

# CONSOLIDATED BALANCE SHEET

## 綜合資產負債表

At 31 March 2025 於2025年3月31日

|   |                             | Note | 2025<br>HK\$'000<br>港幣仟元 | 2024<br>HK\$'000<br>港幣仟元 |
|---|-----------------------------|------|--------------------------|--------------------------|
|   |                             | 附註   |                          |                          |
| <b>ASSETS</b>   | <b>資產</b>                   |      |                          |                          |
| <b>Non-current assets</b>   | <b>非流動資產</b>                |      |                          |                          |
| Property, plant and equipment   | 物業、機器及設備                    | 17   | 162,621                  | 183,127                  |
| Investment properties   | 投資物業                        | 18   | 393,100                  | 297,800                  |
| Right-of-use assets   | 使用權資產                       | 19   | 69,211                   | 91,312                   |
| Intangible assets   | 無形資產                        | 20   | 47,542                   | 47,567                   |
| Equity investment at fair value through<br>other comprehensive income             | 按公平值透過其他全面收益<br>列賬的股份投資     | 21   | 5,400                    | 5,710                    |
| Consideration receivable  | 應收代價                        | 22   | 261,887                  | 298,975                  |
| Trade receivables and deposits  | 應收貿易賬款及按金                   | 24   | 34,904                   | 34,873                   |
| Deferred tax assets   | 遞延稅項資產                      | 28   | 5,605                    | 6,482                    |
| <b>Total non-current assets</b>   | <b>非流動資產總額</b>              |      | <b>980,270</b>           | <b>965,846</b>           |
| <b>Current assets</b>   | <b>流動資產</b>                 |      |                          |                          |
| Inventories   | 存貨                          | 23   | 207,654                  | 226,251                  |
| Consideration receivable  | 應收代價                        | 22   | 43,647                   | 42,711                   |
| Trade and other receivables   | 貿易及其他應收賬款                   | 24   | 111,217                  | 126,106                  |
| Cash and cash equivalents   | 現金及現金等值物                    | 25   | 83,339                   | 67,711                   |
| <b>Total current assets</b>   | <b>流動資產總額</b>               |      | <b>445,857</b>           | <b>462,779</b>           |
| <b>Total assets</b>   | <b>資產總額</b>                 |      | <b>1,426,127</b>         | <b>1,428,625</b>         |
| <b>EQUITY</b>   | <b>股權</b>                   |      |                          |                          |
| <b>Capital and reserves attributable to the<br/>equity holders of the Company</b> | <b>本公司權益持有人應佔股本及<br/>儲備</b> |      |                          |                          |
| Share capital   | 股本                          | 26   | 104,475                  | 104,647                  |
| Treasury shares   | 庫存股份                        | 26   | (698)                    | —                        |
| Reserves  | 儲備                          | 27   | 809,452                  | 801,933                  |
| <b>Shareholders' funds</b>  | <b>股東資金</b>                 |      | <b>913,229</b>           | <b>906,580</b>           |
| <b>Non-controlling interests</b>  | <b>非控股權益</b>                |      | <b>6,202</b>             | <b>5,705</b>             |
| <b>Total equity</b>   | <b>股權總額</b>                 |      | <b>919,431</b>           | <b>912,285</b>           |

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|--------------------------------------|----------------|------|--------------------------|--------------------------|
|                                      |                | 附註   |                          |                          |
| <b>LIABILITIES</b>                   | <b>負債</b>      |      |                          |                          |
| <b>Non-current liabilities</b>       | <b>非流動負債</b>   |      |                          |                          |
| Deferred tax liabilities             | 遞延稅項負債         | 28   | <b>40,195</b>            | 26,287                   |
| Lease liabilities                    | 租賃負債           | 29   | <b>34,330</b>            | 50,551                   |
| Retirement benefit obligations       | 退休福利承擔         | 30   | <b>1,862</b>             | 1,803                    |
| <b>Total non-current liabilities</b> | <b>非流動負債總額</b> |      | <b>76,387</b>            | 78,641                   |
| <b>Current liabilities</b>           | <b>流動負債</b>    |      |                          |                          |
| Trade and other payables             | 貿易及其他應付賬款      | 31   | <b>117,229</b>           | 118,513                  |
| Income tax payable                   | 應付所得稅          |      | <b>20,790</b>            | 22,559                   |
| Bank borrowings                      | 銀行貸款           | 32   | <b>241,890</b>           | 233,984                  |
| Lease liabilities                    | 租賃負債           | 29   | <b>50,400</b>            | 62,643                   |
| <b>Total current liabilities</b>     | <b>流動負債總額</b>  |      | <b>430,309</b>           | 437,699                  |
| <b>Total liabilities</b>             | <b>負債總額</b>    |      | <b>506,696</b>           | 516,340                  |
| <b>Total equity and liabilities</b>  | <b>股權及負債總額</b> |      | <b>1,426,127</b>         | 1,428,625                |

The consolidated financial statements on page 44 to 166 were approved by the Board of Directors on 24 June 2025 and were signed on its behalf.

董事會在2025年6月24日批准並簽署載於第44頁至第166頁的綜合財務報表。

**Joseph C.C. Wong**

黃創增

Chairman and Chief Executive Officer  
主席及行政總裁

**Liao Ching Mei**

廖晶薇

Executive Director and Chief Financial Officer  
執行董事及首席財務總裁

The notes on page 50 to 166 are an integral part of these consolidated financial statements.

第50至166頁的附註為此等綜合財務報表不可或缺的部份。