,531</b>    |
| Auditors' remuneration   | 1,300            | 1,300            |
| Depreciation of property, plant and equipment                        | 50,810           | 43,722           |
| Depreciation of right of use assets                                  | 2,551            | 1,428            |
| Expenses related to short-term leases                                | 47               | 535              |
| Exchange losses, net   | 22               | –                |
| Gain on disposal of investments at fair value through profit or loss | (7,231)          | (1,674)          |
| Fair value loss on investments at fair value through profit or loss  | 1,231            | 1,139            |
| (Reversal of)/impairment of trade receivables                        | (4,734)          | 471              |
| Impairment/(reversal of impairment) of inventories                   | 19               | (49)             |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

## 13. DIRECTORS' AND FIVE HIGHEST PAID INDIVIDUAL EMOLUMENTS

(a) Directors' and senior management's emoluments

| For the year ended 31 December 2020  |       |                  |  |  |                                 |
|--------------------------------------|-------|------------------|--|--|---------------------------------|
|                                      |       | Fees<br>HK\$'000 | Salaries,<br>allowances<br>and other<br>benefits<br>HK\$'000 | Contributions<br>to retirement<br>scheme<br>HK\$'000 | Total<br>emoluments<br>HK\$'000 |
| Executive directors:                 |       |                  |  |  |                                 |
| Mr. Siu Chi Ming                     |       | 130              | 1,292  | 18   | 1,440                           |
| Mr. Yin Jianwen                      |       | -                | -  | -  | -                               |
| Independent non-executive directors: |       |                  |  |  |                                 |
| Mr. Yuan Qian Fei                    |       | 120              | -  | -  | 120                             |
| Mr. Wang Ning                        |       | 120              | -  | -  | 120                             |
| Mr. Chen Zheng                       |       | 120              | -  | -  | 120                             |
|                                      |       | <b>490</b>       | <b>1,292</b>   | <b>18</b>  | <b>1,800</b>                    |
| For the year ended 31 December 2019  |       |                  |  |  |                                 |
|                                      | Notes | Fees<br>HK\$'000 | Salaries,<br>allowances<br>and other<br>benefits<br>HK\$'000 | Contributions<br>to retirement<br>scheme<br>HK\$'000 | Total<br>emoluments<br>HK\$'000 |
| Executive directors:                 |       |                  |  |  |                                 |
| Mr. Siu Chi Ming                     |       | 130              | 1,170  | 18   | 1,318                           |
| Ms. Wang Liping                      | (i)   | -                | 241  | -  | 241                             |
| Mr. Yin Jianwen                      |       | -                | -  | -  | -                               |
| Independent non-executive directors: |       |                  |  |  |                                 |
| Mr. Wu Yinong                        | (ii)  | 35               | -  | -  | 35                              |
| Mr. Yuan Qian Fei                    |       | 120              | -  | -  | 120                             |
| Mr. Wang Ning                        |       | 120              | -  | -  | 120                             |
| Mr. Chen Zheng                       | (iii) | 57               | -  | -  | 57                              |
|                                      |       | <b>462</b>       | <b>1,411</b>   | <b>18</b>  | <b>1,891</b>                    |

Notes:

- (i) Resigned on 9 July 2019
- (ii) Resigned on 17 April 2019
- (iii) Appointed on 9 July 2019

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 13. DIRECTORS' AND FIVE HIGHEST PAID INDIVIDUAL EMOLUMENTS (continued)

(b) Five highest paid individual emoluments

One (2019: one) of the five highest paid individuals of the Group were the directors whose emolument is set out in the above. For the year ended 31 December 2020, the remaining four (2019: four) employees' emoluments of the Company were as follows:

|   | <b>2020</b>     | 2019     |
|---|-----------------|----------|
|   | <b>HK\$'000</b> | HK\$'000 |
| Salaries, allowances and other benefits in kind | <b>1,642</b>    | 1,609    |
| Contributions to pension scheme                 | <b>433</b>      | 425      |
|   | <b>2,075</b>    | 2,034    |

Their emoluments fell within the following bands:

|                     | <b>Number of employees</b> |      |
|---------------------|----------------------------|------|
|                     | <b>2020</b>                | 2019 |
| Emolument band:     |                            |      |
| Nil – HK\$1,000,000 | <b>4</b>                   | 4    |

(c) No emoluments have been paid by the Group to the Directors or the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office during the two years ended 31 December 2020 and 2019.

### 14. INCOME TAX EXPENSE

Hong Kong Profits Tax has been provided at a rate of 16.5% (2019: 16.5%) on the estimated assessable profit for the year ended 31 December 2020.

PRC corporate income tax is calculated at a standard rate of 25% (2019: 25%) except for Soyea Jiu Rong Technology Co., Limited ("**Soyea Jiu Rong**") and Jiu Rong New Energy Science and Technology Limited ("**Jiu Rong New Energy**") on the estimated assessable profits arising from its operation in the PRC. For the year ended 31 December 2020, Soyea Jiu Rong and Jiu Rong New Energy have obtained the new high-tech enterprise certificate and entitled for a preferential tax rate of 15% (2019: 15%).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 14. INCOME TAX EXPENSE (continued)

The amount of income tax expense includes in profit or loss represents:

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| Current tax – Hong Kong Profits Tax<br>– Provision charge for the year | –                | 143              |
|  | –                | 143              |
| Current – the PRC<br>– Charge for the year                             | 6,990            | 6,409            |
| Deferred tax   | 8,405            | 15,132           |
|  | <b>15,395</b>    | 21,684           |

The income tax expense for the year can be reconciled to the profit for the year multiplied by applicable tax rate as follows:

|   | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|------------------|------------------|
| Profit before tax   | 38,299           | 47,925           |
| Tax calculated at the domestic tax rate of 16.5%<br>(2019: 16.5%)                 | 6,319            | 7,907            |
| Effect of different tax rates of subsidiaries operating in<br>other jurisdictions | 2,321            | 3,296            |
| Tax effect of revenue not taxable for tax purposes                                | (852)            | (3,865)          |
| Tax effect of expenses not deductible for tax purposes                            | 4,257            | 8,617            |
| Tax effect of tax losses not recognised   | 3,350            | 5,729            |
| Income tax expense  | <b>15,395</b>    | 21,684           |

At 31 December 2020, the Group has unused tax losses of approximately HK\$133,095,000 (2019: HK\$112,708,000) available for offset against future profits. The said unrecognised tax losses may be carried forward for five years or indefinitely depends on the respective tax jurisdictions. In year 2020, no tax assets has been recognised in respect of the unused tax loss of approximately HK\$132,374,000 (2019: HK\$111,987,000).

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 15. EARNINGS PER SHARE

Basic earnings per share

The calculation of basic earnings per share attributable to owners of the Company is based on the profit for the year attributable to owners of the Company of approximately HK\$22,904,000 (2019: HK\$26,241,000) and the weighted average number of approximately 5,472,000,000 (2019: 5,472,000,000) ordinary shares in issue during the year.

Diluted earnings per share

The effect of the Company's outstanding share options for the year ended 31 December 2020 and 2019 did not give rise to any dilution effect to the earnings per share.

### 16. DIVIDEND

The Directors do not recommend the payment of any dividend for each of the years ended 31 December 2020 and 2019.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 17. PROPERTY, PLANT AND EQUIPMENT

|   | Plant and<br>machinery<br>HK\$'000 | Motor<br>vehicles<br>HK\$'000 | Office<br>equipment<br>HK\$'000 | Construction<br>in progress<br>HK\$'000 | Total<br>HK\$'000 |
|---|------------------------------------|-------------------------------|---------------------------------|---|-------------------|
| <b>As at 31 December 2020</b>                           |                                    |                               |                                 |   |                   |
| <b>COST:</b>  |                                    |                               |                                 |   |                   |
| At 1 January 2020                                       | 495,145                            | 575                           | 2,351                           | 14,458                                  | 512,529           |
| Additions   | 3,574                              | 273                           | 88                              | 91,314                                  | 95,249            |
| Disposal  | (2,674)                            | (7)                           | –                               | –                                       | (2,681)           |
| Transfer  | 44,695                             | –                             | –                               | (44,695)                                | –                 |
| Exchange realignment                                    | 33,592                             | 50                            | 153                             | 3,510                                   | 37,305            |
| At 31 December 2020                                     | 574,332                            | 891                           | 2,592                           | 64,587                                  | 642,402           |
| <b>ACCUMULATED<br/>DEPRECIATION AND<br/>IMPAIRMENT:</b> |                                    |                               |                                 |   |                   |
| At 1 January 2020                                       | 98,050                             | 415                           | 1,517                           | –                                       | 99,982            |
| Provided during the year                                | 50,444                             | 86                            | 280                             | –                                       | 50,810            |
| Disposal  | (143)                              | (7)                           | –                               | –                                       | (150)             |
| Exchange realignment                                    | 8,510                              | 30                            | 106                             | –                                       | 8,646             |
| At 31 December 2020                                     | 156,861                            | 524                           | 1,903                           | –                                       | 159,288           |
| <b>CARRYING AMOUNT:</b>                                 |                                    |                               |                                 |   |                   |
| At 31 December 2020                                     | 417,471                            | 367                           | 689                             | 64,587                                  | 483,114           |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 17. PROPERTY, PLANT AND EQUIPMENT (continued)

|   | Plant and<br>machinery<br>HK\$'000 | Motor<br>vehicles<br>HK\$'000 | Office<br>equipment<br>HK\$'000 | Construction<br>in progress<br>HK\$'000 | Total<br>HK\$'000 |
|---|------------------------------------|-------------------------------|---------------------------------|---|-------------------|
| <b>As at 31 December 2019</b>                           |                                    |                               |                                 |   |                   |
| <b>COST:</b>  |                                    |                               |                                 |   |                   |
| At 1 January 2019                                       | 365,251                            | 586                           | 2,267                           | 36,365                                  | 404,469           |
| Additions   | 4,965                              | –                             | 126                             | 114,838                                 | 119,929           |
| Disposal  | (2,468)                            | –                             | –                               | –                                       | (2,468)           |
| Transfer  | 136,394                            | –                             | –                               | (136,394)                               | –                 |
| Exchange realignment                                    | (8,997)                            | (11)                          | (42)                            | (351)                                   | (9,401)           |
| At 31 December 2019                                     | 495,145                            | 575                           | 2,351                           | 14,458                                  | 512,529           |
| <b>ACCUMULATED<br/>DEPRECIATION AND<br/>IMPAIRMENT:</b> |                                    |                               |                                 |   |                   |
| At 1 January 2019                                       | 58,619                             | 339                           | 1,217                           | –                                       | 60,175            |
| Provided during the year                                | 43,311                             | 84                            | 327                             | –                                       | 43,722            |
| Disposal  | (2,179)                            | –                             | –                               | –                                       | (2,179)           |
| Exchange realignment                                    | (1,701)                            | (8)                           | (27)                            | –                                       | (1,736)           |
| At 31 December 2019                                     | 98,050                             | 415                           | 1,517                           | –                                       | 99,982            |
| <b>CARRYING AMOUNT:</b>                                 |                                    |                               |                                 |   |                   |
| At 31 December 2019                                     | 397,095                            | 160                           | 834                             | 14,458                                  | 412,547           |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 18. INVESTMENT PROPERTIES

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| At 1 January                             | 592,018          | 364,964          |
| Additions                                | 2,339            | 5,055            |
| Transfer from properties held for sale   | 128,377          | 180,805          |
| Fair value gain on investment properties | 22,293           | 46,736           |
| Exchange realignment                     | 45,080           | (5,542)          |
| At 31 December                           | 790,107          | 592,018          |

The fair values of investment properties were valued by Cushman & Wakefield International Property Advisers, an independent qualified professional of valuer.

As at 31 December 2020, investment properties of approximately HK\$432,219,000 (2019: Nil) were pledged for securing the Group's bank loans.

### 19. SUBSIDIARIES

Particulars of the Company's major subsidiaries are set out below:

| Company name                           | Place of<br>incorporation/<br>registration<br>and operation | Nominal value of<br>issued and<br>paid-up share/<br>registered<br>paid-up capital | Percentage of<br>equity interests<br>attributable to<br>the Company | Principal activities                                |
|--|---|---|---|---|
| <u>Directly held:</u>                  |   |   |   |   |
| Ace Earn Limited                       | Hong Kong   | HK\$1   | 100%  | Trading of electronic application and related parts |
| Business Treasure Limited              | BVI   | US\$1   | 100%  | Investment holding                                  |
| China Big Data Cloud Computing Limited | Hong Kong   | HK\$1   | 100%  | Investment holding                                  |
| China New Energy Investments Limited   | Hong Kong   | HK\$1   | 100%  | Manufacturing and sales of green energy products    |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 19. SUBSIDIARIES (continued)

| Company name  | Place of incorporation/ registration and operation | Nominal value of issued and paid-up share/ registered paid-up capital | Percentage of equity interests attributable to the Company | Principal activities                             |
|---|--|---|--|--|
| <u>Indirectly held:</u>   |  |   |  |  |
| Soyea Jiu Rong <sup>1</sup>   | the PRC  | RMB90,000,000   | 100%   | Digital Video Business                           |
| Jiu Rong New Energy Science and Technology Limited*<br>("Jiu Rong New Energy") <sup>1</sup> | the PRC  | US\$10,000,000  | 100%   | New Energy Vehicles Business                     |
| Hangzhou Yunqi Cloud Data Limited* <sup>2</sup><br>("Yunqi Cloud Data")                     | the PRC  | RMB100,000,000  | 100%   | Cloud Ecological Big Data Business               |
| Hangzhou Lu Yun Property Limited* <sup>2</sup><br>("Lu Yun")                                | the PRC  | RMB100,000,000 <sup>3</sup>   | 100%   | Properties Development and Properties Investment |
| Zhe Jiang Jiu Rong Shou Dian Limited* <sup>2</sup><br>("Zhe Jiang Jiu Rong Shou Dian")      | the PRC  | RMB30,000,000 <sup>3</sup>  | 100%   | New Energy Vehicles Business                     |
| Harbin Jiurong Information Technology Limited ("Harbin Jiurong")* <sup>1</sup>              | the PRC  | US\$20,000,000 <sup>3</sup>   | 100%   | Cloud Ecological Big Data Business               |
| Jiangsu Jiurong Integrated Energy Service Limited ("Jiangsu Jiurong")* <sup>2</sup>         | the PRC  | RMB20,000,000 <sup>3</sup>  | 100%   | New Energy Vehicles Business                     |
| Hangzhou Jiurong Yunqi Inn Limited<br>("Yunqi Inn")* <sup>2</sup>                           | the PRC  | RMB5,000,000 <sup>3</sup>   | 100%   | Properties Development and Properties Investment |

\* The English names are for identification only.

Notes:

- (1) The subsidiaries are wholly foreign-owned enterprises incorporated in the PRC.
- (2) The subsidiaries are sino-foreign equity joint ventures incorporated in the PRC.
- (3) The registered capital of Lu Yun is RMB100,000,000 of which RMB30,000,000 has been paid as at 31 December 2020 and 2019. The registered capital of Zhe Jiang Jiu Rong Shou Dian is RMB30,000,000 of which none has been paid as at 31 December 2020 and 2019. The registered capital of Harbin Jiurong is US\$20,000,000 of which US\$10,000,000 has been paid as at 31 December 2020. The registered capital of Jiangsu Jiurong is RMB20,000,000 of which none has been paid as at 31 December 2020. The registered capital of Yunqi Inn is RMB5,000,000 of which none has been paid as at 31 December 2020.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 20. RIGHT-OF-USE ASSETS

|                     | <b>2020</b>     | 2019     |
|---------------------|-----------------|----------|
|                     | <b>HK\$'000</b> | HK\$'000 |
| At 31 December:     |                 |          |
| Right-of-use assets | <b>6,570</b>    | 6,517    |

The maturity analysis, based on undiscounted cash flows, of the Group's lease liabilities is as follows:

|                         |              |       |
|-------------------------|--------------|-------|
| – Less than 1 year      | <b>2,428</b> | 2,114 |
| – Between 1 and 2 years | <b>2,446</b> | 2,153 |
| – Between 2 and 5 years | <b>4,092</b> | 4,366 |
| – Over 5 years          | <b>606</b>   | 1,122 |
|                         | <b>9,572</b> | 9,755 |

|  |              |       |
|--|--------------|-------|
| Year ended 31 December:                    |              |       |
| Depreciation charge of right-of-use assets | <b>2,551</b> | 1,428 |
| Lease interests                            | <b>1,701</b> | 251   |
| Expenses related to short-term leases      | <b>47</b>    | 535   |
| Total cash outflow for leases              | <b>3,335</b> | 2,488 |
| Additions to right-of-use assets           | <b>2,406</b> | 3,966 |

The Group leases various land and buildings lease agreements are typically made for fixed periods of 2 to 10 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants and the leased assets may not be used as security for borrowing purposes.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 21. INVESTMENT IN AN ASSOCIATE

|                      | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|----------------------|------------------|------------------|
| Unlisted investments |                  |                  |
| Share of net assets  | 170,405          | 157,373          |
|                      | 170,405          | 157,373          |
| Impairment losses    | –                | –                |
|                      | 170,405          | 157,373          |

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

| Company name  | Place of<br>incorporation/<br>registration | Registered/<br>Paid up<br>share capital | Percentage of<br>equity interests<br>attributable<br>to the Company | Principal activities   |
|---|--|---|---|------------------------|
| Heilongjiang Xin Luzhou Real Estate Development Limited*<br>("Heilongjiang Xin Luzhou") | PRC  | RMB155,000,000                          | 46%   | Properties Development |

\* The English name is for identification only.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 21. INVESTMENT IN AN ASSOCIATE (continued)

The following table shows information of the associate that is material to the Group. This associate is accounted for in the consolidated financial statements using the equity method. The summarised financial information presented is based on the HKFRS financial statements of the associate.

| <b>Name</b>  | <b>Heilongjiang Xin Luzhou</b> |           |
|--|--------------------------------|-----------|
| Principal place of business/country of incorporation     | PRC/PRC                        |           |
| Principal activities                                     | Properties Development         |           |
| % of ownership interests/voting rights held by the Group | 46%/46%                        |           |
|  | <b>2020</b>                    | 2019      |
|  | <b>HK\$'000</b>                | HK\$'000  |
| <b>At 31 December:</b>                                   |                                |           |
| Non-current assets                                       | <b>16,821</b>                  | 1,196     |
| Current assets   | <b>1,267,937</b>               | 593,950   |
| Current liabilities                                      | <b>(914,312)</b>               | (253,031) |
| Net assets   | <b>370,446</b>                 | 342,115   |
| Group's share of net assets                              | <b>170,405</b>                 | 157,373   |
| Goodwill   | –                              | –         |
| Group's share of carrying amount of interests            | <b>170,405</b>                 | 157,373   |
| <b>Year ended 31 December:</b>                           |                                |           |
| Revenue  | <b>1,658</b>                   | 230       |
| Gain/(loss) from continuing operations                   | <b>10,487</b>                  | (5,487)   |
| Other comprehensive income/(loss)                        | <b>17,843</b>                  | (8,896)   |
| Total comprehensive income/(loss)                        | <b>28,330</b>                  | (14,383)  |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 22. DEFERRED TAX ASSETS/LIABILITIES

The movements in deferred tax assets are as follows:

|                                      | <b>Tax losses<br/>2020<br/>HK\$'000</b> | 2019<br>HK\$'000 |
|--------------------------------------|---|------------------|
| At beginning of the reporting period | <b>119</b>                              | 1,427            |
| (Charge)/credit to profit or loss    | –                                       | (1,383)          |
| Exchange realignment                 | –                                       | 75               |
| At end of the reporting period       | <b>119</b>                              | 119              |

The movements in deferred tax liabilities are as follows:

|  | <b>Accelerated<br/>tax<br/>depreciation<br/>HK\$'000</b> | <b>Fair value<br/>changes on<br/>investment<br/>properties<br/>HK\$'000</b> | <b>Fair value<br/>adjustment<br/>arising from<br/>business<br/>combination<br/>HK\$'000</b> | <b>Total<br/>HK\$'000</b> |
|--|--|---|---|---------------------------|
| At 1 January 2019                      | 2,440  | 1,462   | 49,499  | 53,401                    |
| Charge/(credit) to profit or loss      | 2,065  | 11,684  | –   | 13,749                    |
| Exchange realignment                   | (76)   | (734)   | (917)   | (1,727)                   |
| At 31 December 2019 and 1 January 2020 | <b>4,429</b>   | <b>12,412</b>   | <b>48,582</b>   | <b>65,423</b>             |
| Charge/(credit) to profit or loss      | <b>2,832</b>   | <b>5,573</b>  | –   | <b>8,405</b>              |
| Exchange realignment                   | <b>404</b>   | <b>1,641</b>  | <b>3,005</b>  | <b>5,050</b>              |
| At 31 December 2020                    | <b>7,665</b>   | <b>19,626</b>   | <b>51,587</b>   | <b>78,878</b>             |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 23. EQUITY INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

|                                  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|----------------------------------|------------------|------------------|
| Equity securities, at fair value |                  |                  |
| Listed outside Hong Kong         | 20,887           | 25,080           |
| Unlisted (note)                  | 11,001           | 10,888           |
|                                  | <b>31,888</b>    | 35,968           |
| Analysed as:                     |                  |                  |
| Non-current assets               | <b>31,888</b>    | 35,968           |

Note: The Group invested RMB10,000,000 for 20% interest in an investment fund (the “**Fund**”) which is managed by a fund manager (the “**Fund Manager**”) and the Fund invested in several PRC incorporated companies (the “**PRC Companies**”). The cost of the Fund approximated its fair value as at 31 December 2020 since there is insufficient more recent information available to measure fair value.

The above investments are intended to be held for the medium to long-term. Designation of these investments as equity investments at fair value through other comprehensive income can avoid the volatility of the fair value changes of these investments to the profit or loss.

### 24. INVENTORIES

|                  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|------------------|------------------|------------------|
| Raw materials    | 19,920           | 8,490            |
| Work in progress | 79               | 9,356            |
| Finished goods   | 2,128            | 2,344            |
|                  | <b>22,127</b>    | 20,190           |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 25. PROPERTIES HELD FOR SALE

|                          | <b>2020</b>     | 2019     |
|--------------------------|-----------------|----------|
|                          | <b>HK\$'000</b> | HK\$'000 |
| Properties held for sale | <b>85,269</b>   | 202,157  |

All properties held for sale are located in Hangzhou of PRC.

As 31 December 2020, the carrying amount of properties held for sale pledged for securing for the Group's bank loans amounted to approximately HK\$85,269,000 (2019: HK\$86,323,000).

### 26. TRADE AND NOTES RECEIVABLES

|                   | <b>2020</b>     | 2019     |
|-------------------|-----------------|----------|
|                   | <b>HK\$'000</b> | HK\$'000 |
| Trade receivables | <b>350,532</b>  | 356,619  |
| Notes receivables | <b>92,549</b>   | 51,400   |
|                   | <b>443,081</b>  | 408,019  |

The Group's trading terms with its customers are mainly on credit, except for the new customers, where payment in advance is normally required. The credit period generally ranges from 0 to 360 days (2019: 0 to 360 days). Overdue balances are reviewed regularly by senior management. Trade receivables are non-interest bearing.

An aged analysis of trade receivables, as at the end of the reporting periods based on the goods delivery date, and net of impairments, is as follows:

|                     | <b>2020</b>     | 2019     |
|---------------------|-----------------|----------|
|                     | <b>HK\$'000</b> | HK\$'000 |
| Within 90 days      | <b>75,950</b>   | 135,316  |
| 91 days to 180 days | <b>26,248</b>   | 20,057   |
| 181 days to 1 year  | <b>28,348</b>   | 57,437   |
| Over 1 year         | <b>219,986</b>  | 143,809  |
|                     | <b>350,532</b>  | 356,619  |

As at 31 December 2020, approximately HK\$48,092,000 (2019: HK\$31,383,000) of trade receivables were pledged to a bank to secure bank loans as set out in note 34 to the consolidated financial statements.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 26. TRADE AND NOTES RECEIVABLES (continued)

Reconciliation of loss allowance for trade receivables:

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| At 1 January                                       | 5,751            | 5,280            |
| (Decrease)/increase in loss allowance for the year | (4,734)          | 471              |
| Exchange differences                               | 93               | –                |
| At 31 December                                     | 1,110            | 5,751            |

The Group applies the simplified approach under HKFRS 9 to provide for expected credit losses using the lifetime expected loss provision for all trade receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The expected credit losses also incorporate forward looking information.

|                                     | Current | Over<br>30 days<br>past due | Over<br>90 days<br>past due | Over<br>180 days<br>past due | Over<br>365 days<br>past due | Total   |
|-------------------------------------|---------|-----------------------------|-----------------------------|------------------------------|------------------------------|---------|
| At 31 December 2020                 |         |                             |                             |                              |                              |         |
| Weighted average expected loss rate | 0%      | 0%                          | 0%                          | 0%                           | 1%                           | 0.3%    |
| Receivable amount (HK\$'000)        | 140,354 | 3,996                       | 251                         | 60,044                       | 146,997                      | 351,642 |
| Loss allowance (HK\$'000)           | –       | –                           | –                           | –                            | (1,110)                      | (1,110) |
| At 31 December 2019                 |         |                             |                             |                              |                              |         |
| Weighted average expected loss rate | 0%      | 0%                          | 0%                          | 0%                           | 13%                          | 2%      |
| Receivable amount (HK\$'000)        | 229,269 | 43,075                      | 31,883                      | 15,188                       | 42,955                       | 362,370 |
| Loss allowance (HK\$'000)           | –       | –                           | –                           | –                            | (5,751)                      | (5,751) |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 27. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

|                                 | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---------------------------------|------------------|------------------|
| Prepayments                     | 233,164          | 53,870           |
| Deposits paid                   | 3,038            | 2,451            |
| Other receivables               | 20,168           | 712              |
| Other tax receivable            | 2,344            | 4,919            |
|                                 | <b>258,714</b>   | 61,952           |
| Less: Prepayments-non current   | –                | (13,500)         |
| Amounts shown in current assets | <b>258,714</b>   | 48,452           |

### 28. INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

|                                  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|----------------------------------|------------------|------------------|
| Equity securities, at fair value |                  |                  |
| Listed outside Hong Kong         | 22,369           | 20,643           |

### 29. PLEDGED BANK DEPOSITS

|                       | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|-----------------------|------------------|------------------|
| Pledged bank deposits | –                | 23,392           |

As at 31 December 2019, certain notes payables and bank loans were secured by the pledged bank deposits.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 30. CASH AND CASH EQUIVALENTS

|                        | <b>2020</b>     | 2019     |
|------------------------|-----------------|----------|
|                        | <b>HK\$'000</b> | HK\$'000 |
| Cash and bank balances | <b>350,626</b>  | 109,248  |

Cash and cash equivalents denominated in:

|      | <b>2020</b>     | 2019     |
|------|-----------------|----------|
|      | <b>HK\$'000</b> | HK\$'000 |
| EURO | <b>212</b>      | 2,069    |
| USD  | <b>81,026</b>   | 7,650    |
| RMB  | <b>268,260</b>  | 99,236   |
| HK\$ | <b>1,128</b>    | 293      |
|      | <b>350,626</b>  | 109,248  |

The RMB is not freely convertible into other currencies. However, under the PRC's Foreign Exchange Control Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

### 31. TRADE AND NOTES PAYABLES

|                | <b>2020</b>      | 2019     |
|----------------|------------------|----------|
|                | <b>HK\$'000</b>  | HK\$'000 |
| Trade payables | <b>369,716</b>   | 350,951  |
| Notes payables | <b>829,907</b>   | 507,999  |
|                | <b>1,199,623</b> | 858,950  |

As at 31 December 2019, certain notes payables were secured by pledged bank deposits.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 31. TRADE AND NOTES PAYABLES (continued)

An aged analysis of trade payables, based on the invoice date, is as follows:

|                                 | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---------------------------------|------------------|------------------|
| Outstanding balances with ages: |                  |                  |
| Within 180 days                 | <b>173,536</b>   | 187,949          |
| 181 days to 1 year              | <b>103,182</b>   | 133,463          |
| 1 to 2 years                    | <b>41,985</b>    | 7,225            |
| Over 2 years                    | <b>51,013</b>    | 22,314           |
|                                 | <b>369,716</b>   | 350,951          |

### 32. OTHER PAYABLES AND ACCRUALS

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| Accruals   | <b>9,602</b>     | 8,165            |
| Salaries payable                                   | <b>460</b>       | 811              |
| Other tax payables                                 | –                | 6,413            |
| Due to former shareholder of an associate (note 1) | <b>6,333</b>     | 5,964            |
| Deposit received                                   | <b>5,997</b>     | 3,550            |
| Others   | <b>69,820</b>    | 1,204            |
|  | <b>92,212</b>    | 26,107           |

Note 1: It represents the outstanding balance of the purchase consideration in relation to the acquisition of an associate. The amounts is unsecured, non-interest bearing and has no fixed payment terms.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 33. CONTRACT LIABILITIES

Disclosures of revenue-related items:

|   | <b>As at<br/>31 December<br/>2020<br/>HK\$'000</b> | As at<br>31 December<br>2019<br>HK\$'000 | As at<br>1 January<br>2019<br>HK\$'000 |
|---|--|--|--|
| Contract liabilities                                    | <b>2,275</b>                                       | 251,362                                  | 58,301                                 |
| Contract receivables<br>(included in trade receivables) | <b>345,365</b>                                     | 355,778                                  | 244,370                                |

Transaction prices allocated to performance obligations unsatisfied at end of year and expected to be recognised as revenue in:

|        | <b>2020<br/>HK\$'000</b> | 2019<br>HK\$'000 |
|--------|--------------------------|------------------|
| – 2020 | –                        | 511,099          |
| – 2021 | <b>2,392</b>             | –                |
|        | <b>2,392</b>             | 511,099          |

| Year ended 31 December | <b>2020<br/>HK\$'000</b> | 2019<br>HK\$'000 |
|------------------------|--------------------------|------------------|
|------------------------|--------------------------|------------------|

|  |               |        |
|--|---------------|--------|
| Revenue recognised in the year that was included<br>in contract liabilities at beginning of year | <b>39,012</b> | 58,301 |
|--|---------------|--------|

Significant changes in contract liabilities during the year:

|   | <b>2020<br/>HK\$'000</b> | 2019<br>HK\$'000 |
|---|--------------------------|------------------|
| Increase due to operations in the year      | <b>5,720</b>             | 218,501          |
| Transfer to other payables                  | <b>(212,126)</b>         | –                |
| Transfer of contract liabilities to revenue | <b>(42,681)</b>          | (25,440)         |

A contract liability represents the Group's obligation to transfer products or services to a customer for which the Group has received consideration from the customer.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 34. BANK AND OTHER LOANS

|             | Notes | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|-------------|-------|------------------|------------------|
| Bank loans  | (i)   | <b>642,039</b>   | 196,703          |
| Other loans | (ii)  | <b>15,024</b>    | 83,209           |
|             |       | <b>657,063</b>   | 279,912          |

Notes:

(i) As at 31 December 2020, the bank loans of approximately HK\$ Nil (2019: HK\$32,188,000) are guaranteed by a third party, the bank loans of approximately HK\$ Nil (2019: HK\$21,235,000) are secured by pledged bank deposits, the bank loans of approximately HK\$277,703,000 (2019: HK\$48,282,000) are secured by the Group's trade receivable and the bank loans of approximately HK\$364,336,000 (2019: HK\$94,998,000) are secured by the Group's investment properties and properties held for sale.

(ii) As at 31 December 2020 and 2019, the other loans are unsecured.

At 31 December 2020 and 2019, the bank and other loans are due for repayment as follows:

Loans that contain repayable on demand clause:

|   | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|------------------|------------------|
| Current portion of term loan due for repayment within one year    | <b>233,389</b>   | 279,912          |
| Non-current portion of term loan due for repayment after one year |                  |                  |
| After 1 year but within 2 years                                   | <b>75,952</b>    | –                |
| After 2 years but within 5 years                                  | <b>180,388</b>   | –                |
| After 5 years   | <b>167,334</b>   | –                |
|   | <b>423,674</b>   | –                |
| Total   | <b>657,063</b>   | 279,912          |

The interest rates per annum at 31 December were as follows:

|             | 2020                 | 2019            |
|-------------|----------------------|-----------------|
| Bank loans  | <b>4.15% to 6.0%</b> | 5.133% to 5.39% |
| Other loans | <b>5.22% to 5.8%</b> | 4.6% to 12%     |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 35. DEFERRED GOVERNMENT GRANT

|                                  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|----------------------------------|------------------|------------------|
| <b>COST:</b>                     |                  |                  |
| At 1 January                     | 59,605           | 58,676           |
| Additions                        | 25,181           | 2,047            |
| Exchange realignment             | 3,687            | (1,118)          |
| At 31 December                   | 88,473           | 59,605           |
| <b>ACCUMULATED AMORTISATION:</b> |                  |                  |
| At 1 January                     | 17,091           | 11,411           |
| Amortisation for the year        | 9,236            | 5,980            |
| Exchange realignment             | 1,057            | (300)            |
| At 31 December                   | 27,384           | 17,091           |
| <b>CARRYING AMOUNT:</b>          |                  |                  |
| At 31 December                   | 61,089           | 42,514           |
| Analysed as:                     |                  |                  |
| Current liabilities              | 9,257            | 5,960            |
| Non-current liabilities          | 51,832           | 36,554           |
|                                  | 61,089           | 42,514           |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 36. LEASE LIABILITIES

|  | Lease payments   |                  | Present value of lease payments |                  |
|--|------------------|------------------|---------------------------------|------------------|
|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 | 2020<br>HK\$'000                | 2019<br>HK\$'000 |
| Within one year  | <b>2,428</b>     | 2,114            | <b>1,625</b>                    | 1,685            |
| In the second to fifth years, inclusive  | <b>6,538</b>     | 6,519            | <b>5,245</b>                    | 4,076            |
| After five years   | <b>606</b>       | 1,122            | <b>540</b>                      | 486              |
|  | <b>9,572</b>     | 9,755            | <b>7,410</b>                    | 6,247            |
| Less: Future finance charges   | <b>(2,162)</b>   | (3,508)          | <b>N/A</b>                      | N/A              |
| Present value of lease liabilities   | <b>7,410</b>     | 6,247            |                                 |                  |
| Less: Amount due for settlement within 12 months (shown under current liabilities) |                  |                  | <b>(1,625)</b>                  | (1,685)          |
| Amount due for settlement after 12 months  |                  |                  | <b>5,785</b>                    | 4,562            |

At 31 December 2020, the average effective borrowing rate was 12% (2019: 12%). Interest rates are fixed at the contract dates and thus expose the Group to fair value interest rate risk.

### 37. SHARE CAPITAL

| Ordinary shares of HK\$0.1 each                        | Number of shares<br>'000 | HK\$'000  |
|--|--------------------------|-----------|
| <b>Authorised:</b>                                     |                          |           |
| Ordinary shares of HK\$0.1 each                        |                          |           |
| At 1 January 2019, 1 January 2020 and 31 December 2020 | 10,000,000               | 1,000,000 |
| <b>Issued and fully paid:</b>                          |                          |           |
| Ordinary shares of HK\$0.1 each                        |                          |           |
| At 1 January 2019, 1 January 2020 and 31 December 2020 | 5,472,000                | 547,200   |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 38. RESERVES

(a) Group

The amounts of the Group's reserves and movements therein are presented in the consolidated statement of profit or loss and other comprehensive income and consolidated statement of changes in equity.

(b) Company

The amounts of the Company's reserves and the movements therein for the year ended 31 December 2020 are as follows:

|  | Share<br>premium<br>HK\$'000 | Contributed<br>surplus<br>HK\$'000 | Share-based<br>payment<br>reserve<br>HK\$'000 | Accumulated<br>losses<br>HK\$'000 | Total<br>HK\$'000 |
|--|------------------------------|------------------------------------|---|-----------------------------------|-------------------|
| At 1 January 2019                        | 179,968                      | 98,938                             | –   | (444,967)                         | (166,061)         |
| Total comprehensive loss<br>for the year | –                            | –                                  | –   | (28,300)                          | (28,300)          |
| Equity-settled share option<br>expenses  | –                            | –                                  | 27,359  | –                                 | 27,359            |
| At 31 December 2019                      | 179,968                      | 98,938                             | 27,359  | (473,267)                         | (167,002)         |
| At 1 January 2020                        | <b>179,968</b>               | <b>98,938</b>                      | <b>27,359</b>                                 | <b>(473,267)</b>                  | <b>(167,002)</b>  |
| Total comprehensive loss<br>for the year | –                            | –                                  | –   | <b>(18,845)</b>                   | <b>(18,845)</b>   |
| At 31 December 2020                      | <b>179,968</b>               | <b>98,938</b>                      | <b>27,359</b>                                 | <b>(492,112)</b>                  | <b>(185,847)</b>  |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 38. RESERVES (continued)

(c) Nature and purpose of reserves

(i) *Share premium account*

Under the Companies Law of the Cayman Islands, the funds in the share premium account of the Company are distributable to the shareholders of the Company provided that immediately following the date on which the dividend is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business.

(ii) *Contributed surplus*

The Group's contributed surplus represents the difference between the nominal value of the shares of the subsidiaries acquired pursuant to the group reorganisation, over the nominal value of the Company's shares issued in exchange therefore.

(iii) *Statutory surplus reserve*

In accordance with the relevant regulation in the PRC, the subsidiaries operating in the PRC are required to transfer 10% of their profits after tax, as determined under the accounting regulations in the PRC, to the statutory surplus reserve, until the balance of the fund reaches 50% of their respective registered capital. The statutory surplus reserve and the expansion reserve are non-distributable, and are subject to certain restrictions set out in the relevant regulations in the PRC. These reserves can be used either to offset against accumulated losses or be capitalised as paid-up capital. However, such balance of the statutory surplus reserve must be maintained at a minimum of 25% of paid-up capital after the above mentioned usages.

(iv) *Equity investment revaluation reserve*

The equity investment revaluation reserve comprises the cumulative net change in the fair value of equity investments at fair value through other comprehensive income held at the end of the reporting period and is dealt with in accordance with the accounting policy in note 4(k)(ii) to the consolidated financial statements.

(v) *Share-based payment reserve*

The share-based payment reserve represents the fair value of the actual or estimated number of unexercised share options granted to employees of the Group recognised in accordance with the accounting policy adopted for the equity-settled share-based payments in note 4(u) to the consolidated financial statements.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 39. SHARE OPTION SCHEME

Pursuant to an ordinary resolution passed at an annual general meeting of the Company held on 29 May 2014, the Company approved and adopted a share option scheme (the “**Scheme**”). The purpose of the Scheme is to provide incentives and/or rewards to any director, consultant, advisor person including full-time or part-time employee of the Company and its subsidiaries, at the sole discretion of the board, for their contribution to, and their continuing efforts to promote the interests of the Company. The Scheme became effective on 30 May 2014 and, unless otherwise cancelled or amended, will remain in force for 10 years from that date.

#### The Scheme

The maximum number of unexercised share options currently permitted to be granted under the Scheme is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at any time. The maximum number of shares issuable under share options to each eligible participant in the Scheme within any 12-month period, is limited to 1% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders’ approval in a general meeting.

Share options granted to a director, chief executive or substantial shareholder of the Company, are subject to approval in advance by the independent non-executive directors. In addition, any share options granted to a substantial shareholder or an independent non-executive director of the Company, in excess of 0.1% of the shares of the Company in issue at any time or with an aggregate value (based on the price of the Company’s shares at the date of the grant) in excess of HK\$5,000,000, within any 12-month period, are subject to shareholders’ approval in a general meeting.

The offer of a grant of share options may be accepted within 21 days from the date of the offer. The exercise period of the share options granted is determinable by the directors, and commences after a certain vesting period and ends on a date which is not later than five years from the date of the offer of the share options or the expiry date of the Scheme, whichever is earlier.

The exercise price of the share options is determinable by the directors, but may not be less than the higher of (i) the Stock Exchange closing price of the Company’s shares on the date of the offer of the share options; and (ii) the average Stock Exchange closing price of the Company’s shares for the five trading days immediately preceding the date of the offer.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 39. SHARE OPTION SCHEME (continued)

The Scheme (continued)

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings.

The following table discloses movements of the Company's share options held by independent third parties during the year:

| Name or category of participant    | Outstanding<br>1 January<br>2020 | Grand during<br>the year | Exercise<br>during<br>the year | Outstanding<br>at<br>31 December<br>2020 |
|------------------------------------|----------------------------------|--------------------------|--------------------------------|--|
| Employees                          | 547,200,000                      | –                        | –                              | 547,200,000                              |
| Exercisable at the end of the year |                                  |                          |                                | 547,200,000                              |
| Weighted average exercise price    | HK\$0.133                        | N/A                      | N/A                            | HK\$0.133                                |

Fair value of the share option was calculated using the Binomial Tree model. The inputs of the model were as follows:

|                         |              |
|-------------------------|--------------|
| Grant date              | 25 July 2019 |
| Share price             | HK\$0.13     |
| Exercise price          | HK\$0.133    |
| Expected volatility     | 31.913%      |
| Expected life           | 10 Years     |
| Risk free interest rate | 1.56%        |
| Dividend yield          | 0%           |

The options outstanding at the end of the year have a weighted average remaining contractual life of 8.66 (2019: 9.66) years. The estimated fair values of the options on the date of grant is HK\$27,359,000.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 40. CAPITAL COMMITMENTS

The Group's capital commitments at the end of the reporting period are as follows:

|                                      | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--------------------------------------|------------------|------------------|
| Property, plant and equipment        |                  |                  |
| – Contracted but not provided for    | 28,657           | 11,121           |
| Investment properties                |                  |                  |
| – Contracted but not provided for    | 7,391            | 96               |
| – Authorised but not contracted for  | –                | –                |
| Capital contribution to subsidiaries | 240,913          | 111,763          |
|                                      | <b>276,961</b>   | 122,980          |

### 41. LEASE COMMITMENTS

Commitments under operating leases

*As lessor*

At 31 December 2020 and 2019, the total future minimum lease income under non-cancellable operating leases are receivable as follows:

|   | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|---|------------------|------------------|
| Within one year                         | 13,500           | 10,726           |
| In the second to fifth years, inclusive | 39,809           | 19,718           |
|   | <b>53,309</b>    | 30,444           |

### 42. RELATED PARTY TRANSACTIONS

(a) Key management compensation

The compensation of key management personnel is disclosed in note 13 to the consolidated financial statements.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 43. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Changes in liabilities arising from financing activities

The following table shows the Group's changes in liabilities arising from financing activities during the year:

|   | <b>Lease<br/>liabilities</b> | <b>Bank and<br/>other loans</b> | <b>Total</b>   |
|---|------------------------------|---------------------------------|----------------|
|   | HK\$'000                     | HK\$'000                        | HK\$'000       |
| At 1 January 2019                         | –                            | 804,000                         | 804,000        |
| Changes in cash flows                     | (1,953)                      | (545,886)                       | (547,839)      |
| Non-cash changes                          |                              |                                 |                |
| – addition                                | 3,966                        | –                               | 3,966          |
| – interest charged                        | 251                          | 34,153                          | 34,404         |
| – initial recognition                     | 3,958                        | –                               | 3,958          |
| – exchange differences                    | 25                           | (12,355)                        | (12,330)       |
| At 31 December 2019 and<br>1 January 2020 | <b>6,247</b>                 | <b>279,912</b>                  | <b>286,159</b> |
| Changes in cash flows                     | <b>(3,288)</b>               | <b>340,984</b>                  | <b>337,696</b> |
| Non-cash changes                          |                              |                                 |                |
| – addition                                | <b>2,406</b>                 | –                               | <b>2,406</b>   |
| – interest charged                        | <b>1,701</b>                 | <b>39,454</b>                   | <b>41,155</b>  |
| – exchange differences                    | <b>344</b>                   | <b>(3,287)</b>                  | <b>(2,943)</b> |
| At 31 December 2020                       | <b>7,410</b>                 | <b>657,063</b>                  | <b>664,473</b> |

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2020

### 44. STATEMENT OF FINANCIAL POSITION OF THE COMPANY AS AT 31 DECEMBER

|  | 2020<br>HK\$'000 | 2019<br>HK\$'000 |
|--|------------------|------------------|
| <b>NON-CURRENT ASSETS</b>                    |                  |                  |
| Property, plant and equipment                | 7                | 13               |
| Investments in subsidiaries                  | –                | –                |
| Prepayments, deposits and other receivables  | –                | 13,500           |
|  | <b>7</b>         | <b>13,513</b>    |
| <b>CURRENT ASSETS</b>                        |                  |                  |
| Prepayments, deposits and other receivables  | 3,242            | 6,381            |
| Amounts due from subsidiaries                | 360,903          | 356,418          |
| Cash and cash equivalents                    | 927              | 7,513            |
|  | <b>365,072</b>   | <b>370,312</b>   |
| <b>CURRENT LIABILITIES</b>                   |                  |                  |
| Other payables and accruals                  | 3,726            | 3,627            |
|  | <b>3,726</b>     | <b>3,627</b>     |
|  | <b>361,346</b>   | <b>366,685</b>   |
| <b>NET CURRENT ASSETS</b>                    | <b>361,353</b>   | <b>380,198</b>   |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> | <b>361,353</b>   | <b>380,198</b>   |
| <b>NET ASSETS</b>                            |                  |                  |
| <b>EQUITY</b>                                |                  |                  |
| Issued capital                               | 547,200          | 547,200          |
| Reserves                                     | (185,847)        | (167,002)        |
| <b>TOTAL EQUITY</b>                          | <b>361,353</b>   | <b>380,198</b>   |

### 45. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

These consolidated financial statements were approved and authorised for issue by the Board of Directors on 31 March 2021.

## FIVE-YEAR FINANCIAL SUMMARY

The following is a summary of the published consolidated results from continuing operations and a discontinued operation and consolidated assets, liabilities and non-controlling interests of the Group for the last five financial years.

|   | <b>Year ended 31 December</b>  |                  |                  |                  |                  |
|---|--------------------------------|------------------|------------------|------------------|------------------|
|   | <b>2020</b><br><b>HK\$'000</b> | 2019<br>HK\$'000 | 2018<br>HK\$'000 | 2017<br>HK\$'000 | 2016<br>HK\$'000 |
| <b>CONTINUING OPERATIONS</b>                            |                                |                  |                  |                  |                  |
| Turnover  | <b>722,214</b>                 | 608,698          | 543,276          | 279,889          | 139,312          |
| Profit/(loss) before tax                                | <b>38,299</b>                  | 47,925           | 67,271           | 35,450           | (32,460)         |
| Income tax (expense)/credit                             | <b>(15,395)</b>                | (21,684)         | (13,078)         | (2,046)          | (2,857)          |
| Profit/(loss) for the year                              | <b>22,904</b>                  | 26,241           | 54,193           | 33,404           | (35,317)         |
| Profit/(loss) attributable to:<br>Owners of the Company | <b>22,904</b>                  | 26,241           | 54,193           | 33,404           | (35,317)         |

## ASSETS AND LIABILITIES AND NON-CONTROLLING INTERESTS

|                   | <b>At 31 December</b>          |                  |                  |                  |                  |
|-------------------|--------------------------------|------------------|------------------|------------------|------------------|
|                   | <b>2020</b><br><b>HK\$'000</b> | 2019<br>HK\$'000 | 2018<br>HK\$'000 | 2017<br>HK\$'000 | 2016<br>HK\$'000 |
| Total assets      | <b>2,664,389</b>               | 2,050,503        | 1,814,123        | 1,475,719        | 252,290          |
| Total liabilities | <b>(2,102,016)</b>             | (1,530,515)      | (1,339,272)      | (1,036,567)      | (57,804)         |
| Net assets        | <b>562,373</b>                 | 519,988          | 474,851          | 439,512          | 194,486          |