



FUTURE BRIGHT HOLDINGS LIMITED

佳景集團有限公司*

(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)

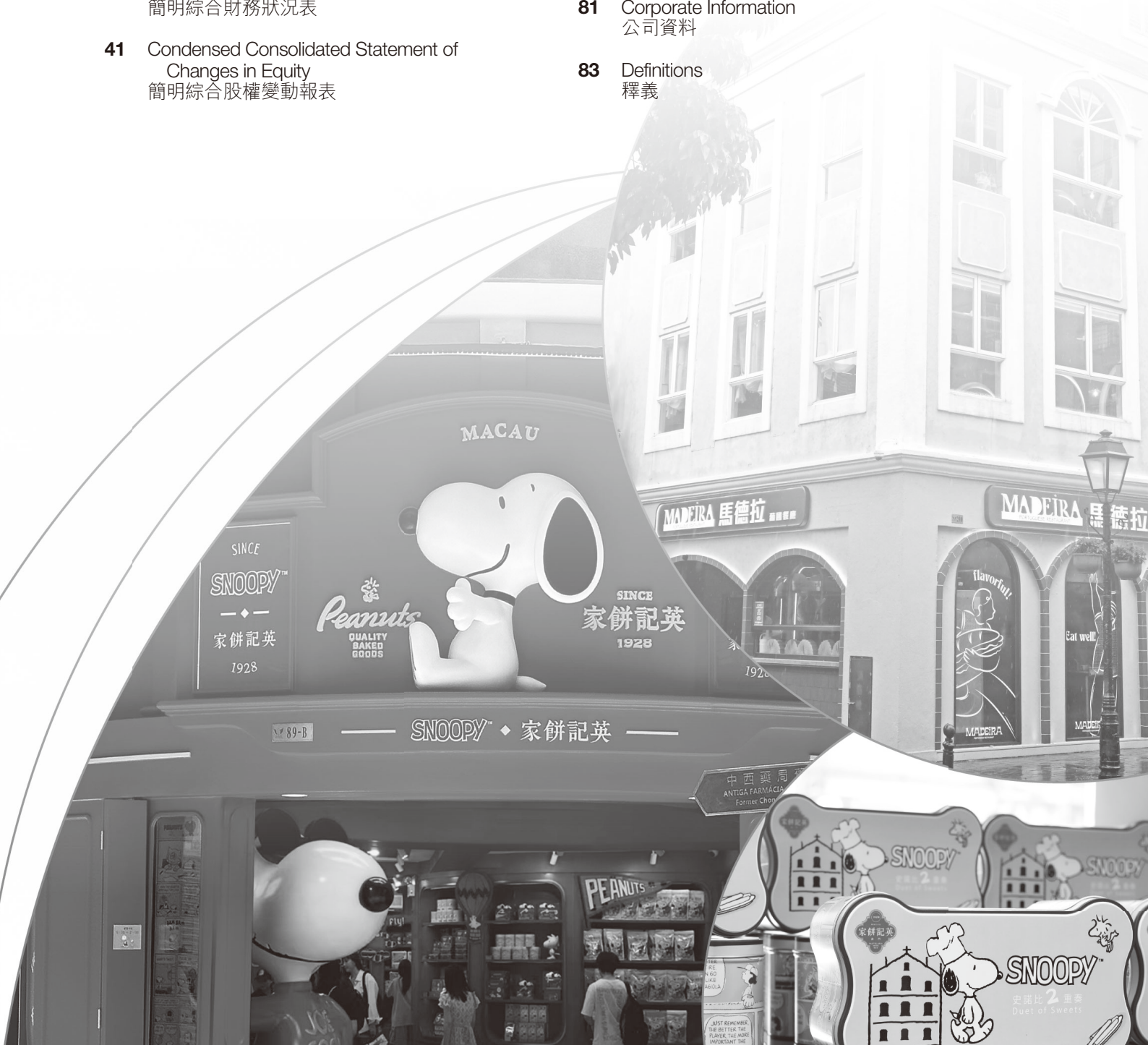
(Stock code 股份代號：703)

2024 INTERIM REPORT 中期報告



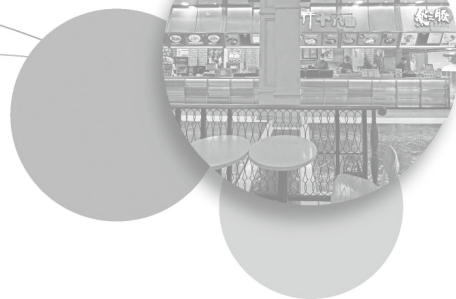
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Financial Highlights

財務摘要



For the six months ended 30 June
截至六月三十日止六個月

| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 | Change 變動 %百分比 |
|--|------------|---|--|--------------------------|
| Turnover | 營業額 | 225,243 | 232,591 | -3.2% |
| Gross margin | 毛利 | 169,112 | 171,927 | -1.6% |
| Gross operating profit | 經營毛利 | 49,736 | 64,615 | -23.0% |
| EBITDA | EBITDA | 44,884 | 61,593 | -27.1% |
| Profit attributable to owners of the Company | 本公司擁有人應佔溢利 | 536 | 24,341 | -97.8% |
| Net Ordinary Operating Profit | 普通經營溢利淨額 | 536 | 24,341 | -97.8% |
| Basic profit per share | 每股基本溢利 | HK0.08 cents 0.08港仙 | HK3.50 cents 3.50港仙 | -97.8% |
| | | As at 30 June 2024 於二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | As at 31 December 2023 於二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 | Change 變動 %百分比 |
| Total assets | 資產總額 | 990,512 | 1,003,720 | -1.3% |
| Net assets | 資產淨額 | 358,766 | 356,127 | +0.7% |
| Net assets per share | 每股資產淨額 | HK\$0.517 0.517港元 | HK\$0.513 0.513港元 | +0.7% |
| Gearing ratio | 資產負債比率 | 168.4% | 170.0% | -1.6% |
| Total assets/total liabilities ratio | 總資產／總負債比率 | 1.57 | 1.55 | +1.3% |

Chairman's Statement

主席報告



The Directors are pleased to present to our Shareholders this interim report of the Group for the Period.

In the Period, the Group has recorded a decrease in turnover of some 3.2% from its businesses due to the closure of restaurants in Mainland China and a decrease in per-capita spending of visitors, although there was an increase in the level of visitor arrivals to Macau and Hong Kong with the recovery of tourism. The Group recorded a profit attributable to owners of the Company of some HK\$0.5 million in the Period, as compared to a profit attributable to owners of the Company of HK\$24.3 million of the same period of last year, representing a period-on-period decrease of approximately 97.8%.

The Group's profit attributable to the owners of the Company of some HK\$0.5 million in the Period has been mainly attributable to (i) a loss attributable to owners of the Group's food and catering business of some HK\$4.2 million, (ii) a profit attributable to owners of the Group's food souvenir business of some HK\$3.4 million and (iii) a profit attributable to owners of the Group's property investment business of some HK\$4.0 million.

The Group has also recorded for the Period:

- (i) a decrease of some 3.2% in turnover as compared to that of the same period of 2023;
- (ii) decrease of some 7.6% in cost of sales (food costs), increase of some 11.4% in direct operating expenses, of some 5.7% in administrative expenses, and of some 22.8% in finance costs, as compared to that of the same period of 2023;

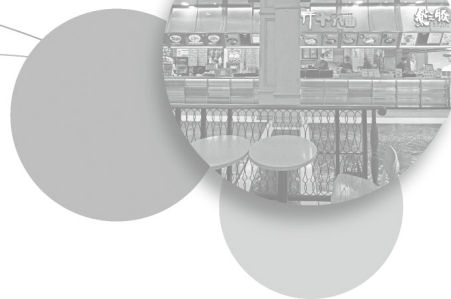
董事欣然向各股東提呈本集團本期間之本中期報告。

於本期間，儘管澳門及香港訪客人數隨著旅遊復甦有所增加，但因位於中國大陸之餐廳結業及旅客人均消費下降，本集團業務之營業額錄得跌幅約3.2%。本集團於本期間錄得本公司擁有人應佔溢利約500,000港元，而去年同期本公司擁有人應佔溢利為24,300,000港元，按期減少約97.8%。

於本期間，本集團錄得本公司擁有人應佔溢利約500,000港元，主要歸因於(i)本集團食物及餐飲業務擁有人應佔虧損約4,200,000港元；(ii)本集團食品手信業務擁有人應佔溢利約3,400,000港元及(iii)本集團物業投資業務擁有人應佔溢利約4,000,000港元。

本集團於本期間亦錄得：

- (i) 營業額較二零二三年同期下降約3.2%；
- (ii) 與二零二三年同期相比，銷售成本(食物成本)下降約7.6%、直接經營開支上升約11.4%、行政開支上升約5.7%及財務成本上升約22.8%；



- | | |
|---|--|
| (iii) 22.0% in gross operating profit ratio as compared to that gross operating profit ratio of 27.8% for the same period of 2023; | (iii) 經營毛利率為22.0%，而二零二三年同期經營毛利率則為27.8%； |
| (iv) a profit attributable to owners of the Company of some HK\$0.5 million as compared to a profit attributable to owners of the Company of some HK\$24.3 million for the same period of 2023; | (iv) 本公司擁有人應佔溢利約500,000港元，而二零二三年同期本公司擁有人應佔溢利約為24,300,000港元； |
| (v) a gross margin ratio of some 75.1% with an EBITDA at some HK\$44.8 million as against a gross margin ratio of some 73.9% with an EBITDA at some HK\$61.6 million for the same period of 2023; | (v) 毛利率約75.1%，EBITDA約44,800,000港元，而二零二三年同期毛利率約為73.9%，EBITDA約為61,600,000港元； |
| (vi) a decrease of some 1.6% in the same store performance of its restaurants and industrial catering business, and an increase of some 9.8% in the same store performance of its food souvenir business, as compared to that of the same period of 2023; and | (vi) 與二零二三年同期相比，其餐廳及工業餐飲業務同店表現下跌約1.6%，食品手信業務同店表現則提升約9.8%；及 |
| (vii) the Net Ordinary Operating Profit of some HK\$0.5 million, as against a Net Ordinary Operating Profit of some HK\$24.3 million for the same period of 2023. | (vii) 普通經營溢利淨額約500,000港元，而二零二三年同期普通經營溢利淨額約為24,300,000港元。 |

As at 30 June 2024, the Group has not recorded any fair value gain/loss in respect of the Key Investment Property which has been valued by an independent professional valuer at some HK\$558.0 million (31 December 2023: HK\$558.0 million).

於二零二四年六月三十日，本集團並無就主要投資物業錄得任何公允價值收益／虧損，該物業已由一名獨立專業估值師進行估值，估價約為558,000,000港元（二零二三年十二月三十一日：558,000,000港元）。

After considering the Group's financial position and in order to preserve cashflow for the Group's working capital, the Directors do not propose to declare and pay out any interim dividend in respect of the Period.

考慮到本集團之財務狀況及為保留現金流量用作本集團之營運資金，董事不建議就本期間宣派及派付任何中期股息。

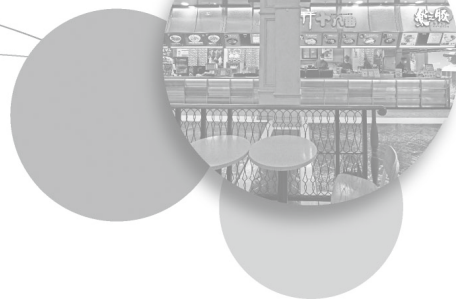


Even though the pandemic has passed and despite an increase in the level of visitor arrivals to Macau and Hong Kong with the recovery of tourism, the challenges faced by the food and catering industry still persist. With sluggish economic recovery and cautious visitors' spending, and a change in the consumption behaviour of Mainland China visitors to Macau and Hong Kong, the growth momentum of the Group's food and catering business has slowed going into 2024. In addition, with the implementation of the "Northbound Travel for Hong Kong Vehicles" scheme and normal cross-border travel by Hong Kongers to Mainland China has created a consumption boom by northbound travel of Hong Kongers in the Greater Bay Area. This has led to a shift in consumer spending patterns, as more Hong Kongers are choosing to spend their weekends and holidays in Mainland China. The retail and food and catering industry in Hong Kong are all facing challenges due to outflow of consumer spending.

In Macau, the "Northbound Travel for Macau Vehicles" scheme and northbound travel of Macau residents has led to a noticeable shift in consumption behavior as many Macau residents are traveling to nearby cities like Zhuhai for shopping and dining with the availability of diverse dining options at lower prices. This shift has affected the food and catering business especially in the residential areas of Macau, as local restaurants have reported a decline in business and posed challenges for local restaurants which are struggling to maintain their customer base. However, Macau is a popular tourist destination with its diverse range of attractions, including large-scale world-class integrated resorts, iconic landmarks offering an unique blend of entertainment, gaming, cultural attractions and culinary experience to many tourists travelling from around the world. In the Period, the level of visitor arrivals to Macau has recorded an increase of 43.5%, with a total of 16,719,983 visitors to Macau have been recorded as compared to 11,645,877 visitors in the same period of 2023. The level of visitor arrivals to Macau has already reached 82% of pre-pandemic levels. It is estimated that the level of visitor arrivals will continue to increase for the full year of 2024.

縱使疫情已過，澳門及香港訪客人數隨著旅遊復甦有所增加，惟食物及餐飲業仍面臨重重挑戰。經濟復甦緩慢、訪客消費謹慎，加上到訪港澳之中國大陸消費者消費習慣轉變，本集團食物及餐飲業務之增長勢頭於進入二零二四年時放緩。此外，隨著「港車北上」計劃實施及香港市民日常到中國大陸跨境遊，香港市民北上到大灣區遊玩，掀起消費熱潮，越來越多香港市民選擇於中國大陸度過週末及假期，導致消費者之消費模式轉變。香港零售業以及食物及餐飲業因消費支出外流而面臨挑戰。

澳門方面，受「澳車北上」計劃及澳門居民北上之影響，大量澳門居民前往珠海市等鄰近城市購物及用餐，用餐選擇豐富、價格更低，使消費習慣明顯轉變。此轉變對澳門之食物及餐飲業務造成影響，尤其位於澳門住宅區之餐飲業務受影響更甚，本地餐廳表示業務下滑，竭力維持客戶群之本地餐廳面臨挑戰。然而，澳門是聞名旅遊勝地，大型世界級綜合度假村、著名地標等景點眾多，為世界各地旅客提供集合娛樂、博彩、文化及美食之獨特體驗。於本期間，澳門訪客人數上升43.5%，澳門訪客人數合共16,719,983人次，而二零二三年同期則為11,645,877人次。澳門訪客人數已達到疫前水平之82%。據估計，二零二四年全年訪客人數將會繼續上升。



With the Hong Kong-Zhuhai-Macau Bridge and the recently opened Shenzhen-Zhongshan Bridge, it is expected to have a positive impact on tourism and economic development in the Guangdong-Hong Kong-Macau Greater Bay Area. It will reduce travelling time, boost exchanges and economic development and improving connectivity and logistics between the cities in the Greater Bay Area. With the reduced travelling time, it will benefit both tourists and business travellers. The Shenzhen-Zhongshan bridge is expected to attract more tourists from Mainland China to travel to Hong Kong more frequently. It will also allow overseas tourists to visit Hong Kong and other Mainland China cities in one trip when more multi-destination travel packages are being promoted.

In the Period, the Group's food and catering business in Macau have underperformed as compared to an increase in the level of visitor arrivals, where a total of 16,719,983 visitors to Macau have been recorded with an increase of 43.5%, as compared to 11,645,877 visitors in the same period of 2023. The performance of the Group's food souvenir business in Macau is in line with the increase in the level of visitor arrivals.

In the Period, the Group has re-opened 3 food court counters in the Macau International Airport and opened 1 Snoopy themed food souvenir shop in Macau. The Group has closed 5 food court counters at K11 Musea Hong Kong, 1 food court counter at West Kowloon Station Hong Kong and 1 Chinese restaurant in Macau. It has also opened 1 western restaurant in Macau in July 2024 and 2 food court counters in Hong Kong in August 2024. Detailed breakdown of the performance of the Group's different restaurants during the Period is set out in the section headed "Management Discussion and Analysis" on pages 9 to 37 of this interim report. Details of the list of the restaurants of this business are set out in the section headed "List of Restaurants/Food Court Counters/Stores" on pages 75 to 79 of this interim report.

In the Period, the Group's industrial catering business has declined. The Group's industrial catering business has recorded a total turnover of some HK\$9.2 million, representing a decrease of some 13.2%, as compared to some HK\$10.6 million for the same period of 2023. In the Period, the Group's food wholesale business has declined and has recorded a total turnover of some HK\$5.6 million, representing a decrease of some 5.1% as compared to some HK\$5.9 million for the same period of 2023.

港珠澳大橋及近期開通之深中大橋有望對粵港澳大灣區之旅遊業及經濟發展帶來正面影響。其將在大灣區內縮短旅遊時間、促進交流及經濟發展，並加強大灣區各城市之間的聯繫及物流。旅遊時間縮短將惠及旅客及商務旅客。預期深中大橋將吸引更多中國大陸旅客更頻密前往香港旅遊，當多站式旅遊套餐推廣時，海外旅客亦可同時到訪香港及其他中國大陸城市。

於本期間，本集團之食物及餐飲業務表現與澳門訪客人數增幅相比未如理想，澳門訪客人數合共16,719,983人次，增幅43.5%，而二零二三年同期為11,645,877人次。本集團之澳門食品手信業務表現與訪客人數增幅一致。

於本期間，本集團在澳門國際機場重開3個美食廣場櫃位，並於澳門開設1間史努比(Snoopy)主題食品手信店。本集團已關閉香港K11 Musea之5個美食廣場櫃位，香港西九龍站之1個美食廣場櫃位及澳門之1間中式餐廳。其亦於二零二四年七月在澳門開設1間西式餐廳，且於二零二四年八月在香港開設2個美食廣場櫃位。有關本集團於本期間不同餐廳之表現明細詳情載於本中期報告第9至37頁之「管理層論述及分析」一節。有關該業務之餐廳一覽表詳情載於本中期報告第75至79頁之「餐廳／美食廣場櫃位／店舖一覽表」一節。

於本期間，本集團之工業餐飲業務有所下滑。本集團之工業餐飲業務錄得總營業額約9,200,000港元，較二零二三年同期約10,600,000港元下降約13.2%。於本期間，本集團之食品批發業務下滑，錄得總營業額約5,600,000港元，較二零二三年同期約5,900,000港元下降約5.1%。



The Group's food souvenir business has recorded an increase in turnover (in terms of volume and geographical areas) and achieved a profit in the Period, which was mainly attributable to the increase in retail business and total visitor arrivals to Macau and increase in wholesale and OEM business. The Group's food souvenir business has the following results:

於本期間，本集團食品手信業務之營業額於數量及地區方面錄得上升並錄得溢利，主要歸因於零售業務及澳門訪客總人數增加以及批發及代工生產業務增加。本集團食品手信業務之業績如下：

For the six months ended 30 June

截至六月三十日止六個月

2024

2023

二零二四年

二零二三年

HK\$'million

HK\$'million

百萬港元

百萬港元

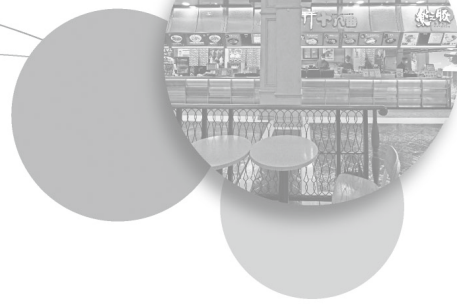
| | | | |
|-------------------------------|-------------|-------------|--------|
| Macau | 澳門 | 32.1 | 27.6 |
| Mainland China | 中國大陸 | 1.0 | 0.9 |
| Hong Kong | 香港 | 2.4 | 2.3 |
| Other countries | 其他國家 | 3.5 | 1.8 |
| Total Turnover | 總營業額 | 39.0 | 32.6 |
| Cost of sales | 銷售成本 | (10.1) | (8.6) |
| Gross margin | 毛利 | 28.9 | 24.0 |
| Direct operating expenses | 直接經營開支 | (20.9) | (15.2) |
| Gross operating profit | 經營毛利 | 8.0 | 8.8 |

Details of the financial analysis of this business are set out in the section headed "Management Discussion and Analysis" on pages 9 to 37 of this interim report. Details of the list of shops and kiosks of this business are set out in the section headed "List of Food Souvenir Shops/Kiosks" on page 80 of this interim report.

有關該業務財務分析之詳情載於本中期報告第9至37頁之「管理層論述及分析」一節。有關該業務店舖及銷售亭一覽表之詳情載於本中期報告第80頁之「食品手信店／銷售亭一覽表」一節。

The Group has in the Period continued to receive steady rental income from its Key Investment Property with a total of rental income of some HK\$10.0 million.

本集團於本期間繼續從其主要投資物業收取穩定租金收入，租金收入總額約為10,000,000港元。



With an increase in the level of visitor arrivals to Macau and Hong Kong, the Group's food and catering business and food souvenir business has been able to benefit from such tourism recovery. Although the economy has been recovering, the Group still faces different challenges such as decline in consumers spending power, intense competition, rising operating costs and changing consumer preferences in the food and catering industry. Management is constantly monitoring the market condition and consumer behaviour and adjusting its business strategies and operations to improve its food quality and services, and to strengthen its brands competitiveness and market position. By constantly improving our menu and food quality and services, the Group is committed to delivering excellent dining experiences to different customer segments and the Group's business can continue to grow and thrive.

Management takes this opportunity to thank all of the staffs of the Group for their contributions in the Period and look forward to their ongoing contributions in the years ahead.

CHAN SEE KIT, JOHNNY

Chairman

Hong Kong
26 August 2024

隨著澳門及香港訪客人數增加及旅遊復甦使本集團之食物及餐飲業務以及食品手信業務從中受益。儘管經濟正在復甦，本集團仍面臨食物及餐飲業之不同挑戰，例如消費者消費力下降、競爭加劇、營運成本上漲及消費者喜好變化等。管理層一直密切監察市場情況及消費者行為，並調整業務策略及營運，以提升食物質素及服務和提高品牌競爭力及市場地位。透過不斷完善菜餚選擇以及提升食物質素及服務，本集團致力於為不同客戶群提供卓越的用餐體驗，推動本集團業務更上一層樓。

管理層藉此機會感謝本集團全體員工於本期間所付出的努力，並期盼彼等日後繼續貢獻所長。

主席

陳思杰

香港
二零二四年八月二十六日

Management Discussion and Analysis

管理層論述及分析



INTERIM DIVIDEND

No interim dividend has been recommended for the Period (For the six months ended 30 June 2023: nil).

No dividend was declared or paid for the last two interim periods.

FINANCIAL REVIEW

Turnover

The turnover of the Group for the Period was approximately HK\$225.2 million, representing a decrease of approximately 3.2%, as compared to the same period of 2023 of approximately HK\$232.6 million. The decrease in turnover was mainly attributable to the closure of restaurants in Mainland China in the last year. The Group's restaurants, food industrial catering business and food souvenir business recorded a decrease of approximately 1.6% in the same store performance in the Period as compared to the same period of 2023. Further details on the Group's business performance are set out below and in the section headed "Chairman's Statement" on pages 3 to 8 of this interim report.

Below is a table of comparison of the turnover of the first and second quarters of 2024 and 2023:

中期股息

本集團不建議就本期間派發中期股息(截至二零二三年六月三十日止六個月：無)。

過去兩個中期期間概無宣派或派付股息。

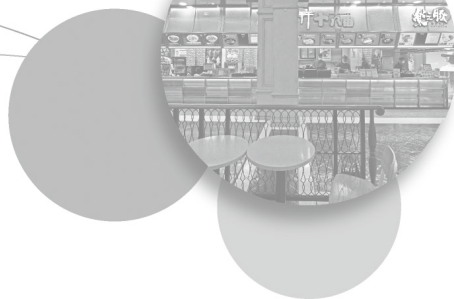
財務回顧

營業額

本集團於本期間之營業額約為225,200,000港元，較二零二三年同期約232,600,000港元減少約3.2%。營業額減少主要歸因於去年位於中國大陸之餐廳結業。於本期間，本集團餐廳、食物工業餐飲業務及食品手信業務之同店表現較二零二三年同期下降約1.6%。本集團業務表現之進一步詳情載列如下，並載於本中期報告第3至8頁之「主席報告」一節。

下表為二零二四年及二零二三年第一及第二季度之營業額比較：

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
|----------------|------|---------------------------------------|--------------------------|---------------------------------------|
| TURNOVER | 營業額 | | | |
| First quarter | 第一季度 | 119.7 | +8.9% | 109.9 |
| Second quarter | 第二季度 | 105.5 | -14.0% | 122.7 |
| The Period | 本期間 | 225.2 | -3.2% | 232.6 |

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Below is a table of comparison of turnover of the first quarter of 2024 and 2023:

財務回顧 – 續**營業額 – 續**

下表為二零二四年及二零二三年第一季度之營業額比較：

| | | For the three months ended 31 March | | |
|--------------------------------|-------------|--|---------------|---------------------|
| | | 截至三月三十一日止三個月 | | |
| | | 2024 | Change | 2023 |
| | | 二零二四年 | 變動 | 二零二三年 |
| | | HK\$'million | % | HK\$'million |
| | | 百萬港元 | 百分比 | 百萬港元 |
| TURNOVER – First quarter | 營業額 – 第一季度 | | | |
| Restaurants: | 餐廳： | | | |
| Japanese restaurants | 日式餐廳 | 26.5 | -21.1% | 33.6 |
| Chinese restaurants | 中式餐廳 | 9.5 | -12.0% | 10.8 |
| Western restaurants | 西式餐廳 | – | -100.0% | 2.2 |
| Food court counters | 美食廣場櫃位 | 36.4 | +92.6% | 18.9 |
| Franchise restaurants (note 1) | 特許經營餐廳(附註1) | 15.2 | -10.6% | 17.0 |
| | | 87.6 | +6.2% | 82.5 |
| Industrial catering (note 2) | 工業餐飲(附註2) | 4.4 | -13.7% | 5.1 |
| Food wholesale | 食品批發 | 2.9 | +7.4% | 2.7 |
| Food and catering business | 食物及餐飲業務 | 94.9 | +5.1% | 90.3 |
| Food souvenir business | 食品手信業務 | 19.8 | +35.6% | 14.6 |
| Property investment business | 物業投資業務 | 5.0 | – | 5.0 |
| Total | 總計 | 119.7 | +8.9% | 109.9 |



FINANCIAL REVIEW – Continued

Turnover – Continued

Below is a table of comparison of turnover of the second quarter of 2024 and 2023:

財務回顧 – 續

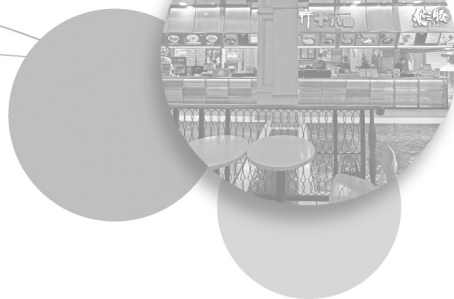
營業額 – 續

下表為二零二四年及二零二三年第二季度之營業額比較：

For the three months ended 30 June

截至六月三十日止三個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|--------------------------------|-------------|---------------------------------------|-------------------|---------------------------------------|
| TURNOVER – Second quarter | 營業額 – 第二季度 | | | |
| Restaurants: | 餐廳： | | | |
| Japanese restaurants | 日式餐廳 | 22.6 | -33.3% | 33.9 |
| Chinese restaurants | 中式餐廳 | 7.4 | -37.8% | 11.9 |
| Western restaurants | 西式餐廳 | – | -100.0% | 1.8 |
| Food court counters | 美食廣場櫃位 | 30.6 | +16.8% | 26.2 |
| Franchise restaurants (note 1) | 特許經營餐廳(附註1) | 13.2 | -23.3% | 17.2 |
| | | 73.8 | -18.9% | 91.0 |
| Industrial catering (note 2) | 工業餐飲(附註2) | 4.8 | -12.7% | 5.5 |
| Food wholesale | 食品批發 | 2.7 | -15.6% | 3.2 |
| Food and catering business | 食物及餐飲業務 | 81.3 | -18.5% | 99.7 |
| Food souvenir business | 食品手信業務 | 19.2 | +6.7% | 18.0 |
| Property investment business | 物業投資業務 | 5.0 | – | 5.0 |
| Total | 總計 | 105.5 | -14.0% | 122.7 |

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Below is a table of comparison of the Group's turnover for the six months ended 30 June 2024 and 2023:

財務回顧 – 續**營業額 – 續**

下表為本集團於截至二零二四年及二零二三年六月三十日止六個月之營業額比較：

For the six months ended 30 June

截至六月三十日止六個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|--------------------------------|-------------|---------------------------------------|-------------------|---------------------------------------|
| TURNOVER – The Period | 營業額 – 本期間 | | | |
| Restaurants: | 餐廳： | | | |
| Japanese restaurants | 日式餐廳 | 49.1 | -27.3% | 67.5 |
| Chinese restaurants | 中式餐廳 | 16.9 | -25.6% | 22.7 |
| Western restaurants | 西式餐廳 | – | -100.0% | 4.0 |
| Food court counters | 美食廣場櫃位 | 67.0 | +48.6% | 45.1 |
| Franchise restaurants (note 1) | 特許經營餐廳(附註1) | 28.4 | -17.0% | 34.2 |
| | | 161.4 | -7.0% | 173.5 |
| Industrial catering (note 2) | 工業餐飲(附註2) | 9.2 | -13.2% | 10.6 |
| Food wholesale | 食品批發 | 5.6 | -5.1% | 5.9 |
| Food and catering business | 食物及餐飲業務 | 176.2 | -7.3% | 190.0 |
| Food souvenir business | 食品手信業務 | 39.0 | +19.6% | 32.6 |
| Property investment business | 物業投資業務 | 10.0 | – | 10.0 |
| Total | 總計 | 225.2 | -3.2% | 232.6 |

Note 1: The turnover of "Franchise restaurants" included turnover from the Group's Pacific Coffee shops, Pepper Lunch, Bari-Uma and Fu-Un-Maru.

附註1：有關「特許經營餐廳」之營業額包括來自本集團太平洋咖啡店、胡椒廚房、広島霸嗎拉麵及風雲丸之營業額。

Note 2: The turnover of "Industrial catering" included turnover from canteen at International School of Macau and lunch box catering service.

附註2：有關「工業餐飲」之營業額包括來自澳門國際學校飯堂及午膳服務之營業額。



FINANCIAL REVIEW – Continued

Turnover – Continued

Details of the Group's same store performance (note 3) of its restaurants, industrial catering business and food souvenir business in terms of turnover for the first and second quarters of 2024 and 2023 are as follows:

財務回顧 – 續

營業額 – 續

本集團之餐廳、工業餐飲業務及食品手信業務於二零二四年及二零二三年第一及第二季度按營業額計之同店表現(附註3)詳情如下:

For the three months ended 31 March

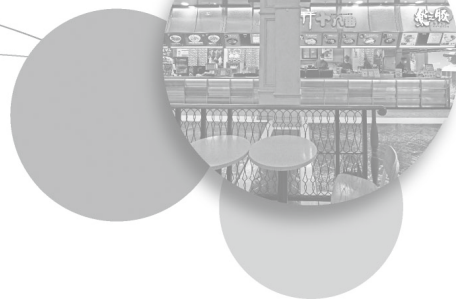
截至三月三十一日止三個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|--|-----------|---------------------------------------|-------------------|---------------------------------------|
| SAME STORE TURNOVER | 同店營業額 | | | |
| – First quarter | – 第一季度 | | | |
| Restaurants: | 餐廳: | | | |
| Japanese restaurants | 日式餐廳 | 26.5 | -14.2% | 30.9 |
| Chinese restaurants | 中式餐廳 | 9.5 | +137.5% | 4.0 |
| Western restaurants | 西式餐廳 | – | -100.0% | 0.2 |
| Food court counters | 美食廣場櫃位 | 30.3 | +60.3% | 18.9 |
| Franchise restaurants | 特許經營餐廳 | 14.7 | +2.1% | 14.4 |
| | | 81.0 | +18.4% | 68.4 |
| Industrial catering | 工業餐飲 | 4.4 | -13.7% | 5.1 |
| Restaurants and industrial catering business | 餐廳及工業餐飲業務 | 85.4 | +16.2% | 73.5 |
| Food souvenir business | 食品手信業務 | 18.3 | +25.3% | 14.6 |
| | | 103.7 | +17.7% | 88.1 |

For the three months ended 30 June

截至六月三十日止三個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|--|-----------|---------------------------------------|-------------------|---------------------------------------|
| SAME STORE TURNOVER | 同店營業額 | | | |
| – Second quarter | – 第二季度 | | | |
| Restaurants: | 餐廳: | | | |
| Japanese restaurants | 日式餐廳 | 22.6 | -28.0% | 31.4 |
| Chinese restaurants | 中式餐廳 | 6.4 | -5.9% | 6.8 |
| Western restaurants | 西式餐廳 | – | – | – |
| Food court counters | 美食廣場櫃位 | 28.0 | +49.7% | 18.7 |
| Franchise restaurants | 特許經營餐廳 | 12.7 | -14.2% | 14.8 |
| | | 69.7 | -2.8% | 71.7 |
| Industrial catering | 工業餐飲 | 4.8 | -12.7% | 5.5 |
| Restaurants and industrial catering business | 餐廳及工業餐飲業務 | 74.5 | -3.5% | 77.2 |
| Food souvenir business | 食品手信業務 | 17.6 | -1.7% | 17.9 |
| | | 92.1 | -3.2% | 95.1 |


FINANCIAL REVIEW – Continued
Turnover – Continued

Details of the Group's same store performance (note 3) of its restaurants, industrial catering business and food souvenir business in terms of turnover for the six months ended 30 June of 2024 and 2023 are as follows:

財務回顧 – 續
營業額 – 續

本集團餐廳、工業餐飲業務及食品手信業務於截至二零二四年及二零二三年六月三十日止六個月按營業額計之同店表現(附註3)詳情如下：

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|---|----------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| SAME STORE TURNOVER – The Period | 同店營業額 – 本期間 | | | |
| Restaurants: | 餐廳： | | | |
| Japanese restaurants | 日式餐廳 | 49.1 | –21.4% | 62.5 |
| Chinese restaurants | 中式餐廳 | 13.7 | +26.9% | 10.8 |
| Western restaurants | 西式餐廳 | – | –100.0% | 0.2 |
| Food court counters | 美食廣場櫃位 | 43.6 | +35.8% | 32.1 |
| Franchise restaurants | 特許經營餐廳 | 27.5 | –6.1% | 29.3 |
| | | 133.9 | –0.7% | 134.9 |
| Industrial catering | 工業餐飲 | 9.2 | –13.2% | 10.6 |
| Restaurants and industrial catering business | 餐廳及工業 餐飲業務 | 143.1 | –1.6% | 145.5 |
| Food souvenir business | 食品手信業務 | 35.8 | +9.8% | 32.6 |
| | | 178.9 | +0.4% | 178.1 |

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2024 and 2023 only.

附註3：同店表現僅按二零二四年及二零二三年同期營業之該等餐廳/店舖/商舖作比較。

Below is a table of comparison of the turnover of the Group by geographical locations of the first quarter of 2024 and 2023:

下表為本集團於二零二四年及二零二三年第一季度按地理位置劃分之營業額比較：

| | | For the three months ended 31 March 截至三月三十一日止三個月 | | |
|--------------------------|------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| TURNOVER – First quarter | 營業額 – 第一季度 | | | |
| Macau | 澳門 | 88.8 | +9.4% | 81.2 |
| Hong Kong | 香港 | 30.9 | +44.4% | 21.4 |
| Mainland China | 中國大陸 | – | –100.0% | 7.3 |
| Total | 總計 | 119.7 | +8.9% | 109.9 |



FINANCIAL REVIEW – Continued

Turnover – Continued

Below is a table of comparison of the turnover of the Group by geographical locations of the second quarter of 2024 and 2023:

| | | For the three months ended 30 June 截至六月三十日止三個月 | | |
|---------------------------|------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| TURNOVER – Second quarter | 營業額 – 第二季度 | | | |
| Macau | 澳門 | 81.5 | -8.4% | 89.0 |
| Hong Kong | 香港 | 24.0 | -11.4% | 27.1 |
| Mainland China | 中國大陸 | - | -100.0% | 6.6 |
| Total | 總計 | 105.5 | -14.0% | 122.7 |

Below is a table of comparison of the turnover of the Group by geographical locations of the six months ended 30 June of 2024 and 2023:

財務回顧 – 續

營業額 – 續

下表為本集團於二零二四年及二零二三年第二季度按地理位置劃分之營業額比較：

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|-----------------------|-----------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| TURNOVER – The Period | 營業額 – 本期間 | | | |
| Macau | 澳門 | 170.3 | +0.1% | 170.2 |
| Hong Kong | 香港 | 54.9 | +13.2% | 48.5 |
| Mainland China | 中國大陸 | - | -100.0% | 13.9 |
| Total | 總計 | 225.2 | -3.2% | 232.6 |



FINANCIAL REVIEW – Continued

Gross Margin (the Group's Turnover less Cost of Sales)

The gross margin (being the turnover less cost of sales) of the Group for the Period was approximately HK\$169.1 million, representing a decrease of approximately 1.6%, as compared to the same period of 2023 of approximately HK\$171.9 million. The gross margin ratio for the Period was about 75.1%, with an increase of about 1.2% compared to the same period of 2023 of 73.9%. The increase in gross margin was mainly due to the effective cost control measures for the Period.

Below is a table of comparison of the gross margins (as described above) of the Group for the first and second quarters of 2024 and 2023:

財務回顧 – 續

毛利(本集團營業額減銷售成本)

於本期間，本集團之毛利(即營業額減銷售成本)約為169,100,000港元，較二零二三年同期約171,900,000港元減少約1.6%。本期間毛利率約為75.1%，較二零二三年同期的73.9%上升約1.2%。毛利增加乃主要歸因於本期間成本控制措施行之有效。

下表為本集團於二零二四年及二零二三年第一及第二季度之毛利(如上文所述)比較：

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
|--|------------------------|---------------------------------------|--------------------------|---------------------------------------|
| GROSS MARGIN | 毛利 | | | |
| First quarter | 第一季度 | 89.9 | +11.1% | 80.9 |
| Second quarter | 第二季度 | 79.2 | -13.0% | 91.0 |
| The Period | 本期間 | 169.1 | -1.6% | 171.9 |
| Gross margin ratio (Gross margin over turnover) for the Period (%) | 本期間毛利率 (毛利除以營業額)(%) | 75.1% | +1.2% | 73.9% |



FINANCIAL REVIEW – Continued

Gross Operating Profit (the Group's Turnover less Cost of Sales and Direct Operating Costs)

The gross operating profit (being the turnover less cost of sales and direct operating costs) of the Group for the Period was approximately HK\$49.7 million, representing a decrease of approximately 23.0%, as compared to the same period of 2023 of gross operating profit of approximately HK\$64.6 million. The gross operating profit ratio for the Period was about 22.1% as compared to the same period of a gross operating profit ratio of 2023 of 27.8%. Such decrease was mainly due to the increase in the direct operating costs for the Period.

Below is a table of comparison of the gross operating profit (as described above) of the Group for the first and second quarters of 2024 and 2023:

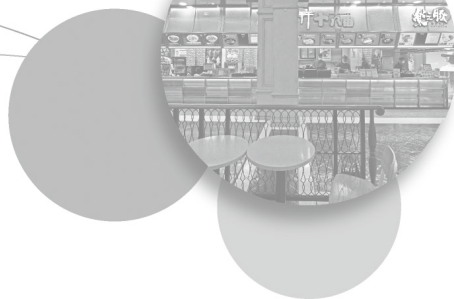
財務回顧 – 續

經營毛利(本集團營業額減銷售成本及直接經營成本)

本集團於本期間經營毛利(即營業額減銷售成本及直接經營成本)約為49,700,000港元,較二零二三年同期經營毛利約64,600,000港元減少約23.0%。本期間經營毛利率約為22.1%,而二零二三年同期經營毛利率則為27.8%。該減少主要歸因於本期間之直接經營成本增加。

下表為本集團於二零二四年及二零二三年第一及第二季度之經營毛利(如上文所述)比較:

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
|--|----------------------------|---------------------------------------|--------------------------|---------------------------------------|
| GROSS OPERATING PROFIT | 經營毛利 | | | |
| First quarter | 第一季度 | 31.4 | +4.0% | 30.2 |
| Second quarter | 第二季度 | 18.3 | -46.8% | 34.4 |
| The Period | 本期間 | 49.7 | -23.0% | 64.6 |
| Gross operation profit ratio (Gross operating profit over turnover) for the Period (%) | 本期間經營毛利率 (經營毛利除以營業額)(%) | 22.1% | -5.7% | 27.8% |



FINANCIAL REVIEW – Continued

EBITDA

The Group's EBITDA for the Period was some HK\$44.8 million, representing a decrease of approximately 27.1%, as compared to the same period of 2023 of the EBITDA of approximately HK\$61.6 million. Such decrease was mainly attributable to the decrease in the Group's turnover and the Group's gross operating profit. The EBITDA and EBITDA ratios for the six months ended 30 June of 2024 and 2023 are as follows:

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|-----------------------------------|------------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| EBITDA | EBITDA | 44.8 | -27.1% | 61.6 |
| EBITDA against turnover ratio (%) | EBITDA相對營業額比率(%) | 19.9% | -6.6% | 26.5% |

Net Profit

The profit attributable to owners of the Company for the Period was approximately HK\$0.5 million, representing a decrease of approximately 97.8%, as compared to the same period of 2023 of a profit attributable to owners of the Company of approximately HK\$24.3 million. The profit for the Period was mainly attributable to (i) a loss of some HK\$4.2 million from its food and catering business, (ii) a profit of some HK\$3.4 million from food souvenir business and (iii) a profit of some HK\$4.0 million from its property investment business. The decrease in profit attributable to owners of the Company for the Period was due to increased direct operating expenses, administrative expenses, finance costs and some impairment costs resulting from closure of restaurants.

The profit attributable to owners of the Company and profit attributable to owners of the Company against turnover ratios for the six months ended 30 June of 2024 and 2023 are as follows:

財務回顧 – 續

EBITDA

本集團於本期間之EBITDA約為44,800,000港元，較二零二三年同期EBITDA約61,600,000港元減少約27.1%。該減幅主要歸因於本集團營業額及本集團經營毛利減少。截至二零二四年及二零二三年六月三十日止六個月之EBITDA及EBITDA比率如下：

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|-----------------------------------|------------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| EBITDA | EBITDA | 44.8 | -27.1% | 61.6 |
| EBITDA against turnover ratio (%) | EBITDA相對營業額比率(%) | 19.9% | -6.6% | 26.5% |

溢利淨額

於本期間，本公司擁有人應佔溢利約為500,000港元，較二零二三年同期本公司擁有人應佔溢利約24,300,000港元減少約97.8%。本期間溢利主要歸因於(i)食物及餐飲業務錄得虧損約4,200,000港元；(ii)食品手信業務錄得溢利約3,400,000港元；及(iii)物業投資業務錄得溢利約4,000,000港元。本期間本公司擁有人應佔溢利減少是由於直接經營開支、行政開支、財務成本增加及餐廳結業導致產生部分減值成本。

截至二零二四年及二零二三年六月三十日止六個月之本公司擁有人應佔溢利及本公司擁有人應佔溢利相對營業額比率如下：

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|---|----------------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| Profit attributable to owners of the Company | 本公司擁有人應佔溢利 | 0.5 | -97.8% | 24.3 |
| Profit attributable to owners of the Company against turnover ratio (%) | 本公司擁有人應佔溢利相對營業額比率(%) | 0.3% | -10.1% | 10.4% |



FINANCIAL REVIEW – Continued

Net Profit – Continued

The Net Ordinary Operating Profit (being the profit attributable to owners of the Company before taking into account any change in net fair value of its investment properties) for the Period was at a profit of approximately HK\$0.5 million, representing a decrease of approximately 97.8%, as compared to the same period of 2023 of a profit of approximately HK\$24.3 million. Set out below are the Net Ordinary Operating Profit and Net Ordinary Operating Profit ratios (being Net Ordinary Operating Profit against turnover) for the six months ended 30 June of 2024 and 2023:

財務回顧 – 續

溢利淨額 – 續

於本期間，普通經營溢利淨額(即未計及投資物業之任何公允價值淨額變動之本公司擁有人應佔溢利)為溢利約500,000港元，較二零二三年同期溢利約24,300,000港元減少約97.8%。於截至二零二四年及二零二三年六月三十日止六個月之普通經營溢利淨額及普通經營溢利淨額比率(即普通經營溢利淨額相對營業額)載列如下：

For the six months ended 30 June

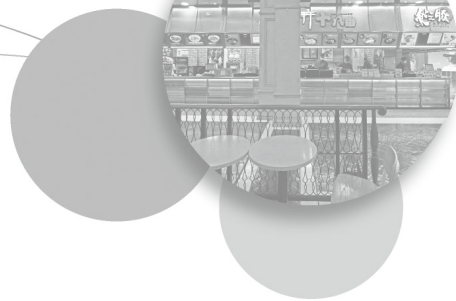
截至六月三十日止六個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
|---|------------------------|---------------------------------------|--------------------------|---------------------------------------|
| Net Ordinary Operating Profit | 普通經營溢利淨額 | 0.5 | -97.8% | 24.3 |
| Net Ordinary Operating Profit against turnover ratio (%) | 普通經營溢利淨額 相對營業額比率(%) | 0.3% | -10.1% | 10.4% |

Below is a table of comparison of the results attributable to owners of the Company for the first and second quarters of 2024 and 2023:

下表比較二零二四年及二零二三年第一及第二季度之本公司擁有人應佔業績：

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
|--|---------------------|---------------------------------------|--------------------------|---------------------------------------|
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY | 本公司擁有人 應佔溢利/(虧損) | | | |
| First quarter | 第一季度 | 8.7 | -23.7% | 11.4 |
| Second quarter | 第二季度 | (8.2) | N/A 不適用 | 12.9 |
| The Period | 本期間 | 0.5 | -97.8% | 24.3 |


FINANCIAL REVIEW – Continued
Net Profit – Continued

Details of the results attributable to owners of the Company for the first quarter of 2024 and 2023 are as follows:

財務回顧 – 續
溢利淨額 – 續

二零二四年及二零二三年第一季度之本公司擁有人應佔業績詳情如下：

For the three months ended 31 March

截至三月三十一日止三個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|---|------------------------|---------------------------------------|-------------------|---------------------------------------|
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – First quarter | 本公司擁有人應佔溢利／(虧損) – 第一季度 | | | |
| Food and catering business | 食物及餐飲業務 | 6.2 | -30.3% | 8.9 |
| Food souvenir business | 食品手信業務 | 1.9 | - | 1.9 |
| Property investment business | 物業投資業務 | 2.0 | -4.8% | 2.1 |
| Other revenue, corporate payroll and unallocated expenses | 其他收益、公司薪金及未分配開支 | (1.4) | -6.7% | (1.5) |
| Total | 總計 | 8.7 | -23.7% | 11.4 |

Details of the results attributable to owners of the Company for the second quarter of 2024 and 2023 are as follows:

二零二四年及二零二三年第二季度之本公司擁有人應佔業績詳情如下：

For the three months ended 30 June

截至六月三十日止三個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|--|------------------------|---------------------------------------|--------------------|---------------------------------------|
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – Second quarter | 本公司擁有人應佔溢利／(虧損) – 第二季度 | | | |
| Food and catering business | 食物及餐飲業務 | (10.4) | N/A 不適用 | 9.3 |
| Food souvenir business | 食品手信業務 | 1.5 | -31.8% | 2.2 |
| Property investment business | 物業投資業務 | 2.0 | +5.3% | 1.9 |
| Other revenue, corporate payroll and unallocated expenses | 其他收益、公司薪金及未分配開支 | (1.3) | +160.0% | (0.5) |
| Total | 總計 | (8.2) | N/A 不適用 | 12.9 |



FINANCIAL REVIEW – Continued

Net Profit – Continued

Details of the results attributable to owners of the Company for the six months ended 30 June of 2024 and 2023 are as follows:

財務回顧 – 續

溢利淨額 – 續

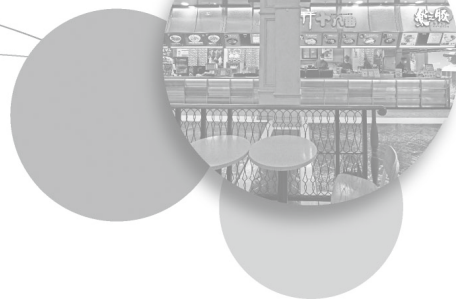
截至二零二四年及二零二三年六月三十日止六個月之本公司擁有人應佔業績詳情如下：

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|--|-----------------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – The Period | 本公司擁有人應佔溢利/(虧損) – 本期間 | | | |
| Food and catering business | 食物及餐飲業務 | (4.2) | N/A 不適用 | 18.2 |
| Food souvenir business | 食品手信業務 | 3.4 | -17.1% | 4.1 |
| Property investment business | 物業投資業務 | 4.0 | - | 4.0 |
| Other revenue, corporate payroll and unallocated expenses | 其他收益、公司薪金及未分配開支 | (2.7) | +35.0% | (2.0) |
| Total | 總計 | 0.5 | -97.8% | 24.3 |

Below is a table of comparison of the results attributable to owners of the Company by geographical locations for the first quarter of 2024 and 2023:

下表比較二零二四年及二零二三年第一季度按地理位置劃分之本公司擁有人應佔業績：

| | | For the three months ended 31 March 截至三月三十一日止三個月 | | |
|---|------------------------|---|--------------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – First quarter | 本公司擁有人應佔溢利/(虧損) – 第一季度 | | | |
| Macau | 澳門 | 5.6 | -53.7% | 12.1 |
| Hong Kong | 香港 | 3.1 | N/A 不適用 | - |
| Mainland China | 中國大陸 | - | -100.0% | (0.7) |
| Total | 總計 | 8.7 | -23.7% | 11.4 |

**FINANCIAL REVIEW – Continued****Net Profit – Continued**

Below is a table of comparison of the results attributable to owners of the Company by geographical locations for the second quarter of 2024 and 2023:

財務回顧 – 續**溢利淨額 – 續**

下表比較二零二四年及二零二三年第二季度按地理位置劃分之本公司擁有人應佔業績：

| | | For the three months ended 30 June 截至六月三十日止三個月 | | |
|--|------------------------|---|-------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – Second quarter | 本公司擁有人應佔溢利/(虧損) – 第二季度 | | | |
| Macau | 澳門 | (6.3) | N/A 不適用 | 14.3 |
| Hong Kong | 香港 | (1.9) | +216.7% | (0.6) |
| Mainland China | 中國大陸 | – | –100.0% | (0.8) |
| Total | 總計 | (8.2) | N/A 不適用 | 12.9 |

Below is a table of comparison of the results attributable to owners of the Company by geographical locations for the six months ended 30 June of 2024 and 2023:

下表比較截至二零二四年及二零二三年六月三十日止六個月按地理位置劃分之本公司擁有人應佔業績：

| | | For the six months ended 30 June 截至六月三十日止六個月 | | |
|--|-----------------------|---|-------------------|---------------------------------------|
| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – The Period | 本公司擁有人應佔溢利/(虧損) – 本期間 | | | |
| Macau | 澳門 | (0.7) | N/A 不適用 | 26.4 |
| Hong Kong | 香港 | 1.2 | N/A 不適用 | (0.6) |
| Mainland China | 中國大陸 | – | –100.0% | (1.5) |
| Total | 總計 | 0.5 | –97.8% | 24.3 |



FINANCIAL REVIEW – Continued

Profit per Share

Based on the results attributable to owners of the Company and the number of 694,302,420 shares in issue during the Period, the basic profit per share of the Company for the Period was some HK0.08 cents, representing a decrease of approximately 97.8%, as compared to the same period of 2023 of a basic profit per share of some HK3.50 cents. The Group's basic profit per share for the six months ended 30 June of 2024 and 2023 are as follows:

財務回顧 – 續

每股溢利

按於本期間之本公司擁有人應佔業績及已發行股份數目694,302,420股計算，本公司於本期間之每股基本溢利約為0.08港仙，較二零二三年同期每股基本溢利約3.50港仙減少約97.8%。本集團於截至二零二四年及二零二三年六月三十日止六個月之每股基本溢利如下：

For the six months ended 30 June

截至六月三十日止六個月

| | | 2024 二零二四年 HK cents 港仙 | Change 變動 % 百分比 | 2023 二零二三年 HK cents 港仙 |
|--------------------------|-----------|---------------------------------|--------------------------|---------------------------------|
| Profit per share – basic | 每股溢利 – 基本 | 0.08 | -97.8% | 3.50 |

The basic profit per share of the Company based on the Net Ordinary Operating Profit for the Period was some HK0.08 cents, representing a decrease of approximately 97.8%, compared to the same period of 2023 of Net Ordinary Operating Profit of some HK3.50 cents. Below are the basic profit per share based on the Net Ordinary Operating Profit over the six months ended 30 June of 2024 and 2023:

於本期間，本公司按照普通經營溢利淨額計算之每股基本溢利約為0.08港仙，較二零二三年同期普通經營溢利淨額約3.50港仙減少約97.8%。下表載列於截至二零二四年及二零二三年六月三十日止六個月根據普通經營溢利淨額計算之每股基本溢利：

For the six months ended 30 June

截至六月三十日止六個月

| | | 2024 二零二四年 HK cents 港仙 | Change 變動 % 百分比 | 2023 二零二三年 HK cents 港仙 |
|---|-----------------|---------------------------------|--------------------------|---------------------------------|
| Net Ordinary Operating Profit per share – basic | 每股普通經營溢利淨額 – 基本 | 0.08 | -97.8% | 3.50 |



FINANCIAL REVIEW – Continued

Cash Flow

The cash inflow from operating activities of the Group for the Period was approximately HK\$40.4 million, representing a decrease of approximately 28.5%, as compared to the same period of 2023 of a cash inflow approximately HK\$56.5 million. Such cash inflow in the Period was mainly due to the Group's EBITDA. The Group's cash inflow from operating activities for the six months ended 30 June of 2024 and 2023 are as follows:

| | For the six months ended 30 June | | |
|--|----------------------------------|--------|--------------|
| | 2024 | Change | 2023 |
| | 二零二四年 | 變動 | 二零二三年 |
| | HK\$'million | % | HK\$'million |
| | 百萬港元 | 百分比 | 百萬港元 |
| Cash inflow from operating activities 經營活動現金流入 | 40.4 | -28.5% | 56.5 |

Net Current Liabilities

As at 30 June 2024, the Group has recognized on its balance sheet a total right-of-use assets of approximately HK\$98.4 million, and a total lease liabilities of approximately HK\$102.3 million, in which lease liabilities payable within one year were approximately HK\$34.6 million that were recognized as current liabilities with considerable adverse impact on the Group's net current asset level as shown below. The net current liabilities of the Group as at 30 June 2024 were approximately HK\$139.2 million, details of which are set out as follows:

| | | As at | Change | As at |
|--|-----------------------------|--------------|--------|--------------|
| | | 30 June | | 31 December |
| | | 2024 | | 2023 |
| | | 於二零二四年 | 變動 | 於二零二三年 |
| | | 六月三十日 | % | 十二月三十一日 |
| | | HK\$'million | % | HK\$'million |
| | | 百萬港元 | 百分比 | 百萬港元 |
| Total current assets | 流動資產總額 | 87.7 | -15.6% | 103.9 |
| Total current liabilities without lease liabilities under HKFRS 16 | 根據香港財務報告準則第16號未計租賃負債之流動負債總額 | (192.3) | -5.0% | (202.5) |
| Net current liabilities without lease liabilities under HKFRS 16 | 根據香港財務報告準則第16號未計租賃負債之流動負債淨額 | (104.6) | +6.1% | (98.6) |
| Current portion of lease liabilities under HKFRS 16 | 根據香港財務報告準則第16號租賃負債之流動部分 | (34.6) | +9.8% | (31.5) |
| Net current liabilities | 流動負債淨額 | (139.2) | +7.0% | (130.1) |

In view of the net current liabilities as at 30 June 2024, the going concern assumption made in relation to the basis of preparation of the Group's financial statements for the Period is stated in the note 2 to the Financial Statements of this interim report.

財務回顧 – 續

現金流量

本集團於本期間之經營活動現金流入約為40,400,000港元，較二零二三年同期現金流入約56,500,000港元減少約28.5%。本期間之現金流入主要歸因於本集團之EBITDA。本集團於截至二零二四年及二零二三年六月三十日止六個月之經營活動現金流入如下：

流動負債淨額

於二零二四年六月三十日，本集團於其資產負債表確認使用權資產總額約98,400,000港元及租賃負債總額約102,300,000港元，其中，須於一年內償還之租賃負債約34,600,000港元已確認為流動負債，對本集團流動資產淨額水平之重大不利影響載於下文。於二零二四年六月三十日，本集團流動負債淨額約為139,200,000港元，詳情載列如下：

就二零二四年六月三十日之流動負債淨額而言，就本集團本期間財務報表編製基準所作出之持續經營假設載於本中期報告財務報表附註2。



FINANCIAL REVIEW – Continued

Net Assets

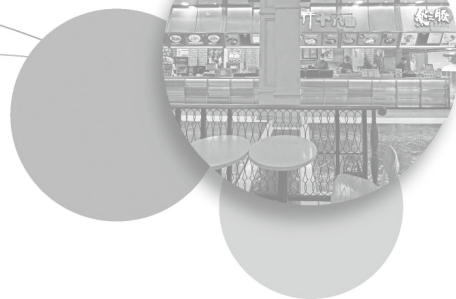
The net assets of the Group as at 30 June 2024 was approximately HK\$358.8 million, representing an increase of approximately 0.7%, as compared to those of approximately HK\$356.1 million of 31 December 2023. The increase in net assets in the Period was mainly attributable to the profit attributable to owners of the Company and decrease in non-controlling interests for the Period. The net assets of the Group as at 30 June 2024 and 31 December 2023 are as follows:

財務回顧 – 續

資產淨額

本集團於二零二四年六月三十日之資產淨額約為358,800,000港元，較二零二三年十二月三十一日約356,100,000港元增加約0.7%。本期間資產淨額增幅乃主要歸因於本期間本公司擁有人應佔溢利及非控股權益減少。本集團於二零二四年六月三十日及二零二三年十二月三十一日之資產淨額如下：

| | | As at 30 June 2024 於二零二四年 六月三十日 HK\$'million 百萬港元 | Change 變動 %百分比 | As at 31 December 2023 於二零二三年 十二月三十一日 HK\$'million 百萬港元 |
|------------------------------|-------------|---|----------------------|---|
| Net assets | 資產淨額 | 358.8 | +0.7% | 356.1 |
| | | HK\$ 港元 | Change 變動 %百分比 | HK\$ 港元 |
| Net assets per Share – basic | 每股資產淨額 – 基本 | 0.517 | +0.7% | 0.513 |



OPERATION REVIEW

Food and Catering Business

Restaurant Chain

The Group's operational financials of the Group's food and catering business for the six months ended 30 June of 2024 and 2023 are as follows:

營運回顧

食物及餐飲業務

連鎖餐廳

截至二零二四年及二零二三年六月三十日止六個月，本集團食物及餐飲業務之經營財務數據如下：

For the six months ended 30 June

截至六月三十日止六個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % | 2023 二零二三年 HK\$'million 百萬港元 |
|---|-----------------|---------------------------------------|-------------------|---------------------------------------|
| Turnover | 營業額 | 176.2 | -7.3% | 190.0 |
| Cost of sales | 銷售成本 | (45.4) | -11.8% | (51.5) |
| Gross margin | 毛利 | 130.8 | -5.6% | 138.5 |
| Direct operating expenses | 直接經營開支 | (98.5) | +6.8% | (92.2) |
| Gross operating profit | 經營毛利 | 32.3 | -30.2% | 46.3 |
| Gross operating profit margin (%) | 經營毛利率(%) | 18.3% | -6.1% | 24.4% |
| (Loss)/profit attributable to owners of the Company | 本公司擁有人應佔(虧損)/溢利 | (4.2) | N/A 不適用 | 18.2 |

During the Period, the Group's food and catering business contributed some HK\$176.2 million turnover representing about 78.2% of turnover of the Group. The decrease in turnover for the Group's food and catering business was mainly attributable to the closure of restaurants in Mainland China in the last year. More details on this business are set out in the section headed "Chairman's Statement" on pages 3 to 8 of this interim report.

於本期間，本集團食物及餐飲業務貢獻營業額約176,200,000港元，佔本集團營業額約78.2%。本集團食物及餐飲業務營業額之減少乃主要歸因於去年於中國大陸關閉餐廳。有關此業務之更多詳情載於本中期報告第3至8頁之「主席報告」一節。



OPERATION REVIEW – Continued
Food and Catering Business – Continued

Restaurant Chain – Continued

Analysis of the number of restaurants as at 30 June of 2024 and 2023 are listed as follows:

營運回顧 – 續
食物及餐飲業務 – 續
連鎖餐廳 – 續

於二零二四年及二零二三年六月三十日之餐廳數目分析載列如下：

| | | As at 30 June 於六月三十日 | |
|------------------------------------|-------------|-------------------------|---------------|
| | | 2024 二零二四年 | 2023 二零二三年 |
| Number of restaurants | 餐廳數目 | | |
| Japanese restaurants (note a) | 日式餐廳(附註a) | 3 | 4 |
| Chinese restaurants (note b) | 中式餐廳(附註b) | 2 | 4 |
| Western restaurants | 西式餐廳 | – | 1 |
| Food court counters (note c) | 美食廣場櫃位(附註c) | 9 | 10 |
| Franchise restaurants (note d) | 特許經營餐廳(附註d) | 9 | 10 |
| | | 23 | 29 |
| Industrial catering (note e) | 工業餐飲(附註e) | 1 | 1 |
| | | 24 | 30 |
| Total area of restaurants (sq.ft.) | 餐廳總面積(平方呎) | 28,971 | 51,977 |
| Turnover per sq.ft. (HK\$) | 每平方呎營業額(港元) | 6,082 | 3,655 |

Note a: As at 30 June 2024, Japanese restaurants included 3 Edo Japanese Restaurants.

附註a：於二零二四年六月三十日，日式餐廳包括3間江戶日本料理。

Note b: As at 30 June 2024, Chinese restaurants included 1 Turtle Essence and 1 Good Fortune Cantonese Kitchen.

附註b：於二零二四年六月三十日，中式餐廳包括1間龜盅補及1間百福小廚。

Note c: As at 30 June 2024, food court counters included 3 Toei Delights Japanese food court counters, 1 Hundred Taste Kitchen Taiwanese food court counter, 1 Good Fortune Cantonese food court counter, 3 Foodlane food court counters and 1 Bari-Uma & Sinsaeat Kitchen food court counter.

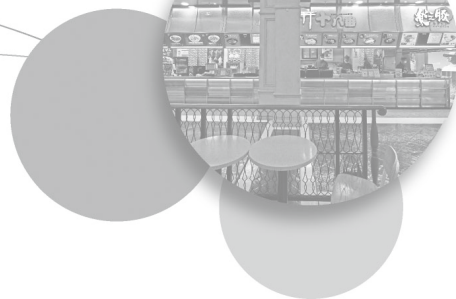
附註c：於二零二四年六月三十日，美食廣場櫃位包括3個十八番日式美食廣場櫃位、1個百味坊台式料理美食廣場櫃位、1個百福小廚粵式美食廣場櫃位、3個美食廊美食廣場櫃位以及1個広島霸嗎拉麵及Sinsaeat Kitchen美食廣場櫃位。

Note d: As at 30 June 2024, franchise restaurants included 2 Pacific Coffee shops, 3 Pepper Lunch, 3 Bari-Uma and 1 Fu-Un-Maru restaurant.

附註d：於二零二四年六月三十日，特許經營餐廳包括2間太平洋咖啡店、3間胡椒廚房、3間広島霸嗎拉麵及1間風雲丸餐廳。

Note e: As at 30 June 2024, industrial catering included 1 student/staff canteen and lunch box catering service.

附註e：於二零二四年六月三十日，工業餐飲包括1間學生/職員飯堂及午膳餐盒服務。



OPERATION REVIEW – Continued

Food and Catering Business – Continued

Restaurant Chain – Continued

Analysis of the number of restaurants and food court counters by geographical locations for the six months ended 30 June of 2024 and 2023 are listed as follows:

| | | As at 30 June 於六月三十日 | |
|-----------------------|------|-------------------------|---------------|
| | | 2024 二零二四年 | 2023 二零二三年 |
| Number of restaurants | 餐廳數目 | | |
| Macau | 澳門 | 11 | 12 |
| Hong Kong | 香港 | 4 | 4 |
| Mainland China | 中國大陸 | – | 4 |
| | | 15 | 20 |

| | | As at 30 June 於六月三十日 | |
|-------------------------------|----------|-------------------------|---------------|
| | | 2024 二零二四年 | 2023 二零二三年 |
| Number of food court counters | 美食廣場櫃位數目 | | |
| Macau | 澳門 | 8 | 3 |
| Hong Kong | 香港 | 1 | 7 |
| | | 9 | 10 |

Details of the Group's restaurants opened and closed during the Period are set out in the section headed "List of Restaurants/Food Court Counters/Stores" on pages 75 to 79 of this interim report.

Industrial Catering

During the Period, the Group's industrial catering business was derived from its provision of canteen service and lunch box catering services for school with a turnover of some HK\$9.2 million, representing a decrease of some 13.2%, as compared to the same period of 2023 of some HK\$10.6 million. The decrease in turnover of industrial catering business was mainly attributable to the decrease in provision of lunch box services to various schools.

營運回顧 – 續

食物及餐飲業務 – 續

連鎖餐廳 – 續

截至二零二四年及二零二三年六月三十日止六個月按地理位置劃分之餐廳及美食廣場櫃位數目之分析載列如下：

本集團於本期間之餐廳開設及結業詳情載於本中期報告第75至79頁之「餐廳／美食廣場櫃位／店舖一覽表」一節。

工業餐飲

於本期間，本集團之工業餐飲業務來自其為學校提供之飯堂服務及午膳餐盒服務，其營業額約為9,200,000港元，較二零二三年同期約10,600,000港元下跌約13.2%。工業餐飲業務營業額之跌幅乃主要歸因於為各學校提供午膳餐盒服務減少。



OPERATION REVIEW – Continued
Food and Catering Business – Continued

Food Wholesale

During the Period, the Group's wholesale business of Japanese food and materials has achieved a turnover of some HK\$5.6 million, representing a decrease of some 5.1%, as compared to the same period of 2023 of some HK\$5.9 million. The decrease in turnover of food wholesale business was mainly attributable to an overall decrease of sales to customers in the Period.

Food Souvenir Business

The operational financials of the Group's food souvenir business for the six months ended 30 June of 2024 and 2023 are as follows:

營運回顧 – 續
食物及餐飲業務 – 續

食品批發

於本期間，本集團之日本食物及食材批發業務營業額約達5,600,000港元，較二零二三年同期約5,900,000港元下跌約5.1%。食物批發業務營業額之跌幅乃主要由於本期間內對客戶進行之銷售整體減少。

食品手信業務

截至二零二四年及二零二三年六月三十日止六個月，本集團食品手信業務之經營財務數據如下：

For the six months ended 30 June

截至六月三十日止六個月

| | | 2024 二零二四年 HK\$'million 百萬港元 | Change 變動 % 百分比 | 2023 二零二三年 HK\$'million 百萬港元 |
|--|------------|---------------------------------------|--------------------------|---------------------------------------|
| Turnover | 營業額 | 39.0 | +19.6% | 32.6 |
| Cost of sales | 銷售成本 | (10.1) | +17.4% | (8.6) |
| Gross margin | 毛利 | 28.9 | +20.4% | 24.0 |
| Direct operating expenses | 直接經營開支 | (20.9) | +37.5% | (15.2) |
| Gross operating profit | 經營毛利 | 8.0 | -9.1% | 8.8 |
| Gross operating profit margin (%) | 經營毛利率(%) | 20.5% | -6.5% | 27.0% |
| Profit attributable to owners of the Company | 本公司擁有人應佔溢利 | 3.4 | -17.1% | 4.1 |



OPERATION REVIEW – Continued **Food Souvenir Business – Continued**

During the Period, the Group's food souvenir business has contributed some HK\$39.0 million turnover, representing about 17.3% of the Group's turnover. The increase in turnover of the food souvenir business was mainly due to the increase in retail business and total visitor arrivals to Macau and the increase in wholesale and OEM business. Further details of the Group's food souvenir business are set out in the section headed "Chairman's Statement" on pages 3 to 8 of this interim report.

As at 30 June 2024, the Group had 7 (30 June 2023: 6) Yeng Kee bakery shops/kiosks with total area of 5,823 sq.ft. in Macau. Details of the Group's food souvenir shops are set out in the section headed "List of Food Souvenir Shops/Kiosks" on page 80 of this interim report.

Property Investment Business

During the Period, the Key Investment Property has made steady rental income contribution and has recorded a turnover of some HK\$10.0 million (Six months ended 30 June 2023: HK\$10.0 million). The profit attributable to the Group's property investment business was some HK\$4.0 million in the Period, as compared to the net profit for the same period of 2023 of some HK\$4.0 million. Such profit for the period was mainly attributable to rental income derived from the Key Investment Property.

The Group's Key Investment Property was valued at HK\$558.0 million as at 30 June 2024 (31 December 2023: HK\$558.0 million). During the six months ended 30 June 2024, no fair value gain/loss (Six months ended 30 June 2023: nil) from the Key Investment Property was recognised in the condensed consolidated statement of comprehensive income.

More details on this business are set out in the section headed "Chairman's Statement" on pages 3 to 8 of this interim report.

Logistic Support

The Group has a central kitchen in Hong Kong to cater for its restaurants and food court counters in Hong Kong to enhance the operation efficiency of the Group's restaurants in Hong Kong. The Group's central food and logistic processing centre in Macau also caters for its restaurants and food court counters and food souvenir business. The Group will continue to actively enhance its logistic support including food sourcing and food processing facilities.

營運回顧 – 續 **食品手信業務 – 續**

於本期間，本集團之食品手信業務為營業額貢獻約39,000,000港元，佔本集團營業額約17.3%。食品手信業務營業額增加乃主要由於零售業務及澳門訪客總人數增加以及批發及代工生產業務增加。有關本集團食品手信業務之進一步詳情載於本中期報告第3至8頁之「主席報告」一節。

於二零二四年六月三十日，本集團於澳門有7間（二零二三年六月三十日：6間）英記餅家店舖／銷售亭，總面積達5,823平方呎。有關本集團食品手信店舖之詳情載於本中期報告第80頁之「食品手信店／銷售亭一覽表」一節。

物業投資業務

主要投資物業於本期間為本集團作出穩定之租金收入貢獻及錄得營業額約10,000,000港元（截至二零二三年六月三十日止六個月：10,000,000港元）。於本期間，本集團物業投資業務應佔溢利約為4,000,000港元，而二零二三年同期則為溢利淨額約4,000,000港元。期內溢利主要歸因於主要投資物業產生之租金收入。

於二零二四年六月三十日，本集團主要投資物業之估值為558,000,000港元（二零二三年十二月三十一日：558,000,000港元）。截至二零二四年六月三十日止六個月，概無主要投資物業之公允價值收益／虧損（截至二零二三年六月三十日止六個月：零）已於簡明綜合全面收益表內確認。

有關此業務之更多詳情載於本中期報告第3至8頁之「主席報告」一節。

物流支援

本集團於香港擁有一間中央廚房以配合其香港之餐廳及美食廣場櫃位，從而提高本集團於香港之餐廳之營運效率。本集團於澳門之中央食物及物流加工中心亦配合其餐廳及美食廣場櫃位以及食品手信業務。本集團將繼續積極加強其食物採購及食物加工設施之物流支援。



LIQUIDITY AND FINANCIAL RESOURCES

The Group generally finances its operations with internally generated resources and banking facilities provided by its bankers.

As at 30 June 2024, the Group had net current liabilities of some HK\$139.2 million (as at 31 December 2023: HK\$130.1 million). As at 30 June 2024, the Group had bank deposits, bank overdraft, cash and cash equivalents totaling of some HK\$11.4 million (as at 31 December 2023: HK\$26.5 million), while the Group's restricted bank deposits amounted to some HK\$2.7 million (as at 31 December 2023: HK\$2.3 million) has been pledged to a bank for guarantee given in lieu of paying rental deposit.

As at 30 June 2024, the Group had interest-bearing bank loans of some HK\$348.7 million (as at 31 December 2023: HK\$359.8 million). The Group's borrowings are made in Hong Kong dollars and Macau Patacas. Details of the borrowings are set out in note 19 of "Interest bearing borrowings" to the Financial Statements on pages 69 to 70 of this interim report.

The Group's gearing ratio represented by the Group's net debts (total liabilities less cash and cash equivalents) to the Group's total equity as at 30 June 2024 and 31 December 2023 are as follows:

| | As at 30 June 2024 於二零二四年 六月三十日 % | Change 變動 % | As at 31 December 2023 於二零二三年 十二月三十一日 % | |
|---------------|--|-------------------|--|-------|
| | 百分比 | 百分比 | 百分比 | |
| Gearing ratio | 資產負債比率 | 168.4 | -1.6% | 170.0 |

The decrease in the Group's gearing ratio as at 30 June 2024 was mainly due to the increase in the Group's total equity.

The Group's ratio of the total assets against the total liabilities of the Group as at 30 June 2024 was at 1.57 (31 December 2023: 1.55).

流動資金及財務資源

本集團一般以內部產生之資源及往來銀行提供之銀行融資為其業務撥資。

於二零二四年六月三十日，本集團之流動負債淨額約為139,200,000港元（於二零二三年十二月三十一日：130,100,000港元）。於二零二四年六月三十日，本集團有銀行存款、銀行透支、現金及等同現金項目共約11,400,000港元（於二零二三年十二月三十一日：26,500,000港元），而本集團之受限制銀行存款約2,700,000港元（於二零二三年十二月三十一日：2,300,000港元）已就代替支付租金按金所提供之擔保質押予銀行。

於二零二四年六月三十日，本集團有計息銀行貸款約348,700,000港元（於二零二三年十二月三十一日：359,800,000港元）。本集團之借貸以港元及澳門元為單位。有關借貸之詳情載於本中期報告第69至70頁之財務報表附註19「計息借貸」。

於二零二四年六月三十日及二零二三年十二月三十一日，本集團之資產負債比率（指本集團債務淨額（負債總額減現金及等同現金項目）對本集團權益總額之比率）如下：

於二零二四年六月三十日，本集團資產負債比率下降，主要由於本集團之權益總額增加。

於二零二四年六月三十日，本集團總資產對負債總額之比率為1.57（二零二三年十二月三十一日：1.55）。



MATERIAL LITIGATION

As at 30 June 2024, the Group was not involved in any material litigation or arbitration (31 December 2023: nil).

CONTINUING DISCLOSURE REQUIREMENT UNDER RULE 13.21 OF THE LISTING RULES

In accordance with the requirements of Rule 13.21 of the Listing Rules, the following loans and banking facilities (“Relevant Loan Agreements”), which were in existence during the Period and granted by various banks (“Lenders”) to certain wholly owned subsidiaries of the Company, have the following specific performance covenant of the controlling shareholder(s) of the Company:

- (i) Under each of the Relevant Loan Agreements, a specific performance covenant is imposed on Mr. Chan, being the controlling shareholder of the Company, and his associates to hold not less than 37%-40% equity interest in the Company during the term of each of the Relevant Loan Agreements.
- (ii) Failure to comply with the aforesaid covenant will constitute an event of default under each of the Relevant Loan Agreements and the Lenders shall have the right to cancel the relevant loan and/or declare all or part of outstanding amounts thereunder, together with accrued interest and all other sums payable, to be immediately due and payable.

The Relevant Loan Agreements are as follows:

- (i) A banking facility letter which became effective on 15 August 2018, provides a mortgage loan, with 3 tranches in an aggregate amount of approximately HK\$222.0 million, pursuant to which two formal loan agreements with the same terms have been entered into. This mortgage loan is repayable within 5-7 years after 3 months from the date of drawdown on the terms and conditions contained therein. Mr. Chan and his associates have to hold not less than 37% equity interest in the Company during the term of this banking facility letter. As at 30 June 2024, the outstanding loan amount was approximately HK\$112.5 million (as at 31 December 2023: HK\$119.2 million).

重大訴訟

於二零二四年六月三十日，本集團並無牽涉任何重大訴訟或仲裁（二零二三年十二月三十一日：無）。

上市規則第13.21條項下之持續披露規定

根據上市規則第13.21條之規定，於本期間，已存在且已獲多間銀行（「貸款人」）向本公司若干全資附屬公司授出之貸款及銀行融資（「有關貸款協議」）如下，當中包含下列本公司控股股東之特定履約契諾：

- (i) 根據各有關貸款協議，已向本公司控股股東陳先生及其聯繫人士施加一項特定履約契諾，即彼等於各有關貸款協議年期須持有不少於本公司37%至40%之股權。
- (ii) 倘未能遵守上述契諾，根據各有關貸款協議，則會構成違約事件，而貸款人將有權取消相關貸款及／或宣佈該貸款項下全部或部分未償還金額連同應計利息及所有其他應付款項將即時到期並須予償還。

有關貸款協議如下：

- (i) 一份銀行融資函件，其於二零一八年八月十五日生效，分三批提供總額約為222,000,000港元之按揭貸款，據此，已訂立兩份條款相同之正式貸款協議。該按揭貸款須自提取貸款當日起計三個月後於五至七年內根據該等協議所載條款及條件償還。於該銀行融資函件之年期內，陳先生及其聯繫人士須持有本公司不少於37%股權。於二零二四年六月三十日，未償還貸款金額約為112,500,000港元（於二零二三年十二月三十一日：119,200,000港元）。



CONTINUING DISCLOSURE REQUIREMENT UNDER RULE 13.21 OF THE LISTING RULES – *Continued*

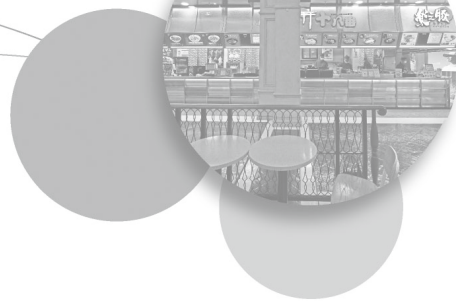
(ii) A banking facility letter which became effective on 30 April 2021, provides a mortgage loan and a bank overdraft facility, with 3 tranches in an aggregate amount of MOP284.0 million (equivalent to approximately HK\$275.7 million), of which 2 tranches amounted MOP264.0 million (equivalent to approximately HK\$256.3 million) is repayable within 7 years from the date of the facility letter and the remaining 1 tranche amounted MOP20.0 million (equivalent to approximately HK\$19.4 million) is repayable on demand, and is made available on the terms and conditions therein. Mr. Chan and his associates have to hold not less than 40% equity interest in the Company during the term of this banking facility letter. As at 30 June 2024, the outstanding loan amount was approximately HK\$226.1 million (as at 31 December 2023: HK\$230.2 million).

As at 30 June 2024, the total outstanding bank loans with the abovementioned specific performance covenant were some HK\$338.6 million (as at 31 December 2023: HK\$349.4 million). If there is a breach of the abovementioned specific performance covenant by Mr. Chan and his associates, the Lenders will have the right to (i) declare all these loans due to the Lenders thereunder and any other loan documents containing a similar specific performance covenant on Mr. Chan and his associates (together with any sum and accrued interest payable) to become immediately due and payable; and (ii) cancel all other remaining bank facilities thereunder with the Lenders. As at 30 June 2024, Mr. Chan and his associates held 41.31% of the existing issued share capital of the Company. The Company shall continue to comply with its disclosure requirement and reporting obligations under the Listing Rules for so long as circumstances giving rise to such obligation continue to exist.

上市規則第13.21條項下之持續披露規定 – 續

(ii) 一份銀行融資函件，其於二零二一年四月三十日生效，分三批提供總額為284,000,000澳門元（相當於約275,700,000港元）之按揭貸款及銀行透支融資，其中兩批為264,000,000澳門元（相當於約256,300,000港元）須自融資函件日期起計七年內償還，而餘下一批20,000,000澳門元（相當於約19,400,000港元）之貸款應按要求並根據其中所載條款及條件償還。於該銀行融資函件之年期內，陳先生及其聯繫人士須持有本公司不少於40%股權。於二零二四年六月三十日，未償還貸款金額約為226,100,000港元（於二零二三年十二月三十一日：230,200,000港元）。

於二零二四年六月三十日，附帶上述特定履約契諾之未償還銀行貸款之總額約為338,600,000港元（於二零二三年十二月三十一日：349,400,000港元）。倘陳先生及其聯繫人士違反上述特定履約契諾，則貸款人將有權(i)宣佈根據契諾及載有有關陳先生及其聯繫人士之類似特定履約契諾之任何其他貸款文件，應付貸款人之所有該等貸款連同任何應付款項及應計利息將即時到期並須予償還；及(ii)取消契諾項下與貸款人訂下之所有其他餘下銀行融資。於二零二四年六月三十日，陳先生及其聯繫人士持有本公司現有已發行股本之41.31%。只要引致披露規定及申報責任之情況持續出現，本公司須繼續根據上市規則遵守其披露規定及申報責任。



CHARGES ON GROUP ASSETS

As at 30 June 2024 and 31 December 2023, the Group has pledged its investment properties in Macau to secure one mortgage loan and one bank overdraft facility. As at 30 June 2024 and 31 December 2023, the Group has also pledged two land and buildings in Macau to another bank in Macau to secure two mortgage loans. The Group has also as at that date pledged bank deposits to banks in respect of its bank guarantee given in lieu of paying rental deposit. Other than that, the Group did not have any charges on assets.

Details of the charges on assets are set out in note 19 of “Interest Bearing Borrowings” section to the Financial Statements on pages 69 to 70 of this interim report.

CONTINGENT LIABILITIES

As at 30 June 2024, the Group did not have any contingent liabilities (31 December 2023: nil).

CURRENCY EXPOSURE

As at 30 June 2024, the Group did not have any outstanding hedging instrument. The Group would continue to monitor closely its foreign currency exposure and requirements and to arrange for hedging facilities when necessary.

EMPLOYEES

As at 30 June 2024, the Group has employed a total of 620 full time staff (30 June 2023: 645), in which 515 (30 June 2023: 444) full time staff in Macau, 96 (30 June 2023: 119) full time staff in Hong Kong and 9 (30 June 2023: 82) full time staff in Mainland China. Remuneration packages including medical plan have been and are regularly reviewed with reference to market terms, individual qualifications, experience, duties and responsibilities. The remuneration policy of the employees of the Group is set up by the remuneration committee on the basis of their merit, qualifications and competence, while the detailed remuneration packages for the employees are determined by management based on their performance.

本集團資產抵押

於二零二四年六月三十日及二零二三年十二月三十一日，本集團已質押其位於澳門之投資物業，作為一項按揭貸款及一項銀行透支融資的擔保。於二零二四年六月三十日及二零二三年十二月三十一日，本集團亦已質押位於澳門之兩幅土地及樓宇予另一間澳門銀行，作為兩項按揭貸款的擔保。本集團亦已於該日就代替支付租金按金所提供之銀行擔保將銀行存款質押予銀行。除此之外，本集團並無任何資產抵押。

有關資產抵押之詳情載於本中期報告第69至70頁財務報表附註19「計息借貸」一節。

或然負債

於二零二四年六月三十日，本集團並無任何或然負債(二零二三年十二月三十一日：無)。

貨幣風險

於二零二四年六月三十日，本集團並無任何尚未結算之對沖工具。本集團將繼續密切監察其外幣風險及需要，並會在必要時作出對沖安排。

僱員

於二零二四年六月三十日，本集團合共聘用620名(二零二三年六月三十日：645名)全職員工，當中在澳門、香港及中國大陸分別聘用515名(二零二三年六月三十日：444名)、96名(二零二三年六月三十日：119名)及9名(二零二三年六月三十日：82名)全職員工。本集團一直且會定期參考市場條款、個別人士之資歷、經驗、職務及職責檢討包括醫療計劃在內之薪酬待遇。薪酬委員會按照本集團僱員之優點、資歷及能力制定本集團僱員薪酬政策，而管理層則按照該等僱員之表現釐定其具體薪酬待遇。



DIRECTORS' INTERESTS AND LONG/SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2024, the interests and long/short positions of the Directors and their associates in the shares and underlying shares of the Company and its associated corporations, as recorded in the register maintained by the Company pursuant to Section 352 of SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies, were as follows:

Long positions

Ordinary shares of HK\$0.1 each of the Company

董事於股份及相關股份之權益及好／淡倉

於二零二四年六月三十日，如本公司根據證券及期貨條例第352條存置之登記冊所記錄，董事及彼等之聯繫人士於本公司及其相聯法團之股份及相關股份擁有之權益及好／淡倉，或根據上市公司董事進行證券交易的標準守則已另行知會本公司及聯交所之權益及好／淡倉如下：

好倉

本公司每股面值0.1港元之普通股

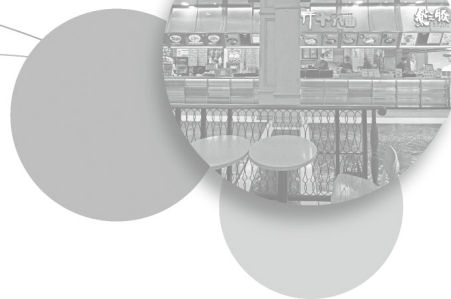
| Name of director | Capacity | Number of ordinary shares held | Percentage of issued share capital of the Company |
|-----------------------------------|---|--------------------------------|---|
| 董事姓名 | 身份 | 所持普通股數目 | 佔本公司已發行股本百分比 |
| Mr. Chan 陳先生 | Beneficial owner 實益擁有人 | 249,438,422 | 35.92% |
| | Interest of controlled corporation (Note a) 受控制法團權益(附註a) | 37,396,200 | 5.39% |
| Mr. Yu Kam Yuen, Lincoln 余錦遠先生 | Beneficial owner 實益擁有人 | 280,200 | 0.04% |

Note a: These shares represented approximately 5.39% of the issued share capital of the Company as at 30 June 2024, of which 4.44% were held by Puregain Assets Limited, a company beneficially wholly-owned by Mr. Chan; and the balance of 0.95% was held by Cash Smart Enterprises Limited, a company which is 50% beneficially owned by Mr. Chan.

附註a：於二零二四年六月三十日，該等股份佔本公司已發行股本約5.39%，其中4.44%由陳先生全資實益擁有之公司Puregain Assets Limited持有，其餘0.95%由陳先生實益擁有50%權益之公司Cash Smart Enterprises Limited持有。

Save as disclosed herein, none of the Directors nor their associates had any interests or long/short positions in any shares or underlying shares of the Company or any of its associated corporations as at 30 June 2024.

除本文所披露者外，於二零二四年六月三十日，概無董事或彼等之聯繫人士於本公司或其任何相聯法團之任何股份或相關股份中擁有任何權益或好／淡倉。



SUBSTANTIAL SHAREHOLDERS

As at 30 June 2024, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO showed that other than the interests disclosed above in respect of certain Directors, the Company has not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 30 June 2024, were as follows:

Long positions

Ordinary shares of HK\$0.1 each of the Company

| Name of shareholder | Capacity | Number of ordinary shares held | Percentage of issued share capital of the Company |
|---|----------------------------|--------------------------------|---|
| 股東姓名 | 身份 | 所持普通股數目 | 佔本公司已發行股本百分比 |
| Ophorst Van Marwijk Kooy Vermogensbeheer N.V. | Investment manager 投資經理 | 97,272,000 | 14.01% |

SHARE OPTIONS

The Company had an employee share option scheme, particulars of which are set out in note 41 to the financial statements of the 2023 annual report. Such scheme was expired on 8 June 2022.

As at 30 June 2024, the maximum number of the Company's shares which may be issued under the employee share option scheme was nil (31 December 2023: nil) shares, representing approximately 0.0% (31 December 2023: 0.0%) of issued shares of the Company. The Group did not enter into any share based payment transactions during the six months ended 30 June 2024.

SUBSEQUENT EVENTS

There has been no significant subsequent event after 30 June 2024.

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

During the Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained a sufficient public float throughout the six months ended 30 June 2024.

主要股東

於二零二四年六月三十日，如本公司根據證券及期貨條例第336條存置之主要股東名冊所示，除上文所披露若干董事之權益外，本公司並無獲知會本公司於二零二四年六月三十日已發行股本中有任何其他相關權益或淡倉，除卻如下：

好倉

本公司每股面值0.1港元之普通股

| Number of ordinary shares held | Percentage of issued share capital of the Company |
|--------------------------------|---|
| 所持普通股數目 | 佔本公司已發行股本百分比 |
| 97,272,000 | 14.01% |

購股權

本公司推行僱員購股權計劃，有關詳情載於二零二三年年度報告之財務報表附註41。該計劃已於二零二二年六月八日屆滿。

於二零二四年六月三十日，根據僱員購股權計劃可發行之本公司股份最高數目為零(二零二三年十二月三十一日：零)股，相當於本公司已發行股份約0.0%(二零二三年十二月三十一日：0.0%)。本集團於截至二零二四年六月三十日止六個月並無訂立任何股份支付款項交易。

結算日後事項

於二零二四年六月三十日後概無重大結算日後事項。

購買、出售或贖回本公司上市證券

於本期間，本公司及其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

足夠公眾持股量

截至二零二四年六月三十日止六個月，本公司一直維持足夠公眾持股量。



AUDIT COMMITTEE

The audit committee of the Company consists of three independent non-executive directors, Mr. Vong Hou Piu (Chairman), Mr. Chek Kuong Fong and Mr. Yu Kam Yuen, Lincoln. The audit committee has reviewed with management the accounting principles as well as critical accounting estimates and assumptions. The condensed consolidated interim financial statements and the interim results announcement of the Group for the Period have been reviewed by the audit committee before submission to the Board for adoption.

RISK COMMITTEE

The risk committee of the Company consists of two independent non-executive directors, Mr. Vong Hou Piu (Chairman), Mr. Yu Kam Yuen, Lincoln and an executive Director, Mr. Chan See Kit, Johnny. The risk committee's role is to make recommendation to the Board on the risk management framework and internal control policies. The principal duties of the risk committee include reviewing and monitoring the Company's risks. The risk committee also reviews the effectiveness of the enterprise risk management function, including staffing level and qualification as well as risk reports and breaches of risk tolerances and policies from time to time.

CORPORATE GOVERNANCE

The Company has during the Period complied with the CG Code as set out in Appendix C1 of the Listing Rules, except the following deviation:

Under the code provision C.1.6 of the CG Code, independent non-executive Directors should attend general meetings of the Company. Mr. Yu Kam Yuen, Lincoln, an independent non-executive Director, did not attend the 2024 AGM due to other work commitment.

The Company has adopted a code of conduct regarding securities transactions by Directors on terms no less exacting than the required standard set out in the Model Code. Having made specific enquiry with them, all Directors have confirmed that they have complied with the standard set out in such Model Code and the code of conduct regarding securities transactions by Directors adopted by the Company.

In April 2024, the Environmental, Social and Corporate Governance report for 2023 was issued together with 2023 annual report and presented on the Company's website at www.fb.com.hk and the Stock Exchange's website at www.hkexnews.hk.

審核委員會

本公司審核委員會由三名獨立非執行董事黃浩彪先生(主席)、戚廣峰先生及余錦遠先生組成。審核委員會已與管理層審閱會計原則以及重大會計估計及假設。本集團於本期間之簡明綜合中期財務報表及中期業績公佈於呈交董事會採納前，已由審核委員會審閱。

風險委員會

本公司風險委員會由兩名獨立非執行董事黃浩彪先生(主席)、余錦遠先生以及執行董事陳思杰先生組成。風險委員會之職責為就風險管理架構及內部監控政策向董事會作出推薦意見。風險委員會之主要職責包括審議及監察本公司之風險。風險委員會亦會不時審閱企業風險管理職能之效力，包括員工編制及資歷，以及風險報告及違反風險容忍度及政策之情況。

企業管治

本公司於本期間一直遵守上市規則附錄C1所載之企業管治守則，惟以下偏離情況除外：

根據企業管治守則之守則條文第C.1.6條，獨立非執行董事應出席本公司之股東大會。獨立非執行董事余錦遠先生因有其他公務而並無出席二零二四年股東週年大會。

本公司已採納有關董事進行證券交易的行為守則，其條款不比標準守則所載之規定標準寬鬆。經向全體董事作出具體查詢後，所有董事確認，彼等一直遵守該標準守則及本公司就董事進行證券交易所採納的行為守則所載之標準。

二零二三年之環境、社會及企業管治報告已連同二零二三年年度報告於二零二四年四月在本公司網站(www.fb.com.hk)及聯交所網站(www.hkexnews.hk)刊發及呈列。

Condensed Consolidated Statement of Comprehensive Income

簡明綜合全面收益表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|--|------------------------------------|---|--|
| | | 2024 二零二四年 (Unaudited) (未經審核) | 2023 二零二三年 (Unaudited) (未經審核) |
| | | HK\$'000 千港元 | HK\$'000 千港元 |
| | Notes 附註 | | |
| Turnover | 營業額 | 6 | 225,243 |
| Cost of sales | 銷售成本 | | (56,131) |
| Gross margin | 毛利 | | 169,112 |
| Direct operating expenses | 直接經營開支 | | (119,376) |
| Gross operating profit | 經營毛利 | | 49,736 |
| Other revenue | 其他收益 | | 3,408 |
| Other gains and losses | 其他收益及虧損 | | (3,869) |
| Administrative expenses | 行政開支 | | (35,367) |
| Finance costs | 財務成本 | 9 | (11,265) |
| Profit before income tax | 除所得稅前溢利 | 8 | 2,643 |
| Income tax (expenses)/credit | 所得稅(開支)/抵免 | 10 | (258) |
| Profit for the period | 期間溢利 | | 2,385 |
| Other comprehensive income, net of tax Item that may be reclassified subsequently to profit or loss: | 其他全面收益，扣除稅項 其後或會重新分類至 損益之項目： | | |
| Exchange differences on translating foreign operations | 海外業務換算 匯兌差額 | | 254 |
| Total comprehensive income for the period | 期間全面收益總額 | | 2,639 |
| Profit attributable to: | 以下人士應佔溢利： | | |
| Owners of the Company | 本公司擁有人 | | 536 |
| Non-controlling interests | 非控股權益 | | 1,849 |
| | | | 2,385 |
| Total comprehensive income attributable to: | 以下人士應佔全面收益總額： | | |
| Owners of the Company | 本公司擁有人 | | 790 |
| Non-controlling interests | 非控股權益 | | 1,849 |
| | | | 2,639 |
| Profit per share | 每股溢利 | | |
| – Basic and diluted (HK cents per share) | – 基本及攤薄(每股港仙) | 12 | 0.08 |
| | | | 3.50 |

Condensed Consolidated Statement of Financial Position

簡明綜合財務狀況表

As at 30 June 2024 於二零二四年六月三十日



| | | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) |
|---|------------------|-------------|--|---|
| | | Notes 附註 | HK\$'000 千港元 | HK\$'000 千港元 |
| Non-current assets | 非流動資產 | | | |
| Property, plant and equipment | 物業、廠房及設備 | 13 | 164,085 | 164,755 |
| Right-of-use assets | 使用權資產 | 13 | 98,353 | 90,424 |
| Investment properties | 投資物業 | 14 | 558,000 | 558,000 |
| Goodwill | 商譽 | | 56,000 | 56,000 |
| Other intangible assets | 其他無形資產 | 13 | 15,214 | 15,454 |
| Prepayments and deposits | 預付款項及按金 | 15 | 11,207 | 15,165 |
| Total non-current assets | 非流動資產總額 | | 902,859 | 899,798 |
| Current assets | 流動資產 | | | |
| Inventories | 存貨 | | 23,896 | 23,071 |
| Trade and other receivables | 貿易及其他應收款項 | 15 | 33,569 | 36,517 |
| Financial assets at fair value through profit or loss | 按公允價值計入損益之金融資產 | 16 | 37 | 37 |
| Restricted bank deposits | 受限制銀行存款 | | 2,730 | 2,271 |
| Cash and cash equivalents | 現金及等同現金項目 | | 27,421 | 42,026 |
| Total current assets | 流動資產總額 | | 87,653 | 103,922 |
| Total assets | 資產總額 | | 990,512 | 1,003,720 |
| Current liabilities | 流動負債 | | | |
| Trade and other payables | 貿易及其他應付款項 | 17 | 69,221 | 82,442 |
| Amount due to a related party | 應付一名關連人士款項 | 18 | 61,678 | 63,984 |
| Lease liabilities | 租賃負債 | | 34,558 | 31,497 |
| Current tax liabilities | 本期稅項負債 | | 7,751 | 7,259 |
| Interest bearing borrowings | 計息借貸 | 19 | 52,284 | 47,441 |
| Non-interest bearing borrowings | 無息借貸 | | 1,388 | 1,388 |
| Total current liabilities | 流動負債總額 | | 226,880 | 234,011 |
| Net current liabilities | 流動負債淨額 | | (139,227) | (130,089) |
| Total assets less current liabilities | 資產總額減流動負債 | | 763,632 | 769,709 |

Condensed Consolidated Statement of Financial Position 簡明綜合財務狀況表

As at 30 June 2024 於二零二四年六月三十日

| | | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|---|----------------------|-------------|---|--|
| | | Notes 附註 | | |
| Non-current liabilities | 非流動負債 | | | |
| Lease liabilities | 租賃負債 | | 67,695 | 60,538 |
| Interest bearing borrowings | 計息借貸 | 19 | 296,441 | 312,314 |
| Deferred tax liabilities | 遞延稅項負債 | | 35,301 | 35,301 |
| Non-interest bearing borrowings | 無息借貸 | | 5,429 | 5,429 |
| Total non-current liabilities | 非流動負債總額 | | 404,866 | 413,582 |
| Total liabilities | 負債總額 | | 631,746 | 647,593 |
| NET ASSETS | 資產淨額 | | 358,766 | 356,127 |
| Capital and reserves attributable to owners of the Company | 本公司擁有人應佔資本及儲備 | | | |
| Share capital | 股本 | 20 | 69,430 | 69,430 |
| Reserves | 儲備 | | 304,520 | 303,730 |
| Equity attributable to owners of the Company | 本公司擁有人應佔權益 | | 373,950 | 373,160 |
| Non-controlling interests | 非控股權益 | | (15,184) | (17,033) |
| TOTAL EQUITY | 權益總額 | | 358,766 | 356,127 |

Condensed Consolidated Statement of Changes in Equity

簡明綜合股權變動報表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月



| | | Share capital | Share premium | Special reserve | Capital reserve | Property revaluation reserve | Foreign exchange reserve | Retained profits/ (accumulated losses) | Equity attributable to owners of the Company | Non-controlling interests | Total |
|--|---------------------------|---------------|---------------|---------------------|---------------------|------------------------------|--------------------------|--|--|---------------------------|----------|
| | | 股本 | 股份溢價 | 特殊儲備 (Note a) (附註a) | 資本儲備 (Note b) (附註b) | 物業重估儲備 | 外匯儲備 | 保留盈利/ (累計虧損) | 本公司擁有人應佔權益 | 非控股權益 | 總計 |
| | | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 |
| | | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 |
| At 1 January 2024 (audited) | 於二零二四年一月一日(經審核) | 69,430 | 376,715 | 34,800 | 32 | 7,191 | (10,871) | (104,137) | 373,160 | (17,033) | 356,127 |
| Profit for the period | 期間溢利 | - | - | - | - | - | - | 536 | 536 | 1,849 | 2,385 |
| Other comprehensive income: Exchange differences on translating foreign operations | 其他全面收益： 海外業務換算 匯兌差額 | - | - | - | - | - | 254 | - | 254 | - | 254 |
| Total comprehensive income for the period | 期間全面收益總額 | - | - | - | - | - | 254 | 536 | 790 | 1,849 | 2,639 |
| At 30 June 2024 (unaudited) | 於二零二四年六月三十日 (未經審核) | 69,430 | 376,715 | 34,800 | 32 | 7,191 | (10,617) | (103,601) | 373,950 | (15,184) | 358,766 |

| | | Share capital | Share premium | Special reserve | Capital reserve | Property revaluation reserve | Foreign exchange reserve | Retained profits/ (accumulated losses) | Equity attributable to owners of the Company | Non-controlling interests | Total |
|--|---------------------------|---------------|---------------|---------------------|---------------------|------------------------------|--------------------------|--|--|---------------------------|----------|
| | | 股本 | 股份溢價 | 特殊儲備 (Note a) (附註a) | 資本儲備 (Note b) (附註b) | 物業重估儲備 | 外匯儲備 | 保留盈利/ (累計虧損) | 本公司擁有人應佔權益 | 非控股權益 | 總計 |
| | | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 | HK\$'000 |
| | | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 | 千港元 |
| At 1 January 2023 (audited) | 於二零二三年一月一日(經審核) | 69,430 | 376,715 | 34,800 | 32 | 7,191 | (10,979) | (152,725) | 324,464 | (28,961) | 295,503 |
| Profit for the period | 期間溢利 | - | - | - | - | - | - | 24,341 | 24,341 | 3,751 | 28,092 |
| Other comprehensive income: Exchange differences on translating foreign operations | 其他全面收益： 海外業務換算 匯兌差額 | - | - | - | - | - | 496 | - | 496 | - | 496 |
| Total comprehensive income for the period | 期間全面收益總額 | - | - | - | - | - | 496 | 24,341 | 24,837 | 3,751 | 28,588 |
| Disposal of subsidiaries | 出售附屬公司 | - | - | - | - | - | 204 | (226) | (22) | - | (22) |
| At 30 June 2023 (unaudited) | 於二零二三年六月三十日 (未經審核) | 69,430 | 376,715 | 34,800 | 32 | 7,191 | (10,279) | (128,610) | 349,279 | (25,210) | 324,069 |

Note a: The special reserve of the Group represents the difference between the nominal amount of the shares issued by the Company and the aggregate amount of the share capital and share premium of subsidiaries acquired pursuant to the group reorganisation in preparation for the listing of the Company's shares on The Stock Exchange of Hong Kong Limited in 2002.

附註a：本集團之特殊儲備指本公司所發行股份之面值與根據於二零零二年為籌備本公司股份在香港聯合交易所有限公司上市而進行集團重組所收購附屬公司之股本及股份溢價總和之差額。

Note b: The capital reserve represents the contribution by the owners.

附註b：資本儲備指擁有人注資。

Condensed Consolidated Statement of Cash Flows

簡明綜合現金流量表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|--|----------------------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| | Notes 附註 | | |
| Cash flows from operating activities | 經營活動所得現金流量 | | |
| Profit before income tax | 除所得稅前溢利 | 2,643 | 27,549 |
| Adjustments for: | 就以下項目作出調整： | | |
| Depreciation of right-of-use assets | 使用權資產折舊 | 20,987 | 13,081 |
| Depreciation of property, plant and equipment | 物業、廠房及 設備折舊 | 9,751 | 11,390 |
| Amortisation of other intangible assets | 其他無形資產攤銷 | 238 | 363 |
| Interest expense | 利息開支 | 11,265 | 9,210 |
| Interest income | 利息收入 | (209) | (80) |
| Loss on written off of property, plant and equipment | 撇銷物業、廠房及設備之 虧損 | 2,212 | 159 |
| Rent concessions | 租金優惠 | - | (9) |
| Gain on disposal of subsidiaries | 出售附屬公司收益 | - | (329) |
| Gain on lease modification | 租賃修改之收益 | - | (1,117) |
| Operating profit before working capital changes | 未計營運資金變動前之 經營溢利 | 46,887 | 60,217 |
| Increase in inventories | 存貨增加 | (825) | (7,434) |
| Decrease in trade and other receivables | 貿易及其他應收款項減少 | 7,360 | 1,390 |
| (Decrease)/Increase in trade and other payables | 貿易及其他應付款項 (減少)/增加 | (12,987) | 1,857 |
| Cash generated from operations | 經營所得現金 | 40,435 | 56,030 |
| Income tax refunded | 已退所得稅 | - | 543 |
| Net cash generated from operating activities | 經營活動所得 現金淨額 | 40,435 | 56,573 |

Condensed Consolidated Statement of Cash Flows 簡明綜合現金流量表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月



| | | Six months ended 30 June 截至六月三十日止六個月 | |
|---|--------------------------------|---|--|
| | | 2024 二零二四年 (Unaudited) (未經審核) | 2023 二零二三年 (Unaudited) (未經審核) |
| | | HK\$'000 千港元 | HK\$'000 千港元 |
| | Notes 附註 | | |
| Cash flows from investing activities | 投資活動所得現金流量 | | |
| Increase in restricted bank deposits | 受限制銀行存款增加 | (459) | (698) |
| Interest received | 已收利息 | 209 | 80 |
| Proceed from disposal of subsidiaries | 出售附屬公司所得款項 | - | 735 |
| Acquisition of property, plant and equipment | 收購物業、廠房及設備 | (11,292) | (3,685) |
| Net cash used in investing activities | 投資活動所用現金淨額 | (11,542) | (3,568) |
| Cash flows from financing activities | 融資活動所得現金流量 | | |
| Proceeds from interest bearing borrowings | 計息借貸所得款項 | 2,940 | 3,190 |
| Repayments of interest bearing borrowings | 償還計息借貸 | (13,970) | (20,375) |
| Repayment of advance from related parties | 償還來自關連人士之墊款 | (2,306) | (7,492) |
| Interest paid | 已付利息 | (11,265) | (9,210) |
| Repayment of principal portion of lease liabilities | 償還租賃負債 本金部分 | (18,698) | (15,175) |
| Net cash used in financing activities | 融資活動所用現金淨額 | (43,299) | (49,062) |
| Net (decrease)/increase in cash and cash equivalents | 現金及等同現金項目 (減少)/增加淨額 | (14,406) | 3,943 |
| Cash and cash equivalents at beginning of the period | 於期初之現金及等同現金項目 | 42,026 | 26,032 |
| Effect of exchange rate changes on cash and cash equivalents | 匯率變動對現金及等同現金項目之影響 | (199) | (171) |
| Cash and cash equivalents at end of the period | 於期末之現金及等同現金項目 | 27,421 | 29,804 |

Notes to the Condensed Consolidated Interim Financial Statements

簡明綜合中期財務報表附註

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

1. GENERAL INFORMATION

Future Bright Holdings Limited is a public limited company incorporated in Bermuda. Its shares are listed on The Stock Exchange of Hong Kong Limited (“Stock Exchange”). The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. Its head office and principal place of business are at Units 803 and 804 on the 8th Floor, Seaview Commercial Building, Nos. 21-24 Connaught Road West, Hong Kong. The Group, comprising the Company and its subsidiaries, is engaged in sales of food and catering, sales of food souvenir and property investment.

2. BASIS OF PREPARATION

The condensed consolidated interim financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 (“HKAS 34”), issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the applicable disclosure provisions of Main Board Listing Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The condensed consolidated interim financial statements were authorised for issue on 26 August 2024.

The condensed consolidated interim financial statements have been prepared with the same accounting policies adopted in the 2023 annual financial statements.

1. 一般資料

佳景集團有限公司為於百慕達註冊成立之公眾有限公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。其註冊辦事處地址為Clarendon House, 2 Church Street, Hamilton HM11, Bermuda。其總辦事處及主要營業地址為香港干諾道西21-24號海景商業大廈8樓803及804室。本集團（包括本公司及其附屬公司）從事食物及餐飲銷售、食品手信銷售以及物業投資之業務。

2. 編製基準

簡明綜合中期財務報表根據香港會計師公會（「香港會計師公會」）頒佈之香港會計準則第34號（「香港會計準則第34號」）及香港聯合交易所有限公司主板證券上市規則之適用披露規定編製。簡明綜合中期財務報表於二零二四年八月二十六日獲授權刊發。

簡明綜合中期財務報表已根據二零二三年年度財務報表所採納之相同會計政策編製。



2. BASIS OF PREPARATION – *Continued*

The preparation of the condensed consolidated interim financial statements in compliance with HKAS 34 requires the use of certain judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates. The areas where significant judgments and estimates have been made in preparing the financial statements and their effect are disclosed in note 4.

In preparing the Group's condensed consolidated financial statements, the Directors have given careful consideration to the future liquidity of the Group in light of the fact that the Group has recorded a profit of approximately Hong Kong Dollar ("HK\$") 2,385,000 and at the end of reporting period, its current liabilities exceeded its current assets by approximately HK\$139,227,000. However, the Group had cash and cash equivalents of approximately HK\$27,421,000 only as at 30 June 2024.

The Directors consider that the Group has various measures and will have adequate funds available to enable it to operate as a going concern, taking into account the past operating performance of the Group and the following:

- (i) Up to the date of this report, the Group had unused bank and credit facilities of a total amount of approximately HK\$72.2 million, including credit facilities for capital expenditures and working capital of amounts of approximately HK\$17.2 million and HK\$55.0 million respectively;
- (ii) Management has been endeavoring to maintain the Group's operating results and cash flows in the coming year through maintaining various cost control measures;
- (iii) The Group has obtained undertaking from the related party not to request immediate settlement on the outstanding amounts of approximately HK\$61.7 million as at 30 June 2024 until the Company is in a position to repay; and
- (iv) The Group will consider to realise the investment properties of the Group with a fair value of approximately HK\$558.0 million and certain land and buildings of the Group with a carrying amount of approximately HK\$125.6 million as at 30 June 2024 and using the proceeds of repay certain secured bank loans and strengthen the Group's liquidity, when necessary.

2. 編製基準 – 續

根據香港會計準則第34號編製簡明綜合中期財務報表需要使用若干判斷、估計及假設，而有關判斷、估計及假設會影響政策之應用以及按年初至今基準所呈報之資產及負債、收入及開支金額。實際結果可能與該等估計有所不同。於編製財務報表時已作出重大判斷及估計之範圍及其影響於附註4披露。

於編製本集團之簡明綜合財務報表時，鑒於本集團錄得約2,385,000港元（「港元」）之溢利，以及其於報告期終之流動負債超出其流動資產約139,227,000港元，董事已審慎考慮本集團未來之流動資金。然而，本集團於二零二四年六月三十日僅錄得現金及等同現金項目約27,421,000港元。

經計及本集團過往經營表現及以下各項，董事認為本集團已採取各項措施，並將擁有充足資金使其能夠持續經營：

- (i) 截至本報告日期，本集團的未動用銀行及信貸融資總額約為72,200,000港元，包括分別用作資本開支及營運資金之信貸融資約17,200,000港元及55,000,000港元；
- (ii) 管理層一直致力通過實施各種成本控制措施以維持本集團來年之經營業績及現金流量；
- (iii) 本集團已獲關連人士承諾，於本公司有能力償還前，不會要求即時結付於二零二四年六月三十日之未償還款項約61,700,000港元；及
- (iv) 本集團將考慮在必要時將於二零二四年六月三十日公允價值約558,000,000港元的本集團投資物業及賬面值約125,600,000港元的本集團若干土地及樓宇變現，並利用所得款項償還若干有抵押銀行貸款及鞏固本集團的流動資金。

2. BASIS OF PREPARATION – *Continued*

The Directors have reviewed the Group's cash flow forecast covering a period of twelve months from the end of the reporting period. They are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due in the foreseeable future. Accordingly, the directors of the Company believe it is appropriate to prepare the consolidated financial statements of the Group for the period ended 30 June 2024 on a going concern basis.

The condensed consolidated interim financial statements are presented in HK\$, unless otherwise stated. The condensed consolidated interim financial statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2023 annual financial statements. The condensed consolidated interim financial statements and notes do not include all of the information required for a complete set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards (the "HKFRSs") and should be read in conjunction with the 2023 consolidated financial statements.

2. 編製基準 – 續

董事已審閱本集團涵蓋自報告期終起計十二個月期間的現金流量預測。彼等認為，經考慮上述計劃及措施，本集團將有充足營運資金為其營運提供資金及應付於可預見未來到期的財務責任。因此，本公司董事相信，按持續經營基準編製本集團截至二零二四年六月三十日止期間的綜合財務報表乃屬恰當。

除另有說明外，簡明綜合中期財務報表以港元呈列。簡明綜合中期財務報表載有簡明綜合財務報表及選定之說明附註。該等附註包括自二零二三年年度財務報表以來，對瞭解本集團財務狀況及表現之變動而言屬重大之事件及交易之說明。簡明綜合中期財務報表及附註並不包括根據香港財務報告準則（「香港財務報告準則」）編製整套財務報表所需之所有資料，並應與二零二三年綜合財務報表一併閱覽。



3. CHANGES IN HONG KONG FINANCIAL REPORTING STANDARDS

(a) Adoption of new and amendments to HKFRSs – effective 1 January 2024

The HKICPA has issued a number of new or amended HKFRSs that are first effective for the current accounting period of the Group:

| | |
|----------------------------------|---|
| Amendments to HKAS 1 | Classification of Liabilities as Current or Non-current |
| Amendments to HKAS 1 | Non-current Liabilities with Covenants |
| Amendments to HKAS 7 and HKFRS 7 | Supplier Finance Arrangements |
| Amendments to HKFRS 16 | Lease Liability in a Sale and Leaseback |
| HK Interpretation 5 (Revised) | Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause |

The adoption of these new or amended HKFRSs did not have any material impact on the Group's accounting policies and the disclosures or on the amounts recognised in the Group's condensed consolidated interim financial statements.

3. 香港財務報告準則變動

(a) 採納新訂香港財務報告準則及其修訂本 – 自二零二四年一月一日起生效

香港會計師公會已頒佈多項於本集團本會計期間首次生效之新訂或經修訂香港財務報告準則：

| | |
|--------------------------|---------------------------------|
| 香港會計準則第1號修訂本 | 負債的流動或非流動分類 |
| 香港會計準則第1號修訂本 | 附帶契諾之非流動負債 |
| 香港會計準則第7號及香港財務報告準則第7號修訂本 | 供應商融資安排 |
| 香港財務報告準則第16號修訂本 | 售後租回之租賃負債 |
| 香港詮釋第5號 (經修改) | 財務報表之呈報 – 借款人對載有按要求償還條款之有期貨款之分類 |

採納該等新訂或經修訂香港財務報告準則，對本集團會計政策及本集團簡明綜合中期財務報表所披露事項或所確認金額並無造成任何重大影響。

3. CHANGES IN HONG KONG FINANCIAL REPORTING STANDARDS – *Continued*

(b) Amendments to HKFRSs that have been issued but are not yet effective

The following amendments to HKFRSs, have been issued, but are not yet effective and have not been early adopted by the Group. The Group's current intention is to apply these changes on the date they become effective.

| | |
|------------------------------------|--|
| Amendments to HKAS 21 | Lack of Exchangeability ¹ |
| Amendment to HKFRS 9 and HKFRS 7 | Classification and Measurement of Financial Instruments ² |
| HKFRS 18 | Presentation and Disclosure in Financial Statements ³ |
| HKFRS 19 | Subsidiaries without Public Accountability: Disclosures ³ |
| Amendments to HKFRS 10 and HKAS 28 | Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁴ |
| ¹ | Effective for annual periods beginning on or after 1 January 2025. |
| ² | Effective for annual periods beginning on or after 1 January 2026. |
| ³ | Effective for annual periods beginning on or after 1 January 2027. |
| ⁴ | Effective for annual periods beginning on or after a date to be determined. |

The Group is in the process of making an assessment of the impact of these amendments to HKFRSs upon initial application. Up to now, the directors of the Company consider that these new and amendments to HKFRSs will not have a significant impact on the Group's financial performance and financial position.

3. 香港財務報告準則變動 – 續

(b) 已頒佈但尚未生效的香港財務報告準則修訂本

以下香港財務報告準則修訂本已頒佈但尚未生效，且未獲本集團提早採納。本集團目前計劃於該等變動生效當日應用該等變動。

| | |
|----------------------------|---------------------------------------|
| 香港會計準則第21號修訂本 | 缺乏可兌換性 ¹ |
| 香港財務報告準則第9號及香港財務報告準則第7號修訂本 | 財務工具的分類及計量 ² |
| 香港財務報告準則第18號修訂本 | 財務報表之呈報及披露 ³ |
| 香港財務報告準則第19號修訂本 | 非公共受託責任附屬公司：披露 ³ |
| 香港財務報告準則第10號及香港會計準則第28號修訂本 | 投資者與其聯營公司或合營企業之間之資產出售或出資 ⁴ |

| | |
|--------------|-------------------------|
| ¹ | 於二零二五年一月一日或之後開始的年度期間生效。 |
| ² | 於二零二六年一月一日或之後開始的年度期間生效。 |
| ³ | 於二零二七年一月一日或之後開始的年度期間生效。 |
| ⁴ | 於待定日期或之後開始的年度期間生效。 |

本集團現正評估該等香港財務報告準則修訂本於首次應用時的影響。截至目前，本公司董事認為該等新訂香港財務報告準則及其修訂本不會對本集團的財務表現及財務狀況產生重大影響。



4. USE OF JUDGEMENTS AND ESTIMATES

In preparing this condensed consolidated interim financial statements, the significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to 2023 annual financial statements.

Assessment of the Group's ability to continue as a going concern. In the light of recovering performance, the Directors do not consider that there are material uncertainties that cast doubt on the Group's going concern status over the course of the next 12 months. This judgment was made with consideration of the Group's liquidity position, given the underlying strength of the consolidated statement of financial position and the maturity dates of existing borrowings, the availability of undrawn finance facilities in place, and based on the assumptions and potential scenarios modelled as described in note 2, alongside the Directors' proposed responses to each scenario. Under each scenario, mitigating actions are all within management control, can be initiated as they relate to discretionary spend, and do not impact on the ability to meet demand. No significant structural changes to the business are assumed to be required under each scenario. Under each scenario, after taking mitigating actions as needed, the forecasts indicate that it is appropriate for the going concern basis to be adopted in preparing the interim report and financial statements, and that there are no material uncertainties over the assumptions underpinning this judgment that are required to be disclosed.

4. 使用判斷及估計

於編製本簡明綜合中期財務報表時，管理層於應用本集團之會計政策時所作出之重大判斷及估計不明朗因素之主要來源與二零二三年年度財務報表所應用者相同。

評估本集團持續經營的能力。鑒於表現日漸恢復，董事認為，並無重大不確定因素對本集團於未來十二個月內持續經營之能力構成疑慮。該判斷經考慮本集團之流動資金狀況及因應綜合財務狀況表之基礎實力、現有借貸之到期日、可動用之未提取融資額度，並基於附註2所述構建的假設及潛在場景以及董事於每種情況下擬作出之回應而作出。於每種情況下，緩解措施均受到管理層控制，於其與非必須支出相關時可予以啟動，且不影響其滿足需求之能力。每種情況均假定毋須對業務進行重大結構變動。於每種情況下，經採取所需緩解措施後，預測顯示在編製中期報告及財務報表時採用持續經營基準屬適合，而支持該判斷之假設並無須予披露之重大不確定因素。

5. SEGMENT REPORTING**(a) Business segments**

The Group determines its operating segments based on the reports reviewed by the chief operating decision-maker that is used to make strategic decisions.

The Group has three reportable segments. These segments are managed separately as each business offers different products and services and requires different business strategies. The following summary describes the operations in each of the Group's reportable segments:

Food and catering – sales of food and catering in Macau, Hong Kong and Mainland China;

Food souvenir – sales of food souvenir, including festival food products; and

Property investment – leasing of property

5. 分部報告**(a) 業務分部**

本集團根據經主要營運決策者審閱之報告(用以制定策略性決策)決定其經營分部。

本集團擁有三個可報告分部。由於每項業務提供不同產品及服務，且需要不同經營策略，故該等分部獨立管理。本集團各個可報告分部之營運情況概述如下：

食物及餐飲 – 在澳門、香港及中國大陸銷售食物及餐飲；

食品手信 – 銷售食品手信，包括節慶食品；及

物業投資 – 租賃物業

Six months ended 30 June
截至六月三十日止六個月

| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
|---|------------------------------|---|---|
| Revenue from contracts with customers under HKFRS 15 | 根據香港財務報告準則第15號之客戶合約收益 | | |
| Food and catering – sales of food and catering in Macau, Hong Kong and Mainland China | 食物及餐飲 – 在澳門、香港及中國大陸銷售食物及餐飲 | 176,163 | 189,952 |
| Food souvenir – sales of food souvenir, including festival food products | 食品手信 – 銷售食品手信，包括節慶食品 | 39,035 | 32,644 |
| | | 215,198 | 222,596 |
| Revenue from other source | 其他來源之收益 | | |
| Property investment – leasing of property | 物業投資 – 租賃物業 | 10,145 | 9,995 |
| | | 225,343 | 232,591 |



5. SEGMENT REPORTING – Continued

(a) Business segments – Continued

Inter-segment transactions are priced with reference to prices charged to external parties for similar order. Central revenue and expenses are not allocated to the operating segments as they are not included in the measure of the segments' profit that is used by the chief operating decision-maker for assessment of segment performance.

The segment revenue and results for the six months ended 30 June 2024 are as follows:

| | | Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元 | Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元 | Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元 | Inter-segment elimination 分部間對銷 (Unaudited) (未經審核) HK\$'000 千港元 | Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元 |
|---------------------------------|-----------|--|---|---|--|--|
| Revenue | 收益 | | | | | |
| Revenue from external customers | 來自外來客戶之收益 | 176,163 | 39,035 | 10,145 | - | 225,343 |
| Revenue from inter-segment | 來自分部間之收益 | - | - | 100 | (100) | - |
| Other revenue | 其他收益 | 3,086 | 68 | 254 | - | 3,408 |
| Reportable segment revenue | 可報告分部收益 | 179,249 | 39,103 | 10,499 | (100) | 228,751 |
| Results | 業績 | | | | | |
| Reportable segment results | 可報告分部業績 | (3,643) | 4,960 | 4,058 | - | 5,375 |

As at 30 June 2024

於二零二四年六月三十日

| | | Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元 | Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元 | Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元 | Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元 |
|--------------------------------|-----------|--|---|---|--|
| Assets | 資產 | | | | |
| Reportable segment assets* | 可報告分部資產* | 352,520 | 56,851 | 580,404 | 989,775 |
| Liabilities | 負債 | | | | |
| Reportable segment liabilities | 可報告分部負債 | 319,936 | 29,405 | 281,720 | 631,061 |
| Reportable segment net assets | 可報告分部資產淨額 | 32,584 | 27,446 | 298,684 | 358,714 |

5. 分部報告 – 續

(a) 業務分部 – 續

分部間交易之價格乃參考就類似訂單向外部人士收取之價格釐定。由於主要營運決策者評估分部表現時使用之分部溢利計量並未計入主要收益及開支，故並無分配有關收益及開支至各經營分部。

截至二零二四年六月三十日止六個月之分部收益及業績如下：

5. SEGMENT REPORTING – Continued**(a) Business segments – Continued****Other information**

For the six months ended 30 June 2024

5. 分部報告 – 續**(a) 業務分部 – 續****其他資料**截至二零二四年六月三十日止
六個月

| | | Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元 | Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元 | Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元 | Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元 |
|---|-------------------|---|--|--|--|
| Interest income | 利息收入 | 80 | - | 129 | 209 |
| Interest expense | 利息開支 | 6,658 | 369 | 4,238 | 11,265 |
| Capital expenditure | 資本開支 | 8,105 | 3,187 | - | 11,292 |
| Depreciation of property, plant and equipment | 物業、廠房及設備折舊 | 8,667 | 726 | 358 | 9,751 |
| Depreciation of right-of-use assets | 使用權資產折舊 | 17,702 | 3,285 | - | 20,987 |
| Amortisation of other intangible assets | 其他無形資產攤銷 | 63 | 175 | - | 238 |
| Loss on written off of property, plant and equipment | 撇銷物業、廠房及設備之 虧損 | 2,212 | - | - | 2,212 |
| Income tax expenses | 所得稅開支 | 258 | - | - | 258 |



5. SEGMENT REPORTING – Continued

(a) Business segments – Continued

For the six months ended 30 June 2023

| | | Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元 | Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元 | Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元 | Inter-segment elimination 分部間對銷 (Unaudited) (未經審核) HK\$'000 千港元 | Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元 |
|---------------------------------|-----------|--|---|---|--|--|
| Revenue | 收益 | | | | | |
| Revenue from external customers | 來自外來客戶之收益 | 189,952 | 32,644 | 9,995 | – | 232,591 |
| Revenue from inter-segment | 來自分部間之收益 | – | – | 88 | (88) | – |
| Other revenue | 其他收益 | 2,884 | 52 | 96 | – | 3,032 |
| Reportable segment revenue | 可報告分部收益 | 192,836 | 32,696 | 10,179 | (88) | 235,623 |
| Results | 業績 | | | | | |
| Reportable segment results | 可報告分部業績 | 19,408 | 6,141 | 4,095 | – | 29,644 |

As at 31 December 2023

於二零二三年十二月三十一日

| | | Food and catering 食物及餐飲 (Audited) (經審核) HK\$'000 千港元 | Food souvenir 食品手信 (Audited) (經審核) HK\$'000 千港元 | Property investment 物業投資 (Audited) (經審核) HK\$'000 千港元 | Consolidated 綜合 (Audited) (經審核) HK\$'000 千港元 |
|--------------------------------|-----------|---|--|--|---|
| Assets | 資產 | | | | |
| Reportable segment assets* | 可報告分部資產* | 363,308 | 51,162 | 588,447 | 1,002,917 |
| Liabilities | 負債 | | | | |
| Reportable segment liabilities | 可報告分部負債 | 334,168 | 26,030 | 285,492 | 645,690 |
| Reportable segment net assets | 可報告分部資產淨額 | 29,140 | 25,132 | 302,955 | 357,227 |

* As at 30 June 2024, food and catering and food souvenir segment assets included cash and cash equivalents of approximately HK\$19,401,000 (31 December 2023: HK\$26,693,000) and HK\$3,110,000 (31 December 2023: HK\$2,954,000) respectively, while property investment segment assets included cash and cash equivalents of approximately HK\$4,235,000 (31 December 2023: HK\$11,657,000), and investment properties of approximately HK\$558,000,000 (31 December 2023: HK\$558,000,000).

* 於二零二四年六月三十日，食物及餐飲以及食品手信分部資產包括現金及等同現金項目分別約19,401,000港元(二零二三年十二月三十一日：26,693,000港元)及3,110,000港元(二零二三年十二月三十一日：2,954,000港元)，而物業投資分部資產包括現金及等同現金項目約4,235,000港元(二零二三年十二月三十一日：11,657,000港元)及投資物業約558,000,000港元(二零二三年十二月三十一日：558,000,000港元)。

5. SEGMENT REPORTING – Continued**(a) Business segments – Continued**

Other information

For the six months ended 30 June 2023

5. 分部報告 – 續**(a) 業務分部 – 續**

其他資料

截至二零二三年六月三十日止
六個月

| | | Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元 | Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元 | Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元 | Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元 |
|---|-------------------|---|--|--|--|
| Interest income | 利息收入 | 76 | – | 4 | 80 |
| Interest expense | 利息開支 | 4,858 | 111 | 4,241 | 9,210 |
| Capital expenditure | 資本開支 | 3,023 | 662 | – | 3,685 |
| Depreciation of property, plant and equipment | 物業、廠房及設備折舊 | 9,914 | 1,061 | 415 | 11,390 |
| Depreciation of right-of-use assets | 使用權資產折舊 | 11,642 | 1,439 | – | 13,081 |
| Amortisation of other intangible assets | 其他無形資產攤銷 | 266 | 97 | – | 363 |
| Loss on written off of property, plant and equipment | 撇銷物業、廠房及設備之 虧損 | 159 | – | – | 159 |
| Gain on disposal of subsidiaries | 出售附屬公司收益 | 329 | – | – | 329 |
| Gain on lease modification | 租賃修改之收益 | 1,117 | – | – | 1,117 |
| Rent concessions | 租金優惠 | 9 | – | – | 9 |
| Income tax credit | 所得稅抵免 | 543 | – | – | 543 |



5. SEGMENT REPORTING – Continued

(b) Reconciliation of reportable segment revenue, profit and loss, assets and liabilities

5. 分部報告 – 續

(b) 可報告分部收益、損益、資產及負債之對賬

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|---|----------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Revenue | 收益 | | |
| Reportable segment revenue | 可報告分部收益 | 228,751 | 235,623 |
| Less: other revenue | 減：其他收益 | (3,408) | (3,032) |
| Consolidated revenue | 綜合收益 | 225,343 | 232,591 |
| Profit before income tax | 除所得稅前溢利 | | |
| Reportable segment profit | 可報告分部溢利 | 5,375 | 29,644 |
| Other revenue and other gains and losses | 其他收益以及其他收益及虧損 | - | 781 |
| Corporate payroll expenses | 公司薪金開支 | (1,795) | (1,640) |
| Unallocated expenses | 未分配開支 | (937) | (1,236) |
| Consolidated profit before income tax | 除所得稅前綜合溢利 | 2,643 | 27,549 |

5. SEGMENT REPORTING – Continued**(b) Reconciliation of reportable segment revenue, profit and loss, assets and liabilities – Continued****5. 分部報告 – 續****(b) 可報告分部收益、損益、資產及負債之對賬 – 續**

| | | As at 30 June 2024 於二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | As at 31 December 2023 於二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|---|----------------|---|--|
| Assets | 資產 | | |
| Reportable segment assets | 可報告分部資產 | 989,775 | 1,002,917 |
| Financial assets at fair value through profit or loss | 按公允價值計入損益之金融資產 | 37 | 37 |
| Unallocated corporate assets | 未分配企業資產 | 700 | 766 |
| Consolidated total assets | 綜合資產總額 | 990,512 | 1,003,720 |
| Liabilities | 負債 | | |
| Reportable segment liabilities | 可報告分部負債 | 631,061 | 645,690 |
| Unallocated corporate liabilities | 未分配企業負債 | 685 | 1,903 |
| Consolidated total liabilities | 綜合負債總額 | 631,746 | 647,593 |

Unallocated expenses comprised mainly of the expenses of the Group's headquarter which were not directly attributable to the business activities of any operating segment.

Unallocated corporate assets comprised mainly of cash and cash equivalents which are held as general working capital of the Group as a whole and other corporate assets of the Group's headquarter which were not directly attributable to the business activities of any operating segment. Unallocated corporate liabilities mainly comprised of the liabilities of the Group's headquarter which were not directly attributable to the business activities of any operating segment.

未分配開支主要包括本集團總部開支，其並不直接歸屬於任何經營分部之業務活動。

未分配企業資產主要包括持作本集團整體之一般營運資金之現金及等同現金項目及並不直接歸屬於任何經營分部之業務活動之本集團總部之其他企業資產。未分配企業負債主要包括並不直接歸屬於任何經營分部之業務活動之本集團總部之負債。



5. SEGMENT REPORTING – Continued

(c) Geographical information

The Group's operations are located in Macau, Hong Kong and Mainland China, while Macau is the place of domicile of the Company. The following table provides an analysis of the Group's revenue from external customers and non-current assets (other than financial assets).

5. 分部報告 – 續

(c) 地區資料

本集團之業務位於澳門、香港及中國大陸，而澳門為本公司之所在地。下表提供本集團來自外來客戶之收益及非流動資產（金融資產除外）之分析。

| | | Revenue from external customers 來自外來客戶之收益 | | Non-current assets (other than financial assets) 非流動資產(金融資產除外) | |
|----------------|------|---|---|---|--|
| | | Six months ended 30 June 2024 截至 二零二四年 六月三十日止 六個月 (Unaudited) (未經審核) HK\$'000 千港元 | Six months ended 30 June 2023 截至 二零二三年 六月三十日止 六個月 (Unaudited) (未經審核) HK\$'000 千港元 | As at 30 June 2024 於 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | As at 31 December 2023 於 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
| Macau | 澳門 | 170,387 | 170,169 | 872,540 | 870,505 |
| Hong Kong | 香港 | 54,856 | 48,548 | 19,112 | 14,042 |
| Mainland China | 中國大陸 | – | 13,874 | – | 86 |
| | | 225,243 | 232,591 | 891,652 | 884,633 |

6. TURNOVER

Turnover represented sales of food and catering, sales of food souvenir and gross rental income from investment properties. The amounts of each significant category of revenue recognised in turnover during the reporting period were disaggregated as follows:

6. 營業額

營業額指食物及餐飲之銷售額、食品手信之銷售額以及來自投資物業之總租金收入。於報告期內在營業額中確認之各重大類別收益金額分拆如下：

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|---|-------------------------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Revenue from contracts with customers under HKFRS 15 | 根據香港財務報告準則第15號之客戶合約收益 | | |
| Sales of food and catering | 食物及餐飲之銷售額 | 176,163 | 189,952 |
| Sales of food souvenir | 食品手信之銷售額 | 39,035 | 32,644 |
| | | 215,198 | 222,596 |
| Revenue from other source | 其他來源之收益 | | |
| Rental income from investment properties | 投資物業之租金收入 | 10,045 | 9,995 |
| | | 225,243 | 232,591 |
| By timing of revenue recognition under HKFRS 15 | 根據香港財務報告準則第15號按確認收益之時間 | | |
| At a point in time | 於某一時間點 | 215,198 | 222,596 |

The Group did not have any contract asset and contract liability as at 31 December 2023 and 30 June 2024.

本集團於二零二三年十二月三十一日及二零二四年六月三十日概無任何合約資產及合約負債。



7. DEPRECIATION AND AMORTISATION

- (a) During the six months ended 30 June 2024, depreciation charge of approximately HK\$9,751,000 (Six months ended 30 June 2023: HK\$11,390,000) was recognised in respect of the Group's property, plant and equipment.
- (b) During the six months ended 30 June 2024, depreciation charge of approximately HK\$20,987,000 (Six months ended 30 June 2023: HK\$13,081,000) was recognised in respect of the Group's right-of-use assets.
- (c) During the six months ended 30 June 2024, amortisation charge of approximately HK\$238,000 (Six months ended 30 June 2023: HK\$363,000) was recognised in respect of the Group's other intangible assets.

7. 折舊及攤銷

- (a) 截至二零二四年六月三十日止六個月，已就本集團之物業、廠房及設備確認折舊開支約9,751,000港元(截至二零二三年六月三十日止六個月：11,390,000港元)。
- (b) 截至二零二四年六月三十日止六個月，已就本集團之使用權資產確認折舊開支約20,987,000港元(截至二零二三年六月三十日止六個月：13,081,000港元)。
- (c) 截至二零二四年六月三十日止六個月，已就本集團之其他無形資產確認攤銷開支約238,000港元(截至二零二三年六月三十日止六個月：363,000港元)。

8. PROFIT BEFORE INCOME TAX

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

8. 除所得稅前溢利

除所得稅前溢利已扣除／(計入)下列各項：

| | | Six months ended 30 June | |
|---|------------------|---------------------------------|-------------|
| | | 截至六月三十日止六個月 | |
| | | 2024 | 2023 |
| | | 二零二四年 | 二零二三年 |
| | | (Unaudited) | (Unaudited) |
| | | (未經審核) | (未經審核) |
| | | HK\$'000 | HK\$'000 |
| | | 千港元 | 千港元 |
| Costs of inventories recognised as expenses | 確認為開支之存貨成本 | 55,501 | 60,163 |
| Direct operating expenses recognised from investment properties during the period | 期內自投資物業確認之直接經營開支 | 630 | 501 |
| Cost of sales | 銷售成本 | 56,131 | 60,664 |
| Employee costs | 員工成本 | 71,103 | 64,187 |
| Depreciation of property, plant and equipment | 物業、廠房及設備折舊 | 9,751 | 11,390 |
| Depreciation of right-of-use assets | 使用權資產折舊 | 20,987 | 13,081 |
| Contingent rental expenses | 或然租金開支 | 14,257 | 15,007 |
| Amortisation of other intangible assets | 其他無形資產攤銷 | 238 | 363 |
| Auditor's remuneration | 核數師薪酬 | - | - |
| Interest income | 利息收入 | (209) | (80) |
| Loss on written off of property, plant and equipment | 撇銷物業、廠房及設備之虧損 | 2,212 | 159 |
| Gain on lease modification | 租賃修改之收益 | - | (1,117) |
| Gain on disposal of subsidiaries | 出售附屬公司收益 | - | (329) |
| Rent concessions | 租金優惠 | - | (9) |



9. FINANCE COSTS

9. 財務成本

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|---|----------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Interest on interest bearing borrowings repayable within five years | 須於五年內償還的計息借貸利息 | 7,965 | 7,501 |
| Interest on an amount due to a related party | 應付一名關連人士款項之利息 | - | 423 |
| Imputed interest expenses on lease liabilities | 租賃負債之估算利息開支 | 3,300 | 1,286 |
| | | 11,265 | 9,210 |

10. INCOME TAX EXPENSES/(CREDIT)

The amount of income tax expenses/(credit) in the condensed consolidated statement of comprehensive income represents:

10. 所得稅開支／(抵免)

簡明綜合全面收益表內所得稅開支／(抵免)金額指：

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|---|--------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Current tax: Macau Complementary Income Tax | 本期稅項：澳門所得補充稅 | | |
| - Tax charge for the period | 一期內稅項支出 | 258 | - |
| - Over-provision in respect of prior years | 一就過往年度之超額撥備 | - | (543) |
| Income tax expenses/(credit) | 所得稅開支／(抵免) | 258 | (543) |

10. INCOME TAX EXPENSES/(CREDIT) – Continued

Macau Complementary Income Tax is calculated at the progressive rate on the estimated assessable profits for the reporting period. The maximum tax rate was 12% for the six months ended 30 June 2024 and 2023.

Mainland China Enterprise Income Tax (“EIT”) is calculated at rate of 25% (2023: 25%). No provision for EIT has been made during the reporting period as the Mainland China subsidiaries have had no assessable profits for EIT for the six months ended 30 June 2024 and 2023.

Hong Kong profits tax has been provided at the rate of 16.5% (2023: 16.5%) on the estimated assessable profits arising in Hong Kong during the period, except for the subsidiary of the Group which is qualifying entity under the two-tiered profits tax rates regime. The first HK\$2,000,000 (2023: HK\$2,000,000) of assessable profits of this subsidiary are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%.

10. 所得稅開支／(抵免) – 續

澳門所得補充稅乃根據報告期內估計應課稅溢利按累進稅率計算。截至二零二四年及二零二三年六月三十日止六個月之最高稅率為12%。

中國大陸企業所得稅(「企業所得稅」)按25%(二零二三年：25%)之稅率計算。於報告期內，由於中國大陸附屬公司於截至二零二四年及二零二三年六月三十日止六個月並無須繳納企業所得稅的應課稅溢利，故並無作出企業所得稅撥備。

香港利得稅已按期內於香港產生之估計應課稅溢利之16.5%(二零二三年：16.5%)稅率計提撥備，惟本集團旗下屬利得稅兩級制合資格實體之附屬公司除外。該附屬公司之首2,000,000港元(二零二三年：2,000,000港元)應課稅溢利按8.25%繳稅，餘下應課稅溢利按16.5%繳稅。



11. DIVIDENDS

The Directors decided not to declare any interim dividend during the six months ended 30 June 2024 and 2023.

12. PROFIT PER SHARE

The calculation of the basic and diluted profit per share attributable to owners of the Company is based on the following data:

(a) Basic profit per share

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|--|-------------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Profit for the reporting period attributable to owners of the Company | 本公司擁有人應佔報告期內溢利 | 536 | 24,341 |
| | | Number of shares 股份數目 | Number of shares 股份數目 |
| Weighted average number of ordinary shares for the purpose of basic profit per share | 計算每股基本溢利之普通股加權平均數 | 694,302,420 | 694,302,420 |
| Basic profit per share (HK cents) | 每股基本溢利(港仙) | 0.08 | 3.50 |

(b) Diluted profit per share

The amounts of diluted profit per share for the six months ended 30 June 2024 and 2023 were the same as basic profit per share as there were no dilutive potential ordinary shares in existence during the six months ended 30 June 2024 and 2023.

11. 股息

董事決定不就截至二零二四年及二零二三年六月三十日止六個月宣派任何中期股息。

12. 每股溢利

本公司擁有人應佔每股基本及攤薄溢利根據以下數據計算：

(a) 每股基本溢利

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|--|-------------------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Profit for the reporting period attributable to owners of the Company | 本公司擁有人應佔報告期內溢利 | 536 | 24,341 |
| | | Number of shares 股份數目 | Number of shares 股份數目 |
| Weighted average number of ordinary shares for the purpose of basic profit per share | 計算每股基本溢利之普通股加權平均數 | 694,302,420 | 694,302,420 |
| Basic profit per share (HK cents) | 每股基本溢利(港仙) | 0.08 | 3.50 |

(b) 每股攤薄溢利

由於截至二零二四年及二零二三年六月三十日止六個月並無存在任何潛在攤薄普通股，故截至二零二四年及二零二三年六月三十日止六個月之每股攤薄溢利金額與每股基本溢利相同。

13. PROPERTY, PLANT AND EQUIPMENT, RIGHT-OF-USE ASSETS AND OTHER INTANGIBLE ASSETS

- (i) During the six months ended 30 June 2024, the Group acquired items of property, plant and equipment at a total cost of approximately HK\$11,292,000 (Six months ended 30 June 2023: HK\$3,685,000).
- (ii) During the six months ended 30 June 2024, the Group wrote off items of property, plant and equipment at net book value of approximately HK\$2,212,000 (Six months ended 30 June 2023: HK\$159,000).
- (iii) During the six months ended 30 June 2024, management of the Group has not provided any impairment loss on property, plant and equipment (Six months ended 30 June 2023: nil).
- (iv) During the six months ended 30 June 2024, management of the Group has not provided any impairment loss (Six months ended 30 June 2023: nil) and lease modification (Six months ended 30 June 2023: HK\$8,414,000) on right-of-use assets. During the six months ended 30 June 2024, the Group has not recognized any gain on lease modification (Six months ended 30 June 2023: HK\$1,117,000).
- (v) During the six months ended 30 June 2024, the Group has not received any rent concessions (Six months ended 30 June 2023: HK\$9,000) in the form of a discount on fixed payments during the period of severe social distancing and travel restriction measures introduces to contain the spread of COVID-19 pandemic.
- (vi) During the six months ended 30 June 2024, management of the Group has not provided any impairment loss on other intangible assets (Six months ended 30 June 2023: nil).

13. 物業、廠房及設備、使用權資產及其他無形資產

- (i) 於截至二零二四年六月三十日止六個月，本集團所收購物業、廠房及設備項目之總成本約為11,292,000港元(截至二零二三年六月三十日止六個月：3,685,000港元)。
- (ii) 於截至二零二四年六月三十日止六個月，本集團所撇銷物業、廠房及設備項目之賬面淨值約為2,212,000港元(截至二零二三年六月三十日止六個月：159,000港元)。
- (iii) 於截至二零二四年六月三十日止六個月，本集團管理層尚未就物業、廠房及設備計提任何減值虧損(截至二零二三年六月三十日止六個月：無)。
- (iv) 於截至二零二四年六月三十日止六個月，本集團管理層尚未就使用權資產計提任何減值虧損(截至二零二三年六月三十日止六個月：無)及租賃修改(截至二零二三年六月三十日止六個月：8,414,000港元)。於截至二零二四年六月三十日止六個月，本集團尚未確認任何租賃修改之收益(截至二零二三年六月三十日止六個月：1,117,000港元)。
- (v) 於截至二零二四年六月三十日止六個月，在厲行社交距離及旅遊限制措施以阻止2019新型冠狀病毒疫情擴散期間，本集團尚未以固定付款折扣形式獲得任何租金優惠(截至二零二三年六月三十日止六個月：9,000港元)。
- (vi) 於截至二零二四年六月三十日止六個月，本集團管理層尚未就其他無形資產計提任何減值虧損(截至二零二三年六月三十日止六個月：無)。



14. INVESTMENT PROPERTIES

14. 投資物業

| | | Investment properties 投資物業 HK\$'000 千港元 |
|------------------------------------|-------------------|---|
| Fair Value | 公允價值 | |
| At 1 January 2024 (audited) | 於二零二四年一月一日(經審核) | 558,000 |
| Fair value gain/(loss) (unaudited) | 公允價值收益/(虧損)(未經審核) | - |
| At 30 June 2024 (Unaudited) | 於二零二四年六月三十日(未經審核) | 558,000 |

The investment properties were located in Macau and held under private properties (propriedade privada) on a permanent basis without tenure.

投資物業位於澳門境內及根據無租期永久私人物業持有。

The investment properties with carrying amount of approximately HK\$558,000,000 (31 December 2023: HK\$558,000,000) have been pledged to a bank to secure one mortgage loan and one bank overdraft facility (31 December 2023: one mortgage loan and one bank overdraft facility) granted to the Group with aggregate carrying amount of approximately HK\$226,140,000 as at 30 June 2024 (31 December 2023: HK\$230,190,000) (note 19).

賬面值約為558,000,000港元(二零二三年十二月三十一日: 558,000,000港元)之投資物業已抵押予一間銀行, 作為本集團獲授於二零二四年六月三十日之賬面總值約為226,140,000港元(二零二三年十二月三十一日: 230,190,000港元)的一項按揭貸款及一項銀行透支融資(二零二三年十二月三十一日: 一項按揭貸款及一項銀行透支融資)之擔保(附註19)。

The fair values of the Group's investment properties at 30 June 2024 and 31 December 2023 have been arrived at on market value basis carried out by Jones Lang Lasalle Corporate Appraisal and Advisory Limited, an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment properties being valued. There were no changes to the valuation techniques during the six months ended 30 June 2024.

本集團於二零二四年六月三十日及二零二三年十二月三十一日之投資物業公允價值是由獨立估值師仲量聯行企業評估及諮詢有限公司以市值計算得出。該估值師持有認可及相關專業資格, 並在受估值投資物業之位置及類別方面擁有近期經驗。於截至二零二四年六月三十日止六個月, 估值方法並無變動。

15. DEPOSITS, TRADE AND OTHER RECEIVABLES

The Group's sales to customers are mainly on a cash and credit card settlement. Trade receivables mainly represent the revenue collected by the operators on the Group's behalf where the restaurants of the Group are located. The credit terms granted to these operators are 30 days from the sales made.

| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|---------------------------------|--------------|---|--|
| Current portion | 即期部分 | | |
| Trade receivables | 貿易應收款項 | 23,774 | 26,622 |
| Prepayments and deposits (note) | 預付款項及按金(附註) | 9,270 | 9,495 |
| Other receivables | 其他應收款項 | 525 | 400 |
| Total | 總計 | 33,569 | 36,517 |
| Non-current portion | 非即期部分 | | |
| Prepayments and deposits (note) | 預付款項及按金(附註) | 11,207 | 15,165 |

Note: As at 30 June 2024 and 31 December 2023, these balances mainly represented deposits paid for rental and utilities.

The Group recognised impairment loss based on the accounting policy stated in the Company's 2023 annual report.

Trade debtors are due within 30 days from the date of billing. Further details on the Group's credit policy and credit risk arising from trade debtors are set out in the Company's 2023 annual report.

The ageing analysis of trade receivables based on invoice date (net of impairment losses) is as follows:

| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|---------------------|-----------|---|--|
| 0 to 90 days | 0至90日 | 23,580 | 26,592 |
| 91 days to 365 days | 91日至365日 | 194 | 30 |
| Total | 總計 | 23,774 | 26,622 |

15. 按金、貿易及其他應收款項

本集團對客戶進行之銷售主要以現金及信用卡結算。貿易應收款項主要指營運商於本集團餐廳所在地代表本集團收取之收益。此等營運商獲授之信貸期為自作出銷售起計30日。

附註：於二零二四年六月三十日及二零二三年十二月三十一日，該等結餘主要指就租金及公用事業費用支付之按金。

本集團根據本公司二零二三年年度報告所載會計政策確認減值虧損。

貿易應收賬款自開賬單日期起於30日內到期。有關本集團之信貸政策及產生自貿易應收賬款之信貸風險之進一步詳情載於本公司二零二三年年度報告。

貿易應收款項(扣除減值虧損)按發票日期之賬齡分析如下：



16. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

16. 按公允價值計入損益之金融資產

| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|--|-----------------|---|--|
| Financial assets at fair value through profit or loss: | 按公允價值計入損益之金融資產： | | |
| – Listed equity investments in Hong Kong | – 於香港之上市股本投資 | 37 | 37 |

The financial assets are traded on active liquid markets. The fair values are determined with reference to quoted market prices which are under level 1 (quoted prices (unadjusted) in active markets for identical assets or liabilities) of fair value hierarchy under HKFRS 13.

金融資產於活躍流通市場買賣。公允價值乃參考香港財務報告準則第13號下公允價值層級第一級(相同資產或負債於活躍市場之報價(未經調整))所報市價釐定。

17. TRADE AND OTHER PAYABLES

17. 貿易及其他應付款項

| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|---------------------------------|---------------|---|--|
| Trade payables | 貿易應付款項 | 24,714 | 32,178 |
| Accruals and provision | 應計費用及撥備 | 27,703 | 35,789 |
| Construction and other payables | 應付工程款項及其他應付款項 | 16,804 | 14,475 |
| Total | 總計 | 69,221 | 82,442 |

Included in trade payables are trade creditors with the following ageing analysis, based on invoice dates, as of the end of the reporting period:

貿易應付賬款已計入貿易應付款項，其截至報告期終按發票日期之賬齡分析如下：

| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|----------------------|-----------|---|--|
| Within 90 days | 90日內 | 23,153 | 29,350 |
| 91 days to 180 days | 91日至180日 | 701 | 1,030 |
| 181 days to 365 days | 181日至365日 | 300 | 1,475 |
| More than 365 days | 超過365日 | 560 | 323 |
| Total | 總計 | 24,714 | 32,178 |

**18. AMOUNT DUE TO A RELATED PARTY**

As at 30 June 2024, the Group had an amount due to Future Bright Restaurant Enterprises Limited, of which Mr. Chan is also a director and an equity holder, amounted to approximately HK\$61,678,000 (31 December 2023: HK\$63,984,000). This amount is interest-free, unsecured and repayable on demand.

18. 應付一名關連人士款項

於二零二四年六月三十日，本集團應付佳景飲食企業有限公司款項約61,678,000港元（二零二三年十二月三十一日：63,984,000港元），陳先生亦為該公司董事兼權益持有人。該款項為免息、無抵押及須按要求償還。

19. INTEREST BEARING BORROWINGS**19. 計息借貸**

| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元 | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元 |
|--|-----------------|---|--|
| Secured bank overdraft (note a) | 有抵押銀行透支(附註a) | 18,751 | 17,753 |
| Mortgage loans (notes b and c) | 按揭貸款(附註b及c) | 329,974 | 342,002 |
| Total interest bearing borrowings | 計息借貸總額 | 348,725 | 359,755 |
| Carrying amount repayable: | 須償還賬面值： | | |
| On demand or within one year | 按要求或一年內 | 52,284 | 47,441 |
| More than one year, but not exceeding two years | 超過一年但兩年內 | 139,266 | 141,469 |
| More than two years, but not exceeding five years | 超過兩年但五年內 | 157,175 | 170,845 |
| | | 348,725 | 359,755 |
| Amount due within one year included in current liabilities | 已計入流動負債之一年內到期款項 | (52,284) | (47,441) |
| | | 296,441 | 312,314 |

19. INTEREST BEARING BORROWINGS – Continued

Notes:

- (a) As at 30 June 2024, the Group had one (31 December 2023: one) secured bank overdraft of approximately HK\$18,751,000 (31 December 2023: HK\$17,753,000) with unutilised facility of approximately MOP687,000 (equivalent to approximately HK\$667,000) (31 December 2023: MOP1,715,000 (equivalent to approximately HK\$1,665,000)) which is repayable on demand. It bears interest at the prime rate less 2.0% per annum and is secured by the investment properties. Such overdraft facility also carries a covenant which requires that Mr. Chan and his associates had to hold not less than 40% (31 December 2023: 40%) equity interest holding of the Company.
- (b) As at 30 June 2024, the Group had three (31 December 2023: three) mortgage loans of approximately HK\$329,974,000 (31 December 2023: HK\$342,002,000), including:
- (i) a mortgage loan of approximately HK\$207,389,000 (31 December 2023: HK\$212,437,000) with unutilised facility of approximately HK\$17,194,000 (31 December 2023: HK\$19,136,000). This secured bank loan is repayable within 7 years from April 2021 and bears interest at the prime rate less 2.5% per annum. The mortgage loan is secured by the investment properties of the Group (note 14);
- (ii) a mortgage loan of approximately HK\$10,085,000 (31 December 2023: HK\$10,385,000) which is repayable within 3 years from 2022 and bears interest at HIBOR plus 2.25% per annum. It is secured by a land and building of the Group; and
- (iii) a mortgage loan of approximately HK\$112,500,000 (31 December 2023: HK\$119,180,000) with unutilised facility of approximately HK\$55,000,000 (31 December 2023: HK\$55,000,000). This secured bank loan is repayable within 7 years from 2019, bears annual interest rate at 1.8% per annum over HIBOR, and is secured by a land and building of the Group.
- (c) As at 30 June 2024, two (31 December 2023: two) mortgage loans (mentioned in notes b (i) and (iii)) totaling of approximately HK\$319,889,000 (31 December 2023: HK\$331,617,000) carried a covenant that Mr. Chan and his associates had to hold not less than 37%-40% (31 December 2023: 37%-40%) equity interests of the Company.

19. 計息借貸 – 續

附註：

- (a) 於二零二四年六月三十日，本集團有一項（二零二三年十二月三十一日：一項）有抵押銀行透支約18,751,000港元（二零二三年十二月三十一日：17,753,000港元）須按的要求償還，而未動用融資金額則約為687,000澳門元（相當於約667,000港元）（二零二三年十二月三十一日：1,715,000澳門元（相當於約1,665,000港元））。其按最優惠利率減年息2.0厘計息，並以投資物業作抵押。該項透支融資亦附帶一項契諾，要求陳先生及其聯繫人士須持有本公司不少於40%（二零二三年十二月三十一日：40%）股權。
- (b) 於二零二四年六月三十日，本集團有三項（二零二三年十二月三十一日：三項）按揭貸款約329,974,000港元（二零二三年十二月三十一日：342,002,000港元），包括：
- (i) 一項按揭貸款約207,389,000港元（二零二三年十二月三十一日：212,437,000港元），而未動用融資金額則約為17,194,000港元（二零二三年十二月三十一日：19,136,000港元）。該項有抵押銀行貸款須自二零二一年四月起計七年內償還，按最優惠利率減年息2.5厘計息。該項按揭貸款以本集團之投資物業作抵押（附註14）；
- (ii) 一項按揭貸款約10,085,000港元（二零二三年十二月三十一日：10,385,000港元），須自二零二二年起計三年內償還，按香港銀行同業拆息加年息2.25厘計息。該項貸款以本集團之一幅土地及一幢樓宇作抵押；及
- (iii) 一項按揭貸款約112,500,000港元（二零二三年十二月三十一日：119,180,000港元），而未動用融資金額則約為55,000,000港元（二零二三年十二月三十一日：55,000,000港元）。該項有抵押銀行貸款須自二零一九年起計七年內償還，按香港銀行同業拆息加年息1.8厘計息，並以本集團之一幅土地及一幢樓宇作抵押。
- (c) 於二零二四年六月三十日，兩項（二零二三年十二月三十一日：兩項）合共約319,889,000港元（二零二三年十二月三十一日：331,617,000港元）之按揭貸款（於附註b(i)及(iii)提及）附帶一項契諾，即陳先生及其聯繫人士須持有本公司不少於37%至40%（二零二三年十二月三十一日：37%至40%）股權。



20. SHARE CAPITAL

20. 股本

| | | Number of shares | | Total value | |
|--|---------------|--|---|--|---|
| | | 股份數目 | | 總價值 | |
| | | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) | 30 June 2024 二零二四年 六月三十日 (Unaudited) (未經審核) | 31 December 2023 二零二三年 十二月三十一日 (Audited) (經審核) |
| | | '000 千股 | '000 千股 | HK\$'000 千港元 | HK\$'000 千港元 |
| Authorised: | 法定： | | | | |
| At the beginning and at the end of period/year | 於期/年初及期/年終 | | | | |
| Ordinary shares of HK\$0.1 each | 每股面值0.1港元之普通股 | 1,000,000 | 1,000,000 | 100,000 | 100,000 |
| Issued and fully paid: | 已發行及繳足： | | | | |
| At the beginning and at the end of period/year | 於期/年初及期/年終 | | | | |
| Ordinary shares of HK\$0.1 each | 每股面值0.1港元之普通股 | 694,302 | 694,302 | 69,430 | 69,430 |

During the reporting period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

於報告期內，本公司及其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

21. SIGNIFICANT RELATED PARTY TRANSACTIONS

During the reporting period, save as disclosed elsewhere in the condensed consolidated interim financial statements, the Group had the following significant transactions with related parties:

- (a) During the six months ended 30 June 2024, the Group received management fee income of approximately HK\$1,560,000 (Six months ended 30 June 2023: HK\$1,564,000) on a reimbursement of expense sharing basis from several companies in which a director of the Company is also a director and holds an ultimate non-controlling interest of such companies.

21. 重大關連人士交易

於報告期內，除簡明綜合中期財務報表其他章節所披露者外，本集團與關連人士進行之重大交易如下：

- (a) 截至二零二四年六月三十日止六個月，本集團已按償付分擔開支基準向數間公司(本公司一名董事亦為該等公司之董事並持有該等公司之最終非控股權益)收取管理費收入約1,560,000港元(截至二零二三年六月三十日止六個月：1,564,000港元)。

21. SIGNIFICANT RELATED PARTY TRANSACTIONS**– Continued**

(b) During the six months ended 30 June 2024, the Group made lease payments of HK\$1,050,000 (Six months ended 30 June 2023: HK\$480,000) to Mr. Chan Chak Mo (“Mr. Chan”), to lease a shop premise located at a Em Macau, Patio da Ameaca No. 1-A, Res-do-Chao A com Sobreloja, Macau with a gross floor area of approximately 74 square meters, under the lease agreement dated 29 August 2014 and a series of supplementary agreements entered in 2015, 2017, 2018, 2019, 2020, 2021, 2022 and 2023 between Mr. Chan (as landlord) and Bright Elite Gourmet Company Limited, a subsidiary of the Company (as tenant), with the latest maturity date on 30 September 2024.

(c) During the six months ended 30 June 2024, the Group paid promotion expenses of approximately HK\$87,000 (Six months ended 30 June 2023: HK\$87,000) to Mr. Chan under the media advertising agreement entered in 2023 and 2024 between Mr. Chan and FB Group Enterprises Management Company Limited, a subsidiary of the Company, for advertising services in Macau with the latest service period till 30 September 2024 at an annual consideration of MOP180,000.

21. 重大關連人士交易 – 續

(b) 截至二零二四年六月三十日止六個月，根據陳澤武先生（「陳先生」，作為業主）與本公司附屬公司佳英食品有限公司（作為租戶）所訂立日期為二零一四年八月二十九日的租賃協議以及彼等於二零一五年、二零一七年、二零一八年、二零一九年、二零二零年、二零二一年、二零二二年及二零二三年訂立之一系列補充協議（最後到期日為二零二四年九月三十日），本集團向陳先生作出租賃付款1,050,000港元（截至二零二三年六月三十日止六個月：480,000港元），以租賃位於澳門葉家圍1-A號A座地下總建築面積約74平方米之店舖物業。

(c) 截至二零二四年六月三十日止六個月，根據陳先生與本公司附屬公司佳景集團企業管理有限公司於二零二三年及二零二四年訂立之媒體廣告協議，本集團向陳先生支付宣傳費約87,000港元（截至二零二三年六月三十日止六個月：87,000港元），以獲得澳門廣告服務，最新服務期限直至二零二四年九月三十日，年度代價為180,000澳門元。



21. SIGNIFICANT RELATED PARTY TRANSACTIONS – Continued

- (d) As at 30 June 2024, two (31 December 2023: two) mortgage loans totaling of approximately HK\$319,889,000 (31 December 2023: HK\$331,617,000) of the Group contained a covenant that Mr. Chan and his associates had to hold not less than 37%-40% (31 December 2023: 37%-40%) equity interest holding of the Company.

As at 30 June 2024, one (31 December 2023: one) bank overdraft facility of approximately HK\$18,751,000 (31 December 2023: HK\$17,753,000) with maximum facility of MOP20,000,000 (equivalent to HK\$19,417,000) (31 December 2023: MOP20,000,000 (equivalent to HK\$19,417,000)) of the Group contained a covenant that Mr. Chan and his associates had to hold not less than 40% (31 December 2023: 40%) equity interest holding of the Company.

- (e) As at 30 June 2023, the Group had an unsecured amount due to Mr. Chan of HK\$10,000,000 at the rate of 7.0% per annum and is repayable on demand. The loan had been fully repaid during the year ended 31 December 2023. The interest expense charged by Mr. Chan was approximately HK\$423,000 during the six months ended 30 June 2023.

21. 重大關連人士交易 – 續

- (d) 於二零二四年六月三十日，本集團的兩項(二零二三年十二月三十一日：兩項)按揭貸款合共約319,889,000港元(二零二三年十二月三十一日：331,617,000港元)，附帶一項契諾，即陳先生及其聯繫人士須持有本公司不少於37%至40%(二零二三年十二月三十一日：37%至40%)股權。

於二零二四年六月三十日，本集團的一項(二零二三年十二月三十一日：一項)銀行透支融資約為18,751,000港元(二零二三年十二月三十一日：17,753,000港元)，最高融資金額為20,000,000澳門元(相當於19,417,000港元)(二零二三年十二月三十一日：20,000,000澳門元(相當於19,417,000港元))，附帶一項契諾，即陳先生及其聯繫人士須持有本公司不少於40%(二零二三年十二月三十一日：40%)股權。

- (e) 於二零二三年六月三十日，本集團應付陳先生之無抵押款項為10,000,000港元，年利率為7.0厘，須按要求償還。於截至二零二三年十二月三十一日止年度，該項貸款已悉數償還。截至二零二三年六月三十日止六個月，陳先生收取之利息開支約為423,000港元。

21. SIGNIFICANT RELATED PARTY TRANSACTIONS**– Continued****(f) Compensation of key management personnel**

The remuneration of Directors and other members of key management personnel were as follows:

| | | Six months ended 30 June 截至六月三十日止六個月 | |
|---------------------------------|---------|---|---|
| | | 2024 二零二四年 (Unaudited) (未經審核) HK\$'000 千港元 | 2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元 |
| Basic salaries and allowance | 基本薪金及津貼 | 4,597 | 3,466 |
| Retirement scheme contributions | 退休金計劃供款 | 18 | 18 |
| | | 4,615 | 3,484 |

22. CONTINGENT LIABILITIES

As at 30 June 2024, the Group did not have any significant contingent liabilities (2023: nil).

23. CAPITAL COMMITMENTS

As at 30 June 2024, the Group did not have any capital commitment (2023: nil).

24. EVENTS AFTER THE REPORTING PERIOD

There has been no significant subsequent event after 30 June 2024.

21. 重大關連人士交易 – 續**(f) 主要管理人員薪酬**

董事及其他主要管理人員之薪酬如下：

22. 或然負債

於二零二四年六月三十日，本集團並無任何重大或然負債(二零二三年：無)。

23. 資本承擔

於二零二四年六月三十日，本集團並無任何資本承擔(二零二三年：無)。

24. 報告期後事項

二零二四年六月三十日後概無重大期後事項。

List of Restaurants/Food Court Counters/Stores 餐廳／美食廣場櫃位／店舖一覽表



RESTAURANTS/FOOD COURT COUNTERS/STORES OPENED AS AT 30 JUNE 2024:

於二零二四年六月三十日已開設之 餐廳／美食廣場櫃位／店舖：

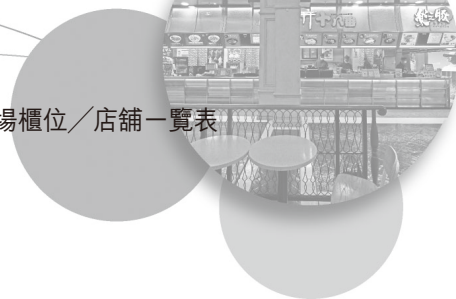
| Location 地點 | Branch 分店 | Type of cuisine 餐飲類別 | Address 地址 | Total floor area 總樓面面積 (sq.ft.) (平方呎) |
|--|---|--|--|---|
| Macau: 澳門： | | | | |
| Hotel Lisboa 葡京酒店 | Edo Japanese Restaurant 江戸日本料理 | Japanese restaurant 日式餐廳 | Ground Floor, Hotel Lisboa, Old Wing, Macau 澳門葡京酒店舊翼地下 | 1,173 |
| | Turtle Essence 龜盅補 | Chinese tonic shop 中式補品店 | Ground Floor, Hotel Lisboa, Old Wing, Macau 澳門葡京酒店舊翼地下 | 603 |
| The Venetian 威尼斯人 | Edo Japanese Restaurant 江戸日本料理 | Japanese restaurant 日式餐廳 | Shop No. 2311, The Grand Canal, The Venetian Macau 澳門威尼斯人度假村大運河 購物中心2311舖 | 4,036 |
| | Toei Delights/Ichisawa Ramen/Rakuton 十八番／一沢拉麵／樂之豚 | Japanese food court counter 日式美食廣場櫃位 | Shop No. 2522, The Grand Canal, The Venetian Macau 澳門威尼斯人度假村大運河 購物中心2522舖 | 1,297 |
| City of Dreams 新濠天地 | Edo Japanese Restaurant 江戸日本料理 | Japanese restaurant 日式餐廳 | Shop 1101, The Boulevard, City of Dreams, Estrada do Istmo, Cotai, Macau 澳門路氹連貫公路 新濠天地新濠大道1101舖 | 6,767 |
| Galaxy Macau 澳門銀河 | Pacific Coffee 太平洋咖啡 | Franchise coffee shop 特許經營咖啡店 | Shop KLG101, Galaxy Macau, Cotai, Macau 澳門路氹澳門銀河KLG101舖 | 450 |
| Kiang Wu Hospital 鏡湖醫院 | Pacific Coffee 太平洋咖啡 | Franchise coffee shop 特許經營咖啡店 | Ground Floor, Dr. Henry Y. T. Fok Specialist Medical Center, Kiang Wu Hospital, Macau 澳門鏡湖醫院霍英東博士 專科醫療大樓地下 | 467 |
| International School of Macau 澳門國際學校 | Student/staff canteen 學生／職員飯堂 | Student/staff canteen 學生／職員飯堂 | Block K, The International School of Macau, Avenida Wai Long, Taipa, Macau 澳門氹仔偉龍馬路 澳門國際學校K座 | Not applicable 不適用 |


**RESTAURANTS/FOOD COURT COUNTERS/STORES
OPENED AS AT 30 JUNE 2024: - Continued**
**於二零二四年六月三十日已開設之
餐廳／美食廣場櫃位／店鋪：—續**

| Location 地點 | Branch 分店 | Type of cuisine 餐飲類別 | Address 地址 | Total floor area 總樓面面積 (sq.ft.) (平方呎) |
|--|---|---|--|---|
| The Parisian 巴黎人 | Pepper Lunch 胡椒廚房 | Franchise Japanese hot teppan restaurant 特許經營日式鐵板餐廳 | Loja 3553, nivel 5, Shoppes at Parisian Estrada do Istmo, Lote 3 da Parcela 1 Coloane Macau 澳門路氹連貫公路第一地塊第3地段 澳門巴黎人購物中心5樓3553號舖 | 660 |
| | Hundred Taste Kitchen 百味坊台式料理 | Taiwanese food court counter 台式美食廣場櫃位 | Loja 3555, nivel 5, Shoppes at Parisian Estrada do Istmo, Lote 3 da Parcela 1 Coloane Macau 澳門路氹連貫公路第一地塊第3地段 澳門巴黎人購物中心5樓3555號舖 | 450 |
| | Toei Delights 十八番 | Japanese food court counter 日式美食廣場櫃位 | Loja 3552, nivel 5, Shoppes at Parisian Estrada do Istmo, Lote 3 da Parcela 1 Coloane Macau 澳門路氹連貫公路第一地塊第3地段 澳門巴黎人購物中心5樓3552號舖 | 610 |
| Rua do Campo 水坑尾街 | Pepper Lunch 胡椒廚房 | Franchise Japanese hot teppan restaurant 特許經營日式鐵板餐廳 | EM Macau, Rua do Campo N°280, Kuan Kei, Res-do-Chao A, Macau 澳門水坑尾街280號 坤記大廈地下A座 | 2,367 |
| Hong Cheong 雄昌花園 | Good Fortune Kitchen 百福小廚 | Chinese restaurant 中式餐廳 | Na Taipa, Rua De Nam Keng No 614-622, Hong Cheong (Blocos 1,2,3) Rés-do-chão M&N 氹仔南京街614-622號雄昌花園 (第一、二、三座)地下M座及N座 | 2,673 |
| Lisboeta Macau 澳門葡京人 | Toei Delights/Good Fortune Kitchen/Pepper Lunch 十八番／百福小廚／ 胡椒廚房 | Food court counters 美食廣場櫃位 | Shops K01, K02 and K04 in the food court of Lisboeta Macau 澳門葡京人美食廣場K01、K02及 K04舖 | 1,009 |
| Macau International Airport 澳門國際機場 | Toei Delights/Good Fortune Kitchen/Pepper Lunch 十八番／百福小廚／ 胡椒廚房 | Food court counters 美食廣場櫃位 | AV. Wai Long, North Mezzanine Level, Airside Shop E of the MIA Passenger Terminal Building, Macau 澳門偉龍馬路澳門國際機場 客運大樓閣樓層北面禁區E舖 | Not applicable 不適用 |


**RESTAURANTS/FOOD COURT COUNTERS/STORES
OPENED AS AT 30 JUNE 2024: - Continued**
**於二零二四年六月三十日已開設之
餐廳／美食廣場櫃位／店鋪：- 續**

| Location 地點 | Branch 分店 | Type of cuisine 餐飲類別 | Address 地址 | Total floor area 總樓面面積 (sq.ft.) (平方呎) |
|--|--|---|--|---|
| Hong Kong: 香港： | | | | |
| Kimberley Road 金巴利道 | Bari-Uma 広島霸嗎拉麵 | Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳 | Lower Ground Floor, Kimberley 26, 26 Kimberley Road, Tsim Sha Tsui, Hong Kong 香港尖沙咀金巴利道26號地下低層 | 1,030 |
| D'Aguilar Street Central 中環德己立街 | Bari-Uma 広島霸嗎拉麵 | Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳 | Ground Floor, 22 D'Aguilar Street, Hong Kong 香港德己立街22號地下 | 700 |
| Tuen Mun Town Plaza 屯門市廣場 | Bari-Uma 広島霸嗎拉麵 | Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳 | Shop No. 3233, Third Floor, Tuen Mun Town Plaza, Phase I, Tuen Mun, Hong Kong 香港屯門屯門市廣場1期3樓3233舖 | 2,544 |
| Mody Road 麼地道 | Fu-Un-Maru 風雲丸 | Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳 | Ground Floor, Mody House, No. 30 Mody Road, Kowloon, Hong Kong 香港九龍麼地道30號Mody House地下 | 774 |
| Hong Kong International Airport 香港國際機場 | Bari-Uma/SinsaEat Korean Kitchen 広島霸嗎拉麵／SinsaEat Korean Kitchen | Franchise Japanese ramen/ Korean food court counter 特許經營日式拉麵／ 韓式美食廣場櫃位 | Unit No. 7E162, Airside, Terminal 1, Hong Kong International Airport, Hong Kong 香港香港國際機場一號客運大樓 禁區7E162號舖 | 1,361 |
| | | | | 28,971 |


**RESTAURANTS/FOOD COURT COUNTERS/STORES
CLOSED DURING SIX MONTHS ENDED 30 JUNE 2024:**
**截至二零二四年六月三十日止六個月
結業之餐廳／美食廣場櫃位／店鋪：**

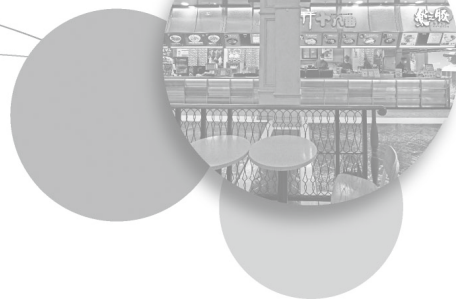
| Location 地點 | Branch 分店 | Type of cuisine 餐飲類別 | Address 地址 | Total floor area 總樓面面積 (sq.ft.) (平方呎) |
|------------------------------|------------------------------|-------------------------------|---|---|
| Macau: 澳門： | | | | |
| The Praia 海擎天 | Good Fortune Kitchen 百福小廚 | Chinese restaurant 中式餐廳 | The Praia, No. 407 R/C-E Avenida Marginal do Lam Mau, Macau 澳門林茂海邊大馬路407號 海擎天地下E座 | 2,120 |
| Hong Kong: 香港： | | | | |
| K11 Musea | Food Playground | Food court counters 美食廣場櫃位 | Level Basement 2, K11 Musea, 18 Salisbury Road, Tsim Sha Tsui, Hong Kong 香港尖沙咀梳士巴利道18號 K11 Musea地庫2樓 | 3,777 |
| West Kowloon Station 西九龍站 | Soul Jook | Food court counter 美食廣場櫃位 | Shop No. WEK B2-9, B2 Level Arrival Concourse, Hong Kong West Kowloon Station, 3 Austin Road West, Tsim Sha Tsui, Kowloon, Hong Kong 香港九龍尖沙咀柯士甸道西3號 香港西九龍站B2入境層 WEK B2-9號舖 | 786 |


**RESTAURANTS/FOOD COURT COUNTERS/STORES
TO BE OPENED IN THE SECOND HALF OF 2024:**
**將於二零二四年下半年開設之餐廳／
美食廣場櫃位／店鋪：**

| Location 地點 | Branch 分店 | Type of cuisine 餐飲類別 | Address 地址 | Total floor area 總樓面面積 (sq.ft.) (平方呎) |
|--------------------------|--|--|---|---|
| Macau: 澳門： | | | | |
| Rua do Regedor 地堡街 | Madeira Portuguese Restaurant 馬德拉葡國餐廳 (opened in July 2024) (於二零二四年七月開業) | Portuguese restaurant 葡式餐廳 | Rua do Regedor N°S 290-292, Travessa da Gloria N°S 64-72, Taipa, Macau 澳門氹仔地堡街290至292號及 榮光巷64至72號 | 5,122 |
| Hong Kong: 香港： | | | | |
| Skyline Plaza 灣景廣場 | Donbini (opened in August 2024) (於二零二四年八月開業) | Japanese food court counter 日式美食廣場櫃位 | Unit 19, G/F, Skyline Plaza, 88 Tai Ho Road, Tsuen Wan, Hong Kong 香港荃灣大河道88號灣景廣場地下 19號舖 | 262 |
| | Kato 卡噏 (opened in August 2024) (於二零二四年八月開業) | Japanese food court counter 日式美食廣場櫃位 | Unit 20, G/F, Skyline Plaza, 88 Tai Ho Road, Tsuen Wan, Hong Kong 香港荃灣大河道88號灣景廣場地下 20號舖 | 234 |
| | Temai 天米 (to be opened in December 2024) (將於二零二四年十二月 開業) | Japanese food court counter 日式美食廣場櫃位 | Unit 25, G/F, Skyline Plaza, 88 Tai Ho Road, Tsuen Wan, Hong Kong 香港荃灣大河道88號灣景廣場地下 25號舖 | N/A 不適用 |

List of Food Souvenir Shops/Kiosks

食品手信店／銷售亭一覽表



FOOD SOUVENIR SHOPS/KIOSKS OPENED AS AT 30 JUNE 2024:

於二零二四年六月三十日已開設之食品 手信店／銷售亭：

| Location 地點 | Branch 分店 | Type of shop 店舖類別 | Address 地址 | Total floor area 總樓面面積 (sq.ft.) (平方呎) |
|--|----------------------------------|----------------------|--|---|
| Macau: 澳門： | | | | |
| Rua do Cunha 官也街 | Yeng Kee Bakery Shop 英記餅家店舖 | Store 分店 | No. 17 Rua do Cunha, Taipa, Macau 澳門氹仔官也街17號 | 1,200 |
| Patio da Ameaca 葉家圍 | Yeng Kee Bakery Shop 英記餅家店舖 | Store 分店 | Em Macau, Patio da Ameaca, No. 1-A, Res-do-Chao A com Sobreloja, Macau 澳門葉家圍1-A號A座地下 | 796 |
| Broadway of Galaxy Macau 澳門銀河百老匯 | Yeng Kee Bakery Shop 英記餅家店舖 | Store 分店 | Shop E-G034A, Ground Floor, Broadway of Galaxy Macau, Cotai, Macau 澳門路氹澳門銀河百老匯地下 E-G034A舖 | 286 |
| Macau Ferry Terminal 澳門客運碼頭 | Yeng Kee Bakery Kiosk 英記餅家銷售亭 | Kiosk 銷售亭 | No. 3004, 3rd Floor, Macau Ferry Terminal, Macau 澳門客運碼頭三樓3004號 | Not applicable 不適用 |
| Macau International Airport 澳門國際機場 | Yeng Kee Bakery Shop 英記餅家店舖 | Store 分店 | Avenida Wai Long, Airside Space No. 10-01-0048, MIA Passenger Terminal Building, Macau 澳門偉龍馬路澳門國際機場客運大樓 第10-01-0048號區域禁區 | 1,398 |
| Studio City 新濠影滙 | Yeng Kee Bakery Shop 英記餅家店舖 | Store 分店 | Unit No. 1093, Sudio City, Cotai, Macau 澳門路氹新濠影滙1093舖 | 810 |
| Rua dos Ervanarios 關前正街 | Yeng Kee Bakery Shop 英記餅家店舖 | Store 分店 | Rua dos Ervanarios N°S 64-68, Rua das Estalagens N°S 89-89B, G/F and M/F, Macau 澳門關前正街64至68號及 草堆街89至89號B地下及閣樓 | 1,333 |
| | | | | 5,823 |

Corporate Information

公司資料

BOARD OF DIRECTORS

Mr. Chan See Kit, Johnny (*Chairman*)
Mr. Chan Chak Mo (*Managing Director*)
Ms. Leong In lan
Mr. Yu Kam Yuen, Lincoln*
Mr. Chek Kuong Fong*
Mr. Vong Hou Piu*

* Independent non-executive Director

AUDIT COMMITTEE

Mr. Vong Hou Piu (*Chairman*)
Mr. Yu Kam Yuen, Lincoln
Mr. Chek Kuong Fong

REMUNERATION COMMITTEE

Mr. Vong Hou Piu (*Chairman*)
Mr. Chek Kuong Fong
Mr. Chan See Kit, Johnny

NOMINATION COMMITTEE

Mr. Chan See Kit, Johnny (*Chairman*)
Mr. Chek Kuong Fong
Mr. Vong Hou Piu

RISK COMMITTEE

Mr. Vong Hou Piu (*Chairman*)
Mr. Yu Kam Yuen, Lincoln
Mr. Chan See Kit, Johnny

COMPANY SECRETARY AND QUALIFIED ACCOUNTANT

Mr. Leung Hon Fai

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 803-804, 8th Floor
Seaview Commercial Building
Nos. 21-24 Connaught Road West
Sheung Wan, Hong Kong

董事會

陳思杰先生(*主席*)
陳澤武先生(*董事總經理*)
梁衍茵女士
余錦遠先生*
戚廣峰先生*
黃浩彪先生*

* 獨立非執行董事

審核委員會

黃浩彪先生(*主席*)
余錦遠先生
戚廣峰先生

薪酬委員會

黃浩彪先生(*主席*)
戚廣峰先生
陳思杰先生

提名委員會

陳思杰先生(*主席*)
戚廣峰先生
黃浩彪先生

風險委員會

黃浩彪先生(*主席*)
余錦遠先生
陳思杰先生

公司秘書兼 合資格會計師

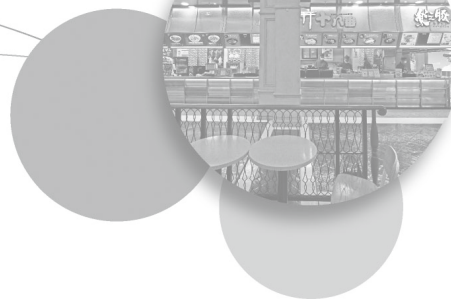
梁漢輝先生

註冊辦事處

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

總辦事處兼 香港主要營業地點

香港上環
干諾道西21-24號
海景商業大廈
8樓803-804室



AUDITOR

BDO Limited
Certified Public Accountants
Hong Kong

PRINCIPAL BANKER

Bank of China
Hang Seng Bank Limited
Industrial and Commercial Bank of China (Macau) Limited
The Hongkong and Shanghai Banking Corporation Limited

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

Tricor Tengis Limited
17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong

PRINCIPAL REGISTRAR AND AGENT IN BERMUDA

Conyers Corporate Services (Bermuda) Limited
Clarendon House
2 Church Street
Hamilton HM11
Bermuda

LEGAL ADVISER

as to Hong Kong Law:
lu, Lai & Li, Solicitors & Notaries

as to Bermuda Law:
Conyers Dill & Pearman

as to Macau Law:
Vong Hin Fai Lawyers & Private Notary

WEBSITE

www.fb.com.hk

STOCK CODE

703 (ordinary shares)

INVESTOR RELATIONS

Contact person: Ms. Winifred Lam
Telephone: 852-37582358
Email: winifred@fb.com.hk

核數師

香港立信德豪會計師事務所有限公司
執業會計師
香港

主要往來銀行

中國銀行
恒生銀行有限公司
中國工商銀行(澳門)股份有限公司
香港上海滙豐銀行有限公司

香港股份 過戶登記分處

卓佳登捷時有限公司
香港夏慤道16號遠東金融中心17樓

百慕達主要股份過戶登記代理

Conyers Corporate Services (Bermuda) Limited
Clarendon House
2 Church Street
Hamilton HM11
Bermuda

法律顧問

香港法律：
姚黎李律師行

百慕達法律：
康德明律師事務所

澳門法律：
黃顯輝律師事務所暨私人公證員

網址

www.fb.com.hk

股份編號

703(普通股)

投資者關係

聯絡人：林穎欣女士
電話：852-37582358
電郵：winifred@fb.com.hk

Definitions

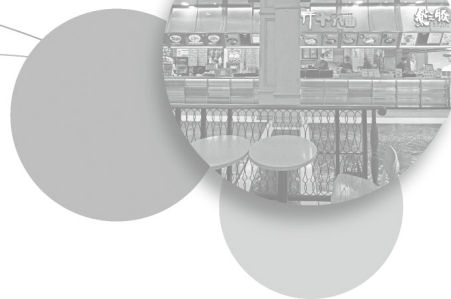
釋義



In this interim report, the following expressions have the following meanings unless the context requires otherwise:

於本中期報告中，除文義另有所指外，以下詞彙具有以下涵義：

| | |
|------------------------------|--|
| 2024 AGM 二零二四年股東週年大會 | The Company's annual general meeting held on 6 June 2024 本公司於二零二四年六月六日舉行之股東週年大會 |
| Board 董事會 | The Board of Directors 董事會 |
| CG Code 企業管治守則 | The Corporate Governance Code set out in Appendix C1 to the Listing Rules 上市規則附錄C1所載之企業管治守則 |
| Company 本公司 | Future Bright Holdings Limited 佳景集團有限公司 |
| Director(s) 董事 | Director(s) of the Company 本公司董事 |
| EBITDA EBITDA | Profit before interests, tax expense, depreciation and amortisation 未計及利息、稅項開支、折舊及攤銷前溢利 |
| Financial Statements 財務報表 | The unaudited condensed consolidated interim financial statements of the Group for the Period 本集團之本期間未經審核簡明綜合中期財務報表 |
| Group 本集團 | The Company together with its subsidiaries 本公司及其附屬公司 |
| HKAS(s) 香港會計準則 | Hong Kong Accounting Standard(s) 香港會計準則 |
| HKFRS(s) 香港財務報告準則 | Hong Kong Financial Reporting Standard(s) 香港財務報告準則 |
| HKICPA 香港會計師公會 | Hong Kong Institute of Certified Public Accountants 香港會計師公會 |
| HK\$ 港元 | Hong Kong Dollars 港元 |
| Hong Kong 香港 | Hong Kong Special Administrative Region of Mainland China 中國大陸香港特別行政區 |



| | |
|---|--|
| Key Investment Property | The Group's investment property which is a 6-storey commercial building located at the Centro Comercial E Turistico "S. Paulo", No. 2 Largo da Companhia de Jesus, Macau |
| 主要投資物業 | 本集團位於澳門耶穌會紀念廣場2號牌坊廣場購物旅遊中心樓高六層之商業大廈之投資物業 |
| Listing Rules 上市規則 | The Rules Governing the Listing of Securities on The Stock Exchange 聯交所證券上市規則 |
| Mainland China 中國大陸 | People's Republic of China 中華人民共和國 |
| Model Code 標準守則 | The Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules 上市規則附錄C3所載之上市發行人董事進行證券交易的標準守則 |
| MOP 澳門元 | Macau Patacas 澳門元 |
| Mr. Chan 陳先生 | Mr. Chan Chak Mo, the managing director and controlling shareholder of the Company 陳澤武先生，本公司董事總經理及控股股東 |
| Net Ordinary Operating Profit 普通經營溢利淨額 | Profit attributable to owners of the Company before taking into account any net fair value gain/loss of the investment properties 未計及投資物業之任何公允價值收益／虧損淨額之本公司擁有人應佔溢利 |
| Period 本期間 | Six months ended 30 June 2024 截至二零二四年六月三十日止六個月 |
| SFO 證券及期貨條例 | Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) 香港法例第571章證券及期貨條例 |
| Share(s) 股份 | Ordinary share(s) of the Company 本公司普通股 |
| Shareholder(s) 股東 | Shareholder(s) of the Company 本公司股東 |
| Stock Exchange 聯交所 | The Stock Exchange of Hong Kong Limited 香港聯合交易所有限公司 |
| Sq.ft. 平方呎 | Square feet 平方呎 |

