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FINANCIAL SUMMARY

財務摘要

		2009	2010	2011	2012	2013
		二零零九年	二零一零年	二零一一年	二零一二年	二零一三年
		HK\$	HK\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元	港元
Results	業績					
Revenue	收益	368,474,160	438,243,822	401,798,257	243,069,464	159,468,209
Profit/(loss) for the year attributable to owners of the Company	本公司擁有人年內應佔溢利／(虧損)	21,504,073	18,372,980	18,252,678	(28,300,227)	(27,023,443)
Assets and Liabilities	資產及負債					
Total assets	總資產	279,792,346	485,931,337	197,774,990	166,998,556	111,358,204
Total liabilities	總負債	95,091,695	273,010,403	149,262,560	116,564,701	86,167,261
Equity attributable to owners of the Company	本公司擁有人應佔權益	184,700,651	212,920,934	48,512,430	50,433,855	25,190,943
Earnings/(loss) per share	每股盈利／(虧損)					
Basic	基本	0.12	0.09	0.08	(0.12)	(0.11)
Diluted	攤薄	0.11	0.08	0.08	(0.12)	(0.11)

BOARD OF DIRECTORS

Executive Directors

Mr. Cheng Ting Kong (*Chairman*)
Ms. Yeung So Lai
Mr. Leung Ming Ho
Mr. Leung Kwok Yin

Independent Non-Executive Directors

Mr. Fung Tze Wa
Mr. Ting Wong Kacee
Mr. Tse Ting Kwan

AUDIT COMMITTEE

Mr. Fung Tze Wa (*Chairman*)
Mr. Ting Wong Kacee
Mr. Tse Ting Kwan

REMUNERATION COMMITTEE

Mr. Ting Wong Kacee (*Chairman*)
Mr. Fung Tze Wa
Mr. Tse Ting Kwan

NOMINATION COMMITTEE

Mr. Tse Ting Kwan (*Chairman*)
Mr. Fung Tze Wa
Mr. Ting Wong Kacee

COMPANY SECRETARY

Mr. Luk Chi Keung

AUDITORS

RSM Nelson Wheeler
29th Floor
Caroline Centre
Lee Gardens Two
28 Yun Ping Road
Hong Kong

董事會

執行董事

鄭丁港先生(*主席*)
楊素麗女士
梁銘浩先生
梁國賢先生

獨立非執行董事

馮子華先生
丁煌先生
謝庭均先生

審核委員會

馮子華先生(*主席*)
丁煌先生
謝庭均先生

薪酬委員會

丁煌先生(*主席*)
馮子華先生
謝庭均先生

提名委員會

謝庭均先生(*主席*)
馮子華先生
丁煌先生

公司秘書

陸志強先生

核數師

中瑞岳華(香港)會計師事務所
香港
恩平道28號
利園二期
嘉蘭中心
29樓

CORPORATE INFORMATION

公司資料

REGISTERED OFFICE

Cricket Square, Hutchins Drive
P. O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 2410-2411, 24/F, China Merchants Tower, Shun Tak Centre,
168-200 Connaught Road Central, Sheung Wan, Hong Kong

PRINCIPAL BANKERS

In Hong Kong:

The Hongkong and Shanghai Banking Corporation Limited

In the PRC:

Hua Xia Bank

China Merchants Bank

Bank of China

CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Maples Fund Services (Cayman) Limited
PO Box 1093, Boundary Hall, Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
Level 22, Hopewell Centre
183 Queen's Road East
Hong Kong

STOCK CODE

0776

INVESTOR RELATIONS

For other information relating to the Company, please contact Corporate Communications Department
website: www.776.hk
e-mail: ir@776.hk

註冊辦事處

Cricket Square, Hutchins Drive
P. O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

香港總辦事處及主要營業地點

香港上環干諾道中168-200號信德中心
招商局大廈24樓2410至2411室

主要往來銀行

在香港：

香港上海滙豐銀行有限公司

在中國：

華夏銀行

招商銀行

中國銀行

開曼群島主要股份過戶登記處

Maples Fund Services (Cayman) Limited
PO Box 1093, Boundary Hall, Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
皇后大道東183號
合和中心22樓

股份代號

0776

投資者關係

有關本公司的其他資料，
請聯絡企業通訊部
網址：www.776.hk
電子郵件：ir@776.hk

TO OUR SHAREHOLDERS

On behalf of the board ("Board") of directors ("Directors") of JF Household Furnishings Limited ("Company"), I am pleased to present the annual report of the Company and its subsidiaries (collectively, the "Group") and its audited financial results for the financial year ended 31 December 2013.

The Group is facing unfavorable market conditions due to the Europe's debt crisis is yet out of the shadows, depressing demand from customers and increasing cost of labour and raw materials in PRC. The Group's turnover decreased by approximately HK\$83,601,000 to approximately HK\$159,468,000. In 2013, the Group's loss attributable to shareholders was approximately HK\$27,023,000, representing a drop of approximately HK\$1,277,000 as compared to that of 2012. The decrease in the Group's loss was mainly attributed to the decrease in loss from operations and income tax expense during the year.

Affected by typhoon Fitow, which led to the mechanical and electrical equipment requiring repair and replacement, and some work in progress and finished goods being discarded for a subsidiary of the Group situated in Yuyao, Ningbo. The impairment loss of inventories and office equipment resulted from the typhoon Fitow is approximately HK\$5,601,000.

After acquiring the hotels in the PRC, we hope that the Group can penetrate into the hotel business. The Group is trying exploring into the hotel industry all over the world.

BUSINESS REVIEW

HOUSEHOLD PRODUCTS BUSINESS

The household products business had continuously recorded losses, due to the overall situation in the international and the PRC household products market, such as the global financial crisis including the European crisis and intense competition in the household products market. The Group's turnover from the household products business for the year was approximately HK\$159,426,000 (2012: approximately HK\$243,069,000), representing an annual decrease of 34.4%. The net losses were approximately HK\$11,848,000 (2012: approximately HK\$4,445,000).

致股東

本人謹代表捷豐家居用品有限公司(「本公司」)董事(「董事」)會(「董事會」)，欣然提呈本公司及其附屬公司(統稱「本集團」)截至二零一三年十二月三十一日止財政年度的年度報告及經審核財務業績。

由於歐洲債務危機仍未走出陰霾、客戶需求低迷以及中國勞工及原材料成本不斷上升，本集團正面臨不利市況。本集團的營業額減少約83,601,000港元至約159,468,000港元。於二零一三年，本集團的股東應佔虧損約為27,023,000港元，較二零一二年減少約1,277,000港元。本集團的虧損減少主要是由於年內經營虧損及所得稅開支減少所致。

受颱風菲特影響，本集團位於寧波餘姚附屬公司的機械及電器設備需進行維修及更換，而部分在製品及製成品已予棄置。存貨及辦公設備因颱風菲特產生的減值虧損約為5,601,000港元。

收購位於中國的酒店後，籍此我們希望本集團能夠進軍酒店業務。本集團正努力打入全球的酒店業。

業務回顧

家居產品業務

由於國際及國內家居產品市場出現諸如全球金融危機(包括歐洲債務危機)以及家居產品市場競爭激烈的整體狀況，家居產品業務持續錄得虧損。年內，本集團來自家居產品業務的營業額約為159,426,000港元(二零一二年：約243,069,000港元)，按年減少34.4%。虧損淨額約為11,848,000港元(二零一二年：約4,445,000港元)。

CHAIRMAN'S STATEMENT

主席報告

BUSINESS REVIEW (Continued)

PROPERTY INVESTMENT BUSINESS

In addition to the existing business in the PRC, the Group is actively seeking business opportunities in Hong Kong. During the year, the Group acquired an investment property in Hong Kong for rental income. The Group believes that the acquisition will create an opportunity for exploring in property investment market. The Group's turnover from the property investment business for the year was approximately HK\$42,000. The net losses were approximately HK\$1,214,000, mainly due to fair value loss on investment property which is a non-cash item.

HOTEL BUSINESS

The economic development in the PRC will continue to be underpinned by rapid urbanization, continuous wealth accumulation and rising disposable income. It contributed to the growing demand in travelling and the significant increase in mainland Chinese travelers, which has driven the expansion in the tourism industry. According to the World Tourism Organisation ("UNWTO"), a specialised agency of United Nations, worldwide international tourism receipts approximately US\$1.3 trillion in 2012. Also, international tourist arrivals grew by 5% in 2013 to 1.087 billion and UNWTO forecasts a growth in international tourist arrivals of between 4% and 4.5% in 2014. In light of the growing prospects of the tourism industry, the Group has been seeking and considering opportunities for hotel business.

On 31 December 2013, the Group entered into a conditional sale and purchase agreement to acquire commercial properties situated at Jin Xiu Lan Wan, Economic Development Zone, Fushun City, Liaoning Province, the PRC with a total gross floor area of 1,669.54 square metres. The commercial properties will be reconstructed into a quality hotel with completion scheduled in second half of 2014.

On 26 February 2014, the Group entered into a non-legally binding memorandum of understanding with 撫順恒昇房地產開發有限公司 in relation to the acquisition of the non-residential building which situated at Jin Xiu Lan Wan, Economic Development Zone, Fushun City, Liaoning Province, the PRC with a total gross floor area of approximately 17,076.52 square metres. The Group intends to turn the property into a high-end hotel. The hotel is expected to be commence of business in 2014.

The Group is of the view that the acquisitions of properties would allow the Group to diversify into a new line of business. The Group plans to establish a highly reputable hotel management business in the PRC and other countries and regions of the world and will continue to identify suitable investments in the hotel industry.

業務回顧(續)

物業投資業務

除位於中國的現有業務外，本集團亦積極尋求香港的業務機會。年內，本集團收購一處位於香港的投資物業，以獲取租金收入。本集團相信該收購將為我們創造機會打入物業投資市場。年內，本集團來自物業投資業務的營業額約為42,000港元，虧損淨額約為1,214,000港元，主要來自投資物業公允價值變動虧損（非現金項目）所致。

酒店業務

城鎮化的快速推進、財富的不斷積累及可支配收入的不斷增加，將繼續推動中國的經濟發展，從而促進日益旺盛的旅遊需求。中國內地遊客人數大幅增加，帶動旅遊業擴展。根據聯合國世界旅遊組織（「聯合國世界旅遊組織」，聯合國的一個專設機構）的資料，全球國際旅遊收入於二零一二年約1.3萬億美元。另外，二零一三年國際遊客人數增加5%，達到10.87億人，而聯合國世界旅遊組織預測二零一四年的國際遊客人數將增加4%至4.5%。鑒於旅遊業前景向好，本集團一直尋求並考量酒店業方面的機遇。

於二零一三年十二月三十一日，本集團訂立有條件買賣協議，以購入位於中國遼寧省撫順市經濟開發區錦繡灣總建築面積為1,669.54平方米的商業物業。該商業物業將改造成優質酒店，預計將於二零一四年下半年竣工。

於二零一四年二月二十六日，本集團與撫順恒昇房地產開發有限公司就收購位於中國遼寧省撫順市經濟開發區錦繡灣總建築面積為約17,076.52平方米的非住宅樓宇訂立不具法律約束力的諒解備忘錄。本集團擬將該物業改造成一家高檔酒店，並預期於二零一四年開始營運。

本集團認為，收購物業將使得本集團進入新的業務領域。本集團正計劃在中國與全球其他國家及地區建立聲譽卓著的酒店管理業務，並將繼續物色酒店行業之合適投資。

BUSINESS REVIEW (continued)

HOTEL BUSINESS (continued)

The Group shall further review its business strategy on its hotel business. We will expand our management team in respect of hotel management by recruiting more experts from this industry and work with other famous hotel management companies. The Board has been actively seeking opportunities to diversify the business scope and to broaden the revenue base of the Group.

OUTLOOK AND FUTURE PROSPECTS

The World Economic Outlook projections imply that global growth will strengthen gradually. However, the global economic growth is expected to remain challenging in the immediate future. Downside risks will still continue to dominate the outlook. Household business will continue to tackle difficulties as they face rising labour costs and intense competition in the PRC. So the Group is seeking other business opportunities to diversify the business base.

Looking forward, hotel and tourism industries are currently encountering key opportunities for strategic development. To achieve this strategic development, our business strategies are developing and investing in quality hotels in the PRC and other places to maintain long term growth and the profitability of the Company. In the future, the Group shall continue to put resources to strengthen its branding and position in the hotel business and to explore further quality investment opportunities to enhance shareholders' wealth.

APPRECIATION

On behalf of the Board, I would like to express our sincere appreciation to all our investors, customers, partners and shareholders for their ongoing support to the Group. I would also like to thank my colleagues and staff for their invaluable contributions throughout the year.

Cheng Ting Kong

Chairman

Hong Kong, 31 March 2014

業務回顧(續)

酒店業務(續)

本集團將進一步檢討其在酒店業務方面的業務策略。在酒店管理方面，我們將聘請更多業內專家以壯大管理團隊，並與其他著名的酒店管理公司合作。董事會一直積極尋求機會豐富業務範圍及拓寬本集團的收益基礎。

展望及未來前景

世界經濟展望預測表明，全球增長將逐漸得以鞏固。然而，於短期內，全球經濟增長預計仍將充滿挑戰，下滑風險仍將繼續佔據主導。由於面臨中國不斷上漲的勞工成本及激烈的競爭，家居業務仍須克服重重困難。故本集團正尋求其他業務機會以豐富業務基礎。

展望未來，酒店及旅遊業目前正迎來實現戰略發展的關鍵機遇。為實現此戰略發展，我們的業務策略是開發及投資中國及其他地方的優質酒店，以維持本公司的長遠增長及盈利能力。日後，本集團將繼續投入資源鞏固其於酒店業務的品牌及地位，並進一步發掘最佳投資機會以增加股東財富。

致謝

本人謹代表董事會衷心感謝所有投資者、客戶、合作夥伴及股東對本集團一如既往的支持，以及各董事同仁及全體員工於過去一年對本集團作出的寶貴貢獻。

鄭丁港

主席

香港，二零一四年三月三十一日

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

RESULTS OF OPERATIONS

For the fiscal year ended 31 December 2013, the Group reported a turnover of approximately HK\$159,468,000, representing a decrease of 34.4% from that of the fiscal year of 2012. The decrease in turnover is due to European economy continued to worsen and intense competition in household products market during the year.

Gross profit margin increased from 2.5% in 2012 to 4.3% in 2013 as mainly the change of product mix in which higher proportion of products are with higher profit margin in 2013.

Other income decreased from approximately HK\$1,926,000 in 2012 to approximately HK\$1,390,000 in 2013, mainly due to the decrease in write back of trade and other payables during the year.

Distribution costs dropped from approximately HK\$1,243,000 in 2012 to approximately HK\$658,000 in 2013 due to the decrease in sales and thus decrease in transportation cost and declaration charge during the year.

Administrative expenses decreased from approximately HK\$31,843,000 in 2012 to approximately HK\$22,405,000 in 2013, mainly due to decrease in expenses on staff cost, other tax and legal and professional fee.

Other operating expenses of approximately HK\$8,042,000 which mainly included approximately HK\$1,252,000 and approximately HK\$5,601,000 in respect of the recognised fair value loss on investment property and impairment loss on inventories and office equipment as result of typhoon Fitow respectively.

Finance costs decreased from approximately HK\$4,188,000 in 2012 to approximately HK\$3,275,000 in 2013, as the bank borrowings decreased.

Income tax expense decreased from approximately HK\$8,220,000 in 2012 to approximately HK\$916,000 in 2013, mainly due to decrease of profit and no PRC land appreciation tax during the year.

經營業績

截至二零一三年十二月三十一日止財政年度，本集團錄得營業額約159,468,000港元，較二零一二年財政年度下降34.4%。營業額下降乃由於年內歐洲經濟持續惡化及家居產品市場競爭激烈所致。

毛利率從二零一二年的2.5%上升至二零一三年的4.3%，主要是由於二零一三年產品結構改變，其中利潤率較高的產品所佔比例較高所致。

其他收入從二零一二年約1,926,000港元減少至二零一三年約1,390,000港元，主要由於年內應付貿易及其他應付款項回撥減少所致。

分銷成本從二零一二年約1,243,000港元下跌至二零一三年約658,000港元，乃由於銷售減少導致年內運輸成本及報關費用下降所致。

行政開支從二零一二年約31,843,000港元減少至二零一三年約22,405,000港元，主要由於員工成本、其他稅務以及法律及專業費用的開支減少。

其他經營開支約為8,042,000港元，分別主要包括已確認投資物業公允值虧損約1,252,000港元以及存貨及辦公設備因颱風菲特產生的減值虧損約5,601,000港元。

由於銀行借貸減少，融資成本從二零一二年約4,188,000港元減少至二零一三年約3,275,000港元。

所得稅開支從二零一二年約8,220,000港元減少至二零一三年約916,000港元，主要由於溢利減少及年內並無中國土地增值稅所致。

USE OF PROCEEDS FROM THE PLACING OF SHARES

The Company raised its fund by way of a private placement of 47,867,000 shares of the Company at the placing price of HK\$3.14 per share on 27 January 2014. Net proceeds from the placing of shares amounted to approximately HK\$149,506,000 (after deducting the placing commission and legal and professional expenses). Such net proceeds have been used in the following manner:

配售股份所得款項的用途

於二零一四年一月二十七日，本公司按每股3.14港元的配售價，以私人配售形式配售47,867,000股本公司股份以籌集資金。配售股份的所得款項淨額達約149,506,000港元（扣除配售佣金及法律以及專業費用後）。有關所得款項淨額以下列方式使用：

	Amount raised	Amount used as at the date of this report
	所得金額	於本報告日期 已使用金額
	(HK\$)	(HK\$)
	(港元)	(港元)
General corporate and working capital purpose 一般企業及營運資金用途	149,506,000	100,000,000

MATERIAL ACQUISITIONS AND DISPOSALS

On 31 December 2013, the Group entered into a conditional sale and purchase agreement with an independent third party (the "Vendor"). Pursuant to the agreement, the Vendor agreed to sell and the Group agreed to purchase commercial properties situated at Jin Xiu Lan Wan, Economic Development Zone, Fushun City, Liaoning Province, the PRC at a total cash consideration of approximately HK\$13,259,000. Up to the date of this report, approximately HK\$5,107,000 has been paid for deposit. For details regarding the acquisition, please refer to the announcement of the Company dated 31 December 2013 and note 18.

重大收購及出售

於二零一三年十二月三十一日，本集團與一名獨立第三方（「賣方」）訂立有條件買賣協議。根據協議，賣方同意出售而本集團同意購買位於中國遼寧省撫順市經濟開發區錦繡瀾灣的商業物業，總現金代價約為13,259,000港元。直至本報告日期，已支付約5,107,000港元按金。有關收購的詳情，請參閱本公司日期為二零一三年十二月三十一日的公告及附註18。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

LIQUIDITY, FINANCIAL RESOURCES AND FUNDING

As at 31 December 2013, the Group had cash and bank balances of approximately HK\$23,390,000 (2012: approximately HK\$36,260,000) and net current assets of approximately HK\$2,660,000 (2012: approximately HK\$35,030,000) which was approximately HK\$32,370,000 less than approximately HK\$35,030,000 recorded in 2012, due to decrease of inventories, prepayments and restricted cash and bank balances.

The Group had bank borrowings of approximately HK\$35,661,000 as at 31 December 2013 (2012: approximately HK\$44,047,000). All borrowings were repayable within one year. The Group's borrowings carried interests at fixed and floating interest rate.

As at 31 December 2013, the Group had current liabilities of approximately HK\$84,451,000 (2012: approximately HK\$114,849,000), which was lower than the closing balance for 2012 of approximately HK\$114,849,000. The decrease in current liabilities was mainly due to the decrease in bank borrowings and trade and bills payables.

BANK LOANS

As at 31 December 2013, bank borrowings of approximately HK\$19,209,000 (2012: approximately HK\$17,373,000) were secured by leasehold land and certain buildings owned by an independent third party and pledged deposits of the Group.

GEARING RATIO

The Group's gearing ratio, which was derived from the total bank borrowings to total assets, increased from 26.4% in 2012 to 32.0% in 2013, as a result of the decrease in inventories, prepayment and cash and bank balances of the Group at 31 December 2013.

COMMITMENTS

As at 31 December 2013, the Group's capital commitments and operating lease commitments amounted to approximately HK\$8,309,000 and approximately HK\$705,000 (2012: HK\$Nil and approximately HK\$4,113,000) respectively, attributable to acquisition of property, plant and equipment and rentals payable for certain of offices.

CONTINGENT LIABILITIES

As at 31 December 2013, the Group did not have any significant contingent liabilities (2012: HK\$Nil).

流動資金、財務資源及融資

於二零一三年十二月三十一日，本集團擁有現金及銀行結餘約23,390,000港元(二零一二年：約36,260,000港元)及淨流動資產約2,660,000港元(二零一二年：約35,030,000港元)，較二零一二年約35,030,000港元減少約32,370,000港元，原因是存貨、預付款項及受限制現金及銀行結餘減少。

於二零一三年十二月三十一日，本集團的銀行借貸約35,661,000港元(二零一二年：約44,047,000港元)。所有借貸均須於一年內償還。本集團的借貸附有固定及浮動息率。

於二零一三年十二月三十一日，本集團擁有流動負債約84,451,000港元(二零一二年：約114,849,000港元)，低於二零一二年之年終結餘約114,849,000港元。流動負債減少主要由於銀行借貸以及應付貿易賬款及應付票據減少所致。

銀行貸款

於二零一三年十二月三十一日，約19,209,000港元(二零一二年：約17,373,000港元)銀行借貸由獨立第三方擁有的租賃土地及若干建築物以及本集團的抵押存款作抵押。

資產負債比率

本集團的資產負債比率(以銀行借貸總額與資產總值之比率計算)，從二零一二年的26.4%增加至二零一三年的32.0%，原因是於二零一三年十二月三十一日，本集團減少存貨、預付款項以及現金及銀行結餘。

承擔

於二零一三年十二月三十一日，本集團的資本承擔及經營租賃承擔分別為約8,309,000港元及約705,000港元(二零一二年：零港元及約4,113,000港元)，來自收購物業、廠房及設備及若干辦公室應付租金。

或然負債

於二零一三年十二月三十一日，本集團並無任何重大或然負債(二零一二年：零港元)。

EXPOSURE TO FLUCTUATION IN EXCHANGE RATES AND RELATED HEDGES

All transactions of the Group are denominated in Renminbi (“RMB”), Hong Kong dollars, European dollars (“EUR”) or United States dollars (“USD”). As RMB may continue to fluctuate in the foreseeable future, the Group will maintain a sizable portion of its borrowings in Hong Kong dollars, which form a natural hedge with the Group’s sales denominated in USD.

EMPLOYEES AND REMUNERATION POLICY

As at 31 December 2013, the Group employed approximately 380 staff in the PRC and Hong Kong, representing a decrease of approximately 120 staff from 31 December 2012. The Group’s remuneration to employees, including Directors’ emoluments, decreased by approximately HK\$6,729,000 to approximately HK\$27,400,000 for the fiscal year of 2013.

The Group reviews employee remuneration annually and rewards its employee with reference to the length of services and performance. The Group also has the liberty to grant share options and bonuses to employees of the Group at the discretion of the Directors based on the financial performance of the Group.

TREASURY POLICIES AND CAPITAL STRUCTURE

The Group adopts a prudent approach with respect to treasury and funding policies, with a focus on risk management and transactions that are directly related to the underlying business of the Group.

FINAL DIVIDEND

The Board does not recommend the payment of final dividend for the year ended 31 December 2013 (2012: HK\$Nil).

EVENTS AFTER THE REPORTING PERIOD

Details of significant events after the reporting period as set out in note 38 to the financial statements.

匯率波動及有關對沖風險

本集團的所有交易均以人民幣(「人民幣」)、港元、歐元(「歐元」)或美元(「美元」)列值。鑒於人民幣於可預見的將來可能持續波動，本集團將維持較大比例的港元借貸，以和本集團以美元列值的銷售額自然對沖。

僱員及薪酬政策

於二零一三年十二月三十一日，本集團於中國及香港僱用約380名員工，較二零一二年十二月三十一日減少約120名。於二零一三年財政年度，本集團的僱員薪酬(包括董事酬金)減少約6,729,000港元至約27,400,000港元。

本集團按僱員服務年期及表現每年審核僱員薪酬及給予獎金。本集團亦根據本集團的財務表現由董事酌情決定向本集團僱員授出購股權及花紅。

財務政策及資本結構

本集團就財務及融資政策採取謹慎方法，並專注於風險管理及與本集團相關業務直接有關的交易。

末期股息

董事會並不建議派付截至二零一三年十二月三十一日止年度末期股息(二零一二年：零港元)。

報告期後事項

報告期後重大事項的詳情載於財務報表附註38。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事之詳細履歷

EXECUTIVE DIRECTORS

Mr. Cheng Ting Kong, aged 39, who has been appointed as an executive Director and the chairman of the board of directors on 21 September 2012 and 5 October 2012 respectively. Mr. Cheng has also been appointed as the chairman of the board of directors and executive director of Sun International Resources Limited (stock code: 8029) ("Sun International"), a company listed on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") with effect from 5 July 2013.

Ms. Yeung So Lai, aged 36, joined the Company in September 2012. Ms. Yeung is experienced in corporate management. Ms. Yeung is currently an executive director and chief executive officer of Sun Century Group Limited (stock code: 1383) ("Sun Century"), a company listed on the Main Board of the Stock Exchange. Ms. Yeung was an executive director of Sun International from 1 April 2011 to 13 August 2013. She is presently also a director of a number of private companies engaged in the business of bird's nest trading and investment holding.

Mr. Leung Ming Ho, aged 38, joined the Company in October 2012. He holds a Bachelor of Business Administration degree in marketing from the Hong Kong Baptist University. Mr. Leung has extensive experience in marketing and management and was the General Manager of Pro Vision Technology Ltd. He has appointed as Assistant to General Manager of Sun International from 2011 to 31 December 2012. Mr. Leung was an executive director of Sun Century from 2 September 2011 to 31 July 2012.

Mr. Leung Kwok Yin, aged 61, is one of the co-founders of the Group. Mr. Leung is responsible for product development, materials sourcing and marketing of the Group. Mr. Leung graduated from the Hong Kong Polytechnic University in 1975 with a technician diploma in electrical engineering.

執行董事

鄭丁港先生，39歲，分別於二零一二年九月二十一日及二零一二年十月五日獲委任為執行董事及董事會主席。鄭先生亦獲委任為太陽國際資源有限公司(股份代號：8029)(「太陽國際」，一間於香港聯合交易所有限公司(「聯交所」)創業板上市的公司)之董事會主席及執行董事，由二零一三年七月五日起生效。

楊素麗女士，36歲，於二零一二年九月加入本公司。楊女士於企業管理方面擁有豐富經驗。楊女士現時為太陽世紀集團有限公司(股份代號：1383)(「太陽世紀」，一間於聯交所主板上市的公司)執行董事及行政總裁。楊女士於二零一一年四月一日至二零一三年八月十三日為太陽國際的執行董事。彼現時為從事燕窩貿易及投資控股業務的多家私營公司的董事。

梁銘浩先生，38歲，於二零一二年十月加入本公司。彼持有香港浸會大學工商管理(市場學)學士學位。梁先生於市場推廣及管理方面擁有豐富經驗，並曾擔任衛駿科技有限公司之總經理。自二零一一年至二零一二年十二月三十一日，彼獲委任為太陽國際之總經理助理。梁先生自二零一一年九月二日至二零一二年七月三十一日擔任太陽世紀執行董事。

梁國賢先生，61歲，本集團聯合創辦人之一。梁國賢先生負責本集團產品開發、物料採購及市場推廣。彼於一九七五年於香港理工大學畢業，取得電機工程技術文憑。

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Fung Tze Wa, aged 57. He is a certified public accountant and a director of an accounting firm in Hong Kong. Mr. Fung has various years of experience in auditing, taxation and company secretarial practice in Hong Kong. He obtained a master degree in professional accounting from the Hong Kong Polytechnic University in 2000. He is a member of the Hong Kong Institute of Certified Public Accountants (the "HKICPA"), the Chartered Association of Certified Accountants, the Taxation Institute of Hong Kong and the Society of Chinese Accountants and Auditors. He has also been appointed as the independent non-executive director of China Haidian Holdings Limited, a company incorporated in the Cayman Island with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 0256), since April 2004 and Jiwa Bio-Pharm Holdings Limited, a company incorporated in Bermuda with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 2327), since September 2004. From April 2004 to February 2012, he was an independent non-executive director of New Capital International Investment Limited, a company incorporated in the Cayman Islands with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 1062).

Mr. Ting Wong Kacee, aged 38. He holds a Master of Laws and Postgraduate Certificate in Laws from City University of Hong Kong. He is currently a member of The Hong Kong Bar Association.

Mr. Tse Ting Kwan, aged 38. He holds a Bachelor's Degree in Business Administration. He is currently a fellow member of the Association of Chartered Certified Accountants and an associate member of the HKICPA. Mr. Tse has over 10 years of experience in auditing, finance and accounting. He is currently the financial controller of Chinese People Holdings Company Limited, a company incorporated in Bermuda with limited liability and the issued shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 0681).

獨立非執行董事

馮子華先生，57歲。彼為執業會計師及香港一家會計師事務所之董事。馮先生於香港審計、稅務及公司秘書實務方面擁有多年經驗。彼於二零零零年獲香港理工大學頒授專業會計學碩士學位。彼為香港會計師公會（「香港會計師公會」）、特許公認會計師公會、香港稅務學會及華人會計師及核數師公會會員。彼亦自二零零四年四月起獲委任為中國海澱集團有限公司（該公司為於開曼群島註冊成立之有限公司，其已發行股份於聯交所主板上市（股份代號：0256））之獨立非執行董事，並自二零零四年九月起獲委任為積華生物醫藥控股有限公司（該公司為於百慕達註冊成立之有限公司，其已發行股份於聯交所主板上市（股份代號：2327））之獨立非執行董事。自二零零四年四月起至二零一二年二月，彼擔任新資本國際投資有限公司（該公司為於開曼群島註冊成立之有限公司，其已發行股份於聯交所主板上市（股份代號：1062））之獨立非執行董事。

丁煌先生，38歲。彼持有香港城市大學法律碩士和法律學位證書。目前，彼為香港大律師公會的成員。

謝庭均先生，38歲。彼持有工商管理學士學位。彼現為特許公認會計師公會之資深會員及香港會計師公會之會員。謝先生於審計、財務及會計方面擁有逾10年經驗。彼現為中民控股有限公司（該公司為於百慕達註冊成立之有限公司，其已發行股份於聯交所主板上市（股份代號：0681））之財務總監。

REPORT OF THE DIRECTORS

董事會報告

The Board are pleased to present their report together with the audited financial statements of the Group for the year ended 31 December 2013.

The Company was incorporated in the Cayman Islands as an exempted company with limited liability on 19 January 2005 under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands.

PRINCIPAL ACTIVITIES AND SUBSIDIARIES

The Company acts as an investment holding company. The activities of its principal subsidiaries as at 31 December 2013 are set out in note 33 to the financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 December 2013 and the state of affairs of the Group at that date are set out in the consolidated statement of profit or loss and consolidated statement of financial position of this annual report respectively.

The Board do not recommend payment of any final dividend for the year ended 31 December 2013 (2012: HK\$Nil).

RESERVES

Details of the movement in the reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity and note 32(b) to the financial statements respectively.

DISTRIBUTABLE RESERVES

At 31 December 2013, the Company's reserves available for cash distribution amounted to approximately HK\$29,891,000. Under the Companies Law (Revised) of the Cayman Islands, the share premium of the Company is distributable to the shareholders of the Company provided that immediately following the date on which the dividend is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business. The share premium may also be distributed in the form of fully paid bonus shares.

PROPERTY, PLANT AND EQUIPMENT

Details of movements in property, plant and equipment of the Group during the year are set out in note 16 to the financial statements.

董事會欣然提呈董事會報告及截至二零一三年十二月三十一日止年度本集團的經審核財務報表。

本公司於二零零五年一月十九日根據開曼群島法例第22章公司法(一九六一年第3號法律,經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。

主要業務及附屬公司

本公司為投資控股公司。其於二零一三年十二月三十一日的附屬公司載於財務報表附註33。

業績及撥付

截至二零一三年十二月三十一日止年度本集團業績及於該日期的事務狀況分別載於本年報的綜合損益表及綜合財務狀況表。

董事會並不建議派付截至二零一三年十二月三十一日止年度任何末期股息(二零一二年:零港元)。

儲備

本集團及本公司年內儲備變動的詳情分別載於綜合權益變動表及財務報表附註32(b)。

可供分派儲備

於二零一三年十二月三十一日,本公司可供現金分派之儲備約為29,891,000港元。根據開曼群島公司法(經修訂),本公司之股份溢價可分派予本公司股東,惟本公司須於緊隨建議派發股息日之後仍有能力償還在日常業務過程中到期之債務。股份溢價亦可以繳足紅利股份的形式分派。

物業、廠房及設備

本集團年內物業、廠房及設備的變動詳情載於財務報表附註16。

INVESTMENT PROPERTIES

Details of movements in investment properties of the Group during the year are set out in note 17 to the financial statements.

SHARE CAPITAL

Details of movements in share capital of the Company during the year are set out in note 27 to the financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

The information in respect of the Group's sales and purchases attributable to the major customers and suppliers respectively during the financial year is as follows:

		Percentage of the Group's total Sales/Purchases 佔本集團銷售／採購總額百分比
The largest customer	最大客戶	98.77%
Five largest customers in aggregate	五大客戶合計	99.52%
The largest supplier	最大供應商	38.51%
Five largest suppliers in aggregate	五大供應商合計	68.61%

None of the Directors or any of their associates or any shareholders of the Company (who or which to the knowledge of the Directors own more than 5.0% of the share capital of the Company) has any beneficial interest in any of the Group's five largest customers and five largest suppliers.

DIRECTORS

The Directors during the financial year and up to the date of this report were:

Executive Directors

Mr. Cheng Ting Kong (*Chairman*)
Ms. Yeung So Lai
Mr. Lui Man Wah (*Resigned on 8 July 2013*)
Mr. Leung Ming Ho
Mr. Leung Kwok Yin

Independent Non-Executive Directors

Mr. Fung Tze Wa
Mr. Ting Wong Kacee
Mr. Tse Ting Kwan

投資物業

本集團年內投資物業的變動詳情載於財務報表附註17。

股本

本公司年內股本的變動詳情載於財務報表附註27。

主要客戶及供應商

於本財政年度內，主要客戶及供應商分別佔本集團銷售及採購額的資料如下：

概無董事、彼等的聯繫人或本公司的任何股東(就董事所知擁有超過5.0%本公司股本者)擁有本集團任何五大客戶及五大供應商的實益權益。

董事

於本財政年度及直至本報告刊發日期止的董事如下：

執行董事

鄭丁港先生(主席)
楊素麗女士
呂文華先生(於二零一三年七月八日辭任)
梁銘浩先生
梁國賢先生

獨立非執行董事

馮子華先生
丁煌先生
謝庭均先生

REPORT OF THE DIRECTORS

董事會報告

BIOGRAPHICAL DETAILS OF THE DIRECTORS

The biographical details of the Directors are set out on page 12 to page 13 of this annual report.

DIRECTORS' SERVICE CONTRACTS AND ROTATION

The appointment of each Director is subject to retirement by rotation and, being eligible, offers themselves for re-election in accordance with the Company's articles of association. All of the executive Directors do not entered any service contract with the Company. All of the independent non-executive Directors has entered a service contract with the Company for a term of 3 years and is subject to retirement by rotation and re-election in accordance with the articles of association of the Company and the Corporate Government Code as set out in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules").

In accordance with the provisions of the Company's articles of association, Mr. Cheng Ting Kong, Ms. Yeung So Lai and Mr. Fung Tze Wa will retire from office by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting ("AGM").

None of the Directors has entered or has proposed to enter into any service contract with the Company or any of its subsidiaries which is not expiring or determinable by the employing company within one year without payment of compensation other than statutory compensation.

DIRECTORS' EMOLUMENTS

Details of Directors' emoluments on a named basis are set out in note 10 to financial statements.

ANNUAL CONFIRMATION FROM INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company had received written confirmation from each of the independent non-executive Directors of their independence pursuant to rule 3.13 of the Listing Rules and both the Board and the Nomination Committee considered that all independent non-executive Directors are independent.

董事之履歷詳情

董事之履歷詳情載於本年報第12頁至第13頁。

董事之服務合約及輪席

各獲委任的董事須根據本公司的公司細則輪席告退，並符合資格膺選連任。概無執行董事與本公司訂有任何服務合約。所有獨立非執行董事均已與本公司訂立為期3年的服務合約，並須根據本公司的公司細則及聯交所證券上市規則(「上市規則」)附錄十四所載的企業管治守則輪席告退及連任。

根據本公司的公司細則的規定，鄭丁港先生、楊素麗女士及馮子華先生須於即將舉行的股東週年大會(「股東週年大會」)上輪席告退，但符合資格膺選連任。

概無董事已與本公司或其任何附屬公司訂立或擬訂立不可於一年內無須支付賠償(法定賠償除外)則期滿或終止的任何服務合約。

董事酬金

以記名方式的董事酬金詳情載於財務報表附註10。

獨立非執行董事之年度確認

本公司已根據上市規則第3.13條收到各獨立非執行董事的書面獨立性確認書。董事會及提名委員會均認為所有獨立非執行董事均為獨立人士。

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

董事於本公司或其相聯法團的股份、相關股份及債券中的權益及淡倉

As at 31 December 2013, the interests and short positions of the Directors in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) (the "Associated Corporations") as recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") were as follows:

於二零一三年十二月三十一日，根據證券及期貨條例第352條本公司須予存置的登記冊所記錄，或根據上市發行人董事進行證券交易之標準守則（「標準守則」）須知會本公司及聯交所，有關董事於本公司或其任何相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）（「相聯法團」）的股份、相關股份及債券中的權益及淡倉如下：

Name of Director 董事姓名	Number of shares 股份數目			Total 總數	Percentage of aggregate interests to total number of shares in issue ³ 權益總額佔已發行股份 總數之百分比 ³
	Personal interests 個人權益	Family interests 家族權益	Corporate Interests 公司權益		

Mr. Cheng Ting Kong 鄭丁港先生	-	-	179,407,488 ² (L)	179,407,488 (L) ¹	74.96%
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Notes:

附註：

- | | |
|--|---|
| <p>1. The letter "L" represents the Director's interests in the Shares and underlying Shares or, as the case may be, the equity interest of the Company or its associated corporations.</p> <p>2. This represents interests held by Mr. Cheng Ting Kong through Power Ocean Holdings Limited ("Power Ocean"), which holds 179,407,488 shares of the Company. Mr. Cheng Ting Kong has 50% interest in Power Ocean, he is therefore deemed to be interested in 179,407,488 shares of the Company.</p> <p>3. The percentage has been adjusted based on the total number of shares of the Company in issue as at 31 December 2013 (i.e. 239,339,000 shares).</p> | <p>1. 字母「L」代表董事於本公司或其相聯法團的股份及相關股份或（按情況而定）股權的權益。</p> <p>2. 此代表鄭丁港先生透過力海控股有限公司（「力海」）其持有本公司179,407,488股股份持有的權益。鄭丁港先生擁有力海50%權益，因此，彼被視為於本公司179,407,488股股份中擁有權益。</p> <p>3. 百分比已根據於二零一三年十二月三十一日本公司已發行股份總數（即239,339,000股股份）而調整。</p> |
|--|---|

Save as disclosed above, as at 31 December 2013, none of the Directors had any other interests or short positions in the shares, underlying shares or debentures of the Company or any of its Associated Corporations which had been entered in the register kept by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

除以上披露者外，於二零一三年十二月三十一日，根據證券及期貨條例第352條本公司須予存置之登記冊所記錄，或根據標準守則須知會本公司及聯交所，概無董事於本公司或其任何相關法團之股份、相關股份或債券中擁有任何權益或淡倉。

REPORT OF THE DIRECTORS

董事會報告

DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

No contract of significant to which the Company or any of its subsidiaries was a party and in which a Director had a material interest, whether directly or indirectly, subsisted at the end of the year under review or any time during the year under review save and except for the transactions disclosed as connected and/or related party transactions in accordance with the requirements of the Listing Rules and accounting principles generally accepted in Hong Kong.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year and up to the date of this annual report, none of the Directors are considered to have interests in a business which competes or is likely to compete, either directly or indirectly, with the businesses of the Group, as defined in the Listing Rules.

PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, there was sufficiency of public float of the Company's securities as required under the Listing Rules up to the date of this report.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's Articles of Association or the laws in the Cayman Islands.

SHARE OPTION SCHEME

The Company's share option scheme (the "Scheme") was adopted pursuant to the shareholders' resolution passed on 26 November 2008. No options granted under the Scheme since its adoption on 26 November 2008 are still outstanding. During the year ended 31 December 2013, no share option were granted, exercised or lapsed.

董事於重大合約之權益

除根據上市規則及香港公認會計原則之要求披露為關聯及／或關聯方交易之交易外，董事概無於本公司或其任何附屬公司所訂立之於回顧年度結束或回顧年度內任何時間存續之重大合約中直接或間接擁有重大權益。

董事於競爭業務之權益

年內及直至本年報日期，概無董事被認為擁有任何直接或間接對本集團業務構成競爭或可能構成競爭之業務權益（定義見上市規則）。

公眾持股量

於本報告日期，根據公開獲得之資料及據董事所知，本公司已按上市規則之規定維持足夠公眾持股量。

優先購買權

本公司的組織章程或開曼群島法律並無有關優先購買權的規定。

購股權計劃

本公司之購股權計劃（「計劃」）於二零零八年十一月二十六日根據股東決議案採納。概無自二零零八年十一月二十六日採納起根據該計劃授出之購股權尚未行使。於截至二零一三年十二月三十一日止年度內，概無購股權獲授出、行使或失效。

RETIREMENT SCHEMES

The Group maintains a mandatory provident fund (“MPF Scheme”) for all qualifying employees in Hong Kong. The Group’s and employee’s contributions to the MPF Scheme are based on 5% of the relevant income of the relevant employee (up to a cap of monthly relevant income of HK\$25,000) and in accordance with the requirements of the Mandatory Provident Fund Schemes Ordinance and related regulations.

Pursuant to the relevant labour rules and regulations in the PRC, the Group participates in defined contribution retirement benefit schemes (“Schemes”) organised by the relevant local government authorities in Yuyao, the PRC whereby the Group is required to make contributions to the Schemes at the rate of 20% of the eligible employees’ salaries. The local government authorities are responsible for the entire pension obligations payable to retired employees.

CONNECTED TRANSACTIONS

During the year, the Company did not have any connected transactions which were subject to requirements of the Listing Rules. Other transactions which exempted from the requirements of the Listing Rule are also disclosed in note 37 to the financial statements as related party transactions.

MANAGEMENT CONTRACTS

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

PURCHASE, SALE OR REDEMPTION OF THE COMPANY’S LISTED SECURITIES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s shares during the year.

退休金計劃

本集團為其全體香港合資格僱員設立強制性公積金計劃(「強積金計劃」)。本集團及僱員對強積金計劃之供款乃按照強制性公積金計劃條例及相關規例的要求，根據相關僱員之相關收入(每月相關收入上限為25,000港元)的5%計算。

根據中國有關勞工條例及規定，本集團參與了由中國餘姚當地政府機構管理的定額供款退休福利計劃(「計劃」)，據此，本集團須按合資格僱員薪金的20%向該計劃供款。地方政府負責向退休僱員全數發放退休金。

關聯交易

年內，本公司並無訂立任何須遵守上市規則的關聯交易。獲上市規則豁免的其他交易亦於財務報表附註37披露作關聯人士交易。

管理合約

年內概無訂立或存在任何關於本公司業務全部或任何重要部分之管理及行政合約。

購買、銷售或贖回本公司已上市證券

年內，本公司或其任何附屬公司概無購買、銷售或贖回本公司的任何股份。

REPORT OF THE DIRECTORS 董事會報告

AUDITOR

A resolution to re-appoint the retiring auditors, RSM Nelson Wheeler, will be proposed at the forthcoming AGM. There has been no change of the Company's auditors since its incorporation.

On behalf of the Board

Cheng Ting Kong

Chairman

31 March 2014

核數師

一項有關重新委任退任核數師中瑞岳華(香港)會計師事務所之決議案將於應屆股東週年大會上提出。自本公司註冊成立以來，本公司並無更換核數師。

代表董事會

鄭丁港

主席

二零一四年三月三十一日

CODE OF BEST PRACTICE

The Group is committed to ensuring high standards of corporate governance and business practices. The Company's corporate governance practices are based on the principles and the code provisions (the "Code Provisions") as set out in the Corporate Governance Code and Corporate Governance Report, amended from time to time (the "CG Code") contained in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange. As far as the CG Code is concerned, during the year and up to the date of this annual report, the Company complies with all aspect of the Code Provisions except disclosed below:

Under the CG Code provision E.1.2, the chairman of the Board should attend the AGM and invite the chairmen of audit, remuneration and nomination to attend. However, in the AGM held on 31 May 2013 ("2013 AGM"), our chairman was unable to attend the meeting as he had to attend to other business commitments. He appointed an executive Director to chair the 2013 AGM on his behalf and answer any question from the shareholders concerning the Company's corporate governance. As provided for in the CG Code provision A.6.7, independent non-executive directors should attend general meetings and develop a balanced understanding of the views of shareholders. Three independent non-executive directors were unable to attend the 2013 AGM.

DIRECTORS' SECURITIES TRANSACTIONS

The Group has adopted a code of conduct regarding Directors' securities transactions as set out in Appendix 10 of the Listing Rules. Having made specific enquiry, all Directors have fully complied with the required standard set out in Appendix 10 of the Listing Rules for the year ended 31 December 2013.

THE BOARD

The Board has a balance of skill and experience and a balanced composition of executive and non-executive Directors and is responsible for oversight of the management of the Company's business and affairs. The Board has delegated the day-to-day responsibility to the executive Directors and senior management of the Company.

As at 31 December 2013, the Board comprised of seven members, namely the Chairman and three other executive Directors and three independent non-executive Directors (the biographies of the Directors are set out on page 12 to page 13).

最佳常規守則

本集團致力維持良好的企業管治及業務常規。本公司的企業管治常規依據企業管治守則及企業管治報告(「企業管治守則」,經不時修訂,載於聯交所證券上市規則附錄十四)所載的原則及守則條文(「守則條文」)而作出。就企業管治守則而言,於年內及直至本年度報告日期,本公司已全面遵守守則條文,惟下文所述者除外:

根據企業管治守則條文第E.1.2條,董事會主席應出席股東週年大會並要求審核委員會、薪酬委員會及提名委員會主席出席。然而,於二零一三年五月三十一日舉行的股東週年大會(「二零一三年股東週年大會」)上,董事會主席因須處理其他事務而未能出席。主席已委任一名執行董事代表其擔任二零一三年股東週年大會主席,解答股東有關本公司企業管治的問題。按企業管治守則條文第A.6.7條規定,獨立非執行董事應出席股東大會,對股東的意見有公正的了解。三名獨立非執行董事未能出席二零一三年股東週年大會。

董事進行證券交易

本集團已採納載於上市規則附錄十有關董事進行證券交易的操守守則。在向所有董事作出具體查詢後,彼等於截至二零一三年十二月三十一日止年度已經完全遵守載於上市規則附錄十的規定準則。

董事會

董事會擁有均衡技能及經驗,執行及非執行董事的組成亦屬平衡,並負責監管本公司業務及事務的管理。董事會已授權本公司執行董事及高級管理層履行日常責任。

於二零一三年十二月三十一日,董事會由七名成員組成,包括主席、三名其他執行董事及三名獨立非執行董事,董事之個人資料載於第12頁至第13頁。

CORPORATE GOVERNANCE REPORT

企業管治報告

THE BOARD (Continued)

The Board considers that its diversity, including gender diversity, is a vital asset to the business. The Board adopted a Board diversity policy for better transparency and governance. Board appointments are based on merit and candidates are considered against objective criteria, having due regard for the benefits of diversity on the Board, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service.

The Board oversees the Group's strategic development and the overall management of the Group. The Board also monitors the financial performance and internal controls of the Group. The Board members have a broad access to business documents and information about the Group. Three Board committees, namely, the Audit Committee, the Remuneration Committee and the Nomination Committee have been established to oversee particular aspects of the Group's affairs. The Board meets regularly to review the financial and operating performance of the Group and to approve future plans and development.

All the Directors have actively participated in the review and monitoring of the Company's business. The Board meets regularly and at least 4 times a year. Between scheduled meetings, the senior management of the Group provides information to the Directors on a regular basis regarding the activities and development in the businesses of the Group. The Directors have full access to information on the Group and independent professional advice in appropriate circumstances, at the Company's expense. With respect to regular meetings of the Board, the Directors will be given written notice of the meeting at least 14 days in advance and an agenda with supporting Board papers no less than 3 days prior to the meeting. For other meetings, the Directors are given as much notice as is reasonable and practicable in the circumstances. If a Director has a conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the matter will be dealt with by a physical Board meeting. All minutes of Board and Board committee meetings are kept by the company secretary to record in sufficient details the matters considered and decisions reached by the Board or Board committee, including any concerns raised or dissenting views expressed by any Director. These minutes are available for inspection at any reasonable time on reasonable notice by any Director.

During the year ended 31 December 2013, a total number of seven (7) Board meetings, two (2) Audit Committee meetings, one (1) Remuneration Committee meetings and one (1) Nomination Committee meetings were held. Minutes of these meetings are kept by the Company Secretary of the Company and are open for inspection by the Directors.

董事會(續)

董事會認為，其多元化(包括性別多元化)對業務而言屬重要資產。為增加透明度及加強管治，董事會已採納董事會多元化政策。在充分考慮董事會多元化(包括但不限於性別、年齡、文化及教育背景、種族、專業經驗、技能、知識及工作年限)的好處後，將根據個人才能委任董事會成員，而候選人將對照客觀標準進行考量。

董事會監管本集團的策略發展及整體管理。董事會亦監管本集團的財務表現及內部控制。董事會成員已廣泛查閱本集團的業務文件及資料。三個董事會委員會(即審核委員會、薪酬委員會及提名委員會)乃為了監察本集團在有關方面的事務而成立。董事會定期召開會議，審核本集團的財務及營運表現，以及通過日後的发展策略。

各董事均積極參與檢討及監察本公司業務。董事會定期召開會議，且每年召開至少四次。於定期會議之間，本集團的高級管理層會就本集團業務的活動及發展定期向董事提供資料。董事可隨時獲取本集團的資料及可在適當的情況下尋求獨立專業意見，費用由本公司支付。就召開定期董事會會議而言，董事將至少提前十四天獲得書面會議通知及在會議前不少於三天獲得董事會議程及所需文件。就其他會議而言，在合理及切實的情況下，董事會盡量獲予最早的通知。若董事在董事會上所考慮的事項中存有董事會認為重大的利益衝突，有關事項應以舉行董事會會議(而非書面決議)方式處理。公司秘書應備存董事會及董事委員會的會議紀錄，該等會議紀錄應對董事會或董事委員會所考慮事項及達致的決定作足夠詳細的記錄，其中應該包括董事提出的任何疑慮或表達的反對意見。若有任何董事發出合理通知，應提供有關會議紀錄供其在任何合理的時段查閱。

於截至二零一三年十二月三十一日止年度已舉行七(7)次董事會會議、兩(2)次審核委員會會議、一(1)次薪酬委員會會議及一(1)次提名委員會會議。該等會議的會議紀錄由本公司的公司秘書保存，並可公開供董事查閱。

THE BOARD (Continued)

The Directors are able, upon reasonable request, to seek independent professional advice in appropriate circumstances, at the Company's expenses. The Board shall resolve to provide separate appropriate independent professional advice to the Directors to assist the relevant Directors to discharge their duties.

The Company has received annual confirmations of independence from all existing independent non-executive Directors and considers them independent.

The Directors except for the independent non-executive Directors, have no fixed terms of appointment but are subject to re-election at the AGM of the Company in accordance with the Company's article of association.

DIRECTORS' TRAINING

Pursuant to Code Provision A.6.5, all directors should participate in continuous professional development to develop and refresh their knowledge and skills. This is to ensure that their contribution to the Board remains informed and relevant. Up to the date of this report, all Directors have participated in appropriate continuous professional development activities by attending training course or reading materials on the topics related to corporate governance and regulations or the Company's business or their duties and responsibilities.

The individual training record of each Director received for the year ended 31 December 2013 is summarised below:

Name of Directors		Attending seminar(s)/programme(s)/ reading relevant materials in relation to the business or directors' duties
董事姓名		出席與業務或董事職責相關之 講座／課程／閱讀相關資料
Mr. Cheng Ting Kong	鄭丁港先生	Yes是
Ms. Yeung So Lai	楊素麗女士	Yes是
Mr. Lui Man Wah (Resigned on 8 July 2013)	呂文華先生 (於二零一三年七月八日辭任)	Yes是
Mr. Leung Ming Ho	梁銘浩先生	Yes是
Mr. Leung Kwok Yin	梁國賢先生	Yes是
Mr. Fung Tze Wa	馮子華先生	Yes是
Mr. Ting Wong Kacee	丁煌先生	Yes是
Mr. Tse Ting Kwan	謝庭均先生	Yes是

董事會(續)

董事可於合理要求時在合適情況下尋求專業意見，費用由本公司承擔。董事會須決議分別向董事提供合適的獨立專業意見，以協助有關董事履行其職責。

本公司已接獲各現有獨立非執行董事就其獨立性作出的年度確認，並認為彼等均為獨立人士。

董事(獨立非執行董事除外)並無固定委任年期，惟須按本公司之組織章程細則於本公司股東週年大會膺選連任。

董事培訓

根據守則條文第A.6.5條，所有董事應參與持續專業發展，發展並更新其知識及技能，以確保其繼續在具備全面資訊及切合所需之情況下對董事會作出貢獻。直至本報告日期止，所有董事均透過出席有關主題為企業管治及相關規例的培訓課程或閱讀本公司業務或彼等職能及職責相關資料的方式而參與合適的持續專業發展活動。

於截至二零一三年十二月三十一日止年度內各董事所接受培訓之個別記錄概述如下：

CORPORATE GOVERNANCE REPORT

企業管治報告

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Directors are responsible for the preparation of the financial statements of the Group for the relevant accounting periods under applicable statutory and regulatory requirements which give a true and fair view of the state of affairs, the results of operations and cash flows of the Group. In preparing the financial statements for the year ended 31 December 2013, suitable accounting policies have been adopted and applied consistently. The financial statements for the reporting year have been prepared on a going concern basis.

The individual attendance records of each Director, on a named basis, at the meetings of the Board, Audit Committee, Remuneration Committee and Nomination Committee during the year ended 31 December 2013 are set out below:

董事對財務報表的責任

董事負責根據適用的法定及監管要求編製本集團於有關會計期間的財務報表，真實公平地呈報本集團的事務狀況、營運業績及現金流量。於編製截至二零一三年十二月三十一日止年度的財務報表時，已一致地採納及應用合適的會計政策。報告年度的財務報表乃按持續經營基準編製。

於截至二零一三年十二月三十一日止年度，各董事個別出席董事會、審核委員會、薪酬委員會及提名委員會的會議紀錄具名載列如下：

Attendance/Number of meetings entitled to attend
出席率／有權出席會議的次數

Name of Director 董事姓名		Board 董事會	Audit	Remuneration	Nomination	Annual
			Committee 審核委員會	Committee 薪酬委員會	Committee 提名委員會	General Meeting ² 股東週年大會 ²
Number of Meetings	會議次數	7	2	1	1	1
<i>Executive Directors</i>	<i>執行董事</i>					
Mr. Cheng Ting Kong	鄭丁港先生	7/7	-	-	-	0/1
Ms. Yeung So Lai	楊素麗女士	7/7	-	-	-	1/1
Mr. Lui Man Wah ¹	呂文華先生 ¹	1/3	-	-	-	0/1
Mr. Leung Ming Ho	梁銘浩先生	7/7	-	-	-	1/1
Mr. Leung Kwok Yin	梁國賢先生	3/7	-	-	-	0/1
<i>Independent Non-executive Directors</i>	<i>獨立非執行董事</i>					
Mr. Fung Tze Wa	馮子華先生	7/7	2/2	1/1	1/1	0/1
Mr. Ting Wong Kacee	丁煌先生	7/7	2/2	1/1	1/1	0/1
Mr. Tse Ting Kwan	謝庭均先生	7/7	2/2	1/1	1/1	0/1

Notes:

- Mr. Lui Man Wah was resigned as director of the Company on 8 July 2013.
- 2013 Annual General Meeting held on 31 May 2013.

附註：

- 呂文華先生於二零一三年七月八日辭任本公司董事。
- 二零一三年股東週年大會於二零一三年五月三十一日舉行。

REMUNERATION COMMITTEE

The Remuneration Committee is responsible for ensuring that the Company has formal and transparent procedures for developing and overseeing its policies on the remuneration of the Directors and senior management. The committee's authorities and duties are set out in written terms of reference. The Remuneration Committee comprises the following three members, all independent non-executive Directors:

- (i) Mr. Ting Wong Kacee, Chairman of Remuneration Committee
- (ii) Mr. Fung Tze Wa
- (iii) Mr. Tse Ting Kwan

The terms of reference of the Remuneration Committee are in compliance with the Code on Corporate Governance Practices as set out in Appendix 14 of the Listing Rules. Given below are main duties of the Remuneration Committee:

- (i) to make recommendations on the Company's policies and structure for all the remuneration of Directors;
- (ii) to propose the specific remuneration packages of the executive Directors, and to make recommendations on the remuneration of the non-executive Directors for the Board's approval;
- (iii) to review and propose performance-based remuneration for executive Directors by reference to corporate goals and objectives resolved by the Board from time to time; and
- (iv) to administer and make determinations with regard to the Company's share option scheme.

薪酬委員會

薪酬委員會負責確保本公司有正式及透明的程序發展及監察其董事及高級管理層的薪酬政策。委員會的權力及職責有書面訂明。薪酬委員會由以下三名成員（全體獨立非執行董事）組成：

- (i) 丁煌先生，薪酬委員會主席
- (ii) 馮子華先生
- (iii) 謝庭均先生

薪酬委員會的職權範圍乃遵照上市規則附錄十四所載企業管治常規守則。以下為薪酬委員會的主要職責：

- (i) 就本公司所有董事薪酬的政策及架構提出建議；
- (ii) 就執行董事的特定薪酬待遇提出建議，及就非執行董事的薪酬提出建議，以供董事會批准；
- (iii) 根據董事會不時決定的企業方針及目標就執行董事的按表現釐定薪酬作出檢討及建議；及
- (iv) 執行及釐定本公司的購股權計劃。

CORPORATE GOVERNANCE REPORT

企業管治報告

AUDIT COMMITTEE

The Company has established an Audit Committee with written terms of reference in compliance with the Code on Corporate Practices as set out in Appendix 14 of the Listing Rules. The Audit Committee comprises the following three members, all independent non-executive Directors:

- (i) Mr. Fung Tze Wa, Chairman of Audit Committee
- (ii) Mr. Ting Wong Kacee
- (iii) Mr. Tse Ting Kwan

Given below are the main duties of the Audit Committee:

- (i) to make recommendations with respect to the appointment, re-appointment and removal of the Company's external auditor, and to evaluate their independence, objectivity and effectiveness of the audit process;
- (ii) to review and monitor the interim and annual financial statements, reports and accounts of the Company, and to review significant and judgemental financial reporting issues contained therein;
- (iii) to review the Company's financial controls, internal controls and risk management systems; and
- (iv) to discuss with the management the system of internal controls, and to ensure that the management has discharged its duties and responsibilities in implementing an effective internal control system.

審核委員會

本公司已成立審核委員會並遵照上市規則附錄十四所載企業管治常規守則訂明書面職權範圍。審核委員會由以下三名成員(全體獨立非執行董事)組成：

- (i) 馮子華先生，審核委員會主席
- (ii) 丁煌先生
- (iii) 謝庭均先生

以下為審核委員會的主要職責：

- (i) 就本公司外聘核數師的委任、重聘及免職提出建議，以及評核其獨立性、客觀性及審核程序之有效性；
- (ii) 審閱及監察本公司中期及年度財務報表、報告及賬目，以及審閱當中的重大及決定性財務報告事宜；
- (iii) 檢討本公司的財務監控、內部監控及風險管理系統；及
- (iv) 與管理層就內部監控系統進行討論，並確保管理層於執行有效的內部監控系統時其職責及責任已獲履行。

AUDITOR'S REMUNERATION

During the year ended 31 December 2013, the fees paid/payable to auditor of the Company, RSM Nelson Wheeler, for the provision of audit services and non-audit services as follows:

Nature of services 服務性質		2013	2012
		二零一三年 HK\$ 港元	二零一二年 HK\$ 港元
Audit	審計	580,000	550,000
Others	其他	5,500	211,500
		585,500	761,500

NOMINATION COMMITTEE

The Company has established a Nomination Committee with written terms of reference in compliance with the Code on Corporate Practices as set out in Appendix 14 of the Listing Rules. The Nomination Committee comprises the following three members, all independent non-executive Directors:

- (i) Mr. Tse Ting Kwan, Chairman of Nomination Committee
- (ii) Mr. Fung Tze Wa
- (iii) Mr. Ting Wong Kacee

Given below are main duties of the Nomination Committee:

- (i) to review the structure, size and composition (by taking into account the criteria as set out in the Board diversity policy adopted by the Company from time to time) of the Board at least annually and make recommendations any proposed changes to the Board to complement the Company's corporate strategy;
- (ii) to review the Board diversity policy regularly (including any measurable objectives that the Board has set for implementing the Board diversity policy and the progress on achieving those objectives); and make disclosure of its review results in the corporate governance report of the Company annually;

核數師酬金

於截至二零一三年十二月三十一日止年度，就提供審計服務及非審計服務已付及應付本公司核數師中瑞岳華(香港)會計師事務所之費用如下：

提名委員會

本公司已成立提名委員會並遵照上市規則附錄十四所載企業管治常規守則訂明書面職權範圍。提名委員會由以下三名成員(全體獨立非執行董事)組成：

- (i) 謝庭均先生，提名委員會主席
- (ii) 馮子華先生
- (iii) 丁煌先生

以下為提名委員會的主要職責：

- (i) 每年至少檢討一次董事會的架構、人數及組成(經計及本公司不時採納的董事會多元化政策所載的標準)，並就任何建議變動向董事會提出意見以配合本公司的企業策略；
- (ii) 定期檢討董事會多元化政策(包括董事會就實施董事會多元化政策而制定的任何可量化的目標以及該等目標的實現情況)；每年在本公司企業管治報告中披露其檢討結果；

CORPORATE GOVERNANCE REPORT

企業管治報告

NOMINATION COMMITTEE (Continued)

- (iii) to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of, individuals nominated for directorships;
- (iv) to assess the independence of independent non-executive Directors; and
- (v) to make recommendations to the Board on relevant matters relating to the appointment or re-appointment of Directors and succession planning for Directors in particular the chairman and the president (chief executive officer).

INTERNAL CONTROLS

The Board has the responsibility to maintain an effective internal control system in order to protect the Group's assets and shareholders' interests. The Board and Audit Committee also conduct periodic reviews to ensure the effectiveness of the Group's internal control system. The internal control system includes a well established corporate structure and organisation with clearly defined lines of responsibility and authority. Each department is responsible for its daily operations, and is also required to implement and monitor the strategies and policies adopted by the Board and effective employment of the resources of the Company, in order to avoid misappropriation of resources and damages made to the Company's assets, and prevent against errors and fraud.

The Board and Audit Committee assess the effectiveness of the internal control system and procedures based on information derived from discussions with the management of the Company and its external auditor. The Board and Audit Committee believe that the existing internal control system is adequate and effective. The review covers all material controls, including financial, operational and compliance controls and risk management functions as well as the adequacy of resources, qualifications and experience of staff of the Company's accounting and financial reporting function, and their training programmes and budget.

提名委員會(續)

- (iii) 識別有資格成為董事會成員的人士，並於挑選獲提名出任董事的人士時進行挑選及提出意見；
- (iv) 評核獨立非執行董事的獨立性；及
- (v) 就有關董事的委任或重新委任以及董事，尤其是主席及總裁(行政總裁)的繼任計劃的相關事宜向董事會提出意見。

內部監控

董事會有責任維持有效的內部監控系統，以保障本集團的資產及股東的利益。董事會亦進行週期性審核，以確保本集團內部監控系統的有效性。內部監控系統包括有清晰責任及權力的良好企業架構及組織。各部門負責其日常營運，並須執行及監察董事會採納的策略及政策以及有效運用本公司資源，以避免造成資源錯配及損害本公司資產，以及避免錯誤及欺詐。

董事會及審核委員會根據與本公司管理層及其外聘核數師討論所得的資料評核內部監控系統的有效性。董事會及審核委員會深信現有的內部監控系統充分及有效。檢討涵蓋所有重大監控，包括財務、營運及合規監控、風險管理機制以及本公司會計及財務彙報機制資源的充足性、員工的資歷及經驗以及彼等的培訓及預算。

INTERNAL CONTROLS (Continued)

The Board has established a clearly defined scope of activities, responsibility and authority for each department and its management staff within the Group. The Group has a defined goal for each department to accomplish, these goals were discussed in the Board meeting and pass on to the management through the executive Directors. These goals will be implemented and closely monitored by the executive Directors who shall review the operational and financial results from time to time, and to take any necessary actions for the improvement of its business activities.

SHAREHOLDERS' RIGHTS AND COMMUNICATION WITH SHAREHOLDERS AND INVESTOR RELATIONS

Details of the Last General Meetings

The Company's AGM is a valuable forum for the Board to communicate directly with the Shareholders. Under Revised Code Provision A.6.7, independent non-executive directors should attend general meetings and develop a balanced understanding of the views of the shareholders.

Due to other business engagement, Mr. Fung Tze Wa, Mr. Ting Wong Kacee and Mr. Tse Ting Kwan could not attend the AGM of the Company held on 31 May 2013. However, at the respective general meeting of the Company, there were chief executive officer of the Company and an executive Director present to enable the Board to develop a balanced understanding of views of the shareholders of the Company.

Convening a Special General Meeting by Shareholders

Pursuant to the Article 58 of the Articles of Association of the Company, a special general meeting may be convened by the Board upon requisition by any shareholder holding not less than one tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company. The shareholder shall make a written requisition to the Board or the Company Secretary of the Company, specifying the transaction of any business in such requisition.

The Board shall arrange to hold such general meeting within two (2) months after the receipt of such written requisition. Pursuant to the Article 59 of the Articles of Association of the Company, the Company shall serve requisite notice of the general meeting, including the time, place of meeting and particulars of resolutions to be considered at the meeting and the general nature of the business.

內部監控(續)

董事會為本集團內各部門及其管理人員制定清晰的職務、責任及權力範圍。本集團各部門均有須達成的指定目標，該等目標於董事會會議討論，並透過執行董事交予管理層。該等目標將由執行董事執行及密切監察，執行董事須不時檢討營運及財務業績，並採取任何必要行動改善其業務。

股東權利以及與股東溝通及投資者關係

最近召開之股東大會詳情

本公司股東週年大會乃董事會直接與股東聯繫之寶貴機會。根據經修訂守則條文第A.6.7條，獨立非執行董事應出席股東大會及均衡了解股東意見。

由於其他公務，馮子華先生、丁煌先生及謝庭均先生未能出席本公司於二零一三年五月三十一日舉行之股東週年大會。然而，於本公司之各次股東大會上，行政總裁及一位執行董事已出席以讓董事會對本公司股東之意見有公正的了解。

由股東召開股東特別大會

根據本公司的公司細則第58條，董事會可於持有賦有於本公司股東大會上投票權之本公司繳足股本不少於十分之一的股東要求時召開股東特別大會。有關股東須向本公司董事會或秘書發出書面要求，以處理有關要求中指明的任何事項。

董事會須安排於該要求後兩(2)個月內舉行該大會。根據本公司的公司細則第59條，本公司應發出股東大會通知，當中包括大會的時間、地點及擬考慮的決議案的詳情以及該事項的一般性質。

CORPORATE GOVERNANCE REPORT

企業管治報告

SHAREHOLDERS' RIGHTS AND COMMUNICATION WITH SHAREHOLDERS AND INVESTOR RELATIONS

(Continued)

Convening a Special General Meeting by Shareholders

(Continued)

If within twenty one (21) days of the receipt of such written requisition, the Board fails to proceed to convene such special general meeting, the requisitioner(s) may do so in the same manner, and; all the reasonable expenses incurred by the requisitioner(s) as a result of the failure of the Board shall be reimbursed to the requisitioner(s) by the Company.

Putting Forward Proposals at General Meetings

A shareholder shall make a written requisition to the Board or the Company Secretary of the Company at the head office address of the Company, specifying the shareholding information of the shareholder, his/her contact details and the proposal he/she intends to put forward at general meeting regarding any specified transaction/business and its supporting documents.

Putting Forward Enquiries to the Board

Shareholders may at any time send their enquiries and concerns to the Board in writing to the Company's head office in Hong Kong at Room 2410-2411, 24/F, China Merchants Tower, Shun Tak Centre, 168-200 Connaught Road Central, Sheung Wan, Hong Kong.

The Company ensures that fair and transparent disclosure is made for its business and financial performance through a variety of formal communication channels. Information regarding the Company will be published in its website: www.776.hk. Interim and annual reports, circulars and notices of the Group will be despatched to Shareholders in due course. The website of the Company provides information such as e-mail address, correspondence address, telephone numbers etc. for inquiries, and provides information on business activities of the Company.

The Company's AGM of Shareholders is a good opportunity for communication between the Board and the Shareholders. Notice of AGM and related documents will be sent to Shareholders pursuant to the requirements of the Listing Rules, and will be published on the website of the Stock Exchange.

The Company will also meet with the investment community and respond to their inquiries about the status of the Company from time to time, so as to strengthen the contacts and communication between the Company and its investors.

股東權利以及與股東溝通及投資者關係 (續)

最近召開之股東大會詳情(續)

倘於收到該書面要求二十一(21)日內董事會未有召開該股東特別大會，該申請人可自行召開大會，本公司應向有關申請人償付因董事會未有召開大會而需支付之一切合理費用。

於股東大會提呈動議

股東須向本公司董事會或秘書發出書面要求，該要求可寄發至本公司之總辦事處，指明股東的股權資料、其聯絡詳情及擬於股東大會提呈之動議與任何特定交易／事宜有關以及其證明文件。

向董事會提出詢問

股東可於任何時間將向董事會提出的書面詢問及關注寄發至本公司的香港總辦事處香港上環干諾道中168-200號信德中心招商局大廈24樓2410至2411室。

本公司確保其業務及財務表現透過不同的正式溝通途徑公平及透明地披露。有關本公司的資料將於其網站 www.776.hk 公佈。本集團的中期及年度報告、通函及通告將適時向股東寄發。本公司網站提供如電郵地址、通信地址及電話號碼等資料以供查詢，並提供本公司的業務資訊。

本公司股東週年大會乃董事會及股東交流的良機。股東週年大會通告及相關文件將根據上市規則的要求向股東發送，並將於聯交所網站公佈。

本公司亦與投資界會面，並不時回應其對本公司狀況的查詢，以加強本公司與其投資者之間的聯繫及溝通。



**TO THE SHAREHOLDERS OF
JF HOUSEHOLD FURNISHINGS LIMITED**

(Incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of JF Household Furnishings Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 33 to 100, which comprise the consolidated statement of financial position as at 31 December 2013, and the consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

**DIRECTORS' RESPONSIBILITY FOR THE
CONSOLIDATED FINANCIAL STATEMENTS**

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants 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.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

致捷豐家居用品有限公司全體股東

(於開曼群島註冊成立之有限公司)

吾等已審核第33至100頁所載捷豐家居用品有限公司（「貴公司」）及其附屬公司（統稱「貴集團」）之綜合財務報表，包括於二零一三年十二月三十一日之綜合財務狀況表、截至該日止年度之綜合損益表、綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量報表，以及主要會計政策概要及其他說明資料。

董事就綜合財務報表之責任

貴公司董事須遵照香港會計師公會頒佈之《香港財務報告準則》及《香港公司條例》之披露規定，負責編製及真實兼公平地呈列綜合財務報表及落實其認為編製綜合財務報表所必要的內部監控，以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

核數師之責任

吾等之責任是根據審核之結果，對此等綜合財務報表作出意見，並僅向全體股東報告，除此以外，別無其他用途。吾等概不就本報告之內容向任何其他人士負責或承擔責任。吾等之審核工作按照香港會計師公會頒佈之香港審計準則進行。該等準則要求吾等遵守操守規定，計劃及進行審核以合理確定此等綜合財務報表是否沒有重大之錯誤陳述。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

AUDITOR'S RESPONSIBILITY (Continued)

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Group as at 31 December 2013, and of the Group's results and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance.

RSM Nelson Wheeler
Certified Public Accountants
Hong Kong

31 March 2014

核數師之責任(續)

審核範圍包括進程序以取得與綜合財務報表所載數額及披露事項有關之審核憑證。選取之程序須視乎核數師之判斷，包括評估綜合財務報表之重大錯誤陳述（不論其由欺詐或錯誤引起）之風險。在作出該等風險評估時，核數師將考慮與公司編製及真實兼公平地呈列綜合財務報表有關之內部監控，以為不同情況設計適當審核程序，但並非旨在就公司內部監控是否有效表達意見。審核範圍亦包括評估所用會計政策之恰當性及董事所作之會計估計之合理性，並就綜合財務報表之整體呈列方式作出評估。

吾等相信，吾等所取得之審核憑證就為審核意見提供基礎而言屬充分恰當。

意見

吾等認為，綜合財務報表根據香港財務報告準則足以真實兼公平地顯示 貴集團於二零一三年十二月三十一日之財務狀況及 貴集團截至該日止年度之業績及現金流量，並按照香港公司條例之披露規定妥為編製。

中瑞岳華(香港)會計師事務所
執業會計師
香港

二零一四年三月三十一日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

綜合損益表

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

		Note	2013 HK\$ 二零一三年 港元	2012 HK\$ 二零一二年 港元
		附註		
REVENUE	收益	7	159,468,209	243,069,464
Cost of goods sold	貨品銷售成本		(152,585,516)	(236,935,305)
Gross profit	毛利		6,882,693	6,134,159
Other income	其他收入	8	1,389,739	1,925,707
Distribution costs	分銷成本		(658,271)	(1,243,327)
Administrative expenses	行政開支		(22,405,001)	(31,842,847)
Other operating expenses	其他經營開支		(8,041,783)	(10,022,777)
LOSS FROM OPERATIONS	經營虧損		(22,832,623)	(35,049,085)
Finance costs	融資成本	11	(3,275,136)	(4,187,872)
Gain on disposal of non-current assets held for sale	出售持作出售之非流動資產之收益		-	19,157,086
LOSS BEFORE TAX	除稅前虧損		(26,107,759)	(20,079,871)
Income tax expense	所得稅開支	12(a)	(915,684)	(8,220,356)
LOSS FOR THE YEAR ATTRIBUTABLE TO OWNERS OF THE COMPANY	本公司擁有人之年內應佔虧損	13	(27,023,443)	(28,300,227)
LOSS PER SHARE	每股虧損			
Basic	基本	15	(0.11)	(0.12)
Diluted	攤薄		(0.11)	(0.12)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收益表

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

	Note	2013 HK\$ 二零一三年 港元	2012 HK\$ 二零一二年 港元
	附註		
Loss for the year		(27,023,443)	(28,300,227)
Other comprehensive income:			
<i>Items that may be reclassified to profit or loss:</i>			
Exchange differences on translating foreign operations		1,877,977	1,197,812
Exchange differences reclassified to profit or loss on disposal of subsidiaries	30(i)	(193,446)	–
Other comprehensive income for the year, net of tax		1,684,531	1,197,812
Total comprehensive loss for the year attributable to owners of the Company		(25,338,912)	(27,102,415)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31 December 2013 於二零一三年十二月三十一日

			2013 HK\$ 二零一三年 港元	2012 HK\$ 二零一二年 港元
	Note 附註			
Non-current assets		非流動資產		
Property, plant and equipment	16	物業、廠房及設備	13,509,207	17,119,828
Investment properties	17	投資物業	5,630,000	–
Deposits paid for acquisition of long-term assets	18	為收購長期資產支付的按金	5,107,362	–
			24,246,569	17,119,828
Current assets		流動資產		
Inventories	19	存貨	29,162,402	54,913,259
Trade receivables	20	應收貿易賬款	21,914,344	20,795,572
Due from related companies	21	應收關聯公司款項	5,061,779	5,323,088
Deposits, other receivables and prepayments		按金、其他應收款項及預付款項	6,322,760	20,564,728
Restricted cash and bank balances	22	受限制現金及銀行結餘	1,260,615	12,022,361
Cash and bank balances	22	現金及銀行結餘	23,389,735	36,259,720
			87,111,635	149,878,728
Current liabilities		流動負債		
Trade and bills payables	23	應付貿易賬款及應付票據	14,165,255	34,480,458
Other payables and accruals	24	其他應付款項及應計項目	33,831,272	29,997,019
Current tax liabilities		即期稅項負債	793,912	6,324,433
Bank borrowings	25	銀行借貸	35,660,853	44,046,822
			84,451,292	114,848,732
NET CURRENT ASSETS		淨流動資產	2,660,343	35,029,996
TOTAL ASSETS LESS CURRENT LIABILITIES		資產總值減流動負債	26,906,912	52,149,824

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31 December 2013 於二零一三年十二月三十一日

		Note	2013 HK\$ 二零一三年 港元	2012 HK\$ 二零一二年 港元
		附註		
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債	26	<u>1,715,969</u>	1,715,969
NET ASSETS	淨資產		<u>25,190,943</u>	50,433,855
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	27	<u>2,393,390</u>	2,392,890
Reserves	儲備		<u>22,797,553</u>	48,040,965
TOTAL EQUITY	總權益		<u>25,190,943</u>	50,433,855

Approved by the Board of Directors on 31 March 2014

董事會已於二零一四年三月三十一日批准

Cheng Ting Kong

鄭丁港
Director
董事

Yeung So Lai

楊素麗
Director
董事

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

		Reserves							Accumulated losses	Total
		儲備								
		Share capital	Share premium	Merger reserve	Foreign currency translation reserve	Capital reserve	General reserve	Warrant reserve		
Note		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
		股本	股份溢價	合併儲備	外幣匯兌儲備	資本儲備	一般儲備	認股權證儲備	累計虧損	總值
附註		港元	港元	港元	港元	港元	港元	港元	港元	港元
At 1 January 2012	於二零一二年一月一日	2,236,890	1,107,000	7,358,082	14,546,396	946,832	23,542,810	-	(1,225,580)	48,512,430
Total comprehensive income/(loss) for the year	年內全面收益/(虧損)總額	-	-	-	1,197,812	-	-	-	(28,300,227)	(27,102,415)
Shares issued on placement	配售時發行的股份	27(ii)	156,000	28,687,840	-	-	-	-	-	28,843,840
Issue of warrants	發行認股權證	-	-	-	-	-	-	180,000	-	180,000
Transfers of general reserve	轉撥一般儲備	-	-	-	-	-	80,236	-	(80,236)	-
Changes in equity for the year	年內權益變動	156,000	28,687,840	-	1,197,812	-	80,236	180,000	(28,380,463)	1,921,425
At 31 December 2012	於二零一二年十二月三十一日	2,392,890	29,794,840	7,358,082	15,744,208	946,832	23,623,046	180,000	(29,606,043)	50,433,855
At 1 January 2013	於二零一三年一月一日	2,392,890	29,794,840	7,358,082	15,744,208	946,832	23,623,046	180,000	(29,606,043)	50,433,855
Total comprehensive income/(loss) for the year	年內全面收益/(虧損)總額	-	-	-	1,684,531	-	-	-	(27,023,443)	(25,338,912)
Shares issued on exercise of warrants	行使認股權證時發行的股份	27(iii)	500	96,000	-	-	-	(500)	-	96,000
Transfers of general reserve	轉撥一般儲備	-	-	-	-	-	72,260	-	(72,260)	-
Changes in equity for the year	年內權益變動	500	96,000	-	1,684,531	-	72,260	(500)	(27,095,703)	(25,242,912)
At 31 December 2013	於二零一三年十二月三十一日	2,393,390	29,890,840	7,358,082	17,428,739	946,832	23,695,306	179,500	(56,701,746)	25,190,943

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

Note:

- (a) The merger reserve represents the difference between the nominal value of the share capital issued by the Company in exchange for the nominal value of the share capital and share premium of its subsidiaries arising from group reorganisation on 8 September 2005 ("Corporate Reorganisation").
- (b) The foreign currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations. The reserve is dealt with in accordance with the accounting policies set out in note 3(b) to the financial statements.
- (c) This represents the transfer from retained profits to capital reserve as a result of the write off of certain trade payables by 寧波捷豐家居用品有限公司 (JF A.C.R. Equipment Supplies (Ningbo) Co., Ltd.) ("JF Ningbo"), a subsidiary of the Company. Pursuant to the People's Republic of China ("PRC") accounting principles and financial regulations, any gains arising from debt restructuring which represent the difference between the final settlement and the carrying value of the debt concerned are directly reflected in capital reserve and therefore not distributable. Accordingly, a transfer has been made from retained profits to capital reserve. The capital reserve can only be used to increase capital of this subsidiary.
- (d) The general reserve is set up by way of appropriation from the profit after tax in accordance with the relevant laws and regulations in the PRC. The rate of appropriation to the general reserve is subject to the decision of the board of directors of PRC subsidiaries, but the minimum appropriation rate is 10% of the profit after tax for each year, until when the accumulated balance reaches 50% of its registered capital. Pursuant to the relevant laws and regulations of the PRC, if approvals are obtained from the relevant government authorities, the general reserve can be used in setting off accumulated losses or to increase the capital of these subsidiaries.

附註：

- (a) 合併儲備指於二零零五年九月八日進行集團重組(「公司重組」)時產生的本公司已發行股本面值交換其附屬公司之股本及股份溢價面值之差額。
- (b) 外幣匯兌儲備包括換算海外業務財務報表而產生的所有外匯差額。該儲備乃按載於財務報表附註3(b)之會計政策處理。
- (c) 資本儲備指因註銷本公司附屬公司寧波捷豐家居用品有限公司(「寧波捷豐」)的若干應付貿易款項，自保留溢利轉撥至資本儲備。根據中華人民共和國(「中國」)會計原則及財務規條，因重組債務而產生的任何收益指最後結算與債務賬面值的差額，有關差額直接反映於資本儲備因此不可供分派。故此從保留溢利轉撥至資本儲備。資本儲備僅可用作增加此附屬公司之資本。
- (d) 一般儲備乃按有關的中國法律及規條由除稅後溢利撥付而成。撥付予一般儲備的比例由中國附屬公司之董事會釐定，惟最低撥付比例為每年除稅後溢利的10%，直至累計結餘達其註冊資本的50%。根據中國的有關法律及規條，倘取得有關政府當局的批准，一般儲備可用作抵銷累計虧損或增加該等附屬公司之資本。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量報表

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

	Note	2013 HK\$ 二零一三年 港元	2012 HK\$ 二零一二年 港元
	附註		
CASH FLOWS FROM OPERATING ACTIVITIES			
經營活動的現金流量			
Loss before tax		(26,107,759)	(20,079,871)
Adjustments for:	經調整：		
Fair value loss on investment property	投資物業公允值虧損	1,252,020	-
Write off of deposit and other receivables	撇銷按金及其他應收款項	51,115	-
Gain on disposal of subsidiaries	出售附屬公司收益	(193,447)	-
Depreciation	折舊	3,273,638	3,374,926
Finance costs	融資成本	3,275,136	4,187,872
Interest income	利息收入	(218,947)	(182,255)
Write off of property, plant and equipment	撇銷物業、廠房及設備	986,519	-
Gain on disposal of non-current assets held for sale	出售持作出售之非流動資產之收益	-	(19,157,086)
Allowance for inventories	存貨撥備	5,579,905	4,237,279
Operating loss before working capital changes	營運資金變動前之經營虧損	(12,101,820)	(27,619,135)
Decrease in inventories	存貨減少	20,170,952	39,487,929
(Increase)/decrease in trade receivables	應收貿易賬款(增加)/減少	(1,118,772)	9,644,390
Decrease/(increase) in deposits, other receivables and prepayments	按金、其他應收款項及預付款項減少/(增加)	13,256,821	(7,747,665)
Decrease/(increase) in due from related companies	應收關聯公司款項減少/(增加)	261,309	(289,354)
Decrease in trade and bills payables	應付貿易賬款及應付票據減少	(20,315,203)	(1,912,053)
Increase in other payables and accruals	其他應付款項及應計項目增加	3,354,231	10,813,675
Cash generated from operations	經營產生的現金	3,507,518	22,377,787
Income taxes refund received	已收所得稅退稅	1,603,528	-
Income taxes paid	已付所得稅	(8,143,233)	(6,638,401)
Net cash (used in)/generated from operating activities	經營活動(所用)/產生的現金淨額	(3,032,187)	15,739,386
CASH FLOWS FROM INVESTING ACTIVITIES			
投資活動的現金流量			
Purchase of property, plant and equipment	購買物業、廠房及設備	(245,216)	(1,762,268)
Purchase of investment property	購買投資物業	(6,882,020)	-
Decrease/(increase) in restricted cash and bank balances	受限制現金及銀行結餘減少/(增加)	10,761,746	(10,952,767)
Disposal of subsidiaries	出售附屬公司	(4,463,678)	-
Deposits paid for acquisition of long term assets	為收購長期資產支付的按金	(5,107,362)	-
Proceeds from disposal of non-current assets held for sale	出售持作出售之非流動資產之所得款項	-	15,376,250
Interest received	已收利息	218,947	182,255
Net cash (used in)/generated from investing activities	投資活動(所用)/產生的現金淨額	(5,717,583)	2,843,470

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量報表

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

		2013 HK\$ 二零一三年 港元	2012 HK\$ 二零一二年 港元
CASH FLOWS FROM FINANCING ACTIVITIES	融資活動的現金流量		
Proceeds from placing of shares	配售股份所得款項	-	29,952,000
Share issue expenses	股份發行開支	-	(1,108,160)
Proceeds from exercise of warrants	行使認股權證所得款項	96,000	-
Proceeds from issue of warrants	發行認股權證所得款項	-	180,000
Inception of new bank and other borrowings	新借銀行及其他貸款	72,643,050	136,342,064
Repayment of bank and other borrowings	償還銀行及其他貸款	(76,109,915)	(163,997,756)
Interest paid	已付利息	(2,598,183)	(4,187,872)
Net cash used in financing activities	融資活動所用的現金淨額	(5,969,048)	(2,819,724)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等值物的淨(減少)/增加	(14,718,818)	15,763,132
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	外匯匯率變動的影響	1,673,320	1,403,177
CASH AND CASH EQUIVALENTS AT 1 JANUARY	於一月一日的現金及現金等值物	35,969,707	18,803,398
CASH AND CASH EQUIVALENTS AT 31 DECEMBER	於十二月三十一日的現金及現金等值物	22,924,209	35,969,707
ANALYSIS OF CASH AND CASH EQUIVALENTS	現金及現金等值物分析		
Cash and bank balances	現金及銀行結餘	23,389,735	36,259,720
Bank overdrafts	銀行透支	(465,526)	(290,013)
		22,924,209	35,969,707

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

1. GENERAL INFORMATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands. The address of its registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The address of its principal place of business is Rooms 2410-2411, 24/F, China Merchants Tower, Shun Tak Centre, 168-200 Connaught Road Central, Sheung Wan, Hong Kong. The Company's shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

The Company is an investment holding company. The principal activities of its subsidiaries are set out in note 33 to the financial statements.

In the opinion of the directors of the Company, as at 31 December 2013, Power Ocean Holdings Limited, a company incorporated in the British Virgin Islands, is the immediate parent and Mr. Chau Cheek Wa and Mr. Cheng Ting Kong are the ultimate controlling parties of the Company.

2. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

In the current year, the Group has adopted all the new and revised HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA") that are relevant to its operations and effective for its accounting year beginning on 1 January 2013. HKFRSs comprise Hong Kong Financial Reporting Standards; Hong Kong Accounting Standards ("HKAS"); and Interpretations. The adoption of these new and revised HKFRSs did not result in significant changes to the Group's accounting policies, presentation of the Group's financial statements and amounts reported for the current year and prior years except as stated below.

1. 一般資料

本公司根據開曼群島公司法於開曼群島註冊成立為一家獲豁免有限公司，其註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands，其主要營業地點位於香港上環干諾道中168-200號信德中心招商局大廈24樓2410至2411室。本公司之股份於香港聯合交易所有限公司（「聯交所」）主板上市。

本公司為投資控股公司。本公司各附屬公司的主要業務載列於財務報表附註33。

本公司董事認為，於二零一三年十二月三十一日，力海控股有限公司（於英屬維爾京群島註冊成立之公司）為本公司之直接母公司，以及周焯華先生及鄭丁港先生為本公司之最終控股方。

2. 新訂及經修訂香港財務報告準則（「香港財務報告準則」）的採用

於本年度，本集團已採用經香港會計師公會（「香港會計師公會」）頒佈的所有與本集團營運有關，於二零一三年一月一日開始的本會計年度生效之新訂及經修訂香港財務報告準則。香港財務報告準則包括香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋。除下文所述者採用此等新訂及經修訂香港財務報告準則並未導致本集團之會計政策、本集團財務報表之呈列及本年度和過往年度所呈報之金額出現重大變化。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

2. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

(Continued)

Amendments to HKAS 1 "Presentation of Financial Statements"

Amendments to HKAS 1 titled Presentation of Items of Other Comprehensive Income introduce new optional terminology for statement of comprehensive income and income statement that has been applied by the Group. Under the amendments to HKAS 1, a statement of comprehensive income is renamed as a statement of profit or loss and other comprehensive income and an income statement is renamed as a statement of profit or loss. The amendments to HKAS 1 retain the option to present profit or loss and other comprehensive income in either a single statement or in two separate but consecutive statements.

The amendments to HKAS 1 require additional disclosures to be made in the other comprehensive income section such that items of other comprehensive income are grouped into two categories: (a) items that will not be reclassified subsequently to profit or loss; and (b) items that may be reclassified subsequently to profit or loss when specific conditions are met. Income tax on items of other comprehensive income is required to be allocated on the same basis.

The amendments have been applied retrospectively, and hence the presentation of items of other comprehensive income has been modified to reflect the change. Other than the above mentioned presentation changes, the application of the amendments to HKAS 1 does not result in any impact on profit or loss, other comprehensive income and total comprehensive income.

The Group has not applied the new HKFRSs that have been issued but are not yet effective. The Group has commenced an assessment of the impact of these new HKFRSs but is not yet in a position to state whether these new HKFRSs would have a material impact on its results of operations and financial position.

2. 新訂及經修訂香港財務報告準則的採用(續)

香港會計準則第1號「財務報表之呈列」之修訂

以「其他全面收益項目之呈列」為標題之香港會計準則第1號之修訂就全面收益表及收益表引入新可選術語，且本集團已應用該等術語。根據香港會計準則第1號之修訂，全面收益表更名為損益及其他全面收益表，而收益表則更名為損益表。香港會計準則第1號之修訂保留可以單一報表或以兩份分開但連續之報表呈列損益及其他全面收益之選擇權。

香港會計準則第1號之修訂要求於其他全面收益部份內作出額外披露，以將其他全面收益項目分為兩類：(a)其後不會重新分類至損益之項目；及(b)其後可能會於符合特定條件時重新分類至損益之項目。其他全面收益項目之所得稅須按相同基準分配。

該等修訂已獲追溯應用，因此，其他全面收益項目之呈列方式經已修改，以反映有關變動。除上述呈列方式變動外，應用香港會計準則第1號之修訂對損益、其他全面收益及全面收益總額概無任何影響。

本集團並無採用已頒佈但尚未生效之新香港財務報告準則。本集團已開始評估該等新香港財務報告準則之影響，惟目前尚未能說明該等新香港財務報告準則會否對其經營業績及財務狀況造成重大影響。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with HKFRSs issued by the HKICPA, accounting principles generally accepted in Hong Kong and the applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment property which are carried at their fair values.

The preparation of financial statements in conformity with HKFRSs requires the use of certain key assumptions and estimates. It also requires the directors to exercise their judgement in the process of applying the accounting policies. The areas where assumptions and estimates are significant to these financial statements, are disclosed in note 4 to the financial statements.

The significant accounting policies applied in the preparation of these financial statements are set out below.

(a) Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 December. Subsidiaries are entities over which the Group has control. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group has power over an entity when the Group has existing rights that give it the current ability to direct the relevant activities, i.e. activities that significantly affect the entity's returns.

When assessing control, the Group considers its potential voting rights as well as potential voting rights held by other parties. A potential voting right is considered only if the holder has the practical ability to exercise that right.

3. 主要會計政策

本財務報表乃根據香港會計師公會頒佈之香港財務報告準則、香港公認的會計原則及聯交所證券上市規則和香港公司條例要求之適用披露規定而編製。

本財務報表乃按歷史成本慣例編製，經按公允價值列賬的投資物業重估修訂。

編製符合香港財務報告準則的財務報表，須使用若干主要假設和估計，亦需要董事在採用會計政策的過程中行使其判斷。對本財務報表產生重要作用之假設和估計的內容於財務報表附註4中披露。

編製本財務報表所採用之主要會計政策如下。

(a) 綜合賬目

綜合財務報表包括本公司及其附屬公司截至十二月三十一日止的財務報表。附屬公司為本集團對其擁有控制權之實體。當本集團可以或有權力透過參與該實體而影響回報及有能力透過其權力影響實體之回報即控制該實體。當本集團現有之權力賦予其有能力指揮有關活動(如：對實體回報有重大影響的活動)即本集團對該實體有權力。

當評估控制時，本集團考慮其潛在投票權，以及由其他人士持有的潛在投票權。潛在投票權只有在其持有人有行使這一權利的實際能力時才被考慮。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(a) Consolidation (Continued)

Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date the control ceases.

The gain or loss on the disposal of a subsidiary that results in a loss of control represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that subsidiary and (ii) the Company's share of the net assets of that subsidiary plus any remaining goodwill relating to that subsidiary and any related accumulated foreign currency translation reserve.

Intragroup transactions, balances and unrealised profits are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

(b) Foreign currency translation

(i) 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 dollars ("HKD"), which is the Company's functional and presentation currency.

3. 主要會計政策(續)

(a) 綜合賬目(續)

附屬公司自其控制權轉移予本集團之日起全部綜合入賬，並於控制權終止當日停止綜合入賬。

出售附屬公司而導致失去控制權之盈虧乃指(i)出售代價公允值連同於該附屬公司任何保留投資公允值與(ii)本公司應佔該附屬公司資產淨值連同與該附屬公司有關之任何剩餘商譽以及任何相關累計匯兌儲備兩者間差額。

集團內公司間交易、交易所產生的結餘及未變現收益予以抵銷。未變現虧損亦予以抵銷，除非交易有證據顯示所轉讓資產出現減值。本公司對附屬公司之會計政策在必要情況下已予修訂，以確保與本集團所採納之政策一致。

(b) 外幣兌換

(i) 功能及呈列貨幣

本集團各實體之財務報表所包括之項目，乃按該實體經營所在之主要經濟環境之貨幣(「功能貨幣」)計量。綜合財務報表以港元(「港元」，本公司之功能和呈列貨幣)呈列。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(b) Foreign currency translation (Continued)

(ii) Transactions and balances in each entity's financial statements

Transactions in foreign currencies are translated into the functional currency on initial recognition using the exchange rates prevailing on the transaction dates. Monetary assets and liabilities in foreign currencies are translated at the exchange rates at the end of each reporting period. Gains and losses resulting from this translation policy are recognised in profit or loss.

Non-monetary items that are measured at fair values in foreign currencies are translated using the exchange rates at the dates when the fair values are determined.

When a gain or loss on a non-monetary item is recognised in other comprehensive income, any exchange component of that gain or loss is recognised in other comprehensive income. When a gain or loss on a non-monetary item is recognised in profit or loss, any exchange component of that gain or loss is recognised in profit or loss.

(iii) Translation on consolidation

The results and financial position of all the Group entities that have a functional currency different from the Company's presentation currency are translated into the Company's 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;

3. 主要會計政策(續)

(b) 外幣兌換(續)

(ii) 各實體財務報表之交易及結餘

外幣交易於首次確認時按交易日之現行匯率兌換為功能貨幣。以外幣列值之貨幣性資產和負債均按各報告期結束時之匯率兌換。按此兌換政策產生的盈虧在損益表內確認。

以公允值計量的外幣非貨幣性項目按照釐定公允值當日的匯率兌換。

倘非貨幣性項目的盈虧於其他全面收益確認，則該盈虧之匯兌部分亦會於其他全面收益中確認。倘非貨幣性項目的盈虧於損益確認，則該盈虧之匯兌部分會於損益中確認。

(iii) 綜合賬目的兌換

本集團所有實體如持有與本公司呈列貨幣不同之功能貨幣，其業績及財務狀況均按以下方式兌換為本公司的呈列貨幣：

- 各財務狀況表呈列之資產與負債均按該財務狀況表日期之收市匯率兌換；

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(b) Foreign currency translation (Continued)

(iii) Translation on consolidation (Continued)

- Income and expenses are translated at average exchange rates for the period (unless this average 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 exchange rates on the transaction dates); and
- All resulting exchange differences are recognised in other comprehensive income and accumulated in the foreign currency translation reserve.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities and of borrowings are recognised in other comprehensive income and accumulated in the foreign currency translation reserve. When a foreign operation is sold, such exchange differences are recognised in consolidated profit or loss as part of the gain or loss on disposal.

(c) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

Subsequent costs are included in the asset's carrying amount or recognised 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 recognised in profit or loss during the period in which they are incurred.

3. 主要會計政策(續)

(b) 外幣兌換(續)

(iii) 綜合賬目的兌換(續)

- 期內收入和支出均按照平均匯率兌換(若此平均匯率未能合理反映各交易日匯率所帶來之累計影響,在此情況下,收入和支出則按照交易日之匯率兌換);及
- 所有匯兌差額均於其他全面收益內確認,並於外幣匯兌儲備中累計。

在綜合賬目時,兌換於海外公司投資淨額和借貸產生之匯兌差額於其他全面收益內確認,並於外幣匯兌儲備中累計。當出售海外業務時,此部分匯兌差額將於綜合損益中確認為出售盈虧之一部分。

(c) 物業、廠房及設備

物業、廠房及設備以成本值減累計折舊及減值虧損列賬。

其後的成本計入資產賬面值內,或僅當與該項目相關之未來經濟利益很可能流入本集團且該項目成本能可靠計量時,可被確認為一項獨立資產(如適用)。其他的所有維修及保養費用均於其產生期間於損益確認。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(c) Property, plant and equipment (Continued)

Depreciation of property, plant and equipment is calculated at rates sufficient to write off their cost less their residual values over the estimated useful lives on a straight-line basis. The principal useful lives are as follows:

Leasehold improvement	2 years
Plant and machinery	10 years
Furniture, fixtures and equipment	2-5 years
Motor vehicles	5 years

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

Construction in progress represents buildings under construction and plant and machinery pending installation, and is stated at cost less impairment losses. Depreciation begins when the relevant assets are available for use.

The gain or loss on disposal of property, plant and equipment is the difference between the net sales proceeds and the carrying amount of the relevant asset, and is recognised in profit or loss.

(d) Investment property

Investment property are land and/or buildings held to earn rentals and/or for capital appreciation. An investment property is measured initially at its cost including all direct costs attributable to the property.

After initial recognition, the investment property is stated at its fair value based on valuation by an external independent valuer. Gains or losses arising from changes in fair value of the investment property are recognised in profit or loss for the period in which they arise.

3. 主要會計政策(續)

(c) 物業、廠房及設備(續)

物業、廠房及設備乃以直線法於估計可使用年內按足以撇銷其成本減其剩餘價值之比率計算折舊。主要可使用年期如下：

租賃裝修	2年
廠房及機械	10年
傢俬、裝置及設備	2-5年
車輛	5年

剩餘價值、可使用年期及折舊方法將於每個報告期結束時予以檢討及調整(如適用)。

在建工程指在建建築物及待安裝的廠房和機械，以成本值減減值虧損列賬。相關資產於可供使用時開始折舊。

出售物業、廠房及設備之盈虧指出售相關資產所得款項淨額與其賬面值之差額，於損益中確認。

(d) 投資物業

投資物業指為賺取租金收入及／或資本增值而持有之土地及／或樓宇。投資物業初步按其成本(包括該物業所有直接成本)計量。

於初步確認後，投資物業乃按外部獨立估值師估值釐定之公允值列賬。投資物業公允值變動產生之收益或虧損於產生期間在損益內確認。

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Operating leases

(i) *The Group as lessee*

Leases that do not substantially transfer to the Group all the risks and rewards of ownership of assets are accounted for as operating leases. Lease payments (net of any incentives received from the lessor) are recognised as an expense on a straight-line basis over the lease term.

(ii) *The Group as lessor*

Leases that do not substantially transfer to the lessees all the risks and rewards of ownership of assets are accounted for as operating leases. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease.

(f) Research and development expenditure

Expenditure on research activities is recognised as an expense in the period in which it is incurred.

(g) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average basis. The cost of finished goods and work in progress comprises raw materials, direct labour and an appropriate proportion of all production overhead expenditure, and where appropriate, subcontracting charges. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

(h) Recognition and derecognition of financial instruments

Financial assets and financial liabilities are recognised in the statement of financial position when the Group becomes a party to the contractual provisions of the instruments.

3. 主要會計政策(續)

(e) 經營租賃

(i) 本集團作為承租人

資產擁有權的所有風險及回報並無絕大部分轉讓予本集團的租賃列作經營租賃。租賃付款(經扣除自出租人獲得之所有優惠)於租賃期內以直線法確認為開支。

(ii) 本集團作為出租人

資產擁有權的所有風險及回報並無絕大部分轉讓予承租人的租賃列作經營租賃。經營租賃的租金收入於相關租賃期內以直線法確認。

(f) 研究與發展支出

研究活動的支出於產生期間確認為開支。

(g) 存貨

存貨以成本值及可變現淨值兩者間之較低者呈列。成本乃基於加權平均數釐定。製成品及在製品成本包括原材料、直接勞工及適當比例的所有生產間接開支及分判承包費用(如適用)。可變現淨值為日常業務過程中的估計銷售價格減估計完成成本值及估計促成銷售所需的成本值。

(h) 確認及解除確認金融工具

倘本集團成為工具合約條文的一方，則金融資產及金融負債於財務狀況表中確認。

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3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Recognition and derecognition of financial instruments (Continued)

Financial assets are derecognised when the contractual rights to receive cash flows from the assets expire; the Group transfers substantially all the risks and rewards of ownership of the assets; or the Group neither transfers nor retains substantially all the risks and rewards of ownership of the assets but has not retained control on the assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and the cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid is recognised in profit or loss.

(i) Trade and other receivables

Trade and other receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for impairment. An allowance for impairment of trade and other receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of receivables. The amount of the allowance is the difference between the receivables' carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate computed at initial recognition. The amount of the allowance is recognised in profit or loss.

3. 主要會計政策(續)

(h) 確認及解除確認金融工具(續)

當從資產收取現金流的合約權利屆滿時，或本集團將資產所有權所有風險與回報的絕大部分轉讓時，或本集團並無將資產所有權所有風險與回報的絕大部分轉讓或保留，但亦未保留對資產的控制權時，金融資產將被解除確認。於解除確認金融資產時，資產的賬面值與所收代價與已在其他全面收益中確認的累積損益之總和兩者的差額將於損益確認。

當相關合約中規定的責任解除、取消或屆滿時，金融負債將解除確認。解除確認的金融負債的賬面值與已付代價間的差額將於損益確認。

(i) 應收貿易賬款及其他應收款項

應收貿易賬款及其他應收款項指並非於活躍市場報價，具有固定或可釐定付款之非衍生金融資產，初步按公允值確認，其後使用實際利率法按攤銷成本減減值撥備計量。倘有客觀證據顯示本集團將不能根據應收款項的原有條款收取所有到期金額，將會就應收貿易賬款及其他應收款項作出減值撥備。撥備金額乃應收款項的賬面值與估計未來現金流量的現值之差額，按初步確認時使用的實際利率貼現。撥備金額於損益中確認入賬。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Trade and other receivables (Continued)

Impairment losses are reversed in subsequent periods and recognised in profit or loss when an increase in the receivables' recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to the restriction that the carrying amount of the receivables at the date the impairment is reversed shall not exceed what the amortised cost would have been had the impairment not been recognised.

(j) Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents represent cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term highly liquid investments which are readily convertible into known amounts of cash and subject to an insignificant risk of change in value. Bank overdrafts which are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents.

(k) Financial liabilities and equity instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument under HKFRSs. An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The accounting policies adopted for specific financial liabilities and equity instruments are set out below:

Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.

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.

3. 主要會計政策(續)

(i) 應收貿易賬款及其他應收款項(續)

當應收賬款之可收回金額增加可客觀地與於確認減值後發生之事件有關時，則減值虧損會於隨後期間撥回並於損益內確認，惟該應收賬款於撥回減值當日之賬面值不得超過假設未確認減值時之攤銷成本。

(j) 現金及現金等值物

就現金流量報表而言，現金及現金等值物指銀行存款及手頭現金，銀行及其他金融機構的活期存款及短期高流動性投資(可隨時轉換為已知數額的現金且價值變動的風險不高)。現金及現金等值物亦包括須於要求時償還及屬於本集團現金管理組成部分的銀行透支。

(k) 金融負債及權益工具

金融負債及權益工具按所訂立的合約安排內容及香港財務報告準則有關金融負債及權益工具的定義分類。權益工具為本集團在扣除所有債務後的資產中證明擁有剩餘權益的任何合約。就特定金融負債及權益工具所採納的會計政策載列如下：

借貸

借貸最初乃按公允值扣除所產生的交易成本確認入賬，其後以實際利率法按攤銷成本計量。

除非本集團有無條件權利延遲清償負債至報告期後至少十二個月，否則借貸分類為流動負債。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Financial liabilities and equity instruments

(Continued)

Trade and other payables

Trade and other payables are stated initially at their fair value and subsequently measured at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

(l) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and is recognised when it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably.

Revenue from the sales of manufactured goods are recognised on the transfer of significant risks and rewards of ownership, which generally coincides with the time when the goods are delivered and the title has passed to the customers.

Interest income is recognised on a time-proportion basis using the effective interest method.

Rental income is recognised on a straight-line basis over the lease term.

(m) Employee benefits

(i) *Employee leave entitlements*

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the end of the reporting period.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

3. 主要會計政策(續)

(k) 金融負債及權益工具(續)

應付貿易賬款及其他應付款項

應付貿易賬款及其他應付款項最初按其公允值列賬，其後以實際利率法按攤銷成本計量，惟倘折現影響並不重大，則以成本值列賬。

權益工具

由本公司發行的權益工具按已收取所得款項扣除直接發行成本入賬。

(l) 收益確認

收益按所收取或應收取代價之公允值計量，並當經濟利益很可能流入本集團且收益數額能可靠計量時予以確認。

製成品之銷售收益在擁有權之大部分風險及回報轉移時確認，通常亦即為貨品付運及所有權轉讓予客戶時。

利息收入按時間比例基準使用實際利率法確認。

租金收入於租期內按直線法確認。

(m) 僱員福利

(i) *僱員可享假期*

僱員可享年假及長期服務休假在僱員應該享有時確認。本集團為截至報告期結束時僱員已提供之服務而產生之年假及長期服務休假之估計負債作出撥備。

僱員可享病假及產假在僱員正式休假時予以確認。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Employee benefits (Continued)

(ii) Pension obligations

The Group contributes to defined contribution retirement schemes which are available to all employees. Contributions to the schemes by the Group and employees are calculated as a percentage of employees' basic salaries. The retirement benefit scheme cost charged to profit or loss represents contributions payable by the Group to the funds.

(iii) Termination benefits

Termination benefits are recognised at the earlier of the dates when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs and involves the payment of termination benefits.

(n) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

To the extent that funds are borrowed generally and used for the purpose of obtaining a qualifying asset, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

3. 主要會計政策(續)

(m) 僱員福利(續)

(ii) 退休金責任

本集團向界定供款退休計劃供款，所有僱員均可參與。本集團與僱員之計劃供款按員工基本薪金之百分比計算。在損益內支銷之退休福利計劃成本指本集團應向基金支付之供款。

(iii) 合約終止補償

合約終止補償於以下較早者發生時確認：當本集團無法再撤回該等福利之要約時及當本集團確認重組成本並涉及支付合約終止補償時。

(n) 借貸成本

借貸成本直接與收購、建造或生產合資格資產有關，而該資產須於一段長時間後方可用於其擬定用途或銷售，則此部分借貸成本均撥充為該等資產之成本的一部分，直至該等資產已大致可作擬定用途或可供出售時為止。在等待將特定借貸款項用在合資格資產上之前，將特定借貸款項作暫時性投資所賺取的投資收入，會用作扣減適合作資本化的借貸成本。

對於一般性借款用於獲取合資格資產，其借貸成本中可用於資本化的數額乃透過該項資產之支出所採用之資本化比率而釐定。資本化比率為適用於本集團期內未償還借貸之借貸成本的加權平均數，惟為獲取合資格資產而特別作出的借貸除外。

所有其他借貸成本值在產生期間於損益內確認。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(o) Government grants

A government grant is recognised when there is reasonable assurance that the Group will comply with the conditions attaching to it and that the grant will be received.

Government grants relating to income are deferred and recognised in profit or loss over the period to match them with the costs they are intended to compensate.

(p) Taxation

Income tax represents the sum of the current tax and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit recognised in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences, unused tax losses or unused tax credits can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

3. 主要會計政策(續)

(o) 政府津貼

政府津貼於有合理保證本集團將遵守有關附帶條件及有關津貼將可獲取時予以確認。

為補償有關成本而收取與收入相關之政府補貼，會按遞延法於有關成本記賬之期間內於損益配對確認。

(p) 稅項

所得稅指本年稅項及遞延稅項之總額。

本年應付稅項乃按本年度應課稅溢利計算。應課稅溢利不包括其他年度之應課稅或可扣稅之收入或開支項目，亦不包括免稅或不可扣稅之項目，故與損益確認的溢利不同。本集團本年稅項之負債乃使用於報告期結束前已實行或實質已實行之稅率計算。

遞延稅項乃按財務報表內資產及負債賬面值與計算應課稅溢利所用相應稅基間之差異確認。遞延稅項負債一般按所有應課稅之暫時性差異予以確認，並於應課稅溢利有可能用作抵銷可扣稅暫時差額、未動用稅項虧損或未動用稅務抵免之情況下，確認遞延稅項資產。若暫時性差異乃因商譽或首次確認一項既不影響應課稅溢利亦不影響會計溢利之交易(業務合併除外)中之其他資產及負債而產生，則不予確認有關資產及負債。

遞延稅項負債乃按於附屬公司之投資而引致之應課稅暫時性差異而確認，惟若本集團可控制暫時性差額之回撥及暫時性差額可能於可見將來無法回撥之情況除外。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in profit or loss, except when it relates to items recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity.

The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model of the Group whose business objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. If the presumption is rebutted, deferred tax for such investment property are measured based on the expected manner as to how the properties will be recovered.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

3. 主要會計政策(續)

(p) 稅項(續)

遞延稅項資產之賬面值會於每個報告期結束時覆核，倘不再可能有足夠應課稅溢利可用於收回全部或部分資產，遞延稅項資產則會予以扣減。

遞延稅項按預計於負債償還或資產變現期間所採用之稅率計算，所採用之稅率為於報告期結束前已實行或實質實行之稅率。遞延稅項於損益內確認，惟遞延稅項與於其他全面收入內確認或直接計入權益的項目有關的情況下，亦會於其他全面收入或直接於權益內確認。

遞延稅項資產及負債之計量反映按本集團預期於報告期結束時收回或清償其資產及負債賬面值之方式產生之稅務後果。

就計量按公允值模式計量之投資物業之遞延稅項而言，假定該等物業之賬面值可透過出售收回，除非假定被駁回則另作別論。惟若該投資物業可予折舊，而本集團之業務目標為隨時間消耗該投資物業所包含之絕大部分經濟利益（而非透過出售）之商業模式持有，此假定則被駁回。如假定被駁回，該等投資物業之遞延稅項按該等物業之預期收回方式計量。

當有可合法執行權利許可將本年稅項資產與本年稅項負債互相抵銷，及當其涉及同一稅項機關徵收之所得稅，而本集團計劃以淨額基準處理其本年稅項資產及負債時，則遞延稅項資產可與遞延稅項負債互相抵銷。

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(q) PRC land appreciation tax ("LAT")

LAT is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including land costs, borrowing costs, business taxes and all property development expenditures. LAT is recognized as an income tax expense. LAT paid is a deductible expense for PRC enterprise income tax purposes.

(r) Related parties

A related party is a person or entity that is related to the Group.

(A) A person or a close member of that person's family is related to the Group if that person:

- (i) has control or joint control over the Group;
- (ii) has significant influence over the Group; or
- (iii) is a member of the key management personnel of the Company or of a parent of the Company.

(B) An entity is related to the Group if any of the following conditions applies:

- (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- (iii) Both entities are joint ventures of the same third party.

3. 主要會計政策(續)

(q) 中國土地增值稅(「土地增值稅」)

土地增值稅按土地價值之增值以累進稅率30%至60%徵收，土地價值之增值為銷售物業所得款項減可扣減開支，包括土地成本、借貸成本、營業稅及所有物業發展開支。土地增值稅確認為所得稅開支。已付土地增值稅乃就中國企業所得稅而言之一項可扣減開支。

(r) 關聯人士

關聯人士為與本集團有關聯的人士或實體。

(A) 倘屬以下人士，則該人士或該人士之近親與本集團有關聯：

- (i) 控制或共同控制本集團；
- (ii) 對本集團有重大影響；或
- (iii) 為本公司或本公司母公司之主要管理層成員。

(B) 倘符合下列任何條件，則該實體與本集團有關聯：

- (i) 該實體與本公司屬同一集團之成員公司(即各母公司、附屬公司及同系附屬公司彼此間有關聯)。
- (ii) 一間實體為另一實體之聯營公司或合營企(或另一實體為成員公司集團旗下成員公司之聯營公司或合營企業)。
- (iii) 兩間實體均為同一第三方之合營企業。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) Related parties (Continued)

(B) (Continued)

- (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. If the Group is itself such a plan, the sponsoring employers are also related to the Group.
- (vi) The entity is controlled or jointly controlled by a person identified in (A).
- (vii) A 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).

(s) Impairment of assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets except investment property, investments, inventories and receivables to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of any impairment loss. Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

3. 主要會計政策(續)

(r) 關聯人士(續)

(B) (續)

- (iv) 一間實體為第三方實體之合營企業，而另一實體為該第三方實體之聯營公司。
- (v) 實體為本集團或與本集團有關聯之實體就僱員利益設立之離職福利計劃。倘本集團本身屬有關計劃，提供資助之僱主亦與本集團有關聯。
- (vi) 實體受(A)內所識別人士控制或共同控制。
- (vii) (A)(i)內所識別人士對實體有重大影響力或屬該實體(或該實體之母公司)之主要管理層人員。

(s) 資產減值

於各報告期結束時，本集團會審閱其有形及無形資產之賬面值(投資物業、投資、存貨及應收款項除外)，以釐定是否有任何情況顯示該等資產已出現減值虧損。倘出現任何該等情況，則會估計資產之可收回金額，以釐定減值虧損之程度。如未能對個別資產之可收回金額作出估計，則本集團會評估該資產所屬現金產生單位之可收回金額。

可收回金額乃公允值減出售成本與使用價值兩者中之較高者。於評估使用價值時，以估計未來現金流量按反映市場現時對貨幣時間價值及資產特定風險之評估之稅前折現率折現至其現值。

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(s) Impairment of assets (Continued)

If the recoverable amount of an asset or cash-generating unit is estimated to be less than its carrying amount, the carrying amount of the asset or cash-generating unit is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

(t) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditures expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow is remote.

3. 主要會計政策(續)

(s) 資產減值(續)

倘估計資產或現金產生單位之可收回金額低於其賬面值，則資產或現金產生單位之賬面值將撇減至其可收回金額。減值虧損即時於損益中確認，除非有關資產乃以重估金額列賬，在該情況下減值虧損將視為重估之減值。

倘減值虧損於其後回撥，資產或現金產生單位之賬面值將增加至重新估計之可收回金額，惟增加後之賬面值不得超過於以往年度並無就資產或現金產生單位確認減值虧損而原有之賬面值(扣除攤銷或折舊)。減值虧損之回撥即時於損益中確認，除非有關資產乃以重估金額列賬，在該情況下減值虧損之回撥將視為重估之增值。

(t) 撥備及或然負債

當本集團因過去的事件負有現有的法律或推定責任，而在履行責任的過程中，很有可能須要付出經濟利益並能作出可靠的估計時，則對該等在時間或金額上未確定的負債作出撥備。當金錢時間價值影響重大時，撥備則以預計履行責任時所需支出之現值列賬。

如付出經濟利益的機會不大，或所涉及的金額未能可靠地估計時，除非付出經濟利益的可能性極微，否則該等責任會以或然負債披露。如責任的存在取決於一件或多件事件將來發生與否時，除非付出經濟利益的可能性極微，否則該等可能的責任亦會以或然負債披露。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(u) Events after the reporting period

Events after the reporting period that provide additional information about the Group's position at the end of the reporting period or those that indicate the going concern assumption is not appropriate are adjusting events and are reflected in the financial statements. Events after the reporting period that are not adjusting events are disclosed in the notes to the financial statements when material.

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

(a) Property, plant and equipment and depreciation

The Group determines the estimated useful lives, residual values and related depreciation charges for the Group's property, plant and equipment. This estimate is based on the historical experience of the actual useful lives and residual values of property, plant and equipment of similar nature and functions. The Group will revise the depreciation charge where useful lives and residual values are different to those previously estimated, or it will write-off or write-down technically obsolete or non-strategic assets that have been abandoned or sold.

(b) Fair values of investment property

The Group appointed an independent professional valuer to assess the fair value of the investment property. In determining the fair values, the valuer has utilised a method of valuation which involves certain estimates. The directors have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions.

3. 主要會計政策(續)

(u) 報告期後事項

為本集團於報告期結束後之狀況提供額外資料或顯示持續經營假設並不合適之報告期後事項，為調整事項並反映於財務報表內。不屬於調整事項之報告期後事項若屬重大則在財務報表附註內作出披露。

4. 估計不明朗因素之主要來源

於報告期結束時對未來及其他估計不明朗因素之主要來源的主要假設，對下個財政年度內的資產及負債的賬面值造成重大調整之重大風險在下文討論。

(a) 物業、廠房及設備及折舊

本集團就其物業、廠房及設備釐定估計可用年期、剩餘價值及相關折舊開支。此項估計乃根據具有類似性質及功能之物業、廠房及設備的實際可使用年期及剩餘價值之過往經驗作出。倘可用年期及剩餘價值與先前估計有別，則本集團會修訂折舊開支，或撇銷或撇減已棄用或出售的技術性陳舊或非策略性資產。

(b) 投資物業公允值

本集團已委派一名獨立專業估值師對投資物業之公允值進行評估。於釐定公允值時，估值師採用涉及若干估計之估值方法。董事已行使其判斷，並相信該估值方法能反映當前之市況。

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4. KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

(c) Impairment loss for bad and doubtful debts

The Group makes impairment loss for bad and doubtful debts based on assessments of the recoverability of the trade and other receivables, including the current creditworthiness and the past collection history of each debtor. Impairments arise where events or changes in circumstances indicate that the balances may not be collectible. The identification of bad and doubtful debts requires the use of judgement and estimates. Where the actual result is different from the original estimate, such difference will impact the carrying value of the trade and other receivables and doubtful debt expenses in the year in which such estimate has been changed.

(d) Allowance for slow-moving inventories

Allowance for slow-moving inventories is made based on the ageing and estimated net realisable value of inventories. The assessment of the allowance amount involves judgement and estimates. Where the actual outcome in future is different from the original estimate, such difference will impact the carrying value of inventories and allowance charge/write-back in the period in which such estimate has been changed.

5. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: foreign currency risk, credit risk, liquidity risk and interest rate risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

4. 估計不明朗因素之主要來源

(續)

(c) 壞賬及呆賬減值虧損

本集團根據應收貿易賬款及其他應收款項的可收回性評估，包括每一借貸人之現時信譽及過往收款歷史記錄計提壞賬及呆賬減值虧損。若事件或情況變化顯示無法收取結餘則產生減值。識別壞賬和呆賬需要作出判斷及評估。倘若實際結果與最初估計存在差異，則有關差額將影響於該估計改變之年度的應收貿易賬款及其他應收款項之賬面值以及呆賬開支。

(d) 滯銷存貨撥備

滯銷存貨撥備乃按存貨的賬齡及估計可變現淨值計提。撥備金額的評估需要作出判斷及估計。若未來實際情況有別於最初估計，則有關差額將於有關估計已改變的期間內影響存貨及撥備開支／回撥的賬面值。

5. 財務風險管理

本集團之經營活動令其須承受眾多不同之財務風險：外匯風險、信用風險、流動資金風險及利率風險。本集團之整體風險管理計劃主要針對金融市場之不可預測性，旨在將對本集團之財務表現之潛在不利影響減至最低。

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5. FINANCIAL RISK MANAGEMENT (Continued)

(a) Foreign currency risk

The Group has certain exposure to foreign currency risk as most of its business transactions, assets and liabilities are principally denominated in HKD, USD and RMB. The Group currently does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group will monitor its foreign currency exposure closely and will consider hedging significant foreign currency exposure should the need arise.

At 31 December 2013, if the USD had weakened 5 per cent against the RMB with all other variables held constant, consolidated loss after tax for the year would have been approximately HK\$671,000 (2012: HK\$628,000) higher, arising mainly as a result of the net foreign exchange loss on cash and bank balances, receivables, payables and bank borrowings denominated in USD. If the USD had strengthened 5 per cent against the RMB with all other variables held constant, consolidated loss after tax for the year would have been approximately HK\$671,000 (2012: HK\$628,000) lower, arising mainly as a result of the net foreign exchange gain on cash and bank balances, receivables, payables and bank borrowings denominated in USD.

(b) Credit risk

The carrying amount of the cash and bank balances, trade and other receivables and amounts due from related companies included in the statement of financial position represents the Group's maximum exposure to credit risk in relation to the Group's financial assets.

It has policies in place to ensure that sales are made to customers with an appropriate credit history. Amounts due from related companies are closely monitored by the directors.

5. 財務風險管理(續)

(a) 外匯風險

由於本集團之大部分業務交易、資產及負債主要以港元、美元及人民幣計值，故需承受若干外匯風險。目前，本集團並無對外匯交易、資產及負債採取外匯對沖政策。本集團將緊密監察其外匯風險，並將考慮於需要時對沖重大外匯風險。

於二零一三年十二月三十一日，若美元兌人民幣匯率下跌5%，其他所有變數維持不變，年內綜合除稅後虧損將增加約671,000港元(二零一二年：628,000港元)，主要由於以美元計值之現金及銀行結餘、應收款項、應付款項及銀行借貸之淨匯兌虧損。若美元兌人民幣匯率上升5%，其他所有變數維持不變，年內綜合除稅後虧損將減少約671,000港元(二零一二年：628,000港元)，主要由於以美元計值之現金及銀行結餘、應收款項、應付款項及銀行借貸之淨匯兌收益。

(b) 信用風險

本集團載於財務狀況表內的現金及銀行結餘、應收貿易賬款及其他應收款項以及應收關聯公司款項的賬面值代表本集團所承載與其金融資產有關的最大信用風險。

本集團定有政策，確保向擁有適當信用歷史的客戶進行銷售。董事密切監察應收關聯公司款項。

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5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

The credit risk on cash and bank balances is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The Group has significant concentration of credit risk to its trade receivables as the Group's largest customer contributed over 99% (2012: 98%) of the turnover for the year and shared over 99% (2012: 99%) of the trade receivables at the end of the reporting period. The Group has policies and procedures to monitor the collection of the trade receivables to limit the exposure to non-recoverable of the receivables and there is no recent history of default for the Group's largest customer.

(c) Liquidity risk

The Group's policy is to regularly monitor its liquidity requirements, its compliance with lending covenants and its relationship with its bankers to ensure that it maintains sufficient reserves of cash and readily realisable marketable securities and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

The following tables show the remaining contractual maturities at the end of the reporting period of the Group, based on undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the end of the reporting period) and the earliest date the Group can be required to pay.

Specifically, for bank borrowings 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 is prepared based on the scheduled repayment dates.

5. 財務風險管理(續)

(b) 信用風險(續)

現金及銀行結餘的信用風險有限，原因為對方主要為國際信貸評級機構給予高信用評級的銀行。

本集團應收貿易賬款的信用風險高度集中，原因是本集團的最大客戶於年內佔營業額逾99%(二零一二年：98%)及於報告期結束時佔應收貿易賬款逾99%(二零一二年：99%)。本集團已設定政策及程序監察應收貿易賬款之追收，以限制就應收款項不可收回部分的風險。近期，本集團最大客戶並無違約之情況出現。

(c) 流動資金風險

本集團的政策為定期監控流動資金要求、其遵守貸款契約情況及與其銀行的關係，以確保其維持充足現金儲備、隨時可變現的有市證券及由主要金融機構提供足夠的承諾融資，以滿足其短期及長期的流動資金需要。

以下附表顯示於報告期結束時本集團餘下的合約到期期間，並計及未折算現金流量(包括以合約利率或(如浮動)根據於報告期結束時的利率計算的利息支付)及本集團需要支付的最早日期。

尤其是帶有銀行可絕對酌情行使要求時償還條款的銀行借貸，該分析顯示倘貸款人行使其權利立即無條件收回貸款，實體可能須償還借貸的最早期間的現金流出。其他銀行借貸的到期日分析乃按照協定還款日期編製。

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5. FINANCIAL RISK MANAGEMENT (Continued)

(c) Liquidity risk (Continued)

5. 財務風險管理(續)

(c) 流動資金風險(續)

2013

二零一三年

Maturity Analysis – Undiscounted cash outflows

到期日分析 — 未折算現金流出

	On demand	More than		More than		Total
		Within	but less than	but less than	More than	
	1 year	1 year	2 years	5 years	5 years	undiscounted
		一年以上但	兩年以上但			未折算
	按要求	一年以內	少於兩年	少於五年	五年以上	現金流出總值
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
	港元	港元	港元	港元	港元	港元
Trade and bills payables 應付貿易賬款及應付票據	-	14,165,255	-	-	-	14,165,255
Other payables and 其他應付款項及應計項目 accruals	-	34,611,626	-	-	-	34,611,626
Bank borrowings subject 帶有按要求償還條款的 to a repayment on 銀行借貸 demand clause	5,862,483	-	-	-	-	5,862,483
Other bank borrowings 其他銀行借貸	-	31,011,646	-	-	-	31,011,646
	5,862,483	79,788,527	-	-	-	85,651,010

2012

二零一二年

Maturity Analysis – Undiscounted cash outflows

到期日分析 — 未折算現金流出

	On demand	More than		More than		Total
		Within	but less than	but less than	More than	
	1 year	1 year	2 years	5 years	5 years	undiscounted
		一年以上但	兩年以上但			未折算
	按要求	一年以內	少於兩年	少於五年	五年以上	現金流出總值
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
	港元	港元	港元	港元	港元	港元
Trade and bills payables 應付貿易賬款及應付票據	-	34,480,458	-	-	-	34,480,458
Other payables and 其他應付款項及應計項目 accruals	-	30,426,896	-	-	-	30,426,896
Bank borrowings subject 帶有按要求償還條款的 to a repayment on 銀行借貸 demand clause	10,514,850	-	-	-	-	10,514,850
Other bank borrowings 其他銀行借貸	-	34,593,104	-	-	-	34,593,104
	10,514,850	99,500,458	-	-	-	110,015,308

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5. FINANCIAL RISK MANAGEMENT (Continued)

(c) Liquidity risk (Continued)

The table that follows summarises the maturity analysis of bank loans with a repayment on demand clause based on agreed scheduled repayments set out in the loan agreements. The amounts include interest payments computed using contractual rates. As a result, these amounts were greater than the amounts disclosed in the “on demand” time band in the maturity analysis contained in the above. Taking into account the Group’s financial position, the directors do not consider that it is probable that the bank will exercise its discretion to demand immediate repayment. The directors believe that such bank loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements.

5. 財務風險管理(續)

(c) 流動資金風險(續)

下表概列帶有按要求償還條款的銀行貸款根據貸款協議所載之協定還款時間表作出之到期日分析。有關金額包括運用合約利率計算之利息付款。因此，此等金額高於上列到期日分析中「按要求」時間一樣中披露之金額。計及本集團之財務狀況，董事認為銀行將行使要求即時還款的酌情權的可能性不大。董事相信，有關銀行貸款將會根據貸款協議所載之協定還款日期而償還。

Maturity Analysis – Bank loans subject to a repayment on demand clause based on scheduled repayments

到期日分析 – 根據協定還款日期而償還的帶有按要求償還條款的銀行貸款

		On demand	Within 1 year	More than 1 year	More than 2 years	Total undiscounted cash outflows 未折算 現金流出總值
				but less than 2 years	but less than 5 years	
		按要求	一年以內	一年以上但 少於兩年	兩年以上但 少於五年	五年以上
		HK\$	HK\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元	港元
31 December 2013	二零一三年十二月三十一日	465,526	5,446,862	-	-	5,912,388
31 December 2012	二零一二年十二月三十一日	290,013	10,295,244	-	-	10,585,257

(d) Interest rate risk

The Group’s exposure to interest rate risk arises from its bank deposits, bank borrowings and other payables that are interest bearing.

Bank deposits bear interests at variable rates varied with the then prevailing market condition.

(d) 利率風險

本集團之現金流量利率風險來自其銀行存款、銀行借貸及其他計息應付款項。

銀行存款跟隨當時之市場狀況按不同利率計息。

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5. FINANCIAL RISK MANAGEMENT (Continued)

(d) Interest rate risk (Continued)

Bank borrowings and other payables of approximately HK\$29,798,000 (2012: HK\$19,909,000) and approximately HK\$21,893,000 (2012: HK\$17,000,000) respectively bear interests at fixed interest rates and therefore are subject to fair value interest rates risks. Other bank borrowings are arranged at variable rates, thus exposing the Group to cash flow interest rate risk.

At 31 December 2013, if interest rates at that date had been 100 basis points lower with all other variables held constant, consolidated loss after tax for the year would have been approximately HK\$124,000 (2012: HK\$45,000) higher, arising mainly as a result of the net effect of lower interest expense on bank borrowings and lower interest income on bank deposits. If interest rates had been 100 basis points higher, with all other variables held constant, consolidated loss after tax for the year would have been approximately HK\$124,000 (2012: HK\$45,000) lower, arising mainly as a result of the net effect of higher interest expense on bank borrowings and higher interest income on bank deposits.

(e) Categories of financial instruments at 31 December

Financial assets:

Loans and receivables (including cash and cash equivalents)

Financial liabilities:

Financial liabilities at amortised cost

金融資產：

貸款及應收款項(包括現金及現金等值物)

金融負債：

按攤銷成本計量之金融負債

5. 財務風險管理(續)

(d) 流動資金風險(續)

銀行借貸及其他應付款項分別約為29,798,000港元(二零一二年: 19,909,000港元)及約21,893,000港元(二零一二年: 17,000,000港元)以固定息率計息,故本集團乃面臨公允值利率風險。其他銀行借貸乃按浮動息率計息,故本集團須承受現金流量利率風險。

於二零一三年十二月三十一日,倘當日之利率下降100個基點,其他所有變數保持不變,年內綜合除稅後虧損將增加約124,000港元(二零一二年: 45,000港元),主要由於銀行借貸利息開支減少及銀行存款的利息收入減少之淨影響。倘利率上升100個基點,其他所有變數保持不變,年內綜合除稅後虧損將減少約124,000港元(二零一二年: 45,000港元),主要由於銀行借貸利息開支增加及銀行存款的利息收入增加之淨影響。

(e) 於十二月三十一日之金融工具分類

	2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Financial assets:		
Loans and receivables (including cash and cash equivalents)	53,388,463	74,651,980
Financial liabilities:		
Financial liabilities at amortised cost	83,657,380	108,524,299

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5. FINANCIAL RISK MANAGEMENT (Continued)

(f) Fair values

The carrying amounts of the Group's financial assets and financial liabilities as reflected in the consolidated statement of financial position approximate their respective fair values.

6. FAIR VALUE MEASUREMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: unobservable inputs for the asset or liability.

The Group's policy is to recognise transfers into and transfers out of any of the three levels as of the date of the event or change in circumstances that caused the transfer.

5. 財務風險管理(續)

(f) 公允值

本集團計入綜合財務狀況表的金融資產及金融負債之賬面值與其各自的公允值相若。

6. 公允值計量

公允值為市場參與者於計量日期進行之有序交易中出售資產所收取或轉讓負債所支付之價格。以下公允值計量披露使用的公允值層級將用於計量公允值的估值技術之參數分為三個層級：

第一層級參數：本公司可於計量日期得出相同資產或負債之活躍市場報價(未經調整)。

第二層級參數：第一層級所包括之報價以外之直接或間接的資產或負債可觀察參數。

第三層級參數：資產或負債之不可觀察參數。

本集團的政策乃於導致該轉移之事件或狀況出現變動當日確認自三個層級中的任何一個層級的轉入及轉出。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

6. FAIR VALUE MEASUREMENTS (Continued)

(a) Disclosure of level in fair value hierarchy at 31 December 2013:

Description	項目	Fair value measurements using: Level 3 公允值計量採用的層級： 第三層級 HK\$ 港元
Recurring fair value measurements:		
Investment property	經常性公允值計量： 投資物業	
Residential – Hong Kong	住宅 – 香港	5,630,000

6. 公允值計量(續)

(a) 於二零一三年十二月三十一日的公允值層級水平披露：

(b) Reconciliation of assets measured at fair value based on level 3:

Description	項目	2013 二零一三年 Investment property 投資物業 HK\$ 港元
At 1 January	於一月一日	–
Purchases	購買	6,882,020
Total losses recognised in profit or loss (#)	於損益內確認的虧損總額(#)	(1,252,020)
At 31 December	於十二月三十一日	5,630,000
(#) Include losses for assets held at end of reporting period	(#) 包括於報告期結束時所持資產的虧損	(1,252,020)

The total losses recognised in profit or loss including those for assets held at end of reporting period are presented in other operating expenses in the statement of profit or loss.

於報告期結束時在損益中確認的虧損總額(包括所持資產的虧損)乃於損益表內的其他經營開支呈列。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

6. FAIR VALUE MEASUREMENTS (Continued)

(c) Disclosure of valuation process used by the Group and valuation techniques and inputs used in fair value measurements at 31 December 2013:

The Group's financial controller is responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. The financial controller reports directly to the Board of Directors for these fair value measurements. Discussions of valuation processes and results are held between the financial controller and the Board of Directors at least twice a year.

For level 3 fair value measurements, the Group will normally engage external valuation experts with the recognised professional qualifications and recent experience to perform the valuations.

Key unobservable inputs used in level 3 fair value measurements are mainly:

- Inflation (estimated based on private domestic price indices by class published by Rating and Valuation Department of the Government of the Hong Kong Special Administrative Region)
- Floor level difference (estimated based on actual data)
- Size difference (estimated based on actual data)

6. 公允值計量(續)

(c) 於二零一三年十二月三十一日本集團所採用的估值程序及公允值計量所採用的估值技術及參數的披露：

本集團的財務總監負責就財務報告進行所需的資產及負債之公允值計量(包括第三層級公允值計量)。財務總監就此等公允值計量直接向董事會匯報。財務總監與董事會每年至少兩次討論估值程序及有關結果。

就第三層級公允值計量而言，本集團將通常聘請具備獲認可專業資格及最近進行估值經驗之外部估值專家。

第三層級公允值計量所採用的主要不可觀察參數主要是：

- 通脹(基於香港特別行政區政府差餉物業估價署發佈的私人住宅各類單位售價指數之估計)
- 樓層差異(基於實際數據之估計)
- 大小差異(基於實際數據之估計)

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

6. FAIR VALUE MEASUREMENTS (Continued)

(c) Disclosure of valuation process used by the Group and valuation techniques and inputs used in fair value measurements at 31 December 2013: (Continued)

Level 3 fair value measurements

Description	Valuation technique	Unobservable inputs	Range	Effect on fair value for increase of inputs	Fair value 2013
項目	估值技術	不可觀察參數	範圍	參數增加對公允值的影響	公允值 二零一三年 HK\$ 港元
Investment property	Market comparable approach	Inflation	0.26% – 8.56%	Increase	
投資物業	市場比較法	通脹		增加	
		Floor level difference	1.00% – 3.50%	Increase	
		樓層差異		增加	
		Size difference	0.00% – 4.09%	Increase	5,630,000
		面積差異		增加	

7. REVENUE

The Group's revenue which represented sales of goods to customers and rental income from investment property are as follows:

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Sales of goods	貨品銷售	159,425,829	243,069,464
Rental income from investment property	投資物業之租金收入	42,380	–
		159,468,209	243,069,464

6. 公允值計量(續)

(c) 於二零一三年十二月三十一日本集團所採用的估值程序及公允值計量所採用的估值技術及參數的披露:(續)

第三層級公允值計量

7. 收益

本集團收益(指向客戶作出之貨品銷售及來自投資物業之租金收入)如下:

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

8. OTHER INCOME

8. 其他收入

		2013	2012
		二零一三年	二零一二年
		HK\$	HK\$
		港元	港元
Government grants	政府津貼	144,606	144,308
Interest income	利息收入	218,947	182,255
Gain on disposal of subsidiaries	出售附屬公司之收益	193,447	-
Write back of trade and other payables	應付貿易賬款及其他應付款項回撥	-	713,388
Rental of machinery income	機械租金收入	746,124	852,497
Others	其他	86,615	33,259
		1,389,739	1,925,707

9. SEGMENT INFORMATION

9. 分部資料

The Group has two reportable segments as follows:

本集團之兩個可申報分部如下：

Stainless steel furnishings – manufacture and sale of stainless steel furnishings and home products

不銹鋼傢俱 – 製造及銷售不銹鋼傢俱及家居用品

Property investment – rental income from investment property

物業投資 – 投資物業之租金收入

The Group's reportable segments are strategic business units that offer different products and services. They are managed separately because each business requires different technology and marketing strategies.

本集團之可申報分部為供應不同產品及服務之策略性業務單位。由於各分部需要不同技術及市場推廣策略，故各可申報分部均被獨立管理。

The accounting policies of the operating segments are the same as those described in note 3 to the financial statements. Segment profits or losses do not include gain on disposal of subsidiaries, unallocated finance costs and corporate income and expenses. Segment assets do not include unallocated corporate assets.

經營分部之會計政策與財務報表附註3所述者相同。分部損益並不包括出售附屬公司收益、未分配融資成本以及企業收入及開支。分部資產並不包括未分配企業資產。

The Group accounts for intersegment sales and transfers as if the sales or transfers were to third parties, i.e. at current market prices.

本集團將分部間銷售及轉讓當作向第三方進行之銷售或轉讓(即按目前市價進行者)入賬。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

9. SEGMENT INFORMATION (Continued)

Information about reportable segment revenue, profit or loss and assets:

		Stainless steel furnishings 不銹鋼傢俱 HK\$ 港元	Property investment 物業投資 HK\$ 港元	Total 總計 HK\$ 港元
Year ended 31 December 2013	截至二零一三年 十二月三十一日止年度			
Revenue from external customers	來自外部客戶之收益	159,425,829	42,380	159,468,209
Intersegment revenue	分部間收益	-	-	-
Segment loss	分部虧損	(11,848,488)	(1,214,128)	(13,062,616)
Interest revenue	利息收益	214,733	-	214,733
Interest expense	利息開支	(2,256,145)	-	(2,256,145)
Depreciation	折舊	(2,987,302)	-	(2,987,302)
Income tax expense	所得稅開支	(915,684)	-	(915,684)
Other material non-cash item:	其他重大非現金項目：			
– Allowance for inventories	– 存貨撥備	(5,579,905)	-	(5,579,905)
– Fair value loss on investment property	– 投資物業公允值虧損	-	(1,252,020)	(1,252,020)
Additions to segment non-current assets	添置分部非流動資產	245,216	-	245,216
As at 31 December 2013	於二零一三年十二月三十一日			
Segment assets	分部資產	93,542,044	5,637,838	99,179,882

Stainless steel furnishings 不銹鋼傢俱 HK\$ 港元

Year ended 31 December 2012	截至二零一二年十二月三十一日止年度		
Revenue from external customers	來自外部客戶之收益		243,069,464
Intersegment revenue	分部間收益		-
Segment loss	分部虧損		(4,445,242)
Interest revenue	利息收益		177,340
Interest expense	利息開支		(4,187,872)
Depreciation	折舊		(3,077,835)
Income tax expense	所得稅開支		(8,220,356)
Other material non-cash item:	其他重大非現金項目：		
– Allowance for inventories	– 存貨撥備		(4,237,279)
Additions to segment non-current assets	添置分部非流動資產		239,420
As at 31 December 2012	於二零一二年十二月三十一日		
Segment assets	分部資產		136,330,344

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

9. SEGMENT INFORMATION (Continued)

Reconciliations of reportable segment revenue, results and assets:

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Revenue	收益		
Total revenue of reportable segments	可申報分部之總收益	159,468,209	243,069,464
Elimination of intersegment revenue	抵銷分部間收益	-	-
Consolidated revenue	綜合收益	159,468,209	243,069,464
Profit or loss	收益或虧損		
Total loss of reportable segments	可申報分部之總虧損	(13,062,616)	(4,445,242)
Gain on disposal of subsidiaries	出售附屬公司收益	193,447	-
Unallocated finance costs	未分配融資成本	(1,018,991)	-
Unallocated corporate income	未分配企業收入	29,710	5,993
Unallocated corporate expenses	未分配企業開支	(13,164,993)	(23,860,978)
Consolidated loss for the year	年內綜合虧損	(27,023,443)	(28,300,227)
Assets	資產		
Total assets of reportable segments	可申報分部之總資產	99,179,882	136,330,344
Unallocated corporate assets	未分配企業資產	12,178,322	30,668,212
Consolidated total assets	綜合總資產	111,358,204	166,998,556

Geographical information:

Geographical information about the Group's revenues from external customers and non-current assets are as follows:

地區資料：

有關本集團來自外部客戶之收益及非流動資產之地區資料如下：

		Revenue 收益		Non-current assets 非流動資產	
		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元	2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Hong Kong	香港	136,227,476	213,169,818	5,630,000	1,251,170
PRC excluding Hong Kong	中國 (不包括香港)	23,240,733	29,899,646	18,616,569	15,868,658
Total	總計	159,468,209	243,069,464	24,246,569	17,119,828

In presenting the geographical information, revenue is based on the locations of the customers.

於呈列地區資料時，收益乃按客戶所在地區計算。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

9. SEGMENT INFORMATION (Continued)

Revenue from major customer:

Stainless steel furnishings segment
Customer A

不銹鋼傢俱分部
客戶A

2013	2012
二零一三年	二零一二年
HK\$	HK\$
港元	港元

157,512,793	237,701,390
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10. DIRECTORS' EMOLUMENTS AND FIVE HIGHEST PAID INDIVIDUALS

The emoluments of each director were as follows:

For the year ended 31 December 2013

Name of director	Fees	Salaries, allowances and benefits in kind	Discretionary bonuses	Retirement benefits scheme contributions	Total emoluments	
		薪金、津貼及實物利益		退休福利計劃供款		
董事姓名	袍金	薪金、津貼及實物利益	酌情花紅	退休福利計劃供款	酬金總額	
	HK\$	HK\$	HK\$	HK\$	HK\$	
	港元	港元	港元	港元	港元	
Executive directors						
Mr. Cheng Ting Kong	鄭丁港先生	-	800,000	22,356	12,500	834,856
Ms. Yeung So Lai	楊素麗女士	-	120,000	-	6,000	126,000
Mr. Leung Kwok Yin	梁國賢先生	-	216,000	134,000	15,000	365,000
Mr. Lui Man Wah (Note (f))	呂文華先生(附註(f))	-	337,935	70,959	8,197	417,091
Mr. Leung Ming Ho	梁銘浩先生	-	120,000	-	6,000	126,000
Independent non-executive directors	獨立非執行董事					
Mr. Tse Ting Kwan	謝庭均先生	120,000	-	-	-	120,000
Mr. Fung Tze Wa	馮子華先生	120,000	-	-	-	120,000
Mr. Ting Wong Kacee	丁煌先生	120,000	-	-	-	120,000
Total	總額	360,000	1,593,935	227,315	47,697	2,228,947

9. 分部資料(續)

來自主要客戶之收益：

10. 董事酬金及五位最高薪酬人士

董事之酬金如下：

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10. DIRECTORS' EMOLUMENTS AND FIVE HIGHEST PAID INDIVIDUALS (Continued)

10. 董事酬金及五位最高薪酬人士(續)

For the year ended 31 December 2012

截至二零一二年十二月三十一日止年度

Name of director 董事姓名	Fees 袍金 HK\$ 港元	Salaries, allowances and benefits in kind 薪金、津貼及 實物利益 HK\$ 港元	Discretionary bonuses 酌情花紅 HK\$ 港元	Retirement benefits scheme contributions 退休福利 計劃供款 HK\$ 港元	Total emoluments 酬金總額 HK\$ 港元
Executive directors 執行董事					
Ms. Zhang Qian (Note (a)) 張謙女士(附註(a))	-	610,753	440,489	11,250	1,062,492
Mr. He Xianmei (Note (b)) 何顯梅先生(附註(b))	-	232,581	-	-	232,581
Mr. Niu Jinsheng (Note (b)) 牛進生先生(附註(b))	-	121,720	-	-	121,720
Mr. Leung Kwok Pong (Note (a)) 梁國邦先生(附註(a))	-	18,323	-	-	18,323
Mr. Leung Kwok Yin 梁國賢先生	-	216,000	134,000	13,750	363,750
Mr. Cheng Ting Kong (Note (c)) 鄭丁港先生(附註(c))	-	266,667	-	5,000	271,667
Ms. Yeung So Lai (Note (c)) 楊素麗女士(附註(c))	-	34,083	-	1,667	35,750
Mr. Lui Man Wah (Note (d)) 呂文華先生(附註(d))	-	143,548	-	3,750	147,298
Mr. Leung Ming Ho (Note (d)) 梁銘浩先生(附註(d))	-	28,710	-	1,436	30,146
Independent non-executive directors 獨立非執行董事					
Dr. Liu Yongping (Note (a)) 劉勇平博士(附註(a))	76,344	-	-	-	76,344
Mr. Wu Chi Keung (Note (a)) 胡志強先生(附註(a))	91,613	-	-	-	91,613
Mr. Wang Siyong (Note (a)) 王斯勇先生(附註(a))	76,344	-	-	-	76,344
Mr. Tse Ting Kwan (Note (d)) 謝庭均先生(附註(d))	28,710	-	-	-	28,710
Mr. Fung Tze Wa (Note (d)) 馮子華先生(附註(d))	28,710	-	-	-	28,710
Mr. Ting Wong Kacee (note (e)) 丁煌先生(附註(e))	20,323	-	-	-	20,323
Total 總額	322,044	1,672,385	574,489	36,853	2,605,771

Note: (a) Resigned on 5 October 2012.
 (b) Retired on 14 May 2012.
 (c) Appointed on 21 September 2012.
 (d) Appointed on 5 October 2012.
 (e) Appointed on 31 October 2012.
 (f) Resigned on 8 July 2013.

附註：(a) 於二零一二年十月五日辭任。
 (b) 於二零一二年五月十四日退任。
 (c) 於二零一二年九月二十一日獲委任。
 (d) 於二零一二年十月五日獲委任。
 (e) 於二零一二年十月三十一日獲委任。
 (f) 於二零一三年七月八日辭任。

There was no arrangement under which a director waived or agreed to waive any emoluments during the year (2012: HK\$Nil).

年內，董事概無根據任何安排放棄或同意放棄領取酬金(二零一二年：零港元)。

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10. DIRECTORS' EMOLUMENTS AND FIVE HIGHEST PAID INDIVIDUALS (Continued)

The five highest paid individuals in the Group for the year included one (2012: one) director whose emoluments are reflected in the analysis presented above. The emoluments of the remaining four (2012: four) individuals are set out below:

	2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Basic salaries, allowances and benefits in kind 基本薪金、津貼及實物利益	2,904,000	3,014,538
Discretionary bonuses 酌情花紅	40,000	4,920
Retirement benefits scheme contributions 退休福利計劃供款	45,000	45,632
	2,989,000	3,065,090

The emoluments fell within the following band:

	Number of individuals 人數	
	2013 二零一三年	2012 二零一二年
Nil to HK\$1,000,000 零港元至1,000,000港元	3	3
HK\$1,000,001 to HK\$1,500,000 1,000,001港元至1,500,000港元	1	1

During the year, no emoluments were paid or payable by the Group to any of the directors or the highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office (2012: HK\$Nil).

10. 董事酬金及五位最高薪酬人士(續)

本集團於本年度的五位最高薪酬人士包括一位(二零一二年: 一位)董事, 其酬金反映於上文所呈列分析。其餘四位(二零一二年: 四位)最高薪酬人士的酬金載列如下:

	2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Basic salaries, allowances and benefits in kind 基本薪金、津貼及實物利益	2,904,000	3,014,538
Discretionary bonuses 酌情花紅	40,000	4,920
Retirement benefits scheme contributions 退休福利計劃供款	45,000	45,632
	2,989,000	3,065,090

酬金介乎下列範圍之間:

	Number of individuals 人數	
	2013 二零一三年	2012 二零一二年
Nil to HK\$1,000,000 零港元至1,000,000港元	3	3
HK\$1,000,001 to HK\$1,500,000 1,000,001港元至1,500,000港元	1	1

年內, 本集團概無向任何董事或五位最高薪酬人士支付或應支付酬金作為加入本集團或加入本集團後的獎賞或作為離職補償(二零一二年: 零港元)。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

11. FINANCE COSTS

11. 融資成本

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Interest on bank loans and overdrafts	銀行貸款及透支利息	2,599,551	3,677,879
Interest on other loans	其他貸款利息		
– Wholly repayable within five years	– 於五年內悉數償還	675,585	509,993
		3,275,136	4,187,872

12. INCOME TAX EXPENSE

12. 所得稅開支

(a) Taxation included in the consolidated statement of profit or loss represents:

(a) 載入綜合損益表的稅項如下：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Current tax – PRC enterprise income tax	即期稅項－中國企業所得稅		
Provision for the year	本年度撥備	915,684	115,388
Under-provision in prior years	過往年度撥備不足	–	171,118
		915,684	286,506
Current tax – PRC land appreciation tax	即期稅項－中國土地增值稅	–	7,933,850
		915,684	8,220,356

No provision for Hong Kong Profits Tax is required since the Group has no assessable profit for the year (2012: HK\$Nil).

由於本集團於年內並無應課稅溢利(二零一二年：零港元)，故無須就香港利得稅作出撥備。

Tax charge on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates, based on existing legislation, interpretations and practices in respect thereof.

其他地區應課稅溢利之稅項開支乃採用本集團經營所在國家當前稅率根據現行的相關法例、詮釋及慣例計算。

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

12. INCOME TAX EXPENSE (Continued)

(a) (Continued)

Pursuant to the new PRC enterprise income tax law passed by the Tenth National People's Congress on 16 March 2007 and effective from 1 January 2008, the enterprise income tax has various changes. It includes the unification of the enterprise income tax rate for domestic and foreign enterprises at 25%; cancellation of existing tax holiday available to export-oriented enterprises; and enforcement of commencement of the tax holiday ("Enforcement of Tax Holiday") on 1 January 2008 for those Foreign Investment Enterprise which have not commenced their tax holiday due to ongoing tax losses since their commencement of businesses.

寧波捷豐金屬製品有限公司 (Ningbo JF Metal Products Co., Ltd.) ("JF Metal"), a subsidiary of the Company operating in Zhejiang Province, the PRC, is entitled to a two-year exemption from enterprise income tax starting from its first profit-making year followed by a 50% reduction for the subsequent three years. Pursuant to the Enforcement of Tax Holiday, tax holiday for JF Metal commenced on 1 January 2008. Hence, JF Metal is subject to the PRC enterprise income tax rate of 25% in the current year (2012: 12.5%).

The relevant tax holiday for the other operating PRC subsidiary of the Company, JF Ningbo, had expired. Hence, JF Ningbo is subject to the PRC enterprise income tax rate of 25% (2012: 25%).

12. 所得稅開支(續)

(a) (續)

根據第十屆全國人民代表大會於二零零七年三月十六日通過及於二零零八年一月一日起生效之新中國企業所得稅法，企業所得稅出現多項變動。新稅法包括將內資及外資企業的企業所得稅稅率統一為25%，取消出口型企業現時享有之稅務優惠期，以及就因自開業以來持續錄得營業稅務虧損而尚未開始其稅務優惠期的外商投資企業，該稅務優惠期必須於二零零八年一月一日開始(「稅務優惠期的實施」)。

本公司於中國浙江省經營之附屬公司寧波捷豐金屬製品有限公司(「捷豐金屬」)自其首個獲利年度起兩年獲豁免企業所得稅，並於其後三年獲寬減50%稅項。根據稅務優惠期的實施，捷豐金屬的稅務優惠期於二零零八年一月一日開始。因此，捷豐金屬於本年度按25%之稅率繳納中國企業所得稅(二零一二年：12.5%)。

本公司於中國經營之另一間附屬公司寧波捷豐之相關稅務優惠期已經屆滿。因此，寧波捷豐按25%(二零一二年：25%)之稅率繳納中國企業所得稅。

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12. INCOME TAX EXPENSE (Continued)

- (b) The reconciliation between the income tax expense and the product of loss before tax multiplied by the PRC enterprise income tax rate is as follows:

12. 所得稅開支(續)

- (b) 所得稅開支與除稅前虧損乘中國企業所得稅稅率之乘積對賬如下：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Loss before tax	除稅前虧損	(26,107,759)	(20,079,871)
Tax at PRC enterprise income tax rate of 25%	按中國企業所得稅稅率25%計稅	(6,526,940)	(5,019,968)
Tax effect of income that is not taxable	毋須課稅收入的稅務影響	(55,431)	(1,875,869)
Tax effect of expenses that are not deductible	不可扣稅開支的稅務影響	6,640,970	5,132,231
Tax effect of income tax on concession	所得稅優惠的稅務影響	(133,732)	(115,388)
Tax effect of unrecognised tax losses	未確認稅項虧損的稅務影響	3,820	53,717
Effect of different tax rates of subsidiaries	附屬公司不同稅率的影響	1,360,647	1,940,665
Tax effect of PRC land appreciation tax	中國土地增值稅的稅務影響	-	7,933,850
Under-provision in prior years	過往年度撥備不足	-	171,118
Tax effect of utilisation of tax losses not previously recognised	動用此前未確認稅項虧損的稅務影響	(363,578)	-
Tax effect of temporary differences not recognised	未確認暫時差額的稅務影響	(10,072)	-
Income tax expense	所得稅開支	915,684	8,220,356

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

13. LOSS FOR THE YEAR

The Group's loss for the year is stated after charging the following:

13. 年內虧損

本集團之年內虧損乃經扣除下列各項列賬：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Auditor's remuneration	核數師之酬金	580,000	550,000
Cost of inventories sold	已出售存貨成本	152,585,516	236,935,305
Depreciation	折舊	3,273,638	3,374,926
Fair value loss on investment property	投資物業公允值虧損	1,252,020	-
Write off of property, plant and equipment	撇銷物業、廠房及設備	986,519	-
Write off of deposit and other receivables	撇銷按金及其他應收款項	51,115	-
Allowance for inventories (included in other operating expenses)	存貨撥備(包括於其他經營開支中)	5,579,905	4,237,279
Research and development expenditure	研究及開發開支	-	56,380
Staff costs (including directors' emoluments (note 10))	員工成本(包括董事酬金(附註10))		
Fees	袍金	360,000	322,044
Basic salaries, bonuses, allowances and benefits in kind	基本薪金、花紅、津貼及實物利益	24,955,018	31,374,727
Retirement benefits scheme contributions	退休福利計劃供款	2,085,124	2,432,639
Operating lease – buildings	經營租約—建築物	4,740,748	2,709,225
Net exchange losses	淨匯兌虧損	1,750,099	133,828

Cost of inventories sold includes staff costs and depreciation of approximately HK\$18,905,000 (2012: HK\$24,032,000) which are included in the amounts disclosed separately above.

Note:

The Group operates a mandatory provident fund scheme (the "MPF Scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for all qualifying employees in Hong Kong. The Group's contributions to the MPF Scheme are calculated at 5% of the salaries and wages subject to a monthly maximum amount of contribution of HK\$1,250 (HK\$1,000 before June 2012) per employee and vest fully with employees when contributed into the MPF Scheme.

The employees of the Group's subsidiaries established in the PRC are members of a central pension scheme operated by the local municipal government. These subsidiaries are required to contribute certain percentage of the employees' basic salaries and wages to the central pension scheme to fund the retirement benefits. The local municipal government undertakes to assume the retirement benefits obligations of all existing and future retired employees of these subsidiaries. The only obligation of these subsidiaries with respect to the central pension scheme is to meet the required contributions under the scheme.

已出售存貨成本包括員工成本及折舊約18,905,000港元(二零一二年: 24,032,000港元), 已計入上述分別披露之款項內。

附註:

本集團已根據香港《強制性公積金計劃條例》的規定, 為其全體香港合資格僱員設立強制性公積金計劃(「強積金計劃」)。本集團向強積金計劃之供款乃以薪金的5%計算及公款上限金額為每月每名僱員1,250港元(二零一二年六月之前1,000港元), 供款一旦注入強積金計劃, 即悉數歸屬僱員。

本集團在中國設立之附屬公司之僱員均參與地區市政府設立之中央退休金計劃。該等附屬公司須按其基本工資及薪金之若干百分比向中央退休金計劃供款, 以作為退休福利的資金。地方政府承諾會承擔該等附屬公司所有現時及日後退休僱員之退休福利責任。該等附屬公司於中央退休金計劃之唯一責任乃根據該計劃提供所需供款。

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14. DIVIDEND

No dividend has been paid or declared by the Company during the year (2012: HK\$Nil).

14. 股息

於本年度，本公司並無支付或宣派股息(二零一二年：零港元)。

15. LOSS PER SHARE

The calculation of basic and diluted loss per share is based on the following:

15. 每股虧損

每股基本及攤薄虧損乃根據下列各項計算：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Loss	虧損		
Loss for the purpose of calculating basic and diluted loss per share	計算每股基本及攤薄虧損的虧損	(27,023,443)	(28,300,227)
		2013 二零一三年	2012 二零一二年
Number of shares	股份數目		
Issued ordinary shares at 1 January	於一月一日已發行的普通股	239,289,000	223,689,000
Shares issued on placement	於配售時發行的股份	-	12,872,131
Effect of exercise of warrants	行使認股權證的影響	47,671	-
Weighted average number of ordinary shares for the purpose of calculating basic loss per share	計算每股基本虧損之普通股加權平均數	239,336,671	236,561,131

The effects of all potential ordinary shares are anti-dilutive for the year ended 31 December 2013.

截至二零一三年十二月三十一日止年度，所有潛在普通股均具有反攤薄影響。

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For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

16. PROPERTY, PLANT AND EQUIPMENT

16. 物業、廠房及設備

		Leasehold	Plant and	Furniture,	Motor	Total
		improvement	machinery	fixtures and	vehicles	
		租賃裝修	廠房及機械	傢俱、裝置及	車輛	總額
		HK\$	HK\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元	港元
Cost	成本					
At 1 January 2012	於二零一二年一月一日	-	29,566,552	3,078,505	1,481,680	34,126,737
Additions	添置	1,268,110	191,908	302,250	-	1,762,268
Exchange differences	匯兌差額	-	229,833	23,627	11,528	264,988
At 31 December 2012 and 1 January 2013	於二零一二年十二月三十一日及 於二零一三年一月一日	1,268,110	29,988,293	3,404,382	1,493,208	36,153,993
Additions	添置	-	195,918	49,298	-	245,216
Written off	撇銷	(1,268,110)	-	(331,123)	(56,684)	(1,655,917)
Exchange differences	匯兌差額	-	850,564	87,262	41,518	979,344
At 31 December 2013	於二零一三年十二月三十一日	-	31,034,775	3,209,819	1,478,042	35,722,636
Accumulated depreciation	累計折舊					
At 1 January 2012	於二零一二年一月一日	-	12,307,224	2,724,967	472,941	15,505,132
Charge for the year	年內折舊	245,572	2,702,251	198,478	228,625	3,374,926
Exchange differences	匯兌差額	-	125,204	22,714	6,189	154,107
At 31 December 2012 and 1 January 2013	於二零一二年十二月三十一日及 於二零一三年一月一日	245,572	15,134,679	2,946,159	707,755	19,034,165
Charge for the year	年內折舊	245,572	2,710,204	96,086	221,776	3,273,638
Written off	撇銷	(491,144)	-	(121,570)	(56,684)	(669,398)
Exchange differences	匯兌差額	-	470,340	82,068	22,616	575,024
At 31 December 2013	於二零一三年十二月三十一日	-	18,315,223	3,002,743	895,463	22,213,429
Carrying amount	賬面值					
At 31 December 2013	於二零一三年十二月三十一日	-	12,719,552	207,076	582,579	13,509,207
At 31 December 2012	於二零一二年十二月三十一日	1,022,538	14,853,614	458,223	785,453	17,119,828

It is the Group's policy to lease out certain plant and machinery under operating leases. The average lease term is 1 year. All leases are on a fixed rental basis and do not include contingent rental.

本集團的政策是根據經營租賃出租若干廠房及機器。平均租期為一年。所有租賃均採用固定租金基準且不包括或然租金。

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17. INVESTMENT PROPERTIES

17. 投資物業

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
At 1 January	於一月一日	-	-
Additions	添置	6,882,020	-
Fair value losses	公允值虧損	(1,252,020)	-
At 31 December	於十二月三十一日	<u>5,630,000</u>	-

Investment properties were revalued at 31 December 2013 on the open market value basis by reference to market evidence of recent transactions for similar properties by Asset Appraisal Limited, an independent firm of chartered surveyors.

投資物業於二零一三年十二月三十一日由獨立專業估值師資產評值有限公司參考類似物業之近期交易市場價值按公開市場價值基準重估。

The Group's investment properties are located in Hong Kong under long leases.

本集團之投資物業位於香港，根據長期租約持有。

The Company's total future minimum lease payments under non-cancellable operating leases are receivable as follows:

本公司於不可撤銷經營租賃支付之未來最低租金總額為以下應收款項：

		HK\$ 港元
Within one year	一年內	<u>63,027</u>

18. DEPOSITS PAID FOR ACQUISITION OF LONG-TERM ASSETS

18. 為收購長期資產支付的按金

On 31 December 2013, Modern Crown Limited ("Modern Crown"), a wholly-owned subsidiary of the Company, entered into an agreement with 遼寧卓華投資集團有限公司 ("Liaoning Zhuo Hua"), an independent third party, pursuant to which Modern Crown agreed to purchase and Liaoning Zhuo Hua agreed to sell commercial properties situated at Liaoning Province, the PRC for a total cash consideration of RMB10,379,000 (equivalent to approximately HK\$13,259,000) (the "Acquisition"). On the same date, RMB4,000,000 (equivalent to approximately HK\$5,107,000) was paid to Liaoning Zhuo Hua as the first instalment of the consideration according to the terms of the agreement.

於二零一三年十二月三十一日，本公司之全資附屬公司時冠有限公司（「時冠」）與一名獨立第三方遼寧卓華投資集團有限公司（「遼寧卓華」）訂立協議，據此，時冠已同意購買而遼寧卓華已同意出售位於中國遼寧省的商業物業，總現金代價為人民幣10,379,000元（相當於約13,259,000港元）（「收購事項」）。於同日，已根據協議條款向遼寧卓華支付人民幣4,000,000元（相當於約5,107,000港元），作為代價的第一期付款。

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18. DEPOSITS PAID FOR ACQUISITION OF LONG-TERM ASSETS (Continued)

In accordance with the requirements under the relevant PRC laws in relation to the real estate market in the PRC, the Acquisition is conditional upon a wholly-owned foreign enterprise to be established in the PRC and wholly-owned by Modern Crown having been established by Modern Crown. If this condition precedent has not been satisfied on or before 30 June 2014, the agreement shall cease and neither party shall have any obligations and liabilities towards each other thereunder, and under such circumstance Liaoning Zhuo Hua shall return RMB4,000,000 of the first instalment of the consideration paid, without interest, in full unconditionally to Modern Crown before 31 July 2014.

Details of the transaction had been disclosed in an announcement of the Company dated 31 December 2013.

19. INVENTORIES

Raw materials	原材料
Work in progress	在製品
Finished goods	製成品

20. TRADE RECEIVABLES

The Group normally granted customers with credit terms of 30 to 90 days. The aging analysis of the Group's trade receivables, based on the invoice date, and net of allowance, is as follows:

0 – 30 days	0至30日
31 – 60 days	31至60日
61 – 90 days	61至90日
Over 90 days	超過90日

18. 為收購長期資產支付的按金(續)

根據與中國房地產市場相關之中國法律規定，收購事項須於中國成立由時冠全資擁有的外商獨資企業後，方可作實。如上述先決條件未能於二零一四年六月三十日或之前達成，則協議將失效，訂約各方毋須對另一方承擔協議下之任何義務及責任，於該情況下，遼寧卓華將於二零一四年七月三十一日前無條件向時冠全數退還時冠向遼寧卓華支付作為代價第一期付款之人民幣4,000,000元(不計利息)。

交易詳情已披露於本公司日期為二零一三年十二月三十一日的公告。

19. 存貨

2013	2012
二零一三年	二零一二年
HK\$	HK\$
港元	港元

16,015,515	20,543,876
10,294,778	30,902,371
2,852,109	3,467,012
29,162,402	54,913,259

20. 應收貿易賬款

本集團一般授予客戶30至90日的信貸期。本集團應收貿易賬款按發票日期及扣除撥備後的賬齡分析如下：

2013	2012
二零一三年	二零一二年
HK\$	HK\$
港元	港元

17,241,114	19,298,450
4,589,341	1,336,002
-	-
83,889	161,120
21,914,344	20,795,572

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20. TRADE RECEIVABLES (Continued)

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

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
RMB	人民幣	3,981,371	3,252,192
USD	美元	17,932,973	17,543,380
		21,914,344	20,795,572

21. DUE FROM RELATED COMPANIES

Amounts due from related companies disclosed pursuant to section 161B of the Hong Kong Companies Ordinance are as follows:

Name	Name of director having beneficial interest	Group 本集團		Maximum amount outstanding during the year
		Balance at 31 December 2013 於二零一三年十二月三十一日之結餘 HK\$ 港元	Balance at 1 January 2013 於二零一三年一月一日之結餘 HK\$ 港元	
JF Household Furnishings (BVI) Ltd. 捷豐家居用品(維爾京群島)有限公司	Mr. Leung Kwok Yin 梁國賢先生	4,737,355	4,737,355	4,737,355
Ningbo JF Furniture Co., Ltd. ("JF Furniture") 寧波捷豐現代傢俱有限公司(「捷豐傢俱」)	Mr. Leung Kwok Yin 梁國賢先生	324,424	585,733	585,733
		5,061,779	5,323,088	

All the above balances are unsecured, interest-free and have no fixed repayment terms.

20. 應收貿易賬款(續)

本集團應收貿易賬款之賬面值乃按下列貨幣列值：

21. 應收關聯公司款項

根據香港公司條例第161B條披露之應收關聯公司款項如下：

所有上述結餘為無抵押、免息及無固定還款期。

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22. CASH AND BANK BALANCES

The Group's restricted cash and bank balances comprised guaranteed deposits for the issuance of bills and deposits pledged to banks to secure banking facilities granted to the Group as set out in note 25 to the financial statements.

An analysis of the carrying amount of restricted cash and bank balances is as follows:

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Guaranteed deposits for the issuance of bills	用於發出信用證之擔保存款	202,709	10,949,073
Pledged bank deposits	已抵押銀行存款	1,057,906	1,073,288
		1,260,615	12,022,361

At 31 December 2013, the cash and bank balances of the Group denominated in RMB amounted to approximately HK\$22,339,000 (2012: HK\$25,136,000). Conversion of RMB into foreign currencies is subject to the PRC's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations.

The carrying amounts of the Group's cash and bank balances are denominated in the following currencies:

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
HKD	港元	2,250,507	22,701,979
RMB	人民幣	22,339,132	25,136,073
USD	美元	35,829	418,445
EUR	歐元	665	551
Others	其他	24,217	25,033
		24,650,350	48,282,081

22. 現金及銀行結餘

本集團之受限制現金及銀行結餘包括用於發出人民幣信用證之擔保存款，以及已抵押予銀行作為授予本集團銀行信貸之擔保的存款（詳情載於財務報表附註25）。

受限制現金及銀行結餘之賬面值分析如下：

	2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Guaranteed deposits for the issuance of bills	202,709	10,949,073
Pledged bank deposits	1,057,906	1,073,288
	1,260,615	12,022,361

於二零一三年十二月三十一日，本集團以人民幣列值之現金及銀行結餘約為22,339,000港元（二零一二年：25,136,000港元）。人民幣兌換為外幣須遵循中國外匯管制條例和結匯、售匯及付匯管理規定。

本集團之現金及銀行結餘賬面值乃按下列貨幣列值：

	2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
HKD	2,250,507	22,701,979
RMB	22,339,132	25,136,073
USD	35,829	418,445
EUR	665	551
Others	24,217	25,033
	24,650,350	48,282,081

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23. TRADE AND BILLS PAYABLES

23. 應付貿易賬款及應付票據

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Trade payables	應付貿易賬款	13,759,837	12,582,312
Bills payables	應付票據	405,418	21,898,146
		14,165,255	34,480,458

The Group normally obtains credit terms ranging from 30 to 90 days from its suppliers.

供應商授予本集團的信貸期一般為30至90日。

The aging analysis of trade payables, based on the date of receipt of goods, is as follows:

應付貿易賬款按收取貨物日期之賬齡分析如下：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
0 – 30 days	0至30日	9,144,076	6,407,042
31 – 60 days	31至60日	4,460,849	3,972,181
61 – 90 days	61至90日	81,394	1,912,133
Over 90 days	超過90日	73,518	290,956
		13,759,837	12,582,312

The carrying amounts of the Group's trade and bills payables are denominated in the following currencies:

本集團應付貿易賬款及應付票據之賬面值乃按下列貨幣列值：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
RMB	人民幣	14,104,897	34,419,949
USD	美元	60,358	60,509
		14,165,255	34,480,458

The bills payable were secured by the guaranteed deposits of the Group (note 22) and legal charge on leasehold land and buildings owned by an independent third party.

應付票據以本集團的擔保存款(附註22)及由一名獨立第三方擁有的租賃土地及建築物的法定抵押作抵押。

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24. OTHER PAYABLES AND ACCRUALS

24. 其他應付款項及應計項目

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Deposits received	已收按金	453,845	113,500
Accruals	應計項目	6,186,829	6,488,802
Other payables (Note)	其他應付款項(附註)	27,190,598	23,394,717
		33,831,272	29,997,019

Note: As at 31 December 2013, other payables included loans from an independent third party of approximately HK\$21,893,000 (2012: HK\$17,000,000). The loans are unsecured, interest charged at a fixed rate of 3.5% (2012: 3.5%) per annum and repayable within one year.

附註：於二零一三年十二月三十一日，其他應付款項包括來自一名獨立第三方之貸款約21,893,000港元(二零一二年：17,000,000港元)。該貸款為無抵押，按固定年息3.5%(二零一二年：3.5%)計息及須於一年內償還。

25. BANK BORROWINGS

25. 銀行借貸

An analysis of the carrying amount of bank borrowings is as follows:

銀行借貸之賬面值分析如下：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Current liabilities	流動負債		
Bank overdrafts repayable on demand – unsecured	應要求償還之銀行透支—無抵押	465,526	290,013
Portion of bank loans from banks due for repayment within one year	須於一年內償還之部分銀行貸款		
– secured	— 有抵押	19,209,077	17,373,334
– unsecured	— 無抵押	15,986,250	26,383,475
		35,660,853	44,046,822
The borrowings are repayable as follows:	借貸償還期限如下：		
Within one year	一年內	35,660,853	44,046,822

The above amounts due are based on the scheduled repayment dates set out in the loan agreements and ignored the effect of any repayment on demand clause.

上述金額乃基於貸款協議所載預定還款日期呈列，並忽略按要償還條款之影響。

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25. BANK BORROWINGS (Continued)

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

25. 銀行借貸(續)

本集團借貸之賬面值乃按下列貨幣列值：

		HKD 港元 HK\$ 港元	RMB 人民幣 HK\$ 港元	USD 美元 HK\$ 港元	Total 總計 HK\$ 港元
2013	二零一三年				
Bank overdrafts	銀行透支	465,526	-	-	465,526
Bank loans	銀行貸款	5,396,957	29,798,370	-	35,195,327
		5,862,483	29,798,370	-	35,660,853
2012	二零一二年				
Bank overdrafts	銀行透支	290,013	-	-	290,013
Bank loans	銀行貸款	8,213,622	28,354,080	7,189,107	43,756,809
		8,503,635	28,354,080	7,189,107	44,046,822

The average interest rates per annum at 31 December were as follows:

於十二月三十一日之平均年利率如下：

		2013 二零一三年	2012 二零一二年
Bank loans	銀行貸款	6.0% – 7.2%	1.31% – 7.87%
Bank overdrafts	銀行透支	5.25%	5.25%

At 31 December 2013, the Group's bank facilities were secured by the following:

於二零一三年十二月三十一日，本集團之銀行信貸由以下項目作抵押：

- | | |
|---|---|
| (a) legal charge on leasehold land and certain buildings owned by an independent third party; | (a) 一名獨立第三方擁有的租賃土地及若干建築物的法定抵押； |
| (b) corporate guarantee given by the Company and a related company; and | (b) 本公司及一家關聯公司提供的公司擔保；及 |
| (c) all monies charge over deposits executed by a subsidiary of the Company in favour of a bank of HK\$1,000,000 (2012: HK\$1,000,000). | (c) 本公司附屬公司以銀行為受益人作出全數存款抵押1,000,000港元(二零一二年：1,000,000港元)。 |

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26. DEFERRED TAX LIABILITIES

The following are the major deferred tax liabilities recognised by the Group:

26. 遞延稅項負債

本集團確認的主要遞延稅項負債如下：

At 1 January 2012, 31 December 2012, 1 January 2013 and 31 December 2013	於二零一二年一月一日、二零一二年十二月三十一日、二零一三年一月一日及二零一三年十二月三十一日	Undistributed earnings of PRC subsidiaries 中國附屬公司之未分配盈利 HK\$ 港元
		1,715,969

At the end of the reporting period the Group has unused tax losses of approximately HK\$23,000 (2012: HK\$6,691,000) available for offset against future profits. No deferred tax asset has been recognised due to the unpredictability of future profit streams. The unrecognised tax losses may be carried forward indefinitely.

於報告期結束時，本集團擁有未動用稅項虧損約23,000港元(二零一二年：6,691,000港元)可用於抵銷未來溢利。由於未來溢利流之不可預測性，故並無確認遞延稅項資產。未確認稅項虧損可無限期結轉。

27. SHARE CAPITAL

27. 股本

		Ordinary shares of HK\$0.01 each 每股面值0.01港元的普通股	
		Number of shares 股份數目	Par value 面值 HK\$ 港元
		Note 附註	
Authorised:	法定：		
At 1 January 2012, 31 December 2012 and 1 January 2013	於二零一二年一月一日、二零一二年十二月三十一日及二零一三年一月一日		5,000,000
Additions	新增	(i)	45,000,000
			5,000,000,000
At 31 December 2013	於二零一三年十二月三十一日		50,000,000
Issued and fully paid:	已發行及已繳足：		
At 1 January 2012	於二零一二年一月一日		2,236,890
Placement of shares	配售股份	(ii)	156,000
			2,392,890
At 31 December 2012 and 1 January 2013	於二零一二年十二月三十一日及二零一三年一月一日		2,392,890
Shares issued on exercise of warrants	行使認股權證時發行的股份	(iii)	500
			2,393,390
At 31 December 2013	於二零一三年十二月三十一日		2,393,390

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27. SHARE CAPITAL (Continued)

Note:

- (i) On 21 January 2013, the shareholders of the Company at the extraordinary general meeting approved the increase in authorised share capital of the Company from HK\$5,000,000 divided into 500,000,000 ordinary shares of HK\$0.01 each ("Shares") to HK\$50,000,000 divided into 5,000,000,000 Shares by the creation of an additional 4,500,000,000 new Shares. The new Shares shall rank pari passu with the existing Shares upon issue.
- (ii) On 5 March 2012, the Company completed a private placement of 15,600,000 shares at a placing price of HK\$1.92 per share, which raised gross proceeds of approximately HK\$29,952,000. The excess of the subscription consideration received over the nominal values issued, net of share issue expenses, which amounted to approximately HK\$28,688,000, was credited to share premium account.
- (iii) During the year ended 31 December 2013, 50,000 ordinary shares of HK\$0.01 each were issued in relation to warrants exercised at HK\$1.92 for a total consideration of HK\$96,000. The excess of the subscription consideration received over the nominal values issued, which amounted to HK\$95,500, was credited to the share premium account.

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maximise the return to the shareholders through the optimisation of the debt and equity balance.

The Group sets the amount of capital in proportion to risk. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the payment of dividends, issue new shares, buy-back shares, raise new debts, redeem existing debts or sell assets to reduce debts.

The Group monitors capital on the basis of the debt-to-adjusted capital ratio. This ratio is calculated as net debt divided by adjusted capital. Net debt is calculated as total debts less cash and cash equivalents. Adjusted capital comprises all components of equity (i.e. share capital, share premium, retained profits and other reserves).

It is the Group's strategy to keep the net debt-to-adjusted capital ratio as low as feasible. In order to maintain or adjust the ratio, the Group may adjust the amount of dividends paid to shareholders, issue new shares, return capital to shareholders, raise new debt financing or sell assets to reduce debt.

27. 股本(續)

附註：

- (i) 於二零一三年一月二十一日，本公司股東於股東特別大會上批准，透過增設額外4,500,000,000股新股份將本公司法定股本由5,000,000,000港元分為500,000,000股每股面值0.01港元之普通股(「股份」)增加至50,000,000,000港元分為5,000,000,000股股份。新股份於發行後與現有股份享有同等權益。
- (ii) 於二零一二年三月五日，本公司完成以配售價每股1.92港元私人配售15,600,000股股份，籌集所得款項總額約29,952,000港元。收到的認購代價高出發行面值的超額部分為約28,688,000港元，已計入股份溢價賬。
- (iii) 於截至二零一三年十二月三十一日止年度，按1.92港元的價格行使認股權證而發行50,000股每股面值0.01港元的普通股，總代價為96,000港元。收到的認購代價高於發行面值的超額部分為95,500港元，已計入股份溢價賬。

本集團管理股本的目的旨在保障本集團的持續經營能力，並透過優化債務與權益比率為股東帶來最大回報。

本集團將按風險比例釐定資本金額。本集團根據經濟環境變動及有關資產的風險特性管理及調整資本結構。為維持或調整資本結構，本集團或會調整派發股息、發行新股、回購股份、新增債務、贖回現有債務或出售資產以減少債務。

本集團以債務對經調整資本比率為基準監控資本。該比率以債務淨額除以經調整資本計算。債務淨額以債務總額減現金及現金等值物計算。經調整資本包括所有權益部分，即股本、股份溢價、保留溢利及其他儲備。

本集團之策略為將債務淨額對經調整資本比率維持於合理低位。為維持或調整該比率，本集團或會調整派予股東之股息金額、發行新股、向股東退還資本、新增債務融資或出售資產以減少債務。

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27. SHARE CAPITAL (Continued)

The only externally imposed capital requirement is that for the Company to maintain its listing on the Stock Exchange it has to have a public float of at least 25% of the shares.

28. SHARE – BASED PAYMENTS

Equity-settled share option scheme

New Share Option Scheme

Pursuant to the ordinary written resolution passed in the extraordinary general meeting of the Company on 26 November 2008, the new share option scheme (“New Share Option Scheme”) was approved and adopted by the Company to comply with the requirements under Chapter 17 of the Listing Rules; and the pre-IPO share option scheme and post-IPO share option scheme were terminated accordingly.

The purpose of the New Share Option Scheme is to enable the Company to recognise the contributions of any employees (including directors of the Company), consultants and/or advisers who in the sole discretion of the directors of the Company have contributed or will contribute to the Group (“Participants”) and to motivate the Participants to continuously work to the benefit of the Group by offering to the Participants an opportunity to have personal interest in the share capital of the Company.

The overall limit on the number of shares of the Company which may be issued upon exercise of all outstanding options granted and yet to be exercised under the New Share Option Scheme and other share option scheme of the Group must not exceed 30% of the shares of the Company in issue from time to time. Upon acceptance of the option, the Grantee shall pay HK\$1.00 to the Company by way of consideration for the grant.

The subscription price for share(s) under the New Share Option Scheme will be a price as the board of directors in its absolute discretion shall determine and notify to each Participant and will be the highest of (i) the closing price of the shares as stated in the Stock Exchange’s daily quotations sheet on the date of grant of the option (which must be a business day), (ii) the average closing prices of the shares as stated in the Stock Exchange’s daily quotations sheets for the five business days immediately preceding the date of grant of the option and (iii) the nominal value of a share on the date of grant of the option. The date of grant is the date on which the option is offered.

27. 股本(續)

本公司維持其在聯交所上市地位的唯一外部強制資本要求為須保持至少25%股份由公眾持有。

28. 以股份支付款項

以股權結算的購股權計劃

新購股權計劃

根據本公司於二零零八年十一月二十六日舉行的股東特別大會上通過的書面普通決議案，新購股權計劃(「新購股權計劃」)已獲本公司批准及採納，以符合《上市規則》第十七章的規定，而首次公開招股前購股權計劃及首次公開招股後購股權計劃則相應終止。

新購股權計劃旨在方便本公司肯定本公司董事全權酌情認為曾經或將會為本集團作出貢獻的任何僱員(包括本公司董事)、諮詢人士及／或顧問(「參與者」)對本集團的貢獻，並藉著使參與者有機會於本公司股本中擁有人權益，激勵參與者繼續為本集團的利益而努力。

因行使根據新購股權計劃及本集團其他購股權計劃所授出但尚未獲行使的所有未行使購股權而可能發行的本公司股份數目，整體上限不得超過本公司不時已發行股份的30%接納購股權後，承授人須向本公司繳付1.00港元，作為接受購股權的代價。

根據新購股權計劃，股份之認購價格將由董事會全權酌情釐定並知會予各參與者，且將為以下三者之較高者：(i)股份於購股權授出日期(必須為營業日)聯交所日報表所報之收市價；(ii)股份於緊接購股權授出日期前五個營業日在聯交所日報表所報之平均收市價及(iii)股份於購股權授出日期之面值。授出日期乃購股權獲授出之日期。

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28. SHARE – BASED PAYMENTS (Continued)

Equity-settled share option scheme (Continued)

New Share Option Scheme (Continued)

An option under the share option scheme may be exercised in accordance with the terms of the New Share Option Scheme at any time during the period to be determined and notified by the board of directors of the Company to each grantee which period of time shall commence on the date of grant of the option and expire on such date as determined by the board of directors of the Company provided that the option may not be exercised after the expiration of 10 years from the date of grant of the option.

The New Share Option Scheme does not require a minimum period for which an option must be held nor a performance target which must be achieved before an option can be exercised, unless the board of directors of the Company otherwise determined and stated in the offer of the grant of options to the grantee.

During the year, no option (2012: Nil) was granted or outstanding under the New Share Option Scheme.

29. WARRANT

On 16 February 2012, the Company entered into a warrant placing agreement with the placing agent for warrant placing of up to an aggregate of 18,000,000 warrants conferring rights to subscribe for 18,000,000 ordinary shares at the warrant exercise price of HK\$1.92 per ordinary share (subject to adjustment upon the occurrence of any of the adjustment events and other dilutive events which may have adverse effects on the rights of the holder of the warrants). Upon full exercise of the subscription rights attaching to the warrants, a total of up to 18,000,000 ordinary shares will be issued.

The warrants were placed at a warrant placing price of HK\$0.01 per warrant and the gross proceeds of the warrant placing were HK\$180,000. The warrants were issued on 5 March 2012 and the subscription period is 18 months from the date of issue of the warrants. During the year, 50,000 warrants were exercised at an exercise price of HK\$1.92 and for cash which resulted in 50,000 ordinary shares of HK\$0.01 each being allotted and issued. The corresponding amount in the warrant reserve, amounting to HK\$500, was transferred to the share premium account.

On 4 September 2013, all the remaining 17,950,000 unexercised warrants were expired and lapsed.

28. 以股份支付款項(續)

以股權結算的購股權計劃(續)

新購股權計劃(續)

根據購股權計劃授出之購股權可於本公司董事會釐定並知會各承授人之期間內任何時間，根據新購股權計劃之條款行使，該期間應於購股權授出日期起，直至本公司董事會釐定之日期為止，惟購股權不可於購股權授出日期起計十年期屆滿後行使。

新購股權計劃並無規定必須持有購股權之最短期限，或購股權獲行使前必需達到的表現目標，惟本公司董事會另有決定及於授出購股權予承授人時聲明者除外。

年內，並無根據新購股權計劃授出或尚未行使的購股權(二零一二年：無)。

29. 認股權證

於二零一二年二月十六日，本公司與配售代理訂立認股權證配售協議，內容有關配售最多合共18,000,000份認股權證(附帶權利按認股權證行使價每股普通股1.92港元(可於發生任何調整事件及可對認股權證持有人之權利造成不利影響的其他攤薄事件時進行調整)認購18,000,000股普通股)之認股權證配售。於悉數行使認股權證附帶之認購權後，將發行總計最多18,000,000股普通股。

認股權證已按認股權證配售價每份認股權證0.01港元進行配售及認股權證配售之所得款項總額為180,000港元。認股權證已於二零一二年三月五日發行及認購期為自發行認股權證日期起18個月。年內，50,000份認股權證按1.92港元的行使價行使，以換取現金，導致50,000股每股面值0.01港元的普通股獲配發及發行。認股權證儲備中的相應金額500港元轉移至股份溢價賬。

於二零一三年九月四日，所有餘下17,950,000份未行使認股權證已到期及失效。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

30. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(i) Disposal of subsidiaries

On 3 June 2013 the Group disposed of its subsidiaries, Fast Mind Corporation Limited, 金至(廣州)礦業有限公司 and 捷豐礦源投資諮詢(北京)有限公司.

Net assets at the date of disposal were as follows:

30. 綜合現金流量報表附註

(i) 出售附屬公司

於二零一三年六月三日，本集團出售其附屬公司本迅有限公司、金至(廣州)礦業有限公司及捷豐礦源投資諮詢(北京)有限公司。

於出售日期之淨資產如下：

		HK\$ 港元
Deposits, other receivables and prepayments	按金、其他應收款項及預付款項	934,032
Cash and bank balances	現金及銀行結餘	4,463,679
Other payables and accruals	其他應付款項及應計項目	(5,397,711)
Net assets disposed of	已出售淨資產	-
Release of foreign currency translation reserve	解除外幣匯兌儲備	(193,446)
Gain on disposal of subsidiaries	出售附屬公司收益	193,447
Total consideration – satisfied by cash	總代價—以現金支付	1
Net cash outflow arising on disposal:	出售所產生之現金流出淨額：	
Cash consideration received	已收現金代價	1
Cash and cash equivalents disposed of	已出售現金及現金等值物	(4,463,679)
		(4,463,678)

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

31. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

31. 本公司之財務狀況表

		2013	2012
		二零一三年	二零一二年
		HK\$	HK\$
		港元	港元
Investments in subsidiaries	於附屬公司之投資	3,558,141	3,558,133
Due from subsidiaries	應收附屬公司款項	42,581,719	68,718,032
Other current assets	其他流動資產	115,603	833,134
Due to subsidiaries	應付附屬公司款項	(20,359,952)	(25,102,307)
Other current liabilities	其他流動負債	(1,008,740)	(1,538,809)
NET ASSETS	淨資產	24,886,771	46,468,183
Share capital	股本	2,393,390	2,392,890
Reserves	儲備	22,493,381	44,075,293
TOTAL EQUITY	總權益	24,886,771	46,468,183

Note:

The amounts due from/(to) subsidiaries are unsecured, interest-free and have no fixed terms of repayment.

附註：

應收/(應付)附屬公司款項為無抵押、免息及無固定還款期。

32. RESERVES

(a) Group

The amounts of the Group's reserves and movements therein are presented in the consolidated statement of profit or loss and other comprehensive income and consolidated statement of changes in equity.

32. 儲備

(a) 本集團

本集團之儲備金額以及其變動載列於綜合損益及其他全面收益表及綜合權益變動表。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

32. RESERVES (Continued)

(b) Company

			Shares premium (note (c)(i))	Contributed surplus (note (c)(iii))	Warrant reserve (note 29) 認股權證	Retained profits/ accumulated losses 保留溢利/ (累計虧損)	Total 總值
	Note 附註		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
At 1 January 2012	於二零一二年一月一日		1,107,000	42,967,020	-	17,258,576	61,332,596
Shares issued on placement	配售時發行的股份	27(ii)	28,687,840	-	-	-	28,687,840
Issue of warrants	發行認股權證		-	-	180,000	-	180,000
Loss for the year	年內虧損		-	-	-	(46,125,143)	(46,125,143)
At 31 December 2012	於二零一二年十二月三十一日		29,794,840	42,967,020	180,000	(28,866,567)	44,075,293
At 1 January 2013	於二零一三年一月一日		29,794,840	42,967,020	180,000	(28,866,567)	44,075,293
Share issued on exercise of warrants	行使認股權證時發行股份	27(iii)	96,000	-	(500)	-	95,500
Loss for the year	年內虧損		-	-	-	(21,677,412)	(21,677,412)
At 31 December 2013	於二零一三年十二月三十一日		29,890,840	42,967,020	179,500	(50,543,979)	22,493,381

32. 儲備(續)

(b) 本公司

(c) Nature and purpose of reserves

(i) Share premium

Under the Companies Law of the Cayman Islands, the share premium of the Company is available for paying distributions or dividends to shareholders subject to the provisions of its Memorandum and Articles of Association and provided that immediately following the distribution or dividend the Company is able to pay its debts as they fall due in the ordinary course of business.

(ii) Contributed surplus

The contributed surplus of the Company arose as a result of the Corporate Reorganisation and represents the excess of the then combined net assets of the subsidiaries acquired, over the nominal value of the Company's shares issued in exchange therefor.

(c) 儲備之性質及用途

(i) 股份溢價

根據開曼群島公司法，本公司的股份溢價可根據本公司的公司組織章程大綱及公司細則的規定，用於向股東作出分派或派付股息，惟本公司在緊隨分派或派付股息後仍須有能力支付在日常業務過程中到期應付之債務。

(ii) 繳入盈餘

本公司的繳入盈餘因企業重組產生，為所收購附屬公司當時的合併資產淨值超過為進行收購交換股份而發行的本公司股份面值的數額。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

33. SUBSIDIARIES

Particulars of the subsidiaries as at 31 December 2013 are as follows:

33. 附屬公司

附屬公司於二零一三年十二月三十一日的詳情如下：

Company 公司	Place of incorporation/ establishment and operation 註冊成立/ 成立及經營地點	Attributable interest 應佔權益	Nominal value of issued and paid- up ordinary shares/ registered capital 已發行及繳足 普通股面值/註冊資本	Principal activities 主要業務
<i>Directly held</i> 直接持有				
JF Household Furnishings (Asia) Ltd. 捷豐家居用品(亞洲)有限公司	British Virgin Islands 英屬維爾京群島	100%	300 ordinary shares of US\$1 each 300股每股面值1美元的普通股	Investment holding 投資控股
Profit Business Group Limited 盈業集團有限公司	British Virgin Islands 英屬維爾京群島	100%	1 ordinary share of US\$1 each 1股每股面值1美元的普通股	Investment holding 投資控股
Modern Crown Limited 時冠有限公司	The Republic of Seychelles 塞舌爾共和國	100%	1 ordinary share of US\$1 each 1股每股面值1美元的普通股	Investment holding 投資控股
<i>Indirectly held</i> 間接持有				
Keylink Technology Limited 機靈科技有限公司	British Virgin Islands 英屬維爾京群島	100%	100 ordinary shares of US\$1 each 100股每股面值1美元的普通股	Investment holding 投資控股
JF Household Furnishings (Macau) Holdings Ltd. 捷豐家居用品(澳門)控股有限公司	British Virgin Islands 英屬維爾京群島	100%	100 ordinary shares of US\$1 each 100股每股面值1美元的普通股	Investment holding 投資控股
Deluxe Trading (HK) Limited 頂尖貿易(香港)有限公司	Hong Kong 香港	100%	100 ordinary shares of HK\$1 each 100股每股面值1港元的普通股	Property investment 物業投資

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

33. SUBSIDIARIES (Continued)

33. 附屬公司(續)

Company 公司	Place of incorporation/ establishment and operation 註冊成立/ 成立及經營地點	Attributable interest 應佔權益	Nominal value of issued and paid- up ordinary shares/ registered capital 已發行及繳足 普通股面值/註冊資本	Principal activities 主要業務
<i>Indirectly held (Cont'd)</i> 間接持有(續)				
JF Ningbo**	PRC	100%	Registered capital and paid-up capital of US\$7,000,000	Manufacturing and sales of stainless steel furnishings and home products and accessories
寧波捷豐**	中國		註冊資本及繳足資本 7,000,000美元	製造及銷售不銹鋼傢俱、 家居用品及配件
JF Metal**	PRC	100%	Registered capital and paid-up capital of US\$140,000	Manufacturing and processing of stainless steel rods and other accessories
捷豐金屬**	中國		註冊資本及繳足資本 140,000美元	製造及加工不銹鋼桿及其 他配件
JF Household Furnishings Macao Commercial Offshore Limited#	Macau	100%	MOP100,000	General trading
捷豐家居用品澳門離岸商業服務有限公司*	澳門		100,000澳門幣	一般貿易
#	Statutory financial statements not audited by RSM Nelson Wheeler		#	法定財務報表未經中瑞岳華(香港)會計師事務所 審核
*	Wholly-owned foreign enterprise established in the PRC		*	在中國成立的外商獨資企業

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

34. CONTINGENT LIABILITIES

At 31 December 2013, the Group did not have any significant contingent liabilities (2012: HK\$Nil).

35. CAPITAL COMMITMENTS

The Group's capital commitments at the end of the reporting period are as follows:

34. 或然負債

於二零一三年十二月三十一日，本集團並無任何重大或然負債(二零一二年：零港元)。

35. 資本承擔

本集團於報告期結束時的資本承擔如下：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Property, plant and equipment	物業、廠房及設備		
Contracted but not provided for	已訂約但未撥備	8,309,397	-

36. OPERATING LEASE COMMITMENTS

At 31 December 2013, the total future minimum lease payments under non-cancellable operating leases are payable as follows:

36. 經營租賃承擔

於二零一三年十二月三十一日，不可撤銷經營租賃支付之未來最低租金總額如下：

		2013 二零一三年 HK\$ 港元	2012 二零一二年 HK\$ 港元
Within one year	一年內	619,313	3,175,788
In the second to fifth years, inclusive	二至五年(包括首尾兩年)	85,439	937,588
		704,752	4,113,376

Operating lease payments represent rentals payable by the Group for certain of its offices. Leases are negotiated for an average term of 2 years and rentals are fixed over the lease terms and do not include contingent rentals.

經營租賃付款指本集團就其若干辦公室應付之租金。租賃的平均租期協定為兩年及租金為按租期之固定租金，且不包括或然租金。

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財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

37. RELATED PARTY TRANSACTIONS

In addition to those related party transactions and balances disclosed elsewhere in the financial statements, the Group had the following transactions with its related parties during the year:

37. 關聯人士交易

除財務報表其他部分所披露的關連人士交易及結餘外，於年內，本集團與其關聯人士進行以下交易：

		2013	2012
		二零一三年	二零一二年
		HK\$	HK\$
		港元	港元
Rental income from	來自以下公司之租金收入		
– JF Furniture	– 捷豐家俱	746,124	852,497
Sales to	向以下公司出售		
– 寧波鑫龍空調器材有限公司	– 寧波鑫龍空調器材有限公司		
(Ningbo Xinlong Air-Conditioner Equipment Co., Ltd.)		–	606
Leasing charges paid to	向以下公司支付租賃費用		
– 餘姚捷豐空調設備有限公司	– 餘姚捷豐空調設備有限公司		
(Yuyao Jiefeng Air Conditioning Equipment Co., Ltd.)		584,813	571,102
Processing charges paid to	向以下公司支付加工費		
– JF Furniture	– 捷豐家俱	553,428	568,565
License fees paid to	向以下公司支付特許費		
– A.C.R. Equipment Supplies Limited	– 捷豐冷凍器材有限公司	120,000	120,000
Rental expenses paid to	向以下人士支付租金		
– Senior management	– 高級管理層	81,135	82,800

JF Furniture has guaranteed bank loans made to the Group of approximately HK\$15,986,000 at 31 December 2013 (2012: HK\$16,110,000).

於二零一三年十二月三十一日捷豐家俱已向本集團之銀行貸款約為15,986,000港元(二零一二年：16,110,000港元)作出擔保。

A director of the Company, Mr. Leung Kwok Yin and two key management, Mr. Yan Siu Wai and Mr. Bao Jisheng, have beneficial interests in the above companies.

本公司董事梁國賢先生及兩名主要管理人員甄兆威先生和鮑繼聲先生於上述公司擁有實益。

During the year, the key management personnel compensation paid by the Group is disclosed in note 10 to the financial statements.

於年內，本集團支付予主要管理人員的酬金於財務報表附註10披露。

NOTES TO THE FINANCIAL STATEMENTS

財務報表附註

For the year ended 31 December 2013 截至二零一三年十二月三十一日止年度

38. EVENT AFTER THE REPORTING PERIOD

- (a) On 27 January 2014, the Company raised its fund by way of a private placement of 47,867,000 shares of the Company at the placing price of HK\$3.14 per share, which raised a gross proceeds of approximately HK\$150 million. Details of the placing had been disclosed in an announcement of the Company dated 27 January 2014.
- (b) On 26 February 2014, the Company entered into a non-legally binding memorandum of understanding (the "MOU") with 撫順恒昇房地產開發有限公司 ("Fushun Heng Sheng"), an independent third party, in relation to the acquisition of a non-residential building at Number 86, Site A, Jin Xiu Lan Wan and located at the Central Street, Economic Development Zone, Fushun City, Liaoning Province, the PRC with a total gross floor area of approximately 17,076.52 square metres (the "Property") by the Company or a party designated by the Company (the "Possible Acquisition"). Completion of the Possible Acquisition is subject to the completion of a formal sale and purchase agreement between the Company and Fushun Heng Sheng.

The consideration for the sale and purchase of the Property will be negotiated between the parties based on the results of the due diligence investigations and valuation. The maximum consideration payable in relation to the acquisition of the Property is HK\$200,000,000 or its equivalent amount in RMB.

A refundable deposit of HK\$100,000,000 was paid by the Company to Fushun Heng Sheng on 26 February 2014 according to the terms of the MOU. If the Possible Acquisition materialises, the deposit will be used to set-off part of the consideration payable in relation to the acquisition of the Property. The Company may terminate the MOU by giving to Fushun Heng Sheng seven days' notice in writing at any time after the date of the MOU. If the Company and Fushun Heng Sheng fail to enter into a formal agreement within six months from the date of the MOU or the MOU is terminated by the Company, Fushun Heng Sheng shall within three business days return the deposit (without interest) in full to the Company.

38. 報告期後事件

- (a) 於二零一四年一月二十七日，本公司按每股3.14港元的配售價，以私人配售形式配售本公司47,867,000股股份而集資，籌集所得款項總額約150,000,000港元。配售詳情披露予本公司日期為二零一四年一月二十七日的公告。
- (b) 於二零一四年二月二十六日，本公司與一名獨立第三方撫順恒昇房地產開發有限公司（「撫順恒昇」）訂立無法律約束力的諒解備忘錄（「諒解備忘錄」），其有關本公司或本公司指定的訂約方收購錦繡瀾灣A區86號的非住宅樓宇（「該房產」），位於中國遼寧省撫順市經濟開發區中央街，總樓面面積約為17,076.52平方米（「可能收購事項」）。可能收購事項須待本公司與撫順恒昇訂立正式買賣協議後方告完成。

買賣該房產的代價將經由訂約各方根據盡職審查及估值結果而協定。有關收購該房產的應付代價最高可達200,000,000港元（或按人民幣計值的等值金額）。

根據諒解備忘錄的條款，本公司已於二零一四年二月二十六日向撫順恒昇支付可退還按金100,000,000港元。倘可能收購事項落實，則有關按金將用作抵銷有關收購該房產的部分應付代價。本公司可於諒解備忘錄日期後的任何時間向撫順恒昇發出七日書面通知以終止諒解備忘錄。倘本公司與撫順恒昇未能於諒解備忘錄日期起計六個月內訂立正式協議或本公司終止諒解備忘錄，撫順恒昇須於三個營業日內向本公司悉數退還有關按金（不計利息）。

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38. EVENT AFTER THE REPORTING PERIOD

(Continued)

(b) (Continued)

The entering into of the MOU does not constitute legally binding obligations on the parties thereto. Completion of the Possible Acquisition is subject to the entering of a formal sale and purchase agreement between the Company and Fushun Heng Sheng.

Details of the MOU and the Possible Acquisition had been disclosed in an announcement of the Company dated 26 February 2014.

39. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 31 March 2014.

38. 報告期後事件(續)

(b) (續)

訂立諒解備忘錄並不對其訂約各方構成任何具法律約束力的承諾，而可能收購事項須待本公司與撫順恒昇訂立正式買賣協議後，方告完成。

諒解備忘錄及可能收購事項的詳情披露於本公司日期為二零一四年二月二十六日的公告。

39. 財務報表的批准

董事會已於二零一四年三月三十一日批准及授權刊發本財務報表。