



**SFK Construction Holdings Limited**  
新 福 港 建 設 集 團 有 限 公 司

Incorporated in Bermuda with limited liability (Stock code : 1447)  
於百慕達註冊成立的有限公司(股份代號:1447)

二 零 二 零  
中 期 報 告

Interim Report  
2020



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# CORPORATE INFORMATION

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Mr. CHAN Ki Chun  
(Chairman and Managing Director of the Group)  
Mr. CHAN Chor Tung  
Mr. YUNG Kim Man  
Mr. YEUNG Cho Yin, William

#### Independent Non-Executive Directors

Mr. LAM Leung Tsun  
Mr. JIM Fun Kwong, Frederick  
Mr. CHAN Kim Hung, Simon

### AUDIT COMMITTEE

Mr. JIM Fun Kwong, Frederick (Chairman)  
Mr. LAM Leung Tsun  
Mr. CHAN Kim Hung, Simon

### NOMINATION COMMITTEE

Mr. CHAN Ki Chun (Chairman)  
Mr. LAM Leung Tsun  
Mr. CHAN Kim Hung, Simon

### REMUNERATION COMMITTEE

Mr. CHAN Kim Hung, Simon (Chairman)  
Mr. JIM Fun Kwong, Frederick  
Mr. YEUNG Cho Yin, William

### COMPANY SECRETARY

Ms. TANG Yuen Wah, Rity

### AUTHORISED REPRESENTATIVES

Mr. CHAN Ki Chun  
Mr. YEUNG Cho Yin, William

### REGISTERED OFFICE

Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

### 董事會

#### 執行董事

陳麒淳先生  
(本集團主席兼董事總經理)  
陳楚東先生  
容劍文先生  
楊楚賢先生

#### 獨立非執行董事

林良俊先生  
詹勳光先生  
陳劍雄先生

### 審核委員會

詹勳光先生(主席)  
林良俊先生  
陳劍雄先生

### 提名委員會

陳麒淳先生(主席)  
林良俊先生  
陳劍雄先生

### 薪酬委員會

陳劍雄先生(主席)  
詹勳光先生  
楊楚賢先生

### 公司秘書

鄧婉華女士

### 授權代表

陳麒淳先生  
楊楚賢先生

### 註冊辦事處

Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

# CORPORATE INFORMATION

## 公司資料

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

43/F, Hopewell Centre  
183 Queen's Road East  
Wanchai  
Hong Kong

### HONG KONG SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited  
Level 54, Hopewell Centre  
183 Queen's Road East  
Hong Kong

### BERMUDA RESIDENT REPRESENTATIVE AND PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Corporate Services (Bermuda) Limited  
Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

### AUDITOR

KPMG, *Certified Public Accountants*  
Public Interest Entity Auditor registered in accordance  
with the Financial Reporting Council Ordinance  
(Cap. 588 of the Laws of Hong Kong)

### LEGAL ADVISERS

#### As to Hong Kong law:

ONC Lawyers

#### As to Bermuda law:

Conyers Dill & Pearman

#### As to Macau law:

Vong Hin Fai Lawyers & Private Notary

### PRINCIPAL BANKERS

The Hongkong and Shanghai Banking Corporation Limited  
Hang Seng Bank Limited  
Bank of China (Hong Kong) Limited  
BNP Paribas, Hong Kong Branch  
Chong Hing Bank Limited  
China Construction Bank (Asia) Corporation Limited  
China CITIC Bank International Limited  
DBS Bank (Hong Kong) Limited  
Fubon Bank (Hong Kong) Limited  
Dah Sing Bank, Limited  
Standard Chartered Bank (Hong Kong) Limited  
United Overseas Bank Limited  
Bank of China, Macau Branch

### STOCK CODE

1447

### WEBSITE

www.sfkchl.com.hk

### 總部、總辦事處及香港主要營業地點

香港  
灣仔  
皇后大道東 183 號  
合和中心 43 樓

### 香港股份過戶登記處

卓佳證券登記有限公司  
香港  
皇后大道東 183 號  
合和中心 54 樓

### 駐百慕達代表及主要股份過戶登記處

Conyers Corporate Services (Bermuda) Limited  
Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

### 核數師

畢馬威會計師事務所，執業會計師  
於《財務匯報局條例》下的註冊公眾利益實體核數師  
(香港法例第 588 章)

### 法律顧問

#### 香港法律：

柯伍陳律師事務所

#### 百慕達法律：

Conyers Dill & Pearman

#### 澳門法律：

黃顯輝律師事務所暨私人公證員

### 主要往來銀行

香港上海滙豐銀行有限公司  
恒生銀行有限公司  
中國銀行(香港)有限公司  
法國巴黎銀行香港分行  
創興銀行有限公司  
中國建設銀行(亞洲)股份有限公司  
中信銀行(國際)有限公司  
星展銀行(香港)有限公司  
富邦銀行(香港)有限公司  
大新銀行有限公司  
渣打銀行(香港)有限公司  
大華銀行  
中國銀行澳門分行

### 股份代號

1447

### 網站

www.sfkchl.com.hk

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

The board (the “Board”) of directors (the “Directors”) of SFK Construction Holdings Limited (the “Company”) hereby announces the unaudited interim results of the Company and its subsidiaries (collectively the “Group”) for the six months ended 30 June 2020 (the “Period”) together with the comparative figures for the corresponding period in 2019.

### MANAGEMENT DISCUSSION AND ANALYSIS

The Group is principally engaged in construction and maintenance projects in Hong Kong and construction projects in Macau under our brand “SFK (新福港)”. In addition, the Group provides other services, which comprise mainly housing and property management services (such as the provision of cleaning services and security management services), electrical and mechanical engineering services and building information modeling (“BIM”) services to real estates in Hong Kong and the People’s Republic of China (the “PRC”).

### BUSINESS REVIEW

Our overall revenue for the Period amounted to HK\$1,591.85 million as compared with that of HK\$2,759.68 million for the corresponding period last year, representing a decrease of approximately 42.32%. The result was mainly due to the combined effect of a mix of projects from our general building works and civil engineering works undertaken during the Period, with the major projects being outlined in the following sections.

新福港建設集團有限公司(「本公司」)董事(「董事」)會(「董事會」)謹此宣佈本公司及其附屬公司(統稱「本集團」)截至二零二零年六月三十日止六個月(「期內」)的未經審核中期業績，連同二零一九年同期的比較數字。

### 管理層討論及分析

本集團主要以我們的「SFK(新福港)」品牌在香港從事建築及保養項目以及在澳門從事建築項目。此外，本集團提供其他服務，主要包括向香港及中華人民共和國(「中國」)的房地產客戶提供房屋及物業管理服務(例如提供清潔服務及保安管理服務)，機電工程服務及建築資訊模型(「BIM」)服務。

### 業務回顧

期內，整體收益為1,591.85百萬港元，較去年同期的2,759.68百萬港元減少約42.32%，主要是由於期內承接一般樓宇工程及土木工程項目的綜合影響所致，主要項目概述於以下章節。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

As at 30 June 2020, we had a total of 12 projects for general building works and 17 projects for civil engineering works on hand. The total original contract sum of these projects amounted to approximately HK\$14 billion (31 December 2019: HK\$17 billion). The outstanding value (defined as the difference between revenue recognised and the original contract sum) of our projects on hand as at 30 June 2020 was approximately HK\$6.9 billion (31 December 2019: HK\$6.3 billion). The following table sets forth the particulars of some of the sizeable construction and maintenance projects for general building works and civil engineering works awarded and undertaken by us as a main contractor and remained ongoing as at 30 June 2020:

於二零二零年六月三十日，我們手頭有合共12個一般樓宇工程項目及17個土木工程項目。原訂該等項目合約總金額約為140億港元(二零一九年十二月三十一日：170億港元)。於二零二零年六月三十日，我們手頭的項目的未完成價值(定義為已確認的收益與原訂合約金額之間的差異)約為69億港元(二零一九年十二月三十一日：63億港元)。下表載列我們以總承建商身份獲批及承接且於二零二零年六月三十日仍在進行的部分一般樓宇工程及土木工程的大型建築及保養項目詳情：

Project type	Business segment	Scope of works	Original contract completion date	Original contract sum	Revenue recognised during the six months ended 30 June 2020
項目類型	業務分部	工程範疇	原訂合約完工日期	原訂合約金額 (approximate HK\$'million) (概約百萬港元)	截至二零二零年六月三十日止 六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
Kai Tak Development for the Civil Engineering and Development Department 土木工程拓展署的啟德發展計劃	Civil engineering works 土木工程	Infrastructure works for developments at the southern part of the former runway 前跑道南面基礎設施發展工程	September 2019*** 二零一九年九月***	1,947.0* <sup>1</sup>	55.4**
Infrastructure Works for the Architectural Services Department 為建築署進行基礎設施工程	General building works 一般樓宇工程	Construction of Station Square at Kai Tak (Phase 1) 興建啟德車站廣場(第一期工程)	November 2020 二零二零年十一月	283.6* <sup>2</sup>	14.9**
Maintenance of properties managed by the Architectural Services Department 為建築署管理的物業提供保養	General building works — maintenance project 一般樓宇工程 — 保養項目	Alterations, additions, maintenance and repair of buildings and lands and properties in (i) Hong Kong Island Eastern and Outlying Islands (South); and (ii) Hong Kong Island Western, Southern and Lantau Island for which the Architectural Services Department (Property Services Branch) is responsible 為建築署(物業事務處)負責的(i)港島東區及離島(南);及(ii)港島西區、南區及大嶼山的樓宇、土地及物業進行改建、加建、保養及維修工程	March 2021 二零二一年三月	1,471.8	142.0
Site Formation and Infrastructure Works for the Civil Engineering and Development Department 土木工程拓展署的工地平整和基礎設施工程	Civil engineering works 土木工程	Site formation and infrastructure works for development at Kam Tin South, Yuen Long — Advance works 元朗錦田南發展計劃工地平整和基礎設施工程 — 前期工程	July 2021 二零二一年七月	409.0	40.0

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

Project type	Business segment	Scope of works	Original contract completion date	Original contract sum	Revenue recognised during the six months ended 30 June 2020 截至二零二零年六月三十日止六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
項目類型	業務分部	工程範疇	原訂合約完工日期	原訂合約金額 (approximate HK\$'million) (概約百萬港元)	六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
Maintenance of properties managed by the Housing Authority 為房屋委員會管理的物業提供保養	General building works — maintenance project 一般樓宇工程 — 保養項目	Maintenance, improvement and vacant flat refurbishment for properties in (i) Wong Tai Sin, Tsing Yi and Tsuen Wan; and (ii) Hong Kong Island & Islands 為(i)黃大仙、青衣及荃灣區；及(ii)港島及離島區的物業提供保養、改善及空置單位翻新工程	September 2021 二零二一年九月	863.2	81.2
Piers maintenance for the Civil Engineering and Development Department 土木工程拓展署的碼頭保養合約	Civil engineering works — maintenance project 土木工程 — 保養項目	Maintenance works for piers 為渡輪碼頭進行保養工程	March 2022 二零二二年三月	150.1	13.8
Design and Construction managed by the Architectural Services Department 為建築署管理的工程提供設計及施工	General building works — maintenance project 一般樓宇工程 — 保養項目	Design and Construction of Minor Works to the Government and Subvented Properties for the Architectural Services Department — New Territories and Outlying Islands (North) 為建築署負責的政府設施及資助設施的小型工程進行設計及施工 — 新界及離島(北)	August 2022 二零二二年八月	531.1	86.5
Construction of Public Rental Housing Development and Subsidised Sale Flats Development of the Housing Authority 房屋委員會公共租住房屋發展計劃及資助出售房屋發展計劃建築工程	General building works 一般樓宇工程	Construction of Public Rental Housing Development and Subsidised Sale Flats Development 公共租住房屋發展計劃及資助出售房屋發展計劃建築工程	October 2022 二零二二年十月	3,740.0	386.3
Construction of Subsidised Sale Flats Development of the Housing Authority 房屋委員會資助出售房屋發展計劃建築工程	General building works 一般樓宇工程	Construction of Subsidised Sale Flats 資助出售房屋建築工程	October 2022 二零二二年十月	1,911.0	63.7

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

Project type	Business segment	Scope of works	Original contract completion date	Original contract sum	Revenue recognised during the six months ended 30 June 2020
項目類型	業務分部	工程範疇	原訂合約完工日期	原訂合約金額 (approximate HK\$'million) (概約百萬港元)	截至二零二零年六月三十日止六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
Management and maintenance of roads in Kowloon East for the Highways Department 為路政署管理及保養九龍東道路	Civil engineering works — maintenance project 土木工程 — 保養項目	Management and maintenance of public roads, including associated slopes, highway structures, tunnels and landscaping, and minor improvement works in Kowloon East but excluding Expressways and High Speed Roads 管理和維修九龍東的公共道路(快速公路及高速道路除外)，包括進行相關的斜坡、道路構築物、隧道、圍境設施和小規模道路改善工程	March 2024 二零二四年三月	482.6	82.7
Electrical and Mechanical Works for Sewage Treatment Facilities of the Drainage Services Department 渠務署污水處理設施的機電工程	Civil engineering works 土木工程	Electrical and Mechanical works for sewage treatment facilities in Shek Wu Hui Effluent Polishing Plant (Main Works Stage 1) 污水處理設施的機電工程 — 石湖墟淨水設施(主體工程第一階段)	May 2024 二零二四年五月	557.6	29.6
Three Runway System Project for the Hong Kong International Airport 香港國際機場三跑道系統工程合約	General building works 一般樓宇工程	Building and Civil Works for New Integrated Airport Centres 新綜合機場控制中心樓宇及土木工程	September 2024 二零二四年九月	440.7	37.5

\*1 In a form of joint operation in which the Company participates in 40% of the contract. \*1 採用合營業務形式，本公司持有40%合約權益。

\*2 In a form of joint operation in which the Company participates in 51% of the contract. \*2 採用合營業務形式，本公司持有51%合約權益。

\*\* The revenue recognised represented our shares of the contract. \*\* 已確認收益指我們應佔該合約的份額。

\*\*\* The original contract completion date has been postponed and the contract was still ongoing as at 30 June 2020. \*\*\* 截至二零二零年六月三十日，原訂合約完工日期已推遲，而合約仍在進行中。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### Major projects completed during the six months ended 30 June 2020

Completed projects refer to the projects for which we have received the completion certificates from the respective customers or the terms of year of the contracts expired. Details of the major projects completed by the Group as a main contractor during the six months ended 30 June 2020 are as follows:

### 截至二零二零年六月三十日止六個月完成的主要項目

完成項目指我們自相關客戶收到完工證明書或合約年期已屆滿的項目。截至二零二零年六月三十日止六個月，本集團以總承建商身份完成的主要項目詳情如下：

Project type	Business segment	Scope of works	Original contract period	Original contract sum	Revenue recognised during the six months ended 30 June 2020
項目類型	業務分部	工程範疇	原訂合約期	原訂合約金額 (approximate HK\$ million) (概約百萬港元)	截至二零二零年六月三十日止六個月確認的收益 (approximate HK\$ million) (概約百萬港元)
Main contract for the Park for the West Kowloon Cultural District Authority 西九文化區管理局的公園主合約	General building works 一般樓宇工程	Construction of the Art Park in West Kowloon Cultural District 於西九龍文化區興建藝術公園	July 2016 to December 2018* 二零一六年七月至二零一八年十二月*	1,140.2	18.2
Proposed subsidised housing development of the Hong Kong Housing Society 香港房屋協會的建議資助房屋發展項目	General building works 一般樓宇工程	To build a 31-storey residential block, a single storey commercial block, an open car park and slope improvement 興建1棟31層高住宅樓、1棟1層高商場、露天停車場及斜坡加固	June 2017 to June 2019* 二零一七年六月至二零一九年六月*	464.0	12.0
Construction of Public Rental Housing Development of the Housing Authority 房屋委員會公共租住房屋發展計劃建築工程	General building works 一般樓宇工程	Construction of Public Rental Housing Development 公共租住房屋發展計劃建築工程	August 2017 to December 2019* 二零一七年八月至二零一九年十二月*	707.0	69.4
Construction of Subsidised Sale Flats Development of the Housing Authority 房屋委員會資助出售房屋發展計劃建築工程	General building works 一般樓宇工程	Construction of Subsidised Sale Flats Development 資助出售房屋發展計劃建築工程	November 2017 to February 2020 二零一七年十一月至二零二零年二月	513.0	77.2
Main Contract for Global Graduate Tower of the Hong Kong University of Science and Technology ("HKUST") 香港科技大學研究生宿舍主合約	General building works 一般樓宇工程	Construction of Global Graduate Tower in HKUST 於香港科技大學興建國際研究生宿舍	December 2017 to February 2020 二零一七年十二月至二零二零年二月	316.4	94.7
Works Contract for the M+ Waterfront Promenade of the West Kowloon Cultural District Authority 西九文化區管理局的M+海濱長廊工程合約	General building works 一般樓宇工程	Construction of M+ Waterfront Promenade 興建M+海濱長廊項目	January 2018 to February 2020 二零一八年一月至二零二零年二月	69.7	13.3

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

Project type	Business segment	Scope of works	Original contract period	Original contract sum	Revenue recognised during the six months ended 30 June 2020 截至二零二零年六月三十日
項目類型	業務分部	工程範疇	原訂合約期	原訂合約金額 (approximate HK\$'million) (概約百萬港元)	止六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
Maintenance of hydraulic and pumping system and buildings managed by the Airport Authority 為機場管理局管理的液壓和泵送系統及樓宇提供保養	General building works — maintenance project 一般樓宇工程 — 保養項目	Maintenance, improvement and refurbishment for hydraulic and pumping system and various buildings managed by the Airport Authority 為機場管理局管理的液壓和泵送系統及多種樓宇提供保養、改善及翻新工程	January 2015 to March 2020 二零一五年一月至二零二零年三月	221.8	7.9
Maintenance of properties managed by the Housing Authority 為房屋委員會管理的物業提供保養	General building works — maintenance project 一般樓宇工程 — 保養項目	Maintenance, improvement and vacant flat refurbishment for properties managed by the Housing Authority in Tuen Mun and Yuen Long 為房屋委員會管理位於屯門及元朗的物業提供保養、改善及空置單位翻新工程	April 2017 to March 2020 二零一七年四月至二零二零年三月	246.7	6.7

\* The original contract completion date was postponed and the contract was completed during the six months ended 30 June 2020.

\* 原訂合約完工日期已推遲，而合約已於截至二零二零年六月三十日止六個月完成。

A majority of our revenue is generated from our general building and civil engineering works. During the Period, the revenue attributable to our general building and civil engineering business amounted to HK\$1,234.37 million and HK\$266.11 million (30 June 2019: HK\$2,192.02 million and HK\$475.38 million), respectively, representing approximately 77.54% and 16.72% (30 June 2019: 79.43% and 17.23%), respectively, of the total revenue of the Group for the Period.

我們的大部分收益來自一般樓宇及土木工程。期內，一般樓宇及土木工程業務收益分別為1,234.37百萬港元及266.11百萬港元(二零一九年六月三十日：2,192.02百萬港元及475.38百萬港元)，分別佔期內本集團總收益約77.54%及16.72%(二零一九年六月三十日：79.43%及17.23%)。

During the Period, other than general building and civil engineering works, we also provided other services which comprised mainly housing and property management services (such as the provision of cleaning services and security management services), electrical and mechanical engineering services and BIM services to real estates in Hong Kong and the PRC. Revenue attributable to these other services amounted to approximately 5.74% of the total revenue of the Group for the Period (30 June 2019: 3.34%).

期內，除一般樓宇及土木工程外，我們亦提供其他服務，主要包括向香港及中國的房地產提供房屋及物業管理服務(例如提供清潔服務及保安管理服務)、機電工程服務及BIM服務。其他服務應佔收益佔期內本集團總收益約5.74%(二零一九年六月三十日：3.34%)。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### FINANCIAL REVIEW

#### Revenue

Our overall revenue decreased by approximately HK\$1,167.83 million, or approximately 42.32%, from HK\$2,759.68 million for the six months ended 30 June 2019 to HK\$1,591.85 million for the six months ended 30 June 2020. The decrease in our revenue was mainly due to the combined effect of the decrease in revenue from general building business of HK\$957.65 million and the decrease in revenue from civil engineering business of HK\$209.27 million for the reasons set out below.

Revenue from general building business decreased by approximately HK\$957.65 million, or approximately 43.69%, from HK\$2,192.02 million for the six months ended 30 June 2019 to HK\$1,234.37 million for the six months ended 30 June 2020. The decrease in revenue was primarily due to the completion of certain general building contracts in the previous year and the Period, resulting in a reduction of contributions in revenue by such projects for the Period. These completed projects mainly include the construction of two public rental housing developments and two home ownership scheme developments for the Hong Kong Housing Authority, and the construction of a proposed subsidised housing development for the Hong Kong Housing Society. In addition, the outbreak of the novel coronavirus disease (COVID-19) (“COVID-19”) decelerated the progress of existing projects, resulting in a reduction in revenue between the periods.

Revenue from civil engineering business decreased by approximately HK\$209.27 million, or approximately 44.02%, from HK\$475.38 million for the six months ended 30 June 2019 to HK\$266.11 million for the six months ended 30 June 2020. The decrease was partly due to the completion of certain civil engineering contracts in the previous year, resulting in a reduction of contributions in revenue by such projects for the Period. In addition, the outbreak of COVID-19 decelerated the progress of existing projects, resulting in a reduction in revenue between the periods.

Revenue from other services (which mainly comprised housing and property management services, electrical and mechanical engineering services and BIM services) for the six months ended 30 June 2020 amounted to HK\$91.37 million (30 June 2019: HK\$92.28 million), representing 5.74% (30 June 2019: 3.34%) of the total revenue of the Group. Revenue from other services remained relatively stable between the periods.

Our business remains to be primarily focusing in the Hong Kong market during the Period.

#### 財務回顧

#### 收益

我們的整體收益由截至二零一九年六月三十日止六個月的2,759.68百萬港元減少約1,167.83百萬港元或約42.32%至截至二零二零年六月三十日止六個月的1,591.85百萬港元。收益減少主要由於來自一般建築業務的收益減少957.65百萬港元，以及來自土木工程業務的收益減少209.27百萬港元，其原因載於下文。

一般樓宇業務的收益由截至二零一九年六月三十日止六個月的2,192.02百萬港元減少約957.65百萬港元或約43.69%至截至二零二零年六月三十日止六個月的1,234.37百萬港元。收益減少主要由於去年及期內完成若干樓宇合約，致令期內有關項目的收益貢獻減少。該等已完成的項目主要包括香港房屋委員會的兩個公共租住房屋發展計劃及兩個居者有其屋發展計劃的建築工程，以及香港房屋協會的一項建議資助房屋發展項目。此外，新型冠狀病毒（COVID-19）（「COVID-19」）疫情爆發拖慢了現有項目的進度，致令期內收益減少。

土木工程業務的收益由截至二零一九年六月三十日止六個月的475.38百萬港元減少約209.27百萬港元或約44.02%至截至二零二零年六月三十日止六個月的266.11百萬港元。該減少乃部分由於去年的若干土木工程合約完成，致令期內有關項目的收益貢獻減少。此外，COVID-19疫情爆發拖慢了現有項目的進度，致令期內收益減少。

截至二零二零年六月三十日止六個月，來自其他服務（主要包括房屋及物業管理服務、機電工程服務及BIM服務）的收益為91.37百萬港元（二零一九年六月三十日：92.28百萬港元），佔本集團總收益的5.74%（二零一九年六月三十日：3.34%）。來自其他服務的收益於期內相對上保持穩定。

期內，我們的業務繼續專注於香港市場。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### Gross profit and gross profit margin

Our overall gross profit decreased by HK\$62.84 million, or approximately 90.86%, from HK\$69.16 million for the six months ended 30 June 2019 to HK\$6.32 million for the six months ended 30 June 2020. The decrease in gross profit was partly due to the completion of certain projects with relatively high profit margins in the previous year, resulting in a reduction of profit by such projects for the Period. In addition, the outbreak of COVID-19 decelerated the progress of existing projects, resulting in a reduction in revenue, an increase in project overhead costs and subcontracting costs and hence a reduction in gross profit for those projects.

Our overall gross profit margin decreased from 2.51% for the six months ended 30 June 2019 to 0.40% for the six months ended 30 June 2020. The decrease in gross profit margin was attributable to factors including the completion of certain projects with relatively high profit margin in the previous year; and the outbreak of COVID-19 decelerated the progress of existing projects, resulting in a reduction in revenue and an increase in project overhead costs and subcontracting costs.

### Other revenue

Our other revenue for the six months ended 30 June 2020 amounted to HK\$5.67 million, compared to that of HK\$0.43 million for the six months ended 30 June 2019. Other revenue mainly consisted of interest income and other sundry income.

### Other net gain

Our other net gain for the six months ended 30 June 2020 amounted to HK\$0.06 million, compared to that of HK\$0.20 million for the six months ended 30 June 2019. Our other net gain mainly comprised gain on disposal of property, plant and equipment and exchange differences.

### Administrative expenses

Administrative expenses mainly consisted of staff costs and rental charges. Our administrative expenses for the six months ended 30 June 2020 amounted to HK\$39.00 million, compared to that of HK\$44.90 million for the six months ended 30 June 2019. The decrease in administrative expenses was mainly attributable to the decrease in staff costs and rental charges between the periods.

### 毛利及毛利率

我們的整體毛利由截至二零一九年六月三十日止六個月的69.16百萬港元減少約62.84百萬港元或約90.86%至截至二零二零年六月三十日止六個月的6.32百萬港元。毛利減少乃部分由於去年若干利潤率相對較高的項目完成，致令有關項目期內的溢利減少。此外，COVID-19疫情爆發拖慢了現有項目的進度，致令期內收益減少、項目間接成本及分包成本上升，因而令該等項目的毛利減少。

我們的整體毛利率由截至二零一九年六月三十日止六個月的2.51%減少至截至二零二零年六月三十日止六個月的0.40%。毛利率減少乃由於去年若干利潤率相對較高的項目完成；及COVID-19疫情爆發拖慢了現有項目的進度，致令收益減少，以及項目間接成本及分包成本上升等因素所致。

### 其他收益

截至二零二零年六月三十日止六個月，其他收益為5.67百萬港元，而截至二零一九年六月三十日止六個月的其他收益為0.43百萬港元。其他收益主要包括利息收入及其他雜項收入。

### 其他淨收益

截至二零二零年六月三十日止六個月，其他淨收益為0.06百萬港元，而截至二零一九年六月三十日止六個月則為0.20百萬港元。其他淨收益主要包括出售物業、廠房及設備及匯兌差額的收益。

### 行政開支

行政開支主要包括員工成本及租賃開支。截至二零二零年六月三十日止六個月，行政開支為39.00百萬港元，而截至二零一九年六月三十日止六個月的行政開支為44.90百萬港元。行政開支減少主要是由於期內員工成本及租金開支減少。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### Finance costs

Our finance costs for the six months ended 30 June 2020 amounted to HK\$9.86 million, compared to that of HK\$8.95 million for the six months ended 30 June 2019. The increase was primarily attributable to the increase in bank interest expenses between the periods arising from the increase in average bank loan balances.

### Income tax

Our income tax for the six months ended 30 June 2020 was a credit of HK\$6.60 million, compared to that of a charge of HK\$2.80 million for the six months ended 30 June 2019.

### (Loss)/profit attributable to the equity shareholders of the Company

Based on the above factors, there was a loss attributable to the equity shareholders of the Company for the six months ended 30 June 2020 of HK\$30.48 million, compared to a profit attributable to the equity shareholders of the Company of HK\$13.16 million for the six months ended 30 June 2019.

## LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

### Capital Structure

As at 30 June 2020, the capital structure of the Group consisted of equity of HK\$401.80 million (31 December 2019: HK\$448.17 million) and bank loans of HK\$343.04 million (31 December 2019: HK\$408.46 million) as more particularly described in the paragraph headed "Borrowings" below.

### Cash position and fund available

During the Period, the Group maintained a healthy liquidity position, with working capital being financed by our operating cash flows and bank borrowings. As at 30 June 2020, our cash and cash equivalents were HK\$245.11 million (31 December 2019: HK\$263.51 million).

As at 30 June 2020, the current ratio of the Group was 1.22 (31 December 2019: 1.19).

Our principal uses of cash have been, and are expected to continue to be, operational costs.

### 融資成本

截至二零二零年六月三十日止六個月，融資成本為9.86百萬港元，而截至二零一九年六月三十日止六個月的融資成本為8.95百萬港元。該增加主要是由於平均銀行貸款結餘增加導致期間銀行利息開支增加所致。

### 所得稅

截至二零二零年六月三十日止六個月，所得稅抵免為6.60百萬港元，而截至二零一九年六月三十日止六個月的開支為2.80百萬港元。

### 本公司權益股東應佔(虧損)/溢利

基於上述因素，截至二零二零年六月三十日止六個月，本公司權益股東應佔虧損為30.48百萬港元，而截至二零一九年六月三十日止六個月則錄得本公司權益股東應佔溢利13.16百萬港元。

### 流動資金、財務資源及資本架構

#### 資本架構

於二零二零年六月三十日，本集團的資本架構包括股本401.80百萬港元(二零一九年十二月三十一日：448.17百萬港元)及下文「借款」一段所詳述的銀行貸款343.04百萬港元(二零一九年十二月三十一日：408.46百萬港元)。

#### 現金狀況及可用資金

期內，本集團流動資金狀況保持良好，以經營現金流及銀行借款撥付營運資金。於二零二零年六月三十日，現金及現金等價物為245.11百萬港元(二零一九年十二月三十一日：263.51百萬港元)。

於二零二零年六月三十日，本集團的流動比率為1.22(二零一九年十二月三十一日：1.19)。

我們的現金一直及預期將繼續主要用作營運成本。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### Borrowings

As at 30 June 2020, the Group had total bank loans of HK\$343.04 million (31 December 2019: approximately HK\$408.46 million). The balance decreased compared to that of 31 December 2019, and was mainly used to finance the working capital of the ongoing projects.

As at 30 June 2020, the Group had approximately HK\$2,232 million (31 December 2019: HK\$2,205 million) of unutilised banking facilities in Hong Kong and Macau (including loans, letter of credit and letter of guaranteed facilities). All of the Group's banking facilities are subject to the fulfilment of certain covenants as are commonly found in lending arrangements with financial institutions. The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and adequate lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term. The Group remained in compliance with its loan covenants during the Period and up to the date of this report.

### GEARING RATIO

As at 30 June 2020, the Group's gearing ratio was 85.38% (31 December 2019: 91.14%), calculated based on the interest-bearing liabilities (bank loans) divided by the total equity as at the respective period end.

### CAPITAL EXPENDITURES

The Group's capital expenditures primarily comprise purchase of plant and equipment, such as motor vehicles and equipment, which were funded, and are expected to continue to be funded, by internal resources and cash flow generated from our operation. During the Period, the Group has incurred approximately HK\$1.91 million (30 June 2019: HK\$11.83 million) on acquiring items of plant and equipment.

### FOREIGN EXCHANGE EXPOSURE

The functional currency to which the Group's operations and assets and liabilities are denominated is Hong Kong dollars. The Group has cash balances that is denominated in the United States dollars, Renminbi and British Pound. Given that Hong Kong dollars are pegged with the United States dollars, there is no currency risk exposure to the United States dollars. The Board considers that the Group was not exposed to significant foreign exchange risk. The Board will review the Group's foreign exchange risk and exposure from time to time.

### 借款

於二零二零年六月三十日，本集團的銀行貸款總額為343.04百萬港元(二零一九年十二月三十一日：約408.46百萬港元)。該結餘與二零一九年十二月三十一日相比減少了，主要用於為持續項目的營運資金撥資。

於二零二零年六月三十日，本集團於香港及澳門擁有約2,232百萬港元(二零一九年十二月三十一日：2,205百萬港元)的未動用銀行融資(包括貸款、信用證及保函信貸)。本集團所有銀行融資均須待若干契諾達成後方可作實，該等契諾常見於與金融機構之間的借貸安排。本集團政策為定期監控流動資金需求及遵守借款契諾的情況，確保維持充裕現金儲備及獲主要金融機構授予充足的資金額度，以應付短期及長期流動資金需求。於期內直至本報告日期，本集團依然遵守其貸款契諾。

### 資產負債比率

於二零二零年六月三十日，本集團的資產負債比率為85.38%(二零一九年十二月三十一日：91.14%)，按各期末計息負債(銀行貸款)除以權益總額計算。

### 資本開支

本集團的資本開支主要為購置廠房及設備(例如汽車及設備)，過去及預期仍會以內部資源及經營所得現金流提供資金。期內，本集團購置廠房及設備產生約1.91百萬港元(二零一九年六月三十日：11.83百萬港元)開支。

### 外匯風險

本集團功能貨幣為港元，業務以及資產及負債均以港元計值。本集團有現金結餘以美元、人民幣及英鎊計值。由於港元與美元掛鈎，故並無美元相關貨幣風險。董事會認為，本集團並無重大外匯風險。董事會將不時檢討本集團的外匯風險。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES, AND FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

There were no material acquisitions or disposals of subsidiaries, associates or joint ventures during the Period. There was no future plan for material investments or capital assets as at 30 June 2020.

### SIGNIFICANT INVESTMENTS HELD

Except for investments in the subsidiaries, a joint venture and joint operations, the Group did not hold any significant investments during the Period.

### FINANCIAL GUARANTEES AND CONTINGENT LIABILITIES

Save as disclosed in note 13 to the condensed consolidated financial statements, the Group had no other financial guarantees and contingent liabilities as at 30 June 2020.

### PLEDGE OF ASSETS

As at 30 June 2020, the Group had pledged deposits, amounting to HK\$25.13 million (31 December 2019: HK\$25.13 million), and assignment of project proceeds from certain construction contracts of the Group, the Group's joint operations and the Group's joint venture to banks as security of banking facilities (including bank loans and performance bonds). Pledged deposits remained stable between the periods.

### CAPITAL COMMITMENTS

As at 30 June 2020, the Group did not have any capital commitments.

### EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2020, the Group had 1,921 employees in Hong Kong, Macau and the PRC and total remuneration for the six months ended 30 June 2020 was approximately HK\$318 million. The Group entered into separate labour contracts with its employees in accordance with the applicable labour laws of Hong Kong, Macau and the PRC. The remuneration offered to employees generally includes salaries, medical benefits and bonus. Share options may also be granted to eligible employees. In general, the Group determines salaries of its employees based on each employee's qualification, position, seniority and experience. The Directors recognise the importance of attracting and retaining staff. In order to promote employee loyalty and retention, the Group provides technical and operational on-job trainings to its employees covering various aspects of its operations including contract law, and workplace and occupational safety.

### 附屬公司、聯營公司及合營企業重大收購或出售，以及重大投資或股本資產的未來計劃

期內概無附屬公司、聯營公司或合營企業重大收購或出售。於二零二零年六月三十日，概無重大投資或股本資產的未來計劃。

### 所持重大投資

除投資於附屬公司、合營企業及合營業務外，於期內本集團並無持有任何重大投資。

### 財務擔保及或然負債

除簡明綜合財務報表附註13所披露者外，本集團於二零二零年六月三十日並無其他財務擔保及或然負債。

### 抵押資產

於二零二零年六月三十日，本集團有已抵押存款25.13百萬港元(二零一九年十二月三十一日：25.13百萬港元)及本集團若干建築合約、本集團合營業務及本集團合營企業的項目所得款項出讓予銀行作為銀行融資(包括銀行貸款及履約保證)的抵押。已抵押存款於有關期間保持相對穩定。

### 資本承擔

於二零二零年六月三十日，本集團並無任何資本承擔。

### 僱員及薪酬政策

於二零二零年六月三十日，本集團在香港、澳門及中國有1,921名僱員，截至二零二零年六月三十日止六個月的薪酬總額約為318百萬港元。本集團根據香港、澳門及中國的適用勞工法例與僱員訂立單獨的勞工合約。提供予僱員的薪酬一般包括薪金、醫療福利及花紅。合資格僱員亦可能獲授購股權。一般而言，本集團視乎每位僱員的資歷、職位、職級及經驗釐定僱員薪金。董事重視吸引及挽留員工。為提升僱員忠誠度及挽留僱員，本集團為僱員提供技術及操作方面的在職培訓，涵蓋我們各業務範疇，包括合同法、工作場所和職業安全。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### FUTURE PROSPECTS

COVID-19 has caused significant adverse impact on local and global economy which is expected to continue in the second half of 2020. As such, we expect that contractors in Hong Kong, including the Group, will continue to have pressure on profit margins. However, we believe that the Hong Kong Government will take more relief measures to try to overcome the challenges and to alleviate the financial burden suffered by the businesses from the COVID-19 outbreak. Together with the Government's continued commitment and efforts in land development and provision of public housing in Hong Kong, the Board remains confident of the Group's future development and will continue to build on our existing competitive strengths to achieve our long term business objectives.

### 未來前景

COVID-19已對本地及全球經濟產生重大不利影響，預期2020年下半年影響將會持續。因此，我們預期香港的承包商（包括本集團）將繼續面對利潤率的壓力。然而，我們相信香港政府將採取更多舒緩措施，以克服挑戰並緩解COVID-19爆發為商界帶來的財務負擔。加上政府對香港土地開發和提供公共住房的持續承諾和努力，董事會對本集團的未來發展仍然充滿信心，並將繼續利用現有的競爭優勢來實現我們的長期業務目標。



# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

### CORPORATE GOVERNANCE PRACTICES

The Board recognises that corporate governance practices are crucial to the smooth, effective and transparent operation of a company and its ability to attract investment, protect the rights of shareholders, and enhance shareholders' value. The Board is committed to achieving and maintaining a high standard of corporate governance and leading the Group to attain better results and improve its corporate image with effective corporate governance procedures.

The Company has adopted the code provisions set out in the Corporate Governance Code (the "CG Code") under Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). For the Period, the Board is of the opinion that the Company has complied with all the code provisions of the CG Code, except for the deviation from code provisions A.2.1 and C.2.5 of the CG Code.

According to code provision A.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. The Company does not have a chief executive officer and such role has been assumed by the managing director of the Company. Mr. Chan Ki Chun is the chairman and the managing director of the Company. In the view that Mr. Chan has been assuming day-to-day responsibilities in operating and managing the Group since 1999, the Board believes that it is in the best interest of the Group to have Mr. Chan taking up both roles for effective management and business development. Therefore, the Board considers that the deviation from provision A.2.1 of the CG Code is appropriate in such circumstances.

According to code provision C.2.5 of the CG Code, the Company should have an internal audit function. The Company has not established a standalone internal audit department, however, the Board has put in place adequate measures to perform the internal audit function in relation to different aspects of the Group. The Company has appointed an external internal control adviser to perform ongoing review of our internal control system to evaluate its effectiveness and formulate plans and recommendations for improvement of our internal control measures and policies. It is intended to review the effectiveness of the Group's material internal controls so as to provide assurance that key internal control measures are carried out appropriately and are functioning as intended.

Notwithstanding the above, the Board is of the view that this management structure is effective for the Group's operations and sufficient checks and balances are in place. The Board will continue to review its corporate governance practices in order to enhance the corporate governance standard of the Group, to comply with regulatory requirements and to meet the growing expectations of the shareholders of the Company and investors.

### 企業管治常規

董事會深明公司能平穩、有效及透明地運轉，招商引資，維護股東的權利並提升股東價值，企業管治常規的作用至關重要。董事會致力達成並保持高標準的企業管治，透過有效的企業管治程序引領本集團再創佳績，提高企業形象。

本公司已採納聯交所證券上市規則(「上市規則」)附錄十四的企業管治守則(「企業管治守則」)所載守則條文。董事會認為，於期內，除偏離企業管治守則的守則條文第A.2.1條及C.2.5條外，本公司已遵守所有企業管治守則的守則條文。

根據企業管治守則的守則條文第A.2.1條，主席與行政總裁的角色應有區分，不應由一人同時兼任。本公司並無設有行政總裁，該角色一直由本公司董事總經理兼任。陳麒淳先生為本公司主席兼董事總經理。鑑於陳先生自一九九九年以來一直承擔本集團日常經營管理的職責，董事會相信陳先生兼任兩職可實現有效管理及業務發展，符合本集團的最佳利益。因此，董事會認為在該情況下偏離企業管治守則第A.2.1條屬適當。

根據企業管治守則條文第C.2.5條，本公司應擁有內部審核職能部門。本公司並無設立獨立內部審核部門，然而，董事會已實施適當措施，履行與本集團不同層面相關的內部審核職能。本集團已委任外聘內部控制顧問持續檢討內部控制系統，評估內部控制系統的成效以及制定規劃及建議，務求改善內部控制措施及政策。我們擬檢討本集團重要內部控制的成效，以保證主要內部控制措施妥善執行及發揮擬定作用。

儘管如此，董事會認為此管理架構對本集團的業務營運屬有效，並能形成充分的權力制衡。董事會將持續檢討本身的企業管治常規，以提高本集團的企業管治標準，遵守監管規定及滿足本公司股東與投資者日益提高的期望。

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

### MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Listing Rules. Having made specific enquiries of all the Directors, each of the Directors confirmed that he has complied with the required standard set out in the Model Code during the Period.

Pursuant to Rule B.13 of the Model Code, the Directors have also requested any employee of the Company or director or employee of a subsidiary of the Company who, because of his 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 would be prohibited from dealing by the Model Code as if he were a Director.

### INTERIM DIVIDEND

The Directors resolved to declare an interim dividend of HK4.0 cents per Share for the Period (30 June 2019: Nil), amounting to approximately HK\$16 million (30 June 2019: Nil). Such payment of interim dividend will be payable to the shareholders of the Company whose names appear on the register of members of the Company at the close of business on Friday, 18 September 2020. It is expected that the proposed dividend will be paid on or about Monday, 28 September 2020.

There is no arrangement under which a shareholder of the Company has waived or agreed to waive any dividends.

### CLOSURE OF REGISTER OF MEMBERS

In order to determine entitlements to the proposed interim dividend, the register of members of the Company will be closed from Thursday, 17 September 2020 to Friday, 18 September 2020, during which period no transfer of the Shares will be registered. Shareholders of the Company are reminded to ensure that all completed share transfer forms accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Wednesday, 16 September 2020.

### PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the bye-laws of the Company, or the laws of Bermuda, which would oblige the Company to offer new Shares on a pro rata basis to the existing Shareholders.

### 證券交易標準守則

本公司採納上市規則附錄十所載上市發行人董事進行證券交易的標準守則(「標準守則」)。向全體董事作出詳細查詢後，各董事確認彼等於期內已遵守標準守則所載規定標準。

根據標準守則第B.13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的情況下買賣本公司證券(猶如其為董事)。

### 中期股息

董事議決宣派中期股息每股4.0港仙(二零一九年六月三十日：零)，約為16百萬港元(二零一九年六月三十日：零)。中期股息將派付予二零二零年九月十八日(星期五)營業時間結束時名列本公司股東名冊的本公司股東。預期於二零二零年九月二十八日(星期一)或前後派付建議股息。

概無本公司股東已經放棄或同意放棄股息之安排。

### 暫停辦理股份過戶登記

為釐定享有建議中期股息的權利，本公司將於二零二零年九月十七日(星期四)至二零二零年九月十八日(星期五)暫停辦理股份過戶登記，期間不會辦理本公司股份過戶登記。本公司股東務請確保於二零二零年九月十六日(星期三)下午四時三十分前將所有已填妥股份過戶表格連同相關股票遞交本公司香港股份過戶登記分處卓佳證券登記有限公司，地址為香港皇后大道東183號合和中心54樓。

### 優先購買權

本公司細則或百慕達法例並無任何優先購買權條文，規定本公司按比例向現有股東發售新股。

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

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

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

### SHARE OPTION SCHEME

A share option scheme (the "Scheme") was conditionally adopted by the written resolutions of the Company's sole shareholder passed on 19 November 2015. As of the date of this report, no option has been granted, agreed to be granted, exercised, cancelled or lapsed under the Scheme.

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

#### Interests in the Company

As at 30 June 2020, none of the Directors or chief executive of the Company had any interest or short positions in the shares, underlying shares and debentures of the Company (within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the "SFO")) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

#### Interests in associated corporations of the Company

As at 30 June 2020, the interests or short positions of the Directors or chief executive of the Company in the shares, underlying shares and debentures of the Company's associated corporations (within the meaning of Part XV of the SFO (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code, were as follows:

Name of Director 董事姓名	Name of associated corporation 相聯法團名稱	Capacity 身份	Number of shares (long position) 股份數目(好倉)	Approximate percentage of shareholding 概約持股百分比
Mr. Chan Ki Chun 陳麒淳先生	Sun Fook Kong Group Limited ("SFK Group") 新福港集團有限公司(「新福港集團」)	Interest in controlled corporation (Note 1) 受控法團權益(附註1)	97,599	3.54%

### 購買、出售或贖回本公司上市證券

於期內，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。

### 購股權計劃

根據本公司唯一股東於二零一五年十一月十九日通過的書面決議案，有條件採納購股權計劃(「計劃」)。截至本報告日期，概無購股權根據計劃授出、同意授出、行使、註銷或失效。

### 董事及最高行政人員於股份、相關股份及債權證的權益及淡倉

#### 於本公司的權益

截至二零二零年六月三十日，本公司董事或最高行政人員概無於本公司股份、相關股份及債權證(定義見香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部)中擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例的有關條文被當作或視為擁有的權益或淡倉)，或擁有根據證券及期貨條例第352條須登記於該條所述登記冊的權益或淡倉，或擁有根據標準守則須知會本公司及聯交所的權益或淡倉。

#### 於本公司相聯法團的權益

截至二零二零年六月三十日，本公司董事或最高行政人員於本公司相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份及債權證中(i)擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例的有關條文被當作或視為擁有的權益或淡倉)；或(ii)擁有根據證券及期貨條例第352條須登記於該條所述登記冊的權益或淡倉；或(iii)擁有根據標準守則須知會本公司及聯交所的權益或淡倉如下：

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

Note 1: Mr. Chan Ki Chun beneficially owns the entire issued share capital of Growth Asset Holdings Limited, a company incorporated in the British Virgin Islands with limited liability ("Growth Asset"). By virtue of the SFO, Mr. Chan Ki Chun is deemed to be interested in 97,599 shares of SFK Group held by Growth Asset.

附註1：陳麒淳先生實益擁有 Growth Asset Holdings Limited（「Growth Asset」，在英屬維爾京群島註冊成立的有限公司）全部已發行股本。根據證券及期貨條例，陳麒淳先生被視為於 Growth Asset 所持新福港集團的 97,599 股股份中擁有權益。

Save as disclosed above, as at 30 June 2020, none of the Directors nor chief executive of the Company had registered any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which were taken or deemed to have under such provisions of the SFO); or (ii) which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein; or (iii) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文所披露者外，截至二零二零年六月三十日，董事及本公司最高行政人員概無於本公司或其任何相關法團（定義見證券及期貨條例第 XV 部）股份、相關股份或債權證中登記 (i) 根據證券及期貨條例第 XV 部第 7 及 8 分部條文須知會本公司及聯交所的任何權益或淡倉（包括根據證券及期貨條例的有關條文被當作或視為擁有的權益或淡倉）；或 (ii) 擁有根據證券及期貨條例第 352 條須登記於該條所述登記冊的任何權益或淡倉；或 (iii) 擁有根據標準守則須知會本公司及聯交所的任何權益或淡倉。

### SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY

### 主要股東於本公司股份、相關股份及債權證的權益及淡倉

So far as the Directors are aware, as at 30 June 2020, the following persons (other than the Directors and chief executive of the Company) had or deemed or taken to have an interest and/or short position in the Shares or the underlying Shares which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were required to be recorded in the register of interests required to be kept by the Company under section 336 of the SFO:

就董事所知悉，截至二零二零年六月三十日，以下人士（董事及本公司最高行政人員除外）於股份或相關股份中擁有或被視為或當作擁有根據證券及期貨條例第 XV 部第 2 及 3 分部條文須予披露的權益及／或淡倉，或須記錄於本公司根據證券及期貨條例第 336 條須置存之權益登記冊的權益及／或淡倉：

Name of shareholder 股東姓名／名稱	Nature of interest 權益性質	Number of Shares (long position) 股份數目（好倉）	Approximate percentage of shareholding 概約持股百分比
SFK Group 新福港集團	Beneficial owner (Note 1) 實益擁有人（附註1）	300,000,000	75%
Good Target Limited ("Good Target")	Interest of controlled corporation (Notes 1 and 2) 受控法團權益（附註1及2）	300,000,000	75%
Ocean Asset Holdings Limited ("Ocean Asset")	Interest of controlled corporation (Notes 1 and 2) 受控法團權益（附註1及2）	300,000,000	75%
Mr. Lo Kai Shui ("Mr. Lo") 羅啟瑞先生（「羅先生」）	Interest of controlled corporation (Note 2) 受控法團權益（附註2）	300,000,000	75%
Mr. Hu Liang Ming Raymond 胡亮明先生	Beneficial owner 實益擁有人	12,000,000	3%
Mr. Hu Liang Ming Raymond 胡亮明先生	Beneficiary of a trust 信託受益人	10,000,000	2.5%

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

Note 1: SFK Group, a company incorporated in the British Virgin Islands with limited liability, is owned as to approximately 71.39% by Good Target, 18.94% by Ocean Asset, 3.54% by Growth Asset, 1.94% by Chief Champion Limited, 1.46% by Jemrick Holdings Limited, 1.06% by KSL Management Limited, 0.83% by LHS Management Limited, 0.46% by Worldrich Enterprises Limited, 0.22% by Easespeed Limited and 0.16% by Global Trinity Limited.

Note 2: Good Target, a company incorporated in the British Virgin Islands with limited liability, is beneficially and wholly owned by Mr. Lo. Ocean Asset, a company incorporated in the British Virgin Islands with limited liability is beneficially and wholly owned by Mr. Lo. By virtue of the SFO, Mr. Lo is deemed to be interested in the Shares held by SFK Group.

Save as disclosed above, as at 30 June 2020, the Directors were not aware of any other persons (other than the Directors and chief executive of the Company) who had or deemed or taken to have any interests or short positions in the Shares or underlying Shares which would fall to be disclosed under the provisions of Divisions 2 and 3 of Part XV of the SFO or which were required to be recorded in the register of interests required to be kept by the Company under section 336 of the SFO.

### AUDIT COMMITTEE

The audit committee of the Board has reviewed the accounting principles and practices adopted by the Group and has reviewed the unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2020.

### EVENTS AFTER THE REPORTING PERIOD

The Board is not aware of any significant event requiring disclosure that has taken place subsequent to 30 June 2020 and up to the date of this report.

On behalf of the Board

**Chan Ki Chun**

*Chairman*

Hong Kong, 26 August 2020

附註1：新福港集團為在英屬維爾京群島註冊成立的有限公司，由 Good Target、Ocean Asset、Growth Asset、Chief Champion Limited、Jemrick Holdings Limited、KSL Management Limited、LHS Management Limited、Worldrich Enterprises Limited、捷安有限公司及 Global Trinity Limited 分別擁有約 71.39%、18.94%、3.54%、1.94%、1.46%、1.06%、0.83%、0.46%、0.22% 及 0.16%。

附註2：Good Target 為在英屬維爾京群島註冊成立的有限公司，由羅先生實益全資擁有。Ocean Asset 為在英屬維爾京群島註冊成立的有限公司，由羅先生實益全資擁有。根據證券及期貨條例，羅先生被視為於新福港集團持有的股份中擁有權益。

除上文所披露者外，截至二零二零年六月三十日，就董事所知並無任何其他人士（不包括董事及本公司行政總裁）於股份或相關股份中擁有或被視為或當作擁有根據證券及期貨條例第 XV 部第 2 及 3 分部條文須予披露的任何權益或淡倉，或須記錄於本公司根據證券及期貨條例第 336 條須置存之權益登記冊的任何權益或淡倉。

### 審核委員會

董事會審核委員會已審閱本集團採納的會計原則及常規，並已審閱本集團截至二零二零年六月三十日止六個月的未經審核簡明綜合中期財務報表。

### 報告期後事項

就董事會所知，於二零二零年六月三十日後及截至本報告日期並無任何須予披露的重大事件。

代表董事會

主席

陳麒淳

香港，二零二零年八月二十六日

# CONSOLIDATED INCOME STATEMENT

## 綜合收益表

For the six months ended 30 June 2020 — unaudited  
(Expressed in Hong Kong dollars)

截至二零二零年六月三十日止六個月 — 未經審核  
(以港元呈列)

		<b>Six months ended 30 June</b>	
		<b>截至六月三十日止六個月</b>	
		<b>2020</b>	2019
		<b>二零二零年</b>	二零一九年
		<b>\$'000</b>	\$'000
		千元	千元
	Note 附註		
<b>Revenue</b>	3	<b>1,591,854</b>	2,759,676
Direct costs		<b>(1,585,533)</b>	(2,690,515)
<b>Gross profit</b>		<b>6,321</b>	69,161
Other revenue		<b>5,673</b>	429
Other net gain		<b>64</b>	201
Administrative expenses		<b>(39,001)</b>	(44,898)
<b>(Loss)/profit from operations</b>		<b>(26,943)</b>	24,893
Finance costs		<b>(9,859)</b>	(8,952)
Share of results of a joint venture		<b>—</b>	(10)
<b>(Loss)/profit before taxation</b>	4	<b>(36,802)</b>	15,931
Income tax	5	<b>6,601</b>	(2,797)
<b>(Loss)/profit for the period</b>		<b>(30,201)</b>	13,134
<b>Attributable to:</b>	應佔：		
Equity shareholders of the Company		<b>(30,478)</b>	13,163
Non-controlling interests		<b>277</b>	(29)
<b>(Loss)/profit for the period</b>		<b>(30,201)</b>	13,134
<b>(Loss)/earnings per share</b>			
— Basic/Diluted	6	<b>(7.62) cents 港仙</b>	3.29 cents 港仙

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 綜合全面收益表

For the six months ended 30 June 2020 — unaudited  
(Expressed in Hong Kong dollars)

截至二零二零年六月三十日止六個月 — 未經審核  
(以港元呈列)

		<b>Six months ended 30 June</b> 截至六月三十日止六個月	
		<b>2020</b> 二零二零年 \$'000 千元	2019 二零一九年 \$'000 千元
<b>(Loss)/profit for the period</b>	期內(虧損)/溢利	<b>(30,201)</b>	13,134
<b>Other comprehensive income for the period (after tax)</b>	期內其他全面收益(除稅後)		
<i>Items that may be reclassified subsequently to profit or loss:</i>	<i>其後可重新分類至損益的項目：</i>		
Exchange differences on translation of financial statements of subsidiaries outside Hong Kong	換算香港境外附屬公司財務報表的匯兌差額	<b>(168)</b>	(39)
<b>Total comprehensive income for the period</b>	期內全面收益總額	<b>(30,369)</b>	13,095
<b>Attributable to:</b>	<b>應佔：</b>		
Equity shareholders of the Company	本公司權益股東	<b>(30,646)</b>	13,124
Non-controlling interests	非控股權益	<b>277</b>	(29)
<b>Total comprehensive income for the period</b>	期內全面收益總額	<b>(30,369)</b>	13,095

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

At 30 June 2020 — unaudited  
(Expressed in Hong Kong dollars)

於二零二零年六月三十日 — 未經審核  
(以港元呈列)

			<b>30 June 2020 二零二零年 六月三十日 \$'000 千元</b>	31 December 2019 二零一九年 十二月三十一日 \$'000 千元
<b>Non-current assets</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、廠房及設備	7	97,331	110,296
Goodwill	商譽		1,209	1,209
Deferred tax assets	遞延稅項資產		46,425	39,049
			<b>144,965</b>	150,554
<b>Current assets</b>	<b>流動資產</b>			
Contract assets	合約資產		1,147,453	1,422,493
Trade and other receivables	應收貿易賬款及其他應收款項	8	274,608	514,244
Amount due from a joint venture	應收合營企業款項		3,929	3,010
Current tax recoverable	可收回即期稅項		6,032	2,685
Pledged deposits	已抵押存款		25,125	25,125
Cash and cash equivalents	現金及現金等價物	9	245,109	263,505
			<b>1,702,256</b>	2,231,062
<b>Current liabilities</b>	<b>流動負債</b>			
Interest in a joint venture	於合營企業的權益		19,464	19,464
Contract liabilities	合約負債		207,757	118,191
Trade and other payables	應付貿易賬款及其他應付款項	10	807,277	1,307,142
Bank loans	銀行貸款		343,042	408,464
Lease liabilities	租賃負債		16,652	17,908
Current tax payable	應付即期稅項		2,954	8,025
			<b>1,397,146</b>	1,879,194
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>305,110</b>	351,868
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>450,075</b>	502,422
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Lease liabilities	租賃負債		44,114	49,711
Deferred tax liabilities	遞延稅項負債		4,161	4,542
			<b>48,275</b>	54,253
<b>NET ASSETS</b>	<b>資產淨值</b>		<b>401,800</b>	448,169



# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

At 30 June 2020 — unaudited  
(Expressed in Hong Kong dollars)

於二零二零年六月三十日 — 未經審核  
(以港元呈列)

		30 June 2020 二零二零年 六月三十日	31 December 2019 二零一九年 十二月三十一日
		\$'000 千元	\$'000 千元
		Note 附註	
<b>CAPITAL AND RESERVES</b>	<b>資本及儲備</b>		
Share capital	股本	40,000	40,000
Reserves	儲備	361,662	408,308
<b>Total equity attributable to equity shareholders of the Company</b>	<b>本公司權益股東應佔權益總額</b>	<b>401,662</b>	448,308
<b>Non-controlling interests</b>	<b>非控股權益</b>	<b>138</b>	(139)
<b>TOTAL EQUITY</b>	<b>權益總額</b>	<b>401,800</b>	448,169

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 簡明綜合權益變動表

For the six months ended 30 June 2020 — unaudited  
(Expressed in Hong Kong dollars)

截至二零二零年六月三十日止六個月 — 未經審核  
(以港元呈列)

		Attributable to equity shareholders of the Company								
		本公司權益股東應佔						Non-	Total	
		Share	Share	Capital	Exchange	Retained	Total	controlling	equity	
		capital	premium	reserve	reserve	profits		interests		
		股本	股份溢價	資本儲備	匯兌儲備	保留溢利	總計	非控股權益	權益總額	
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
		千元	千元	千元	千元	千元	千元	千元	千元	
<b>At 1 January 2019</b>	於二零一九年一月一日	40,000	82,867	81	(135)	370,530	493,343	437	493,780	
<b>Changes in equity for the six months ended 30 June 2019:</b>	截至二零一九年六月三十日止六個月權益變動：									
Profit for the period	期內溢利	-	-	-	-	13,163	13,163	(29)	13,134	
Other comprehensive income	其他全面收益	-	-	-	(39)	-	(39)	-	(39)	
Total comprehensive income	全面收益總額	-	-	-	(39)	13,163	13,124	(29)	13,095	
Dividends approved in respect of the previous year	就前一年度批准的股息	-	-	-	-	(16,000)	(16,000)	-	(16,000)	
<b>At 30 June 2019</b>	於二零一九年六月三十日	40,000	82,867	81	(174)	367,693	490,467	408	490,875	
<b>At 1 January 2020</b>	於二零二零年一月一日	<b>40,000</b>	<b>82,867</b>	<b>81</b>	<b>(343)</b>	<b>325,703</b>	<b>448,308</b>	<b>(139)</b>	<b>448,169</b>	
<b>Changes in equity for the six months ended 30 June 2020:</b>	截至二零二零年六月三十日止六個月權益變動：									
Loss for the period	期內虧損	-	-	-	-	(30,478)	(30,478)	277	(30,201)	
Other comprehensive income	其他全面收益	-	-	-	(168)	-	(168)	-	(168)	
Total comprehensive income	全面收益總額	-	-	-	(168)	(30,478)	(30,646)	277	(30,369)	
Dividends approved in respect of the previous year	就前一年度批准的股息	-	-	-	-	(16,000)	(16,000)	-	(16,000)	
<b>At 30 June 2020</b>	於二零二零年六月三十日	<b>40,000</b>	<b>82,867</b>	<b>81</b>	<b>(511)</b>	<b>279,225</b>	<b>401,662</b>	<b>138</b>	<b>401,800</b>	

# CONDENSED CONSOLIDATED CASH FLOW STATEMENT

## 簡明綜合現金流量表

For the six months ended 30 June 2020 — unaudited  
(Expressed in Hong Kong dollars)

截至二零二零年六月三十日止六個月 — 未經審核  
(以港元呈列)

		<b>Six months ended 30 June</b> 截至六月三十日止六個月	
		<b>2020</b> 二零二零年 \$'000 千元	2019 二零一九年 \$'000 千元
		Note 附註	
<b>Operating activities</b>	<b>經營活動</b>		
Cash generated from operations	經營所得現金	<b>118,619</b>	15,410
Tax paid	已付稅項	<b>(9,574)</b>	(2,877)
<b>Net cash generated from operating activities</b>	<b>經營活動所得現金淨額</b>	<b>109,045</b>	12,533
<b>Investing activities</b>	<b>投資活動</b>		
Payment for the purchase of property, plant and equipment	購置物業、廠房及設備付款	<b>(1,911)</b>	(11,831)
Other cash flows arising from investing activities	投資活動所得的其他現金流	<b>961</b>	17,284
<b>Net cash (used in)/generated from investing activities</b>	<b>投資活動(所用)/所得現金淨額</b>	<b>(950)</b>	5,453
<b>Financing activities</b>	<b>融資活動</b>		
Capital element of lease rentals paid	已付租金的資本要素	<b>(10,281)</b>	(8,690)
Interest element of lease rentals paid	已付租金的利息要素	<b>(797)</b>	(372)
Dividends paid to equity shareholders of the Company	派付本公司權益股東之股息	<b>(16,000)</b>	(16,000)
Net repayment of bank loans	銀行貸款還款款項淨額	<b>(90,178)</b>	(39,895)
Other cash flows used in financing activities	融資活動所用的其他現金流	<b>(9,063)</b>	(8,657)
<b>Net cash used in financing activities</b>	<b>融資活動所用現金淨額</b>	<b>(126,319)</b>	(73,614)
<b>Net decrease in cash and cash equivalents</b>	<b>現金及現金等價物減少淨額</b>	<b>(18,224)</b>	(55,628)
<b>Cash and cash equivalents at 1 January</b>	<b>於一月一日的現金及現金等價物</b>	<b>263,505</b>	216,897
<b>Effect of foreign exchanges rates changes</b>	<b>匯率變動的影響</b>	<b>(172)</b>	(38)
<b>Cash and cash equivalents at 30 June</b>	<b>於六月三十日的現金及現金等價物</b>	<b>245,109</b>	161,231

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# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 1 GENERAL INFORMATION AND BASIS OF PREPARATION

SFK Construction Holdings Limited (the “Company”) and its subsidiaries (together referred to as the “Group”) are principally engaged in construction and maintenance projects in Hong Kong, construction projects in Macau, housing and property management services in Hong Kong and the People’s Republic of China (the “PRC”) and electrical and mechanical engineering services in Hong Kong. The Company was incorporated in Bermuda on 17 October 2007 as an exempted company with limited liability under the Companies Act 1981 of Bermuda (as amended).

The Company’s shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 10 December 2015.

This interim financial report has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, including compliance with Hong Kong Accounting Standard (“HKAS”) 34, *Interim financial reporting*, issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2019 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2020 annual financial statements. Details of any changes in accounting policies are set out in note 2.

The preparation of an interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2019 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”).

These unaudited consolidated interim financial statements have been approved for issue by the Board of Directors of the Company on 26 August 2020.

### 1 一般資料及編製基準

新福港建設集團有限公司(「本公司」)及其附屬公司(統稱「本集團」)主要在香港從事建築及保養項目、在澳門從事建築項目、在香港及中華人民共和國(「中國」)從事房屋及物業管理服務以及在香港從事機電工程服務。本公司於二零零七年十月十七日根據百慕達一九八一年公司法(經修訂)於百慕達註冊成立為獲豁免有限公司。

本公司之股份於二零一五年十二月十日於香港聯合交易所有限公司(「聯交所」)主板上市。

此中期財務報告乃根據香港聯合交易所有限公司證券上市規則的適用披露條文(包括遵守香港會計師公會(「香港會計師公會」)頒布的香港會計準則(「香港會計準則」)第34號，*中期財務報告*)編製。

中期財務報告乃根據與二零一九年度財務報表所採納會計政策相同的會計政策編製，惟預期於二零二零年度財務報表中反映的會計政策變動除外。有關會計政策變動的詳情載於附註2。

編製符合香港會計準則第34號的中期財務報告要求管理層作出判斷、估計及假設，而有關判斷、估計及假設將影響政策應用以及按年初至今基準報告的資產、負債、收入及開支金額。實際結果可能有別於該等估計。

中期財務報告包括簡明綜合財務報表及經選擇解釋附註。有關附註包括自二零一九年度財務報表以來對了解本集團財務狀況變動及表現而言屬重大的事件及交易的解釋。簡明綜合中期財務報表及其附註不包括根據香港財務報告準則(「香港財務報告準則」)編製一份完整的財務報表所需的所有資料。

此等未經審核綜合中期財務報表已於二零二零年八月二十六日獲本公司董事會批准發行。

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 2 CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued the following amendments to HKFRSs that are first effective for the current accounting period of the Group:

- Amendments to HKFRS 3, *Definition of a Business*
- Amendments to HKFRS 9, HKAS 39 and HKFRS 7, *Interest Rate Benchmark Reform*
- Amendments to HKAS 1 and HKAS 8, *Definition of Material*

None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in this interim financial report. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

### 3 REVENUE AND SEGMENT REPORTING

#### (a) Revenue

The principal activities of the Group are general building, civil engineering and the provision of other services.

Revenue mainly represents the revenue derived from general building and civil engineering.

Further details regarding the Group's principal activities are disclosed below.

#### (b) Segment reporting

The Group manages its businesses by segments, and has presented the following three reportable segments.

- General building : this segment provides engineering services of substructure or superstructure of building structures and maintenance, repairs, alterations services and additions to building structures
- Civil engineering : this segment provides engineering services of infrastructure facilities and maintenance, repairs, alterations services to infrastructure facilities
- Others : this segment mainly provides housing management services, electrical and mechanical engineering services and consultancy services

### 2 會計政策變動

香港會計師公會已頒佈以下於本集團當前會計期間首次生效的香港財務報告準則的修訂本：

- 香港財務報告準則第3號之修訂，業務的定義
- 香港財務報告準則第9號、香港會計準則第39號及香港財務報告準則第7號之修訂，利率基準改革
- 香港會計準則第1號及香港會計準則第8號之修訂，重大性的定義

此等變動概無對本中期財務報告內當前或先前期間編製或呈現本集團業績及財務狀況的方式產生重大影響。本集團並未應用任何於當前會計期間尚未生效的任何新訂準則或詮釋。

### 3 收益及分部報告

#### (a) 收益

本集團的主要業務為一般樓宇、土木工程及提供其他服務。

收益主要指一般樓宇及土木工程所得收益。

有關本集團主要業務的其他詳情披露如下。

#### (b) 分部報告

本集團按分部管理其業務，並呈列以下三個可報告分部。

- 一般樓宇 : 該分部提供樓宇結構的底層結構或上蓋工程的工程服務及樓宇結構的保養、維修、改建服務及加建
- 土木工程 : 該分部提供基建設施的工程服務及基建設施的保養、維修、改建服務
- 其他 : 該分部主要提供房屋管理服務、機電工程服務及顧問服務

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 3 REVENUE AND SEGMENT REPORTING (Continued)

#### (b) Segment reporting (Continued)

For the six months ended 30 June 2020

### 3 收益及分部報告(續)

#### (b) 分部報告(續)

截至二零二零年六月三十日止六個月

		General building 一般樓宇 \$'000 千元	Civil engineering 土木工程 \$'000 千元	Others 其他 \$'000 千元	Total 總計 \$'000 千元
Reportable segment revenue (recognised over time)	可報告分部收益 (按時間確認)	1,234,368	266,115	91,371	1,591,854
Reportable segment profit/(loss)	可報告分部溢利/(虧損)	23,917	(21,072)	6,018	8,863
Other revenue and other net gain	其他收益及 其他淨收益				2,006
Depreciation	折舊				(7,264)
Finance costs	融資成本				(9,859)
Unallocated head office and corporate expenses	未分配總部 及公司開支				(30,548)
Consolidated loss before taxation	除稅前綜合虧損				(36,802)
Depreciation for the period	期內折舊	7,963	1,589	1,462	11,014
Reportable segment assets	可報告分部資產	1,065,827	356,967	38,039	1,460,833
Deferred tax assets	遞延稅項資產				46,425
Current tax recoverable	可收回即期稅項				6,032
Unallocated head office and corporate assets	未分配總部 及公司資產				333,931
Consolidated total assets	綜合資產總值				1,847,221
Additions to non-current segment assets during the period	期內添置非流動 分部資產	1,669	110	1,728	3,507
Reportable segment liabilities (including interest in a joint venture)	可報告分部負債 (包括於合營 企業之權益)	758,182	212,504	17,582	988,268
Current tax payable	應付即期稅項				2,954
Deferred tax liabilities	遞延稅項負債				4,161
Unallocated head office and corporate liabilities	未分配總部 及公司負債				450,038
Consolidated total liabilities	綜合負債總額				1,445,421
Share of net liabilities in a joint venture	分佔合營企業之 負債淨額	19,464	–	–	19,464

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 3 REVENUE AND SEGMENT REPORTING (Continued)

#### (b) Segment reporting (Continued)

For the six months ended 30 June 2019

		General building 一般樓宇 \$'000 千元	Civil engineering 土木工程 \$'000 千元	Others 其他 \$'000 千元	Total 總計 \$'000 千元
Reportable segment revenue (recognised over time)	可報告分部收益 (按時間確認)	2,192,012	475,382	92,282	2,759,676
Reportable segment profit	可報告分部溢利	63,210	2,711	2,699	68,620
Other revenue and other net gain	其他收益及其他淨收益				184
Depreciation	折舊				(928)
Finance costs	融資成本				(8,929)
Unallocated head office and corporate expenses	未分配總部及公司開支				(43,016)
Consolidated profit before taxation	除稅前綜合溢利				15,931
Share of results of a joint venture	分佔一間合營企業業績	(10)	–	–	(10)
Depreciation for the period	期內折舊	7,132	1,118	1,690	9,940
Reportable segment assets	可報告分部資產	1,092,423	510,826	53,947	1,657,196
Deferred tax assets	遞延稅項資產				36,742
Current tax recoverable	可收回即期稅項				2,706
Unallocated head office and corporate assets	未分配總部及公司資產				250,985
Consolidated total assets	綜合資產總值				1,947,629
Additions to non-current segment assets during the period	期內添置非流動分部資產	1,841	404	78	2,323
Reportable segment liabilities (including interest in a joint venture)	可報告分部負債 (包括於合營企業之權益)	643,171	308,614	13,696	965,481
Current tax payable	應付即期稅項				10,714
Deferred tax liabilities	遞延稅項負債				5,035
Unallocated head office and corporate liabilities	未分配總部及公司負債				475,524
Consolidated total liabilities	綜合負債總額				1,456,754
Share of net liabilities in a joint venture	分佔合營企業之負債淨額	12,723	–	–	12,723

No geographic information has been presented as most of the Group's operating activities are carried out in Hong Kong.

由於本集團大部分經營活動均於香港進行，故並無呈列地區資料。

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 4 (LOSS)/PROFIT BEFORE TAXATION

(Loss)/profit before taxation is arrived at after charging/(crediting):

### 4 除稅前(虧損)/溢利

除稅前(虧損)/溢利乃扣除/(計入)以下各項後達致：

		<b>Six months ended 30 June</b> 截至六月三十日止六個月	
		<b>2020</b> 二零二零年 \$'000 千元	2019 二零一九年 \$'000 千元
<b>(a) Finance costs</b>	<b>(a) 融資成本</b>		
Interest on bank advances	銀行墊款的利息	9,062	8,657
Interest on lease liabilities	租賃負債的利息	797	295
		<b>9,859</b>	8,952
<b>(b) Staff costs</b>	<b>(b) 員工成本</b>		
Salaries, wages and other benefits	薪金、工資及其他福利	306,910	374,414
Contributions to defined contribution retirement plans	界定供款退休計劃供款	10,593	14,185
Less: Amount included in direct costs	減：計入直接成本的金額	<b>(298,095)</b>	(367,332)
		<b>19,408</b>	21,267
<b>(c) Other items</b>	<b>(c) 其他項目</b>		
Depreciation charge	折舊費用		
— owned property, plant and equipment	— 自有物業、廠房及設備	7,831	7,468
— right-of-use assets	— 使用權資產	10,447	8,690
		<b>18,278</b>	16,158
Less: Amount included in direct costs	減：計入直接成本的金額	<b>(10,438)</b>	(9,324)
		<b>7,840</b>	6,834
Auditors' remuneration	核數師酬金	<b>1,691</b>	1,761



# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 5 INCOME TAX

Taxation in the consolidated income statement represents:

### 5 所得稅

綜合收益表內的稅項指：

		<b>Six months ended 30 June</b> 截至六月三十日止六個月	
		<b>2020</b> 二零二零年 \$'000 千元	2019 二零一九年 \$'000 千元
<b>Current tax — Hong Kong Profits Tax</b>	<b>即期稅項 — 香港利得稅</b>		
Provision for the period	期內撥備	1,176	4,471
Over provision in respect of prior periods	過往期間超額撥備	(20)	—
		<b>1,156</b>	4,471
<b>Deferred tax</b>	<b>遞延稅項</b>		
Origination and reversal of temporary differences	暫時差額的產生及撥回	(7,757)	(1,674)
		<b>(6,601)</b>	2,797

### 6 (LOSS)/EARNINGS PER SHARE

#### (a) Basic (loss)/earnings per share

The calculation of basic (loss)/earnings per share is based on the loss attributable to ordinary equity shareholders of the Company of \$30,478,000 (30 June 2019: profit of \$13,163,000) and 400,000,000 shares (30 June 2019: 400,000,000 shares) in issue during the period.

#### (b) Diluted (loss)/earnings per share

There were no potential dilutive shares in existence during the six months ended 30 June 2020 and 2019.

### 6 每股(虧損)/盈利

#### (a) 每股基本(虧損)/盈利

每股基本(虧損)/盈利乃根據本公司普通權益股東應佔虧損30,478,000元(二零一九年六月三十日：應佔溢利13,163,000元)以及期內已發行股份400,000,000股(二零一九年六月三十日：400,000,000股)計算。

#### (b) 每股攤薄(虧損)/盈利

於截至二零二零年及二零一九年六月三十日止六個月，並無潛在攤薄股份。

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 7 PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2020, the Group acquired items of plant and equipment with a cost of \$1,911,000 (30 June 2019: \$11,831,000). Additions to right-of-use assets amounted to \$3,430,000 during the six months ended 30 June 2020. Also, the Group disposed items of plant and equipment with a carrying amount of \$27,000 (30 June 2019: \$165,000).

### 7 物業、廠房及設備

於截至二零二零年六月三十日止六個月，本集團購置廠房及設備之成本為1,911,000元(二零一九年六月三十日：11,831,000元)。於截至二零二零年六月三十日止六個月，使用權資產的添置為3,430,000元。同時，本集團出售賬面值為27,000元(二零一九年六月三十日：165,000元)之廠房及設備。

### 8 TRADE AND OTHER RECEIVABLES

### 8 應收貿易賬款及其他應收款項

		<b>30 June 2020 二零二零年 六月三十日 \$'000 千元</b>	31 December 2019 二零一九年 十二月三十一日 \$'000 千元
Trade debtors	應收貿易賬款	<b>249,043</b>	457,079
Deposits, prepayments and other receivables	按金、預付款項及其他應收款項	<b>17,184</b>	35,345
Amounts due from a joint operation partner	應收合營業務夥伴款項	<b>8,381</b>	21,820
		<b>274,608</b>	514,244

The ageing analysis of trade debtors and trade balances due from related companies based on the invoice date is as follows:

應收貿易賬款及應收關連公司之貿易結餘根據發票日期之賬齡分析如下：

		<b>30 June 2020 二零二零年 六月三十日 \$'000 千元</b>	31 December 2019 二零一九年 十二月三十一日 \$'000 千元
Within 1 month	一個月內	<b>226,812</b>	388,289
Over 1 to 2 months	一至兩個月	<b>15,278</b>	61,662
Over 2 to 3 months	兩至三個月	<b>1,577</b>	295
Over 3 months but within 6 months	超過三個月但於六個月內	<b>5,376</b>	6,833
		<b>249,043</b>	457,079

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 9 CASH AND CASH EQUIVALENTS

### 9 現金及現金等價物

		<b>30 June 2020 二零二零年 六月三十日 \$'000 千元</b>	31 December 2019 二零一九年 十二月三十一日 \$'000 千元
Deposits with banks within three months of maturity at acquisition	於購入後三個月內到期的 銀行存款	<b>151,018</b>	101,418
Cash at bank and in hand	銀行及手頭現金	<b>94,091</b>	162,087
		<b>245,109</b>	263,505

### 10 TRADE AND OTHER PAYABLES

### 10 應付貿易賬款及其他應付款項

		<b>30 June 2020 二零二零年 六月三十日 \$'000 千元</b>	31 December 2019 二零一九年 十二月三十一日 \$'000 千元
Trade creditors	應付貿易賬款	<b>194,145</b>	354,720
Accruals and other payables	應計費用及其他應付款項	<b>230,773</b>	565,393
Amounts due to joint operation partners	應付合營業務夥伴款項	<b>1,062</b>	1,062
Provision for construction works	建築工程撥備	<b>30,070</b>	24,288
Retentions payable	應付保證金	<b>351,227</b>	361,679
		<b>807,277</b>	1,307,142

The ageing analysis of trade creditors based on the invoice date is as follows:

應付貿易賬款根據發票日期之賬齡分析如下：

		<b>30 June 2020 二零二零年 六月三十日 \$'000 千元</b>	31 December 2019 二零一九年 十二月三十一日 \$'000 千元
Within 1 month	一個月內	<b>116,497</b>	262,868
Over 1 to 2 months	一至兩個月	<b>51,024</b>	55,886
Over 2 to 3 months	兩至三個月	<b>10,349</b>	16,462
Over 3 months	超過三個月	<b>16,275</b>	19,504
		<b>194,145</b>	354,720

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 11 DIVIDENDS

Dividend payable to equity shareholders of the Company attributable to the interim period:

Interim dividend declared after the end of reporting period of 4.0 cents per share (2019: Nil)	報告期末後宣派之中期股息每股4.0港仙 (二零一九年：零)
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The interim dividend declared after the end of reporting period has not been recognised as a liability at the end of reporting period.

Final dividend of 4.0 cents per share, amounting to \$16,000,000, was declared for the year ended 31 December 2019 and paid in June 2020.

### 12 MATERIAL RELATED PARTY TRANSACTIONS

The Group had the following transactions with the related parties during the period which the directors consider to be material:

Rental expenses, license fees, air-conditioning and service charges (note (i))	租金開支、許可費、冷氣及服務費(附註(i))
Property management services and property consultancy services income (note (ii))	物業管理服務及物業諮詢服務收入(附註(ii))

The ultimate controlling party of the Group is a substantial shareholder of Great Eagle Holdings Limited.

Notes:

- (i) During the six months ended 30 June 2019, the Group paid rental expenses to a subsidiary of Great Eagle Holdings Limited.
- (ii) During the six months ended 30 June 2019, the Group provided property management services and property consultancy services to subsidiaries of Sun Fook Kong Group Limited.

### 11 股息

歸屬於中期期間應付本公司權益股東之股息：

Six months ended 30 June 截至六月三十日止六個月	
2020 二零二零年 \$'000 千元	2019 二零一九年 \$'000 千元
16,000	—

報告期末後宣派之中期股息於報告期末尚未確認為負債。

末期股息每股4.0港仙，金額達16,000,000元於截至二零一九年十二月三十一日止年度宣派，並於二零二零年六月派付。

### 12 重大關聯方交易

期內本集團與關聯方進行了董事認為屬重大的下列交易：

Six months ended 30 June 截至六月三十日止六個月	
2020 二零二零年 \$'000 千元	2019 二零一九年 \$'000 千元
—	2,198
—	2,319

本集團的最終控制方為鷹君集團有限公司的主要股東。

附註：

- (i) 於截至二零一九年六月三十日止六個月，本集團向鷹君集團有限公司的一間附屬公司支付租金開支。
- (ii) 於截至二零一九年六月三十日止六個月，本集團向新福港集團有限公司的附屬公司提供物業管理服務及物業諮詢服務。

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 未經審核簡明綜合財務報表附註

(Expressed in Hong Kong dollars unless otherwise indicated) (除另有指明外，以港元呈列)

### 13 FINANCIAL GUARANTEES AND CONTINGENT LIABILITIES

- (a) As at 30 June 2020, approximately \$427,269,000 (31 December 2019: \$387,310,000) of performance bonds were given by financial institutions to the Group in favour of the Group's customers as security for the due performance and observance of the Group's obligation under the contracts entered into between the Group and their customers. The Group has provided guarantees of the above performance bonds. If the Group fails to provide satisfactory performance to their customers to whom performance bonds have been given, such customers may demand the financial institutions to pay to them the sum or sums stipulated in such demand. The Group will then become liable to compensate such financial institutions accordingly. The performance bonds will be released upon completion of the contract work.

At the end of the reporting period, the directors of the Company do not consider it probable that a claim will be made against the Group.

- (b) As at 30 June 2020, the Group had provided guarantees of \$166,212,000 (31 December 2019: \$166,447,000) in respect of certain banking facilities of \$332,424,000 (31 December 2019: \$332,893,000) granted to its joint ventures in Macau. The facilities were utilised to the extent of \$64,141,000 (31 December 2019: \$88,530,000), of which amounts of \$61,290,000 (31 December 2019: \$60,756,000) represent performance bonds given by financial institutions to customers of the joint venture.
- (c) The Group has not recognised any deferred income in respect of these guarantees as their fair values cannot be reliably measured using observable market data and no transaction price was incurred.
- (d) The subsidiaries of the Group are defendants in a number of claims, lawsuits and potential claims relating to employee's compensation cases and personal injuries claims. The directors of the Company considered that the possibility of any economic outflow in settling the legal claims is remote as these claims are all well covered by insurance. Accordingly, no provision for the contingent liabilities in respect of these litigations is necessary, after due consideration of each case.

### 13 財務擔保及或然負債

- (a) 於二零二零年六月三十日，金融機構以本集團客戶為受益人授出約427,269,000元(二零一九年十二月三十一日：387,310,000元)的履約保證，作為本集團妥善履行及遵守本集團與客戶所訂立合約項下責任的擔保。本集團已就上述履約保證提供擔保。倘本集團未能向獲授履約保證的客戶妥善履行責任，則有關客戶可要求金融機構向其支付有關要求訂明的款額。然後本集團須相應向有關金融機構進行償付。履約保證將於合約工程完工後解除。

於報告期末，本公司董事認為本集團不大可能遭到索償。

- (b) 於二零二零年六月三十日，本集團提供166,212,000元(二零一九年十二月三十一日：166,447,000元)的擔保，相當於授予澳門合營企業的若干銀行融資332,424,000元(二零一九年十二月三十一日：332,893,000元)。融資已動用64,141,000元(二零一九年十二月三十一日：88,530,000元)，其中61,290,000元(二零一九年十二月三十一日：60,756,000元)指由金融機構授予合營企業的客戶的履約保證。
- (c) 本集團並無就該等擔保確認任何遞延收入，原因是其公平值無法利用可觀察的市場數據進行可靠計量且並無產生交易價值。
- (d) 本集團附屬公司為有關僱員補償案例及人身傷害索償的多項索償、訴訟及潛在索償的被告。本公司董事認為，解決法律索償產生任何經濟流出的可能性微乎其微，原因是該等索償由保險妥為保障。因此，經審慎考慮各項案例後，毋須就該等訴訟相關的或然負債作出撥備。



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