



ANNUAL REPORT  
**2021/2022**

- HONG KONG
- SHENZHEN
- BEIJING



財華社  
FINET

Finet Group Limited

(Continued in Bermuda with limited liability)  
(Stock Code: 08317)



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

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

**Given that the companies listed on GEM are generally small and mid-sized companies, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board and no assurance is given that there will be a liquid market in the securities traded on GEM.**

*Hong Kong Exchanges and Clearing Limited and the Stock Exchange take no responsibility for the contents of this annual report, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this annual report.*

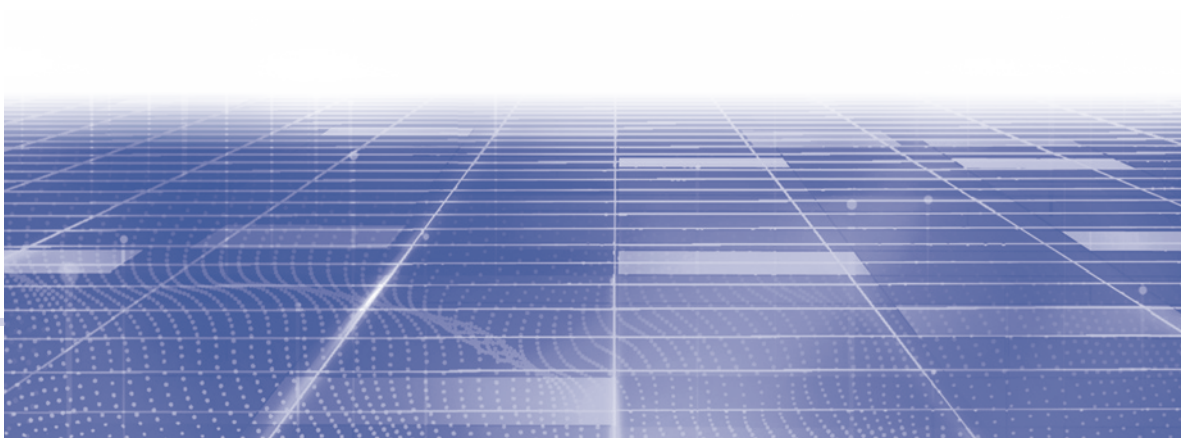
*This annual report, for which the directors (the “Directors”) of Finet Group Limited (the “Company”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (“GEM Listing Rules”)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





# Contents

Corporate Profile	<b>2</b>
Corporate Information	<b>4</b>
Financial Highlights	<b>5</b>
Statement from the Chairman	<b>6</b>
Management Discussion and Analysis	<b>8</b>
Board of Directors	<b>13</b>
Corporate Governance Report	<b>15</b>
Report of the Directors	<b>24</b>
Environmental, Social and Governance Report	<b>31</b>
Independent Auditors' Report	<b>42</b>
Consolidated Statement of Profit or Loss	<b>47</b>
Consolidated Statement of Comprehensive Income	<b>48</b>
Consolidated Statement of Financial Position	<b>49</b>
Consolidated Statement of Changes in Equity	<b>51</b>
Consolidated Statement of Cash Flows	<b>52</b>
Notes to the Consolidated Financial Statements	<b>54</b>
Five Year Financial Summary	<b>123</b>
Properties Held by the Group	<b>124</b>





## Corporate Profile

The Company was incorporated in the Cayman Islands. The Company was deregistered in the Cayman Islands and duly continued in Bermuda as an exempted company under the laws of Bermuda in June 2011. The shares of the Company are listed on GEM of the Stock Exchange (stock code: 08317). The Company together with its subsidiaries (the "Group") are principally engaged in (i) the provision of financial information; (ii) advertising and financial public relationship service (including media business); (iii) the securities business that specializes in the provision of brokerage, underwriting and asset management; (iv) money lending business; and (v) property investments.

The Group is headquartered in Hong Kong with offices in Beijing and Shenzhen.



# 「下載財華財經 掘金環球商機」



掃描下載  
財華財經Pro应用程序  
新鮮資訊每日更新



## 財華財經 Pro

堅守價值 投資未來



財華社  
FINET

<http://www.finet.hk/app>



關注財華網公眾號





# Corporate Information

## Board of Directors

### Executive Directors

Ms. LO Yuk Yee (*Chairman*)

Ms. CHEN Weijie (appointed on 4 October 2021)

### Non-executive Director

Mr. LIN Dongming (re-designated from an executive director to a non-executive director on 4 October 2021)

Mr. CHAN Kwok Chiu (resigned on 13 June 2021)

### Independent Non-executive Directors

Mr. WONG Wai Kin

Mr. SIU Siu Ling, Robert

Mr. LEUNG Chi Hung

### Audit Committee

Mr. WONG Wai Kin (*Chairman*)

Mr. SIU Siu Ling, Robert

Mr. LEUNG Chi Hung

### Remuneration Committee

Mr. SIU Siu Ling, Robert (*Chairman*)

Mr. WONG Wai Kin

Ms. LO Yuk Yee

### Nomination Committee

Ms. LO Yuk Yee (*Chairman*)

Mr. WONG Wai Kin

Mr. SIU Siu Ling, Robert

### Corporate Governance Committee

Mr. LEUNG Chi Hung (*Chairman*)

Mr. WONG Wai Kin

Mr. SIU Siu Ling, Robert

### Company Secretary

Mr. KWONG Chun Chung, CPA  
(appointed on 28 April 2022)

Mr. CHAN Chi Leung, CPA  
(resigned on 28 April 2022)

### Authorized Representatives

Ms. LO Yuk Yee

Mr. KWONG Chun Chung (appointed on 28 April 2022)

Mr. CHAN Chi Leung (resigned on 28 April 2022)

## Compliance Officer

Ms. LO Yuk Yee

## Auditor

Crowe (HK) CPA Limited

*Certified Public Accountants*

## Registered Office

Clarendon House

2 Church Street

Hamilton HM11

Bermuda

## Head Office and Principal Place of Business in Hong Kong

30/F, Fortis Tower

77-79 Gloucester Road, Wanchai

HK

## Company Website

[www.finet.hk](http://www.finet.hk)

## Principal Banker

The Hongkong and Shanghai Banking Corporation Limited

## Stock Code

08317

## Investor Relations

Email: [ir@finet.com.hk](mailto:ir@finet.com.hk)

Website: <http://ir.finet.hk>



# Financial Highlights

	Year ended 31 March	
	2022	2021
	HK\$'000	HK\$'000
<b>Operating results</b>		
Revenue	14,254	17,901
Loss attributable to owners of the Company	(9,100)	(12,830)
Profit attributable to non-controlling interests	478	259
<b>As at 31 March</b>		
	2022	2021
	HK\$'000	HK\$'000
<b>Financial position</b>		
Total assets	68,150	119,303
Total liabilities	33,906	75,940
Net assets	34,244	43,363
Cash and cash equivalents	17,584	18,059
<b>Year ended 31 March</b>		
	2022	2021
<b>Loss per share for loss attributable to owners to the Company during the year</b>		
Basic and diluted (HK dollar per share)	(0.01)	(0.02)



## Statement from the Chairman

The 2021/22 financial year has undoubtedly been a challenging year. With the resurgence of the COVID-19 epidemic, growth in the economy and the number of internet users has slowed down. Various factors have brought pressure to the development of the advertising industry.

However, the flip side of stress is motivation. For the Finet Group, transformation, reformation and facing difficulties are the historical genes that allow us to gain a firm foothold in the market and develop so far. Just as we transitioned from a technical data information service to an advertising and public relations business 7 years ago, our staff and I are all convinced that we can seize this “100-year change” opportunity to achieve business breakthroughs in new technologies such as the metaverse platform.

In the face of the development of emerging technologies, such as big data and artificial intelligence, the demand for marketing communication services is also increasing, while the speed of innovation and iteration is also accelerating. During this process, the internet shows a trend of evolution to the next generation. After 30 years of development, driven by technologies including 5G, cloud computing, blockchain, AI, and VR, Web 3.0 is being launched under the joint efforts around the globe. It is user-centric and emphasizes on user autonomy. It can also effectively solve numerous problems that have been existing since the Web2.0 era, such as monopoly, lack of privacy protection and malicious algorithms.

Our Company has now successfully transformed from a website that provides financial news focused on Hong Kong stock information into the public relations industry. Leveraging on the customer base accumulated over the years, we have transformed to new media, and now we have started from public relations services to transform into metaverse in order to develop our advertising business. As the Company’s transformation is about to complete, we have signed cooperation agreements with various big data analysis institutions, companies, and colleges.

Nowadays, the advertisements on the internet platform will use virtual people, virtual objects and virtual scenes for online marketing. Just caught up with the metaverse era, the Company will enter the metaverse field through the collaboration with “Qingbo Big data” (清博智能). The Company will gradually complete the ability building and business model establishment through self-construction, investment, mergers and acquisitions and cooperation by taking the virtual human business as the entry point.

In 2022, the Company hopes that its metaverse business will help the corporate clients to explore a brand-new marketing model, reconstruct the existing “people-goods-venue” linkage and open up the second marketing battlefield for clients, while providing three-terminal service comprises of virtual human, virtual object and virtual scene. Meanwhile, the Company assists clients to transform and upgrade, from the traditional public relations management mode to the use of big data analysis and make use of the public opinions to monitor and manage advertisements on multi-platforms. The Company targets to lead its clients to enhance their promotional methods from text and video to a comprehensive mobile marketing project and programmatic in buying. We also lead our clients to step ahead and place advertisements on leading media such as Meta, Facebook, Google, TikTok, LinkedIn and Twitter. These social media distribute advertisements in one stop and successfully realize the overseas marketing plans of our clients. Our job is to enable clients to explore new means, such as using digital advertising to platform operations, brand marketing, product marketing, and live broadcast platforms.





## Statement from the Chairman

In order to achieve better results and reduce costs, the Company focuses on marketing intelligence, allowing clients to freely purchase public relations services online and dynamically adjust the overall layout of public relations as they wish. This new project will be launched in the second half year of 2022, by then, the Company will devote its best effort to promote this new project. We will utilize the “PR Smart” feature of this new product to change the existing traditional PR services. The product is good for the clients who have purchased the annual framework maintenance service. They can reduce costs, flexibly arrange public relations services, and at the same time purchase products according to their actual needs without incurring fixed expenses for signing up for an annual framework.

In the coming year, the Company will focus on researching and developing more similar marketing service packages for products, so as to achieve the ultimate goal from marketing to sales by means of technology. More capital will be invested in the development and expansion of the projects in relation to the transformation into metaverse, blockchain and digitalization. The current offline and online physical world will be integrated into the virtual world to create interaction between the real world and the virtual world and achieve the most advanced shopping, entertainment and leisure experiences.

**Lo Yuk Yee**  
*Chairman*

29 June 2022



# Management Discussion and Analysis

## Overview

### Financial Information, Advertising and Investor Relationship Service Business

The service income generated from advertising and investor relationship business continues to be the major source of revenue of our Group. The revenue from such services recorded a decrease this year due to the impact of COVID-19.

Service income from provision of financial information service business was relatively insignificant in recent years.

### Media Business

In addition to the production and distribution of programmes through the branding “FinTV”, the Group also engaged in investor relationship business and creative advertising. For the purpose of segment reporting in this annual results, the results of the media business has been included in the “Financial information, advertising and investor relationship service business” segment.

### Securities Brokerage and Assets Management Business

The Group through its wholly-owned subsidiary, Finet Securities Limited, holds licence under the Securities and Futures Ordinance (“Licence”), to engage in Type 1, 4 and 9 regulated activities. The Group focuses on securities brokerage, underwriting and asset management businesses.

The revenue from such business for the year ended 31 March 2022 was approximately HK\$143,000 (2021: approximately HK\$856,000).

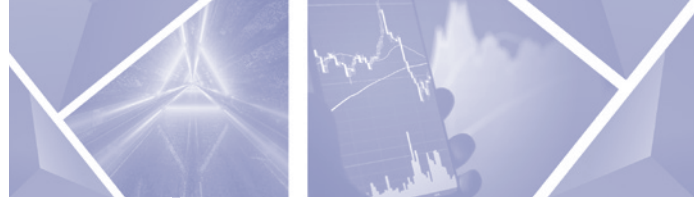
As at 31 March 2022, value of asset under management maintained by the subsidiary was approximately HK\$33 million (31 March 2021: approximately HK\$38 million).

### Property Investment Business

The investment properties in the People’s Republic of China (the “PRC”) continued to provide income and result a positive contribution to the financial results of the Group.

### Money Lending Business

The Group holds Money Lenders Licence to engage in money lending business for providing loan and financing to customers. In order to minimize the default risk of loan receivable, we need to tighten our internal works of credit control measurement. The difficulties in granting loan became higher and relevant income is insignificant in recent years. During the year under review, no new loan was granted by the Group (2021: HK\$300,000) and the interest income of the existing loan was amounted to approximately HK\$27,000 (2021: HK\$3,000) during the year ended 31 March 2022.



## Management Discussion and Analysis

### **Effect on the Group of Novel Coronavirus (“COVID-19”)**

Since the beginning of 2020, the COVID-19 epidemic has caused a significant impact on Hong Kong and other countries/territories in the world. Governments in different countries have adopted a series of prevention and control measures, including the regional traffic control, restrictions or suspension of sports activities and entertainment. Under this circumstance, resumption of global economies were delayed and interrupted, as a result of the COVID-19 outbreak, certain clients postponed their advertising and investor relationship service accordingly. However, we work closely with our customers and have caught the opportunities from providing online results announcement for listed companies.

### **Financial Review**

Revenue of the Group for the year ended 31 March 2022 was approximately HK\$14,254,000 (2021: approximately HK\$17,901,000), which represented a decrease of approximately 20.4% as compared to the previous financial year. The net decrease was primarily attributable to the decrease in income from financial information services, advertising and investor relationship services of approximately HK\$3,047,000 due to the impact of COVID-19.

Other income of the Group for the year ended 31 March 2022 was approximately HK\$15,210,000 (2021: HK\$9,725,000). The increase was mainly due to: (i) increase in income from sharing of administrative expenses of approximately HK\$4,861,000; (ii) gain on disposal of a subsidiary of HK\$8,297,000 with details disclosed under “Significant Investment Held, Material Acquisition and Disposal of Subsidiaries”; (iii) loss on fair value changes on investment properties of HK\$3,800,000 (2021: gain of HK\$600,000); (iv) fair value changes in financial assets for current year was nil (2021: gain of HK\$1,097,000); and (v) government grant for current year was nil (2021: HK\$2,199,000).

Cost of sales of the Group for the year ended 31 March 2022 was approximately HK\$1,059,000 (2021: approximately HK\$1,689,000), which represented a decrease of approximately 37.3% as compared to the previous financial year.

General and administrative expenses of the Group for the year ended 31 March 2022 was approximately HK\$37,735,000 (2021: approximately HK\$37,554,000), which represented an increase of 0.5% as compared to the previous financial year.

Finance costs for the year ended 31 March 2022 were approximately HK\$693,000 (2021: approximately HK\$476,000), which represented mainly the interest charged on bank loans of approximately HK\$581,000 (2021: approximately HK\$425,000).

Hong Kong taxation expense for the year ended 31 March 2022 was nil (2021: approximately HK\$11,000). The deferred tax credit of approximately HK\$2,280,000 (2021: deferred tax charges of approximately HK\$229,000) was mainly attributable to investment properties in the PRC and properties, plant and equipment in Hong Kong during the year.

Loss after tax for the year ended 31 March 2022 was approximately HK\$8,622,000 (2021: approximately HK\$12,571,000). The decrease in loss for the year ended 31 March 2022 was mainly attributable to reasons as analysed above.



## Management Discussion and Analysis

Profit attributable to non-controlling interests of approximately HK\$478,000 in 2022 (2021: HK\$259,000) represented its share of profit or loss in the group of Xian Dai TV which principally engages in media and financial PR business.

The consolidated loss attributable to owners of the Company for the year ended 31 March 2022 was approximately HK\$9,100,000 (2021: approximately HK\$12,830,000).

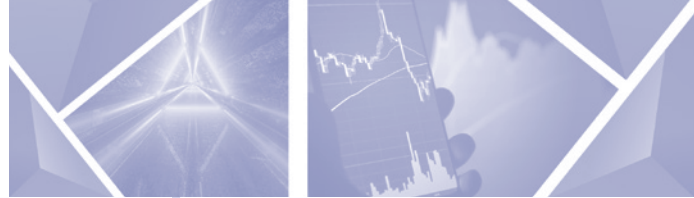
### Liquidity, Financial Resources and Capital Structure

	As at 31 March		change
	2022 HK\$'000	2021 HK\$'000	
Net current assets	<b>7,447</b>	1,568	374.9%
Total assets	<b>68,150</b>	119,303	(42.9%)
Total liabilities	<b>33,906</b>	75,940	(55.4%)
Total equity	<b>34,244</b>	43,363	(21.0%)
Cash and cash equivalents	<b>17,584</b>	18,059	(2.6%)
Bank Borrowings			
— Denominated in HK\$	—	11,718	(100.0%)
— Denominated in RMB	<b>12,342</b>	11,822	4.4%
	<b>12,342</b>	23,540	(47.6%)
— Repayable within 1 year	<b>12,342</b>	13,591	(9.2%)
— Repayable between 1 and 2 years	—	1,449	(100.0%)
— Repayable between 2 and 5 years	—	3,000	(100.0%)
— Repayable over 5 years	—	5,500	(100.0%)
	<b>12,342</b>	23,540	(47.6%)
Loan from a shareholder	—	33,490	(100.0%)
Debts to equity ratio ( <i>Note 1</i> )	<b>1.0x</b>	1.8x	(44.4%)
Gearing ratio ( <i>Note 2</i> )	—	0.9x	(100.0%)

#### Notes:

1. Debts to equity ratio is calculated based on total liabilities divided by total equity.
2. Gearing ratio is calculated based on net debt (bank borrowings plus loan from a shareholder less cash and cash equivalents) divided by total equity.

The capital of the Company comprises of only ordinary shares. Apart from the changes in bank borrowings and loan from shareholder, there is no material change in the capital structure during the year.



## Management Discussion and Analysis

### **Significant Investment Held, Material Acquisition and Disposal of Subsidiaries**

On 13 August 2021, Source Mega Properties Limited (the "Vendor"), an indirect wholly-owned subsidiary of the Company and Ms. Lo Yuk Yee ("Ms. Lo"), the ultimate controlling shareholder (as defined in the GEM Listing Rules), the chairman and an executive director of the Company entered into the provisional agreement, pursuant to which the Vendor conditionally agreed to sell and Ms. Lo conditionally agreed to purchase and take up an assignment of the 100% of the entire issued share capital (the "Sale Share") of the Maxon Management Limited (the "Disposal Company"), an indirect wholly-owned subsidiary of the Company and all debts owing or incurred by the Disposal Company to the Vendor and its associates (if any) (the "Sale Debt") (the "Disposal of Maxon").

The Disposal Company is a company incorporated in Hong Kong with limited liability on 24 September 2004 and is principally engaged in investment holding, which is wholly-owned by the Vendor and is indirectly wholly-owned by the Company. The principal asset of the Disposal Company would be the property at Unit C, 11/F, Bank of East Asia Harbour View Center, Hong Kong.

The consideration payable by Ms. Lo for the Sale Share and the Sale Debt is approximately HK\$58.0 million. The Disposal of Maxon has been completed on 12 October 2021. Details of the Disposal of Maxon, please refer to note 21 to the consolidated financial statements and announcement and circular of the Company dated 13 August 2021 and 10 September 2021, respectively.

During the year ended 31 March 2022 and 2021, the Group did not have any other significant investments or material acquisitions or disposals.

### **Charges of Assets**

As at 31 March 2022, the Group's investment properties with carrying value of approximately HK\$29,500,000 (2021: property, plant and equipment and investment properties with an aggregate carrying value of approximately HK\$83,340,000) was pledged as security for the borrowing facilities of the Group.

### **Exposure to Fluctuation in Exchange Rates**

The Group holds investment properties which income are denominated in RMB. The Group is therefore exposed to currency risks, as the value of the assets will fluctuate due to change in exchange rates.

### **Staff**

The Group had 79 (2021: 86) full-time employees (including directors) in Hong Kong and the PRC as at 31 March 2022.

During the year, the Group incurred total staff costs (including Directors' emoluments) of approximately HK\$23,959,000 (2021: approximately HK\$22,163,000).

Employees' remuneration are determined in accordance with their experiences, competence, qualifications and nature of duties and the current market trend. Apart from the basic salary, commission, discretionary bonus or other incentives are offered to employees to reward their performance and contributions.

The emoluments of the Directors are decided by their individual performance, their responsibilities and the current market rate.

The Company has adopted a share option scheme under which the Company may grant options to Directors and eligible employees to subscribe the shares of the Company.



## Management Discussion and Analysis

### **Dividend**

The Board does not recommend the payment of a final dividend for the year ended 31 March 2022 (2021: Nil).

### **Disclosure Under Chapter 17 of the GEM Listing Rules**

The Directors confirmed that they were not aware of any circumstances which would give rise to disclosure requirement under Rules 17.15 to 17.21 of the GEM Listing Rules.

### **Prospect**

During the year under review, the Group faced one of the worst business environments in Hong Kong's recent history as a result of the outbreak of the Omicron variant of COVID-19 in the second half of the financial year, which resulted in a record number of COVID-19 cases in the city and the implementation of restrictive social distancing measures by the Hong Kong Government. The financial market is recovering but is expected to be relatively challenging in coming year.

We will continue to allocate our resources to strengthen our leading position in providing financial news services. With our competitive edge and strength arising from our integrated multiple platforms in our three vertical websites and two mobile App (Finet.hk, FinTV.hk, Finet.com.cn, FinTV APP, Finet Finance Pro APP), we can achieve a further improvement in our market share in the media industry in China and Hong Kong, and further strengthen our Digital marketing business development.

We will continue to strengthen our sales and marketing team to boost and diversify the Group revenue. Moreover, FinTV is expected to provide strong support to our investor relationship business ("IR business"). IR business is expected to become our profitable stream of the Group in the coming years. IR business will both cover the listed companies and pre-IPO assignments. The services that we have been providing include the followings: (1) production of promotional videos; (2) arrangement of press conferences and celebration events; (3) arrangement of investor meetings; (4) preparing of investor relationship articles; (5) news distribution for the listed companies and pre-IPO assignments; and (6) online results announcement.

Our outstanding FinTV production team will continue to support the growth and expansion of our IR business.

The Group continues to host the TOP 100 HK Listed Companies Selection events that created a strong foundation for us to develop the event management business and to achieve lots of reputation and recognition in China including Hong Kong.

Meanwhile, Finet Securities Limited ("Finet Securities"), our securities arm, continues to expand our services including discretionary portfolio management, investment advisory and management of private funds. Finet Securities is expected to generate satisfactory management fee and performance fee income from fund management business in near future.





# Board of Directors

## Executive Directors

### Ms. LO Yuk Yee (“Ms. LO”)

Ms. LO, aged 62, is an experienced investor in cutting-edge technology and venture capital in the past 30 years. Her experience covers a broad range of industries crossing biotechnology, internet business, and finance field in the PRC, United States of America and Hong Kong. Ms. LO also worked in the banking, insurance and finance fields before she became an entrepreneur.

Ms. LO was the chief executive officer and chairman of a listed company in Hong Kong between 2002 and 2006. She has been the independent non-executive director of Da Sen Holdings Group Limited (Stock code: 1580), a company listed on the Main Board of the Stock Exchange, since November 2020. She is a director of Maxx Capital International Limited and Pablos International Limited, which have an interest in the share capital of the Company that are required to be disclosed under the provision in Division 2 and 3 of Part XV of the Securities and Futures Ordinance (Cap 571 of the Laws of Hong Kong) (“SFO”). Ms. LO joined our Group on 28 October 2010.

### Ms. CHEN Weijie (“Ms. CHEN”)

Ms. CHEN, aged 41, has over 11 years of practical experience in corporate management, finance and corporate finance. She has served in various listed companies in Hong Kong and international law firms. Since July 2020, she has been severing as the chief executive officer and responsible officer for Type 6 (advising on corporate finance) regulated activities under SFO of Vision Finance (Securities) Limited. From March 2018 to December 2019, Ms. Chen served as an executive director and responsible officer for Type 6 (advising on corporate finance) regulated activities under SFO of ZhongHua Finance Capital Company Limited, a company principally engaging in provision of financial services. From November 2016 to February 2018, she served as the chief operating officer of Legend Strategy International Holdings Group Company Limited, a company listed on the Stock Exchange (stock code: 1355). From 17 February 2020 to 18 June 2021, Ms. Chan has been appointed as an independent non-executive director of Ye Xing Group Holdings Limited, a company listed on the Stock Exchange (stock code: 1941), and Chong Kin Group Holdings Limited, a company listed on the Stock Exchange (stock code: 1609), respectively. In June 2004, she has obtained a Bachelor’s Degree in Law from Guangdong University of Finance & Economics (formerly known as Guangdong Business School (廣東商學院)). She has also obtained a Master Degree in Law (International Business Laws) from City University of Hong Kong in November 2005. Ms. Chen was qualified as a lawyer in the People’s Republic of China in 2009. Ms. CHEN joined our Group on 4 October 2021.

## Non-executive Director

### Mr. LIN Dongming (“Mr. LIN”)

Mr. LIN, aged 50, has extensive experience in corporate management and has been working in PRC government departments and sizable state-owned enterprise for 20 years before joining us as an executive director. From 2004 to 2018, Mr. LIN served as the managing director of Sinotruk (Hong Kong) International Investment Limited, responsible for its international business and investment and corporate finance activities.

Mr. LIN obtained an executive master degree in business administration from Cheung Kong Graduate School of Business. He has been the independent non-executive director of Shi Shi Services Limited (Stock code: 8181), a company listed on GEM of the Stock Exchange, since 1 June 2021. He currently also serves a director of Crowe (HK) Restructuring and Insolvency Limited; the chairman of the Jinan Association of Hong Kong; the vice chairman of the supervisory board of the Shandong CPPCC Members Association in Hong Kong; the honorary chairman of the Hong Kong Shandong Chamber of Commerce and the natives general associations of Qingdao, Weihai, Yantai and Linyi; the vice president of overseas friendship associations of Jinan and Yantai; and the honorary president of Jinan Chamber of Commerce in Guangdong Province etc. Mr. LIN joined our Group on 14 August 2020 as an executive director and was re-designated as a non-executive director on 4 October 2021.



## Board of Directors

### **Independent non-executive Directors**

#### **Mr. WONG Wai Kin (“Mr. W.K. WONG”)**

Mr. W.K. WONG, aged 63, is a practising certified public accountant and a proprietor of a public accounting firm in Hong Kong. Mr. W.K. WONG holds a Diploma in Accounting and is a member of the Association of Chartered Certified Accountants and the Hong Kong Institute of Certified Public Accountants. Mr. W.K. WONG has over 38 years of professional and commercial experience in accounting, auditing, taxation and corporate finance. Mr. W.K. WONG joined our Group on 13 September 2010.

#### **Mr. SIU Siu Ling, Robert (“Mr. S.L. SIU”)**

Mr. S.L. SIU, aged 70, is a sole proprietor of the firm, Messrs. Robert Siu & Co., Solicitors. He is an independent non-executive director of two other companies listed on the Stock Exchange, namely Future World Holdings Limited (stock code: 0572) and China Saite Group Company Limited (stock code: 0153). During the period from 24 July 2015 to 28 June 2017 and from 1 December 2002 to 30 December 2020, Mr. S.L. SIU had been the independent non-executive directors of CMBC Capital Holdings Limited (stock code: 1141), a company listed on the Main Board of the Stock Exchange and Kaisun Holdings Limited (stock code: 8203), a company listed on GEM of the Stock Exchange respectively. Mr. S.L. SIU holds a bachelor’s degree in laws from University of London in the United Kingdom and a postgraduate certificate in laws from The University of Hong Kong and a master degree in laws from University of Greenwich. He has been admitted as a solicitor in Hong Kong since 1992 and has been admitted as a solicitor in England and Wales since 1993. His legal practice is mainly in the field of commercial and corporate finance. Mr. S.L. SIU joined our Group on 13 September 2010.

#### **Mr. LEUNG Chi Hung (“Mr. C.H. LEUNG”)**

Mr. C.H. LEUNG, aged 66, has commenced his accountancy professional training since 1976 and is a member of certain international accountancy bodies. Mr. C.H. LEUNG is also a Certified Public Accountant (Practising) in Hong Kong and a director of Philip Leung & Co. Limited, Certified Public Accountants (Practising). He is also an independent non-executive director of three other companies listed on the Stock Exchange, including Daido Group Limited (stock code: 544), REF Holdings Limited (stock code: 1631), and Zhongzheng International Company Limited (stock code: 943). During the period from 15 October 2020 to 5 January 2022, Mr. C.H. LEUNG had been the independent non-executive director of Evergreen International Holdings Limited (stock code: 238). Mr. C.H. LEUNG resigned as an independent non-executive director of WT Group Holdings Limited (stock code: 8422) on 31 May 2022. Mr. C.H. LEUNG joined our Group on 23 February 2011.



# Corporate Governance Report

## **Corporate Governance Practice**

The Board is committed to maintaining a high standard of corporate governance. The corporate governance principles of the Company emphasize a quality board, sound internal control, transparency and accountability to all shareholders.

The Board has reviewed the Company's corporate governance practices and is of the opinion that the Company has met the provisions set out in the Corporate Governance Code ("CG Code"), contained in Appendix 15 to the GEM Listing Rules during the year ended 31 March 2022, except for the following deviation:

Code provision A.2.1 of the CG Code stipulates that the roles of chairman and chief executive officer should be separate and should not be the same individual. Ms. LO Yuk Yee is the chairman of the Company since 25 January 2011. Mr. LUM Chor Wah, Richard was appointed as an executive Director and chief executive officer of the Company on 30 September 2010 until 28 June 2011. Thereafter, the post of chief executive officer was vacant and its roles and responsibilities were shared amongst the members of the Board. The Board is presently identifying a suitable candidate to be appointed as the chief executive officer and will make an announcement upon the appointment.

The Company has not arranged insurance cover in respect of legal action against its directors as the Board considers that the Board adopts prudent management policy. The needs for insurance policy will be reviewed from time to time.

## **Securities Transactions by Directors**

The Company has adopted a code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standard of dealings as set out in Rules 5.48 to 5.67 of the GEM Listing Rules throughout the year ended 31 March 2022. Having made specific enquiry of all Directors, all Directors have complied with the required standard of dealings and its code of conduct regarding securities transactions throughout the year ended 31 March 2022.

## **The Board**

The composition of the Board during the year ended 31 March 2022 and as at the date of this report and the biographical details of the Directors as at the date of this report are set out in the section headed "Report of the Directors" and the section headed "Board of Directors" of this annual report respectively.





## Corporate Governance Report

During the year ended 31 March 2022, the Board held 5 meetings and the attendance of the Directors are as follows:

<b>Name of directors</b>	<b>Meetings attended/held</b>	
	<b>Board meetings</b>	<b>General meetings</b>
<b>Executive Directors</b>		
Ms. LO Yuk Yee	5/5	1/1
Ms. CHEN Weijie (Appointed on 4 October 2021)	2/2	—
<b>Non-executive Director</b>		
Mr. LIN Dongming (Re-designated from an executive director to a non-executive director on 4 October 2021)	5/5	1/1
Mr. CHAN Kwok Chiu (Resigned on 13 June 2021)	1/1	—
<b>Independent non-executive Directors</b>		
Mr. WONG Wai Kin	5/5	1/1
Mr. SIU Siu Ling, Robert	5/5	1/1
Mr. LEUNG Chi Hung	5/5	1/1

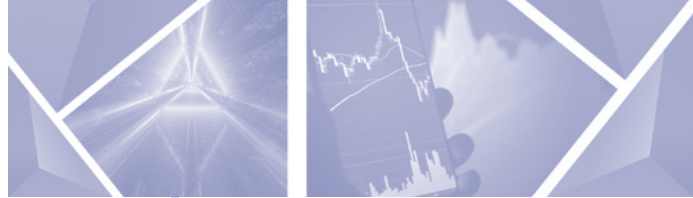
In addition to meetings, the Board also approved matters by resolutions in writing from all the Directors.

The Board is responsible for the overall management of the Company in accordance with the bye-laws of the Company ("Bye-Laws") and is entitled to delegate its powers in respect of daily management to any executive Directors, committees of the Board and the management team. The Board is primarily responsible for approving and monitoring the Company's major corporate matters, the evaluation of the performance of the Company and oversight of the management. The senior management of the Group is responsible for the implementation of the business strategies and the day-to-day operations of the Group under the leadership of the executive Directors. The Directors have full access to all the information of the Group in relation to the business operation and financial performance of the Group.

To the knowledge of the Directors, the Board members have no financial, business, family or other material/relevant relationships with each other.

Pursuant to Rule 5.08 of the GEM Listing Rules, the Company has at least three independent non-executive Directors with at least one of them having appropriate professional or accounting or related financial management expertise. The Company has received the annual confirmation of independence from all the independent non-executive Directors pursuant to Rule 5.09 of the GEM Listing Rules and considered them to be independent.

Each of the non-executive Director and independent non-executive Director is appointed for a term of one year. Each Director is subject to retirement and rotation requirement under the Bye-Laws.



## Corporate Governance Report

### Audit Committee

The Board established an Audit Committee with written terms of reference in accordance with Rule 5.28 of the GEM Listing Rules. During the year ended 31 March 2022, the audit committee comprised of three members who are independent non-executive Directors, namely, Mr. WONG Wai Kin, Mr. SIU Siu Ling, Robert and Mr. LEUNG Chi Hung (with Mr. WONG Wai Kin as the chairman thereof).

The principal duties of the Audit Committee are to review and supervise the financial reporting process, risk management and internal control procedures of the Company, and nominate and monitor external auditors.

The Audit Committee met four times during the year ended 31 March 2022 and the attendance of the members are as follows:

<b>Name of committee members</b>	<b>Meetings attended/held</b>
Mr. WONG Wai Kin	4/4
Mr. SIU Siu Ling, Robert	4/4
Mr. LEUNG Chi Hung	4/4

During the year ended 31 March 2022, the Audit Committee discharged its duties by reviewing the financial matters, quarterly, interim and annual financial reports and financial statements as well as audit matters of the Company, discussing with executive Directors, management and the auditors of the Company, and making recommendations to the Board.

The audited consolidated financial statements of the Group for the year ended 31 March 2022 have been reviewed by the Audit Committee.

The consolidated financial statements for the year ended 31 March 2022 were audited by Crowe (HK) CPA Limited whose term of office will expire upon the forthcoming annual general meeting of the Company. The Audit Committee has recommended to the Board that Crowe (HK) CPA Limited be reappointed as the auditors of the Company at the forthcoming annual general meeting of the Company.

### Remuneration Committee

During the year ended 31 March 2022, the Remuneration Committee of the Company comprised of the executive Director, Ms. LO Yuk Yee and two independent non-executive Directors, namely, Mr. WONG Wai Kin and Mr. SIU Siu Ling, Robert (with Mr. SIU Siu Ling, Robert as the chairman thereof). The principal responsibilities of the Remuneration Committee include the formulation of the Company's remuneration policy, the approval or recommendation to the Board on remuneration packages for the Directors and the senior management, and the review and approval of performance-based remuneration by reference to corporate goals and objectives.

According to the terms of reference, the Remuneration Committee should meet at least once a year. The Remuneration Committee met one time during the year ended 31 March 2022 in which the Remuneration Committee reviewed the remuneration policy of the Company and the performance of the executive Directors and the attendance of the members are as follows:

<b>Name of committee members</b>	<b>Meetings attended/held</b>
Mr. SIU Siu Ling, Robert	1/1
Ms. LO Yuk Yee	1/1
Mr. WONG Wai Kin	1/1

### Nomination Committee

During the year ended 31 March 2022, the Nomination Committee comprised of the executive Director, Ms. LO Yuk Yee and two independent non-executive Directors, namely Mr. SIU Siu Ling, Robert and Mr. WONG Wai Kin (with Ms. LO Yuk Yee as the chairman thereof). The principal responsibilities of the Nomination Committee include, amongst other things, making recommendations on any proposed changes to the Board to complement the Company's corporate strategy.

The Nomination Committee is mainly responsible for looking for suitable candidates to join the Board when there are vacancies or when it is necessary to hire additional Directors. The members of the Nomination Committee will propose the appointment of the candidates concerned to each member of the Board, and all members of the Nomination Committee will review the qualifications of the candidates concerned and decide whether they are suitable to join the Company and the terms of their appointment based on their caliber, experience and background.

According to the terms of reference, the Nomination Committee should meet at least once a year. The Nomination Committee met one time during the year ended 31 March 2022 and the attendance of the members are as follows:

<b>Name of committee members</b>	<b>Meetings attended/held</b>
Ms. LO Yuk Yee	1/1
Mr. WONG Wai Kin	1/1
Mr. SIU Siu Ling, Robert	1/1



## Corporate Governance Report

### Corporate Governance Committee

During the year ended 31 March 2022, the Corporate Governance Committee comprised of three independent non-executive Directors, namely Mr. LEUNG Chi Hung, Mr. SIU Siu Ling, Robert and Mr. WONG Wai Kin (with Mr. LEUNG Chi Hung as the chairman thereof).

The Corporate Governance Committee is responsible for performing the corporate governance duties including:

- (a) to develop and review the Company's policies and practices on corporate governance and making recommendations to the Board;
- (b) to review and monitor the training and continuous professional development of Directors and senior management of the Company and its subsidiaries;
- (c) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance management (if any) applicable to employees and directors of the Company and its subsidiaries; and
- (e) to review the Company's compliance with the CG Code and disclosure on the Corporate Governance Report.

According to the terms of reference, the Corporate Governance Committee should meet at least once a year. The Corporate Governance Committee met one time during the year ended 31 March 2022 and the attendance of the members are as follows:

<b>Name of committee members</b>	<b>Meetings attended/held</b>
Mr. LEUNG Chi Hung	1/1
Mr. WONG Wai Kin	1/1
Mr. SIU Siu Ling, Robert	1/1

### Board Diversity Policy

The Company has adopted the Board Diversity Policy which sets out the approach to achieve diversity of the Board. The Company recognises and embraces the benefits of having a diverse Board and sees increasing diversity at the Board level as an essential element in maintaining the Company's competitive advantage.

Pursuant to the Board Diversity Policy, the Nomination Committee will review annually the structure, size and composition of the Board and where appropriate, make recommendations on changes to the Board to complement the Company's corporate strategy and to ensure that the Board maintains a balanced diverse profile. In relation to reviewing and assessing the Board composition, the Nomination Committee is committed to diversity at all levels and will consider a number of aspects, including but not limited to gender, age, cultural and educational background, professional qualifications, skills, knowledge and regional and industry experience.

The Company aims to maintain an appropriate balance of diversity perspectives that are relevant to the Company's business growth and is also committed to ensuring that recruitment and selection practices at all levels (from the Board downwards) are appropriately structured so that a diverse range of candidates are considered.



## Corporate Governance Report

The Board will consider setting measurable objectives to implement the Board Diversity Policy and review such objectives from time to time to ensure their appropriateness and ascertain the progress made towards achieving those objectives.

At present, the Nomination Committee considered that the Board is sufficiently diverse and the Board has not set any measurable objectives.

The Nomination Committee will review the Board Diversity Policy, as appropriate, to ensure its effectiveness.

### **Director Nomination Policy**

The Board has delegated its responsibilities and authority for selection and appointment of Directors to the Nomination Committee.

The Company has adopted the Director Nomination Policy which sets out the selection criteria and process and the Board succession planning considerations in relation to nomination and appointment of Directors and aims to ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the Company and the continuity of the Board and appropriate leadership at Board level.

The Director Nomination Policy sets out the factors for assessing the suitability and the potential contribution to the Board of a proposed candidate, including but not limited to the following:

- Character and integrity;
- Qualifications including professional qualifications, skills, knowledge and experience that are relevant to the Company's business and corporate strategy;
- Diversity in all aspects, including but not limited to gender, age (18 years or above), cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service;
- Requirements of independent non-executive Directors on the Board and independence of the proposed independent non-executive Directors in accordance with the GEM Listing Rules; and
- Commitment in respect of available time and relevant interest to discharge duties as a member of the Board and/or Board committee(s) of the Company.

The Director Nomination Policy also sets out the procedures for the selection and appointment of new Directors and re-election of Directors at general meetings.

The Nomination Committee will review the Director Nomination Policy, as appropriate, to ensure its effectiveness.





## Corporate Governance Report

### Directors' Training and Professional Development

Every Director keeps abreast of responsibilities as a Director of the Company and of the business activities and development of the Company. Every newly appointed Director is provided with an induction on the first occasion of his/her appointment to ensure that he/she has adequate understanding of the businesses and operations of the Group. The Directors are also kept informed on a timely basis of their responsibilities and obligations under the GEM Listing Rules, as well as other relevant statutory or regulatory requirements. The Company also encourages its Directors to participate in other continuous professional development programmes for directors. All Directors are committed to comply with the CG Code on Directors' training for the year ended 31 March 2022.

<b>Directors</b>	<b>Listed Issuer Regulation Bulletins</b>	<b>FAQ on GEM Listing Rules</b>
<b>Executive Directors</b>		
Ms. LO Yuk Yee	√	√
Ms. CHEN Weijie (Appointed on 4 October 2021)	√	√
<b>Non-Executive Director</b>		
Mr. LIN Dongming (Re-designated from an executive director to a non-executive director on 4 October 2021)	√	√
Mr. CHAN Kwok Chiu (Resigned on 13 June 2021)	√	√
<b>Independent Non-Executive Directors</b>		
Mr. WONG Wai Kin	√	√
Mr. SIU Siu Ling, Robert	√	√
Mr. LEUNG Chi Hung	√	√

### Auditors' Remuneration

In line with the sound practice that the independence of external auditors should not be impaired by other non-audit assignments, the Group ensures that assignments other than statutory audits undertaken by external auditors should not have an adverse impact on their independence. For the year ended 31 March 2022, the auditors of the Company received approximately HK\$600,000 for audit service and Nil for non-audit services.

### Directors' Responsibility for the Consolidated Financial Statements

The Directors acknowledge their responsibility for preparing the financial statements for the year ended 31 March 2022.

### Company Secretary

Mr. Kwong Chun Chung ("Mr. Kwong") was appointed as the company secretary at 28 April 2022. In his capacity acting as the company secretary of the Company, Mr. Kwong is responsible for company secretarial works. Mr. Kwong has taken not less than 15 hours of relevant professional training and in compliance with Rule 5.15 of the GEM Listing Rules.

### **Risk Management and Internal Control**

The Board is responsible for evaluating and determining the nature and extent of the risks and it is willing to take in achieving the Group's strategic objectives and ensuring that the Group establishes and maintains appropriate and effective risk management and internal control systems and reviewing their effectiveness. The Board is also responsible for overseeing the design, implementation and monitoring of the risk management and internal control systems. The risk management and internal control systems are designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operating systems or in achievement of the Group's business objectives.

The Board, through the Audit Committee, conducts a review of the effectiveness of the Group's risk management and internal control systems. It covers all material controls, including financial, operational and compliance controls, on an annual basis. It also considers the adequacy of resources, staff qualifications and experience, training programs and budget of the Group's accounting and financial reporting function.

Under the enterprise risk management framework, policies and procedures are in place to identify, assess, manage, control and report risks. Such risks include strategic, credit, operational (administrative, system, human resources, reputation), market, liquidity, legal and regulatory risks. Exposure to these risks is continuously monitored by the Board through the Audit Committee.

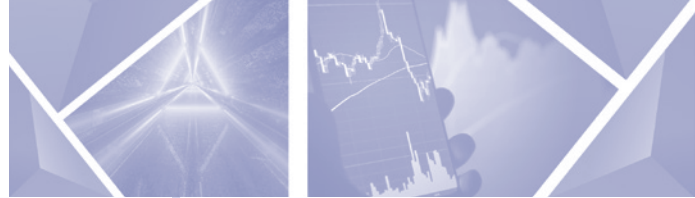
The internal control system includes a defined management structure with specified limits of authority. The Board has clearly defined the authorities and key responsibilities of each division to ensure adequate checks and balances. The internal control system has been designed to safeguard the Group's assets against authorized use of disposition, to ensure the maintenance of proper accounting records for producing reliable financial information, and to ensure compliance with applicable laws, regulations and industry standard.

To assist the Board in its monitoring control function, an internal audit function ("Internal Audit") provide an independent appraisal and assurance of its internal governance process, effectiveness of the risk management framework, methodology, together with the control activities in the Group's business operations.

To ensure the independence of the Internal Audit, the internal audit function reports directly to the Audit Committee on audit matters.

Internal Audit performs its independent reviews of different financial, business and functional operations and activities using a risk based approach to focus on areas of major risks as identified by a comprehensive risk analysis. Division or department heads and the management concerned will be notified of all control deficiencies for rectification within a set time frame.

During the year under review, the Board has reviewed the effectiveness of the internal control system of the Group and there were no major issue identified by the Audit Committee and Internal Audit. The Board is of the view that the enterprise risk management and internal control systems in place for the year and up to the date of issuance of the annual report is effective and adequate.



## Corporate Governance Report

### **Shareholders' Rights**

To safeguard shareholders' interests and rights, separate resolutions are proposed at shareholders' meetings on each substantial issue, including the election of individual directors, for shareholders' consideration and voting. Besides, pursuant to the Bye-Laws, shareholder(s) holding not less than one-tenth of the paid-up capital of the Company carrying the right of voting at general meetings may request the Company to convene a special general meeting by sending a written requisition to the Board or the company secretary. The objects of the meeting must be stated in the written requisition.

Shareholders may send written enquiries to the Company for putting forward any enquiries or proposals to the Board directly to its principal place of business in Hong Kong by post or email to [ir@finet.com.hk](mailto:ir@finet.com.hk). The Company will respond to all enquiries on a timely and proper basis.

For the avoidance of doubt, shareholder(s) must deposit and send the original duly signed written requisition, notice or statement, or enquiry (as the case may be) to the above address and provide their full name, contact details and identification in order to give effect thereto. Shareholders' information may be disclosed as required by law.

An up-to-date version of the Bye-Laws is available on the Company's website and the Stock Exchange's website. Shareholders may refer to the Bye-Laws for further details of their rights.

All resolutions put forward at shareholders' meetings will be voted by poll pursuant to the GEM Listing Rules and the poll voting results will be posted on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.finet.hk](http://www.finet.hk)) immediately after the relevant general meetings.

### **Investor Relations and Communication**

The Company has established and maintained different communication channels with its shareholders. The Company updates its shareholders on its latest business developments and financial performance through its corporate publications including annual reports and public announcements. Briefing and meetings with institutional investors and analysts are conducted regularly. The Company also maintains its website ([ir.finet.hk](http://ir.finet.hk)) to provide an alternative communication channel for the public and its shareholders. All corporate communication and Company's latest updates are available on the Company's website for public's information.

During the year, there has been no significant change in the Company's constitutional documents.

### **Policy Relating to Shareholders**

The Company has adopted a dividend policy (the "Dividend Policy") on payment of dividends. The Company does not have any pre-determined dividend payout ratio. Depending on the financial conditions (e.g. liquidity position of the Company, financial results, general business conditions and strategies, capital requirements) of the Company and the Group and the conditions and factors as set out in the Dividend Policy (e.g. shareholders' interest, statutory and regulatory restrictions), dividends may be proposed and/or declared by the Board during a financial year and any final dividend for a financial year will be subject to the shareholders' approval.



# Report of the Directors

The Directors present the annual report together with the audited consolidated financial statements of the Group for the year ended 31 March 2022.

## Principal Activities

The Company is an investment holding company. The principal activities and other particulars of its subsidiaries are set out in Note 1 to the consolidated financial statements.

## Business Review

The business review of the Group for the year ended 31 March 2022 is set out in the section headed Management Discussion and Analysis on pages 8 to 12 of this annual report.

## Principal Properties

Please refer to Note 17 of the consolidated financial statements for principal properties of the Group.

## Property Include

No.	Property
1	Investment Property 12A03 and 12A04, Anlian Plaza, Junction of Jintian Road and Fuzhong San Road, Futian District, Shenzhen City, Guangdong Province, the People's Republic of China

## Principal Risks and Uncertainties Facing by the Group

Our media, advertising and investor relationship services business face intensive competition from many platforms providing different kinds of program from all over the world and other financial PR and advertisement agencies providing similar services.

In order to deal with this challenge, we will continue to improve our websites and mobile apps (e.g. in terms of quality, numbers of program offered etc.) so that we can attract more audience to view our contents. We realize the quality of financial news is critical to our success. Therefore, we continue to recruit experienced news writer and anchor to join our Group.

Our financial services business, brokerage business and fund management business will be adversely affected by the downturn of the financial market. The performance of financial market can be influenced by different economic and political factors. Besides, the coming of financial crisis is difficult to predict. All the factors mentioned above will create risks and uncertainties for our financial services business, brokerage business and fund management business. The Company will strengthen the risk management by recruiting the right candidate or consulting the risk management expert.

## Compliance with the Relevant Laws and Regulations

During the year, as far as the Board is aware, the Group has complied with the relevant laws and regulations.

The Group will seek for professional legal opinion from its external legal advisors when necessary to ensure that the Group's transactions and business are in conformity with all applicable laws and regulations.



## Report of the Directors

### **The Group's Relationships with Its Employees, Customers, and Suppliers**

The Company maintains good relationships with its employees, customers and suppliers.

The Directors recognize that employees, customers and suppliers are the keys of sustainable development of the Group. The Group strives to motivate its employees with a clear career path and opportunities for advancement and improvement of skills. The Group also stays connected with its customers and suppliers and has ongoing communication with them to obtain their feedback and suggestions.

### **Results and Appropriations**

Details of the Group's results for the year ended 31 March 2022 are set out in the consolidated income statements on page 47.

The Board does not recommend the payment of dividend for the year ended 31 March 2022 (2021: Nil).

### **Group Financial Summary**

A summary of the published annual results and assets and liabilities of the Group for the last five financial years is set out in the section headed "Five Year Financial Summary" of this annual report.

### **Distribution Reserves**

The Company had no distribution reserve as at 31 March 2022 (2021: HK\$22,722,000).

### **Share Capital**

Details of movements in share capital of the Company are set out in Note 31 to the accompanying consolidated financial statements.

### **Purchase, Sale or Redemption of Listed Shares**

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed shares during the year ended 31 March 2022.

### **Pre-emptive Rights**

There is no provision for pre-emptive rights under the Bye-Laws or the laws in Bermuda.

### **Borrowing and Interest Capitalized**

Particulars of borrowing of the Group as at 31 March 2022 are set out in Note 29 to the accompanying consolidated financial statements. No interest was capitalized by the Group during the year (2021: Nil).

### **Sufficiency of Public Float**

Based on information that is publicly available to the Company and within the knowledge of the Directors, as at the latest practicable date prior to the issue of this annual report, the Company has maintained a sufficient public float required under the GEM Listing Rules.

### **Biographical Details of Directors**

Brief biographical details of Directors are set out in the section headed "Board of Directors" of this annual report.





## Report of the Directors

### **Permitted Indemnity Provision**

Pursuant to the Articles, the Directors and other officers, for the time being acting in relation to the affairs of the Company, shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them shall or may incur or sustain by or by reason of any act done, concurred in or omitted in or about the execution of their duty.

### **Directors**

The Directors who held office during the year ended 31 March 2022 were:

#### *Executive Directors*

Ms. LO Yuk Yee

Ms. CHEN Weijie (Appointed on 4 October 2021)

#### *Non-executive Director*

Mr. LIN Dongming (Re-designated from an executive director to a non-executive director on 4 October 2021)

Mr. CHAN Kwok Chiu (Resigned on 13 June 2021)

#### *Independent Non-executive Directors*

Mr. WONG Wai Kin

Mr. SIU Siu Ling, Robert

Mr. LEUNG Chi Hung

Detailed information of the Directors standing for re-election will be set out in the circular in relation to the forthcoming annual general meeting of the Company to be dispatched to the shareholders of the Company.

### **Emoluments of the Directors and the Five Highest Paid Individuals**

Details of the Directors' emoluments and of the five highest paid individuals in the Group are set out in Note 13 and 14 to the accompanying consolidated financial statements respectively.

### **Directors' Service Agreements**

Each of the independent non-executive Directors and non-executive Director is appointed for a term of one year.

None of the Directors being proposed for re-election at the forthcoming annual general meeting has a service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.



## Report of the Directors

### Interest in Shares and Underlying Shares

#### Directors' and chief executive's interests and short positions in the shares and underlying shares

As at 31 March 2022, the interests and short positions of the Directors and the chief executive of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO, as recorded in the register required to be kept under section 352 of the SFO) or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules, were as follows:

#### Long positions in the shares and underlying shares of the Company and its associated corporations

Name of Director	Name of Group member/ associated corporations	Number of shares and capacity in which the shares were held		
		Beneficial owner	Interest of controlled corporation	% of shares in issue <i>(Note 2)</i>
<b>Executive Director:</b>				
Ms. LO Yuk Yee ("Ms. LO")	The Company	43,458,058 (L)	391,597,678 (L)	65.27%
Ms. LO	Maxx Capital International Limited ("Maxx Capital") <i>(Note 1)</i>	—	2 ordinary shares	100%
Ms. LO	Pablos International Limited ("Pablos") <i>(Note 1)</i>	1,000 ordinary shares	—	100%

(L) denotes long positions

Notes:

- 391,597,678 ordinary shares were held by Maxx Capital International Limited ("Maxx Capital") which was wholly-owned by Pablos International Limited ("Pablos"), and Pablos was wholly owned by Ms. LO Yuk Yee, ("Ms. LO"). Accordingly, Ms. LO was deemed by virtue of the SFO to be interested in 435,055,736 ordinary shares.
- As at 31 March 2022, the Company had 666,538,774 ordinary shares in issue.

Save as disclosed above, as at 31 March 2022, none of the Directors or chief executive of the Company nor their respective associates had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules.

## Report of the Directors

### Substantial shareholders' interest and short position in the shares of the Company

As at 31 March 2022, so far as the Directors are aware, persons other than Directors or chief executive of the Company who have interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO, were as follows:

#### Long Positions in the Shares

*Long Positions in the Shares and Underlying Shares of the Company*

Name of Shareholders	Capacity	Number of shares held	Approximate percentage of existing shareholding (Note 2)
<b>Substantial shareholders</b>			
Pablos (Note 1)	Interest of Controlled Corporation	391,597,678 (L)	58.75%
Maxx Capital (Note 1)	Beneficial Owner	391,597,678 (L)	58.75%
Broadgain International Limited	Beneficial Owner	47,052,000 (L)	7.06%
WANG Yuan	Beneficial Owner	39,000,000 (L)	5.85%

(L) denotes long positions

Notes:

- 391,597,678 ordinary shares were held by Maxx Capital, which was wholly-owned by Pablos and Pablos was wholly-owned by Ms. LO, a director of the Company. Ms. LO is a director of each of Maxx Capital and Pablos.
- As at 31 March 2022, the Company had 666,538,774 ordinary shares in issue.

#### Other persons who are required to disclose their interests

Save as disclosed above, the Directors are not aware of other person who, as at 31 March 2022, had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO.

#### Directors' Interests in Arrangement, Transaction or Contracts of Significance

Save as disclosed in this annual report, there was no arrangements, transaction or contract of significance in relation to the Group's business to which the Group was a party and in which any of the Directors had material interests, whether directly or indirectly, subsisted at the end of the year 2022 or at any time during the year (2021: Nil).



## Report of the Directors

### **Securities Transactions by Directors**

The Company has adopted a code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standard of dealing as set out in Rules 5.48 to 5.67 of the GEM Listing Rules throughout the year ended 31 March 2022. Having made specific enquiry of all Directors, all Directors have complied with the required standard of dealings and its code of conduct regarding securities transactions throughout the year ended 31 March 2022.

### **Audit Committee**

The audited consolidated financial statements of the Group for the year ended 31 March 2022 have been reviewed by the audit committee of the Company.

### **Competing Interests**

None of the Directors or substantial shareholders of the Company or any of their respective associates has engaged in any business that competes or may compete with the business of the Group or has any other conflict of interests with the Group during the year ended 31 March 2022.

### **Customers and Suppliers**

For the year ended 31 March 2022, the five largest customers accounted for approximately 52% (2021: 49%) of the Group's total turnover and the five largest suppliers of the Group accounted for approximately 82% (2021: 78%) of the Group's total cost of sales. The largest customer of the Group accounted for approximately 18% (2021: 15%) of the Group's total turnover while the largest supplier of the Group accounted for approximately 23% (2021: 22%) of the Group's total cost of sales. Top 100 Hong Kong Listed Companies Research Centre which has the common controlling shareholder with the Group, is one of the five largest customers.

Save as disclosed above, none of the Directors, their associates, or any substantial shareholders (which, to the knowledge of the Directors, owned more than 5% of the Company's share capital) had a beneficial interest in the Group's five largest customers and suppliers.

### **Connected Transactions and Continuing Connected Transactions**

Details of the related party transactions of the Group for the year ended 31 March 2022 are set out in Note 35 to the consolidated financial statements in this annual report. The rental expenses paid to Cyber Feel Limited, as announced on 25 October 2021, fall under the definition of connected transactions under the GEM Listing Rules. The other related party transactions fall under the definition of continuing connected transactions under the GEM Listing Rules. Such continuing connected transactions were entitled to full exemption from the annual review and disclosure requirements under Chapter 20 of the GEM Listing Rules.

The Company confirms that it has complied with the disclosure requirements in accordance with Chapter 20 of the GEM Listing Rules in so far as they are applicable.

### **Management Contracts**

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



## Report of the Directors

### **Confirmation of Independence by Independent Non-executive Directors**

The Company confirms that it has received from each of the independent non-executive Directors an annual confirmation of his independence pursuant to Rule 5.09 of the GEM Listing Rules and considers, based on the confirmations received, the independent non-executive Directors to be independent.

### **Corporate Governance**

The Company has published its Corporate Governance Report, details of which are set out in the section headed "Corporate Governance Report" of this annual report.

### **Auditors**

HLB Hodgson Impey Cheng Limited ("HLB") resigned as the external independent auditor of the Company with effect from 14 April 2022 while Crowe (HK) CPA Limited was appointed on the same date to fill the casual vacancy arising from the resignation of HLB to hold office until the conclusion of the forthcoming annual general meeting. There was no disagreement between the Board and the Audit Committee on the selection, appointment, resignation or dismissal of the external auditors.

On behalf of the Board

**Finet Group Limited**

**LO Yuk Yee**

*Chairman*

Hong Kong, 29 June 2022





# Environmental, Social and Governance Report

## Contents

About this report	32
A. Environmental Protection	
1. Emissions	33
2. Use of Resources, the Environment and Natural Resources	35
3. The Environment and Natural Resources	36
B. Social Responsibilities	
1. Employment and Labor Practices	36
2. Health and Safety	38
3. Development and Training	38
4. Labor Standards	38
5. Supply Chain Management	38
6. Product Responsibility	38
7. Anti-corruption, Bribery, Extortion, Fraud and Money Laundering	39
8. Community Investment	39



## Environmental, Social and Governance Report

### About This Report

We are pleased to present this report pursuant to the disclosure requirements of the Environmental, Social and Governance Reporting Guide set out in Appendix 20 to the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited to disclose the Company's and its subsidiaries' (collectively, the "Group") performance in environmental, social and governance aspects during the period from 1 April 2021 to 31 March 2022 (the "Year"). Policies, statements and information set forth in this report cover the Company's headquarter and the subsidiaries under its effective control. The Board considers that a sound environment, a harmonious society and good governance are of utmost importance to the sustainable development of both the Group's business and the community in which we operate. Therefore, the Group is committed not only to enhancing its financial performance but also to implementing various policies and measures to increase its efforts in environmental protection, fulfill its social responsibilities and enhance its governance.

### Stakeholder Engagement

With the aim to align the Group's long term sustainability goals with its current vision and mission, we recognise the importance of integrating our stakeholders' expectations and requests and of truly understanding their concerns.

We actively engage our stakeholders and provide updates on our recent developments through diverse engagement channels. The table below highlights our key stakeholders and our communication channels:

<b>Stakeholder Group</b>	<b>Engagement Channels</b>
Employees	<ul style="list-style-type: none"><li>— Internal emails and publications</li><li>— Internal briefings and meetings</li><li>— Training</li><li>— Performance appraisal</li></ul>
Clients/Customer	<ul style="list-style-type: none"><li>— Client meetings</li><li>— Corporate website</li></ul>
Investors and Shareholders	<ul style="list-style-type: none"><li>— Press release and announcements</li><li>— Annual, interim and quarterly reports</li><li>— Annual general meeting and general meetings</li><li>— Investors conference</li></ul>
Suppliers, Contractors and Business Partners/Associates	<ul style="list-style-type: none"><li>— Business meeting</li></ul>
Government and Regulators	<ul style="list-style-type: none"><li>— Email, phone and fax communications</li></ul>
Social Groups and Public	<ul style="list-style-type: none"><li>— Email and phone communications</li><li>— Sponsorships and donations</li></ul>
Media	<ul style="list-style-type: none"><li>— Public events</li><li>— Press release</li></ul>



## Environmental, Social and Governance Report

### Materiality Assessment

Through our established engagement channels, we will identify relevant ESG issues and assessed their materiality to our businesses as well as to our stakeholders.

The materiality assessment process is set out as follows:

- i) Identification of potential issues: Screening of initial reference issues with reference to the ESG Guide, and peer benchmarking ideas against suitable peer companies to pinpoint material ESG issues performed.
- ii) Stakeholder evaluation: Internal and external stakeholders, who possess significant dependency of influence on the Company, are invited to rank the importance of each ESG issue via established engagement channels and interviews.
- iii) Prioritisation: The results from issues identification and stakeholder evaluation are combined to generate ESG materiality ranking.
- iv) Validation: The ESG working group of the Company validates and confirms the key material ESG issues, and how they link to the respective Aspects and KPIs of the ESG Guide.

### A. Environmental Protection

The Group upholds its commitment to sustainable development and complies with relevant laws and regulations on environmental protection. We encourage our employees to focus on and enhance their awareness of environmental protection. We strive to reduce the impacts of our operation on the environment and adhere to the principles of green operation and green office. In order to implement these measures, the Group has adhered to the 4R Principles of waste reduction, i.e. Reduce, Reuse, Recycle and Replace.

#### A.1 Emissions

The Group is principally engaged in (i) advertising, financial public relationship service (including media business); (ii) Property Investment Business; (iii) Money Lending Business; (iv) the provision of Financial Information Service; and (v) Securities Business. Based on the aforesaid, the Group's operations is not expected to have a significant impact on the environment arising from its operating activities and will not generate hazardous pollutants.

In order to minimize hazardous emissions, the Group encourages its employees to:

1. Take public transport instead of driving during travels, whenever possible, to reduce vehicle exhaust emissions;
2. Use telephone or video conferencing to replace business trips as far as feasible to reduce carbon emissions;
3. Take the eco-friendly modes of transportation that have low levels of pollution, such as railway lines, trams, LPG minibuses, etc.; and
4. Use environmentally-friendly cleaning agents to reduce water pollution.

The Group is not aware of any circumstances arising from its business operations leading to significant air pollution, water pollution and land pollution and generation of hazardous waste during the Year.

### **Air Emissions**

Due to our business nature, the Group considers the relevant air emissions generated are not significant.

During the Reporting Period for 2022 and 2021, the greenhouse gas ("GHG") emission from the operation is set out below:

#### *GHG Emission*

	<b>2022</b>	2021
Type of GHG emissions	<b>Equivalent CO<sub>2</sub> emission (kg)</b>	Equivalent CO <sub>2</sub> emission (kg)
Scope 1 Direct emissions	<b>Nil</b>	Nil
Scope 2 Indirect emission	<b>88,366.1</b>	92,833.7
Total	<b>88,366.1</b>	92,833.7
Intensity	<b>1,118.6 kg/employee</b>	1,079.5 kg/employee

*Note:* The calculation of the greenhouse gas is based on the "Corporate Accounting and Reporting Standard" from greenhouse gas protocol.

Scope 1: Direct emission from the vehicles that is owned by the Group

Scope 2: Indirect emissions from the generation of purchased electricity consumed by the Group

Scope 3: Other indirect emission is optional disclosure that the corresponding emission is not controlled by the Group

The Group makes efficient use of energy and resources and minimize the impact of the Group activities on the environment and natural resources whilst we grow our business.

### **Waste Management**

The Group has devoted substantial efforts to waste management by minimising solid waste to landfills through waste reducing, waste reusing and waste recycling. One of the essential measurements is through promoting the importance of waste reduction among the employees of the Group through training and education. Going paperless is always our key message passed to the employees of the Group and they are encouraged to use electronic copies for filing purpose and use recycle papers for printing in order to reduce waste. Our efforts to reduce paper usage include implementing paperless e-Payroll systems.



## Environmental, Social and Governance Report

### **A.2 Use of Resources, the Environment and Natural Resources**

The resources used by the Group for its operations are mainly electricity, water and paper. In order to uphold its commitment to sustainable development, the Group's employees have kept the use of resources to a minimum through various green practices.

#### ***Electricity Consumption:***

1. Use of energy-efficient lights and electrical appliances in office workplace.
2. Staffs are encouraged to dress in smart casual and indoor temperature is maintained at around 25.5°C in the summer time.
3. Turn off some lights and air conditioning during lunch hours and non-office hours.
4. Enable the "Standby" or "Sleep" mode of personal computers.

#### ***Water Consumption:***

Reminders on water conservation are posted in pantry.

#### ***Paper Consumption:***

1. Use of environmental friendly paper.
2. Use of email instead of the paper-based approval process to reduce the use of paper.
3. Practice of double-sided printing or copying.
4. Publish notice or brochure in electronic version and upload the files to the Group's intranet or made publicly available online.

In addition, the Group also reduces the use of resources through environmentally-friendly procurement (procurement of environmentally friendly furniture, eco-friendly toner, green stationery, etc.) and adopts simple decoration approach for office premises.

During the Year, the yearly electricity consumption in our rented office premises were about 134,875 kWh (2021: 140,687 kWh) and yearly A4 paper usage of about 82,067 sheets (2021: 151,306 sheets).



### **A.3 The Environment and Natural Resources**

#### ***General Disclosure and KPIs***

Although the core business of the Group has limited impact on the environment and natural resources, as an ongoing commitment to good corporate social responsibility, we recognise the responsibility in minimising the negative environmental impacts of our operations in achieving sustainable development to generate long-term values to our stakeholders and community.

The Group works tirelessly to mitigate the environmental impacts of its activities through adopting industry best practices, targeted at reduction of natural resources consumption and effective emission management. We regularly assess our businesses' environmental risks, and adopt preventive measures in reducing those risks and ensuring the compliance with relevant laws and regulations.

#### ***Indoor Air Quality***

Good indoor air quality is important as employees spend most of their time working at office. Indoor air quality in our workplace is regularly monitored and measured. Air pollutants, contaminants and dust particles are filtered out by air purifying equipment in the workplace, and regular cleaning of air conditioning system is conducted to ensure office's indoor air quality.

## **B. Social Responsibilities**

### **B.1 Employment and Labor Practices**

"The human resource — the whole man — is, of all resources entrusted to man, the most productive, the most versatile, the most resourceful," said Peter F. Drucker, revered as the father of modern management. The Group is confident that maintaining a strong relationship with our employees is one of the keys to success in business. In order to protect the rights and interests of our employees, the Group has formulated the Employee Handbook in accordance with the Employment Ordinance of the Hong Kong Special Administrative Region, the Labor Law of the People's Republic of China, and other relevant laws and regulations.

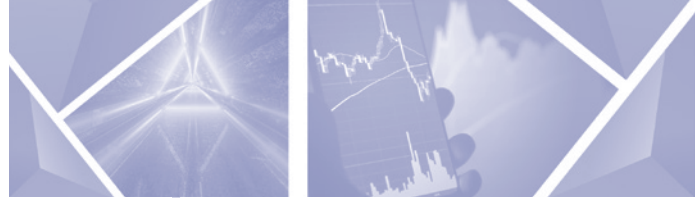
#### ***1.1. Remuneration, Benefits and Attendance***

##### *(1) Remuneration*

Remuneration and salaries are determined by the Group based on the qualifications, work experience, competence, roles and responsibilities of new employees, and taking into account of the market compensation level of the industry and our internal salary standard to ensure that remuneration and salaries so determined are fair internally and are competitive in the market. Our remuneration package comprises of one or more of the following components: wages, bonuses, commission and benefits. The Company wishes to attract and retain talent, provide incentives for our employees to improve their performance and reward outstanding employees through its remuneration system. All employees are entitled to paid holidays such as national statutory holidays, annual leave, compassionate leave, marriage leave, maternity leave and sick leave.

##### *(2) Benefits*

The Group has made required contributions to social insurance fund and housing provident fund for employees in the People's Republic of China and made contributions to mandatory provident fund and took out employees' compensation insurance policies and medical insurance policies for employees in Hong Kong. Employees who pass the probation will receive medical insurance.



## Environmental, Social and Governance Report

### (3) *Attendance*

The Group has implemented the standard working hours according to state regulations. The working hours are 9:00 a.m. to 13:00 p.m. and 14:00 p.m. to 19:00 p.m. with one hour lunchbreak, five working days a week, from Monday to Friday, while Saturday and Sunday are rest days. The Group has the right to re-arrange the work schedule and working days in accordance with its operation requirements; employees should obtain prior approval before taking leave. The Group, in principle, does not encourage our employees to work overtime unless it is necessary. Employees are, in principle, entitled to compensation leave for their overtime work.

Employees are entitled to basic leave. The kinds of leave include public holidays, statutory holidays, annual leave, sick leave and medical leave, marriage leave, and compassionate leave. Employees are required to apply and obtain approval in advance before taking leave.

## **1.2. Recruitment, Promotion and Dismissal**

### (1) *Recruitment and Promotion*

The recruitment and hiring procedures of the Group embody the principle of “meritocracy, open recruitment and hiring solely on merit”. Employees would be rewarded with corresponding adjustment in their remuneration package according to their positions for their outstanding performance during the term of office and significant contributions made to the Group.

### (2) *Dismissal*

Regarding resignation for personal reasons, 30 to 60 days’ prior written notice from the employees is required depending on different positions. Employees who are deemed to be incompetent for their positions based on relevant reasons would be dismissed by 30 to 60 days’ prior written notice from the Group, depending on different positions.

## **1.3. Equal Opportunities and Anti-Discrimination**

The Group is an equal opportunity employer. Our recruitment, employment and human resources management practices, such as promotion, rewards and training opportunities, will under no circumstances be influenced or affected by an applicant’s or employee’s ethnicity, color, age, gender, sexual orientation, race, disability, pregnancy, religion, political ideology, members of the community or marital status.

Monthly remuneration and contributions to social insurance fund, provident fund and mandatory provident fund for the current year were duly paid within the prescribed period.

The Group is not aware of any serious breach of relevant laws and regulations in relation to employment and labour practices (including Employment Ordinance of the Hong Kong Special Administrative Region, Labor Law of the People’s Republic of China, and other relevant laws and regulations) during the Year.

## **B.2 Health and Safety**

During the Year, the Group had complied with the Employment Ordinance of the Hong Kong Special Administrative Region, Labor Law of the People's Republic of China, the Law on Protection of Labor Rights and other applicable laws and regulations. In addition to minimizing work-related incidents and diseases, we also focus on providing employees with a safe and healthy working environment. This would in turn contribute to the improvement of the quality of products and services, ensuring smooth operation, and enhancing workforce stability and employee morale. In addition, the Group believes that ongoing staff involvement and continuing education are the keys to identifying and addressing health and safety issues in workplace.

## **B.3 Development and Training**

The Group provides a comprehensive on job training covering topics such as management skills, professional skills, technical knowledge, latest news and information about corporate culture. Through a series of training covering various topics, our staff's understanding towards the Group's business, management structure and corporate culture would be gradually enhanced. Employees are encouraged to fully develop their potential and strengths.

## **B.4 Labor Standards**

During the Year, the Group had complied with the provisions of the Employment Ordinance of the Hong Kong Special Administrative Region, and the Labor Law of the People's Republic of China. Child labor and forced labor are strictly prohibited. New employees are required to present valid identification documents to the Group for legal working age compliance checks before the commencement of their employment period. All employees of the Group comply with the standard working hour rules stipulated by the Hong Kong Special Administrative Region and PRC government. Overtime work is not encouraged unless in special circumstances.

## **B.5 Supply Chain Management**

The Group adopts a prudent approach in selecting suppliers, including meeting with potential suppliers to understand their products and business operations. We would conduct background checks before appointing a supplier and ensure the supplier is duly registered and has obtained relevant license or permits with relevant authorities in accordance with applicable laws and regulations.

## **B.6 Product Responsibility**

The Group is committed to providing our customers with quality products and services. To improve quality, we have experienced sales teams, IT teams and news teams and investor relationship team. We will review complaints on a regular basis and strive to improve our products and services to avoid similar incidents in the future. Understanding customers' need is the key to provide the best possible customer experience. We appreciate customer comments and suggestions and have various communication channels in place such as telephone, and email.

The Group respects all forms of intellectual property rights and designs of advertising, commercial advertising, products, services, names and trademarks. At the same time, the Group values the importance of protecting the privacy of our customers. When entering into agreements or contracts with customers, the Company will also enter into confidentiality agreements with customers to avoid disclosing customer's information and protecting the privacy of customers. To prevent leakage of customers' data, the Group will further improve and strengthen its measures of protecting customer privacy.



## Environmental, Social and Governance Report

During the Year, the Group did not receive any complaints arising from infringement of intellectual property rights and leakage of customers' data.

### **B.7 Anti-corruption, Bribery, Extortion, Fraud and Money Laundering**

In the course of its operation, the Group strictly abided by the Criminal Law of the Hong Kong Special Administrative Region and People's Republic of China, and other relevant laws and regulations in relation to anti-corruption, bribery, extortion, fraud and money laundering.

The Employee Handbook allows our people to understand explicitly on several areas, which include the provisions of anti-corruption, anti-bribery, conflict of interest and gift policy.

Employees can report illegal behaviors and irregularities by sending letters to:

1. members of the audit committee of the Company; or
2. the chairman of the board of directors of the Company.

The Group is not aware of any material breaches of laws and regulations in relation to bribery, extortion, fraud and money laundering that has significant impacts on the Group during the Year.

### **B.8 Community Investment**

To promote social development and harmony, the Group encourages our employees to actively participate in community events and charity campaigns and contribute to social philanthropy projects through volunteering or charitable donations.

**Summary of Social Performance Data**

Social performance data for the Group for the year ended as of 31 March 2022:

	<b>Unit</b>	<b>2022</b>
<b>Total Workforce</b>		
Employee	number	<b>79</b>
<i>Employee by employment type</i>		
Regular	number	<b>79</b>
Contractual		—
<i>Employee by gender</i>		
Female	number	<b>39</b>
Male		<b>40</b>
<i>Employee by age group</i>		
Age under 30	number	<b>30</b>
Age between 31–50		<b>44</b>
Age 51 or above		<b>5</b>
<i>Employee by geographical region (work location)</i>		
HK	number	<b>36</b>
PRC		<b>43</b>
<i>Employee by employment category</i>		
Management	number	<b>6</b>
General employee		<b>73</b>
<b>Total turnover and turnover rate</b>		
Turnover	number	<b>29</b>
Turnover rate	%	<b>36.7</b>
<i>By gender</i>		
Female	number (%)	<b>18/46.2%</b>
Male		<b>11/27.5%</b>
<i>By age group</i>		
Age under 30	number	<b>13</b>
Age between 31–50		<b>14</b>
Age 51 or above		<b>2</b>
<i>By geographical region (work location)</i>		
HK	number	<b>19</b>
PRC	number	<b>10</b>



## Environmental, Social and Governance Report

	Unit	2022
<b>Employee development and training</b>		
Percentage of employees trained	%	52%
<i>Percentage of workforce trained by gender</i>		
Female	%	44.4%
Male		60.4%
<i>Percentage of workforce trained by employment category</i>		
Management	%	52%
General Employee		—%
<i>Average training hours by gender</i>		
Female	hours	6.5
Male		13.4
<i>Average training hours by employment category</i>		
Management	hours	9.80
General Employee		—
<b>Employee Health and Safety</b>		
Work injuries reported	number	—
Paid leave due to work injuries	day	—
Total number of workdays		—

Employee Health and Safety	Unit	2022	2021	2020
<b>Work-related fatalities</b>	number	—	—	—
	%	—	—	—
<b>Number of lost days due to work injury</b>	number	—	—	—



# Independent Auditors' Report



國富浩華（香港）會計師事務所有限公司  
**Crowe (HK) CPA Limited**  
香港 銅鑼灣 禮頓道77號 禮頓中心9樓  
9/F Leighton Centre,  
77 Leighton Road,  
Causeway Bay, Hong Kong

## **TO THE SHAREHOLDERS OF FINET GROUP LIMITED**

*(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)*

### **Opinion**

We have audited the consolidated financial statements of Finet Group Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 47 to 122, which comprise the consolidated statement of financial position as at 31 March 2022, and the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

### **Basis For Opinion**

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



## Independent Auditors' Report

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

#### Key audit matters

#### How our audit addressed the key audit matter

Impairment assessment of trade receivables

Impairment assessment of trade receivables. Refer to Note 3.1(b)(ii) to the consolidated financial statements.

We identified the impairment assessment of trade receivables as a key audit matter due to the use of judgment and estimates in assessing the recoverability of trade receivables.

As at 31 March 2022, the Group recorded trade receivables of approximately HK\$7,826,000 before less the allowance of approximately HK\$3,620,000. The Group's accounting for impairment on trade receivables using expected credit loss ("ECL") approach. The measurement on the Group's trade receivables under the ECL approach was estimated by management through the application of judgements and use of highly subjective assumptions. The impact of economic factors, both current and future, and forward-looking factors specific to the debtors were also considered in management's assessment of the likelihood of recovery from customers.

Our procedures in relation to valuation on trade receivables mainly included:

- Assessing the controls over the monitoring of trade receivables;
- Evaluating the methodologies, inputs and assumptions used by the Group in calculating the expected credit loss allowance;
- Understanding and discussing with management for judgements used under the ECL approach;
- Assessing historical loss pattern and management's basis of judgement applied on this data under the ECL approach; and
- Evaluating whether the historical loss rates are appropriately adjusted based on the current economic conditions and forward-looking information.



## Independent Auditors' Report

### Key audit matters

#### Valuation of investment properties

We have identified the valuation of investment properties as a key audit matter due to the significance of the balance to the consolidated financial statements, as a whole, combined with the significant judgments associated with determining the fair value. As disclosed in Note 17 to the consolidated financial statements, the Group's investment properties amounted to approximately HK\$29,500,000.

During the year, an decrease in fair value of investment properties amounted to approximately HK\$3,800,000.

### How our audit addressed the key audit matter

Our procedures in relation to assessing the appropriateness of the valuation of investment properties included:

- Evaluating the competence, capabilities, and objectivity of the independent professionally qualified valuer;
- Understanding the independent professionally qualified valuer's valuation process and methodology, the performance of the property markets, significant assumptions adopted, critical judgmental areas and key inputs used in the valuations;
- Engaging our valuation specialists evaluating the reasonableness of the methodology and assumptions to industry norms; assessing the reasonableness of key inputs used in the valuations by (i) checking the details of rentals on a sample basis to the respective underlying existing tenancy agreements; (ii) comparing to relevant market information on prices, rentals achieved and capitalization rates adopted in other similar properties in the neighborhood; and
- Performing analysis on the key inputs to evaluate the results on the valuations.

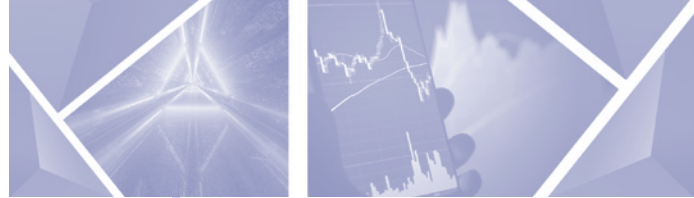
### Other matter

The consolidated financial statements of the Group for the year ended 31 March 2021 were audited by another auditor who expressed an unmodified opinion on those statements on 28 June 2021.

### Information other than the consolidated financial statements and auditor's report thereon

The directors of the Company ("Directors") are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditors' report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



## Independent Auditors' Report

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of Directors and the Audit Committee for the Consolidated Financial Statements**

The Directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the Directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The Directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

### **Auditors' Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. This report is made solely to you, as a body, in accordance with Section 90 of the Companies Act of Bermuda, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.



## Independent Auditors' Report

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement director on the audit resulting in this independent auditors' report is Fong Yat Sing, Cyrus.

### **Crowe (HK) CPA Limited**

*Certified Public Accountants*

### **Fong Yat Sing, Cyrus**

Practising Certificate Number: P07150

Hong Kong, 29 June 2022



# Consolidated Statement of Profit or Loss

For the year ended 31 March 2022

	Notes	2022 HK\$'000	2021 HK\$'000
<b>Revenue</b>	5	<b>14,254</b>	17,901
Cost of sales		<b>(1,059)</b>	(1,689)
<b>Gross profit</b>		<b>13,195</b>	16,212
Other income and other losses	6	<b>15,210</b>	9,725
Selling and marketing expenses		<b>(72)</b>	(156)
Provision for impairment loss of trade receivables		<b>(807)</b>	(82)
General and administrative expenses		<b>(37,735)</b>	(37,554)
Finance costs	8	<b>(693)</b>	(476)
<b>Loss before income tax</b>	9	<b>(10,902)</b>	(12,331)
Income tax credit/(expense)	10	<b>2,280</b>	(240)
<b>Loss for the year</b>		<b>(8,622)</b>	(12,571)
<b>(Loss)/profit attributable to:</b>			
— Owners of the Company		<b>(9,100)</b>	(12,830)
— Non-controlling interests		<b>478</b>	259
		<b>(8,622)</b>	(12,571)
<b>Loss per share for loss attributable to owners of the Company during the year</b>			
— Basic and diluted ( <i>HK dollar per share</i> )	11	<b>(0.01)</b>	(0.02)





# Consolidated Statement of Comprehensive Income

For the year ended 31 March 2022

	2022 HK\$'000	2021 HK\$'000
<b>Loss for the year</b>	<b>(8,622)</b>	(12,571)
<b>Other comprehensive expense for the year, net of tax:</b>		
<i>Item that may be reclassified to profit or loss</i>		
Currency translation differences	<b>(1,139)</b>	(491)
<b>Total comprehensive expense for the year</b>	<b>(9,761)</b>	(13,062)
<b>Total comprehensive (expense)/income for the year, attributable to:</b>		
— Owners of the Company	<b>(10,239)</b>	(13,321)
— Non-controlling interests	<b>478</b>	259
	<b>(9,761)</b>	(13,062)

# Consolidated Statement of Financial Position

As at 31 March 2022

	Notes	2022 HK\$'000	2021 HK\$'000
<b>Non-current assets</b>			
Property, plant and equipment	15	1,555	51,843
Right-of-use assets	16	5,617	438
Investment properties	17	29,500	33,300
Intangible assets	18	950	950
Statutory deposits and other assets	19	205	205
		<b>37,827</b>	86,736
<b>Current assets</b>			
Trade receivables	22	4,206	4,411
Loan receivables	23	—	282
Prepayment, deposits and other receivables	24	3,744	4,356
Amounts due from related companies	25	4,552	5,296
Client trust bank balances		237	163
Cash and cash equivalents	26	17,584	18,059
		<b>30,323</b>	32,567
<b>Total assets</b>		<b>68,150</b>	119,303
<b>Current liabilities</b>			
Accounts payable	27	1,842	3,213
Accruals and other payables	28	5,014	3,794
Amount due to a related company	25	—	42
Lease liabilities	16	3,678	410
Borrowing — on demand or due within one year	29	12,342	23,540
		<b>22,876</b>	30,999
<b>Net current assets</b>		<b>7,447</b>	1,568
<b>Total assets less current liabilities</b>		<b>45,274</b>	88,304
<b>Non-current liabilities</b>			
Loans from shareholder	35(b)	—	33,490
Lease liabilities	16	1,965	38
Deferred tax liabilities	30	9,065	11,413
		<b>11,030</b>	44,941
<b>Net assets</b>		<b>34,244</b>	43,363



## Consolidated Statement of Financial Position

As at 31 March 2022

	Notes	2022 HK\$'000	2021 HK\$'000
<b>Equity</b>			
<b>Capital and reserves attributable to owners of the Company</b>			
Share capital	31	6,665	6,665
Reserves		<b>34,378</b>	43,975
		<b>41,043</b>	50,640
Non-controlling interests		<b>(6,799)</b>	(7,277)
<b>Total equity</b>		<b>34,244</b>	43,363

**LO Yuk Yee**  
*Director*

**CHEN Weijie**  
*Director*

# Consolidated Statement of Changes in Equity

For the year ended 31 March 2022

	Attributable to owners of the Company										Non-controlling interests	Total equity
	Share capital	Share premium	Merger reserve	Share-based payments reserve	Other reserve	Translation reserve	Property revaluation reserve	Accumulated losses	Total			
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000		
<b>Balance at 31 March 2020 and 1 April 2020</b>	6,665	320,095	4,870	360	3,757	3,014	9,989	(285,103)	63,647	(7,536)	56,111	
Loss for the year	—	—	—	—	—	—	—	(12,830)	(12,830)	259	(12,571)	
<b>Other comprehensive expense</b>												
Currency translation differences	—	—	—	—	—	(491)	—	—	(491)	—	(491)	
<b>Total comprehensive expense</b>	—	—	—	—	—	(491)	—	(12,830)	(13,321)	259	(13,062)	
Recognition of equity settled share-based payments	—	—	—	314	—	—	—	—	314	—	314	
	—	—	—	314	—	—	—	—	314	—	314	
<b>Balance at 31 March 2021 and 1 April 2021</b>	6,665	320,095	4,870	674	3,757	2,523	9,989	(297,933)	50,640	(7,277)	43,363	
Loss for the year	—	—	—	—	—	—	—	(9,100)	(9,100)	478	(8,622)	
<b>Other comprehensive expense</b>												
Currency translation differences	—	—	—	—	—	(1,139)	—	—	(1,139)	—	(1,139)	
<b>Total comprehensive expense</b>	—	—	—	—	—	(1,139)	—	(9,100)	(10,239)	478	(9,761)	
Recognition of equity settled share-based payments	—	—	—	642	—	—	—	—	642	—	642	
	—	—	—	642	—	—	—	—	642	—	642	
<b>Balance at 31 March 2022</b>	6,665	320,095	4,870	1,316	3,757	1,384	9,989	(307,033)	41,043	(6,799)	34,244	

The merger reserve represents the difference between the share capital and share premium of the Company and the nominal value of shares of a subsidiary acquired pursuant to the reorganization in connection with the preparation for the initial listing of the shares of the Company on GEM of The Stock Exchange of Hong Kong Limited.

# Consolidated Statement of Cash Flows

For the year ended 31 March 2022

	Notes	2022 HK\$'000	2021 HK\$'000
<b>Cash flows from operating activities</b>			
Loss before income tax		<b>(10,902)</b>	(12,331)
Adjustments for:			
— Depreciation of property, plant and equipment	15	<b>1,048</b>	2,243
— Depreciation of right-of-use assets	16	<b>2,090</b>	1,405
— Fair value changes on investment properties	17	<b>3,800</b>	(600)
— Interest income from bank deposits		<b>(14)</b>	(11)
— Equity settled share-based payments		<b>642</b>	314
— Finance costs		<b>693</b>	476
— Gain on disposal of a subsidiary	21	<b>(8,297)</b>	—
— Loss on written-off of property, plant and equipment		<b>21</b>	—
— (Reversal of)/provision for impairment loss of loan receivables		<b>(21)</b>	21
— Provision for impairment loss of trade receivables		<b>807</b>	82
— Reversal of impairment loss of amounts due from related companies		<b>(82)</b>	(5)
Operating cash flows before movements in working capital		<b>(10,215)</b>	(8,406)
Changes in working capital:			
— Trade receivables		<b>(629)</b>	(1,627)
— Loan receivables		<b>303</b>	(303)
— Prepayment, deposits and other receivables		<b>528</b>	508
— Financial assets at fair value through profit or loss		—	1,013
— Amounts due from related companies		<b>784</b>	60
— Accounts payable		<b>(1,371)</b>	761
— Accruals and other payables		<b>1,132</b>	7,594
— Statutory deposits and other assets		—	251
— Client trust bank balances		<b>(74)</b>	655
Cash (used in)/generated from operations		<b>(9,542)</b>	506
Income tax paid		—	(226)
Net cash (outflow)/inflow from operating activities		<b>(9,542)</b>	280



## Consolidated Statement of Cash Flows

For the year ended 31 March 2022

	Notes	2022 HK\$'000	2021 HK\$'000
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment	15	(517)	(540)
Net cash inflow on disposal of a subsidiary	21	11,699	—
Interest received from bank deposits		14	11
Net cash inflow/(outflow) from investing activities		11,196	(529)
<b>Cash flows from financing activities</b>			
Interest paid		(693)	(476)
Drawdown of loans from shareholder		6,100	5,000
Repayment of loans to shareholder		(4,000)	(3,382)
Proceeds from borrowings		12,159	11,461
Repayment of borrowings		(13,146)	(885)
Principal elements of lease payments		(2,067)	(1,414)
Net cash (outflow)/inflow from financing activities		(1,647)	10,304
<b>Net increase in cash and cash equivalents</b>		<b>7</b>	<b>10,055</b>
<b>Cash and cash equivalents at beginning of the year</b>		<b>18,059</b>	<b>8,296</b>
Effect of exchange rate changes on cash and cash equivalents		(482)	(292)
<b>Cash and cash equivalents at end of the year</b>	26	<b>17,584</b>	<b>18,059</b>





# Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

## 1. General Information

Finet Group Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) are principally engaged in (i) the development, production and provision of financial information, advertising and investor relationship service and technology solutions to corporate and retail clients in Hong Kong and People’s Republic of China (the “PRC”); (ii) provision of brokerage, underwriting and asset management services; (iii) money lending business; and (iv) property investments business. The principal activity of the Company is investment holding. The principal activities and other particulars of its subsidiaries are set out in Note 20.

The Company was incorporated as an exempted company with limited liability in the Cayman Islands under the Companies Law of the Cayman Islands. On 16 June 2011, the Company was deregistered in the Cayman Islands and duly continued in Bermuda as an exempted company under the laws of Bermuda. The Company’s registered office is situated at Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. The Company’s principal place of business is situated at 30/F, Fortis Tower, 77–79 Gloucester Road, Wanchai, Hong Kong.

The Company’s parent company is Maxx Capital International Limited, which is wholly-owned by Pablos International Limited (“Pablos”). The ultimate controlling party is Ms. LO Yuk Yee (“Ms. LO”), the chairman and executive director of the Company, through her ownership in Pablos International Limited.

The Company’s shares have been listed on GEM of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) since 7 January 2005.

These consolidated financial statements are presented in Hong Kong dollars (HK\$) unless otherwise stated.

## 2. Summary of Significant Accounting Policies

This note provides a list of the significant accounting policies adopted in the preparation of these consolidated financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated. The consolidated financial statements are for the group consisting of Finet Group Limited and its subsidiaries.

### 2.1 Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “GEM Listing Rules”) and by the Companies Ordinance.

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and financial assets at fair value through profit or loss which are carried at fair value.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.1 Basis of preparation (Continued)

The preparation of consolidated financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

#### ***Going Concern***

The Group incurred a net loss of approximately HK\$8,622,000 during the year ended 31 March 2022 and, as of that date, the Group's net current assets was approximately HK\$7,447,000. At 31 March 2022, the aggregate carrying amount of bank loans repayable within one year amounted to approximately HK\$12,342,000 based on the schedule of repayments set out in the loan agreements.

The directors of the Group do not believe that it is probable that the bank will exercise its discretionary rights to demand immediate repayment. In addition, taking into account the cash flows from operations, implementing a series of cost-saving measures and as of the date of approval of these financial statements, the Group is in process of negotiating with a financial institution to renew an existing loan facility for the purpose of meeting the Group's liabilities as and when they fall due. The Directors consider that the Group has adequate resources to meet its liabilities and commitments as and when they fall due and to continue in operational existence for the foreseeable future. Accordingly, the consolidated financial statements have been prepared on going concern basis.

#### ***Changes in accounting policy and disclosures***

##### *(a) New and amended standards adopted by the Group*

The Group has adopted or early adopted the following amendments to standards and conceptual framework that have been issued and effective for Group's financial year beginning on or after 1 April 2021:

Amendments to HKFRS 9, *Interest rate benchmark reform — phase 2*  
HKAS 39, HKFRS 7, HKFRS 4  
and HKFRS 16

The application of the new and amendments to HKFRSs and interpretations in the current year has had no material impact on the Group's financial performance and positions for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.1 Basis of preparation (Continued)

##### *Changes in accounting policy and disclosures (Continued)*

(b) *New standards and amendments to standards not yet adopted*

The following new standards, amendments and interpretations to existing standards and interpretations have been published that are mandatory for the Group's accounting periods on or after 1 April 2022 and have not been early adopted by the Group.

HKFRS 17	<i>Insurance Contracts and the related Amendments<sup>2</sup></i>
Amendments to HKFRS 3	<i>Reference to the Conceptual Framework<sup>1</sup></i>
Amendments to HKFRS 10 and HKAS 28	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture<sup>3</sup></i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)<sup>2</sup></i>
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies<sup>2</sup></i>
Amendments to HKAS 8	<i>Definition of Accounting Estimates<sup>2</sup></i>
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction<sup>2</sup></i>
Amendments to HKAS 16	<i>Property, Plant and Equipment — Proceeds before Intended Use<sup>1</sup></i>
Amendments to HKAS 37	<i>Onerous Contracts — Cost of Fulfilling a Contract<sup>1</sup></i>
Amendments to HKFRSs	<i>Annual Improvements to HKFRSs 2018–2020<sup>1</sup></i>

<sup>1</sup> Effective for the Group for annual periods beginning on or after 1 January 2022.

<sup>2</sup> Effective for the Group for annual periods beginning on or after 1 January 2023.

<sup>3</sup> Effective date to be determined.

The Group will apply the above new standards and amendments to existing standards when they become effective. The Group anticipates that the application of the above new standards and amendments to existing standards have no material impact on the results and the financial position of the Group.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.2 Principles of Consolidation

##### *i) Subsidiaries*

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity where the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group (refer to Note 2.3).

Inter-company transactions, balances and unrealized gains on transactions between group companies are eliminated. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit or loss, statement of comprehensive income, statement of changes in equity and statement of financial position respectively.

#### 2.3 Business combinations

The acquisition method of accounting is used to account for all business combinations, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of a subsidiary comprises the:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Group;
- fair value of any asset or liability resulting from a contingent consideration arrangement; and
- fair value of any pre-existing equity interest in the subsidiary.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The group recognizes any non-controlling interest in the acquired entity on an acquisition-by-acquisition basis either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Acquisition-related costs are expensed as incurred.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.3 Business combinations (Continued)

The excess of the:

- consideration transferred,
- amount of any non-controlling interest in the acquired entity, and
- acquisition-date fair value of any previous equity interest in the acquired entity

over the fair value of the identifiable net assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognized directly in profit or loss as a bargain purchase.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions. Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognized in profit or loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognized in profit or loss.

#### 2.4 Separate financial statements

Investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

#### 2.5 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors of the Company that makes strategic decisions.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.6 Foreign currency translation

##### (a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollar ("HK\$"), which is the Company's functional and presentation currency.

##### (b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognized in the consolidated statement of profit or loss.

Foreign exchange gains and losses that relate to borrowings are presented in the consolidated statement of profit or loss within finance costs. All other foreign exchange gains and losses are presented in the consolidated statement of profit or loss on a net basis within "general and administrative expenses".

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets and liabilities such as equities held at fair value through profit or loss are recognized in profit or loss as part of the fair value gain or loss and translation differences on non-monetary assets such as equities classified as fair value through other comprehensive income are recognized in other comprehensive income.

##### (c) Group companies

The results and financial position of foreign operations (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- income and expenses for each statement of profit or loss and statement of comprehensive income are translated at average exchange rates (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- all resulting exchange differences are recognized in other comprehensive income.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.6 Foreign currency translation (Continued)

##### (c) Group companies (Continued)

On consolidation, exchange differences arising from the translation of any net investment in foreign entities, and of borrowings and other financial instruments designated as hedges of such investments, are recognized in other comprehensive income. When a foreign operation is sold or any borrowings forming part of the net investment are repaid, the associated exchange differences are reclassified to consolidated statement of profit or loss, as part of the gain or loss on sale.

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

#### 2.7 Property, plant and equipment

Land and buildings are recognized at fair value based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings. A revaluation surplus is credited to other reserves in shareholders' equity.

All other property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives, as follows:

Leasehold improvements	Over the term of leases
Land and buildings	2%
Computer equipment	20%
Office equipment	20%
Furniture and fixtures	20%
Motor vehicles	20%

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

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 2.10).

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in the consolidated statement of profit or loss. When revalued assets are sold, it is group policy to transfer any amounts included in other reserves in respect of those assets to accumulated losses.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.8 Investment properties

Investment properties are buildings which are owned or held under a leasehold interest (Note 2.25) to earn rental income for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated at fair value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably measured at that time. Any gain or loss arising from a change in fair value or from the retirement or disposal of an investment property is recognised in profit or loss. Rental income from investment properties is accounted for as described in Note 2.23(c).

#### 2.9 Intangible assets

##### *Trading rights*

Trading rights represent eligibility rights to trade on or through the Stock Exchange and on the Hong Kong Futures Exchange Limited with indefinite useful life, which are carried at cost less accumulated impairment losses.

#### 2.10 Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting date.

#### 2.11 Investments and other financial assets

##### *(a) Classification*

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and
- those to be measured at amortized cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.11 Investments and other financial assets (Continued)

##### (a) Classification (Continued)

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The Group reclassifies debt investments when and only when its business model for managing the assets changes.

##### (b) Recognition and derecognition

Regular way purchases and sales of financial assets are recognized on trade-date, the date on which the group commits to purchase or sell the asset. Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the group has transferred substantially all the risks and rewards of ownership.

##### (c) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction cost of financial assets carried at fair value through profit or loss are expensed in the consolidated statement of comprehensive income.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

##### *Debt instruments*

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are two measurement categories into which the Group classifies its debt instruments:

- Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the statement of profit or loss.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.11 Investments and other financial assets (Continued)

##### (c) Measurement (Continued)

###### *Debt instruments (Continued)*

- Fair value through other comprehensive income: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income. Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognized in profit or loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss and recognized in other gains/(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other gains/(losses) and impairment expenses are presented as separate line item in the statement of profit or loss.
- Fair value through profit or loss: Assets that do not meet the criteria for amortized cost or fair value through other comprehensive income are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at FVPL is recognized in profit or loss and presented net within other gains/(losses) in the period in which it arises.

###### *Equity instruments*

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to the consolidated statement of profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognized in the consolidated statement of profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at fair value through profit or loss are recognized in other gains/(losses) in the consolidated statement of profit or loss as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at fair value through other comprehensive income are not reported separately from other changes in fair value.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.11 Investments and other financial assets (Continued)

##### (d) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its assets carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables. The provision matrix is determined based on historical observed default rates over the expected life of the trade receivables with similar credit risk characteristics and is adjusted for forward-looking estimates. At every reporting date the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

Loan receivables and amounts due from related companies of the Group are classified as debt investments carried at amortized cost and are subject to the ECL model. While deposits and other receivables and cash and cash equivalents are also subject to the impairment requirements of HKFRS 9, the identified impairment loss was immaterial.

#### 2.12 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated statement of financial position where the Group currently has a legally enforceable right to offset the recognized amounts, and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously. The Group has also entered into arrangements that do not meet the criteria for offsetting but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy or the termination of a contract.

#### 2.13 Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30 days and therefore all classified as current.

Trade receivables are recognized initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognized at fair value. The Group holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortized cost using the effective interest method.

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs. All receivables are subsequently stated at amortised cost, using the effective interest method and including an allowance for credit losses (Note 2.11).



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.14 Cash and cash equivalents and client trust bank balances

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash at bank and on hand, demand deposits with banks and financial institutions, other short-term highly liquid investments with original maturities of three months or less, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Client trust bank balances are not readily usable by the Group and are excluded from cash and cash equivalents for the purpose of the consolidated statement of cash flows.

#### 2.15 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

#### 2.16 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. Trade and other payables are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognized initially at their fair value and subsequently measured at amortized cost using the effective interest method.

#### 2.17 Borrowings

Borrowings are initially recognized at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in the consolidated statement of profit or loss over the period of the borrowings using the effective interest method. Fee paid on the establishment of loan facilities are recognized as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalized as a prepayment for liquidity services and amortized over the period of the facility to which it relates.

Borrowings are removed from the consolidated statement of financial position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in the consolidated statement of profit or loss as finance costs.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.18 Borrowings costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

#### 2.19 Current and deferred income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

##### *Current income tax*

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

##### *Deferred income tax*

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognized if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

The deferred tax liability in relation to investment property that is measured at fair value is determined assuming the property will be recovered entirely through sale.

Deferred tax assets are recognized only if it is probable that future taxable amounts will be available to utilize those temporary differences and losses.





## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.19 Current and deferred income tax (Continued)

##### *Deferred income tax (Continued)*

Deferred tax liabilities and assets are not recognized for temporary differences between the carrying amount and tax bases of investments in foreign operations where the company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Current and deferred tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

#### 2.20 Employee benefits

##### *(a) Short-term obligations*

Liabilities for wages and salaries, including non-monetary benefits and accumulating sick leave that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the consolidated statement of financial position.

##### *(b) Other long-term employee benefit obligations*

The liabilities for long service leave and annual leave that are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. These obligations are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period of high-quality corporate bonds with terms and currencies that match, as closely as possible, the estimated future cash outflows. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognized in profit or loss.

The obligations are presented as current liabilities in the consolidated statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.20 Employee benefits (Continued)

##### (c) *Post-employment obligations*

The group operates various post-employment schemes, which are defined contribution pension plans.

##### *Pension obligations*

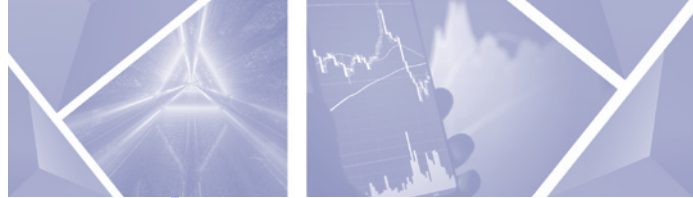
The Group contributes to a mandatory provident fund scheme which is a defined contribution retirement scheme and available to all Hong Kong employees. Both the Company and the staff are required to contribute 5% of the employees' relevant income with a ceiling of HK\$1,500 per month to the MPF scheme. Staff may elect to contribute more than the minimum as a voluntary contribution. The Group's contributions to this mandatory provident fund scheme are expensed as incurred.

The Group also contributes to pension schemes established by municipal governments in respect of certain subsidiaries in Mainland China. The municipal governments undertake to assume the retirement benefit obligations of all existing and future retired employees of the Group. Contributions to these schemes are charged to the consolidated income statement as incurred.

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The group has no further payment obligations once the contributions have been paid. The contributions are recognized as employee benefit expense when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in the future payments is available.

##### (d) *Termination benefits*

Termination benefits are payable when employment is terminated by the group before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits. The Group recognizes termination benefits at the earlier of the following dates: (a) when the group can no longer withdraw the offer of those benefits; and (b) when the entity recognizes costs for a restructuring that is within the scope of HKAS 37 and involves the payment of terminations benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to present value.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.21 Share-based payments

Share-based compensation benefits are provided to employees via the Group's Share Option Scheme. Information relating to the scheme is set out in Note 32.

##### *Employee options*

The fair value of the options granted under the Company's share option scheme is recognized as an employee benefits expense with a corresponding increase in equity. The total amount to be expensed is determined by reference to the fair value of the options granted:

- including any market performance conditions (e.g. the entity's share price),
- excluding the impact of any service and non-market performance vesting conditions (e.g. profitability, sales growth targets and remaining an employee of the entity over a specified time period), and
- including the impact of any non-vesting conditions (e.g. the requirement for employees to save or hold shares for a specific period of time).

The total expense is recognized over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each period, the entity revises its estimates of the number of options that are expected to vest based on the non-market vesting and service conditions. It recognizes the impact of the revision to original estimates, if any, in profit or loss, with a corresponding adjustment to equity.

#### 2.22 Provisions

Provisions for legal claims, service warranties and make good obligations are recognized when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognized for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditures required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to passage of time is recognized as interest expense.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.23 Revenue recognition

Revenue is recognized when or as the control of the goods or services is transferred to the customer. Depending on the terms of the contracts and the laws that apply to the contract, control of the goods and services may be transferred over time or at a point in time.

Control of the goods or services is transferred over time if the Group's performance:

- provides all of the benefits received and consumed simultaneously by the customer;
- creates or enhances an asset that the customer control as the Group performs; or
- does not create asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the goods or services transfers over time, revenue is recognized over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognized at a point in time when the customer obtains control of the goods or services.

If contracts involve the sale of multiple elements, the transaction price will be allocated to each performance obligation based on their relative stand-alone selling prices. If the stand-alone selling prices are not directly observable, they are estimated based on expected cost plus a margin or adjusted market assessment approach, depending on availability of observable information.

When either party to a contract has performed, the Group presents the contract in the consolidated statement of financial position as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

A receivable is recognized when the Group has an unconditional right to consideration. A right to consideration is unconditional if only the passage of time is required before the payment is due.

The Group's revenue is primarily derived from providing on-line content information services and advertising services on websites.

#### **(a) Provision of financial information services and investor relationship services**

The Group provides a range of development, production and financial information service and investor relationship services to corporate and retail client. Revenue from these services are recognized in the accounting period in which the related services are rendered or on the date of the relevant production or content is published and delivered.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.23 Revenue recognition (Continued)

**(b) Provision of advertising services**

Revenue from advertising services is recognized over the period when the advertisement is placed.

**(c) Rental income**

Rental income from investment property in the consolidated statement of profit or loss on a straight-line basis over the term of the leases.

**(d) Provision of securities brokerage, underwriting and asset management**

Commission from brokerage services of securities dealings are recognized when the transactions have been executed.

Placing and underwriting associated with placement of securities. These placing and underwriting commissions are recognized at completion of each act (i.e. when securities are allotted or issued).

Management fees are the consideration for the daily management of the fund's or clients' assets and are calculated as a percentage of the net asset values as at the respective valuation date of each fund's or clients' assets under management. Management fees are recognized over time.

**(e) Interest income from money lender business**

Interest income from money lending business is recognized on an accrual basis using the effective interest method by applying the rate that discounts the estimated future cash receipts through the expected life of the financial asset.

#### 2.24 Interest income

Interest income from financial assets at fair value through profit or loss is included in the net fair value gains/(losses) on these assets.

Interest income on financial assets at amortized cost and financial assets at fair value through other comprehensive income calculated using the effective interest method is recognized in the consolidated statement of profit or loss as part of other income.

Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes. Any other interest income is included in other income.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.25 Leases

##### *As a lessee*

Leases are recognized as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Contracts may contain both lease and non-lease components. The group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

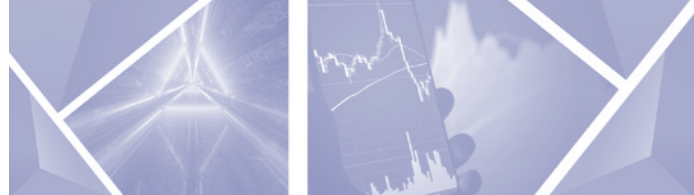
Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable,
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date,
- amounts expected to be payable by the Group under residual value guarantees,
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option, and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liabilities.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.25 Leases (Continued)

##### *As a lessee (Continued)*

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received,
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Group, which does not have recent third party financing, and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

If a readily observable amortising loan rate is available to the individual lessee (through recent financing or market data) which has a similar payment profile to the lease, then the group entities use that rate as a starting point to determine the incremental borrowing rate.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liabilities for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liabilities;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Payments associated with short-term leases of equipment and all leases of low-value assets are recognized on a straight-line basis as an expense in the consolidated statement of profit or loss. Short-term leases are leases with a lease term of 12 months or less without a purchase option. Low-value assets comprise IT equipment and small items of office furniture.





## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.25 Leases (Continued)

##### *As a lessor*

Lease income from operating leases where the Group is a lessor is recognized in income on a straight-line basis over the lease term (Note 17). Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognized as expense over the lease term on the same basis as lease income. The respective leased assets are included in the consolidated statement of the financial position based on their nature.

#### 2.26 Contingent liabilities and contingent assets

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognized because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably. A contingent liability is not recognized but is disclosed in the notes to the financial statements. When a change in the probability of an outflow occurs so that outflow is probable, it will then be recognized as a provision.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain events not wholly within the control of the Group. Contingent assets are not recognized but are disclosed in the notes to the financial statements when an inflow of economic benefits is probable. When inflow is virtually certain, an asset is recognized.

#### 2.27 Dividend distribution

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

#### 2.28 Government grants

Grants from the government are recognized at their fair value where there is a reasonable assurance that the grants will be received and the Group will comply with all attached conditions.

Government grants relating to costs are deferred and recognized in the consolidated statement of profit or loss over the period necessary to match them with the costs that they are intended to compensate.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 2. Summary of Significant Accounting Policies (Continued)

#### 2.29 Related parties

A party is considered to be related to the Group if:

- (a) the party is a person or a close member of that person's family and that person:
  - (i) has control or joint control of the Group;
  - (ii) has significant influence over the Group; or
  - (iii) is a member of the key management personnel of the Group or a parent of the Group;

or

- (b) the party is an entity where any of the following conditions applies:
  - (i) the entity and the Group are members of the same group;
  - (ii) one entity is an associate or joint venture of the other entity or a parent, subsidiary or fellow subsidiary of other entity;
  - (iii) the entity and the Group are joint ventures of the same third party;
  - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
  - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;
  - (vi) the entity is controlled or jointly controlled by a person identified in (a);
  - (vii) person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and
  - (viii) the entity, or any member of a Group of which it is apart, provides key management personnel services to the Group or to the parent of the Group.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management

#### 3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk and cash flow and fair value interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

##### (a) Market risk

###### (i) Foreign exchange risk

The Group has no significant transactional currency exposures except income from investment properties in the PRC, and these assets are also exposed to foreign currency translation risk. The Group manages the foreign exchange exposure arising from its normal course of business activities and investments in foreign operations by funding its local operations and investments through cash flows generated from business transactions locally. The Group currently does not have a formal foreign currency hedging policy. However, the management monitors foreign exchange exposure closely and will consider hedging significant foreign currency exposure should the need arise. No sensitivity analysis for the currency risk of RMB is prepared as the directors of the Group considered the net impact of such foreign currency risk is insignificant.

###### (ii) Cash flow and fair value interest rate risk

The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's interest-bearing bank borrowings with floating interest rates.

The Group's policy to manage its interest rate risk is to reduce or maintain its current level of interest-bearing borrowings. As the Group does not expect to significantly increase its level of interest-bearing borrowings, it has not used any interest rate swaps to hedge its exposure to interest rate risk.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the Group's loss before income tax (through the impact on floating rate borrowings) and the Group's equity.

	<b>Increase/ (decrease) in basis points</b>	<b>(Increase)/ decrease in loss before income tax HK\$'000</b>	<b>Increase/ (decrease) in equity* HK\$'000</b>
<b>2021</b>			
Hong Kong dollar	50	(59)	—
Hong Kong dollar	(50)	59	—

\* Excluding accumulated losses

At 31 March 2022, there is no interest rate risk arising from variable rate borrowing.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit risk

Credit risk is managed on a group basis. Credit risk arises from trade and other receivables, deposits and other receivables and cash and cash equivalents. The carrying amounts of these balances represent the Group's maximum exposure to credit risk in relation to financial assets. The credit risk is monitored on an ongoing basis with reference to the financial position of the debtors, past experience and other factors.

##### (i) Risk management

The Group reviews the recoverability of its financial assets periodically to ensure that potential credit risk of the counterparty is managed at an early stage and sufficient provision for impairment allowance is made for possible defaults. In addition, receivable balances are monitored on an ongoing basis and the Group's exposure to bad debt is not significant.

As at 31 March 2022 and 2021, substantially all of the Group's bank balances are deposited in major financial institutions. Management does not expect any losses from non-performance by these banks. The credit quality of cash and cash equivalents has been assessed by reference to external credit ratings or to historical information about the counterparty default rates. The existing counterparties do not have defaults in the past.

The credit risk of the Group's other financial assets, which comprises cash and cash equivalents, amounts due from related companies, deposits and other receivables, arises from default of the counterparties, with a maximum exposure equal to the carrying amounts of these instruments.

##### (ii) Measurement of ECL

The Group has four types of financial assets that are subject to the expected credit loss model:

- trade receivables;
- loan receivables; and
- amounts due from related companies.

While deposits and other receivables and cash and cash equivalents are also subject to the impairment requirements of HKFRS 9, the identified impairment loss was immaterial.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit risk (Continued)

##### (ii) Measurement of ECL (Continued)

##### Trade receivables

The Group applies HKFRS 9 simplified approach to measuring ECL which uses a 12-month ECL for all trade receivables. The Group measures the ECL on a collective basis.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation.

The expected loss rates are based on the payment profiles of sales or leases over a period and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the GDP and the unemployment rate of the countries in which it sells its goods and services to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

On that basis, the loss allowance as at 31 March 2022 and 2021 were determined as follows for trade receivables:

Trade receivables:  
(excluding related companies)

	0-30 days		31-60 days		61-90 days		91-120 days		Over 120 days		Total	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Gross carrying amount	693	1,103	208	700	102	292	61	46	3,117	2,312	4,181	4,453
Total loss allowance	270	144	114	220	61	86	58	40	3,117	2,312	3,620	2,802
Expected credit loss rate	38.96%	13.05%	54.62%	31.45%	59.83%	29.54%	95.76%	85.87%	100%	100%		

##### Provision on collective basis

Gross carrying amount	693	1,103	208	700	102	292	61	46	3,117	2,312	4,181	4,453
Total loss allowance	270	144	114	220	61	86	58	40	3,117	2,312	3,620	2,802
Expected credit loss rate	38.96%	13.05%	54.62%	31.45%	59.83%	29.54%	95.76%	85.87%	100%	100%		

Trade receivables:  
(related companies only)

	0-30 days		31-60 days		61-90 days		91-120 days		Over 120 days		Total	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Gross carrying amount	1,202	2,760	828	—	47	—	1,005	—	563	—	3,645	2,760
Total loss allowance	—	—	—	—	—	—	—	—	—	—	—	—
Expected credit loss rate	—	—	—	—	—	—	—	—	—	—	—	—

Total	0-30 days		31-60 days		61-90 days		91-120 days		Over 120 days		Total	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Gross carrying amount	1,895	3,863	1,036	700	149	292	1,066	46	3,680	2,312	7,826	7,213
Total loss allowance	270	144	114	220	61	86	58	40	3,117	2,312	3,620	2,802

##### Provision on collective basis

Gross carrying amount	1,895	3,863	1,036	700	149	292	1,066	46	3,680	2,312	7,826	7,213
Total loss allowance	270	144	114	220	61	86	58	40	3,117	2,312	3,620	2,802

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit risk (Continued)

###### (ii) Measurement of ECL (Continued)

###### Loan receivables

The Group applies general method to measuring ECL which was 12-month expected loss allowance for loan receivables. The key inputs used for measuring ECL are probability of default ("PD"), loss given default ("LGD") and exposure at default ("EAD").

The key inputs are generally derived from internally developed statistical models and other historical data and they are adjusted to reflect probability-weighted forward-looking information.

PD is an estimate of the probability of default over a given time horizon. It is estimated as at a point in time. 12-month PD calculation is based on external rating and internal rating models, developed by the Group, in which the Group assessed using rating tools tailored to the various categories of counterparties and exposures. These internal rating models are based on market data (where available), as well as internal data comprising both quantitative and qualitative factors.

LGD is an estimate of the loss arising on default. It is determined based on the current practical experiences generally used in the financial industry by considering the factors including but not limited to the fair value of collaterals obtained or deposits received.

EAD is an estimate of the exposure at a future default date, representing future repayments of principal and interest and deposits.

	<b>Individual provisions 12-month ECL HK\$'000</b>
As at 1 April 2020	—
Increase in loss allowance recognized in profit or loss during the year	<u>21</u>
As at 31 March 2021 and 1 April 2021	<u>21</u>
Decrease in loss allowance recognized in profit or loss during the year	<u>(21)</u>
As at 31 March 2022	<u><u>—</u></u>

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit risk (Continued)

##### (ii) Measurement of ECL (Continued)

##### Deposits and other receivables

Management considers that its credit risk has not increased significantly since initial recognition with reference to the counterparty historical default rate and current financial position. The carrying amounts of the Group's deposits, prepayments and other receivables, which are neither past due nor impaired.

The closing loss allowance for loan receivables, trade receivables, contract assets and amounts due from related companies as at 31 March 2022 and 2021 as follows:

	Loan receivables HK\$'000	Trade receivables HK\$'000	Amounts due from related companies HK\$'000	Total HK\$'000
As at 1 April 2020	—	2,714	593	3,307
Increase/(decrease) in loss allowance recognized in profit or loss during the year	21	82	(5)	98
Exchange adjustments	—	6	—	6
As at 31 March 2021 and 1 April 2021	21	2,802	588	3,411
Increase/(decrease) in loss allowance recognized in profit or loss during the year	<b>(21)</b>	<b>807</b>	<b>(82)</b>	<b>704</b>
Exchange adjustments	—	<b>11</b>	—	<b>11</b>
As at 31 March 2022	—	<b>3,620</b>	<b>506</b>	<b>4,126</b>

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganization, default or delinquency in payments, and the failure of a debtor to engage in a repayment plan with the Group.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (c) Liquidity risk

Ultimate responsibility for liquidity risk management rests with the Board. The Group manages liquidity risk by maintaining adequate reserves and borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. The Directors aim to maintain flexibility in funding by keeping credit lines available.

The following tables analyze the Group's non-derivative financial liabilities and net-settled derivative financial liabilities into relevant maturity grouping based on the remaining period at the date of the consolidated statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the date of the consolidated statement of financial position) and the earliest date the Group can be required to pay.

Specifically, for bank loans which contain a repayment on demand clause which can be exercised at the bank's sole discretion, the analysis shows the cash outflow based on the earliest period in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect. The maturity analysis for other bank borrowings and lease liabilities is prepared based on the scheduled repayment dates.

	On demand or within 1 year HK\$'000	More than 1 year but less than 5 years HK\$'000	Over 5 years HK\$'000	Total HK\$'000
<b>2022</b>				
Accounts payable	1,842	—	—	1,842
Accruals and other payables	5,014	—	—	5,014
Borrowings	12,711	—	—	12,711
Lease liabilities	3,796	1,980	—	5,776
<b>2021</b>				
Accounts payable	3,213	—	—	3,213
Accruals and other payables	3,794	—	—	3,794
Borrowings	25,796	—	—	25,796
Loans from shareholder	—	33,490	—	33,490
Lease liabilities	416	38	—	454

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (c) Liquidity risk (Continued)

For the purpose of managing liquidity risk, the management reviews the expected cash flow information of the Group's borrowing based on the scheduled repayment dates set out in the loan agreements as set out in the table below:

	Within 1 year HK\$'000	More than 1 year but less than 5 years HK\$'000	Over 5 years HK\$'000	Total HK\$'000
<b>2022</b>				
Borrowings	12,711	—	—	12,711
Lease liabilities	3,796	1,980	—	5,776
<b>2021</b>				
Borrowings	14,313	5,467	6,016	25,796
Loans from shareholder	—	33,490	—	33,490
Lease liabilities	416	38	—	454

#### 3.2 Capital risk management

Certain of the Group's subsidiaries are regulated by the Securities and Futures Commission of Hong Kong (the "SFC") and are required to comply with certain minimum capital requirements according to the rules of the SFC. In addition, the Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. During the year ended 31 March 2022, the Group's strategy remains unchanged from 2021.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.2 Capital risk management (Continued)

The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total equity. Net debt is calculated as total debts less cash and cash equivalents. As shown in the consolidated statement of financial position. The gearing ratios at 31 March 2022 and 2021 were as follows:

	2022 HK\$'000	2021 HK\$'000
Total debt	<b>17,985</b>	57,478
Less: Cash and cash equivalents	<b>(17,584)</b>	(18,059)
Net debt	<b>401</b>	39,419
Total equity	<b>34,244</b>	43,363
Gearing ratio	<b>1%</b>	91%

The total debt is defined as lease liabilities, borrowings and loans from shareholder as detailed in Notes 16, 29 and 35(b) respectively.

#### 3.3 Fair value estimation

Financial instruments that are measured in the consolidated financial statement at fair value require disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the assets or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximize the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.3 Fair value estimation (Continued)

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

The Group's investment properties and financial assets at fair value through profit or loss are classified as level 2 and level 1 respectively, and there are no transfer among levels 1, 2 and 3 during the year. Details are disclosed in respective notes to the consolidated financial statements.

#### 3.4 Financial instruments by category

Except as detailed in the following table, the management considers that the carrying amounts of financial assets and financial liabilities recognised in the consolidated statement approximate their fair values.

The accounting policies for financial instruments have been applied to the line items below:

	Amortized cost HK\$'000	Total HK\$'000
<b>Financial assets as per consolidated statement of financial position</b>		
<b>31 March 2022</b>		
Statutory deposits and other assets (Note 19)	205	205
Trade receivables (Note 22)	4,206	4,206
Deposits and other receivables	3,193	3,193
Amounts due from related companies (Note 25)	4,552	4,552
Client trust bank balances	237	237
Cash and cash equivalents (Note 26)	17,584	17,584
	<b>29,977</b>	<b>29,977</b>
Total	<b>29,977</b>	<b>29,977</b>

	Amortized cost HK\$'000	Total HK\$'000
<b>Financial assets as per consolidated statement of financial position</b>		
<b>31 March 2021</b>		
Statutory deposits and other assets (Note 19)	205	205
Trade receivables (Note 22)	4,411	4,411
Loan receivables (Note 23)	282	282
Deposits and other receivables	3,745	3,745
Amounts due from related companies (Note 25)	5,296	5,296
Client trust bank balances	163	163
Cash and cash equivalents (Note 26)	18,059	18,059
	<b>32,161</b>	<b>32,161</b>
Total	<b>32,161</b>	<b>32,161</b>



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 3. Financial Risk Management (Continued)

#### 3.4 Financial instruments by category (Continued)

The accounting policies for financial instruments have been applied to the line items below:  
(Continued)

	<b>Financial liabilities at amortized cost HK\$'000</b>
<b>Financial liabilities as per consolidated statement of financial position 31 March 2022</b>	
Accounts payable (Note 27)	1,842
Accruals and other payables (Note 28)	5,014
Borrowings (Note 29)	12,342
Lease liabilities (Note 16)	5,643
	<hr/>
Total	<b>24,841</b>

	Financial liabilities at amortized cost HK\$'000
<b>Financial liabilities as per consolidated statement of financial position 31 March 2021</b>	
Accounts payable (Note 27)	3,213
Accruals and other payables (Note 28)	3,794
Borrowings (Note 29)	23,540
Amount due to a related company (Note 25)	42
Loans from shareholder (Note 35(b))	33,490
Lease liabilities (Note 16)	448
	<hr/>
Total	<b>64,527</b>



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 4. Critical Accounting Estimates and Judgments

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the Group's accounting policies.

Estimates and judgments are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

#### (a) Estimation of the fair values of investment properties

The fair values of investment properties are determined annually by independent professionally qualified valuers on open market value, existing use basis calculated on the net income allowing for reversionary potential. In making the judgment, considerations have been given to assumptions that are mainly based on market conditions existing at the end of the reporting period.

#### (b) Estimation of tax expense

The Group is subject to income taxes in certain jurisdictions. Significant judgment is required in determining the provision for income taxes. There are certain transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognizes liabilities for anticipated tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination are made.

#### (c) Estimated impairment of financial assets

The Group makes provision for impairment of receivables based on assumptions about risk of default and expected credit loss rates. The Group uses judgements in making these assumptions and selecting the inputs to impairments calculation, based on the Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. The Group reassesses the provision at each consolidated statement of financial position date.

#### (d) Estimation of the useful life of intangible asset

The Group periodically reviews internal or external resources to identify indications that the intangible assets other than goodwill have suffered any impairment in accordance with accounting policy stated in Note 2.9. If the recoverable amount of an intangible assets is estimated to be less than its carrying amount, the carrying amount of the intangible assets is reduced to its recoverable amount. The assessment of the recoverable amount requires the use of estimates and assumptions.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 5. Revenue

An analysis of the Group's revenue for the years ended 31 March 2022 and 2021 are as follows:

	<b>2022</b>	2021
	<b>HK\$'000</b>	HK\$'000
Service income from provision of financial information services	<b>242</b>	311
Advertising and investor relationship service income	<b>12,289</b>	15,267
Asset management service income	<b>83</b>	417
Commission from brokerage and underwriting services	<b>60</b>	439
Loan interest income	<b>27</b>	3
Rental income from investment properties	<b>1,553</b>	1,464
	<b>14,254</b>	17,901
Revenue from contracts with customers		
— Service income from provision of financial information services	<b>242</b>	311
— Advertising and investor relationship service income	<b>12,289</b>	15,267
— Asset management service income	<b>83</b>	417
— Commission from brokerage and underwriting services	<b>60</b>	439
	<b>12,674</b>	16,434
<i>Represented by:</i>		
Timing of revenue recognition		
— At a point in time	<b>12,349</b>	15,706
— Over time	<b>325</b>	728
	<b>12,674</b>	16,434
Revenue from other sources		
— Loan interest income	<b>27</b>	3
— Rental income from investment properties	<b>1,553</b>	1,464
	<b>1,580</b>	1,467
	<b>14,254</b>	17,901



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 6. Other Income and Other Losses

	2022 HK\$'000	2021 HK\$'000
Interest income from bank deposits	14	11
Income from sharing of administrative expenses	10,644	5,783
Gain on disposal of a subsidiary (Note 21)	8,297	—
Fair value changes on investment properties	(3,800)	600
Fair value changes on financial assets at fair value through profit or loss	—	1,097
Government grants (Note (a))	—	2,199
Sundry income	55	35
	<b>15,210</b>	<b>9,725</b>

Note:

- (a) During the year ended 31 March 2021, the Group have recognized in the consolidated statement of profit or loss a subsidy of approximately HK\$2,149,000 from the Employment Support Scheme and approximately HK\$50,000 from the subsidy Anti-Epidemic Fund for the securities industry introduced by the Government of Hong Kong.

### 7. Segment Information

The chief operating decision-maker has been identified as the executive directors of the Company (the "Executive Directors"). The Executive Directors have reviewed the Group's internal reports in order to assess the performance and allocate resources; they have also determined the operating segments based on these reports. The Executive Directors have further considered the business from product perspective and have assessed the performance of four business segments: (i) financial information, advertising and investor relationship service business; (ii) securities business; (iii) money lending business and (iv) property investment business.

At 31 March 2022 and 2021, the details of the four operating segments are as below:

- (i) financial information, advertising and investor relationship service business — the development, production and provision of financial information service and technology solutions to corporate and retail clients in Hong Kong and the People's Republic of China (the "PRC"); this segment also include results of the media business, providing advertising, investor relationship and branding promotion and communication service;
- (ii) securities business that specializes in the provision of brokerage, underwriting and asset management services;
- (iii) money lending business; and
- (iv) property investment business.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 7. Segment Information (Continued)

The segment results for the year ended 31 March 2022 are as follows:

	Financial information, advertising and investor relationship service business HK\$'000	Securities business HK\$'000	Money lending business HK\$'000	Property investment business HK\$'000	Group HK\$'000
<b>Gross revenue</b>	<b>12,531</b>	<b>143</b>	<b>27</b>	<b>1,553</b>	<b>14,254</b>
<b>Revenue from external customers</b>	<b>12,531</b>	<b>143</b>	<b>27</b>	<b>1,553</b>	<b>14,254</b>
Segment results	(4,004)	(2,510)	35	(3,730)	(10,209)
Finance costs					(693)
<b>Loss before income tax</b>					<b>(10,902)</b>
Income tax credit					2,280
<b>Loss for the year</b>					<b>(8,622)</b>
Other segment items included in the consolidated statement of profit or loss are as follows:					
Interest income from bank deposits	14	—	—	—	14
Finance costs	(693)	—	—	—	(693)
Reversal of impairment loss of loan receivables	—	—	21	—	21
Provision for impairment loss of trade receivables	(807)	—	—	—	(807)
Reversal of impairment loss of amounts due from related companies	82	—	—	—	82
Depreciation of property, plant and equipment	(1,040)	(8)	—	—	(1,048)
Depreciation of right-of-use assets	(2,090)	—	—	—	(2,090)

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 7. Segment Information (Continued)

The segment results for the year ended 31 March 2021 are as follows:

	Financial information, advertising and investor relationship service business HK\$'000	Securities business HK\$'000	Money lending business HK\$'000	Property investment business HK\$'000	Group HK\$'000
<b>Gross revenue</b>	15,578	856	3	1,464	17,901
<b>Revenue from external customers</b>	15,578	856	3	1,464	17,901
Segment results	(9,926)	(1,076)	(28)	(825)	(11,855)
Finance costs					(476)
<b>Loss before income tax</b>					(12,331)
Income tax expense					(240)
<b>Loss for the year</b>					(12,571)
Other segment items included in the consolidated statement of profit or loss are as follows:					
Interest income from bank deposits	7	4	—	—	11
Finance costs	(476)	—	—	—	(476)
Provision for impairment loss of loan receivables	—	—	(21)	—	(21)
Provision for impairment loss of trade receivables	(82)	—	—	—	(82)
Reversal of impairment loss of amounts due from related companies	5	—	—	—	5
Fair value changes on financial assets at fair value through profit or loss	—	1,097	—	—	1,097
Depreciation of property, plant and equipment	(2,230)	(13)	—	—	(2,243)
Depreciation of right-of-use assets	(1,405)	—	—	—	(1,405)

Segment revenue reported above represented revenue generated from external customers. There were no inter-segment sales in the current year.

Segment assets consist primarily of property, plant and equipment, right-of-use assets, investment properties, intangible assets, trade and loan receivables, prepayment, deposits and other receivables, amounts due from related companies, financial assets at fair value through profit or loss, client trust bank balances and cash and cash equivalents.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 7. Segment Information (Continued)

Segment liabilities are measured in the same way as in the financial statements. These liabilities are allocated based on the operations of the segment.

Capital expenditure comprises additions to property, plant and equipment and intangible assets.

The segment assets and liabilities at 31 March 2022 and capital expenditure for the year then ended are as follows:

	Financial information, advertising and investor relationship service business HK\$'000	Securities business HK\$'000	Money lending business HK\$'000	Property investment business HK\$'000	Group HK\$'000
Assets	31,199	7,161	51	29,739	68,150
Liabilities	22,472	388	—	11,046	33,906
Capital expenditure	517	—	—	—	517

The segment assets and liabilities at 31 March 2021 and capital expenditure for the year then ended are as follows:

	Financial information, advertising and investor relationship service business HK\$'000	Securities business HK\$'000	Money lending business HK\$'000	Property investment business HK\$'000	Group HK\$'000
Assets	75,607	9,297	337	34,062	119,303
Liabilities	45,135	1,778	—	29,027	75,940
Capital expenditure	538	2	—	—	540

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 7. Segment Information (Continued)

The Group mainly operates in Hong Kong and the PRC.

	2022 HK\$'000	2021 HK\$'000
<b>Revenue</b>		
Hong Kong	11,549	14,564
The PRC	2,705	3,337
	<b>14,254</b>	17,901

Revenue is allocated based on the country/territory in which the customer is located.

	2022 HK\$'000	2021 HK\$'000
<b>Total assets</b>		
Hong Kong	34,687	77,355
The PRC	33,463	41,948
	<b>68,150</b>	119,303

Total assets are allocated based on where the assets are located.

	2022 HK\$'000	2021 HK\$'000
<b>Non-current assets</b>		
Hong Kong	7,062	52,327
The PRC	30,765	34,409
	<b>37,827</b>	86,736

Non-current assets are allocated based on where the assets are located.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 7. Segment Information (Continued)

#### Information about major customers

Revenue from customers of the corresponding years contributing over 10% of the total sales of the Group are as follows:

	2022 HK\$'000	2021 HK\$'000
Customer A <sup>1</sup>	2,500	2,760
Customer B <sup>1</sup>	1,988	N/A <sup>3</sup>
Customer C <sup>2</sup>	1,553	N/A <sup>3</sup>
Customer D <sup>1</sup>	N/A <sup>3</sup>	2,000

<sup>1</sup> Revenue from financial information, advertising and investor relationship service business.

<sup>2</sup> Revenue from rental of investment properties.

<sup>3</sup> The corresponding revenue did not contribute over 10% of the total revenue of the Group.

### 8. Finance Costs

	2022 HK\$'000	2021 HK\$'000
Interest expense on borrowing	581	425
Interest expense on lease liabilities	112	51
	<b>693</b>	476

### 9. Loss Before Income Tax

Loss before income tax has been arrived at after charging/(crediting):

	2022 HK\$'000	2021 HK\$'000
Expenses related to short-term leases payments		
— in respect of rented premises	3,611	4,091
Employee benefits expense (including directors' emoluments) (Note 12)	23,959	22,163
Provision for impairment loss of trade receivables	807	82
Reversal of impairment loss of amounts due from related companies	(82)	(5)
(Reversal of)/provision for impairment loss of loan receivables	(21)	21
Loss on written-off of property, plant and equipment	21	—
Depreciation of property, plant and equipment	1,048	2,243
Depreciation of right-of-use assets	2,090	1,405
Direct operating expenses arising on rental-earning investment properties	172	161
Auditors' remuneration		
— Audit service	600	565

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 10. Income Tax (Credit)/Expense

Under the two-tiered profits tax rates regime of Hong Kong, the first HK\$2 million of profits of the qualifying group entity are taxed at 8.25%, and profits above HK\$2 million are taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime are taxed at a flat rate of 16.5%.

Under the law of the PRC on Enterprise Income Tax (the "EIT Law") and Regulations on the Implementation of the EIT Law in the PRC, the applicable tax rate of the PRC subsidiaries is 25%.

	2022 HK\$'000	2021 HK\$'000
<b>Current tax:</b>		
— Hong Kong Profits Tax	—	11
<b>Deferred tax: (Note 30)</b>	<b>(2,280)</b>	229
Income tax (credit)/expense	<b>(2,280)</b>	240

The tax on the Group's loss before income tax differs from the theoretical amount that would arise using the Hong Kong Profits Tax rate of 16.5% (2021: 16.5%) as follows:

	2022 HK\$'000	2021 HK\$'000
Loss before income tax	<b>(10,902)</b>	(12,331)
Tax calculated at Hong Kong Profits Tax rate	<b>(1,799)</b>	(2,035)
Effect of different tax rates of other jurisdictions	<b>(1,106)</b>	(763)
Income not subject to tax	<b>(4,513)</b>	(809)
Expenses not deductible for tax purposes	<b>2,033</b>	1,665
Tax effect of temporary differences not recognized	<b>41</b>	196
Tax losses for which no deferred income tax asset was recognized	<b>4,035</b>	1,986
Utilization of previously unrecognized tax losses	<b>(971)</b>	—
Income tax (credit)/expense	<b>(2,280)</b>	240

### 11. Loss Per Share

#### (a) Basic

Basic loss per share is calculated by dividing the loss attributable to owners of the Company for the year ended 31 March 2022 of approximately HK\$9,100,000 (2021: approximately HK\$12,830,000) by the weighted average number of approximately 666,539,000 (2021: approximately 666,539,000) ordinary shares in issue during the year.

#### (b) Diluted

Share options of the Company are not dilutive as the exercise prices were higher than the share prices of the Company's shares during the year ended 31 March 2022.

The diluted loss per share is equal to the basic loss per share during the years ended 31 March 2022 and 2021.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 12. Employee Benefits Expense

Employee benefits expense (including directors' and chief executive's remuneration) during the year are as follows:

	2022 HK\$'000	2021 HK\$'000
Wages and salaries	21,223	20,516
Pension costs — defined contribution plans	1,232	699
Equity settled share-based payments	642	314
Others	862	634
	<b>23,959</b>	<b>22,163</b>

### 13. Directors' and Chief Executive's Remuneration

The remuneration of every director and the chief executive of the Company for the years ended 31 March 2022 and 2021 are set out below:

	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Contributions to defined contribution schemes HK\$'000	Total HK\$'000
<b>Year ended 31 March 2022</b>				
<b>Executive Directors</b>				
Ms. LO Yuk Yee	—	1,200	18	1,218
Ms. CHEN Weijie (Appointed on 4 October 2021)	118	—	—	118
<b>Non-executive Director</b>				
Mr. LIN Dongming (Re-designated on 4 October 2021)	240	—	—	240
Mr. CHAN Kwok Chiu (Appointed on 14 August 2020 and resigned on 13 June 2021)	24	—	—	24
<b>Independent Non-executive Directors</b>				
Mr. SIU Siu Ling, Robert	120	—	—	120
Mr. WONG Wai Kin	120	—	—	120
Mr. LEUNG Chi Hung	120	—	—	120
	<b>742</b>	<b>1,200</b>	<b>18</b>	<b>1,960</b>



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 13. Directors' and Chief Executive's Remuneration (Continued)

The remuneration of every director and the chief executive of the Company for the years ended 31 March 2022 and 2021 are set out below: (Continued)

	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Contributions to defined contribution schemes HK\$'000	Equity settled share-based payment HK\$'000	Total HK\$'000
<b>Year ended 31 March 2021</b>					
<b>Executive Directors</b>					
Ms. LO Yuk Yee	—	1,200	18	10	1,228
Mr. LEE Yu Chung (Resigned on 13 August 2020)	—	200	7	16	223
Mr. LIN Dongming (Appointed on 14 August 2020)	152	—	—	—	152
<b>Non-executive Director</b>					
Mr. CHAN Kwok Chiu (Appointed on 14 August 2020 and resigned on 13 June 2021)	76	—	—	—	76
<b>Independent Non-executive Directors</b>					
Mr. SIU Siu Ling, Robert	120	—	—	—	120
Mr. WONG Wai Kin	120	—	—	—	120
Mr. LEUNG Chi Hung	120	—	—	—	120
	588	1,400	25	26	2,039

No emoluments were paid or payable to chief executive of the Group during both years. The position of chief executive officer was vacant and its roles and responsibilities were shared amongst the members of the Board.

During the years ended 31 March 2022 and 2021, no bonuses had been paid or receivable by the Directors of the Company which are discretionary or are based on the Company's, the Group's or any member of the Group's performance.

During the years ended 31 March 2022 and 2021, no emoluments were paid by the Group to the Directors of the Company as an inducement to join or upon joining the Group or as compensation for loss of office. None of the directors of the Company waived or agreed to waive any remuneration during both years.

The directors of the Company consider that they are the only key management personnel of the Group and details of their compensation have been set out above.



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 14. Five Highest Paid Individuals

The five individuals whose emoluments were the highest in the Group for the year included one (2021: one) director whose emoluments have been reflected in the analysis presented above. The emoluments payable to the remaining four (2021: four) individuals during the year are as follows:

	<b>2022</b> <b>HK\$'000</b>	2021 HK\$'000
Basic salaries and allowances	<b>2,226</b>	2,081
Contributions to defined contribution schemes	<b>67</b>	65
Discretionary bonus	—	29
Equity settled share-based payment	<b>122</b>	30
	<b>2,415</b>	2,205

The emoluments fell within the following band:

	<b>2022</b> <b>Number of</b> <b>individuals</b>	2021 Number of individuals
Emolument band Nil to HK\$1,000,000	<b>4</b>	4

During the years ended 31 March 2022 and 2021, no emoluments were paid by the Group to any of the five highest paid individuals as an inducement to join or upon joining the Group, or as compensation for loss of office.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 15. Property, Plant and Equipment

	Leasehold improvements	Land and buildings	Computer equipment	Furniture and fixtures	Office equipment	Motor vehicles	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>At 1 April 2020</b>							
Cost	5,565	54,000	9,332	1,388	4,112	1,880	76,277
Accumulated depreciation	(5,533)	(2,880)	(8,801)	(1,320)	(3,007)	(1,288)	(22,829)
	32	51,120	531	68	1,105	592	53,448
<b>Year ended 31 March 2021</b>							
Opening net book amount	32	51,120	531	68	1,105	592	53,448
Additions	424	—	53	55	8	—	540
Depreciation	(42)	(1,080)	(171)	(42)	(543)	(365)	(2,243)
Exchange differences	—	—	17	1	71	9	98
Closing net book amount	414	50,040	430	82	641	236	51,843
<b>At 31 March 2021</b>							
Cost	5,998	54,000	9,513	1,445	4,402	1,930	77,288
Accumulated depreciation	(5,584)	(3,960)	(9,083)	(1,363)	(3,761)	(1,694)	(25,445)
Net book amount	414	50,040	430	82	641	236	51,843
<b>Year ended 31 March 2022</b>							
Opening net book amount	414	50,040	430	82	641	236	51,843
Additions	391	—	69	5	52	—	517
Disposal of a subsidiary	—	(49,770)	—	—	—	—	(49,770)
Depreciation	(134)	(270)	(101)	(30)	(391)	(122)	(1,048)
Written-off	—	—	(18)	—	(3)	—	(21)
Exchange differences	—	—	10	—	21	3	34
Closing net book amount	671	—	390	57	320	117	1,555
<b>At 31 March 2022</b>							
Cost	6,394	—	5,963	1,260	4,434	1,959	20,010
Accumulated depreciation	(5,723)	—	(5,573)	(1,203)	(4,114)	(1,842)	(18,455)
Net book amount	671	—	390	57	320	117	1,555

As at 31 March 2022, the Group has not pledged land and buildings (2021: carrying amount of HK\$50,040,000) to secure the Group's borrowing (Note 29).

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 16. Leases

#### (i) Amounts recognized in the consolidated statement of financial position

The consolidated statement of financial position shows the following amounts relating to leases:

	2022 HK\$'000	2021 HK\$'000
<b>Right-of-use assets</b>		
Office premises	5,617	438
<b>Lease liabilities</b>		
Current	3,678	410
Non-current	1,965	38
	<b>5,643</b>	<b>448</b>

	2022 Office premises HK\$'000	2021 Office premises HK\$'000
<b>Right-of-use assets</b>		
Right-of-use assets as at 1 April	438	1,324
Addition	7,382	445
Depreciation	(2,090)	(1,405)
Termination of lease arrangement	(128)	—
Currency translation difference	15	74
Right-of-use assets as at 31 March	<b>5,617</b>	<b>438</b>

	2022 Office premises HK\$'000	2021 Office premises HK\$'000
<b>Lease liabilities</b>		
Lease liabilities as at 1 April	448	1,343
Addition	7,382	445
Repayment of lease liabilities	(2,179)	(1,465)
Interest for leases liabilities (Note 8)	112	51
Termination of lease arrangement	(128)	—
Currency translation difference	8	74
Lease liabilities as at 31 March	<b>5,643</b>	<b>448</b>

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 16. Leases (Continued)

#### (ii) Amounts recognized in the consolidated statement of profit or loss

The consolidated statement of profit or loss shows the following amounts relating to leases:

	2022 HK\$'000	2021 HK\$'000
Depreciation charge right-of-use assets	2,090	1,405
Interest expense (included in finance cost) (Note 8)	112	51
Expense relating to short-term leases (included in administrative expenses)	3,611	4,091

The total cash outflow for leases for the year ended 31 March 2022 were approximately HK\$1,680,000 (2021: approximately HK\$1,351,000).

#### (iii) The Group's leasing activities and how these are accounted for

The Group leases various office premises. Rental contracts are typically made for fixed periods of 1 to 2 years.

Lease term are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leases assets that are held by the lessor. Leases assets may not be used as security for borrowing purpose.

Lease obligations of approximately HK\$676,000 (2021: approximately HK\$186,000) are denominated in RMB and approximately HK\$4,967,000 (2021: approximately HK\$262,000) are denominated in HKD. The lease obligation do not contain any renewable and termination options.

Depreciation expenses have been charged in "General and administrative expenses" in the consolidated statement of profit or loss.

Payments associated with short-term leases are recognized on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

On 3 October 2019, Finet Holdings Limited ("FHL"), an indirect wholly-owned subsidiary of the Company, entered into the tenancy agreement with Cyber Feel Limited ("Cyber Feel") in respect of the premises for a term of twenty-four months commencing on 18 October 2019 at a monthly rental of HK\$338,000, with an option granted to FHL to renew the tenancy agreement for a further term of two years term at market rent. Such option can be exercised during the period after 31 March 2020 but prior to the one-month period immediately preceding the expiry of the tenancy agreement ("Option Period"). FHL shall also be entitled to terminate the tenancy agreement during the Option Period by giving two months' notice in writing to Cyber Feel. The Board of directors considered the tenancy agreement as a short-term lease and it enable the Group has flexibility on the tenancy, the Group may highly probable exercising the termination rights as the management has been implementing the relocation plan of the Group's office premises.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 16. Leases (Continued)

#### (iii) The Group's leasing activities and how these are accounted for (Continued)

The relocation plan was delayed during the year ended 31 March 2021 due to COVID-19. It was reported that the Group had been exploring potential office re-allocation. One of the potential office premises locates in Kwai Chung. However, the landlord of the subject property has informed the Group in February 2021 that there is likely whole building buy-out for redevelopment. No further liaison for such potential lease will be considered. The Group had immediately carried out the reassessment on the lease, as the remaining lease term less than a year on the reassessment date and the Board of Directors considered the current lease remain as short-term lease.

### 17. Investment Properties

	2022 HK\$'000	2021 HK\$'000
<b>Beginning of year</b>	<b>33,300</b>	32,700
Net fair value (loss)/gain	<b>(3,800)</b>	600
<b>End of year</b>	<b>29,500</b>	33,300

As at 31 March 2022, the Group has pledged investment properties with carrying amount of approximately HK\$29,500,000 (2021: approximately HK\$33,300,000) to secure the Group's borrowing (Note 29).

The Group's interests in investment properties at their carrying amount are analyzed as follows:

	2022 HK\$'000	2021 HK\$'000
Leases of between 10 to 50 years, held in:		
— The PRC	<b>29,500</b>	33,300

The Group obtains independent valuations for its investment properties at least annually. For the years ended 31 March 2022 and 2021, the valuations are performed by Ascent Partners Valuation Services Limited ("Ascent Partners"), an independent professionally qualified valuer. Ascent Partners has appropriate qualifications and recent experiences in the valuation of similar properties in the relevant locations and confirms that the valuations conform with Hong Kong Institute of Surveyors Valuation Standards on Properties.

Fair value of investment properties are generally derived using the direct comparison method. This valuation method is based on comparing the property to be valued directly with other comparable properties in close proximity, which have recently transacted. The most significant input into this valuation approach is price per square feet.

There has been no change from the valuation technique used in both years. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 17. Investment Properties (Continued)

The Group leases its investment properties under operating lease. The leases run for initial period of 1 year for fixed rentals. As at 31 March 2022, the Group had no minimum lease payments receivables on the leases.

At 31 March 2022, the valuation loss (2021: valuation gain) is included in "Other income and other losses" in the consolidated statement of profit or loss (Note 6).

The following tables present the investment properties of the Group carried at fair value by valuation method as at 31 March 2022 and 2021:

#### Fair value hierarchy

	Quoted prices in active markets for identified assets Level 1 HK\$'000	Significant other observable inputs Level 2 HK\$'000	Significant unobservable inputs Level 3 HK\$'000	Total HK\$'000
--	---	---	--	-------------------

#### 2022

Recurring fair value measurements

Investment properties:

— The PRC	—	29,500	—	29,500
-----------	---	--------	---	--------

	Quoted prices in active markets for identified assets Level 1 HK\$'000	Significant other observable inputs Level 2 HK\$'000	Significant unobservable inputs Level 3 HK\$'000	Total HK\$'000
--	---	---	--	-------------------

#### 2021

Recurring fair value measurements

Investment properties:

— The PRC	—	33,300	—	33,300
-----------	---	--------	---	--------

The Group's policy is to recognize transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

There were no transfers among Levels 1, 2 and 3 during the year.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 18. Intangible Assets

**Trading rights in  
the Stock  
Exchange and  
Hong Kong  
Futures  
Exchange  
Limited**  
HK\$'000

**At 1 April 2020, 31 March 2021, 1 April 2021 and 31 March 2022**

Cost and net book amount	950
--------------------------	-----

Trading rights issued by Stock Exchange and Hong Kong Futures Exchange Limited allows the Group to trade securities and future contracts on or through the exchange. The trading rights held by the Group are considered by the directors of the Company as having indefinite useful lives because they are expected to contribute net cash inflows indefinitely.

The trading rights will not be amortized until their useful life is determined to be finite. Instead, they will be tested for impairment annually and whenever there is an indication that they may be impaired. The recoverable amounts of the cash generating units relating to securities and futures business whereby these trading rights are allocated to, using a discounted cashflow method, exceed the carrying amounts. Accordingly, there is no impairment of the trading rights as at 31 March 2022 and 2021.

### 19. Statutory Deposits and Other Assets

	<b>2022</b>	2021
	<b>HK\$'000</b>	HK\$'000
The Stock Exchange of Hong Kong Limited		
— Compensation fund deposit	<b>50</b>	50
— Fidelity fund deposit	<b>50</b>	50
Hong Kong Securities Clearing Company Limited		
— Guarantee fund	<b>50</b>	50
— Admission fee	<b>50</b>	50
Stamp duty deposit	<b>5</b>	5
	<b>205</b>	205



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 20. General Information of Subsidiaries

Details of the Group's subsidiaries at the end of the reporting period are set out below:

Name	Place of incorporation/ establishment and kind of legal entity	Principal activities and place of operations	Particulars of issued capital/ registered capital	Interest held
Finet Finance Limited	Hong Kong, limited liability company	Money lending	Ordinary HK\$2	100% (Indirect)
Finet Financial Services (Hong Kong) Company Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$50,000	100% (Direct)
Finet Information Services Limited	Hong Kong, limited liability company	Investment holding	Ordinary HK\$2	100% (Indirect)
Finet Securities Limited	Hong Kong, limited liability company	Provision of brokerage, underwriting and asset management services	Ordinary HK\$42,000,000	100% (Direct)
Finet Wealth Management Company Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$10,000	100% (Indirect)
FinTV e-commerce Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$50,000	50% (Indirect)
FinTV Video Company Limited	Hong Kong, limited liability company	Video making	Ordinary HK\$10,000	50% (Indirect)
Hong Kong Affairs Limited	Hong Kong, limited liability company	Data hosting	Ordinary HK\$10,000	100% (Indirect)
Source Mega Properties Limited	Hong Kong, limited liability company	Investment holding	Ordinary HK\$10,000	100% (Indirect)
Xian Dai Communications Limited	Hong Kong, limited liability company	Financial public relationship business	Ordinary HK\$100	50% (Indirect)
Xian Dai Creative Advertising Company Limited	Hong Kong, limited liability company	On-line and off-line advertising	Ordinary HK\$10,000	50% (Indirect)
Xian Dai TV Limited	Hong Kong, limited liability company	Media business	Ordinary HK\$18,000,000	50% (Indirect)
China Hong Kong News Group Limited	Hong Kong, limited liability company	Investment holding	Ordinary HK\$10,000	100% (Indirect)
Finet Management Services Limited	Hong Kong, limited liability company	Media business	Ordinary HK\$10,000	100% (Indirect)
Dynamic Vision (Hong Kong) Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$10,000	50% (Indirect)
Finet Asset Management Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$10,000	100% (Indirect)
Finet Corporate Finance Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$10,000	100% (Indirect)



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 20. General Information of Subsidiaries (Continued)

Details of the Group's subsidiaries at the end of the reporting period are set out below: (Continued)

Name	Place of incorporation/ establishment and kind of legal entity	Principal activities and place of operations	Particulars of issued capital/ registered capital	Interest held
Finet Holdings Limited	Hong Kong, limited liability company	Provision of financial information management and technology solutions, internet advertising and investment holding	Ordinary HK\$68,990,025	100% (Indirect)
Finet News Services Limited	Hong Kong, limited liability company	Provision of financial information services in Hong Kong and the PRC	Ordinary HK\$10,000	100% (Indirect)
Xian Dai Financial Services Limited	Hong Kong, limited liability company	Inactive	Ordinary HK\$100	100% (Indirect)
Finet Group (BVI) Limited	British Virgin Islands, limited liability company	Investment holding	1 ordinary share of US\$1 each	100% (Direct)
Finet New Media Limited	British Virgin Islands, limited liability company	Investment holding	10,000 ordinary shares of HK\$1 each	100% (Indirect)
Avaya Lane Limited	British Virgin Islands, limited liability company	Inactive	10,000 ordinary shares of US\$1 each	100% (Indirect)
Finet Securities SPC Limited	Cayman Islands, limited liability company	Investment holding	100 management shares of US\$1 each	100% (Indirect)
Finet Group Technology (Shenzhen) Limited	PRC, wholly foreign owned enterprise	Provision of financial information services	Registered and paid-up capital of HK\$11,000,000	100% (Direct)
北京財華金科信息諮詢有限公司	PRC, limited liability company	Financial services	Registered and paid-up capital of RMB200,000	100% (Indirect)
現代電視文化傳播(深圳)有限公司	PRC, limited liability company	Media business	Registered and paid-up capital of RMB100,000	100% (Indirect)
財華金科網絡技術開發(深圳)有限公司	PRC, wholly foreign owned enterprise	Provision of financial information services	Registered and paid-up capital of HK\$10,000,000	100% (Indirect)
財華科技信息(深圳)有限公司	PRC, limited liability company	Inactive	Registered and paid-up capital of RMB100,000	100% (Indirect)
深圳市財華智庫信息技術有限公司	PRC, limited liability company	Value-added telecommunication business	Registered and paid-up capital of RMB1,000,000	100% (Indirect) (Note (i))

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 20. General Information of Subsidiaries (Continued)

Note:

(i) **Consolidated structured entity**

PRC laws and regulations restrict foreign investors from owning more than 50% equity interests in any enterprise engaged in value-added telecommunication business (the "Restricted Business").

The Contractual Arrangements both comprised of (a) option agreement, (b) proxy agreement, (c) consultancy and services agreement and (d) share pledge agreement. Key provisions of the Contractual Arrangements are as follows:

**Exclusive Option Agreement**

The Group, the Structured Entity and the legal owners entered into an exclusive option agreement (the "Exclusive Option Agreement") whereby the legal owners have irrevocably and unconditionally agree, to the extent permitted under the laws of the PRC, to transfer to the Group or any other entities or persons designated by the Group their equity interests in the Structured Entities. The Group may exercise, at its sole discretion, its rights at any time and in any manner permitted under the laws of the PRC. The exercise price of the rights payable to each of the legal owners is the lower of (a) the amount of registered capital contributed by the respective legal owner in accordance with their respective percentage of equity interest in the Structured Entity and (b) the lowest price permitted under the laws of the PRC. The entire consideration received by the legal owners in exercising the option would be transferred to the Group within 10 days. In respect of the Contractual Arrangements, the Exclusive Option Agreement contains an undertaking from 財華智庫's legal owners to return to the Company any consideration they received when the Company acquires the equity interest of 財華智庫 upon unwinding the Contractual Arrangements.

The Exclusive Option Agreement will be terminated when all the rights and assets in the Structured Entity are transferred to the Group and/or other entities or persons designated by the Group in accordance with the terms of the Exclusive Option Agreement and the laws of the PRC.

**Proxy Agreement**

The Group, the Structured Entity and the legal owners entered into a proxy agreement (the "Proxy Agreement") whereby the legal owners have irrevocably undertaken that they will authorize persons designated by the Group to exercise on their behalf the rights as a shareholder of the Structured Entity under the articles of association of the Structured Entity, including but not limited to (a) the right to convene and attend shareholders' meeting; and (b) the right to vote as shareholders.

The Proxy Agreement will be valid until terminated in writing by all parties.

**Consultancy and Services Agreement**

The Group and the Structured Entity entered into an exclusive consultancy and services agreement ("Consultancy and Services Agreement") whereby the Structured Entity engage the Group on an exclusive basis to provide consultancy services in relation to technology approval, technology support, technology consultation and other related corporate consultation services.

In consideration of the provision of the aforementioned services by the Group, the Structured Entity will pay the Group (a) a service fee equivalent to the entire profit after taxation of the Structured Entities, with calculation in accordance to HKFRSs, after setting off any accumulated loss after taxation in the prior years; and (b) another service fee agreed separately between the Structured Entity and the Group for specific technology services provided by the Group on the request of the Structured Entity.

The Consultancy and Services Agreement will be valid until terminate in writing by both parties or in accordance with the requirements by the laws of the PRC.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 20. General Information of Subsidiaries (Continued)

Note: (Continued)

#### (i) Consolidated structured entity (Continued)

##### Share Pledge Agreement

The Group, the Structured Entity and the legal owners entered into a share pledge agreement (the "Share Pledge Agreement") whereby the legal owners have irrevocably and unconditionally agree that the Group shall be entitled to enforce the pledge in accordance with the terms of the Share Pledge Agreement.

The Share Pledge Agreement will remain in effect until the later to occur of the following: (a) all of the obligations of the legal owners and the Structured Entity under the Option Agreement, the Consultancy and Services Agreement and the Proxy Agreement are satisfied in full or (b) all the direct, indirect or incidental loss suffered by the Group as a result of the breach by the legal owners or the Structured Entity under the Option Agreement, the Proxy Agreement and/or the Consultancy and Services Agreement has been discharged in full.

The directors of the Company, after consulting their legal counsel, are of the view that the Contractual Arrangements are in compliance with existing PRC laws and regulations and are valid, binding and enforceable, and do not result in any violation of PRC laws or regulations currently in effect in all material aspects. The Contractual Arrangements have in substance enabled the Group to exercise full control over and enjoy all economic benefits of the Structured Entity despite the absence of formal legal equity interest held by the Group therein and the legal owners are, in substance, the nominees of the Group. Accordingly, the Structured Entities are accounted for as a consolidated structured entity of the Group.

The principal business of the Structured Entity is operation of online media platform in the PRC.

#### Amounts due from/(to) subsidiaries

The amounts due from/(to) subsidiaries as shown on the Company's statement of financial position and intra-group balances are unsecured, interest-free and repayable on demand.

#### Details of non-wholly owned subsidiary that have material non-controlling interests

The table below shows details of non-wholly-owned subsidiary of the Group that had material non-controlling interests:

Name of subsidiary	Place of incorporation and principal place of business	Proportion of Ownership interests and voting rights held by non-controlling interests		Profit allocated to non-controlling interests		Accumulated non-controlling interests	
		2022	2021	2022	2021	2022	2021
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Xian Dai TV Limited	Hong Kong	50%	50%	478	259	(6,799)	(7,277)

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 20. General Information of Subsidiaries (Continued)

#### Details of non-wholly owned subsidiary that have material non-controlling interests (Continued)

	2022 HK\$'000	2021 HK\$'000
Total assets	<b>30,820</b>	24,542
Total liabilities	<b>(44,419)</b>	(39,096)
Net liabilities	<b>(13,599)</b>	(14,554)
Total income	<b>8,193</b>	7,128
Total expenses	<b>(7,238)</b>	(6,611)
Profit for the year	<b>955</b>	517
Net cash (outflow)/inflow from operating activities	<b>(1,600)</b>	2,045
Net cash outflow from investing activities	<b>(444)</b>	—
Net cash outflow from financing activities	<b>(137)</b>	(190)
Net cash (outflow)/inflow	<b>(2,181)</b>	1,855

*Note:*

The Director of the Group, Ms. LO., the Director and the ultimate controlling Shareholder of the Group, is also the director and the ultimate controlling shareholder of the non-controlling interests' companies. The Group considered itself has control over these non-controlling interests' companies and its financial results to be consolidated in the consolidated financial statements of the Group.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 21. Disposal of a subsidiary

On 12 October 2021, the Group disposed of the entire equity interests in Maxon Management Limited which was engaged in the financial information, advertising and investor relationship service business to Ms. Lo., the director and the ultimate controlling shareholder of the Group at a consideration of HK\$47,222,000.

	HK\$'000
Analysis of assets and liabilities over which control was lost:	
<b>Current assets</b>	
Property, plant and equipment	49,770
Cash and cash equivalents	150
Prepayment, deposits and other receivables	35
<b>Current liabilities</b>	
Accruals and other payables	(129)
Borrowing	(10,833)
Deferred tax liability	(68)
Net assets disposed of	<u>38,925</u>
Satisfied by:	
Loans from shareholder	35,373
Cash	<u>11,849</u>
	<u>47,222</u>
Gain on disposal of a subsidiary	
Consideration received	47,222
Net assets disposed of	<u>(38,925)</u>
Gain on disposal	<u>8,297</u>
The gain on disposal is included in "other gains and losses"	
Net cash inflow arising on disposal of a subsidiary	
Cash consideration	11,849
Less: Cash and cash equivalent balances disposed of	<u>(150)</u>
	<u>11,699</u>

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 22. Trade Receivables

	2022 HK\$'000	2021 HK\$'000
Trade receivables (Note (i))	7,826	7,213
Less: Provision for impairment loss of trade receivables	<b>(3,620)</b>	(2,802)
	<b>4,206</b>	4,411

Note:

- (i) As at 31 March 2022, the trade receivables of approximately HK\$2,481,000 (2021: HK\$2,760,000) related to the Group's related company.

The credit terms granted by the Group to its customers range from 10 days to 90 days from the date of billing. At 31 March 2022 and 2021, the aging analysis of the trade receivables are as follows:

	2022 HK\$'000	2021 HK\$'000
0-30 days	1,625	3,719
31-60 days	922	480
61-90 days	88	206
Over 90 days	<b>1,571</b>	6
	<b>4,206</b>	4,411

The Group's maximum credit risk exposure of trade receivables as at 31 March 2022 and 2021 is set out in Note 3.1(b)(ii). The Group does not hold any collateral as security.

The carrying amounts of the Group's trade receivables are denominated in the following currencies:

	2022 HK\$'000	2021 HK\$'000
Hong Kong dollars	3,860	4,159
Renminbi	<b>346</b>	252
	<b>4,206</b>	4,411



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 23. Loan receivables

	<b>2022</b> <b>HK\$'000</b>	2021 HK\$'000
Loan receivables	—	303
Less: Provision for impairment loss of loans receivables	—	(21)
	<b>—</b>	<b>282</b>

The loan terms granted by the Group to its customer are 365 days from the loan drawn date. Loan receivables as at 31 March 2021 are unsecured and interest-bearing at rates 10% per annum, including the interest receivables of approximately HK\$3,000 receivable at the date of repayment. As of 31 March 2021, none of the loan receivables was past due but not impaired.

As at 31 March 2021, the recoverability of the Group's loan receivables due from individual customers are assessed based on their credit history, their financial conditions and current market conditions. The loan receivables has been fully repaid in February 2022.

The Group's maximum credit risk exposure of loan receivables as at 31 March 2021 is set out in Note 3.1(b)(ii).

### 24. Prepayment, Deposits and Other Receivables

	<b>2022</b> <b>HK\$'000</b>	2021 HK\$'000
Prepayment	<b>551</b>	611
Utility and other deposits	<b>3,119</b>	1,763
Other receivables	<b>74</b>	1,982
	<b>3,744</b>	4,356



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 25. Amounts Due from/(to) Related Companies

Name of related companies	Maximum outstanding amount during the year HK\$'000	2022 HK\$'000	2021 HK\$'000
International Links Limited ("International Links")	912	—	215
Maxx Capital Finance Limited ("Maxx Capital Finance")	2,371	<b>1,232</b>	902
Finet Job Limited ("Finet Job")	28	—	27
China HK Finance Group Limited ("China HK Finance")	9,232	<b>2,557</b>	2,660
XD Finance Limited ("XD Finance")	N/A	—	(42)
China Finance Holdings Limited ("China Finance")	20	—	18
財華金晟投資管理(珠海)有限公司 ("財華金晟")	659	<b>763</b>	938
Top 100 Hong Kong Listed Companies Research Centre Company Limited ("Top 100")	4,000	—	536
		<b>4,552</b>	5,254
		<b>2022</b> HK\$'000	2021 HK\$'000
Gross amount of amounts due from related companies		<b>5,058</b>	5,884
Less: Provision for impairment loss of amounts due from related companies		<b>(506)</b>	(588)
Amounts due from related companies		<b>4,552</b>	5,296

The Group's maximum credit risk exposure of amounts due from related companies as at 31 March 2022 and 2021 is set out in Note 3.1(b)(ii).

International Links, Maxx Capital Finance, Finet Job, China HK Finance, XD Finance, China Finance, 財華金晟 and Top 100 are beneficially owned by Ms. LO, the chairman and the executive director of the Company.

As at 31 March 2022 and 2021, the amounts due were unsecured, interest-free and repayable on demand.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 26. Cash and Cash Equivalents

	<b>2022</b>	2021
	<b>HK\$'000</b>	HK\$'000
Cash at banks and in hand	<b>17,584</b>	18,059

Cash at banks earns interest at floating rates based on daily bank deposit rates. Bank balances are deposited with credit worthy banks with no recent history of default.

At 31 March 2022, approximately 97% (2021: approximately 64%) of the Group's bank balances and deposits are denominated in Hong Kong dollars, approximately 1% (2021: approximately 1%) in United States dollar and approximately 2% (2021: approximately 35%) in Renminbi, Renminbi is not a freely convertible currency and the remittance of funds out of the PRC is subject to exchange restrictions imposed by the PRC government.

### 27. Accounts Payable

	<b>2022</b>	2021
	<b>HK\$'000</b>	HK\$'000
Accounts payable arising from securities broking		
— Clients	<b>238</b>	1,609
Other accounts payable	<b>1,604</b>	1,604
Accounts payable	<b>1,842</b>	3,213

The settlement terms of accounts payable arising from securities broking are one or two trade days after the trade execution date.

At 31 March 2022 and 2021, the aging analysis of the other accounts payable were as follows:

	<b>2022</b>	2021
	<b>HK\$'000</b>	HK\$'000
Over 90 days	<b>1,604</b>	1,604

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 27. Accounts Payable (Continued)

The carrying amounts of the Group's accounts payable are denominated in the following currencies:

	2022 HK\$'000	2021 HK\$'000
Renminbi	12	12
Hong Kong dollars	1,830	3,201
	<b>1,842</b>	3,213

### 28. Accruals and other payables

	2022 HK\$'000	2021 HK\$'000
Rental deposits received	492	585
Other payables	28	22
Accruals	4,494	3,187
	<b>5,014</b>	3,794

### 29. Borrowings

	2022 HK\$'000	2021 HK\$'000
Secured bank borrowings	12,342	23,540

At the end of the reporting period, the borrowings are repayable as follows:

Within 1 year	12,342	13,591
Between 1 and 2 years	—	1,449
Between 2 and 5 years	—	3,000
Over 5 years	—	5,500
	<b>12,342</b>	23,540

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 29. Borrowings (Continued)

As at 31 March 2021, the borrowings of approximately HK\$1,218,000 carried floating rate of Hong Kong Interbank Offer Rate ("HIBOR") plus 1.25% per annum. The borrowings of approximately HK\$10,500,000 carried floating rate of HIBOR plus 1.75% per annum. The effective interest rate for the borrowings ranging from 1.36% to 3.80% per annum. The carrying amounts of the borrowings are denominated in Hong Kong dollars. The borrowings was secured by pledge of certain land and buildings of the Group (Note 15) and a personal guarantee was given by the chairman of the Company for the Group's borrowings. The borrowings are classified as current liabilities because the related loan agreement contains a repayment on demand clause which gives the lender the unconditional right to call the loan at any time. The borrowings have been disposed upon the disposal of subsidiaries as disclosed in note 21.

During the year ended 31 March 2021, the Group entered into a 1-year loan agreement with a PRC bank. This loan was secured by pledge of the investment properties of the Group (Note 17), and bore interest at a fixed rate of 5.4% per annum. The outstanding borrowing of approximately HK\$11,822,000 as at 31 March 2021 are denominated in Renminbi. The Loan had fully repaid in October 2021.

During the year ended 31 March 2022, the Group entered into a new 1-year loan agreement with a PRC bank. This loan was secured by pledge of the investment properties of the Group (Note 17), and bore interest at a fixed rate of 5.4% per annum. The outstanding borrowing of approximately HK\$12,342,000 as at 31 March 2022 are denominated in Renminbi.

### 30. Deferred Tax Liabilities

The movement on the deferred income tax liabilities account are as follows:

	Revaluation of properties HK\$'000	Accelerated tax depreciation HK\$'000	Total HK\$'000
At 1 April 2020	10,992	192	11,184
Charged/(credited) to consolidated statement of profit or loss	353	(124)	229
At 31 March 2021 and 1 April 2021	<b>11,345</b>	<b>68</b>	<b>11,413</b>
Credited to consolidated statement of profit or loss	<b>(2,280)</b>	—	<b>(2,280)</b>
Disposal of a subsidiary	—	<b>(68)</b>	<b>(68)</b>
At 31 March 2022	<b>9,065</b>	—	<b>9,065</b>

Deferred tax assets are recognized for tax losses carried forward to the extent that realization of the related tax benefit through future taxable profit is probable. No deferred tax assets are recognized in the Group's consolidated financial statements as it is uncertain as to whether these tax benefits will be utilized in the foreseeable future. The tax losses arising from subsidiaries operating in Hong Kong are subject to approval by the Inland Revenue Department of Hong Kong.

Pursuant to the relevant laws and regulations in the PRC, the Group has deferred tax assets not recognized on unused tax losses of approximately HK\$9,716,000 (31 March 2021: approximately HK\$9,965,000) arose in the PRC to carry forward to set off against future taxable income which will expire within 1 to 5 years from each of the financial year end date.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 31. Share Capital

	2022		2021	
	Number of shares	Amount HK\$'000	Number of shares	Amount HK\$'000
Authorized:				
<b>Ordinary shares of HK\$0.01 each</b>	<b>15,000,000,000</b>	<b>150,000</b>	15,000,000,000	150,000
Issued and fully paid:				
<b>At the beginning of year and at the end of year</b>	<b>666,538,774</b>	<b>6,665</b>	666,538,774	6,665

### 32. Share-Based Payments

The Company's share option scheme adopted on 4 September 2014. (the "Share Option Scheme"). The Share Option Scheme are share incentive scheme and is established to recognize and acknowledge the contributions which the eligible participants thereunder have made or may make to the Group. The Share Option Schemes are aimed to provide the eligible participants with the opportunity to own a personal stake in the Company with a view to achieving the objectives of motivating the eligible participants and attracting/or and retaining or otherwise maintaining on-going relationship with the eligible participants whose contributions are, will be or are likely to be beneficial to the long term growth of the Group.

The Share Option Scheme approved by the shareholders' written resolutions, is valid and effective for a period of 10 years from 4 September 2014, the remaining life of the Share Option Scheme is 3 years.

An offer for the grant of share options must be accepted within 7 days inclusive of the day on which such offer was made. The amount payable by the grantee of an option to the Company on acceptance of the offer for the grant of an option is HK\$1.

Under the Share Option Scheme, the Company may grant to directors and employees of the Group and any other persons who, in the sole discretion of the Board, have contributed or will contribute to the Group which options granted shall be vested after completion of the vesting period. The maximum number of shares to be issued upon exercise of all outstanding options granted and yet to be exercised under the share option scheme and any other share option scheme of the Company must not in aggregate exceed 30% of the total number of shares in issue from time to time.

The total number of shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option scheme of the Company must not in aggregate exceed 10% of the shares in issue at the date of the passing of the relevant ordinary resolution. If any option is to be granted to connected person(s), it must be approved by independent non-executive directors or independent shareholders as the case may be.

The total number of shares issued and which may fall to be issued upon exercise of the options granted under the Share Option scheme to eligible participants in any 12 months period up to the date of grant shall not exceed 1% of the shares in issue as the date of grant. Any further grant of options in excess of this 1% limit shall be subject to the approval of shareholders in a general meeting.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 32. Share-Based Payments (Continued)

The subscription price of a share in respect of any particular option granted under the Share Option Scheme shall not be less than the highest of: (i) the closing price of the shares as stated in the Stock Exchange's daily quotation sheets on the date of grant; (ii) the average of the closing prices of the shares as stated in the Stock Exchange's daily quotation sheets for the five trading days immediately preceding the date of grant; or (iii) the nominal value of a share.

As at 31 March 2022, the number of shares in respect of the options granted and remained outstanding under the Share Option Scheme was 16,900,000 (2021: 20,200,000), representing 2.54% (2021: 3.03%) of the issued shares of the Company. As at the date of this annual report, the number of shares available for issue under the Share Option Scheme was 45,653,877 shares, representing 6.85% of the issued shares of the Company. The exercise price per share is HK\$0.64.

The following table discloses movements of the share options granted during the year ended 31 March 2022:

Grantee	Date of grant	Adjusted exercise price	Exercise period	Outstanding as at 1 April 2021	Granted during the year	Exercised during the year	Cancelled during the year	Outstanding as at 31 March 2022
Employee	1 December 2020	HK\$0.64	Note 2	20,200,000	—	—	(3,300,000)	16,900,000
Weighted average exercise price				HK\$0.64	N/A	N/A	HK\$0.64	HK\$0.64

The following table discloses movements of the share options granted during the year ended 31 March 2021:

Grantee	Date of grant	Adjusted exercise price	Exercise period	Outstanding as at 1 April 2020	Granted during the year	Exercised during the year	Cancelled during the year	Outstanding as at 31 March 2021
<b>Share Option Scheme:</b>								
<b>Executive Director</b>								
Ms. Lo Yuk Yee	17 April 2019	HK\$0.49	Note 2	660,000	—	—	(660,000)	—
Mr. Lee Yu Chung	17 April 2019	HK\$0.49	Note 2	2,000,000	—	—	(2,000,000)	—
Sub-total				2,660,000	—	—	(2,660,000)	—
<b>Employee</b>								
	17 April 2019	HK\$0.49	Note 1	6,500,000	—	—	(6,500,000)	—
	1 December 2020	HK\$0.64	Note 2	—	21,000,000	—	(800,000)	20,200,000
Sub-total				6,500,000	21,000,000	—	(7,300,000)	20,200,000
Total				9,160,000	21,000,000	—	(9,960,000)	20,200,000
Weighted average exercise price				HK\$0.49	HK\$0.64	N/A	HK\$0.5	HK\$0.64



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 32. Share-Based Payments (Continued)

The exercise price in respect of any share options, shall subject to any adjustments in the event of any alteration in the capital structure of the Company whilst any share option remains exercisable or this scheme remains in effect. The exercise of any share option shall be subject to the shareholders in the general meeting approving any necessary increase in the authorized share capital of the Company.

The Group obtains independent valuation of the options at the date of grant, performed by Ascent Partners, using Binomial Option Pricing Model methods. This method has been used to estimate the fair value of the options. The variables and assumptions used in computing the fair value of the share options are based on the directors' best estimate. The value of an option varies with different variables of certain subjective assumptions.

The significant inputs of options granted on 1 December 2020 into the model were closing share price of HK\$0.640 at the grant date, exercise price of HK\$0.640, volatility of 53.82%, dividend yield of nil, expected option lives 3.76 years, and annual risk-free interest of 0.21%.

The significant inputs of options granted on 17 April 2019 into the model were closing share price of HK\$0.490 at the grant date, exercise price of HK\$0.490, volatility of 62.50%, dividend yield of nil, expected option lives 5.38 years, and annual risk-free interest of 1.58%.

*Notes:*

1. For share options granted on 1 December 2020, the outstanding share options are exercisable for a period of 1.76 years commencing from the end of the vesting period.
2. For share options granted on 1 April 2019, the outstanding share options are exercisable for a period of 2.38 years commencing from the end of the vesting period.

During the year ended 31 March 2022, employees share-based payment amounts of approximately HK\$642,000 (2021: approximately HK\$314,000) has been included in the consolidated statement of profit or loss with a corresponding debit to the share based-payments reserve.

### 33. Contingent Liabilities

During the year ended 31 March 2008, three libel actions were brought by a company and an individual (collectively the "Plaintiffs A") against the Group in respect of the publication of words alleged to be defamatory and concerning articles published on the Group's website in 2007. The Plaintiffs A sought, among other things, injunctive relief and unliquidated damages. The Executive Directors of the Company are of the opinion that the Group has a meritorious defense against such claims and therefore filed defense on 13 November 2007 and 9 April 2008 against all three libel actions consecutively. No further steps have been taken by the Plaintiffs A since the filing of the defense.

During the year ended 31 March 2022, a way of a writ of summons by a company and a statement of claim were filed by a company (the "Plaintiff B") on 10 October 2021 and 18 January 2022 respectively, the Plaintiff B commenced high court action 1578 of 2021 against the Group alleging the Group having published/participated in the publication of defamatory statements against it. The Group has filed a defense on 19 April 2022 and no further steps have been taken by Plaintiff B since the filing of the defense.

Accordingly, the Executive Directors of the Company are of the opinion that these claims would not have any material adverse effect on the Group, and no provisions have been made in the consolidated financial statements in respect thereof.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 34. Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	<b>Borrowings</b> <i>Note 29</i> HK\$'000	<b>Loans from shareholder</b> <i>Note 35(b)</i> HK\$'000	<b>Lease liabilities</b> <i>Note 16</i> HK\$'000	<b>Total</b> HK\$'000
At 1 April 2020	12,603	22,926	1,343	36,872
Financing cash flows	10,151	1,618	(1,465)	10,304
Interest expense	425	—	51	476
New lease entered	—	—	445	445
Transfer from accruals and other payables	—	8,946	—	8,946
Exchange adjustments	361	—	74	435
	<b>23,540</b>	<b>33,490</b>	<b>448</b>	<b>57,478</b>
At 31 March 2021 and 1 April 2021	<b>(987)</b>	<b>2,100</b>	<b>(2,179)</b>	<b>(1,066)</b>
Financing cash flows	—	(35,373)	—	(35,373)
Offsetting the consideration for disposal of a subsidiary to the shareholder	(10,833)	—	—	(10,833)
Disposal of a subsidiary	581	—	112	693
Interest expense	—	—	(128)	(128)
Termination of lease arrangement	—	—	7,382	7,382
New lease entered	—	(217)	—	(217)
Transfer to accruals and other payables	41	—	8	49
Exchange adjustments	<b>12,342</b>	<b>—</b>	<b>5,643</b>	<b>17,985</b>
At 31 March 2022	<b>12,342</b>	<b>—</b>	<b>5,643</b>	<b>17,985</b>



## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 35. Significant Related Parties Transactions

In addition to the transactions and balances disclosed elsewhere in these consolidated financial statements, the Group had the following significant related parties transactions during the year:

#### (a) Transaction with related parties

	2022 HK\$'000	2021 HK\$'000
Income from financial information services received from Top 100 (Note i)	2,500	2,760
Income from sharing of administrative expenses received from Top 100 (Note i)	4,000	600
Income from sharing of administrative expenses received from International Links (Note i)	720	744
Income from sharing of administrative expenses received from Maxx Capital Finance (Note i)	2,529	2,349
Income from sharing of administrative expenses received from China HK Finance (Note i)	3,395	2,090
Rental expenses paid to Cyber Feel Limited ("Cyber Feel") (Note i)	3,701	4,056

Note:

- (i) Maxx Capital Finance, Top 100, China HK Finance, Cyber Feel and International Links are beneficially owned by Ms. LO, the chairman and the executive director of the Company.

#### (b) Loans from shareholder

On 1 April 2019, the Group and Ms. LO, entered into a 2-year loan facility agreement under which Ms. LO has agreed to make available to the Company an unsecured loan facility amounted to HK\$15,000,000. Full amount of the facility were drawn down during the year. Loans from a shareholder was interest-free and denominated in HK\$.

During the year ended 31 March 2020, Ms. LO collected an amount approximately HK\$7,661,000 on behalf of the Group as partial settlement of the loans from shareholder. The Group further repaid a total amount of HK\$8,000,000 during the year. As at 31 March 2020, the Group and Ms. LO entered in a new deed of assignment in replace of previous assignment dated 31 March 2019, whereas the Group, as the assignor, assigned the amounts approximately HK\$16,087,000 to Ms. LO.

In February 2021, the Group and Ms. LO, renew a 2-year loan facility agreement under which Ms. LO has agreed to make available to the Company an unsecured loan facility amounted to HK\$25,000,000. The Group further drawn down approximately HK\$5,000,000 during the year. Loans from a shareholder was interest-free and denominated in HK\$.

During the year ended 31 March 2021, the Group repaid a total amount of approximately HK\$3,382,000 during the year. As at 31 March 2021, the Group and Ms. LO entered in a new deed of assignment in replace of previous assignment dated 31 March 2020, whereas the Group, as the assignor, assigned the amounts of approximately HK\$25,033,000 to Ms. LO.

During the year ended 31 March 2022, the Group and Ms. LO have signed a sales and purchase agreement in relating to the disposal of the entire equity interest in Maxon Management Limited, a subsidiary of the Company at a consideration of HK\$47,222,000. Loans from shareholder of HK\$35,373,000 will be used to offset the same equivalent amount of the consideration.

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 36. Statement of financial position and reserves of the Company

	2022 HK\$'000	2021 HK\$'000
<b>Non-current assets</b>		
Property, plant and equipment	64	152
Investment properties	29,500	33,300
Investments in subsidiaries	19,446	35,885
	<b>49,010</b>	69,337
<b>Current assets</b>		
Amounts due from subsidiaries	601	4,650
Amounts due from related companies	—	238
Prepayment, deposits and other receivables	117	133
Cash and cash equivalents	57	240
	<b>775</b>	5,261
<b>Total assets</b>	<b>49,785</b>	74,598
<b>Current liabilities</b>		
Accruals and other payables	389	351
Amounts due to subsidiaries	25,746	5,521
Loans from shareholder	1,591	—
	<b>27,726</b>	5,872
<b>Net current liabilities</b>	<b>(26,951)</b>	(611)
<b>Total assets less current liabilities</b>	<b>22,059</b>	68,726
<b>Non-current liabilities</b>		
Loans from shareholder	—	17,330
Deferred tax liabilities	9,065	11,346
	<b>9,065</b>	28,676
<b>Net assets</b>	<b>12,994</b>	40,050
<b>Equity</b>		
<b>Capital and reserves attributable to owners of the Company</b>		
Share capital	6,665	6,665
Reserves	6,329	33,385
<b>Total equity</b>	<b>12,994</b>	40,050

LO Yuk Yee  
Director

CHEN Weijie  
Director

## Notes to the Consolidated Financial Statements

For the year ended 31 March 2022

### 36. Statement of financial position and reserves of the Company (Continued)

	Share premium HK\$'000	Share-based payments reserve HK\$'000	Property revaluation reserve HK\$'000	Accumulated losses HK\$'000	Total reserves HK\$'000
<b>Balance at 31 March 2020 and 1 April 2020</b>	320,095	360	9,989	(294,091)	36,353
<b>Comprehensive expense</b>					
Loss for the year	—	—	—	(3,282)	(3,282)
Equity settled share-based payment	—	314	—	—	314
<b>Balance at 31 March 2021 and 1 April 2021</b>	320,095	674	9,989	(297,373)	33,385
<b>Comprehensive expense</b>					
Loss for the year	—	—	—	(27,698)	(27,698)
Equity settled share-based payment	—	642	—	—	642
<b>Balance at 31 March 2022</b>	<b>320,095</b>	<b>1,316</b>	<b>9,989</b>	<b>(325,071)</b>	<b>6,329</b>



## Five Year Financial Summary

	<b>2022</b>	2021	2020	2019	2018
	<b>HK\$'000</b>	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>RESULTS</b>					
Revenue	<b>14,254</b>	17,901	25,991	19,637	18,774
Operating loss	<b>(10,209)</b>	(11,855)	(18,583)	(27,305)	(26,489)
Finance costs	<b>(693)</b>	(476)	(556)	(491)	(7,035)
Loss for the year	<b>(8,622)</b>	(12,571)	(19,288)	(28,093)	(36,868)
Loss per share					
— Basic (HK dollar per share)	<b>(0.01)</b>	(0.02)	(0.03)	(0.04)	(0.06)
— Diluted (HK dollar per share)	<b>(0.01)</b>	(0.02)	(0.03)	(0.04)	(0.06)
<b>ASSETS AND LIABILITIES</b>					
Non-current assets	<b>37,827</b>	86,736	88,878	90,002	92,667
Current assets	<b>30,323</b>	32,567	23,265	30,721	53,120
Current liabilities	<b>22,876</b>	30,999	21,750	26,348	31,048
Non-current liabilities	<b>11,030</b>	44,941	34,282	26,033	11,287
Net assets	<b>34,244</b>	43,363	56,111	68,342	103,452



## Properties Held by the Group

Particulars of the Group's investment properties are as follows:

<b>No.</b>	<b>Property</b>	<b>Type</b>	<b>Group's effective holding</b>	<b>Area (approximately square feet)</b>	<b>Lease term</b>
1	12A03 and 12A04, Anlian Plaza, Junction of Jintian Road and Fuzhong San Road, Futian District, Shenzhen City, Guangdong Province, the People's Republic of China	Commercial	100%	5,325 sq. ft.	Medium term lease with 50 years commencing on 23 January 2002 and expiring on 22 January 2052