

**LEE HING DEVELOPMENT LIMITED**  
**利興發展有限公司**

**REPORTS AND CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2023**

---

**CONTENTS**

---

	Pages
Report of the directors	1 - 3
Independent auditor's report	4 - 7
Consolidated statement of financial position	8
Consolidated statement of profit or loss and other comprehensive income	9
Consolidated statement of changes in equity	10
Consolidated statement of cash flows	11 - 13
Notes to the consolidated financial statements	14 - 46

---

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**REPORT OF THE DIRECTORS**

---

The directors have pleasure in submitting their report together with the audited consolidated financial statements of Lee Hing Development Limited (the "Company") and its subsidiaries (together, the "Group") for the year ended 31 December 2023.

**PRINCIPAL ACTIVITIES**

The principal activity of the Company is investment holding and the activities of its subsidiaries and associates are shown in notes 9 and 10 to the consolidated financial statements respectively.

**CONSOLIDATED FINANCIAL STATEMENTS**

The consolidated financial performance of the Group for the financial year ended 31 December 2023 and the consolidated financial position of the Group at that date are exhibited in the annexed audited consolidated financial statements.

**DIVIDENDS**

No dividends were paid or proposed to be paid (2022: Nil).

**SHARE CAPITAL**

There are no changes in share capital of the Company.

**RESERVES**

The movements in reserves during the financial year are set out in the consolidated statement of changes in equity on page 10.

**DIRECTORS**

1. The directors during the financial year and at the date of this report are:  
Mr. TAN Boon Seng (Managing Director)  
Mr. FUNG Ka Pun
2. In accordance with the Company's Articles of Association, the following director is due to retire and, being eligible, he offers himself for re-election:  
  
Mr. FUNG Ka Pun
3. During the year and up to the date of this report, Mr. Tan Boon Seng is also a director of certain subsidiaries of the Company. Other director of the Company's subsidiary includes Mr. Tan Yee Seng.

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**REPORT OF THE DIRECTORS (Continued)**

---

**DIRECTORS' RIGHT TO ACQUIRE SHARES OR DEBENTURES**

At no time during the financial year was the Company or any of its subsidiaries or holding company a party to any arrangements to enable the directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

**DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS**

Save as disclosed in note 28 to the consolidated financial statements, no transaction, arrangement or contract to which the Company or any of its subsidiaries or holding company was a party and in which a director of the Company had, whether directly or indirectly, a material interest subsisted at the end of the financial year or at any time during the financial year.

**EQUITY-LINKED AGREEMENTS**

No equity-linked agreements were entered into by the Group or existed during the year.

**PERMITTED INDEMNITY PROVISION**

The Company has taken out and maintained directors' and officers' liability insurance throughout the year, which provides appropriate cover for the directors and officers of the Group.

**MANAGEMENT CONTRACTS**

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

**BUSINESS REVIEW**

The Group is principally engaged in share investment and dealing.

During the year under review, the Group's revenue and income were mainly attributable to net gain on derivative financial instruments of HK\$25 million, and dividends from listed investments of HK\$6 million. In 2023, the Group disposed of 3,000,000 shares of PureCircle Limited at consideration of HK\$17 million and resulted a loss of HK\$4 million. The Group acquired 4,600,000 shares of IGB Berhad at consideration of HK\$17 million.

The Group recorded HK\$33 million revenue and income for the year ended 31 December 2023, a 20% increase as compared with last year. The increase was largely attributable to net gain on derivative financial instruments.

Operating loss after finance costs was HK\$8 million, a decrease of HK\$128 million as compared with operating profit of HK\$120 million last year. The decrease was mainly attributable to unrealised loss of HK\$38 million on financial assets at fair value through profit or loss - unlisted investments as compared with unrealised gain of HK\$99 million last year, and net loss on disposal of investment properties of HK\$6 million.

At 31 December 2023, the Group held interests in PureCircle Limited of HK\$166 million and IGB Berhad of HK\$127 million.

PureCircle Limited produces and distributes stevia sweeteners and flavors to food and beverages industry worldwide.

IGB Berhad is principally an investment holding company engaged in property investment and management, retail, hotel operations and construction. It also has private equity investments in the field of information and communications technology and water/wastewater treatment.

The Group has no control or influence over PureCircle Limited and IGB Berhad, hence, for the business performance, factors which may affect the share price and business outlook and future prospects of the two companies, shareholders and potential investors should refer to information published on the two websites, [www.purecircle.com](http://www.purecircle.com) and [www.igbbhd.com](http://www.igbbhd.com).

## **LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

### **REPORT OF THE DIRECTORS (Continued)**

---

#### **BUSINESS REVIEW (Continued)**

The Group will hold shares in PureCircle Limited and realise the value of such holding through the exit arrangement, put option and call option under the shareholders' agreement.

Depending on the market conditions and the availability of funding, the Group may acquire additional shares or dispose of some of its interest in IGB Berhad.

An analysis of the Group's financial risk management is shown in note 31 to the consolidated financial statements.

The Group recognises its responsibility to protect the environment from its business activities. The Group continually seeks to identify and manage environmental impacts attributable to its operational activities in order to minimise these impacts if possible. The Group aims to maximise energy conversation in its offices by promoting efficient use of resources and adopting green technologies. For instance, the Group continues to upgrade equipment such as lighting and air-conditioning systems in order to increase overall operating efficiency. To identify energy efficiency opportunities, the Group measures and records the energy consumption intensity from time to time.

The Group's success also depends on the support from key stakeholders which comprise employees, shareholders and banks. Employees are regarded as the most important and valuable assets of the Group. The objective of the Group's human resource management is to reward and recognise performing staff by providing a competitive remuneration package and implementing a sound performance appraisal system with appropriate incentives, and to promote career development and progression by appropriate training and providing opportunities within the Group for career advancement. One of the corporate goals of the Group is to enhance corporate value to shareholders. The Group is poised to foster business developments for achieving the sustainability of earnings growth and rewarding shareholders by stable dividend payouts taking into account capital adequacy levels, liquidity positions and business expansion needs of the Group. The Group also maintains adequate committed lines of funding from major financial institutions to meet its liquidity requirements.

#### **AUDITOR**

The consolidated financial statements for the year have been audited by Messrs. CHENG & CHENG LIMITED who retire and, being eligible, offer themselves for re-appointment at the forthcoming annual general meeting.

On behalf of the Board

---

TAN Boon Seng  
Director

Hong Kong, 30 May 2024

## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE MEMBERS OF LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

(Incorporated in Hong Kong with limited liability)

#### **Report on the audit of the consolidated financial statements**

##### **Qualified opinion**

We have audited the consolidated financial statements of Lee Hing Development Limited (the "Company") and its subsidiaries (together, the "Group") set out on pages 8 to 46, which comprise the consolidated statement of financial position as at 31 December 2023, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, except for the possible effects of the matters described in the Basis for qualified opinion section of our report, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2023, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

##### **Basis for qualified opinion**

As at 31 December 2023, the fair value of the Group's investment in PureCircle Limited of HK\$166,175,000 classified as financial assets at fair value through profit or loss was determined by reference to the latest sale price in the absence of sufficient information for carrying out a reasonable valuation. Consequently, we were unable to obtain sufficient appropriate audit evidence as to the fair value of investment in PureCircle Limited as at 31 December 2023 and quantify the effect, if any, on the Group's net assets as at 31 December 2023 and loss for the year ended 31 December 2023. Our audit opinion on the consolidated financial statements for the year ended 31 December 2023 is also modified because of the possible effect of our audit scope limitation on the fair value of the Group's investment in PureCircle Limited as at 31 December 2022 on the comparability of corresponding figures in the consolidated financial statements for the year ended 31 December 2023.

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

## **INDEPENDENT AUDITOR'S REPORT (Continued)**

### **TO THE MEMBERS OF LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

(Incorporated in Hong Kong with limited liability)

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

The directors are responsible for the other information. The other information comprises the information included in the report of the directors, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. As described in the Basis for qualified opinion section above, we were unable to obtain sufficient appropriate audit evidence about the fair value of investment in PureCircle Limited as at 31 December 2022 and 31 December 2023, the effect on profit for the year ended 31 December 2022 and loss for the year ended 31 December 2023. Accordingly, we are unable to conclude whether or not the other information is materially misstated with respect to these matters.

#### **Responsibilities of directors for the consolidated financial statements**

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

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

#### **Auditor's responsibilities for the audit of the consolidated financial statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with Section 405 of Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

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

## **INDEPENDENT AUDITOR'S REPORT (Continued)**

### **TO THE MEMBERS OF LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

(Incorporated in Hong Kong with limited liability)

#### **Auditor's responsibilities for the audit of the consolidated financial statements (Continued)**

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

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

## **INDEPENDENT AUDITOR'S REPORT (Continued)**

### **TO THE MEMBERS OF LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

(Incorporated in Hong Kong with limited liability)

#### **Report on other matters under section 407(3) of the Hong Kong Companies Ordinance**

In respect alone of the inability to obtain sufficient appropriate audit evidence regarding the fair value of financial assets at fair value through profit or loss - unlisted investments as at 31 December 2022 and 31 December 2023 as described in the Basis for qualified opinion section of our report above:

- We have not obtained all the information or explanations that, to the best of our knowledge and belief, are necessary and material for the purpose of the audit.

CHENG & CHENG LIMITED  
Certified Public Accountants

Hong Kong, 30 May 2024

Lam Hok Nin, Sammy  
Practising Certificate number P02975



**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

*As at 31 December 2023*

	Note	2023 HK\$'000	2022 HK\$'000
<b>Non-current assets</b>			
Investment property	7	-	63,500
Property, plant and equipment	8	15,313	15,546
Associates	10	22,259	22,051
Financial assets at fair value through profit or loss	11	166,175	224,602
Financial assets at fair value through other comprehensive income	12	6,997	7,199
Other non-current assets	13	-	-
		<u>210,744</u>	<u>332,898</u>
<b>Current assets</b>			
Financial assets at fair value through profit or loss	14	126,718	80,154
Other assets	15	295	295
Accounts receivable, deposits and prepayments		15,601	5,684
Current tax assets		-	54
Time deposits and bank balances		<u>6,174</u>	<u>13,694</u>
		<u>148,788</u>	<u>99,881</u>
<b>Current liabilities</b>			
Other loans	28(a)	2,900	46,400
Accounts payable, deposits and accruals		2,282	1,968
Derivative financial instruments	16	2,939	932
Other payable	17	348	348
Bank borrowings	18	-	19,423
Current tax liabilities		<u>134</u>	<u>-</u>
		<u>8,603</u>	<u>69,071</u>
<b>Net current assets</b>		<u>140,185</u>	<u>30,810</u>
<b>Net assets</b>		<u>350,929</u>	<u>363,708</u>
<b>Capital and reserves</b>			
Share capital	19	717,808	717,808
Reserves	20	<u>(366,879)</u>	<u>(354,100)</u>
		<u>350,929</u>	<u>363,708</u>

TAN Boon Seng  
Director

FUNG Ka Pun  
Director

The attached notes form an integral part of these consolidated financial statements.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME***For the year ended 31 December 2023*

	Note	2023 HK\$'000	2022 HK\$'000
Revenue and income	21	33,301	27,801
Unrealised loss on derivative financial instruments		(2,062)	(937)
Net loss on financial assets at fair value through profit or loss - unlisted investments		(3,791)	-
Gain on revaluation of investment properties		-	2,800
Net loss on disposal of investment properties		(5,813)	-
Unrealised gain on financial assets at fair value through profit or loss - listed investments		33,283	12,423
Unrealised (loss)/gain on financial assets at fair value through profit or loss - unlisted investments		(38,018)	98,718
Net gain on disposal of freehold land		-	1,568
Operating expenses		<u>(19,917)</u>	<u>(17,133)</u>
Operating (loss)/profit before finance costs	22	(3,017)	125,240
Finance costs	24	<u>(5,498)</u>	<u>(5,480)</u>
Operating (loss)/profit after finance costs		(8,515)	119,760
Share of results of associates		<u>(46)</u>	<u>(79)</u>
<b>(Loss)/profit before taxation</b>		(8,561)	119,681
Income tax	25	<u>(210)</u>	<u>(4)</u>
<b>(Loss)/profit attributable to owners of the Company</b>		(8,771)	119,677
Other comprehensive loss	26	<u>(4,059)</u>	<u>(342)</u>
Total comprehensive (loss)/income attributable to owners of the Company		<u><u>(12,830)</u></u>	<u><u>119,335</u></u>

The attached notes form an integral part of these consolidated financial statements.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY***For the year ended 31 December 2023*

	Share capital HK\$'000	Accumulated losses HK\$'000	Investment revaluation reserve HK\$'000	Translation reserve HK\$'000	Property revaluation reserve HK\$'000	Total HK\$'000
<b>Balance at 1 January 2022</b>	717,808	(492,844)	(3,892)	7,276	15,999	244,347
Profit for the year	-	119,677	-	-	-	119,677
Other comprehensive loss	-	-	761	(1,103)	-	(342)
Total comprehensive income for the year	-	119,677	761	(1,103)	-	119,335
Unclaimed dividend forfeited	-	26	-	-	-	26
<b>Balance at 31 December 2022</b>	717,808	(373,141)	(3,131)	6,173	15,999	363,708
Loss for the year	-	(8,771)	-	-	-	(8,771)
Other comprehensive loss	-	-	(202)	(3,857)	-	(4,059)
Total comprehensive loss for the year	-	(8,771)	(202)	(3,857)	-	(12,830)
Transfer of property revaluation reserve upon disposal of properties	-	15,999	-	-	(15,999)	-
Unclaimed dividend forfeited	-	51	-	-	-	51
<b>Balance at 31 December 2023</b>	717,808	(365,862)	(3,333)	2,316	-	350,929

The attached notes form an integral part of these consolidated financial statements.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**CONSOLIDATED STATEMENT OF CASH FLOWS***For the year ended 31 December 2023*

	2023 HK\$'000	2022 HK\$'000
<b>Operating activities</b>		
(Loss)/profit before taxation	(8,561)	119,681
Adjustments for:		
Amortisation	16	16
Dividend income	(6,166)	(6,409)
Depreciation	217	229
Share of results of associates	46	79
Finance costs	5,498	5,480
Unrealised loss on derivative financial instruments	2,062	937
Net gain on financial assets at fair value through profit or loss - listed investments	-	(7,917)
Net loss/(gain) on financial assets at fair value through profit or loss - unlisted investments	3,791	(11,296)
Net loss on disposal of investment properties	5,813	-
Net loss on disposal of property, plant and equipment	2	-
Net gain on disposal of freehold land	-	(1,568)
Net loss on disposal of subsidiary	16	-
Gain on revaluation of investment properties	-	(2,800)
Impairment loss/write back on amount due from an investee company	333	(585)
Interest income	(358)	(83)
Unrealised exchange (gain)/loss	(954)	585
Unrealised gain on financial assets at fair value through profit or loss - listed investments	(33,283)	(12,423)
Unrealised loss/(gain) on financial assets at fair value through profit or loss - unlisted investments	38,018	(98,718)
Operating profit/(loss) before working capital changes	6,490	(14,792)
(Decrease)/increase in derivative financial instruments	(55)	14
Increase in accounts receivable, deposits and prepayments	(9,917)	(4,406)
Increase/(decrease) in accounts payable, deposits and accruals	539	(1,141)
Cash used in operations	(2,943)	(20,325)
Dividends received	6,166	6,409
Finance costs paid	(5,672)	(4,472)
Interest received	358	73
Overseas tax paid	(22)	(8)
<b>Net cash used in operating activities</b>	<b>(2,113)</b>	<b>(18,323)</b>

The attached notes form an integral part of these consolidated financial statements.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)***For the year ended 31 December 2023*

	2023 HK\$'000	2022 HK\$'000
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(2)	-
Purchase of financial assets at fair value through profit or loss		
- listed investments	(16,671)	-
Decrease in bank deposits pledged to banks	-	7,871
Net proceeds on disposal of financial assets at fair value through profit or loss - listed investments	-	67,872
Net proceeds on disposal of financial assets at fair value through profit or loss - unlisted investments	16,618	25,523
Net proceeds on disposal of freehold land	-	11,118
Net proceeds on disposal of investment properties	57,687	-
<b>Net cash generated from investing activities</b>	<b>57,632</b>	<b>112,384</b>
<b>Cash flows from financing activities</b>		
Repayment of bank loans	(19,423)	(115,894)
Other loans raised	-	46,400
Repayment of other loans	(43,500)	(13,500)
Dividends paid	-	(7)
<b>Net cash used in financing activities</b>	<b>(62,923)</b>	<b>(83,001)</b>
<b>(Decrease)/increase in cash and cash equivalents</b>	<b>(7,404)</b>	<b>11,060</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>13,694</b>	<b>2,013</b>
<b>Effect of foreign exchange rate changes</b>	<b>(116)</b>	<b>621</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>6,174</b>	<b>13,694</b>
<b>Analysis of cash and cash equivalents</b>		
Bank balances	6,174	13,694

The attached notes form an integral part of these consolidated financial statements.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)***For the year ended 31 December 2023***Reconciliation of liabilities arising from financing activities**

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

	Other loans HK\$'000	Dividends payable (included in accounts payable, deposits and accruals) HK\$'000	Bank loans HK\$'000	Total HK\$'000
<b>At 1 January 2022</b>	13,500	223	138,386	152,109
Changes from financing cash flows:				
Repayment of bank loans	-	-	(115,894)	(115,894)
Other loans raised	46,400	-	-	46,400
Repayment of other loans	(13,500)	-	-	(13,500)
Dividends paid	-	(7)	-	(7)
<b>Total changes from financing cash flows</b>	<b>32,900</b>	<b>(7)</b>	<b>(115,894)</b>	<b>(83,001)</b>
Exchange differences	-	-	(3,069)	(3,069)
Other changes				
Unclaimed dividend forfeited	-	(26)	-	(26)
<b>Total other changes</b>	<b>-</b>	<b>(26)</b>	<b>-</b>	<b>(26)</b>
<b>At 31 December 2022</b>	<b>46,400</b>	<b>190</b>	<b>19,423</b>	<b>66,013</b>
Changes from financing cash flows:				
Repayment of bank loans	-	-	(19,423)	(19,423)
Repayment of other loans	(43,500)	-	-	(43,500)
<b>Total changes from financing cash flows</b>	<b>(43,500)</b>	<b>-</b>	<b>(19,423)</b>	<b>(62,923)</b>
Other changes				
Unclaimed dividend forfeited	-	(51)	-	(51)
<b>Total other changes</b>	<b>-</b>	<b>(51)</b>	<b>-</b>	<b>(51)</b>
<b>At 31 December 2023</b>	<b>2,900</b>	<b>139</b>	<b>-</b>	<b>3,039</b>

The attached notes form an integral part of these consolidated financial statements.

# LEE HING DEVELOPMENT LIMITED

利興發展有限公司

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

---

### 1. CORPORATE INFORMATION

The Company is a public company incorporated in Hong Kong with limited liability and has its registered office and principal place of business at Suite 1506-7, 15/F., Nine Queen's Road Central, Hong Kong.

The principal activity of the Company is investment holding. The principal activities of the Company's subsidiaries are property investment, investment holding, and sales and purchases of securities.

Lee Hing (2021) Limited, a company incorporated in the British Virgin Islands, is the ultimate holding company.

### 2. STATEMENT OF COMPLIANCE

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs", which also include Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong, and the requirements of the Hong Kong Companies Ordinance.

### 3. BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

These consolidated financial statements have been prepared under the historical cost convention as modified by the revaluation of investment properties, financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income and derivative financial instruments which are stated at fair value.

The consolidated financial statements for the year ended 31 December 2023 comprise the Company and its subsidiaries and the Group's interests in associates.

### 4. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

The HKICPA has issued a number of new and revised HKFRSs that are first effective for accounting periods beginning on or after 1 January 2023:

HKAS 1 and HKFRS Practice Statement 2 (Amendments)	Disclosure of Accounting Policies
HKAS 8 (Amendments)	Definition of Accounting Estimates
HKAS 12 (Amendments)	Deferred Tax related to Assets and Liabilities arising from a Single Transaction
HKAS 12 (Amendments)	International Tax Reform - Pillar Two Model Rules
HKFRS 17	Insurance Contracts and the Related Amendments

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)***For the year ended 31 December 2023***4. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (Continued)**

The adoption of the above new and revised HKFRSs has no material impact on these consolidated financial statements.

The Group has not early applied the following new or revised HKFRSs that have been issued but are not yet effective:

		Effective for accounting periods beginning on or after
HKAS 1 (Amendments)	Classification of Liabilities as Current or Non-current and Related Amendments to Hong Kong Interpretation 5 (2020)	1 January 2024
HKAS 1 (Amendments)	Non-current Liabilities with Covenants	1 January 2024
HKAS 7 and HKFRS 7 (Amendments)	Supplier Finance Arrangements	1 January 2024
HKAS 21 (Amendments)	Lack of Exchangeability	1 January 2025
HKFRS 10 and HKAS 28 (Amendments)	Sales or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined
HKFRS 16 (Amendments)	Lease Liability in a Sale and Leaseback	1 January 2024

The Group has already commenced an assessment of the impact of the new and revised HKFRSs, certain of which may be relevant to the Group's operation and may give rise to changes in accounting policies, changes in disclosures and remeasurement of certain items in the consolidated financial statements. The Group is not yet in a position to ascertain their impact on its results of operations and financial position.

**5. MATERIAL ACCOUNTING POLICIES****(a) Subsidiaries**

A subsidiary is an entity (including structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has right to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over entity. Subsidiaries are consolidated from the date on which control is transferred to Group. They are deconsolidated from the date that control ceases.



## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

*For the year ended 31 December 2023*

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (a) Subsidiaries (Continued)

The acquisition method of accounting is used to account for business combinations by the Group. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. There is a choice, on the basis of each acquisition, to measure the non-controlling interest in the acquiree either at fair value or at the the non-controlling interest's proportionate share of the recognised amount of acquiree's identifiable net assets. If the business combination is achieved in stages, the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of any previous equity interest in the acquiree at the date of acquisition over the fair value of the identifiable net assets acquired is recorded as goodwill. If this consideration is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in profit or loss.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the carrying amount for the purposes of subsequently accounting for the retained interest as associates, joint ventures or financial assets. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss or other equity, as appropriate.

Non-controlling interest is the equity in a subsidiary which is not attributable, directly or indirectly, to the Company. The Group treats transactions with non-controlling interest (namely, acquisitions of additional interests and disposals of partial interests in subsidiaries that do not result in a loss of control) as transactions with equity owners of the Group. For purchases of additional interests in subsidiaries from non-controlling shareholders, the difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals of partial interests to non-controlling shareholders are also recorded in equity.

The results of the subsidiaries are accounted for by the Company on the basis of dividends received and receivable. In the Company's statement of financial position, investments in subsidiaries are stated at cost less any accumulated impairment losses.

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

---

**5. MATERIAL ACCOUNTING POLICIES (Continued)**

**(b) Associates**

An associate is an entity, in which the Company has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

The Group's interests in associates are stated in the consolidated statement of financial position at the Group's share of net assets under equity method of accounting, less any accumulated impairment losses. The Group's share of the associates' post-acquisition results is recognised in profit or loss, and its share of the associates' post-acquisition other comprehensive income is recognised in other comprehensive income. When the share of loss in an associate equals or exceeds its interest in the associate, including any other unsecured receivable, the Group does not recognise further loss, unless it has incurred obligations or made payments on behalf of the associate. Unrealised gains and losses resulting from transactions between the Group and its associates are eliminated to the extent of the Group's interests in the associates, except where unrealised losses provide evidence of an impairment of the assets transferred, in which case they are recognised immediately in profit or loss. For equity accounting purpose, accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

The results of associates are accounted for by the Company on the basis of dividends received and receivable. In the Company's statement of financial position, investments in associates are stated at cost less any accumulated impairment losses.

**(c) Property, plant and equipment**

Property, plant and equipment are stated at cost less accumulated amortisation and depreciation and any accumulated impairment losses. The cost of an asset comprises its purchase price and directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditure incurred after the asset has been put into operation, such as repairs and maintenance, is normally recognised in profit or loss in the period in which it is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of the asset, the expenditure is capitalised as an additional cost of the asset.

The gain or loss arising from the derecognition of an item of property, plant and equipment is the difference between the net sale proceeds and the carrying amount of the relevant asset and is recognised in profit or loss.

Depreciation or amortisation is provided to write off the cost of the assets, over their estimated useful lives and after taking into account their estimated residual values, using the straight-line method, at the following annual rates:

Building	2%
Construction in progress	-
Equipment and motor vehicles	10% - 20%

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

## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (d) Investment properties

Investment properties are interests in land and buildings (including the leasehold property held as a right-of-use asset which would otherwise meet the definition of an investment property) held to earn rentals or for capital appreciation or both. Such properties are not depreciated, and are measured initially at cost including transaction costs and thereafter stated at fair value which reflects market conditions at the end of reporting period. Any changes in fair value are recognised in profit or loss.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. The gain or loss arising from the derecognition of an investment property is the difference between the net sale proceeds and the carrying amount of the relevant asset and is recognised in profit or loss.

If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property, plant and equipment" for owned property and/or accounts for such property in accordance with the policy stated under "Right-of-use assets" for property held as a right-of-use asset up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation in accordance with the HKAS 16.

##### (e) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. If the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration, it is classified as a lease.

##### Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

##### Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e. the date which the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. The right-of-use assets are also subject to impairment.

Right-of-use asset which is leasehold land is depreciated on a straight-line basis over the lease terms.

# LEE HING DEVELOPMENT LIMITED

利興發展有限公司

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

### 5. MATERIAL ACCOUNTING POLICIES (Continued)

#### (e) Leases (Continued)

##### Group as a lessor

When the Group acts as a lessor, it classifies at lease inception (or when there is a lease modification) each of its leases as either an operating lease or a finance lease.

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

#### (f) Financial assets

##### Initial recognition and measurement

Financial assets are classified, at initial recognition, and subsequently measured at amortised cost, at fair value through other comprehensive income ("FVTOCI"), and at fair value through profit or loss ("FVTPL").

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs. Receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under HKFRS 15.

In order for a financial asset to be classified and measured at amortised cost or FVTOCI, it needs to give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding. This assessment is referred to as the solely payments of principal and interest test and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (f) Financial assets (Continued)

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, the Group classifies its financial assets as follows:

- Financial assets at amortised cost (debt instruments);
- Financial assets at FVTOCI with recycling of cumulative gains and losses (debt instruments);
- Financial assets designated at FVTOCI with no recycling of cumulative gains and losses upon derecognition (equity instruments); and
- Financial assets at FVTPL.

##### (i) Financial assets at amortised cost (debt instruments)

The Group measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold the financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Group's financial assets at amortised cost include amounts due from associates, other non-current assets, accounts receivable and deposits, time deposits and bank balances.

##### (ii) Financial assets at FVTOCI (debt instruments)

The Group measures debt instruments at FVTOCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (f) Financial assets (Continued)

###### (ii) Financial assets at FVTOCI (debt instruments) (Continued)

For debt instruments at FVTOCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in other comprehensive income. Upon derecognition, the cumulative fair value changes recognised in other comprehensive income are recycled to profit or loss.

###### (iii) Financial assets designated at FVTOCI (equity instruments)

Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at FVTOCI when they meet the definition of equity under HKAS 32 - Financial Instruments: Presentation, and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised in profit or loss when the right of payment has been established, except when the Company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income. Equity instruments designated at FVTOCI are not subject to impairment assessment.

###### (iv) Financial assets at FVTPL

Financial assets at FVTPL include financial assets held for trading or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading, if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at FVTPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at FVTOCI as described above, debt instruments may be designated at FVTPL on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at FVTPL are carried at fair value with net changes in fair value recognised in profit or loss.

This category includes derivative financial instruments, unlisted investments and listed equity investments which the Company had not irrevocably elected to classify at FVTOCI. Dividends on listed equity investments are also recognised in profit or loss when the right of payment has been established.

A derivative embedded within a hybrid contract containing a financial asset host is not accounted for separately. The financial asset host together with the embedded derivative is required to be classified in its entirety as a financial asset at FVTPL.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

---

**5. MATERIAL ACCOUNTING POLICIES (Continued)**

**(f) Financial assets (Continued)**

**Derecognition of financial assets**

Financial assets are derecognised when the rights to receive cash flows from them have expired or have been transferred and the Group has transferred substantially all risk and rewards of ownership.

**Impairment of financial assets**

The Group recognises a loss allowance for expected credit losses ("ECLs") on the following items:

- Financial assets measured at amortised cost (including amounts due from associates, other non-current assets, accounts receivable and deposits, time deposits and bank balances).

**Measurement of ECLs**

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all expected cash shortfalls (i.e. the difference between the cash flows due to the Group in accordance with the contract and the cash flows that the Group expects to receive).

The expected cash shortfalls are discounted using the following discount rate where the effect of discounting is material:

- fixed-rate financial assets: effective interest rate determined at initial recognition or an approximation thereof.
- variable-rate financial assets: current effective interest rate.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

In measuring ECLs, the Group takes into account reasonable and supportable information that is available without undue cost or effort. This includes information about past events, current conditions and forecasts of future economic conditions.

ECLs are measured on either of the following bases:

- 12-month ECLs: these are losses that are expected to result from possible default events within the 12 months after the reporting date; and
- lifetime ECLs: these are losses that are expected to result from all possible default events over the expected lives of the items to which the ECL model applies.

The Group recognises a loss allowance equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (f) Financial assets (Continued)

Significant increases in credit risk

In assessing whether the credit risk of a financial instrument has increased significantly since initial recognition, the Group compares the risk of default occurring on the financial instrument assessed at the reporting date with that assessed at the date of initial recognition. In making this reassessment, the Group considers that a default event occurs when (i) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or (ii) the financial asset is 90 days past due. The Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- failure to make payments of principal or interest on their contractually due dates;
- an actual or expected significant deterioration in a financial instrument's external or internal credit rating (if available);
- an actual or expected significant deterioration in the operating results of the debtor; and
- existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor's ability to meet its obligation to the Group.

Depending on the nature of the financial instrument, the assessment of a significant increase in credit risk is performed on either an individual basis or a collective basis. When the assessment is performed on a collective basis, the financial instruments are grouped based on shared credit risk characteristics, such as past due status and credit risk ratings.

ECLs are remeasured at each reporting date to reflect changes in the financial instrument's credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

Basis of calculation of interest income

Interest income recognised is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset.

At each reporting date, the Group assesses whether a financial asset is credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.



## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (f) Financial assets (Continued)

Evidence that a financial asset is credit-impaired includes the following observable events:

- significant financial difficulties of the debtor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it becoming probable that the borrower will enter into bankruptcy or other financial reorganisation;
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor; or
- the disappearance of an active market for a security because of financial difficulties of the issuer.

Write-off policy

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

##### (g) Impairment of assets

At the end of each reporting period, assets, other than financial assets, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. When an indication of impairment exists, the Group estimates the asset's recoverable amount, being the higher of the asset's fair value less costs of disposal and its value in use. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount in profit or loss. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

An impairment loss recognised in prior year for an asset is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined if no impairment loss had been recognised. Reversals of impairment losses are recognised in profit or loss.

## LEE HING DEVELOPMENT LIMITED

利興發展有限公司

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

#### 5. MATERIAL ACCOUNTING POLICIES (Continued)

##### (h) Cash and cash equivalents

Cash and cash equivalents include cash in hand, bank balances and deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash with original maturities of three months or less.

##### (i) Payables

Payables (including accounts payable, deposits and accruals, other loans and other payable) are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method.

##### (j) Bank borrowings

Bank borrowings are initially recognised at fair value, net of transaction costs associated with the borrowings. After initial recognition, bank borrowings are subsequently measured at amortised cost using the effective interest method. Amortised cost is calculated by taking into account any transaction costs, and any discount or premium on settlement. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the amortisation process.

##### (k) Income tax

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

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Tax rates enacted or substantively enacted by the end of the reporting period are used to determine deferred tax.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

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

##### (l) Revenue recognition

Major categories of revenue are recognised in the consolidated financial statements on the following bases:

Dividend income is recognised when the right to receive payment is established.

Interest income is recognised as it accrues using the effective interest method. For financial assets measured at amortised cost that are not credit-impaired, the effective interest rate is applied to gross carrying amount of the financial assets. For credit-impaired financial assets, the effective interest rate is applied to the amortised cost (i.e. gross carrying amount net of loss allowance) of the financial assets.

Rental income is accounted for on a straight-line basis over the lease terms.

# LEE HING DEVELOPMENT LIMITED

利興發展有限公司

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

### 5. MATERIAL ACCOUNTING POLICIES (Continued)

#### (m) Borrowing costs

Borrowing costs incurred for the construction of any qualifying assets are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed as incurred.

#### (n) Employee benefits

Salaries, annual bonuses, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees.

#### (o) Financial guarantees issued and contingent liabilities

Financial guarantees issued

Financial guarantees are contracts that require the issuer (i.e. the guarantor) to make specified payments to reimburse the beneficiary of the guarantee (the "holder") for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Where the Group issues a financial guarantee, the fair value of the guarantee (being the transaction price, unless the fair value can otherwise be reliably estimated) is initially recognised as deferred income within accounts payable, deposits and accruals. Where consideration is received or receivable for the issuance of the guarantee, the consideration is recognised in accordance with the Group's policies applicable to that category of asset. Where no such consideration is received or receivable, an immediate expense is recognised in profit or loss on initial recognition of any deferred income.

The amount of the guarantee initially recognised as deferred income is amortised in profit or loss over the term of the guarantee as income from financial guarantees issued.

Financial guarantees are assessed for ECLs. The Group considers changes in the risk of default of the specified debtor since the issuance of the guarantee. A 12-month ECLs is measured unless the risk that the specified debtor will default has increased significantly since the guarantee is issued, in which case a lifetime ECLs is measured. The same definition of default and the same assessment of significant increase in credit risk as described in note 5(f) apply.

As the Group is required to make payments only in the event of a default by the specified debtor in accordance with the terms of the instrument that is guaranteed, an ECL is estimated based on the expected payments to reimburse the holder for a credit loss that it incurs less any amount that the Group expects to receive from the holder of the guarantee, the specified debtor or any other party. The amount is then discounted using the current risk-free rate adjusted for risks specific to the cash flows.

# LEE HING DEVELOPMENT LIMITED

利興發展有限公司

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

---

### 5. MATERIAL ACCOUNTING POLICIES (Continued)

#### (o) Financial guarantees issued and contingent liabilities (Continued)

##### Contingent liabilities

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the consolidated financial statements. When a change in the probability of an outflow occurs so that outflow is probable, it will then be recognised as a provision.

#### (p) Foreign currencies

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

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

Exchange differences arising on the translation of monetary items carried at fair value are reported as part of fair value gain or loss.

Exchange differences arising on the translation of non-monetary items carried at fair value are recognised in profit or loss except for differences arising on the translation of non-monetary items in respect of which gains and losses are recognised directly in other comprehensive income, in which cases, the exchange differences are also recognised directly in other comprehensive income.

On consolidation, the assets and liabilities of those foreign subsidiaries and associates that have a functional currency different from the presentation currency of the Group are translated into Hong Kong dollars at the exchange rates ruling at the end of the reporting period and their income and expenses are translated into Hong Kong dollars at the weighted average exchange rates for the year. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the translation reserve. On disposal of a foreign entity, the cumulative exchange difference which relates to that entity is included in the calculation of the profit or loss on disposal.

In the case of a partial disposal that does not result in the Group losing control over a subsidiary that includes a foreign operation, the proportionate share of accumulated exchange differences is re-attributed to non-controlling interests and is not recognised in profit or loss. For all other partial disposals (that is, reductions in the Group's ownership interest in associates that do not result in the Group losing significant influence) the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

---

**5. MATERIAL ACCOUNTING POLICIES (Continued)**

**(q) Related parties**

- (i) A person, or a close member of that person's family, is related to the Group if that person:
  - (a) has control or joint control over the Group;
  - (b) has significant influence over the Group; or
  - (c) is a member of the key management personnel of the Group or the Group's holding company.
  
- (ii) An entity is related to the Group if any of the following conditions applies:
  - (a) The entity and the Group are members of the same group (which means that each holding company, subsidiary and fellow subsidiary is related to the others).
  - (b) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
  - (c) Both entities are joint ventures of the same third party.
  - (d) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
  - (e) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.
  - (f) The entity is controlled or jointly controlled by a person identified in (i).
  - (g) A person identified in (i)(a) has significant influence over the entity or is a member of the key management personnel of the entity (or of a holding company of the entity).
  - (h) The entity, or any member of a group of which it is a part, provides key management personnel services to the Group or the Group's holding company.

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

**6. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS**

The Group makes estimates, assumptions and judgements as appropriate in the preparation of the consolidated financial statements. These estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances and will, by definition, seldom equal the actual results. The estimates, assumptions and judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include write back/provision for impairment losses on investments in and amounts due from associates, and amount due from an investee company, and valuation of financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss - unlisted investments and derivative financial instruments.

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**7. INVESTMENT PROPERTIES**

	2023 HK\$'000	2022 HK\$'000
Valuation		
At 1 January	63,500	60,700
Changes in fair value recognised in profit or loss	-	2,800
Disposal	(63,500)	-
At 31 December	-	63,500

The Group's ownership interests in leasehold investment properties are situated in Hong Kong and are held under the lease term between 10 and 50 years and renewable for further 75 years in Hong Kong (subject to approval from Hong Kong Government).

At 31 December 2022, all investment properties were classified under Level 3 in the fair value hierarchy. During the year ended 31 December 2022, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfer into or out of Level 3.

As at 31 December 2022, investment properties were revalued according to the valuation report issued by Roma Appraisals Limited, independent professional qualified valuers.

The fair value of investment properties located in Hong Kong was determined using the market comparison approach by reference to recent sales price of comparable properties on a price per square feet basis. Below is a summary of the significant inputs to the valuation of investment properties:

	2022	
	Range HK\$	Weighted average HK\$
Price per square feet	30,543 to 35,084	32,706

A significant increase/decrease in the price per square feet would result in a significant increase/decrease in the fair value of the investment properties.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

For the year ended 31 December 2023

**8. PROPERTY, PLANT AND EQUIPMENT**

	Leasehold land in Hong Kong HK\$'000	Building in Hong Kong HK\$'000	Construction in progress HK\$'000	Equipment and motor vehicles HK\$'000	Total HK\$'000
<b>Cost</b>					
At 1 January 2022	13,884	2,900	6,878	4,286	27,948
Disposal	-	-	(6,878)	(8)	(6,886)
At 31 December 2022	13,884	2,900	-	4,278	21,062
Additions	-	-	-	2	2
Written off	-	-	-	(3,279)	(3,279)
At 31 December 2023	13,884	2,900	-	1,001	17,785
<b>Accumulated amortisation and depreciation, and impairment losses</b>					
At 1 January 2022	326	1,160	6,878	3,793	12,157
Provision	16	58	-	171	245
Write back	-	-	(6,878)	(8)	(6,886)
At 31 December 2022	342	1,218	-	3,956	5,516
Provision	16	58	-	159	233
Write back	-	-	-	(3,277)	(3,277)
At 31 December 2023	358	1,276	-	838	2,472
<b>Net book values</b>					
At 31 December 2023	13,526	1,624	-	163	15,313
At 31 December 2022	13,542	1,682	-	322	15,546

The Group's ownership interests in leasehold land are held under the lease term of 50 years or more.

**9. SUBSIDIARIES**

Details of subsidiaries are as follows:-

Unlisted companies	Place of incorporation/ operation	Issued and paid up ordinary share capital/ registered capital	Principal activities	Percentage of equity interest held	
				by the Company	by the Group
HK 8 Limited	Liberia/ Hong Kong	1 share of US\$1	Investment holding	-	100

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)***For the year ended 31 December 2023***9. SUBSIDIARIES (Continued)****Details of subsidiaries are as follows:- (Continued)**

Unlisted companies	Place of incorporation/ operation	Issued and paid up ordinary share capital/ registered capital	Principal activities	Percentage of equity interest held	
				by the Company	by the Group
HK 12 Limited	Liberia/ Hong Kong	1 share of US\$1	Investment holding	-	100
Lee Hing Investment Company, Limited	Hong Kong	2,000 ordinary shares	Property investment, investment holding, and sales and purchases of securities	100	100
Teamlight Enterprises Limited	Hong Kong	1 ordinary share	Property investment	-	100
Wang Tak Company Limited	Hong Kong	1,000 ordinary shares	Investment holding, and sales and purchases of securities	100	100
Wang Majujaya Sdn. Bhd.*	Malaysia	2 ordinary shares of RM1 each	Investment holding, and sales and purchases of securities	-	100

\* Companies not audited by CHENG &amp; CHENG LIMITED



# LEE HING DEVELOPMENT LIMITED

利興發展有限公司

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended 31 December 2023

### 10. ASSOCIATES

	2023 HK\$'000	2022 HK\$'000
Share of net assets	37,149	36,960
Less: Impairment losses	(17,030)	(17,030)
	<u>20,119</u>	<u>19,930</u>
Amounts due from associates	4,224	4,205
Less: Provision for impairment losses	(2,084)	(2,084)
	<u>2,140</u>	<u>2,121</u>
	<u>22,259</u>	<u>22,051</u>

Amounts due from associates are unsecured, non-interest bearing and with no fixed term of repayment.

Summarised financial information of the material associate, Trusoul Ayutthaya Co., Ltd. and reconciled to the carrying amounts in the consolidated financial statements are disclosed below.

	2023 HK\$'000	2022 HK\$'000
Gross amounts of the associate		
Current assets	1,196	1,261
Non-current assets	43,232	42,737
Current liabilities	(3,440)	(3,396)
Non-current liabilities	-	-
Equity	40,988	40,602
Revenue	3	2
Loss for the year	(84)	(151)
Other comprehensive income	-	-
Total comprehensive loss	(84)	(151)
Reconciled to the Group's interest in the associate		
Gross amounts of net assets of associate	40,988	40,602
Group's effective interest	49%	49%
Carrying amount in the consolidated financial statements	<u>20,084</u>	<u>19,895</u>

Aggregate information of associates that are not individually material:

	2023 HK\$'000	2022 HK\$'000
Aggregate carrying amount of individually immaterial associates in the consolidated financial statements	35	35
Aggregate amounts of the Group's share of those associates		
Loss for the year	(5)	(5)
Total comprehensive loss	(5)	(5)

#### Details of the associates are as follows:-

Unlisted companies	Place of incorporation/operation	Issued and paid up ordinary share capital/ registered capital	Principal activities	Percentage of equity interest held	
				by the Company	by the Group
Parkway M & A Capital Corporation*	British Virgin Islands	4,500,000 shares of US\$1 each	Investment holding	-	39

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)***For the year ended 31 December 2023***10. ASSOCIATES (Continued)****Details of the associates are as follows:- (Continued)**

Unlisted companies	Place of incorporation/ operation	Issued and paid up ordinary share capital/ registered capital	Principal activities	Percentage of equity interest held	
				by the Company	by the Group
Phil Inc.*	U.S.A	100,000 common shares of US\$1 each	Dormant	20	20
Start Hold Limited*	Hong Kong	6 ordinary shares	Investment holding	-	33
Trusoul Ayutthaya Co., Ltd.*	Thailand	2,000,000 common shares of Baht 100 each	Property development	-	49
Trusoul Ayutthaya Holding Co., Ltd.*	Thailand	40,000 common shares of Baht 100 each	Investment holding	-	49

\* Companies not audited by CHENG &amp; CHENG LIMITED

**11. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS**

	2023 HK\$'000	2022 HK\$'000
Unlisted investments, at fair value	166,175	224,602

Fair value of unlisted investments of HK\$166,175,000 (2022: HK\$224,602,000) was determined by the directors by reference to latest sale price.

The movements of Level 3 fair value measurements are as follows:

	2023 HK\$'000	2022 HK\$'000
At 1 January	224,602	140,111
Disposal	(20,409)	(14,227)
Changes in fair value recognised in profit or loss	(38,018)	98,718
At 31 December	166,175	224,602

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**11. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)**

Details of the financial assets at fair value through profit or loss are as follows:-

<u>Unlisted company</u>	<u>Place of incorporation</u>	<u>Class of shares</u>	<u>Percentage of equity interest held</u>
PureCircle Limited	England	A and B ordinary shares of GBP0.01 each	6.71% (2022: 7.38%)

**12. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME**

Financial assets at fair value through other comprehensive income are equity securities held for strategic purpose and stated at fair value. The Group elected to classify irrevocably those investments as financial assets at fair value through other comprehensive income.

The movements of Level 3 fair value measurements are as follows:

	2023 HK\$'000	2022 HK\$'000
At 1 January	7,199	6,438
Changes in fair value recognised in other comprehensive income	(202)	761
At 31 December	6,997	7,199

**13. OTHER NON-CURRENT ASSETS**

	2023 HK\$'000	2022 HK\$'000
Amount due from an investee company	10,344	10,011
Less: Provision for impairment losses (Note)	(10,344)	(10,011)
	-	-

Note:

Movement in provision for impairment losses are as follows:

	2023 HK\$'000	2022 HK\$'000
At 1 January	10,011	10,596
Impairment loss/(write back)	333	(585)
At 31 December	10,344	10,011

Amount due from an investee company is unsecured, non-interest bearing and with no fixed term of repayment. Impairment loss on amount due from an investee company of HK\$333,000 have been provided for the year due to exchange differences.

**14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS**

	2023 HK\$'000	2022 HK\$'000
Listed equity securities, at market value		
Overseas	126,718	80,154

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)***For the year ended 31 December 2023***14. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)****Details of financial assets at fair value through profit or loss are as follows:-**

<b><u>Listed company</u></b>	<b><u>Place of incorporation</u></b>	<b><u>Class of shares</u></b>	<b><u>Percentage of equity interest held</u></b>
IGB Berhad	Malaysia	Ordinary shares of RM1 each	2.51% (2022: 2.16%)

**15. OTHER ASSETS**

	2023 HK\$'000	2022 HK\$'000
Club debenture, at cost	295	295

**16. DERIATIVE FINANCIAL INSTRUMENTS**

	2023 HK\$'000	2022 HK\$'000
Equity swaps	(2,939)	(932)

**17. OTHER PAYABLE**

Amount due to an investee company is unsecured, non-interest bearing and with no fixed term of repayment.

**18. BANK BORROWINGS**

	2023 HK\$'000	2022 HK\$'000
Secured bank loans	-	-
Secured bank loans subject to a repayment on demand clause	-	19,423
	-	19,423
Less: Current portion	-	(19,423)
Non-current portion	-	-

Repayment of bank loans based on the scheduled repayment dates set out in the loan agreement are as follows:

	2023 HK\$'000	2022 HK\$'000
With one year	-	7,618
After one year but within two years	-	633
After two years but within five years	-	2,023
After five years	-	9,149
	-	19,423

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**19. SHARE CAPITAL**

	2023 HK\$'000	2022 HK\$'000
Issued and fully paid:		
146,781,000 ordinary shares	717,800	717,800

In accordance with Section 135 of the Hong Kong Companies Ordinance, the ordinary shares of the Company do not have a par value.

**20. RESERVES**

	2023 HK\$'000	2022 HK\$'000
Investment revaluation reserve	(3,333)	(3,131)
Translation reserve	2,316	6,173
Property revaluation reserve	-	15,999
Accumulated losses	(365,862)	(373,141)
	<u>(366,879)</u>	<u>(354,100)</u>

The movements of the Group's reserves for the years ended 31 December 2023 and 31 Decemebr 2022 are presented in the consolidated statement of changes in equity on page 10.

Investment revaluation reserve comprises the cumulative net change in the fair value of financial assets at fair value through other comprehensive income held at the end of the reporting period.

Translation reserve is dealt with in accordance with the accounting policy of foreign currencies as set out in note 5(p) to the consolidated financial statements.

Property revaluation reserve represents gain on revaluation of properties at the date of transfer from property, plant and equipment to investment properties.

**21. REVENUE AND INCOME**

	2023 HK\$'000	2022 HK\$'000
Net gain on financial assets at fair value through profit or loss - listed investments	-	7,917
Net gain on financial assets at fair value through profit or loss - unlisted investments	-	11,296
Dividend income - listed investments	6,166	6,409
Interest income	358	83
Write back of impairment losses on amount due from an investee company	-	585
Net gain on derivative financial instruments	25,390	-
Rental income	281	770
Net exchange gain	330	-
Sundry income	776	741
	<u>33,301</u>	<u>27,801</u>

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**22. OPERATING (LOSS)/PROFIT BEFORE FINANCE COSTS**

	2023 HK\$'000	2022 HK\$'000
Operating (loss)/profit before finance costs is arrived at after charging/(crediting):		
Auditors' remuneration		
Audit services	316	383
Others	-	70
Directors' emoluments:		
Fee	-	-
Salaries and allowances	8,047	7,826
Contributions to retirement scheme	238	238
Salaries and allowances	2,864	2,913
Long service payment	2,276	-
Contributions to retirement scheme	143	146
Depreciation	217	229
Amortisation of leasehold land	16	16
Net gain on derivative financial instruments	(25,390)	-
Net gain on financial assets at fair value		
through profit or loss - listed investments	-	(7,917)
Impairment loss/(write back) on amount due from		
an investee company	333	(585)
Net loss on disposal of property, plant and equipment	2	-
Net loss on disposal of subsidiary	16	-
Net exchange (gain)/loss	(330)	609
Net loss/(gain) on financial assets at fair value		
through profit or loss - unlisted investments	3,791	(11,296)
Rental income from investment properties	-	(770)
Direct operating expenses arising from investment properties	-	356

**23. DIRECTORS' EMOLUMENT**

The emoluments of the directors are as follows:

	2023 HK\$'000	2022 HK\$'000
Mr. TAN Boon Seng	8,285	7,537
Mr. LAM Man Kit	-	527
	<u>8,285</u>	<u>8,064</u>

**24. FINANCE COSTS**

	2023 HK\$'000	2022 HK\$'000
Interest on bank loans and other facilities	4,470	4,381
Interest on other loans	1,028	188
Bank loan arrangement fee	-	911
	<u>5,498</u>	<u>5,480</u>

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**25. INCOME TAX**

- (a) Income tax in the consolidated statement of profit or loss and other comprehensive income represents:

	2023 HK\$'000	2022 HK\$'000
Current tax - overseas		
Overseas taxation	210	4

No Hong Kong profits tax has been provided for the 2023/24 year of assessment (2022/23: Nil) as no assessable profits was earned during the financial year.

Overseas taxation is calculated at the rates prevailing in the relevant jurisdictions.

- (b) The reconciliation between income tax and accounting (loss)/profit of the Group in the consolidated statement of profit or loss and other comprehensive income is as follows:

	2023 HK\$'000	2022 HK\$'000
(Loss)/profit before taxation	(8,561)	119,681
Share of results of associates	46	79
	<u>(8,515)</u>	<u>119,760</u>
Notional tax at the domestic income tax rate of 16.5% (2022: 16.5%)	(1,405)	19,760
Tax effect of net expenses/(income) that are not deductible/(taxable) in determining taxable profit	1,619	(21,265)
Tax effect of unrecognised tax losses and temporary differences	10	89
Tax effect of utilization of previously unrecognized tax losses	(80)	-
Effect of different tax rate in other jurisdiction	66	1,420
Income tax expense for the year	<u>210</u>	<u>4</u>

- (c) Deferred tax assets and liabilities recognised

The components of deferred tax assets and liabilities recognised in the consolidated statement of financial position and the movement during the year are as follows:

	Accelerated tax depreciation HK\$'000	Tax losses HK\$'000	Total HK\$'000
At 1 January 2022	283	(283)	-
(Credited)/charged to consolidated statement of profit or loss and other comprehensive income for the year	<u>(10)</u>	<u>10</u>	<u>-</u>
At 31 December 2022	273	(273)	-
(Credited)/charged to consolidated statement of profit or loss and other comprehensive income for the year	<u>(10)</u>	<u>10</u>	<u>-</u>
At 31 Decemeber 2023	<u>263</u>	<u>(263)</u>	<u>-</u>

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**25. INCOME TAX (Continued)**

(d) Deferred tax assets unrecognised

At 31 December 2023, the Group had unused tax losses of HK\$40,871,000 (2022: HK\$41,355,000) available for set-off against future taxable profit. A deferred tax asset has been recognised in respect of HK\$1,592,000 (2022: HK\$1,654,000) of such losses. No deferred tax asset has been recognised in respect of the remaining balance of HK\$39,279,000 (2022: HK\$39,701,000) due to unpredictability of future taxable profit streams. The tax losses do not expire under current tax legislation.

**26. OTHER COMPREHENSIVE LOSS**

	2023 HK\$'000	2022 HK\$'000
Item that will not be reclassified to profit or loss:		
Financial assets at fair value through other comprehensive income		
Changes in fair value recognised during the year	(202)	761
Net movements in investment revaluation reserve during the year recognised in other comprehensive income	(202)	761
Item that may be reclassified to profit or loss:		
Exchange differences on translation of financial statements of foreign entities -		
Subsidiaries	(3,846)	(276)
Associates	254	(827)
Exchange differences on translation of financial statements of foreign subsidiaries and associates	(3,592)	(1,103)
Release of translation reserve upon disposal of subsidiary	(265)	-
Other comprehensive loss for the year, net of tax	(4,059)	(342)

**27. PLEDGE OF ASSETS**

The Group pledged its leasehold land and building, investment properties, certain financial assets at fair value through profit or loss, and accounts receivable with a total net book value of approximately HK\$122,000,000 (2022: HK\$161,000,000) as security for banking facilities extended to the Group.

**28. RELATED PARTY DISCLOSURES**

In addition to those disclosed in the consolidated financial statements, the Group had the following material transactions with related parties during the year:

- (a) Loan from a director, Mr. Tan Boon Seng ("Mr. Tan") of HK\$2,900,000 is unsecured, interest bearing and repayable on demand. (2022: loans from Mr. Tan and his wife of HK\$11,900,000 and HK\$34,500,000 respectively were unsecured, interest bearing and repayable on demand). Interest charged by Mr. Tan and his wife amounted to HK\$435,000 (2022: HK\$70,000) and HK\$593,000 (2022: HK\$118,000) respectively.
- (b) During the year ended 31 December 2022, the Group's financial assets at fair value through profit or loss - unlisted and listed investments were disposed of at consideration of HK\$24,597,000 and resulted in net gain of HK\$7,487,000. The purchasers were related companies controlled by Mr. Tan.



**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**28. RELATED PARTY DISCLOSURES (Continued)**

- (c) Included in accounts payable, deposits and accruals, amount of HK\$901,000 is due to Mr. Tan (2022: amounts of HK\$931,000 and HK\$118,000 were due to Mr. Tan and his wife respectively). The amounts are unsecured, non-interest bearing and repayable on demand.
- (d) In 2022, rental income of HK\$770,000 was received from the step-son of Mr. Tan.

**29. LEASES**

**AS LESSOR**

The Group leases portion of its leasehold land and building under operating lease arrangements, and the term of the lease is three years.

At 31 December 2023 and 31 December 2022, the Group had undiscounted lease rental receivable under non-cancellable operating lease as follows:-

	2023 HK\$'000	2022 HK\$'000
Within one year	842	-
After one year but within five years	1,334	-
	<u>2,176</u>	<u>-</u>

**30. CAPITAL MANAGEMENT**

Capital comprises share capital and reserves stated on the consolidated statement of financial position. The Group's objective when managing capital is to safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders. The Group's overall strategy remains unchanged from prior year.

The Group manages capital by regularly monitoring its current and expected liquidity requirements rather than using debt/equity ratio analyses.

**31. FINANCIAL RISK MANAGEMENT AND FAIR VALUES**

**(a) Credit risk**

The Group's credit risk is primarily attributable to bank deposits, amounts due from associates and investee company, accounts receivable and deposits. The credit risk on bank deposits is limited because the counterparties are reputable banks with high credit ratings. Based on the Group's assessment, the ECLs on bank deposits are considered to be insignificant. The Group regularly monitors the business performance of associates and investee company. The Group's credit risk on these balances is mitigated through the value of assets held by these entities and the power to participate the relevant activities of these entities. The directors believe that adequate impairment losses are recognised for irrecoverable amounts. In this regard, the directors consider that the Group's credit risk is significantly reduced. For the years ended 31 December 2023 and 31 December 2022, the Group assessed the ECLs for accounts receivable and deposits were insignificant and thus no loss allowance was recognised. All the ECLs provided for amounts due from associates and investee company are lifetime ECLs because the amounts are considered as credit-impaired. The Group has concentration risk on amount due from an associate of HK\$1,711,000 (2022: HK\$1,692,000).

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)***For the year ended 31 December 2023***31. FINANCIAL RISK MANAGEMENT AND FAIR VALUES (Continued)****(b) Liquidity risk**

The Group's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from major financial institutions to meet its liquidity requirements. Maturities of the financial liabilities of the Group based on the earliest period in which the Group is required to pay are as follows:

	Carrying amounts	
	2023	2022
	HK\$'000	HK\$'000
Carrying amounts:		
Non-derivative financial liabilities		
Bank loans subject to a repayment on demand clause	-	19,423
Accounts payable and accruals	2,282	1,968
Other loans	2,900	46,400
Other payable	348	348
	<u>5,530</u>	<u>68,139</u>
Derivative financial liabilities		
Equity swaps	<u>2,939</u>	<u>932</u>
Within one year	<u>8,469</u>	<u>69,071</u>

The carrying amounts of the above financial liabilities are same as their contractual undiscounted cash flows and repayable within one year except for bank loans as below:

Maturities of bank loans of the Group based on the scheduled repayment dates set out in the loan agreement are as follows:

	2023	2022
	HK\$'000	HK\$'000
Contractual undiscounted cash flows		
Within one year	-	7,988
After one year but within two years	-	988
After two years but within five years	-	2,964
After five years	-	10,783
	<u>-</u>	<u>22,723</u>

**(c) Currency risk**

The Group is exposed to currency risk on the following financial instruments denominated in Malaysian Ringgit, Euro and Japanese Yen. The management monitors and manages the exposures to ensure appropriate measures are implemented on a timely and effective manner.

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

For the year ended 31 December 2023

**31. FINANCIAL RISK MANAGEMENT AND FAIR VALUES (Continued)**
**(c) Currency risk (Continued)**

	2023			
	Malaysian Ringgit HK\$'000	Euro HK\$'000	Japanese Yen HK\$'000	Total HK\$'000
Amount due from an investee company	-	-	-	-
Time deposits and bank balances	440	-	-	440
	440	-	-	440

  

	2022			
	Malaysian Ringgit HK\$'000	Euro HK\$'000	Japanese Yen HK\$'000	Total HK\$'000
Amount due from an investee company	-	-	-	-
Time deposits and bank balances	360	-	-	360
Accounts receivable	-	-	1,187	1,187
	360	-	1,187	1,547

At 31 December 2023, if the foreign currencies had strengthened/weakened 10% (2022: 10%) against Hong Kong dollars with all other variables held constant, loss after tax and accumulated losses would decrease/increase by HK\$44,000 (2022: profit after tax would increase/decrease and accumulated losses would decrease/increase by HK\$155,000). The 10% (2022:10%) increase/decrease represents management's assessment of the likely maximum change in exchange rates over the period until the end of next annual reporting period.

**(d) Price risk**

The following financial instruments are measured at fair value at the end of each reporting period. Therefore, the Group is exposed to security price risk. The management manages this exposure by maintaining a portfolio of investments with different risk profiles.

	2023 HK\$'000	2022 HK\$'000
Derivative financial instruments	(2,939)	(932)
Financial assets at fair value through profit or loss	166,175	224,602
Financial assets at fair value through other comprehensive income	6,997	7,199
Financial assets at fair value through profit or loss	126,718	80,154
	296,951	311,023

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**31. FINANCIAL RISK MANAGEMENT AND FAIR VALUES (Continued)**

**(d) Price risk (Continued)**

At 31 December 2023, if the security price had increased/decreased by 10% (2022: 10%) with all other variables held constant, investment revaluation reserve would increase/decrease by HK\$700,000 (2022: HK\$720,000), and loss after tax and accumulated losses would decrease/increase by HK\$28,995,000 (2022: profit after tax would increase/decrease and accumulated losses would decrease/increase by HK\$30,382,000). The 10% (2022: 10%) increase/decrease represents management's assessment of the likely maximum change in security price over the period until the end of next annual reporting period.

The Group has significant concentration of risk on investment in an equity security of HK\$166,175,000 (2022: HK\$224,602,000).

**(e) Fair values**

The directors have considered that the carrying amounts of all financial assets and liabilities approximate their fair values at 31 December 2023 and 31 December 2022.

The following table sets out carrying value of financial instruments measured at fair value at 31 December 2023 and 31 December 2022 using the three-level hierarchy as defined in HKFRS 13:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3: inputs are unobservable inputs for the asset or liability.

	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000	Total HK\$'000
<b>2023</b>				
<b>Recurring fair value measurement</b>				
<b>Assets/(liabilities)</b>				
Derivative financial instruments	-	(2,939)	-	(2,939)
Financial assets at fair value through profit or loss	126,718	-	166,175	292,893
Financial assets at fair value through other comprehensive income	-	-	6,997	6,997
	126,718	(2,939)	173,172	296,951
<b>2022</b>				
<b>Recurring fair value measurement</b>				
<b>Assets</b>				
Derivative financial instruments	-	(932)	-	(932)
Financial assets at fair value through profit or loss	80,154	-	224,602	304,756
Financial assets at fair value through other comprehensive income	-	-	7,199	7,199
	80,154	(932)	231,801	311,023

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**31. FINANCIAL RISK MANAGEMENT AND FAIR VALUES (Continued)**

**(e) Fair values (Continued)**

During the years ended 31 December 2023 and 31 December 2022, there were no transfers between Level 1 and Level 2, or transfers into or out of Level 3. The Company's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

The fair value of derivative financial instruments in Level 2 was quoted price determined by financial institution or fund manager.

The fair value of financial assets at fair value through profit or loss in Level 3 was assessed by directors as disclosed in note 11. Increase/decrease in net assets value would have increased/decreased the fair value.

The fair value of financial assets at fair value through other comprehensive income in Level 3 was assessed with reference to market comparables by AP Appraisal Limited, independent professional qualified valuer. The unobservable inputs are enterprise value-to-sales (2.3) and enterprise value-to-net book value (0.6) (2022: price/books ratio range from 7.51 to 17.26 and price/books ratio range from 0.32 to 0.48). Increase/decrease in enterprise value-to-sales or enterprise value-to-net book value would have increased/decreased the fair value. The movements of Level 3 fair value measurement are disclosed in note 12.

**(f) Interest rate risk**

The Group is exposed to interest rate risk through the impact of rate changes on interest bearing assets and liabilities. The Group's policy is to obtain the most favourable interest rates available for its financial instruments. The following financial instruments are exposed to interest rate risk.

	2023 HK\$'000	2022 HK\$'000
Time deposit and bank balances	1,018	7,005
Other loans	(2,900)	(46,400)
Bank borrowings	-	(19,423)
	<u>(1,882)</u>	<u>(58,818)</u>

At 31 December 2023, if the interest rate had increased/decreased by 50 (2022: 50) basis points with all other variables held constant, loss after tax and accumulated losses would increase/decrease by HK\$9,000 (2022: profit after tax would decrease/increase and accumulated losses would increase/decrease by HK\$294,000). The 50 (2022: 50) basis points increase/decrease represents management's assessment of the likely maximum change in interest rates over the period until the end of next annual reporting period.

**LEE HING DEVELOPMENT LIMITED**  
利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

*For the year ended 31 December 2023*

**32. COMPANY STATEMENT OF FINANCIAL POSITION**

	2023 HK\$'000	2022 HK\$'000
<b>Non-current assets</b>		
Subsidiaries	202,308	223,144
Associates	-	-
	<u>202,308</u>	<u>223,144</u>
<b>Current assets</b>		
Time deposits and bank balances	<u>32</u>	<u>43</u>
<b>Current liabilities</b>		
Accounts payable, deposits and accruals	<u>304</u>	<u>376</u>
<b>Net current liabilities</b>	<u>(272)</u>	<u>(333)</u>
<b>Net assets</b>	<u>202,036</u>	<u>222,811</u>
<b>Equity</b>		
Share capital	717,808	717,808
Reserves (Note)	<u>(515,772)</u>	<u>(494,997)</u>
<b>Total equity</b>	<u>202,036</u>	<u>222,811</u>

TAN Boon Seng  
Director

FUNG Ka Pun  
Director

**LEE HING DEVELOPMENT LIMITED**

利興發展有限公司

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)***For the year ended 31 December 2023***32. COMPANY STATEMENT OF FINANCIAL POSITION (Continued)**

Note:

	Accumulated losses HK\$'000	Total HK\$'000
At 1 January 2022	(479,364)	(479,364)
Loss for the year	(15,659)	(15,659)
Unclaimed dividend forfeited	26	26
At 31 December 2022	(494,997)	(494,997)
Loss for the year	(20,826)	(20,826)
Unclaimed dividend forfeited	51	51
At 31 December 2023	<u>(515,772)</u>	<u>(515,772)</u>

At 31 December 2023, the reserves of the Company available for distribution to shareholders, as calculated under the provisions of Part 6 of the Hong Kong Companies Ordinance, amounted to HK\$Nil (2022: HK\$Nil).

**33. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS**

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 30 May 2024.