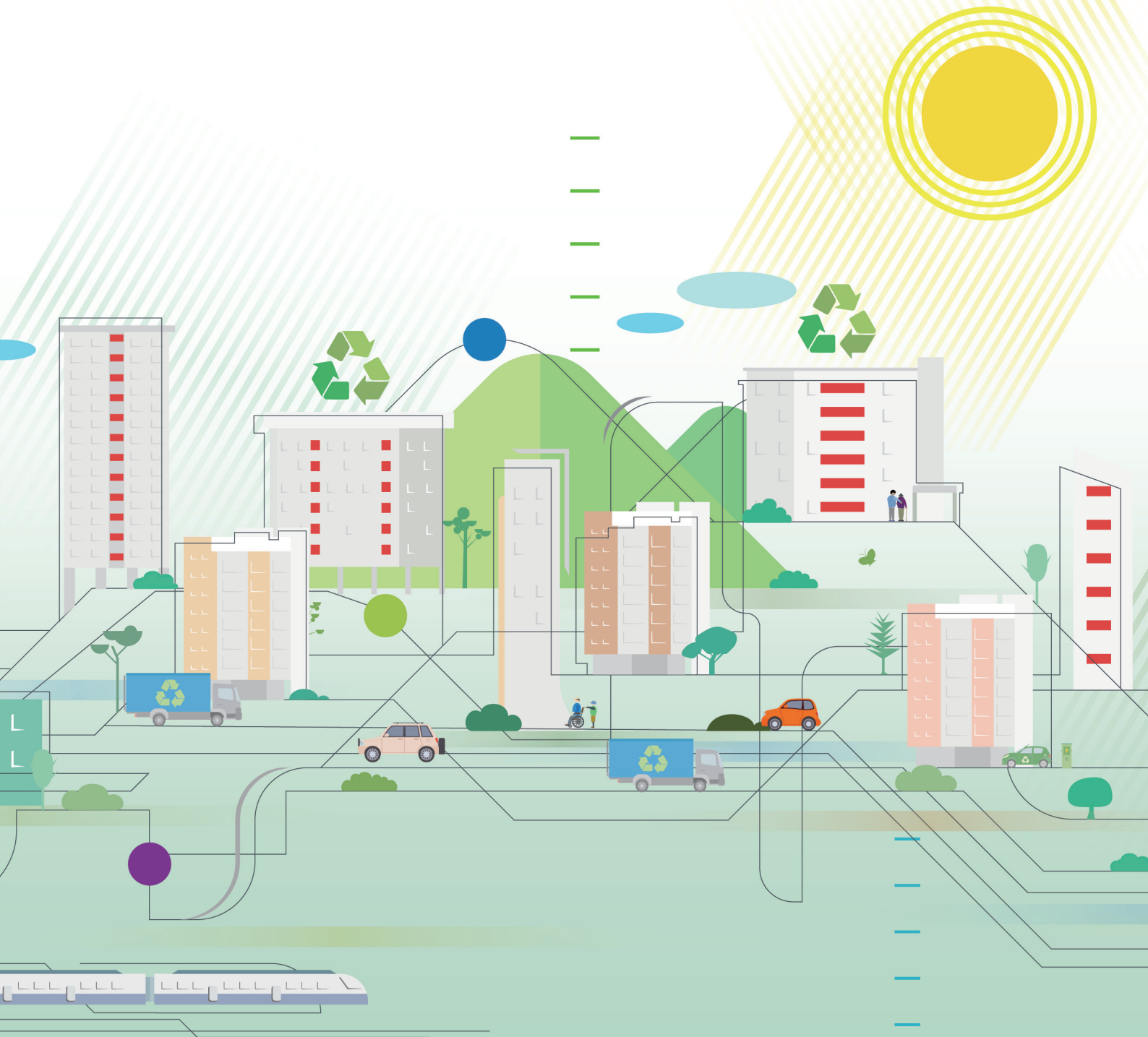




雅居投資控股有限公司 Modern Living Investments Holdings Limited

(Incorporated in the Cayman Islands with limited liability) (於開曼群島註冊成立的有限公司)

Stock Code 股份代號: 08426



2024

INTERIM REPORT 中期業績報告

CHARACTERISTICS OF GEM OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

GEM has been positioned as a market designed to accommodate small and mid-sized companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration.

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*This report, for which the directors (collectively the “**Directors**” and each the “**Director**”) of Modern Living Investments Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”, “**we**”, “**our**” or “**us**”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “**GEM Listing Rules**”) for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.*

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GEM 的定位，乃為中小型公司提供一個上市的市場，此等公司較於聯交所上市的其他公司帶有更高投資風險。有意投資人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。

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本報告乃遵照聯交所**GEM**證券上市規則(「**GEM**上市規則」)的規定提供有關雅居投資控股有限公司(「**本公司**」，連同其附屬公司統稱「**本集團**」或「**我們**」)的資料，本公司各董事(統稱「**董事**」及各「**董事**」)願就本報告共同及個別承擔全部責任。董事在作出一切合理查詢後確認，盡彼等所知及所信，本報告所載的資料在各重大方面均屬真實及完整且無誤導或虛假成份，及並無遺漏任何其他事項，致使本報告的任何聲明或本報告有所誤導。

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CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Ir Dr. Pang Yat Bond, Derrick *JP* (Chairman)
 Mr. Pang Yat Ting, Dominic (Chief Executive Officer)
 Mr. Ho Chu Ming
 Mr. Ng Fuk Wah
 Mr. Xu Jianhua, Jerry
 Mr. Shea Chun Lok, Quadrant

Independent Non-executive Directors

Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Mr. Yu Cheeric
 Ms. Fung Nancy Ruth

AUTHORISED REPRESENTATIVES

Mr. Shea Chun Lok, Quadrant
 Ms. Wong Chi Yin

COMPANY SECRETARY

Ms. Wong Chi Yin

AUDIT COMMITTEE

Mr. Yu Cheeric (Chairman)
 Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Ms. Fung Nancy Ruth

REMUNERATION COMMITTEE

Ms. Fung Nancy Ruth (Chairlady)
 Ir Dr. Pang Yat Bond, Derrick *JP*
 Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Mr. Yu Cheeric

NOMINATION COMMITTEE

Ir Dr. Pang Yat Bond, Derrick *JP* (Chairman)
 Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Mr. Yu Cheeric
 Ms. Fung Nancy Ruth

AUDITOR

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

董事會

執行董事

彭一邦博士工程師太平紳士(主席)
 彭一庭先生(行政總裁)
 何柱明先生
 吳福華先生
 徐建華先生
 余俊樂先生

獨立非執行董事

吳紀法先生
 黃比先生
 余致力先生
 馮蘭施女士

授權代表

余俊樂先生
 黃智燕女士

公司秘書

黃智燕女士

審核委員會

余致力先生(主席)
 吳紀法先生
 黃比先生
 馮蘭施女士

薪酬委員會

馮蘭施女士(主席)
 彭一邦博士工程師太平紳士
 吳紀法先生
 黃比先生
 余致力先生

提名委員會

彭一邦博士工程師太平紳士(主席)
 吳紀法先生
 黃比先生
 余致力先生
 馮蘭施女士

核數師

羅兵咸永道會計師事務所
 執業會計師及註冊公眾利益實體核數師
 香港中環
 太子大廈22樓

LEGAL ADVISERS

As to Cayman Islands law
 Appleby
 2206–19 Jardine House
 1 Connaught Place
 Central, Hong Kong

PRINCIPAL BANKERS

The Hongkong and Shanghai Banking Corporation Limited
 1 Queen's Road Central
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Chong Hing Bank Limited
 Chong Hing Bank Centre
 24 Des Voeux Road Central
 Hong Kong

REGISTERED OFFICE

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 Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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 Sha Tin, New Territories, Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ocorian Trust (Cayman) Limited
 Windward 3, Regatta Office Park
 PO Box 1350
 Grand Cayman KY1-1108
 Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
 17/F, Far East Finance Centre
 16 Harcourt Road
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COMPANY'S WEBSITE

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STOCK CODE

08426

法律顧問

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 怡和大廈2206–19室

主要往來銀行

香港上海滙豐銀行有限公司
 香港中環
 皇后大道中1號

創興銀行有限公司
 香港
 德輔道中24號
 創興銀行中心

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Windward 3, Regatta Office Park
 PO Box 1350
 Grand Cayman KY1-1108
 Cayman Islands

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 11樓1102–1103室

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 遠東金融中心17樓

公司網站

www.modernliving.com.hk

股份代號

08426



FINANCIAL HIGHLIGHTS

財務摘要

- The Group recorded an unaudited revenue of approximately HK\$187.68 million for the six months ended 30 June 2024 (six months ended 30 June 2023: approximately HK\$163.46 million), representing an increase of approximately 14.82% over the same period in 2023.
本集團截至2024年6月30日止六個月錄得未經審核收益約187,680,000港元(截至2023年6月30日止六個月：約163,460,000港元)，較2023年同期增加約14.82%。
- The unaudited profit for the period of the Group for the six months ended 30 June 2024 was approximately HK\$9.15 million, while that for the six months ended 30 June 2023 was approximately HK\$11.56 million, representing a decrease of approximately 20.85% over the same period in 2023.
本集團截至2024年6月30日止六個月期間的未經審核溢利約為9,150,000港元，而截至2023年6月30日止六個月的未經審核溢利約為11,560,000港元，較2023年同期減少約20.85%。
- The basic earnings per share for the six months ended 30 June 2024 was approximately HK1.14 cents (six months ended 30 June 2023: basic earnings per share of approximately HK1.44 cents).
截至2024年6月30日止六個月每股基本盈利約為1.14港仙(截至2023年6月30日止六個月：每股基本盈利約為1.44港仙)。
- The Board of Directors declared an interim dividend of HK1.4 cents per share for the six months ended 30 June 2024 (six months ended 30 June 2023: HK0.75 cent per share).
董事會宣派截至2024年6月30日止六個月的中期股息每股股份1.4港仙(截至2023年6月30日止六個月：每股股份0.75港仙)。



The board of directors (the “**Board**”) of the Company is pleased to announce the unaudited condensed consolidated interim financial information of the Company and its subsidiaries (collectively the “**Group**”) for the six months ended 30 June 2024 (the “**Period**”) together with the corresponding comparative figures as follows:

本公司董事會（「**董事會**」）欣然宣佈本公司及其附屬公司（統稱「**本集團**」）截至2024年6月30日止六個月（「**本期間**」）的未經審核簡明綜合中期財務資料連同相應的比較數字如下：

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

簡明綜合損益表

For the six months ended 30 June 2024

截至2024年6月30日止六個月

		For the six months ended		
		30 June		
		截至6月30日止六個月		
		2024	2023	
		HK\$'000	HK\$'000	
		千港元	千港元	
	Notes	(Unaudited)	(Unaudited)	
	附註	(未經審核)	(未經審核)	
Revenue	收益	6	187,681	163,462
Other income	其他收入	7	123	3,549
Other (losses)/gains, net	其他(虧損)/收益淨額	8	(133)	1,179
Employee benefits expenses	僱員福利開支	9	(167,145)	(147,411)
Cleaning material costs	清潔材料成本		(1,383)	(1,352)
Utilities expenses	公共事業開支		(456)	(497)
Depreciation	折舊		(745)	(497)
Other operating expenses	其他經營開支	11	(9,422)	(6,127)
Share of result of investments accounted for using the equity method	分佔採用權益法入賬的投資業績		-	(110)
Operating profit	經營溢利		8,520	12,196
Finance income, net	財務收入淨額	10	1,812	1,003
Profit before income tax	除所得稅前溢利		10,332	13,199
Income tax expense	所得稅開支	12	(1,186)	(1,641)
Profit for the Period	本期間溢利		9,146	11,558
Earnings per share	每股盈利			
Basic and diluted (HK cents per share)	基本及攤薄(每股港仙)	14	1.14	1.44

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME 簡明綜合全面收益表

For the six months ended 30 June 2024
截至2024年6月30日止六個月

		For the six months ended 30 June 截至6月30日止六個月	
		2024 HK\$'000 千港元 (Unaudited) (未經審核)	2023 HK\$'000 千港元 (Unaudited) (未經審核)
Profit for the Period	本期間溢利	9,146	11,558
Other comprehensive income/(loss): <i>Item that will not be reclassified to profit or loss</i>	其他全面收益/(虧損): 不會重新分類至損益的項目		
Remeasurements of employee benefits obligations	重新計量僱員福利責任 obligations	526	(500)
Other comprehensive income/(loss) for the Period, net of tax	本期間除稅後其他全面 收益/(虧損)	526	(500)
Total comprehensive income for the Period	本期間全面收益總額	9,672	11,058



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**簡明綜合財務狀況表**

As at 30 June 2024

於2024年6月30日

		As at 30 June 2024 於2024年 6月30日 HK\$'000 千港元	As at 31 December 2023 於2023年 12月31日 HK\$'000 千港元
	Notes 附註	(Unaudited) (未經審核)	(Audited) (經審核)
ASSETS			
Non-current assets			
Plant and equipment	15	1,055	1,162
Right-of-use assets	16	1,730	2,177
Retention money receivables, deposits and other receivables		3,927	2,837
Investment in an insurance contract	17	2,632	2,600
		9,344	8,776
Current assets			
Trade receivables	18	64,559	75,087
Contract assets	18	8,638	8,650
Prepayments, deposits and other receivables		3,731	5,502
Pledged bank deposits	19	34,929	39,550
Short-term bank deposits		86,309	60,408
Cash and cash equivalents		10,650	11,556
		208,816	200,753
Total assets		218,160	209,529
EQUITY			
Equity attributable to the owners of the Company			
Share capital	22	8,000	8,000
Reserves		152,848	148,176
Total equity		160,848	156,176

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION 簡明綜合財務狀況表

As at 30 June 2024
於2024年6月30日

			As at 30 June 2024 於2024年 6月30日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2023 於2023年 12月31日 HK\$'000 千港元 (Audited) (經審核)
		Notes 附註		
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債		180	216
Lease liabilities	租賃負債	16	938	1,387
			1,118	1,603
Current liabilities	流動負債			
Trade payables	貿易應付款項	20	180	103
Other payables and accrued liabilities	其他應付款項及應計負債		53,657	50,571
Lease liabilities	租賃負債	16	889	885
Tax liabilities	稅項負債		1,468	191
			56,194	51,750
Total liabilities	總負債		57,312	53,353
Total equity and liabilities	權益及負債總額		218,160	209,529



CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**簡明綜合權益變動表**

For the six months ended 30 June 2024

截至2024年6月30日止六個月

		Share Capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Contribution reserves 注資儲備 HK\$'000 千港元	Retained earnings 保留盈利 HK\$'000 千港元	Total equity 權益總額 HK\$'000 千港元
Balance at 1 January 2023 (Audited)	於2023年1月1日的 餘額(經審核)	8,000	42,776	22,270	77,245	150,291
Profit for the period	期內溢利	-	-	-	11,558	11,558
Other comprehensive loss: Remeasurements of employee benefits obligations	其他全面虧損: 重新計量僱員福利 責任	-	-	-	(500)	(500)
Total comprehensive income for the period	期內全面收益總額	-	-	-	11,058	11,058
Balance at 30 June 2023 (Unaudited)	於2023年6月30日的 餘額(未經審核)	8,000	42,776	22,270	88,303	161,349
Balance at 1 January 2024 (Audited)	於2024年1月1日的 餘額(經審核)	8,000	42,776	22,270	83,130	156,176
Profit for the Period	本期間溢利	-	-	-	9,146	9,146
Other comprehensive income: Remeasurements of employee benefits obligations	其他全面收益: 重新計量僱員福利 責任	-	-	-	526	526
Total comprehensive income for the Period	本期間全面收益總額	-	-	-	9,672	9,672
Transactions with owners in their capacity as owners: 2023 final dividend paid	與擁有人作為擁有人 之交易: 已付2023年末期 股息	-	-	-	(5,000)	(5,000)
Balance at 30 June 2024 (Unaudited)	於2024年6月30日的 餘額(未經審核)	8,000	42,776	22,270	87,802	160,848

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS 簡明綜合現金流量表

For the six months ended 30 June 2024
截至2024年6月30日止六個月

		For the six months ended 30 June 截至6月30日止六個月	
		2024 HK\$'000 千港元 (Unaudited) (未經審核)	2023 HK\$'000 千港元 (Unaudited) (未經審核)
Cash flows from operating activities	來自經營活動的現金流量		
Net cash generated from operations	經營所得現金淨額	24,197	25,374
Hong Kong profits tax paid	已付香港利得稅	-	(1,099)
Net cash flows from operating activities	經營活動所產生之現金流量淨額	24,197	24,275
Cash flows from investing activities	來自投資活動的現金流量		
Purchases of plant and equipment	購置廠房及設備	(190)	(88)
Interest received	已收利息	1,868	1,164
(Increase)/decrease in short-term bank deposits	短期銀行存款(增加)/減少	(25,901)	19,164
Decrease in pledged bank deposits	已抵押銀行存款減少	4,621	-
Net cash flows (used in)/from investing activities	投資活動(所用)/產生之現金流量淨額	(19,602)	20,240
Cash flows from financing activities	來自融資活動的現金流量		
Interest paid	已付利息	-	(95)
Repayment of bank borrowings and finance lease liabilities	償還銀行借款及融資租賃負債	-	(2,367)
Principal portion of lease payments	租賃付款之本金部份	(445)	(477)
Interest element of lease payments	租賃付款之利息部份	(56)	(33)
Dividend paid	已付股息	(5,000)	-
Net cash flows used in financing activities	融資活動所用之現金流量淨額	(5,501)	(2,972)
Net (decrease)/increase in cash and cash equivalents	現金及現金等價物(減少)/增加淨額	(906)	41,543
Cash and cash equivalents at beginning of the Period	期初現金及現金等價物	11,556	11,387
Cash and cash equivalents at end of the Period	期末現金及現金等價物	10,650	52,930

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

簡明綜合財務資料附註

1. GENERAL INFORMATION

Modern Living Investments Holdings Limited was incorporated in the Cayman Islands under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands and registered as an exempted company with limited liability on 26 June 2017. The address of the Company's registered office is Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands. The Company's principal place of business is at Units 1102-1103, 11th Floor, Delta House, No. 3 On Yiu Street, Sha Tin, New Territories, Hong Kong.

The Company is an investment holding company and its subsidiaries (collectively, the “**Group**”) are engaging in the provision of property management services with a primary focus on public housing in Hong Kong.

The unaudited condensed consolidated financial information is presented in Hong Kong dollars (“**HK\$**”), which is the same as the functional currency of the Group. All values are rounded to the nearest thousand (HK\$'000) unless otherwise indicated.

2. BASIS OF PREPARATION

The unaudited condensed consolidated financial information for the six months ended 30 June 2024 has been prepared in accordance with all applicable Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretations (hereinafter collectively referred to as the “**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”), the disclosure requirements of the Hong Kong Companies Ordinance and the GEM Listing Rules.

1. 一般資料

雅居投資控股有限公司於2017年6月26日根據開曼群島法例第22章公司法(1961年第三號法例,經綜合及修訂)在開曼群島註冊成立並登記為獲豁免有限公司。本公司的註冊辦事處地址為Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands。本公司的主要營業地點為香港新界沙田安耀街3號匯達大廈11樓1102-1103室。

本公司為一間投資控股公司,而其附屬公司(統稱「**本集團**」)從事提供物業管理服務,重點在於香港公營房屋。

未經審核簡明綜合財務資料乃以港元(「**港元**」)呈列,其亦為本集團的功能貨幣。除另有所指外,所有價值約整至最接近千位(千港元)。

2. 編製基準

截至2024年6月30日止六個月的未經審核簡明綜合財務資料已按香港會計師公會(「**香港會計師公會**」)頒布的所有適用香港財務報告準則、香港會計準則及詮釋(以下統稱「**香港財務報告準則**」)、香港公司條例及GEM上市規則的披露規定而編製。



The unaudited condensed consolidated financial information has been prepared under historical cost convention, as modified by the investment in an insurance contract which is carried at its cash surrender value.

The principal accounting policies adopted in the unaudited condensed consolidated financial information for the six months ended 30 June 2024 are the same as those adopted in the Group's annual financial statements for the year ended 31 December 2023, except for the new and revised HKFRSs issued by the HKICPA that are adopted for the first time for the current accounting period of the Group as below:

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

The adoption of these new and revised HKFRSs has had no material effect on the amounts reported in this condensed consolidated financial information and/or disclosures set out in this condensed consolidated financial information. The Group has not early adopted any new HKFRSs that have been issued but are not yet effective.

3. SEGMENT INFORMATION

The Group currently operates in one operating segment which is the provision of property management services in Hong Kong. The Group's chief operating decision-maker assesses the performance and allocate resources based on the result for the period for the entire business comprehensively. Accordingly, the Group does not present business segment analysis.

未經審核簡明綜合財務資料已按歷史成本法編製，經於一項保險合約中的投資修訂，有關項目按退保現金價值列示。

截至2024年6月30日止六個月未經審核簡明綜合財務資料所用的主要會計政策與本集團編製截至2023年12月31日止年度的年度財務報表中所用主要會計政策相同，惟以下本集團於當前會計期間首次採納由香港會計師公會頒佈的新訂及經修訂香港財務報告準則除外：

香港財務報告準則第16號的修訂	售後租回中的租賃負債
香港會計準則第1號的修訂	將負債分類為流動或非流動
香港會計準則第1號的修訂	附帶契諾的非流動負債
香港詮釋第5號 (經修訂)	香港詮釋第5號 (經修訂) 財務報表之呈列 – 借款人對載有按要求償還條款的定期貸款的分類
香港會計準則第7號及香港財務報告準則第7號的修訂	供應商融資安排

採納該等新訂及經修訂香港財務報告準則對本簡明綜合財務資料所呈報的金額及／或本簡明綜合財務資料所載的披露並無重大影響。本集團並無提早採納任何已頒布但尚未生效的新訂香港財務報告準則。

3. 分部資料

本集團目前經營一個經營分部，即於香港提供物業管理服務。本集團的主要營運決策者基於整項業務的期內業績全面評估表現及分配資源。因此，本集團並無呈列業務分部分析。

4. ESTIMATES

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing this condensed consolidated interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2023.

5. FINANCIAL RISK MANAGEMENT

5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: credit risk, interest rate risk, foreign exchange risk, and liquidity 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. The Group does not use financial derivative to hedge its financial risk exposures.

The condensed consolidated interim financial information does not include all financial risk management information and disclosure required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as at 31 December 2023.

5.2 Liquidity risk

Compared to year end, there was no material change in the contractual undiscounted cash outflow for financial liabilities.

4. 估計

管理層須於編製中期財務資料時，作出影響會計政策的應用以及資產、負債及收入及開支的呈報金額的判斷、估計及假設。實際結果或有別於該等估計。

於編製簡明綜合中期財務資料時，管理層就應用本集團的會計政策所作出的重大判斷，以及估計不確定性的主要來源，與截至2023年12月31日止年度的綜合財務報表所採用者相同。

5. 財務風險管理

5.1 財務風險因素

本集團的業務使其面對多種財務風險：信貸風險、利率風險、外匯風險及流動資金風險。本集團的整體風險管理計劃集中於金融市場的不可預測性，並務求將其對本集團財務表現的潛在不利影響降至最低。本集團並無使用財務衍生工具對沖其財務風險。

簡明綜合中期財務資料並不包括年度財務報表所需的所有財務風險管理資料及披露，並應與本集團於2023年12月31日的年度財務報表一併閱讀。

5.2 流動資金風險

與年末相比，金融負債的合約未貼現現金流出並無重大變動。



5.3 Fair value of financial assets and liabilities measured at amortised cost

The fair value of the following financial assets and liabilities approximate their carrying amounts:

- cash and cash equivalents;
- short-term bank deposits;
- pledged bank deposits;
- trade receivables;
- contract assets;
- retention money receivables;
- other receivables and deposits;
- trade and other payables; and
- borrowings.

5.3 按攤銷成本計量的金融資產及負債的公平值

以下金融資產及負債的公平值與其賬面值相若：

- 現金及現金等價物；
- 短期銀行存款；
- 已抵押銀行存款；
- 貿易應收款項；
- 合約資產；
- 應收保留金；
- 其他應收款項及按金；
- 貿易及其他應付款項；及
- 借款。

6. REVENUE

6. 收益

	Six months ended 30 June	
	截至6月30日止六個月	
	2024	2023
	HK\$'000	HK\$'000
	千港元	千港元
	(Unaudited)	(Unaudited)
	(未經審核)	(未經審核)
Property management services income 物業管理服務收入	187,681	163,462

The Group is engaged in the provision of property management services in Hong Kong during the Period. Since the operation of provision of property management services is attributable to all the Group's revenue, and a majority of results and assets during the Period, no business segment analysis is presented accordingly.

本集團於本期間從事於香港提供物業管理服務。由於提供物業管理服務的業務貢獻本集團於本期間內的所有收益以及大部分業績及資產，因此並無呈列業務分部分析。

The Group's revenue is derived from Hong Kong and all assets of the Group are located in Hong Kong during the Period, no analysis by geographical segment is prepared.

本集團的收益乃產生自香港，及本集團的所有資產於本期間內均位於香港。因此，概無編製按地區分部劃分的分析。



7. OTHER INCOME

7. 其他收入

		Six months ended 30 June 截至6月30日止六個月	
		2024	2023
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Job Creation Scheme subsidies granted from Civil Service Bureau of the Government of the Hong Kong Special Administrative Region and the Hong Kong Association of Property Management Companies Limited	香港特別行政區政府公務員事務局及香港物業管理公司協會有限公司授予的創造職位計劃補貼	114	3,287
Sundry income	雜項收入	9	262
		123	3,549

8. OTHER (LOSSES)/GAINS, NET

8. 其他(虧損)/收益淨額

		Six months ended 30 June 截至6月30日止六個月	
		2024	2023
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Gain on investment in an insurance contract (Note 17)	於保險合約的投資收益(附註17)	47	31
Foreign exchange (loss)/gains, net	外匯(虧損)/收益淨額	(180)	1,148
		(133)	1,179



9. EMPLOYEE BENEFITS EXPENSES

9. 僱員福利開支

		Six months ended 30 June 截至6月30日止六個月	
		2024	2023
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Wages, salaries and other allowances (including directors' emoluments)	工資、薪金及其他津貼 (包括董事酬金)	158,304	139,368
Pension costs — defined contribution plan	退休金成本 — 界定供款計劃	5,658	5,083
Accrual for unutilised annual leave	未使用年假的應計費用	448	400
Long service payment and gratuities	長期服務金及酬金	2,735	2,560
		167,145	147,411

10. FINANCE INCOME, NET

10. 財務收入淨額

		Six months ended 30 June 截至6月30日止六個月	
		2024	2023
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Bank interest income	銀行利息收入	1,868	1,164
Interests on lease payments	租賃付款利息	(56)	(66)
Interests on borrowings	借款利息	—	(95)
		1,812	1,003



11. EXPENSES BY NATURE

11. 按性質劃分的開支

		Six months ended 30 June 截至6月30日止六個月	
		2024	2023
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Cleaning material costs	清潔材料成本	1,383	1,352
Utilities expenses	公共事業開支	456	497
Depreciation	折舊	745	497
Employee benefits expenses (Note 9)	僱員福利開支 (附註9)	167,145	147,411
Other operating expenses (Note)	其他經營開支 (附註)	9,422	6,127

Note:

The breakdown of other operating expenses is recorded as follows:

附註：

錄得的其他經營開支明細如下：

		Six months ended 30 June 截至6月30日止六個月	
		2024	2023
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Auditor's remuneration	核數師酬金	600	600
Insurance and guarantee	保險及擔保	3,341	3,099
Office supplies	辦公用品	323	240
Security charges	保安費	170	143
Entertainment and travelling expenses	接待及差旅開支	691	531
Estate maintenance expense	屋邨保養開支	224	143
Telecommunication charges	電訊費	65	70
Professional fee	專業費用	2,509	520
Licence and membership fee	牌照及會籍費用	158	102
Other expenses	其他開支	1,341	679
		9,422	6,127



12. INCOME TAX EXPENSE

12. 所得稅開支

		Six months ended 30 June 截至6月30日止六個月	
		2024 2023	2023
		HK\$'000 千港元	HK\$'000 千港元
		(Unaudited) (未經審核)	(Unaudited) (未經審核)
Current income tax:	即期所得稅：		
Hong Kong profits tax	香港利得稅	1,222	1,605
Deferred income tax	遞延所得稅	(36)	36
		1,186	1,641

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits for both periods, except for the first HK\$2,000,000 of a qualified entity's assessable profit which is calculated at 8.25%, in accordance with the new two-tiered tax rate regime.

香港利得稅已基於兩段期間內的估計應課稅溢利按16.5%的稅率作出撥備，惟根據新利得稅兩級制，合資格實體的首2,000,000港元的應課稅溢利按8.25%的稅率計算。

13. DIVIDENDS

Final dividends of HK\$5,000,000 (HK0.625 cent per ordinary share) in respect of the year ended 31 December 2023 was proposed on 28 March 2024 and paid to the shareholders of the Company on 16 June 2024.

The Board declared an interim dividend of HK1.4 cents per ordinary share for the six months ended 30 June 2024 (six months ended 30 June 2023: HK0.75 cent per ordinary share).

13. 股息

於2024年3月28日建議及於2024年6月16日向本公司股東派付截至2023年12月31日止年度的末期股息5,000,000港元(每股普通股0.625港仙)。

董事會派付截至2024年6月30日止六個月的中期股息每股普通股1.4港仙(截至2023年6月30日止六個月：每股普通股0.75港仙)。



14. EARNINGS PER SHARE

Earnings for the purpose of calculating basic earnings per share:

		Six months ended 30 June 截至6月30日止六個月	
		2024 (Unaudited) (未經審核)	2023 (Unaudited) (未經審核)
Profits attributable to owners of the Company (HK\$'000)	本公司擁有人應佔溢利 (千港元)	9,146	11,558
Number of ordinary shares for the purpose of basic earnings per share (thousand share)	用於計算每股基本盈利的普通股數目 (千股)	800,000	800,000

No diluted earnings per share was presented as there was no potential dilutive shares outstanding during six months ended 30 June 2023 and 2024.

14. 每股盈利

用於計算每股基本盈利的盈利：

由於截至2023年及2024年6月30日止六個月均並無尚未發行潛在攤薄股份，故概無呈列每股攤薄盈利。

15. PLANT AND EQUIPMENT

During the six months ended 30 June 2024, the Group acquired property, plant and equipment of approximately HK\$0.19 million (six months ended 30 June 2023: HK\$0.09 million).

15. 廠房及設備

於截至2024年6月30日止六個月，本集團收購物業、廠房及設備約190,000港元(截至2023年6月30日止六個月：90,000港元)。

16. LEASES

		As at 30 June 2024 於2024年 6月30日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2023 於2023年 12月31日 HK\$'000 千港元 (Audited) (經審核)
Right-of-use assets	使用權資產		
Property	物業	685	857
Equipment	設備	1,045	1,320
		1,730	2,177
Lease liabilities	租賃負債		
Current	流動	889	885
Non-current	非流動	938	1,387
		1,827	2,272

17. INVESTMENT IN AN INSURANCE CONTRACT

Investment in an insurance contract represents a management life insurance policy (the “**Insurance Policy**”). The Group is the beneficiary of the Insurance Policy. The Insurance Policy was pledged to a bank to secure certain banking facilities granted to the Group. Changes in value of the investment in an insurance contract are recorded in “other (losses)/gains, net” (Note 8) in the unaudited condensed consolidated statement of profit or loss.

18. TRADE RECEIVABLES AND CONTRACT ASSETS

The trade receivables are generally on credit terms ranging from 30 to 60 days.

The following is an ageing analysis of trade receivables, presented based on the invoice date at the end of the reporting period:

17. 於一項保險合約中的投資

於一項保險合約中的投資指管理層壽險保單（「保單」）。本集團為保單的受益人。保單已抵押予一間銀行以為本集團獲授的若干銀行融資提供擔保。於一項保險合約中的投資的價值變動計入未經審核簡明綜合損益表中的「其他（虧損）／收益淨額」（附註8）。

18. 貿易應收款項及合約資產

貿易應收款項的信貸期一般介乎30至60天。

以下為報告期末貿易應收款項按發票日期呈列的賬齡分析：

		As at 30 June 2024 於2024年 6月30日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2023 於2023年 12月31日 HK\$'000 千港元 (Audited) (經審核)
Contract assets	合約資產	8,638	8,650
Trade receivables:	貿易應收款項：		
Up to 30 days	最多30天	32,924	33,089
31 to 60 days	31至60天	27,650	36,162
61 to 90 days	61至90天	3,985	5,836
		64,559	75,087
		73,197	83,737

19. PLEDGED BANK DEPOSITS

Pledged bank deposits represent deposits to a bank to secure performance bonds and the banking facilities granted to the Group as set out in Note 21.

19. 已抵押銀行存款

已抵押銀行存款指附註21所載抵押予一間銀行以為履約保證金及本集團獲授的銀行融資提供擔保的存款。

20. TRADE PAYABLES

The following is an ageing analysis of trade payables, presented based on the invoice date at the end of the reporting period:

	As at 30 June 2024 於2024年 6月30日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2023 於2023年 12月31日 HK\$'000 千港元 (Audited) (經審核)
Up to 30 days	180	103
最多30天		

20. 貿易應付款項

以下為報告期末貿易應付款項按發票日期呈列的賬齡分析：

21. BANKING FACILITIES

As at 30 June 2024 and 31 December 2023, the banking facilities granted to the Group are secured by the Group's Insurance Policy, the Group's pledged bank deposits and the corporate guarantee executed by the Company.

21. 銀行融資

於2024年6月30日及2023年12月31日，授予本集團的銀行融資以本集團的保單、本集團已抵押銀行存款及本公司簽立的公司擔保作為擔保。

22. SHARE CAPITAL

	No. of shares 股份數目 '000 千股	Amount 金額 HK\$'000 千港元
Ordinary shares of HK\$0.01 each		
每股面值0.01 港元的普通股		
Issued and fully paid:		
At 31 December 2023 and 30 June 2024	800,000	8,000
已發行及繳足： 於2023年12月31日及 2024年6月30日		

22. 股本**23. CAPITAL COMMITMENT**

As at 30 June 2024 and 31 December 2023, the Group had no material capital commitment.

23. 資本承擔

於2024年6月30日及2023年12月31日，本集團並無任何重大資本承擔。

24. COMPARATIVE AMOUNTS

Certain comparative amounts have been reclassified to conform to the current year's presentation and disclosures.

24. 比較數字

若干比較數字已重新分類，以符合本年度之呈列方式及披露。

25. EVENTS AFTER REPORTING PERIOD

On 29 July 2024, the Stock Exchange has granted an extension of waiver to the Company to restore minimum public float for a period from 26 June 2024 to 31 August 2024.

On 30 July 2024, Chun Wo Overseas Holdings Limited (“**Chun Wo Overseas**”), a wholly-owned subsidiary of Asia Allied Infrastructure Holdings Limited (“**AAI**”, the issued ordinary shares of which are listed on the Main Board of the Stock Exchange (stock code: 00711)), major shareholder of the Company has entered into a placing agreement with a placing agent, pursuant to which the placing agent has agreed to place, on a commitment basis, 168,000,000 shares owned by Chun Wo Overseas. Upon completion, the public float of the Company will be above the minimum public float requirement of 25% as required under the GEM Listing Rules and the Company will make an application to the Stock Exchange to resume trading in the shares on GEM (the “**Resumption**”).

The Company intends to, after the Resumption, propose to offer 80,000,000 new shares (the “**Rights Share(s)**”) to qualifying shareholders of the Company at subscription price of HK\$0.25 per share on the basis of one Rights Share for every ten existing shares at the record date. On 30 July 2024, the Company entered into an underwriting agreement with an underwriter, pursuant to which the underwriter has agreed to fully unwrite any unsubscribed Rights Shares subject to terms and conditions of the underwriting agreement.

Further details of the abovesaid are set out in the announcements of the Company dated 29 July 2024 and 30 July 2024, and joint announcement of the Company and AAI dated 30 July 2024.

Save as disclosed above, there are no other significant events occurred subsequent to the reporting period.

25. 報告期後事項

於2024年7月29日，聯交所已授予本公司延長豁免恢復最低公眾持股量，為期自2024年6月26日至2024年8月31日。

於2024年7月30日，本公司的一名主要股東俊和海外控股有限公司（「**俊和海外**」），為亞洲聯合基建控股有限公司（「**亞洲聯合基建**」，其已發行普通股於聯交所主板上市（股份代號：00711）的全資附屬公司）與一名配售代理訂立配售協議，據此，配售代理同意按承諾基準將俊和海外擁有的168,000,000股股份配售。完成後，本公司的公眾持股量將為GEM上市規則規定的最低公眾持股量25%以上，且本公司將向聯交所申請恢復股份於GEM買賣（「**復牌**」）。

本公司擬於復牌後建議以每股0.25港元的認購價向本公司合資格股東發售80,000,000股新股份（「**供股股份**」），按記錄日期每十股現有股份認購一股供股股份為基礎。於2024年7月30日，本公司與一名包銷商訂立一份包銷協議，據此，包銷商已同意根據包銷協議的條款和條件悉數包銷任何未獲認購供股股份。

上述進一步詳情載於本公司日期為2024年7月29日及2024年7月30日的公告，以及本公司與亞洲聯合基建於2024年7月30日的聯合公告。

除上述所披露者外，於報告期後概無發生其他重大事項。



MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論與分析

BUSINESS REVIEW

Our Group is a property management service provider for public housing in Hong Kong. The Group's property management services include (i) estate management services (entailing general management, tenancy management, financial management, minor repairs and maintenance as well as project management services); (ii) security services; and (iii) cleaning services. Though the business atmosphere remains challenging, the Group continued performing satisfactory financial result. During the period under review, the Group recorded revenue of HK\$187.68 million (2023: HK\$163.46 million). The overall revenue has gone up 14.82%. However, due to the discontinuation of Job Creation Scheme and other contributing factors, the profit for the period saw a slight decrease to approximately HK\$9.15 million (2023: HK\$11.59 million).

As at 30 June 2024, the Group's existing property management portfolio comprises 17 public housing estates owned by the Hong Kong Housing Authority ("HA") and 6 Home Ownership Scheme ("HOS") estates awarded by the HA. The contracts in hand usually range from 2 to 5 years and business is stable. In addition, 4 new contracts were awarded in the review period and tentative to commence in 2025.

During the reporting period, the Group achieved a major milestone in its growth strategy — the acquisition by Asia Allied Infrastructure Holdings Limited ("AAI") (Stock Code: 00711.HK). This acquisition aligns with the Group's vision of expanding its market presence. AAI's strong brand and influence are expected to help the Group unlock promising growth opportunities in the public housing market. The acquisition also leverages strong synergies with the Group's existing professional services business division, which focuses on providing facilities management services to private housing estates, positioning it well to capitalize on the government's commitment to increasing public housing supply over the next ten years.

業務回顧

本集團為香港公營房屋的物業管理服務供應商，其物業管理服務包括(i)屋邨管理服務(涉及一般管理、租務管理、財務管理、小型維修及保養以及項目管理服務)，(ii)保安服務，以及(iii)清潔服務。儘管營商環境仍然充滿挑戰，本集團仍然繼續取得令人滿意的財務表現。於回顧期內，本集團錄得收益為187,680,000港元(2023年：163,460,000港元)。整體收益增長14.82%。惟受創造職位計劃的終止及其他因素影響，本期間的溢利略微減少至約9,150,000港元(2023年：11,590,000港元)。

於2024年6月30日，本集團現有的物業管理組合包括17個由香港房屋委員會(「房委會」)擁有的公共屋邨，以及6個由房委會授予的居者有其屋計劃(「居屋計劃」)的屋苑。手頭合約通常為期2至5年，業務穩定。此外，在回顧期內，新簽合約4份暫定將於2025年開始。

於報告期間內，本集團實現成長策略的重要里程碑 — 由亞洲聯合基建控股有限公司(「亞洲聯合基建」)(股份代號：00711.HK)進行收購。是次收購與本集團擴大市場份額的願景一致。亞洲聯合基建強大的品牌和影響力可望協助本集團在公營房屋市場發掘更多增長機遇，並與亞洲聯合基建的現有專業服務分部 — 主力為私營屋苑提供設施管理服務發揮強大的協同效應，為政府承諾於未來十年增加公營房屋供應的機會做好準備。



To align with societal advancements and the ongoing enhancement of service quality, the Group has embarked on a creative collaboration with the BIM Lab at The Hong Kong University of Science and Technology since December 2023. This groundbreaking cooperation is designed to pioneer the creation of a state-of-the-art property management platform leveraging digital twin technology. The initiative aims to elevate the global competitiveness of Hong Kong's property management sector by addressing the challenges faced by traditional property management companies.

FINANCIAL REVIEW

Revenue

The revenue from the provision of property management services has been increased from approximately HK\$163.46 million for the six months ended 30 June 2023 to approximately HK\$187.68 million for the six months ended 30 June 2024, representing an increase of approximately 14.82% over the same period in 2023. This increase was mainly due to the newly awarded of certain property management services contracts during the six months ended 30 June 2024.

Employee benefits expenses

The total employee benefits expenses slightly increased to approximately HK\$167.15 million for the six months ended 30 June 2024 from approximately HK\$147.41 million for the six months ended 30 June 2023. Such increase was mainly due to the increase in the number of contracts under management for the six months ended 30 June 2024.

Cleaning material costs

The cleaning material costs amounted to approximately HK\$1.38 million and HK\$1.35 million for the six months ended 30 June 2024 and 2023, respectively. The cleaning material costs mainly comprised rubbish bags, masks, disinfection and other cleaning materials. The slightly increase was due to the increase in the number of contracts under management for the six months ended 30 June 2024.

為配合社會發展及持續提升服務質素，本集團自2023年12月起與香港科技大學首創的智能建造實驗室(BIM Lab)開展一個創新的合作。此項突破性的合作率先開創一個利用數碼分身技術的尖端物業管理平台。該項目旨在提升香港物業管理行業的全球競爭力，同時應對傳統物業管理公司面對的挑戰。

財務回顧

收益

提供物業管理服務的收益由截至2023年6月30日止六個月的約163,460,000港元增加至截至2024年6月30日止六個月的約187,680,000港元，較2023年同期增加約14.82%。該增幅主要由於截至2024年6月30日止六個月內取得若干份新物業管理服務合約所致。

僱員福利開支

截至2024年6月30日止六個月的僱員福利開支總額由截至2023年6月30日止六個月的約147,410,000港元輕微增加至約167,150,000港元。該增加主要是由於截至2024年6月30日止六個月管理中的合約數目有所增加。

清潔材料成本

截至2024年及2023年6月30日止六個月的清潔材料成本分別為約1,380,000港元及1,350,000港元。清潔材料成本主要包括膠袋、口罩、消毒及其他清潔材料。有關稍微增加主要由於截至2024年6月30日止六個月管理中的合約數量增加所致。



Other operating expenses

The other operating expenses mainly comprised insurance expense, office supplies expense, security charges for specialist guard company to escort money in transit, guarantee fee for performance bonds, entertainment, travelling expense and estate maintenance expense.

The other operating expenses amounted to approximately HK\$9.42 million and HK\$6.13 million for the six months ended 30 June 2024 and 2023, respectively. The increase in other operating expenses was mainly attributable to (i) increase in professional fee; (ii) increase in guarantee fee for performance bonds; (iii) increase in estate maintenance expense; and (iv) increase in various sundry expenses.

For further details in relation to the other operating expenses, please refer to Note 11 to the unaudited condensed consolidated financial information.

Profit for the period

The decrease in profit for the period from approximately HK\$11.56 million for the six months ended 30 June 2023 to approximately HK\$9.15 million for the six months ended 30 June 2024, representing a decrease of approximately 20.85%, was mainly due to (i) the decrease in other income; and (ii) the decrease in other (losses)/gains, net.

LIQUIDITY AND FINANCIAL RESOURCES

For the six months ended 30 June 2024, the Group's operations were primarily financed through operating income and financing activities. The Directors believe that in the long term, the Group's operations will continue to be funded by a combination of cash generated from the Group's operating activities and financing activities. As at 30 June 2024, the gearing ratio calculated as the total debt which representing borrowings and lease liabilities divided by total equity, was approximately 1.14% (as at 31 December 2023: 1.45%).

The Group's cash and cash equivalents amounted to approximately HK\$10.65 million and approximately HK\$11.56 million as at 30 June 2024 and as at 31 December 2023, respectively.

其他經營開支

其他經營開支主要包括保險費、辦公室用品開支、專業護衛公司就解款的保安費、履約保證金的擔保費、接待、差旅費及屋邨保養開支。

截至2024年及2023年6月30日止六個月的其他經營開支分別約為9,420,000港元及6,130,000港元。其他經營開支增加乃主要由於(i)專業費用增加；(ii)履行保證金的擔保費增加；(iii)屋邨保養開支增加；及(iv)多項雜項開支增加所致。

有關其他經營開支的進一步詳情，請參閱未經審核簡明綜合財務資料附註11。

期內溢利

期內溢利由截至2023年6月30日止六個月的約11,560,000港元減少至截至2024年6月30日止六個月的約9,150,000港元，減少約20.85%，乃主要由於(i)其他收入減少；及(ii)其他(虧損)/收益淨額減少所致。

流動資金及財務資源

截至2024年6月30日止六個月，本集團主要透過經營收入及融資活動為其營運提供資金。董事相信，長遠而言，本集團將繼續以本集團經營活動及融資活動所產生的現金組合為營運提供資金。於2024年6月30日，資產負債比率(即將債務總額，指借款及租賃負債除以總權益計算)約為1.14%(於2023年12月31日：1.45%)。

本集團於2024年6月30日及2023年12月31日的現金及現金等價物分別約為10,650,000港元及約為11,560,000港元。



As at 30 June 2024 and as at 31 December 2023, the Group had current assets of approximately HK\$208.82 million and approximately HK\$200.75 million, respectively, which included trade receivables, contract assets, prepayments, deposits and other receivables, short-term bank deposits, cash and cash equivalents and pledged bank deposits. As at 30 June 2024, the Group had cash and cash equivalents of approximately HK\$10.65 million (as at 31 December 2023: approximately HK\$11.56 million).

CAPITAL STRUCTURE

The capital of the Group comprises only ordinary shares. Details of the Group's share capital are set out in Note 22 to the unaudited condensed consolidated financial information. During the six months ended 30 June 2024, there was no change in the capital structure of the Company.

MATERIAL ACQUISITIONS OR DISPOSALS

There were no material acquisitions or disposals of subsidiaries and affiliated companies during the six months ended 30 June 2024.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

As at 30 June 2024, the Group did not have any plans for material investments and capital assets.

EXPOSURE TO EXCHANGE RATE FLUCTUATION

The Group's revenue generating operations are mainly transacted in Hong Kong Dollars. The Directors consider that the impact of foreign exchange exposure to the Group is minimal. During the six months ended 30 June 2024, the Group did not enter into any hedging instruments or contracts.

SIGNIFICANT INVESTMENTS

The Group held investment in an insurance contract of approximately HK\$2.63 million as at 30 June 2024 and approximately HK\$2.60 million as at 31 December 2023, respectively. Save as disclosed herein, the Group did not have other significant investments for the Period.

於2024年6月30日及2023年12月31日，本集團有流動資產分別約208,820,000港元及約200,750,000港元，包括貿易應收款項、合約資產、預付款項、按金及其他應收款項、短期銀行存款、現金及現金等價物以及已抵押銀行存款。於2024年6月30日，本集團的現金及現金等價物約為10,650,000港元（於2023年12月31日：約11,560,000港元）。

資本架構

本集團的資本僅由普通股組成。有關本集團股本的詳情載於未經審核簡明綜合財務資料附註22。截至2024年6月30日止六個月，本公司的資本架構並無變動。

重大收購或出售

截至2024年6月30日止六個月，概無重大收購或出售附屬公司及聯屬公司。

未來重大投資及資本資產計劃

於2024年6月30日，本集團並無任何重大投資及資本資產計劃。

匯率波動風險

本集團創造收益的業務主要以港元進行交易。董事認為本集團面臨的匯兌風險的影響甚微。截至2024年6月30日止六個月，本集團並無訂立任何對沖工具或合約。

重大投資

於2024年6月30日及2023年12月31日，本集團持有於一項保險合約中的投資分別約2,630,000港元及約2,600,000港元。除本報告所披露者外，本集團於本期間概無其他重大投資。

CAPITAL COMMITMENTS

As at 30 June 2024, the Group had no material capital commitment that was not provided for in this unaudited condensed consolidated financial information.

CONTINGENT LIABILITIES

As at 30 June 2024, the Group had entered into 25 performance bonds with banks. The aggregate amount of the performance bonds was approximately HK\$65.40 million as at 30 June 2024. As at 30 June 2024, the Directors were not aware of any circumstance which may lead to the exercise of the performance bond and the Directors do not consider it is probable that a claim on the performance bonds will be made against the Group.

In carrying out the ordinary course of business, the Group is subject to the risk of being named as defendant in legal actions, claims and disputes in connection with its business activities. The nature of the legal proceedings initiated against the Company mainly includes claims for compensation by the Group's existing or former employees for work related injuries. The Group maintains sufficient insurance cover and, in the opinion of the Directors, based on current available evidence, any such existing claims and legal proceedings against the Company have no material financial impact to the Company as at 30 June 2024.

INTERIM DIVIDEND

On 16 August 2024, the Board declared an interim dividend of HK1.4 cents per ordinary share for the six months ended 30 June 2024 to the shareholders.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2024, the Group had a total of 1,613 employees. The Group's employee benefits expenses for the six months ended 30 June 2024 and 2023 amounted to approximately HK\$167.15 million and approximately HK\$147.41 million, respectively. To ensure that the Group is able to attract and retain Directors and staff members capable of attaining the best performance levels, remuneration packages are reviewed on a regular basis. In addition, discretionary bonus is offered to eligible employees by reference to the Group's results and individual performance.

資本承擔

於2024年6月30日，本集團並無任何重大資本承擔未於此未經審核簡明綜合財務資料中提列。

或然負債

於2024年6月30日，本集團與若干銀行訂立25項履約保證金。於2024年6月30日，履約保證金的總額約為65,400,000港元。於2024年6月30日，董事並不知悉可能導致行使履約保證金的任何情況，且董事認為不太可能發生針對本集團作出的履約保證金索償。

於進行日常業務的過程中，本集團就其業務活動面臨成為法律行動、索償及糾紛的被告的風險。針對本公司發起的法律程序的性質主要包括本集團現有或前僱員就工傷作出賠償的申索。本集團持有足夠保險，且董事認為，基於目前可得的證據，針對本公司的任何有關現有索償及法律程序於2024年6月30日對本公司並無重大財務影響。

中期股息

於2024年8月16日，董事會向股東宣派截至2024年6月30日止六個月的中期股息每股普通股1.4港仙。

僱員及薪酬政策

於2024年6月30日，本集團共有1,613名僱員。本集團截至2024年及2023年6月30日止六個月的僱員福利開支分別約為167,150,000港元及約147,410,000港元。為確保本集團可吸引及挽留表現優良的董事及工作人員，本集團會定期檢討薪酬待遇。此外，本集團亦根據其業績及個別員工表現向合資格僱員發放酌情花紅。



OUTLOOK AND PROSPECTS

In the new era of technology, digital twin technology and robotics are transforming property management, introducing exceptional efficiency, accuracy and consistency in terms of service quality. The Group is poised to enhance its market position and diversify its service offerings by incorporating those cutting-edge technology with sustainable practices. The group aims to establish and surpass the new benchmarks in the estate management, security and environmental stewardship for betterment of the community. Confronted with new challenges and emerging technology, we are living at a times of change. With the dedication and commitment, we embrace these changes blissfully and fearlessly with a forward-thinking mindset of “A STEP FURTHER” that aligns the slogan of our parent company.

The public property market in Hong Kong has been growing steadily. It is envisaged that the growth of public housing property management services business will expand simultaneously with the demand and development of public housing market in Hong Kong. In the future, the Group is considering expanding its service to better seize market opportunities. According to the Chief Executive’s 2022 Policy Address, the government plans to build approximately 360,000 public housing units in the next 10 years, and to complete the construction of 30,000 units of Light Public Housing in the next 5 years. This move will bring more opportunities and prospects to the company. The Group is optimistic about the future and believes that the above opportunities will be beneficial to business development. With many years of industry experience, the Group will continue to be courage in innovation and continue to work hard to create longer-term value for investors and the community.

前景及展望

在新科技時代，數碼分身技術和機器人的引入正優化物業管理模式，帶來高效、高度準確性和一致性的服務質量。本集團已準備通過結合這些尖端技術與可持續實踐來提升其市場地位和多元化服務範疇。本集團的目標是在物業管理、安全和環境管理方面建立並超越新的基準，以促進社區的福祉。我們正處於變革的時代，面對新挑戰及嶄新技術。憑藉本集團的韌性和承諾，我們以「穩步向前」的前瞻性思維，愉悅且無畏地擁抱和迎接這些轉變。這與我們母公司的口號一致，互相呼應。

香港的公營房屋物業管理市場一直穩步增長。預計公營房屋物業管理服務業務將隨著香港公營房屋市場的需求和發展而擴大。於未來數年，本集團考慮擴展服務，以更好地把握市場機遇。根據行政長官2022年施政報告，政府計劃在未來十年內興建約36萬個公營房屋單位，並在五年內完成興建約3萬個簡約公屋，為公司帶來新的契機和前景。本集團對未來持樂觀態度，並相信上述機遇將有利於業務發展。憑藉多年的行業經驗，本集團將一如既往勇於創新，繼續努力，為投資者和社區創造更長遠的價值。



OTHER INFORMATION

其他資料

Disclosure of Interests

(a) **Interests and short positions of Directors and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations**

As at 30 June 2024, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the “SFO”) which were required to be notified to the Company and the Stock Exchange: (a) pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests and short positions which they are taken or deemed to have under such provisions of the SFO); or (b) pursuant to Section 352 of the SFO, to be entered in the register referred to therein (the “Register”); or (c) pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by Directors to be notified to the Company and the Stock Exchange were as follows:

Long position in the shares

權益披露

(a) **董事及主要行政人員於本公司及其相聯法團股份、相關股份及債權證的權益及淡倉**

於2024年6月30日，董事及本公司主要行政人員於本公司或任何其相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）之股份、相關股份及債權證中的權益及淡倉而須知會本公司及聯交所：(a)根據證券及期貨條例第XV部第7及第8分部（包括彼等根據證券及期貨條例之有關條文被當作或視為擁有之任何權益及淡倉）；或(b)根據證券及期貨條例第352條登記於該條所指的登記冊（「登記冊」）內的權益及淡倉；或(c)根據GEM上市規則第5.46至5.67條有關董事進行證券交易的事宜而須知會本公司及聯交所的權益及淡倉如下：

於股份的好倉

Name of Directors	Capacity	Nature of interest	Number of shares ⁽¹⁾	Approximate percentage of interest in the Company
董事姓名	身份	權益性質	股份數目 ⁽¹⁾	佔本公司權益的概約百分比
Mr. Pang Yat Ting, Dominic ⁽²⁾ 彭一庭先生 ⁽²⁾	Interest in controlled corporation 受控制法團權益	Corporate interest 公司權益	687,649,500 (L)	85.95%
Mr. Ng Fuk Wah ⁽³⁾ 吳福華先生 ⁽³⁾	Interest of spouse 配偶權益	Corporate interest 公司權益	80,000,000 (L)	10.00%

Notes:

- The letter “L” denotes the person’s long position in the shares.
- On 26 January 2024, Chun Wo Overseas Holdings Limited (the “Offeror”) entered into a sale and purchase agreement (the “SPA”) with R5A Group Limited, Mr. Ng Fuk Wah, Mr. Ho Chu Ming and Mr. Tang Kong Fuk (the “Vendor(s)”), pursuant to which Vendors conditionally agreed to sell, and the Offeror conditionally agreed to purchase, 473,870,000 shares (“Sale Share(s)”) of the Company, which represents approximately 59.23% of the issued share capital of the Company as at the date of joint announcement dated on 31 January 2024 (the “Joint Announcement”) with a maximum consideration of HK\$165,854,500 (equivalent to HK\$ 0.35 per Sale Share).

Chun Wo Overseas Holdings Limited is a wholly-owned subsidiary of Asia Allied Infrastructure Holdings Limited (“AAI”), the issued ordinary shares of which are listed on the Main Board of the Stock

附註：

- 字母「L」代表該位人士於股份中的好倉。
- 於2024年1月26日，俊和海外控股有限公司（「要約人」）與R5A Group Limited、吳福華先生、何柱明先生及鄧降福先生（統稱「賣方」）訂立一份買賣協議（「買賣協議」），據此，賣方有條件同意出售及要約人有條件同意收購本公司的473,870,000股股份（「待售股份」），佔本公司於2024年1月31日聯合公告（「聯合公告」）日期已發行股本約59.23%，最高代價為165,854,500港元（相當於每股待售股份0.35港元）。

俊和海外控股有限公司為亞洲聯合基建控股有限公司（「亞洲聯合基建」），其已發行普通股於聯交所主板上市（股份

Exchange (stock code: 00711) which is held as to approximately 67.39% by Mr. Pang Yat Ting, Dominic, through his shareholding in GT Winners Limited (“GT Winners”) and through such shareholding held by him in his own capacity. The Offeror and the Vendors are presumed to be parties acting in concert under The Codes on Takeovers and Mergers and Share Buy-backs (the “Takeovers Code”). Upon completion of acquisition, the Offeror and parties acting in concert with it, became collectively interested in 553,870,000 shares of the Company, representing approximately 69.23% of the total issued shares immediately after the acquisition and as at the date of the Joint Announcement. Pursuant to Rule 26.1 of the Takeovers Code, a mandatory conditional general offer in cash for all the issued shares held by the Independent Shareholders is required to be made.

On 26 March 2024, the Offeror had received valid acceptances in respect of 213,779,500 Offer Shares under the Offer. Taking into account the Acceptance Shares and Shares already owned by the Offeror and parties acting in concert with it, the Offeror and the parties acting in concert with it are interested in an aggregate of 767,649,500 Shares as at the date of such announcement.

Please refer to the joint announcements dated 31 January 2024, 21 February 2024, 5 March 2024 and 26 March 2024.

The Shares were beneficially owned by GT Winners, in which was owned as to 45% by Mr. Pang Yat Ting, Dominic and 45% by Madam Li Wai Hang, Christina. By virtue of the SFO, each of them was deemed to be interested in the ordinary shares/ underlying shares of AAI in which GT Winners had interest or was deemed to have interest.

- The Shares were beneficially owned by R5A Group Limited, registered owner of 80,000,000 Shares of the Company, representing approximately 10.00% of the Company's issued share capital. R5A Group Limited is owned as to 55.34% by Ms. Tam Mo Kit, 16.40% by Mr. Sung Alfred Lee Ming, 14.07% by Mr. Ho Chu Ming, 12.91% by Mr. Tang Kong Fuk and 1.28% by Mr. Ho Tik Wai. Therefore, Ms. Tam Mo Kit is deemed to be interested in all the Shares held by R5A Group Limited for the purposes of the SFO. As Mr. Ng Fuk Wah is the spouse of Ms. Tam Mo Kit, under the SFO, Mr. Ng Fuk Wah is also deemed to be interested in the same number of Shares held by Ms. Tam Mo Kit.

Save as disclosed above and so far as is known to the Directors, as at 30 June 2024, none of the Directors nor chief executive of the Company had or was deemed to have any other interests or short positions in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests and short positions which they are taken or deemed to have under such provisions of the SFO); or (b) pursuant to Section 352 of the SFO, to be entered in the Register referred to therein; or (c) to be notified to the Company and the Stock Exchange pursuant to the required standards of dealing by directors as referred to in Rules 5.46 to 5.67 of the GEM Listing Rules.

代號：00711))的全資附屬公司，彭一庭先生透過其持有的GT Winners Limited (「GT Winners」)的股份及透過其以個人身分持有的該等股份持有約67.39%。根據公司收購、合併及股份購回守則(「收購守則」)，要約人與賣方被視為一致行動人士。於收購完成後，要約人及其一致行動人士合共擁有553,870,000股本公司股份的權益，佔緊隨收購後及於聯合公告日期已發行股份總數約69.23%。根據收購守則規則26.1，須就獨立股東持有的所有已發行股份提出強制性有條件全面現金要約。

於2024年3月26日，要約人已接獲涉及要約項下213,779,500股要約股份之有效接納。計及要約人及其一致行動人士已擁有的接納股份及股份，於該公告日期，要約人及其一致行動人士合共擁有767,649,500股股份的權益。

請參閱日期為2024年1月31日、2024年2月21日、2024年3月5日及2024年3月26日之聯合公告。

該等股份由GT Winners實益擁有。彭一庭先生及李蕙嫻女士各自擁有GT Winners 45%股權。根據證券及期貨條例，彼等各自被視為擁有GT Winners所擁有或被視為擁有權益之亞洲聯合基建普通股／相關股份之權益。

- 該等股份由R5A Group Limited實益擁有。R5A Group Limited為本公司80,000,000股股份的註冊擁有人，佔本公司已發行股本約10.00%。R5A Group Limited由譚慕潔女士、宋理明先生、何柱明先生、鄧降福先生及何迪威先生分別擁有55.34%、16.40%、14.07%、12.91%及1.28%的權益。因此，根據證券及期貨條例，譚慕潔女士被視為於R5A Group Limited持有的所有股份中擁有權益。根據證券及期貨條例，由於吳福華先生為譚慕潔女士的配偶，故吳福華先生亦被視為於譚慕潔女士持有的相同數目股份中擁有權益。

除上文所披露者外，據董事所知悉，於2024年6月30日，概無董事或本公司主要行政人員於本公司或其相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債權證中擁有或被視為擁有任何其他權益或淡倉而須(a)根據證券及期貨條例第XV部第7及第8分部知會本公司及聯交所(包括彼等根據證券及期貨條例之有關條文被當作或視為擁有之任何權益及淡倉);或(b)根據證券及期貨條例第352條登記於該條所指的登記冊內;或(c)根據GEM上市規則第5.46至5.67條所述的董事進行交易的規定準則而知會本公司及聯交所。

(b) Interests and short positions of substantial shareholders in the shares, underlying shares and debentures of the Company and its associated corporation

So far as the Directors are aware of, as at 30 June 2024, the following persons/entities other than a Director or chief executive of the Company had interests or short positions in the shares and underlying shares, which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the Register of the Company required to be kept under section 336 of the SFO, or who were directly or indirectly interested in 5% or more of the issued voting shares of the Company:

Long positions in the ordinary shares of the Company**(b) 主要股東於本公司及其相聯法團的股份、相關股份及債權證中的權益及淡倉**

就董事所知，於2024年6月30日，以下人士／實體（董事或本公司主要行政人員除外）於股份及相關股份中擁有根據證券及期貨條例第XV部第2及3分部的條文須向本公司披露的權益或淡倉，或記錄於根據證券及期貨條例第336條須存置的本公司登記冊內的權益或淡倉，或直接或間接擁有本公司具表決權的已發行股份5%或以上權益：

於本公司普通股的好倉

Name of Shareholders	Capacity/Nature of interest	Number of shares ⁽¹⁾	Approximate percentage of interest in the Company 佔本公司權益的概約百分比
股東姓名／名稱	身份／權益性質	股份數目 ⁽¹⁾	
Asia Allied Infrastructure Holdings Limited ⁽²⁾ 亞洲聯合基建控股有限公司 ⁽²⁾	Interest in controlled corporation 受控制法團權益	687,649,500 (L)	85.95%
	Corporate interest 公司權益		
Chun Wo Overseas Holdings Limited ⁽²⁾ 俊和海外控股有限公司 ⁽²⁾	Beneficial owner 實益擁有人	687,649,500 (L)	85.95%
Madam Li Wai Hang, Christina ⁽³⁾ 李蕙嫻女士 ⁽³⁾	Interest in controlled corporation 受控制法團權益	687,649,500 (L)	85.95%
	Corporate interest 公司權益		
R5A Group Limited ⁽⁴⁾	Beneficial owner 實益擁有人	80,000,000 (L)	10.00%



Notes:

1. The letter “L” denotes the person’s long position in the shares.
2. The Shares were beneficially owned by Chun Wo Overseas Holdings Limited, a wholly-owned subsidiary of AAI. The details of the underlying share of the Company held by Chun Wo Overseas Holdings Limited and AAI are set out in the above section headed “Interests and short positions of Directors and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations”.
3. The Shares were beneficially owned by GT Winners, in which was owned as to 45% by Mr. Pang Yat Ting, Dominic and 45% by Madam Li Wai Hang, Christina. By virtue of the SFO, each of them was deemed to be interested in the ordinary shares/ underlying shares of AAI in which GT Winners had interest or was deemed to have interest.
4. R5A Group Limited is owned as to 55.34% by Ms. Tam Mo Kit, 16.40% by Mr. Sung Alfred Lee Ming, 14.07% by Mr. Ho Chu Ming, 12.91% by Mr. Tang Kong Fuk and 1.28% by Mr. Ho Tik Wai.

Save as disclosed above and so far as is known to the Directors, as at 30 June 2024, the Directors were not aware of any other persons who had, or was deemed to have, interest or short positions in the shares and underlying shares of the Company would fall to be required to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the Register required to be kept by the Company pursuant to Section 336 of the SFO or who were directly or indirectly interested in 5% or more of the issued voting shares of the Company.

附註：

1. 字母「L」代表該位人士於股份中的好倉。
2. 該等股份由亞洲聯合基建的全資附屬公司俊和海外控股有限公司實益擁有。俊和海外控股有限公司及亞洲聯合基建持有本公司相關股份的詳情載於上文「董事及主要行政人員於本公司及其相聯法團股份、相關股份及債權證的權益及淡倉」一節。
3. 該等股份由GT Winners實益擁有。彭一庭先生及李蕙嫻女士各自擁有GT Winners 45%股權。根據證券及期貨條例，彼等各自被視為擁有GT Winners所擁有或被視為擁有權益之亞洲聯合基建普通股／相關股份之權益。
4. R5A Group Limited由譚慕潔女士、宋理明先生、何柱明先生、鄧降福先生及何迪威先生分別擁有55.34%、16.40%、14.07%、12.91%及1.28%的權益。

除上文所披露者外，據董事所知悉，於2024年6月30日，董事並不知悉有任何其他人士於本公司股份及相關股份中擁有或被視作擁有根據證券及期貨條例第XV部第2及3分部的條文須向本公司及聯交所披露或須登記於本公司根據證券及期貨條例第336條所存置登記冊的權益或淡倉，或直接或間接擁有本公司已發行有表決權股份5%或以上權益的人士。



SHARE OPTION SCHEME

On 24 October 2017, a share option scheme was adopted by the shareholders of the Company (the **“Share Option Scheme”**). The purpose of the Share Option Scheme is to provide incentives and rewards to eligible participants who would contribute to the success of the Group’s operations. Under the terms of the Share Option Scheme, the Board may, at its discretion, grant share options to any full-time employee and any Director of the Company or its subsidiaries, including any executive, non-executive or independent non-executive directors. The Share Option Scheme will remain in force for a period of ten years commencing the date on the Listing Date.

The exercise price for shares under the Share Option Scheme may be determined by the Board at its absolute discretion but in any event will not be less than the highest of: (i) the closing price of the shares as stated in the daily quotations sheet of the Stock Exchange on the date of grant, which must be a business day; (ii) the average of the closing prices of the shares as stated in the daily quotations sheets of the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of the share on the date of grant. Any share options granted under the Share Option Scheme shall end in any event not later than ten years from the Commencement Date (as defined in the Share Option Scheme). A nominal value of HK\$1.00 is payable on acceptance of each grant of share options.

No option has been granted, agreed to be granted, exercised, cancelled or lapsed for the six months ended 30 June 2024 and 30 June 2023.

COMPETING INTERESTS

For the six months ended 30 June 2024, the Directors were not aware of any business or interest of the Directors, the controlling shareholders, and their respective close associates (as defined under the GEM Listing Rules) that compete or may compete with the business of the Group and any other conflict of interest which any such person has or may have with the Group.

A deed of non-competition dated 24 October 2017 was entered into by the controlling shareholders in favour of the Company (for itself and as trustee for its subsidiaries), details of which are set out in the section headed “Relationship with Controlling Shareholders” of the Prospectus.

購股權計劃

於2017年10月24日，本公司股東採納一項購股權計劃（「購股權計劃」）。購股權計劃旨在向對本集團業務成功作出貢獻的合資格參與者提供鼓勵及獎勵。根據購股權計劃的條款，董事會可酌情向本公司或其附屬公司任何全職僱員及任何董事（包括任何執行董事、非執行董事或獨立非執行董事）授出購股權。購股權計劃將於上市日期起計十年期間內有效。

購股權計劃項下股份的行使價可由董事會全權酌情釐定，惟在任何情況下不得低於以下各項的最高者：(i) 聯交所每日報價表所報股份於授出日期（須為營業日）的收市價；(ii) 聯交所每日報價表所報股份於緊接授出日期前五個營業日的平均收市價；及(iii) 股份於授出日期的面值。任何根據購股權計劃授出之購股權於任何情況下均會於開始日期（定義見購股權計劃）起計十年內屆滿。接納每項授出的購股權須支付1.00港元的象徵式款項。

截至2024年6月30日及2023年6月30日止六個月，並無購股權獲授出、同意授出、行使、註銷或失效。

競爭權益

截至2024年6月30日止六個月，董事並無得悉董事、控股股東及彼等各自的緊密聯繫人（定義見GEM上市規則）擁有與本集團業務構成或可能構成競爭的業務或於當中的權益，以及概無任何有關人士與本集團有或可能有任何其他利益衝突。

控股股東於2017年10月24日以本公司（為其本身及作為其附屬公司的受託人）為受益人訂立不競爭契據，有關詳情載於招股章程「與控股股東的關係」一節。

CODE OF CORPORATE GOVERNANCE PRACTICES

The Company endeavors to adopt prevailing best corporate governance practices. During the six months ended 30 June 2024 and up to the date of this report, the Company had complied with all the code provisions set out in the Corporate Governance Code as set out in Appendix C1 of the GEM Listing Rules and there has been no deviation in relation thereto.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standard of dealings set out in Rules 5.46 to 5.67 of the GEM Listing Rules (the “**Model Code**”). The Company had also made specific enquiry of all the Directors and the Company was not aware of any non-compliance with the Model Code by the Directors since the Listing Date and up to the date of this report.

Pursuant to rule 5.66 of the Model Code, the Directors have also requested any employee of the Company or director or employee of subsidiary of the Company who, because of his/her office or employment in the Company or a subsidiary, is likely to possess inside information in relation to the securities of the Company, not to deal in securities of the Company when he/she would be prohibited from dealing by the Model Code as if he/she were a Director.

INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS

The Directors are pleased to declare an interim dividend of HK1.4 cents per ordinary share for the six months ended 30 June 2024 (2023: HK0.75 cent per ordinary share) to be paid to the shareholders of the Company whose names are recorded on the register of members of the Company as at the close of business on Tuesday, 10 September 2024. The interim dividend is payable on or before Monday, 30 September 2024.

The Company's register of members will be closed from Friday, 6 September 2024 to Tuesday, 10 September 2024 (both days inclusive), and during this period no transfer of shares will be registered. In order to qualify for an interim dividend, all transfers of shares accompanied by the relevant Share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration by 4:30 p.m. on Thursday, 5 September 2024.

企業管治常規守則

本公司致力採納現行最佳企業管治常規。截至2024年6月30日止六個月及直至本報告日期，本公司一直遵守GEM上市規則附錄C1所載企業管治守則內的所有守則條文，並無出現與此相關的偏離情況。

董事進行證券交易

本公司已採納有關董事進行證券交易的行為守則，其條款不遜於GEM上市規則第5.46至5.67條所載規定交易準則（「**標準守則**」）。本公司亦已向全體董事作出具體查詢，而本公司並不知悉董事自上市日期起及直至本報告日期違反標準守則。

根據標準守則第5.66條，董事亦要求因任職或受聘於本公司或附屬公司而可能知悉本公司證券內幕消息的任何本公司僱員或本公司附屬公司董事或僱員不可在標準守則禁止買賣的情況下買賣本公司證券（猶如其為董事）。

中期股息及暫停辦理股東登記手續

董事欣然宣派截至2024年6月30日止六個月之中期股息每股普通股1.4港仙（2023年：每股普通股0.75港仙）。有關股息將派付予於2024年9月10日（星期二）營業時間結束時名列本公司股東名冊之本公司股東。中期股息將須於2024年9月30日（星期一）或之前支付。

本公司將由2024年9月6日（星期五）至2024年9月10日（星期二）（包括首尾兩日）暫停辦理股東登記手續，期間將不會辦理任何股份過戶登記。為符合獲派中期股息之資格，所有股份之過戶文件連同相關股票，必須於2024年9月5日（星期四）下午四時三十分前，送交本公司於香港之股份過戶登記分處卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓。

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the Period and up to the date of this report.

REVIEW BY AUDIT COMMITTEE

The financial information in this report has not been audited nor reviewed by the auditor of the Company. Pursuant to Rule 5.28 of the GEM Listing Rules, the Company established the audit committee (the “**Audit Committee**”) with written terms of reference aligned with the provisions set out in Appendix C1 of the GEM Listing Rules. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control procedures of the Group. As at the date of this report, the Audit Committee comprises Mr. Yu Cheeric (Chairman of the Audit Committee), Mr. Wong Bay, Mr. Ng Kee Fat Ronny and Ms. Fung Nancy Ruth, being the independent non-executive Directors.

The Audit Committee has reviewed the unaudited condensed consolidated financial information of the Company for the six months ended 30 June 2024 and is of the opinion that such financial information complied with the applicable accounting standards and the requirements under the GEM Listing Rules, and that adequate disclosures have been made.

Hong Kong, 16 August 2024

As at the date of this report, the Board comprises six executive Directors, namely Ir Dr. Pang Yat Bond, Derrick JP, Mr. Pang Yat Ting, Dominic, Mr. Ho Chu Ming, Mr. Ng Fuk Wah, Mr. Xu Jianhua, Jerry, and Mr. Shea Chun Lok, Quadrant, and four independent non-executive Directors, namely Mr. Wong Bay, Mr. Ng Kee Fat Ronny, Mr. Yu Cheeric and Ms. Fung Nancy Ruth.

This report will remain on the “Latest Company Announcements” page of the GEM’s website at <http://www.hkgem.com> for at least seven days from the date of its publication. This report will also be published on the Company’s website at <http://www.modernliving.com.hk>.

購買、出售或贖回上市證券

於本期間及直至本報告日期，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

由審核委員會審閱

本報告的財務資料未經本公司核數師審核或審閱。根據GEM上市規則第5.28條，本公司已成立審核委員會（「**審核委員會**」），其書面職權範圍與GEM上市規則附錄C1所載的規定一致。審核委員會的主要職責為審閱及監管本集團的財務申報流程及內部監控程序。於本報告日期，審核委員會成員包括余致力先生（審核委員會主席）、黃比先生、吳紀法先生及馮蘭施女士，全部均為獨立非執行董事。

審核委員會已審閱本公司截至2024年6月30日止六個月的未經審核簡明綜合財務資料，並認為有關財務資料符合適用的會計準則及GEM上市規則的規定，並已作出充分披露。

香港，2024年8月16日

於本報告日期，董事會包括六名執行董事彭一邦博士工程師太平紳士、彭一庭先生、何柱明先生、吳福華先生、徐建華先生及余俊樂先生，及四名獨立非執行董事黃比先生、吳紀法先生、余致力先生及馮蘭施女士。

本報告將自其刊發日期起計最少七天載於GEM網站<http://www.hkgem.com>「最新公司公告」一頁。本報告亦會刊載於本公司網站<http://www.modernliving.com.hk>。





雅居投資控股有限公司
Modern Living Investments Holdings Limited