



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 三
中 期 報 告

Interim
Report
2023



啟鑽商場 KAI CHUEN SHOPPING CENTRE

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BOARD OF DIRECTORS

Executive Directors

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

Independent Non-Executive Directors

Mr. JIM Fun Kwong, Frederick
Mr. CHAN Kim Hung, Simon
Dr. KOU Zhihui (appointed on 25 May 2023)
Mr. LAM Leung Tsun (retired on 25 May 2023)

AUDIT COMMITTEE

Mr. JIM Fun Kwong, Frederick (Chairman)
Mr. CHAN Kim Hung, Simon
Dr. KOU Zhihui (appointed on 25 May 2023)
Mr. LAM Leung Tsun (retired on 25 May 2023)

NOMINATION COMMITTEE

Mr. CHAN Ki Chun (Chairman)
Mr. CHAN Kim Hung, Simon
Dr. KOU Zhihui (appointed on 25 May 2023)
Mr. LAM Leung Tsun (retired on 25 May 2023)

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)
容劍文先生
楊楚賢先生

獨立非執行董事

詹勳光先生
陳劍雄先生
寇志暉博士(於二零二三年五月二十五日獲委任)
林良俊先生(於二零二三年五月二十五日退任)

審核委員會

詹勳光先生(主席)
陳劍雄先生
寇志暉博士(於二零二三年五月二十五日獲委任)
林良俊先生(於二零二三年五月二十五日退任)

提名委員會

陳麒淳先生(主席)
陳劍雄先生
寇志暉博士(於二零二三年五月二十五日獲委任)
林良俊先生(於二零二三年五月二十五日退任)

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

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

7/F, High Fashion Centre
1-11 Kwai Hei Street
Kwai Chung, New Territories
Hong Kong

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
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
Fubon Bank (Hong Kong) Limited
Dah Sing Bank, Limited
Standard Chartered Bank (Hong Kong) 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
新界葵涌
葵喜街1-11號
達利國際中心7樓

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17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
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
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 2023 (the “Period”) together with the comparative figures for the corresponding period in 2022.

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), fresh water and flush water maintenance services, sewage water sampling services, electrical and mechanical engineering services and building information modeling (“BIM”) services to real estates in Hong Kong.

BUSINESS REVIEW

Our overall revenue for the Period amounted to HK\$1,486.80 million as compared with that of HK\$1,622.04 million for the corresponding period last year, representing a decrease of approximately 8.34%. 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」)截至二零二三年六月三十日止六個月(「期內」)的未經審核中期業績，連同二零二二年同期的比較數字。

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)、淡水及鹹水保養服務、污水採樣服務、機電工程服務及建築信息模擬(「BIM」)服務。

業務回顧

期內，整體收益為1,486.80百萬港元，較去年同期的1,622.04百萬港元減少約8.34%，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 2023, we had a total of 15 projects for general building works and 25 projects for civil engineering works on hand. The total original contract sum of these projects amounted to approximately HK\$23 billion (31 December 2022: HK\$16 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 2023 was approximately HK\$13.5 billion (31 December 2022: HK\$7.1 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 2023:

於二零二三年六月三十日，我們手頭有合共15個一般樓宇工程項目及25個土木工程項目。該等項目原訂合約總金額約為230億港元(二零二二年十二月三十一日：160億港元)。於二零二三年六月三十日，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135億港元(二零二二年十二月三十一日：71億港元)。下表載列我們以總承建商身份獲批及承接且於二零二三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 2023
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)	截至二零二三年六月三十日止 六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
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	39.0
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	237.5
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	176.5
Construction managed by the Architectural Services Department 為建築署管理的工程提供建築工程	Civil engineering works 土木工程	Construction of Open Space at Hung Hom Waterfront 紅磡海濱休憩用地建築工程	December 2023 二零二三年十二月	193.0	15.1

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 2023
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)	截至二零二三年六月三十日止六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
Design and Construction managed by the Evangelical Lutheran Church Social Service-Hong Kong 為基督教香港信義會社會服務部管理的工程提供設計及施工	General building works 一般樓宇工程	Design and Construction of Proposed Transitional Housing for Evangelical Lutheran Church Social Service-Hong Kong – Ngau Tam Mei, Yuen Long, New Territories 為基督教香港信義會社會服務部負責的建議過渡性房屋工程進行設計及施工 — 新界元朗牛潭尾	January 2024 二零二四年一月	484.0	69.6
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 管理和保養九龍東的公共道路(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	58.1
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	36.9
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 新機場中央控制中心的樓宇及土木工程	September 2024 二零二四年九月	440.7	15.9
Infrastructure Works for Non-public Housing Facilities of the Hong Kong Housing Authority 香港房屋委員會非公營房屋設施的基礎設施工程	General building works 一般樓宇工程	Non-public Housing Facilities – Transport Infrastructure Works, Water Feature Park and Landscaped Walk 非公營房屋設施 — 運輸基礎設施工程、活水公園和文化園景大道	December 2024 二零二四年十二月	1,497.0	197.8

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 2023
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)	截至二零二三年六月三十日止六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
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 other properties in Hong Kong Island Western, Southern and Lantau Islands for which Architectural Services Department (Property Services Branch) is responsible 為建築署(物業事務處)負責的港島西區、南區及大嶼山的樓宇、土地及其他物業進行改建、加建、保養及維修工程	March 2025 二零二五年三月	830.4	47.7
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 other properties in Tuen Mun and Yuen Long for which Architectural Services Department (Property Services Branch) is responsible 為建築署(物業事務處)負責的屯門及元朗的樓宇、土地及其他物業進行改建、加建、保養及維修工程	March 2025 二零二五年三月	784.8	82.6
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	March 2025 二零二五年三月	477.7	39.8
Maintenance and Overhaul of Electrical and Mechanical Installations managed by the Drainage Services Department 為渠務署管理的機電設備進行保養及維修	Civil engineering works – maintenance project 土木工程 – 保養項目	Maintenance and Overhaul of Electrical and Mechanical Installations at Sewage Treatment and Flood Protection Facilities in Hong Kong Island, Kowloon and Part of the New Territories (2022–2025) 為香港島、九龍區及部分新界區污水處理及防洪設施的機電設備進行保養及維修(2022–2025)	July 2025 二零二五年七月	267.0	20.2

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 2023
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)	截至二零二三年六月三十日止六個月確認的收益 (approximate HK\$'million) (概約百萬港元)
Water Supply and Fire Services term maintenance for Housing Authority Estates, Areas and Buildings 為房屋委員會轄下屋邨、地方及樓宇的供水及消防裝置定期保養	Civil engineering works – maintenance project 土木工程 – 保養項目	Water Supply and Fire Services Term Maintenance (WTT Region) 2022/2025 for Housing Authority Estates, Areas and Buildings 為香港房屋委員會轄下屋邨、地方及樓宇的供水及消防裝置定期保養(黃大仙、青衣及荃灣區)2022/2025	September 2025 二零二五年九月	201.2	0.7
Construction of public housing developments of Kai Tak Sites 2B5 and 2B6 興建啟德地盤2B5及2B6公共房屋發展項目	General building works 一般樓宇工程	Construction of public housing developments 興建公共房屋發展項目	January 2026 二零二六年一月	2,624.0	217.2
Site Formation Works for the Civil Engineering and Development Department 土木工程拓展署的工地平整工程	Civil engineering works 土木工程	Site formation works at Queen's Hill extension, Fanling 粉嶺皇后山擴展用地工地平整工程	March 2026 二零二六年三月	262.2	5.3
Construction managed by the Hong Kong Housing Authority 為房屋委員會管理的工程提供施工	General building works 一般樓宇工程	Construction of Public Housing Development at North West Kowloon Reclamation Site (East) 西北九龍填海區(東)公共租住房屋發展計劃的建造	January 2027 二零二七年一月	2,407.0	7.7
Design and Construction managed by the Hong Kong Housing Authority 為房屋委員會管理的工程提供設計及施工	General building works 一般樓宇工程	Design and Construction of Public Housing Development at Kwu Tung North Area 19 Phase 2 古洞北第十九區第二期公共租住房屋發展計劃的設計及建造	May 2027 二零二七年五月	4,620.0	6.1

* The actual contract completion date was postponed and the project was still ongoing as at 30 June 2023.

* 於二零二三年六月三十日，實際合約完成日期已延期，而項目仍在進行中。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

A majority of our revenue is generated from our general building and civil engineering business. During the Period, the revenue attributable to our general building and civil engineering business amounted to HK\$1,180.99 million and HK\$213.94 million (30 June 2022: HK\$1,288.69 million and HK\$226.17 million), respectively, representing approximately 79.43% and 14.39% (30 June 2022: 79.45% and 13.94%), respectively, of the total revenue of the Group for the Period.

During the Period, other than general building and civil engineering business, we also provided other services which comprised mainly housing and property management services (such as the provision of cleaning services and security management services), fresh water and flush water maintenance services, sewage water sampling services, electrical and mechanical engineering services and BIM services to real estates in Hong Kong. Revenue attributable to these other services amounted to approximately 6.18% of the total revenue of the Group for the Period (30 June 2022: 6.61%).

FINANCIAL REVIEW

Revenue

Our overall revenue decreased by approximately HK\$135.24 million, or approximately 8.34%, from HK\$1,622.04 million for the six months ended 30 June 2022 to HK\$1,486.80 million for the six months ended 30 June 2023. The decrease in our revenue was mainly due to the combined effect of the decrease in revenue from general building business of HK\$107.70 million and the decrease in revenue from civil engineering business of HK\$12.23 million for the reasons set out below.

Revenue from general building business decreased by approximately HK\$107.70 million, or approximately 8.36%, from HK\$1,288.69 million for the six months ended 30 June 2022 to HK\$1,180.99 million for the six months ended 30 June 2023. The decrease in revenue from general building business was mainly due to the decrease in revenue between periods in accordance with the work progress of certain general building contracts, including the construction of subsidised sale flats for the Hong Kong Housing Authority.

Revenue from civil engineering business decreased by approximately HK\$12.23 million, or approximately 5.41%, from HK\$226.17 million for the six months ended 30 June 2022 to HK\$213.94 million for the six months ended 30 June 2023. The decrease in revenue from civil engineering business was mainly due to the decrease in revenue between periods in accordance with the work progress of certain civil engineering contracts, including the site formation and infrastructure works for the Civil Engineering & Development Department.

我們的大部分收益來自一般樓宇及土木工程業務。期內，一般樓宇及土木工程業務應佔收益分別為1,180.99百萬港元及213.94百萬港元(二零二二年六月三十日：1,288.69百萬港元及226.17百萬港元)，分別佔期內本集團總收益約79.43%及14.39%(二零二二年六月三十日：79.45%及13.94%)。

期內，除一般樓宇及土木工程業務外，我們亦提供其他服務，主要包括向香港的房地產提供房屋及物業管理服務(如清潔服務及保安管理服務)、淡水及鹹水保養服務、污水採樣服務、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6.18%(二零二二年六月三十日：6.61%)。

財務回顧

收益

我們的整體收益由截至二零二二年六月三十日止六個月的1,622.04百萬港元減少約135.24百萬港元或約8.34%至截至二零二三年六月三十日止六個月的1,486.80百萬港元。收益減少主要由於來自一般樓宇業務的收益減少107.70百萬港元，以及來自土木工程業務的收益減少12.23百萬港元的綜合影響，其原因載於下文。

一般樓宇業務的收益由截至二零二二年六月三十日止六個月的1,288.69百萬港元減少約107.70百萬港元或約8.36%至截至二零二三年六月三十日止六個月的1,180.99百萬港元。一般樓宇業務的收益減少，主要由於有關期間之間根據若干一般樓宇合約(包括香港房屋委員會轄下資助出售房屋的建設)工程進度確認的收益減少。

土木工程業務的收益由截至二零二二年六月三十日止六個月的226.17百萬港元減少約12.23百萬港元或約5.41%至截至二零二三年六月三十日止六個月的213.94百萬港元。土木工程業務的收益減少主要由於根據土木工程拓展署若干土木工程合約(包括工地平整及基礎建設工程)的工程進度確認的收益減少。

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Revenue from other services (which mainly comprised housing and property management services, fresh water and flush water maintenance services, sewage water sampling services, electrical and mechanical engineering services and BIM services) for the six months ended 30 June 2023 amounted to HK\$91.87 million (30 June 2022: HK\$107.18 million), representing 6.18% (30 June 2022: 6.61%) of the total revenue of the Group. Revenue from other services decreased between the periods mainly due to the decrease in sewage water sampling services, electrical and mechanical engineering services and BIM services provided.

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

Gross profit and gross profit margin

Our overall gross profit increased by HK\$18.81 million, or approximately 83.00%, from HK\$22.66 million for the six months ended 30 June 2022 to HK\$41.47 million for the six months ended 30 June 2023. The increase in gross profit was mainly due to the improvement in overall cost controls for construction and maintenance contracts.

Our overall gross profit margin increased from 1.40% for the six months ended 30 June 2022 to 2.79% for the six months ended 30 June 2023. The increase in overall gross profit margin was mainly attributable to the improvement in overall cost controls leading to a rise in gross profit margin when compared to that of the previous period.

Other revenue

Our other revenue for the six months ended 30 June 2023 amounted to HK\$1.63 million, compared to that of HK\$18.76 million for the six months ended 30 June 2022. Other revenue mainly consisted of interest income and other sundry income. The relatively high balance of other revenue for the previous period was explained by the inclusion of approximately HK\$18 million government subsidies relating to the 2022 Employment Support Scheme under the Anti-epidemic Fund to provide wage subsidies to employees for two months (i.e. May, June 2022).

Other net gain

Our other net gain for the six months ended 30 June 2023 amounted to HK\$0.52 million, compared to that of HK\$1.06 million for the six months ended 30 June 2022. Our other net gain mainly comprised gain on disposal of property, plant and equipment and exchange differences.

截至二零二三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、淡水及鹹水保養服務、污水採樣服務、機電工程服務及BIM服務)的收益為91.87百萬港元(二零二二年六月三十日：107.18百萬港元)，佔本集團總收益的6.18%(二零二二年六月三十日：6.61%)。來自其他服務的收益於期內減少主要是由於提供的污水採樣服務、機電工程服務及BIM服務減少。

期內，我們的業務繼續專注於香港市場。

毛利及毛利率

我們的整體毛利由截至二零二二年六月三十日止六個月的22.66百萬港元增加18.81百萬港元或約83.00%至截至二零二三年六月三十日止六個月的41.47百萬港元。毛利增加主要由於建設及保養合約的整體成本控制有所改善所致。

我們的整體毛利率由截至二零二二年六月三十日止六個月的1.40%上升至截至二零二三年六月三十日止六個月的2.79%。整體毛利率上升主要由於整體成本控制有所改善，致令毛利率較去年同期上升。

其他收益

截至二零二三年六月三十日止六個月，其他收益為1.63百萬港元，而截至二零二二年六月三十日止六個月的其他收益為18.76百萬港元。其他收益主要包括利息收入及其他雜項收入。過往期間其他收益結餘相對較高乃由於計入防疫抗疫基金項下二零二二年保就業計劃向僱員提供兩個月(即二零二二年五月及六月)的工資補貼有關的約18百萬港元政府補貼。

其他淨收益

截至二零二三年六月三十日止六個月，其他淨收益為0.52百萬港元，而截至二零二二年六月三十日止六個月則為1.06百萬港元。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。

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Administrative expenses

Administrative expenses mainly consisted of staff costs and rental charges. Our administrative expenses for the six months ended 30 June 2023 amounted to HK\$30.37 million, compared to that of HK\$27.51 million for the six months ended 30 June 2022. The increase in administrative expenses was mainly attributable to the increase in staff costs between the periods.

Finance costs

Our finance costs for the six months ended 30 June 2023 amounted to HK\$1.70 million, compared to that of HK\$1.76 million for the six months ended 30 June 2022. The balances remained stable between the periods.

Income tax

Our income tax for the six months ended 30 June 2023 was a charge of HK\$1.93 million, compared to that of a credit of HK\$1.39 million for the six months ended 30 June 2022.

Profit attributable to the equity shareholders of the Company

Based on the above factors, there was a profit attributable to the equity shareholders of the Company for the six months ended 30 June 2023 of HK\$9.30 million, compared to a profit attributable to the equity shareholders of the Company of HK\$13.15 million for the six months ended 30 June 2022.

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

Capital Structure

As at 30 June 2023, the capital structure of the Group consisted of equity of HK\$367.45 million (31 December 2022: HK\$371.84 million) and bank loans of HK\$150.00 million (31 December 2022: HK\$50.00 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 2023, our cash and cash equivalents were HK\$191.67 million (31 December 2022: HK\$262.56 million).

As at 30 June 2023, the current ratio of the Group was 1.32 (31 December 2022: 1.25).

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

行政開支

行政開支主要包括員工成本及租賃開支。截至二零二三年六月三十日止六個月，行政開支為30.37百萬港元，而截至二零二二年六月三十日止六個月的行政開支為27.51百萬港元。行政開支增加主要是由於有關期間之間的員工成本增加。

融資成本

截至二零二三年六月三十日止六個月，融資成本為1.70百萬港元，而截至二零二二年六月三十日止六個月的融資成本為1.76百萬港元。有關期間之間的結餘維持穩定。

所得稅

截至二零二三年六月三十日止六個月，所得稅開支為1.93百萬港元，而截至二零二二年六月三十日止六個月的抵免為1.39百萬港元。

本公司權益股東應佔溢利

基於上述因素，截至二零二三年六月三十日止六個月，本公司權益股東應佔溢利為9.30百萬港元，而截至二零二二年六月三十日止六個月則錄得本公司權益股東應佔溢利13.15百萬港元。

流動資金、財務資源及資本架構

資本架構

於二零二三年六月三十日，本集團的資本架構包括股本367.45百萬港元(二零二二年十二月三十一日：371.84百萬港元)及下文「借款」一段所詳述的銀行貸款150.00百萬港元(二零二二年十二月三十一日：50.00百萬港元)。

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。於二零二三年六月三十日，現金及現金等價物為191.67百萬港元(二零二二年十二月三十一日：262.56百萬港元)。

於二零二三年六月三十日，本集團的流動比率為1.32(二零二二年十二月三十一日：1.25)。

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

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Borrowings

As at 30 June 2023, the Group had total bank loans of HK\$150.00 million (31 December 2022: approximately HK\$50.00 million), which is principally denominated in Hong Kong dollars. The balance increased compared to that of 31 December 2022, and was mainly used to finance the working capital of the ongoing projects.

As at 30 June 2023, the Group had approximately HK\$1,296 million (31 December 2022: HK\$1,517 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 2023, the Group's gearing ratio was 40.82% (31 December 2022: 13.45%), 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\$1.83 million (30 June 2022: HK\$2.97 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

於二零二三年六月三十日，本集團的銀行貸款總額為150.00百萬港元(二零二二年十二月三十一日：約50.00百萬港元)，相關銀行貸款主要以港元計值。該結餘與二零二二年十二月三十一日相比增加了，主要用於為持續項目的營運資金撥資。

於二零二三年六月三十日，本集團於香港及澳門擁有約1,296百萬港元(二零二二年十二月三十一日：1,517百萬港元)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

於二零二三年六月三十日，本集團的資產負債比率為40.82%(二零二二年十二月三十一日：13.45%)，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1.83百萬港元(二零二二年六月三十日：2.97百萬港元)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。

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 2023.

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 2023.

PLEDGE OF ASSETS

As at 30 June 2023, the Group had pledged deposits, amounting to HK\$20.11 million (31 December 2022: HK\$20.11 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 2023, the Group did not have any capital commitments.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2023, the Group had 1,331 employees in Hong Kong and total remuneration for the six months ended 30 June 2023 was approximately HK\$250 million. The Group entered into separate labour contracts with its employees in accordance with the applicable labour laws of Hong Kong. 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的重大收購或出售。於二零二三年六月三十日，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，本集團於二零二三年六月三十日並無其他財務擔保及或然負債。

抵押資產

於二零二三年六月三十日，本集團有已抵押存款20.11百萬港元(二零二二年十二月三十一日：20.11百萬港元)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之間保持相對穩定。

資本承擔

於二零二三年六月三十日，本集團並無任何資本承擔。

僱員及薪酬政策

於二零二三年六月三十日，本集團在香港有1,331名僱員，截至二零二三年六月三十日止六個月的薪酬總額約為250百萬港元。本集團根據香港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。

FUTURE PROSPECTS

The impact of COVID-19 has gradually eased and the local economy is gradually picking up in the second half of 2023. We believe that the Hong Kong Government will take more measures to boost the economy. 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的影響逐步緩和，本地經濟於二零二三年下半年正逐漸回升。我們相信香港政府將採取更多措施刺激經濟。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 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 stakeholders, and enhance shareholder value. The Company 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 applicable code provisions set out in the Corporate Governance Code (the “CG Code”) under Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”). The Board is of the opinion that the Company has complied with all the applicable code provisions, except for the deviation from code provisions C.2.1 and D.2.5 of the CG Code during the period.

According to provision C.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 C.2.1 of the CG Code is appropriate in such circumstances.

According to code provision D.2.5 of the CG Code, the Company should have an internal audit function. The Company does 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 appointed an external internal control adviser to perform periodic review of our internal control system to evaluate the 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 its corporate governance standard, 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、有效及透明地運作，招商引資，維護股東與持份者的權利並提升股東價值，企業管治常規的作用至關重要。本公司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」)所載適用守則條文。董事會認為，於期內，除偏離企業管治守則第C.2.1條及D.2.5條外，本公司均已遵守所有適用守則條文。

根據企業管治守則第C.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C.2.1條屬適當。

根據企業管治守則條文第D.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。本公司已委任外聘內部控制顧問定期檢討內部控制系統，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。董事會會持續檢討本身的企業管治常規，以提高企業管治標準，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。

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 of 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 HK3.0 cents per Share for the Period (30 June 2022: HK2.5 cents), amounting to approximately HK\$12 million (30 June 2022: HK\$10 million). 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, 15 September 2023. It is expected that the proposed dividend will be paid on or about Thursday, 28 September 2023.

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, 14 September 2023 to Friday, 15 September 2023 (both dates inclusive), during which period no transfer of the Shares of the Company 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 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Wednesday, 13 September 2023.

證券交易標準守則

本公司已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標準規定。

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

董事議決宣派期內中期股息每股3.0港仙(二零二二年六月三十日：2.5港仙)，約為12百萬港元(二零二二年六月三十日：10百萬港元)。中期股息將派付予二零二三年九月十五日(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。預期於二零二三年九月二十八日(星期四)或前後派付建議股息。

並無訂立安排使本公司股東放棄或同意放棄任何股息。

暫停辦理股份過戶登記

為釐定享有建議中期股息的權利，本公司將於二零二三年九月十四日(星期四)至二零二三年九月十五日(星期五)(首尾兩天包括在內)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二零二三年九月十三日(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，地址為香港夏慤道16號遠東金融中心17樓。

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.

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 then 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 2023, none of the Directors or chief executive of the Company had any interests 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.

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。

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

根據本公司當時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

於二零二三年六月三十日，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。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

Interests in associated corporations of the Company

As at 30 June 2023, the interests or short positions of the Directors or chief executive of the Company in the shares, underlying shares or 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%

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.

於本公司相聯法團的權益

於二零二三年六月三十日，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、相關股份或債權證中(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：

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 2023, none of the Directors nor chief executive of the Company has 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，於二零二三年六月三十日，董事及本公司最高行政人員概無於本公司或其任何相聯法團(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。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

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

So far as the Directors are aware, as at 30 June 2023, 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, the underlying Shares or the debentures of the Company 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:

主要股東於本公司股份、相關股份及債權證的權益及淡倉

據董事所知，於二零二三年六月三十日，以下人士（董事及本公司最高行政人員除外）於本公司股份、相關股份或債權證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%

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.

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%。

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.

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。

Save as disclosed above, as at 30 June 2023, the Directors were not aware of any other persons who had or deemed or taken to have any interests or short positions in the Shares, underlying Shares or debentures of the Company 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.

除上文所披露者外，於二零二三年六月三十日，就董事所知並無任何其他人士於本公司股份、相關股份或債權證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。

CHANGES IN INFORMATION OF DIRECTORS

Save as disclosed in the announcement of the Company dated 25 May 2023 regarding, inter alia, the retirement of Independent Non-executive Director, appointment of Independent Non-executive Director and changes in composition of board committees, the Company is not aware of any changes in the Directors' information which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the date of the Annual Report 2022.

AUDIT COMMITTEE

The audit committee of the Board has reviewed the accounting principles and practices adopted by the Group. The financial information contained in this report has not been audited by the auditor of the Company, but the audit committee of the Board has reviewed the unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2023.

EVENTS AFTER THE REPORTING PERIOD

The Board is not aware of any significant event requiring disclosure that has taken place subsequent to 30 June 2023 and up to the date of this report.

On behalf of the Board

Chan Ki Chun
Chairman

Hong Kong, 25 August 2023

董事資料之變動

除本公司日期為二零二三年五月二十五日之公告所披露有關(其中包括)獨立非執行董事退任,委任獨立非執行董事及董事委員會人員組成變動外,本公司並不知悉自二零二二年年報日期起根據上市規則第13.51B(1)條須予披露之任何董事資料之變動。

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。本報告所載財務資料並未經本公司核數師審核,但董事會審核委員會已審閱本集團截至二零二三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,於二零二三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,二零二三年八月二十五日

CONSOLIDATED INCOME STATEMENT

綜合收益表

For the six months ended 30 June 2023 — unaudited
(Expressed in Hong Kong dollars)

截至二零二三年六月三十日止六個月 — 未經審核
(以港元呈列)

		Six months ended 30 June	
		截至六月三十日止六個月	
		2023	2022
		二零二三年	二零二二年
		\$'000	\$'000
		千元	千元
	Note 附註		
Revenue	3	1,486,802	1,622,035
Direct costs		(1,445,331)	(1,599,371)
Gross profit		41,471	22,664
Other revenue		1,632	18,762
Other net gain		515	1,057
Administrative expenses		(30,370)	(27,510)
Profit from operations		13,248	14,973
Finance costs		(1,704)	(1,764)
Share of results of a joint venture		—	(854)
Profit before taxation	4	11,544	12,355
Income tax	5	(1,931)	1,388
Profit for the period		9,613	13,743
Attributable to:			
Equity shareholders of the Company		9,295	13,152
Non-controlling interests		318	591
Profit for the period		9,613	13,743
Earnings per share — Basic/Diluted	6	2.32 cents 港仙	3.29 cents 港仙

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

For the six months ended 30 June 2023 — unaudited
(Expressed in Hong Kong dollars)

截至二零二三年六月三十日止六個月 — 未經審核
(以港元呈列)

Six months ended 30 June
截至六月三十日止六個月

		2023 二零二三年 \$'000 千元	2022 二零二二年 \$'000 千元
Profit for the period	期內溢利	9,613	13,743
Other comprehensive income for the period (after tax)	期內其他全面收益(除稅後)		
<i>Item that may be reclassified subsequently to profit or loss:</i>	其後可重新分類至損益的項目：		
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	(3)	(1)
Total comprehensive income for the period	期內全面收益總額	9,610	13,742
Attributable to:	應佔：		
Equity shareholders of the Company	本公司權益股東	9,293	13,152
Non-controlling interests	非控股權益	317	590
Total comprehensive income for the period	期內全面收益總額	9,610	13,742

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 30 June 2023 — unaudited
(Expressed in Hong Kong dollars)

於二零二三年六月三十日 — 未經審核
(以港元呈列)

			30 June 2023 二零二三年 六月三十日 \$'000 千元	31 December 2022 二零二二年 十二月三十一日 \$'000 千元
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	7	46,575	44,449
Goodwill	商譽		1,209	1,209
Deferred tax assets	遞延稅項資產		31,600	32,082
			79,384	77,740
Current assets	流動資產			
Contract assets	合約資產		766,968	922,071
Trade and other receivables	應收貿易賬款及其他應收款項	8	300,765	331,202
Amount due from a joint venture	應收合營企業款項		2,340	2,340
Current tax recoverable	可收回即期稅項		214	453
Pledged deposits	已抵押存款		20,113	20,113
Cash and cash equivalents	現金及現金等價物	9	191,671	262,563
			1,282,071	1,538,742
Current liabilities	流動負債			
Interest in a joint venture	於合營企業的權益		22,547	22,547
Contract liabilities	合約負債		151,477	126,802
Trade and other payables	應付貿易賬款及其他應付款項	10	635,071	1,017,247
Bank loans	銀行貸款		150,000	50,000
Lease liabilities	租賃負債		11,462	9,578
Current tax payable	應付即期稅項		1,980	538
			972,537	1,226,712
Net current assets	流動資產淨值		309,534	312,030
Total assets less current liabilities	總資產減流動負債		388,918	389,770
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債		19,475	15,705
Deferred tax liabilities	遞延稅項負債		1,989	2,221
			21,464	17,926
NET ASSETS	資產淨值		367,454	371,844

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 30 June 2023 — unaudited
(Expressed in Hong Kong dollars)

於二零二三年六月三十日 — 未經審核
(以港元呈列)

		30 June 2023 二零二三年 六月三十日	31 December 2022 二零二二年 十二月三十一日
		\$'000 千元	\$'000 千元
		Note 附註	
CAPITAL AND RESERVES	資本及儲備		
Share capital	股本	40,000	40,000
Reserves	儲備	327,112	331,819
Total equity attributable to equity shareholders of the Company	本公司權益股東應佔權益總額	367,112	371,819
Non-controlling interests	非控股權益	342	25
TOTAL EQUITY	權益總額	367,454	371,844

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

For the six months ended 30 June 2023 — unaudited
(Expressed in Hong Kong dollars)

截至二零二三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
At 1 January 2022	於二零二二年一月一日	40,000	82,867	81	41	252,102	375,091	503	375,594
Changes in equity for the six months ended 30 June 2022:	截至二零二二年六月三十日止六個月權益變動：								
Profit for the period	期內溢利	-	-	-	-	13,152	13,152	591	13,743
Other comprehensive income	其他全面收益	-	-	-	-	-	-	(1)	(1)
Total comprehensive income	全面收益總額	-	-	-	-	13,152	13,152	590	13,742
Dividends approved in respect of the previous year	就前一年度批准的股息	-	-	-	-	(12,000)	(12,000)	(500)	(12,500)
At 30 June 2022	於二零二二年六月三十日	40,000	82,867	81	41	253,254	376,243	593	376,836
At 1 January 2023	於二零二三年一月一日	40,000	82,867	81	40	248,831	371,819	25	371,844
Changes in equity for the six months ended 30 June 2023:	截至二零二三年六月三十日止六個月權益變動：								
Profit for the period	期內溢利	-	-	-	-	9,295	9,295	318	9,613
Other comprehensive income	其他全面收益	-	-	-	(2)	-	(2)	(1)	(3)
Total comprehensive income	全面收益總額	-	-	-	(2)	9,295	9,293	317	9,610
Dividends approved in respect of the previous year	就前一年度批准的股息	-	-	-	-	(14,000)	(14,000)	-	(14,000)
At 30 June 2023	於二零二三年六月三十日	40,000	82,867	81	38	244,126	367,112	342	367,454

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

簡明綜合現金流量表

For the six months ended 30 June 2023 — unaudited
(Expressed in Hong Kong dollars)

截至二零二三年六月三十日止六個月 — 未經審核
(以港元呈列)

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 \$'000 千元	2022 二零二二年 \$'000 千元
		Note 附註	
Operating activities	經營活動		
Cash (used in)/generated from operations	經營(所用)/所得現金	(149,450)	37,684
Tax paid	已付稅項	-	3,757
Net cash (used in)/generated from operating activities	經營活動(所用)/所得現金淨額	(149,450)	41,441
Investing activities	投資活動		
Payment for the purchase of property, plant and equipment	購置物業、廠房及設備付款	(1,827)	(2,970)
Other cash flows arising from investing activities	投資活動所得的其他現金流	2,024	837
Net cash generated from/(used in) investing activities	投資活動所得/(所用)現金淨額	197	(2,133)
Financing activities	融資活動		
Capital element of lease rentals paid	已付租金的資本要素	(5,952)	(7,753)
Interest element of lease rentals paid	已付租金的利息要素	(331)	(396)
Dividends paid to equity shareholders of the Company	派付本公司權益股東之股息	(14,000)	(12,000)
Net proceeds from bank loans	銀行貸款所得款項淨額	100,000	7,879
Other cash flows used in financing activities	融資活動所用的其他現金流	(1,373)	(1,868)
Net cash generated from/(used in) financing activities	融資活動所得/(所用)現金淨額	78,344	(14,138)
Net (decrease)/increase in cash and cash equivalents	現金及現金等價物(減少)/增加淨額	(70,909)	25,170
Cash and cash equivalents at 1 January	於一月一日的現金及現金等價物	262,563	236,837
Effect of foreign exchanges rates changes	匯率變動的影響	17	(109)
Cash and cash equivalents at 30 June	於六月三十日的現金及現金等價物	191,671	261,898

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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 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 2022 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2023 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 2022 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 25 August 2023.

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、在香港從事房屋及物業管理服務以及機電工程服務。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。

本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二零二二年度財務報表所採納會計政策相同的會計政策編製，惟預期於二零二三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。有關附註包括自二零二二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二零二三年八月二十五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 new and amended HKFRSs that are first effective for the current accounting period of the Group:

- HKFRS 17, *Insurance contracts*
- Amendments to HKAS 8, *Accounting policies, changes in accounting estimates and errors: Definition of accounting estimates*
- Amendments to HKAS 12, *Income taxes: Deferred tax related to assets and liabilities arising from a single transaction*
- Amendments to HKAS 12, *Income taxes: International tax reform — Pillar Two model rules*

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, fresh water and flush water maintenance services, sewage water sampling 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布以下於本集團當前會計期間首次生效的新訂及經修訂香港財務報告準則：

- 香港財務報告準則第17號，*保險合約*
- 香港會計準則第8號之修訂，*會計政策、會計估計變動及錯誤：會計估計之定義*
- 香港會計準則第12號之修訂，*所得稅：單一交易產生之資產及負債相關遞延稅項*
- 香港會計準則第12號之修訂，*所得稅：國際稅務改革 — 支柱二模型規則*

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進一步詳情披露如下。

(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、淡水及鹹水保養服務、污水採樣服務、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)

3 收益及分部報告(續)

(b) 分部報告(續)

		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
For the six months ended 30 June 2023	截至二零二三年 六月三十日 止六個月				
Reportable segment revenue (recognised over time)	可報告分部收益 (按時間確認)	1,180,993	213,935	91,874	1,486,802
Reportable segment profit	可報告分部溢利	15,593	13,784	12,390	41,767
Other revenue and other net gain	其他收益及 其他淨收益				1,702
Depreciation	折舊				(2,685)
Finance costs	融資成本				(1,556)
Unallocated head office and corporate expenses	未分配總部 及公司開支				(27,684)
Consolidated profit before taxation	除稅前綜合溢利				11,544
Depreciation for the period	期內折舊	5,941	1,496	689	8,126
As at 30 June 2023	於二零二三年 六月三十日				
Reportable segment assets	可報告分部資產	892,988	174,565	28,406	1,095,959
Deferred tax assets	遞延稅項資產				31,600
Current tax recoverable	可收回即期稅項				214
Unallocated head office and corporate assets	未分配總部 及公司資產				233,682
Consolidated total assets	綜合資產總值				1,361,455
Additions to non-current segment assets during the period	期內添置非流動 分部資產	3,996	6,676	2,357	13,029
Reportable segment liabilities (including interest in a joint venture)	可報告分部負債 (包括於合營 企業的權益)	543,248	209,560	17,291	770,099
Current tax payable	應付即期稅項				1,980
Deferred tax liabilities	遞延稅項負債				1,989
Unallocated head office and corporate liabilities	未分配總部 及公司負債				219,933
Consolidated total liabilities	綜合負債總額				994,001
Share of net liabilities in a joint venture	分佔合營企業之 負債淨額	22,547	-	-	22,547

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)

3 收益及分部報告(續)

(b) 分部報告(續)

		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
For the six months ended 30 June 2022	截至二零二二年 六月三十日 止六個月				
Reportable segment revenue (recognised over time)	可報告分部收益 (按時間確認)	1,288,687	226,166	107,182	1,622,035
Reportable segment profit	可報告分部溢利	27,400	(7,329)	19,562	39,633
Other revenue and other net gain	其他收益及 其他淨收益				1,819
Depreciation	折舊				(2,696)
Finance costs	融資成本				(1,588)
Unallocated head office and corporate expenses	未分配總部 及公司開支				(24,813)
Consolidated profit before taxation	除稅前綜合溢利				12,355
Share of results of a joint venture	分佔合營企業 業績	(854)	–	–	(854)
Depreciation for the period	期內折舊	9,098	1,308	806	11,212
As at 31 December 2022	於二零二二年 十二月三十一日				
Reportable segment assets	可報告分部資產	873,043	375,672	28,744	1,277,459
Deferred tax assets	遞延稅項資產				32,082
Current tax recoverable	可收回即期稅項				453
Unallocated head office and corporate assets	未分配總部及 公司資產				306,488
Consolidated total assets	綜合資產總值				1,616,482
Additions to non-current segment assets during the year	年內添置非流動 分部資產	8,650	4,328	1,010	13,988
Reportable segment liabilities (including interest in a joint venture)	可報告分部負債 (包括於合營企業 的權益)	745,957	349,343	17,444	1,112,744
Current tax payable	應付即期稅項				538
Deferred tax liabilities	遞延稅項負債				2,221
Unallocated head office and corporate liabilities	未分配總部及 公司負債				129,135
Consolidated total liabilities	綜合負債總額				1,244,638
Share of net liabilities in a joint venture	分佔合營企業負債 淨額	22,547	–	–	22,547

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 PROFIT BEFORE TAXATION

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

4 除稅前溢利

除稅前溢利乃扣除／(計入)以下各項後達致：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 \$'000 千元	2022 二零二二年 \$'000 千元
(a) Finance costs	(a) 融資成本		
Interest on bank loans	銀行貸款的利息	1,373	1,368
Interest on lease liabilities	租賃負債的利息	331	396
		1,704	1,764
(b) Staff costs	(b) 員工成本		
Salaries, wages and other benefits	薪金、工資及其他福利	242,039	236,461
Contributions to defined contribution retirement plans	界定供款退休計劃供款	8,002	8,448
Less: Amount included in direct costs	減：計入直接成本的金額	(233,677)	(229,833)
		16,364	15,076
(c) Other items	(c) 其他項目		
Depreciation charge	折舊費用		
— owned property, plant and equipment	— 自有物業、廠房及設備	4,987	6,012
— right-of-use assets	— 使用權資產	5,824	7,896
		10,811	13,908
Less: Amount included in direct costs	減：計入直接成本的金額	(6,794)	(10,159)
		4,017	3,749
Auditors' remuneration	核數師酬金	910	812

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：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 \$'000 千元	2022 二零二二年 \$'000 千元
Current tax — Hong Kong Profits Tax	即期稅項 — 香港利得稅		
Provision for the period	期內撥備	1,681	1,234
Under/(Over) provision in respect of prior periods	過往期間撥備不足／(超額撥備)	482	(519)
		2,163	715
Deferred tax	遞延稅項		
Origination and reversal of temporary differences	暫時差額的產生及撥回	(232)	(2,103)
		1,931	(1,388)

6 EARNINGS PER SHARE

(a) Basic earnings per share

The calculation of basic earnings per share is based on the profit attributable to ordinary equity shareholders of the Company of \$9,295,000 (30 June 2022: profit of \$13,152,000) and 400,000,000 shares (30 June 2022: 400,000,000 shares) in issue during the period.

(b) Diluted earnings per share

There were no potential dilutive shares in existence during the six months ended 30 June 2023 and 2022.

6 每股盈利

(a) 每股基本盈利

每股基本盈利乃根據本公司普通權益股東應佔溢利9,295,000元(二零二二年六月三十日：溢利13,152,000元)以及期內已發行股份400,000,000股(二零二二年六月三十日：400,000,000股)計算。

(b) 每股攤薄盈利

於截至二零二三年及二零二二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 2023, the Group acquired items of plant and equipment with a cost of \$1,827,000 (30 June 2022: \$2,970,000). Additions to right-of-use assets amounted to \$11,606,000 (30 June 2022: \$800,000) during the six months ended 30 June 2023. Also, the Group disposed items of plant and equipment with a carrying amount of \$Nil (30 June 2022: \$Nil).

7 物業、廠房及設備

於截至二零二三年六月三十日止六個月，本集團購置廠房及設備之成本為1,827,000元(二零二二年六月三十日：2,970,000元)。於截至二零二三年六月三十日止六個月，使用權資產的添置為11,606,000元(二零二二年六月三十日：800,000元)。同時，本集團出售賬面值為零元(二零二二年六月三十日：零元)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

		30 June 2023 二零二三年 六月三十日 \$'000 千元	31 December 2022 二零二二年 十二月三十一日 \$'000 千元
Trade debtors	應收貿易賬款	286,334	315,411
Deposits, prepayments and other receivables	按金、預付款項及其他應收款項	14,431	15,791
		300,765	331,202

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

應收貿易賬款根據發票日期之賬齡分析如下：

		30 June 2023 二零二三年 六月三十日 \$'000 千元	31 December 2022 二零二二年 十二月三十一日 \$'000 千元
Within 1 month	一個月內	191,578	229,879
1 to 2 months	一至兩個月	84,801	68,333
2 to 3 months	兩至三個月	6,910	11,748
Over 3 months but within 6 months	超過三個月但於六個月內	3,045	5,451
		286,334	315,411

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(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

		30 June 2023 二零二三年 六月三十日 \$'000 千元	31 December 2022 二零二二年 十二月三十一日 \$'000 千元
Cash at bank and in hand	銀行及手頭現金	191,671	262,563

10 TRADE AND OTHER PAYABLES

10 應付貿易賬款及其他應付款項

		30 June 2023 二零二三年 六月三十日 \$'000 千元	31 December 2022 二零二二年 十二月三十一日 \$'000 千元
Trade creditors	應付貿易賬款	165,587	222,002
Accruals and other payables	應計費用及其他應付款項	132,306	459,255
Dividend payable to non-controlling interests	應付非控股權益股息	-	1,000
Amounts due to joint operation partners	應付合營業務夥伴款項	1,062	1,062
Provision for construction works	建築工程撥備	17,782	17,711
Retentions payable	應付保證金	318,334	316,217
		635,071	1,017,247

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：

		30 June 2023 二零二三年 六月三十日 \$'000 千元	31 December 2022 二零二二年 十二月三十一日 \$'000 千元
Within 1 month	一個月內	163,841	208,454
1 to 2 months	一至兩個月	902	5,234
2 to 3 months	兩至三個月	172	27
Over 3 months	超過三個月	672	8,287
		165,587	222,002

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 the reporting period of 3.0 cents per share (2022: 2.5 cents)	報告期末後宣派之中期股息每股3.0港仙 (二零二二年：2.5港仙)
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The interim dividend declared after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

Final dividend of 3.5 cents per share, amounting to \$14,000,000, was declared for the year ended 31 December 2022 and paid in June 2023.

12 MATERIAL RELATED PARTY TRANSACTIONS

The Group did not enter into any material related party transactions during the six months ended 30 June 2023 and 2022.

13 FINANCIAL GUARANTEES AND CONTINGENT LIABILITIES

(a) As at 30 June 2023, approximately \$422,322,000 (31 December 2022: \$343,227,000) 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.

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	
2023	2022
二零二三年	二零二二年
\$'000	\$'000
千元	千元
12,000	10,000

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3.5港仙，金額達14,000,000元於截至二零二二年十二月三十一日止年度宣派，並於二零二三年六月派付。

12 重大關聯方交易

截至二零二三年及二零二二年六月三十日止六個月，本集團並無訂立任何重大關聯方交易。

13 財務擔保及或然負債

(a) 於二零二三年六月三十日，金融機構以本集團客戶為受益人授出約422,322,000元(二零二二年十二月三十一日：343,227,000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。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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(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 (Continued)

- (b) As at 30 June 2023, the Group had provided guarantees of \$128,786,000 (31 December 2022: \$128,786,000) representing a 50% proportionate guarantee in respect of certain banking facilities of \$257,573,000 (31 December 2022: \$257,573,000) granted to its joint ventures in Macau. The 50% proportionate facilities were utilised to the extent of \$74,468,000 (31 December 2022: \$88,343,000), of which amounts of \$56,313,000 (31 December 2022: \$74,071,000) represent performance bonds given by financial institutions to customers of the joint venture.

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.

- (c) 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(續)

- (b) 於二零二三年六月三十日，本集團提供128,786,000元(二零二二年十二月三十一日：128,786,000元)的擔保，相當於授予澳門合營企業的若干銀行融資257,573,000元(二零二二年十二月三十一日：257,573,000元)的50%比例擔保。50%比例融資已動用74,468,000元(二零二二年十二月三十一日：88,343,000元)，其中56,313,000元(二零二二年十二月三十一日：74,071,000元)指由金融機構授予合營企業的客戶的履約保證。

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。

- (c) 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。

封面故事

【建設美好家園】

集團致力新舊交融，勇於創新，同時不忘建設，為市民提供安穩家園，
推動社會繁華發展，與香港共創輝煌新章。



SFK Construction Holdings Limited
新福港建設集團有限公司



7/F, High Fashion Centre, 1-11 Kwai Hei Street, Kwai Chung, New Territories, Hong Kong
香港新界葵涌葵喜街1-11號達利國際中心7樓

Tel 電話：(852) 2828 1688 Fax 傳真：(852) 2827 6275
Website 網址：www.sfkchl.com.hk