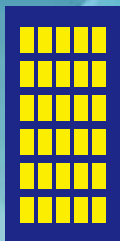


港  
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**Kong Shum Union Property  
Management (Holding) Limited**  
港深聯合物業管理(控股)有限公司

(incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號：8181

**Third Quarterly Report**  
**2013** 第三季度  
業績報告

## CHARACTERISTICS OF THE GROWTH ENTERPRISE MARKET (“GEM”) OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

**GEM has been positioned as a market designed to accommodate companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration. The greater risk profile and other characteristics of GEM mean that it is a market more suited to professional and other sophisticated investors.**

**Given the emerging nature of the companies listed on GEM, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board of the Stock Exchange and no assurance is given that there will be a liquid market in the securities traded on GEM.**

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

## 香港聯合交易所有限公司(「聯交所」)創業板(「創業板」)之特色

創業板的定位，乃為相比起其他在聯交所上市的公司帶有較高投資風險的公司提供一個上市的市場。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。創業板的較高風險及其他特色表示創業板較適合專業及其他資深投資者。

由於創業板上市公司的新興性質使然，在創業板買賣的證券可能會較於聯交所主板買賣之證券承受較大的市場波動風險，同時無法保證在創業板買賣的證券會有高流通量的市場。

本報告乃遵照聯交所創業板證券上市規則(「創業板上市規則」)之規定提供有關本公司的資料。港深聯合物業管理(控股)有限公司(「本公司」)各董事(「董事」)願共同及個別就本報告承擔全部責任，並在作出一切合理查詢後確認，就彼等所深知及確信，本報告所載資料在各重大方面均屬準確及完整，且無誤導或欺詐成分；及本報告並無遺漏任何其他事項，致使本報告所載任何聲明或本報告有所誤導。

The board of directors (the “Board”) of Kong Shum Union Property Management (Holding) Limited is pleased to present the unaudited condensed consolidated results of the Company and its subsidiaries (collectively referred to as the “Group”) for the three and the nine months ended 31 December 2013 (the “Third Quarterly Financial Statements”), together with the unaudited comparative figures for the corresponding periods in 2012 as follows:

港深聯合物業管理(控股)有限公司董事會(「董事會」)欣然呈列本公司及其附屬公司(統稱為「本集團」)截至2013年12月31日止三個月及九個月之未經審核簡明綜合業績(「第三季度財務報表」), 連同2012年同期之未經審核比較數字, 有關詳情如下:

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 簡明綜合全面收益表

For the three and nine months ended 31 December 2013

截至2013年12月31日止三個和九個月

		Notes 附註	Three months ended 31 December 截至12月31日止 三個月		Nine months ended 31 December 截至12月31日止 九個月	
			2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)
Revenue	收益	4	<b>83,008</b>	71,232	<b>241,554</b>	212,296
Cost of services	服務成本		<b>(66,307)</b>	(57,467)	<b>(194,497)</b>	(173,724)
<b>Gross profit</b>	<b>毛利</b>		<b>16,701</b>	13,765	<b>47,057</b>	38,572
Other income, net	其他收入淨額	5	<b>183</b>	55	<b>267</b>	65
Administrative expenses	行政開支		<b>(9,482)</b>	(7,606)	<b>(26,366)</b>	(22,001)
Other operating expenses	其他營運開支		<b>(3,592)</b>	(2,271)	<b>(9,617)</b>	(6,580)
Finance costs	融資成本		<b>(225)</b>	(449)	<b>(956)</b>	(1,237)
Listing expenses	上市開支		<b>(5,611)</b>	(3,984)	<b>(6,455)</b>	(3,984)
<b>(Loss)/profit before taxation</b>	<b>除稅前(虧損)/溢利</b>	6	<b>(2,026)</b>	(490)	<b>3,930</b>	4,835
Income tax expense	所得稅開支	7	<b>(788)</b>	(781)	<b>(1,880)</b>	(1,723)
<b>(Loss)/profit and total comprehensive (expenses)/income for the period</b>	<b>期內(虧損)/溢利及全面(開支)/收入總額</b>		<b>(2,814)</b>	(1,271)	<b>2,050</b>	3,112
			<b>HK Cents</b> 港仙	HK Cents 港仙	<b>HK Cents</b> 港仙	HK Cents 港仙
(Loss)/earnings per share– basic	每股(虧損)/盈利—基本	9	<b>(0.7)</b>	(0.4)	<b>0.6</b>	1.0

CONDENSED CONSOLIDATED STATEMENT OF  
 CHANGES IN EQUITY

簡明綜合權益變動表

For the nine months ended 31 December 2013

截至2013年12月31日止九個月

		Share capital 股本 HK\$'000 千港元 (unaudited) (未經審核)	Share premium 股份溢價 HK\$'000 千港元 (unaudited) (未經審核)	Merger reserve 合併儲備 HK\$'000 千港元 (unaudited) (未經審核)	Retained profits 保留溢利 HK\$'000 千港元 (unaudited) (未經審核)	Total 合計 HK\$'000 千港元 (unaudited) (未經審核)
As at 1 April 2012	於2012年4月1日	3,320	–	–	15,131	18,451
Profit and the total comprehensive income for the period	期內溢利及全面收 入總額	–	–	–	3,112	3,112
Dividend to equity holders (Note 8)	向股權持有人分派 股息(附註8)	–	–	–	(5,000)	(5,000)
Issue of shares of the subsidiaries and the Company	發行附屬公司及本 公司股份	1,430	–	–	–	1,430
As at 31 December 2012	於2012年12月31日	4,750	–	–	13,243	17,993
As at 1 April 2013	於2013年4月1日	4,750	–	–	15,701	20,451
Profit and the total comprehensive income for the period	期內溢利及全面收 入總額	–	–	–	2,050	2,050
Arising from reorganisation	於重組時產生	(4,750)	–	4,750	–	–
Capitalisation issue	資本化發行	3,000	(3,000)	–	–	–
Placing of share (Note)	配售股份(附註)	1,000	32,000	–	–	33,000
Share issue expenses	股份發行開支	–	(4,912)	–	–	(4,912)
As at 31 December 2013	於2013年12月31日	4,000	24,088	4,750	17,751	50,589

Note: On 11 October 2013, the Company's shares were listed on the GEM of the Stock Exchange and 100,000,000 new shares of the Company were issued and placed to numerous investors at the placing price of HK\$0.33 per share. The amount of the gross proceeds from the placing was HK\$33,000,000.

附註：於2013年10月11日，本公司之股份於聯交所創業板上市並按每股0.33港元之配售價向多名投資者發行及配售100,000,000股本公司新股份。配售所得款項總額為33,000,000港元。

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the three and nine months ended 31 December 2013

### 1. GENERAL INFORMATION

The Company was incorporated and domiciled in the Cayman Islands as an exempted company with limited liability under Companies Law of the Cayman Islands on 15 August 2012. The address of its registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY-1111, Cayman Islands. The Company has established a principal place of business in Hong Kong at Unit L, 1/F, Kaiser Estate Phase 2, 51 Man Yue Street, Hung Hom, Kowloon, Hong Kong and has been registered as a non-Hong Kong company under part XI of the Hong Kong Companies Ordinance on 15 August 2012. Its issued shares (the “Shares”) have been listed on the GEM of the Stock Exchange since 11 October 2013 (the “Listing”).

Pursuant to a reorganisation (the “Reorganisation”) of the Company and its subsidiaries now comprising the Group completed on 8 August 2013 to rationalize the Group’s structure in preparation for the listing of the Shares on GEM of the Stock Exchange, the Company became the holding company of the Group. Details of the Reorganisation are set out in the prospectus of the Company dated 30 September 2013 (the “Prospectus”).

This condensed consolidated financial information has not been audited.

### 2. BASIS OF PRESENTATION

The Third Quarterly Financial Statements have been prepared in accordance with the accounting principles generally accepted in Hong Kong and comply with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the applicable disclosure provisions of Chapter 18 of the Rules Governing the Listing of Securities on the GEM of The Stock Exchange (the “GEM Rules”).

The accounting policies and methods of computation used in the preparation of the Third Quarterly Financial Statements are consistent with those adopted in the Accountants’ Report set out in Appendix I to the Prospectus, except for the adoption of the new and revised HKFRSs. The Third Quarterly Financial Statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Accountants’ Report set out in Appendix I to the Prospectus.

## 簡明綜合財務報表附註

截至2013年12月31日止三個及九個月

### 1. 一般資料

本公司為一間於2012年8月15日在開曼群島註冊成立，以開曼群島為根據地及根據開曼群島公司法之獲豁免有限公司。其註冊辦公室地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY-1111, Cayman Islands。本公司於香港設立主要業務地點，地址為香港九龍紅磡民裕街51號凱旋工商中心2期1樓L室，並已於2012年8月15日根據香港公司條例第XI部註冊為非香港公司。本公司之已發行股份(「股份」)已自2013年10月11日起於聯交所創業板上市(「上市」)。

根據本公司及其現時組成本集團之附屬公司為優化集團架構以籌備本公司股份於聯交所創業板上市而於2013年8月8日完成之重組(「重組」)，本公司成為本集團之控股公司。重組詳情載於本公司於2013年9月30日刊發之招股章程(「招股章程」)。

此簡明綜合財務資料未經審核。

### 2. 呈列基準

第三季度財務報表乃根據香港公認會計原則並遵照香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」)及聯交所創業板證券上市規則(「創業板上市規則」)第18章的適用披露規定編製。

編製第三季度財務報表所採用的會計政策及計算方法與載於招股章程附錄一之會計師報告所採用者一致，惟採納新訂及經修訂香港財務報告準則除外。第三季度財務報表並無包括年度財務報表的所有資料及披露，應與載於招股章程附錄一之會計師報告一併閱讀。

The Group has not early adopted any new and revised HKFRSs that have been issued but are not yet effective, the Group is in the process of assessing their impact on the Group's results and financial position.

The Third Quarterly Financial Statements have been prepared on the historical cost basis and are presented in Hong Kong dollars ("HK\$000"), which is the Company's functional and presentation currency.

### 3. SEGMENT INFORMATION

The Group currently operates in one operating segment which is the provision of property management services. A single management team reports to the Group's chief operating decision-maker who allocates resources and assesses performance based on the combined result for the period for the entire business comprehensively. Accordingly, the Group does not present separate segment information.

### 4. REVENUE

The Group is principally engaged in the provision of property management services during the three and nine months ended 31 December 2012 and 2013. An analysis of the Group's revenue recognised during the three and the nine months ended 31 December 2012 and 2013 is as follows:

本集團並無提早採納已頒佈但尚未生效的任何新訂及經修訂香港財務報告準則，本集團正在評估該等準則對本集團的業績及財務狀況的影響。

第三季度財務報表乃按歷史成本基準編製，並以本公司的功能及呈列貨幣港元（「千港元」）呈列。

### 3. 分部資料

本集團目前經營一個經營分部，即物業管理服務。單一管理團隊向本集團的主要營運決策者報告，主要營運決策者根據整體業務的期內合併業績分配資源及評估業績。因此，本集團並無呈列個別分部資料。

### 4. 收益

截至2012年及2013年12月31日止三個月和九個月，本集團主要從事提供物業管理服務。截至2012年及2013年12月31日止三個月和九個月本集團的已確認收益分析如下：

	Three months ended 31 December		Nine months ended 31 December	
	截至12月31日止三個月	截至12月31日止三個月	截至12月31日止九個月	截至12月31日止九個月
	2013	2012	2013	2012
	2013年	2012年	2013年	2012年
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
	(未經審核)	(未經審核)	(未經審核)	(未經審核)
Provision of property management services	83,008	71,232	241,554	212,296
提供物業管理服務				

5. OTHER INCOME, NET

		Three months ended 31 December 截至12月31日止三個月		Nine months ended 31 December 截至12月31日止九個月	
		2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)
Interest income	利息收入	174	60	258	63
Fair value loss on financial assets at fair value through profit and loss	按公平值計入損益的 金融資產公平值虧損	-	(8)	-	(8)
Sundry income	雜項收入	9	3	9	10
		<b>183</b>	<b>55</b>	<b>267</b>	<b>65</b>

5. 其他收入淨額

6. (LOSS)/PROFIT BEFORE TAXATION

(Loss)/profit before taxation as stated is arrived at after charging the following items:

		Three months ended 31 December 截至12月31日止三個月		Nine months ended 31 December 截至12月31日止九個月	
		2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)
Staff costs including directors' emoluments:	員工成本(包括董事薪酬):				
Wages, salaries and other staff benefits	工資、薪金及其他員工福利	67,812	57,530	197,060	173,209
Contributions to retirement benefit scheme	向退休福利計劃供款	2,311	2,193	6,783	6,334
		<b>70,123</b>	<b>59,723</b>	<b>203,843</b>	<b>179,543</b>
Auditors' remuneration	核數師酬金	238	25	563	75
Depreciation of property, plant and equipment and investment properties	物業、廠房及設備以及投資物業折舊	358	261	1,059	767
Operating lease rentals in respect of rented premises	有關租賃物業的經營租金	482	410	1,445	1,219

6. 除稅前(虧損)/溢利

除稅前(虧損)/溢利乃經扣除以下項目:



## 7. INCOME TAX EXPENSE

## 7. 所得稅開支

		Three months ended 31 December 截至12月31日止三個月		Nine months ended 31 December 截至12月31日止九個月	
		2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)	2012 2012年 HK\$'000 千港元 (unaudited) (未經審核)
The tax charge comprises:	稅項支出包括：				
Hong Kong profits tax	香港利得稅	819	869	2,378	1,987
Deferred taxation – current period	遞延稅項—即期	(31)	(88)	(498)	(264)
		<b>788</b>	<b>781</b>	<b>1,880</b>	<b>1,723</b>

The Company is tax exempt under the laws of the Cayman Islands. The subsidiaries operating in Hong Kong are subject to Hong Kong Profits Tax at a tax rate of 16.5% on profits earned in Hong Kong.

本公司根據開曼群島法例獲稅項豁免。於香港營業的附屬公司須就於香港賺取的溢利按16.5%的稅率繳納香港利得稅。

## 8. DIVIDEND

The Directors do not recommend payment of any dividend for the nine months ended 31 December 2013 (for the nine months ended 31 December 2012: Nil). The dividend of HK\$5.0 million in 2012 was paid by a subsidiary of the Company, Kong Shum Union Property Management Company Limited to its then shareholders prior to the Reorganisation.

## 8. 股息

董事並不建議就截至2013年12月31日止九個月宣派任何股息(截至2012年12月31日止九個月：無)。2012年的股息5,000,000港元已由本公司的一間附屬公司港深聯合物業管理有限公司於重組前支付予其當時的股東。

## 9. (LOSS)/EARNINGS PER SHARE

The calculations of basic (loss)/earnings per share for the three and nine months ended 31 December 2013 are based on the loss of approximately HK\$2.8 million and profit of approximately HK\$2.1 million attributable to the owners of the Company respectively (three months and nine months ended 31 December 2012: loss of approximately HK\$1.3 million and profit of approximately HK\$3.1 million respectively) and the weighted average number of 389,130,435 and 329,818,182 shares in issue for the three months and nine months ended 31 December 2013 respectively (weighted average number of share in issue for the three months and nine months ended 31 December 2012: 300,000,000 shares) on the assumption that they have been in issue throughout the periods.

## 9. 每股(虧損)/盈利

截至2013年12月31日止三個月及九個月的每股基本(虧損)/盈利乃分別按截至2013年12月31日止三個月及九個月本公司擁有人應佔虧損約2,800,000港元及溢利約2,100,000港元(截至2012年12月31日止三個月及九個月：分別為虧損約1,300,000港元及溢利約3,100,000港元)以及已發行股份加權平均數分別為389,130,435股及329,818,182股(截至2012年12月31日止三個月及九個月已發行股份加權平均數：300,000,000股)計算並假設該等股份於整個期間均已發行。

Diluted (loss)/earnings per share for the three months and nine months ended 31 December 2013 and the corresponding periods in 2012 are not disclosed as no dilutive events existed during these periods.

截至2013年12月31日止三個月及九個月以及2012年同期的每股攤薄(虧損)/盈利並無披露，原因是該等期間內不存在攤薄事項。



## MANAGEMENT DISCUSSION AND ANALYSIS

### BUSINESS REVIEW

#### Overview

The Group is a property management services group principally engaged in the provision of property management services in Hong Kong primarily targeting residential properties. The Group operates under the brand name of “Kong Shum” and provides a range of management services including security, repair and maintenance, cleaning, finance management, administrative and legal support. Under an established functional structure with various departments, the Group has dedicated teams to carry out the aforementioned management services. The Group also employs a team of security staff to provide security services as part of the services provided under property management contracts or under stand-alone security services contracts. For the nine months ended 31 December 2013, the Group provided property security services for 28 properties under stand-alone security services contracts. The operating arm of the Group’s security services is mainly Q & V Security Company Limited (“Q & V”). The Group hires its own security staff to provide property security services. The Group also employs registered technicians to provide basic repair and maintenance services to its customers if required. In relation to the cleaning services, the Group subcontracts substantially all of its cleaning services to third-party contractors.

#### Financial Review

For the nine months ended 31 December 2012 and 2013, all of the Group’s revenue was derived from its operation in Hong Kong. The Group derived revenue of approximately HK\$13.0 million and HK\$15.3 million from stand-alone security services contracts for each of the nine months ended 31 December 2012 and 2013 respectively, representing approximately 6.1% and 6.3% of its total revenue. The following table sets out the Group’s revenue by contract type for each of nine months ended 31 December 2012 and 2013:

## 管理層討論與分析

### 業務回顧

#### 概要

本集團為一間物業管理服務集團，主要於香港從事提供物業管理服務，並主要針對住宅物業。本集團以「港深」品牌名稱營運，並提供一系列管理服務，包括保安、維修和保養、潔淨、財務管理、行政和法律支援。在制度健全的功能架構下，本集團設立多個部門，由不同專隊執行上述管理服務。本集團亦聘請一支保安員工隊伍提供保安服務，以作為物業管理合約或獨立保安服務合約下的部份服務。截至2013年12月31日止九個月，本集團根據獨立保安服務合約向28項物業提供物業保安服務。本集團保安服務的經營公司主要為僑瑋警衛有限公司（「僑瑋」）。本集團聘請保安員工提供物業保安服務。本集團亦聘用註冊維修技工向客戶提供（如有需要）基本維修及保養服務。就潔淨服務，本集團將其大部份潔淨服務分包給第三方承辦商。

#### 財務回顧

截至2012年及2013年12月31日止九個月，本集團所有收益均來自在香港的營運。就截至2012年及2013年12月31日止九個月，本集團來自獨立保安服務合約的收益分別約為1,300萬港元及1,530萬港元，分別約佔其總收益的6.1%及6.3%。下表按合約類型載列截至2012年和2013年12月31日止九個月各期間本集團收益：

Nine months ended 31 December

截至12月31日止九個月

2013

2012

2013年

2012年

HK\$' million percentage HK\$' million percentage  
 百萬港元 所佔百分比 百萬港元 所佔百分比

		2013	percentage	2012	percentage
		HK\$' million		HK\$' million	
		百萬港元	所佔百分比	百萬港元	所佔百分比
Property management services contracts	物業管理服務合約	226.3	93.7%	199.3	93.9%
Property security services contracts	物業保安服務合約	15.3	6.3%	13.0	6.1%
		<b>241.6</b>	<b>100%</b>	212.3	100%

The Group's revenue improved by approximately 13.8% from approximately HK\$212.3 million for the nine months ended 31 December 2012 to approximately HK\$241.6 million for the nine months ended 31 December 2013. The increase was primarily attributable to the growth of revenue generated from property management services contracts, increasing by around 13.5% to approximately HK\$226.3 million for the nine months ended 31 December 2013. Revenue generated from security services contracts also recorded an increase of around 17.7% to approximately HK\$15.3 million for the nine months ended 31 December 2013.

本集團的收益由截至2012年12月31日止九個月約2.123億港元上升約13.8%至截至2013年12月31日止九個月約2.416億港元。該增加主要是由於物業管理服務合約產生的收益增長，截至2013年12月31日止九個月增加約13.5%至約2.263億港元。截至2013年12月31日止九個月，保安服務合約產生的收益亦錄得增長約17.7%至約1,530萬港元。

The gross profit of the Group increased by 22% from approximately HK\$38.6 million for the nine months ended 31 December 2012 to approximately HK\$47.1 million for the nine months ended 31 December 2013. The gross profit margin was approximately 18.2% and 19.5% for nine months ended 31 December 2012 and 2013 respectively. The total cost of services amounted to approximately HK\$173.7 million and HK\$194.5 million for the nine months ended 31 December 2012 and 2013 respectively, representing 81.8% and 80.5% of the Group's revenue.

本集團的毛利由截至2012年12月31日止九個月約3,860萬港元增加了22%至截至2013年12月31日止九個月的約4,710萬港元。截至2012年及2013年12月31日止九個月的毛利率分別為約18.2%及19.5%。截至2012年和2013年12月31日止九個月的總服務成本分別為約1.737億港元和約1.945億港元，佔本集團營業額的81.8%和80.5%。

Profit attributable to owners of the Group decreased by approximately 34.1% from approximately HK\$3.1 million for nine months ended 31 December 2012 to approximately HK\$2.1 million for nine months ended 31 December 2013. The Group's net profit margin are 1.5% and 0.8% for the nine months ended 31 December 2012 and 2013 respectively.

### Human Resources

As at 31 December 2013, the Group had a total of 2,100 employees. The Group's staff costs for the nine months ended 31 December 2013 amounted to approximately HK\$203.8 million. To ensure that the Group is able to attract and retain staff capable of attaining the best performance levels, remuneration packages are reviewed on a regular basis. In addition, discretionary bonus is offered to eligible employees by reference to the Group's results and individual performance.

### Services Contracts

During the nine months ended 31 December 2013, the management contracts for 3 large estates, namely Yue Tin Court, Leung King Estate and Siu Shan Court, were awarded to the Group adding 10,428 domestic units, 9 non-domestic units and 85 car parking spaces to the property management portfolio of the Group. In addition, 16 other property management contracts were also awarded. During the nine months ended 31 December 2013, 19 management services contracts and 3 stand-alone security service contracts were awarded to the Group. As at 31 December 2013, the total number of property management service contracts is 393 and the total number of stand-alone security service contracts is 15. The total number of service contracts as at 31 December 2013 is 408.

本集團擁有人應佔溢利由截至2012年12月31日止九個月約310萬港元減少約34.1%至截至2013年12月31日止九個月約210萬港元。截至2012年及2013年12月31日止九個月本集團的純利率分別為1.5%及0.8%。

### 人力資源

於2013年12月31日，本集團總共聘用了2,100名員工，截至2013年12月31日止九個月本集團員工成本約為2.038億港元，為了確保可吸引及保留表現優良的員工，員工的薪津會作出定期檢討，另外因應集團的業績及個別員工表現發放非經常性獎金予合資格員工。

### 服務合約

截至2013年12月31日止九個月，本公司獲授3份大型屋邨(即愉田苑、良景邨及兆山苑)的管理合約，為本集團的物業組合增加10,428個住宅單位、9個非住宅單位和85個停車位。此外，本公司亦已獲授16份其他物業管理合約。截至2013年12月31日止九個月，本集團已獲授19份管理服務合約及3份獨立保安服務合約。於2013年12月31日，物業管理服務合約總數為393份以及獨立保安服務合約總數為15份。於2013年12月31日的服務合約總數為408份。

### Contract Renewal Complying with Procedural Requirements

During the nine months ended 31 December 2013, 7 out of the total of 408 service contracts were not complying with the procedural requirements for contract renewal as stipulated in section 20A of the Building Management Ordinance (Cap. 344) and termination notices were served to the clients who failed to follow the procedural requirements. All of the remaining 401 valid contracts as at 31 December 2013 were in compliance with the said procedural requirements or not applicable under the Building Management Ordinance. The senior management adopts tight control system to monitor the full compliance of the procedural requirements. All newly signed contracts during the nine months ended 31 December 2013 included the mandatory term requiring the client to follow the said procedural requirements (if applicable).

### Client Accounts

As at 31 December 2013, the Group was holding 47 client accounts amounting to approximately HK\$18.6 million (as at 31 March 2013: approximately HK\$22.2 million) on trust for and on behalf of customers. These bank accounts are opened in the names of the Group and the relevant property. The management fees received from the tenants or owners of the properties were deposited into these client accounts and the expenditure of these customers was paid from these client accounts.

### Performance Bond

As at 31 December 2013, the banks issued 16 bond certificates amounting to approximately HK\$17.2 million (as at 31 March 2013: approximately HK\$15.8 million) on behalf of the Group to the clients as required in the service contracts.

### 合約續期遵守程序要求

截至2013年12月31日止九個月，總共408份服務合約的其中7份未能嚴格遵守建築物管理條例(第344章)20條A規範的續期程序要求而向客戶發出終止合約通知書。於2013年12月31日，其餘有效合約共401份已符合該等程序要求或不適用於該建築物管理條例。高級管理層採取嚴緊措施監管依足程序要求。截至2013年12月31日止九個月，所有新簽訂合約已加入硬性條款要求客戶續約必須根據程序要求處理(如適用)。

### 客戶賬戶

於2013年12月31日，本集團為及代表客戶信託持有47個客戶賬戶，金額約1,860萬港元(於2013年3月31日：約2,220萬港元)。該等銀行賬戶以本集團及相關物業的名稱開立。從租戶或物業業主收取的管理費均存入這些客戶賬戶，而這些客戶的開支，則從這些客戶賬戶支付。

### 履約保證金

於2013年12月31日，按服務合約之規定，銀行代表本集團向客戶發出16份履約保證金證書，金額約1,720萬港元(於2013年3月31日：約1,580萬港元)。

## Outlook

The number of property in Hong Kong market is expanding. Public opinion voices concern over the housing stock production and speeding up of the housing completion in the near future is expected to solve the heavy demand on housing need. It is envisaged that the property management business will expand simultaneously. On the other hand, strong competition and soaring cost resulting from minimum wage revision and inflation cannot be avoided. The Directors are confident that the Group may be benefited from the Listing and be more aggressive to increase its market share.

## Liquidity, Financial Resources and Capital Structure

The Group's bank borrowings and obligations under finance lease as at 31 December 2013 was approximately HK\$20.6 million (as at March 2013: approximately HK\$39.8 million). As at 31 December 2013, the Group had bank balances and cash of approximately HK\$38.2 million (as at 31 March 2013: approximately HK\$5.6 million). As at 31 December 2013, the Group's net current assets amounted to approximately HK\$38.4 million (as at 31 March 2013: approximately HK\$12.1 million). Current ratio as at 31 December 2013 was approximately 1.56 (as at 31 March 2013: approximately 1.14).

The Group's operations are financed principally by revenue generated from its business operations, available cash and bank balances and bank borrowings.

## Capital Expenditure

The Group purchased property, plant and equipment amounting to approximately HK\$0.43 million for the nine months ended 31 December 2013 (for the nine months ended 31 December 2012: approximately HK\$0.38 million).

## Capital Commitments

The Group did not have any significant capital commitments as at 31 December 2013 (as at 31 March 2013: Nil).

## 前景

香港物業市場的物業數量不斷增加，公眾意見非常關注建屋量和預期於短期內加速樓宇落成以解決龐大的住屋需求壓力，展望未來物業管理業務將同步發展。此外，業內強勁競爭和因為最低工資調升加上通貨膨脹而引致不能避免的成本上揚。董事甚具信心上市有利於本集團並能更積極增加市場佔有率。

## 流動資金、財務資源及資本架構

於2013年12月31日，本集團的銀行借貸及融資租賃承擔約為2,060萬港元(於2013年3月：約3,980萬港元)。於2013年12月31日，本集團的銀行結餘及現金為約3,820萬港元(於2013年3月31日：約560萬港元)。於2013年12月31日，本集團的流動資產淨額為約3,840萬港元(於2013年3月31日：約1,210萬港元)。於2013年12月31日，流動率約為1.56(於2013年3月31日：約1.14)。

本集團的營運主要通過其業務經營產生的收益、可用現金及銀行結餘及銀行借貸撥付資金。

## 資本開支

截至2013年12月31日止九個月，本集團購入物業、廠房及設備金額約43萬港元(截至2012年12月31日止九個月：約38萬港元)。

## 資本承擔

於2013年12月31日，本集團並無任何重大資本承擔(於2013年3月31日：無)。

## Gearing Ratio

The Group's gearing ratio, defined as the total debt (i.e. bank borrowing and finance lease obligation) divided by total equity, as at 31 December 2013 is 40.7% (as at 31 March 2013: 194.4%).

## CORPORATE GOVERNANCE PRACTICES

The Company endeavours to maintain high standard of corporate governance for the enhancement of shareholders' value and provide transparency, accountability and independence. The Company has complied with the required code provisions set out in the Code on Corporate Governance Practices (the "Code") contained in Appendix 15 of the GEM Listing Rules effective from 11 October 2013 (the "Listing Date") upon the listing of the Company and had complied with the Code since then and up to the date of this report.

## Compliance with the Required Standard of Dealings in Securities Transactions by Directors

The Group adopted the required standard of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules as the code of conduct regarding Directors' securities transactions in securities of the Company effective from 11 October 2013 upon the Listing. Upon the Group's specific enquiry, each Director confirmed that, he had fully complied with the required standard of dealings and there was no event of non-compliance since its effective date up to the date of this report.

## 資產負債比率

於2013年12月31日，本集團的資產負債比率(即總債務(銀行借貸和融資租約承擔)除以總權益)為40.7%(於2013年3月31日：194.4%)。

## 企業管治常規

本公司一向致力於維持高水準之企業管治以增加股東價值，並提供透明度、問責性和獨立性。於本公司上市後，本公司自2013年10月11日(「上市日期」)起已遵守創業板上市規則附錄十五所載企業管治常規守則(「守則」)所載列之規定守則條文，以及自當時起及直至本報告日期，本公司已遵守守則條文。

## 遵守董事進行證券交易之指定準則

於上市後，本集團自2013年10月11日起已採納創業板上市規則第5.48條至5.67條所載的買賣指定準則，作為規管董事就本公司證券交易之操守守則。經本集團具體查詢後，所有董事均已確認，自生效日期起至本報告日期止，彼等已全面遵守買賣指定準則，亦無任何違規事件。



### Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debentures of the Company or any Associated Corporation

As at 31 December 2013, the interest and short position of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rules 5.46 of the GEM Listing Rules were as follows:

#### Long positions

##### Ordinary share of the Company

Name	Capacity and nature of interest	Number of shares	Percentage of the Company's issued share capital
名稱	身份及權益性質	股份數目	佔本公司已發行股本百分比
		(note 1) (附註1)	
Ho Ying Cheung (note 2) 何應祥(附註2)	Beneficial interest in controlled corporation 受控制法團的實益權益	300,000,000 (L)	75%
Ho Ying Choi (note 2) 何應財(附註2)	Beneficial interest in controlled corporation 受控制法團的實益權益	300,000,000 (L)	75%

Note:

- The letter "L" denotes a long position in the shareholder's interest in the share capital of the Company.
- Mr. Ho Ying Cheung and Mr. Ho Ying Choi both Executive Directors of the Company owned 40% and 60% of the shares in Topgrow Holdings Limited respectively. Mr. Ho Ying Cheung and Mr. Ho Ying Choi are deemed to be interested in the shares held by Topgrow Holdings Limited under Part XV of the SFO.

### 董事及主要行政人員於本公司或任何相聯法團的股份、相關股份及債券中的權益及淡倉

於2013年12月31日，本公司董事及主要行政人員於本公司或其相聯法團(定義見證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份及債券中擁有如下權益及淡倉而須根據證券及期貨條例第352條記錄在本公司所存置的登記冊內，或須根據創業板上市規則第5.46條所述上市發行人董事進行交易的規定標準而知會本公司及聯交所：

#### 好倉

##### 本公司普通股

Name	Capacity and nature of interest	Number of shares	Percentage of the Company's issued share capital
名稱	身份及權益性質	股份數目	佔本公司已發行股本百分比
		(note 1) (附註1)	
Ho Ying Cheung (note 2) 何應祥(附註2)	Beneficial interest in controlled corporation 受控制法團的實益權益	300,000,000 (L)	75%
Ho Ying Choi (note 2) 何應財(附註2)	Beneficial interest in controlled corporation 受控制法團的實益權益	300,000,000 (L)	75%

附註：

- 「L」指股東於本公司股本中的權益的好倉。
- 何應祥先生及何應財先生均為本公司的執行董事，分別擁有Topgrow Holdings Limited的40%及60%股份。根據證券及期貨條例第XV部，何應祥先生及何應財先生被視為於Topgrow Holdings Limited持有的股份中擁有權益。

Save as disclosed above, as at 31 December 2013, none of the Directors and chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules.

除上文所披露者外，於2013年12月31日，概無本公司董事及主要行政人員於本公司或其相聯法團(定義見證券及期貨條例第XV部)的任何股份、相關股份或債券中擁有須根據證券及期貨條例第352條記錄在本公司所存置的登記冊內，或須根據創業板上市規則第5.46條所述上市發行人董事進行交易的規定標準而知會本公司及聯交所的任何權益或淡倉。

### Substantial Shareholders' and Other Persons' Interests and Short Positions in the Shares and Underlying Shares of the Company

### 主要股東及其他人士於本公司股份及相關股份的權益及淡倉

As at 31 December 2013, the following persons (other than a director or chief executive of the Company) had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO:

於2013年12月31日，下列人士(本公司董事或主要行政人員除外)於本公司股份及相關股份中擁有根據證券及期貨條例第336節須存置的登記冊內記錄的權益或淡倉：

#### Long positions

#### 好倉

#### Ordinary shares of the Company

#### 本公司普通股

Name	Capacity and nature of interest	Number of shares	Percentage of the Company's issued share capital
名稱	身份及權益性質	股份數目 (note 1) (附註1)	佔本公司已發行股本百分比
Topgrow Holdings Limited (note 2) Topgrow Holdings Limited (附註2)	Beneficial owner 實益擁有人	300,000,000 (L)	75%
Ho Ying Cheung (note 2) 何應祥(附註2)	Beneficial interest in controlled corporation 受控制法團的實益權益	300,000,000 (L)	75%
Ho Ying Choi (note 2) 何應財(附註2)	Beneficial interest in controlled corporation 受控制法團的實益權益	300,000,000 (L)	75%

Note:

1. The letter “L” denotes a long position in the shareholder’s interest in the share capital of the Company.
2. Mr. Ho Ying Cheung and Mr. Ho Ying Choi both Executive Directors of the Company owned 40% and 60% of the shares in Topgrow Holdings Limited respectively. Mr. Ho Ying Cheung and Mr. Ho Ying Choi are deemed to be interested in the shares held by Topgrow Holdings Limited under Part XV of the SFO.

Save as disclosed above, as at 31 December 2013, no other interests or short positions in the shares or underlying shares of the Company were recorded in the register required to be kept by the Company under section 336 of the SFO.

#### Purchases, Sales or Redemption of the Company’s Listed securities

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities during the nine months ended 31 December 2013.

#### Contract of significance

At 31 December 2013, there is no contract of significance between the Company or any of its subsidiaries, and a controlling shareholder or any of its subsidiaries.

附註：

1. 「L」指股東於本公司股本中的權益的好倉。
2. 何應祥先生及何應財先生均為本公司的執行董事，分別擁有Topgrow Holdings Limited的40%及60%股份。根據證券及期貨條例第XV部，何應祥先生及何應財先生被視為於Topgrow Holdings Limited持有的股份中擁有權益。

除上文所披露者外，於2013年12月31日，概無於本公司股份或相關股份中的其他權益或淡倉記錄在本公司根據證券及期貨條例第336節須存置的登記冊內。

#### 購買、出售或贖回本公司的上市證券

截至2013年12月31日止九個月，本公司或其任何附屬公司概無購買、出售或贖回本公司的任何上市證券。

#### 重大合約

於2013年12月31日，本公司或其任何附屬公司與控股股東或其任何附屬公司並無訂立任何重大合約。

## Compliance Committee

The Compliance Committee is a committee under the Company's audit committee chaired by Mr. Ho Ying Choi, the chief executive officer and comprises Mr. Lau Ping Kwai, the associate director (note), Mr. Fong Shek Hung, the associate director (note) and Mr. Cheng Kam Hung, the financial controller. The Group's legal adviser, Y.C. Lee Pang, Kwok & Ip Solicitors, is procured to provide legal advices and to attend the committee meeting on need basis. For the nine months ended 31 December 2013, eight meetings were held and the legal adviser participated in two meetings. The minutes of the meetings were distributed to the legal adviser, Y.C. Lee, Pang, Kwok & Ip Solicitors, and the audit committee members for scrutiny and comment. The committee addresses the matters concerning the compliance of law and regulations, contract terms and litigation cases of the Group.

Note: The position "associate director" is a corporate title only and not a "director" within the meaning of the Companies Ordinance and the GEM Listing Rules. An associate director named herein is principally responsible for (i) the supervision of property management of the Group or its staff; (ii) supervision of the Group's administration or overall standard; and (iii) the Group's customer relations.

## 合規委員會

合規委員會為本公司審核委員會下的一個委員會，由行政總裁何應財先生任主席，成員包括副董事(附註)柳炳貴先生、副董事(附註)方錫雄先生及財務總監鄭錦洪先生。公司法律顧問李宇祥、彭錦輝、郭威、葉澤深律師事務所已被聘任為委員會提供法律意見和在需要時出席委員會會議。截至2013年12月31日止九個月，委員會已舉行了八次會議，而法律顧問出席其中兩次會議。委員會的會議記錄已抄送到法律顧問李宇祥、彭錦輝、郭威、葉澤深律師事務所和審核委員會委員予以審閱和提供意見，委員會處理的事宜包括法律和法例的合規、合約條款和訴訟案件。

附註：「副董事」僅為公司職位，並非公司條例及創業板上市規則所指「董事」。本文提及的聯席董事主要負責(i)監察本集團或其員工的物業管理；(ii)監督本集團的行政或整體標準；及(iii)本集團的客戶關係。

## Safety Committee

To raise the management's awareness of the workplace health and safety, the Group formed a safety committee comprising Mr. Fong Shek Hung, the associate director (note) of Kong Shum Union Property Management Company Limited ("KSU"), and Mr. Law Kwok Leung, a senior property manager of KSU and eight other committee members from (i) property management department; (ii) cleaning department; (iii) security department; (iv) maintenance department; and (v) administration department, and two members appointed by the Safety Consultant. Among eight of the ten members who are the Group's staff, at least five members, including Mr. Fong Shek Hung and Mr. Law Kwok Leung, have more than ten years of experience in property management while two members have more than fifteen years of experience in cleaning and maintenance services industry. The responsibilities of the safety committee are, among other things, to establish the Group's workplace health and safety management system, formulate and implement the internal health and safety policies, and arrange staff trainings. The safety committee holds monthly meetings to review the effectiveness of the system. The Group engages an external safety consultancy firm (the "Safety Consultant") for the review and recommendation in respect of safety in buildings managed by the Group. For the nine months ended 31 December 2013, the committee held 7 meetings, and 10 buildings or estates were reviewed by the Safety Consultant.

Note: The position "associate director" is a corporate title only and not a "director" within the meaning of the Companies Ordinance and the GEM Listing Rules. An associate director named herein is principally responsible for (i) the supervision of property management of the Group or its staff; (ii) supervision of the Group's administration or overall standard; and (iii) the Group's customer relations.

## Board Diversity Policy

The policy aims to set out the approach to achieve diversity on the Company's board of directors. The Company recognises and embraces the benefits of having diverse Board to enhance the quality of its performance. The details of the policy are available on the Company's website.

## 安全委員會

為了提高管理層對工作地方健康及安全的意識，本集團組成安全委員會，成員包括港深聯合物業管理有限公司(「港深聯合」)的副董事(附註)方錫雄先生、港深聯合的高級物業經理羅國樑先生以及下列八個其他委員會的成員：(i)物業管理部門；(ii)清潔部門；(iii)保安部門；(iv)工程部門；及(v)行政部門，以及安全顧問委任的兩名成員。在十名成員中，其中八名為本集團的員工，而至少五名成員包括方錫雄先生及羅國樑先生於物業管理具有超過十年經驗，而兩名成員於清潔及保養服務業具備超過十五年經驗。安全委員會負責(其中包括)建立本集團的工作地方健康及安全系統、制定及實施內部健康及安全政策、並安排員工培訓。安全委員會每月舉行會議，檢討系統的效用。本集團委託外部安全顧問公司(「安全顧問」)，就本集團管理的大廈安全進行檢討及提出建議。截至2013年12月31日止九個月，委員會已舉行了7次會議。10座大廈或屋苑已由安全顧問進行了安全評估。

附註：「副董事」僅為公司職位，並非公司條例及創業板上市規則所指「董事」。本文提及的副董事主要負責(i)監察本集團或其員工的物業管理；(ii)監督本集團的行政或整體標準；及(iii)本集團的客戶關係。

## 董事會多元化政策

本政策旨在釐定方法以達致公司董事會多元化目標，公司確信和採納董事會多元化將提升公司的優質表現。政策詳情已上載在公司的網頁。

### Procedures for Shareholders to propose a person for election as a Director

Any Shareholder of the Company who wishes to propose a person other than a retiring director of the Company and other than the shareholder himself/herself for election as Director at a general meeting of the Company should follow the procedures available on the Company's website.

### Major Shareholders

Topgrow is a company incorporated in the BVI with limited liability in November 2001. After completion of the Capitalisation Issue and the Placing, it beneficially owns 75% of the entire issue capital of the Company. Topgrow is owned as to 60% by Mr. Ho Ying Choi and 40% by Mr. Ho Ying Cheung respectively. The Group was founded by Mr. Ho Ying Cheung and other then shareholders in 1984. Mr. Ho Ying Choi joined KSU as a director in 1992.

### Competing Interests

The Directors confirm that none of the Controlling Shareholders or Directors and their respective associates (as defined in the GEM Listing Rules) is interested in any business apart from the business operated by the Group which competes or is likely to compete, directly or indirectly, with the Group's business.

### Audit Committee

The Company has established an audit committee with written terms of reference in compliance with the GEM Listing Rules. The primary duties of the audit committee are to review and supervise the financial reporting process and internal control systems of the Group. The audit committee comprises three independent non-executive Directors, namely Mr. Tong Sze Chung (chairman of the audit committee), Mr. Wong Tsz Ho and Mr. Cheung Kwong Wai.

### 股東提名董事人選的程序

任何股東如欲提名一位人士(公司退任董事和股東本人除外)在公司股東大會參選董事應當按照列載在公司網頁的參選程序處理。

### 主要股東

Topgrow為於2001年11月在英屬處女群島註冊成立的有限公司。於資本化發行及配售完成後，其將實益持有本公司全部已發行股本的75%。Topgrow分別由何應財先生及何應祥先生持有60%及40%的股份。本集團由何應祥先生及當時的其他股東於1984年成立。何應財先生於1992年加入港深聯合擔任董事。

### 競爭利益

董事確認，概無控股股東或董事以及彼等的聯繫人士(定義見創業板上市規則)於與本集團業務直接或間接構成或可能構成競爭的任何業務(除由本集團營運的業務以外)中擁有權益。

### 審核委員會

本公司已遵循創業板上市規則之規定成立審核委員會，並以書面列明其職權範疇。審核委員會的主要職責為審閱及監察本集團的財務申報程序及內部監控系統。審核委員會由三名獨立非執行董事組成，即唐思聰先生(審核委員會主席)、黃子豪先生及張光偉先生。



### Interests of the Compliance Adviser

As notified by the compliance adviser of the Company, Ample Capital Limited, as at 31 December 2013, except for (i) Ample Capital Limited's participation as the sponsor and its affiliated company, Ample Orient Capital Limited as the lead manager in relation to the Listing; and (ii) the compliance adviser agreement entered into between the Company and Ample Capital Limited dated 27 September 2013, neither Ample Capital Limited or its directors, employees or associates had any interest in relation to the Group.

### 合規顧問的權益

據本公司合規顧問豐盛融資有限公司知會，於2013年12月31日，除(i)豐盛融資有限公司作為保薦人以及其聯屬公司豐盛東方資本有限公司作為牽頭經辦人參與上市；以及(ii)本公司與豐盛融資有限公司於2013年9月27日訂立的合規顧問協議外，豐盛融資有限公司或其董事、僱員或聯繫人士概無擁有與本集團有關的任何權益。

By order of the Board

**Kong Shum Union Property Management (Holding) Limited**

**Ho Ying Cheung**

*Chairman*

承董事會命

港深聯合物業管理(控股)有限公司

主席

何應祥

Hong Kong 7 February 2014

香港，2014年2月7日

CORPORATE INFORMATION

公司資料



Chairman and Executive Director

Mr. Ho Ying Cheung

主席及執行董事

何應祥先生

Chief Executive Officer and Executive Director

Mr. Ho Ying Choi

行政總裁及執行董事

何應財先生

Non-executive Director

Mr. Kam Tak Yeung

非執行董事

金得養先生

Independent non-executive Directors

Mr. Cheung Kwong Wai

Mr. Tong Sze Chung

Mr. Wong Tsz Ho

獨立非執行董事

張光偉先生

唐思聰先生

黃子豪先生

## INFORMATION OF THE GROUP

### Legal advisers to the Kong Shum Union Property Management Company Ltd

#### YC Lee, Pang, Kwok & Ip

Room 1006, Shui On Centre  
6-8 Harbour Road  
Wanchai, Hong Kong

### Auditors

#### World Link CPA Limited

5/F., Far East Consortium Building  
121 Des Voeux Road Central  
Hong Kong

### Registered Office

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

### Headquarters, head office and principal place of business in Hong Kong

Unit L, 1/F,  
Kaiser Estate, Phase 2  
51 Man Yue Street  
Hung Hom, Kowloon  
Hong Kong

## 本集團資料

### 港深聯合物業管理有限公司之法律顧問

李宇祥、彭錦輝、郭威、葉澤深律師事務所  
香港灣仔  
港灣道6-8號  
瑞安中心1006室

### 核數師

滙領會計師事務所有限公司  
香港  
德輔道中121號  
遠東發展大廈5字樓

### 註冊辦公室

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

### 總部、總辦事處及香港主要營業地點

香港  
九龍紅磡  
民裕街51號  
凱旋工商中心2期  
1樓L室

### Authorized Representatives

Mr. Tsui Siu Hung, Raymond  
Mr. Ho Ying Choi

### 授權代表

徐兆鴻先生  
何應財先生

### Company Secretary

Mr. Tsui Siu Hung, Raymond (FCCA, FCPA)

### 公司秘書

徐兆鴻先生 (FCCA, FCPA)

### Compliance Officer

Mr. Ho Ying Choi

### 合規主任

何應財先生

### Members of the Audit Committee

Mr. Tong Sze Chung (Chairman)  
Mr. Wong Tsz Ho  
Mr. Cheung Kwong Wai

### 審核委員會成員

唐思聰先生(主席)  
黃子豪先生  
張光偉先生

### Members of the Remuneration Committee

Mr. Tong Sze Chung (Chairman)  
Mr. Wong Tsz Ho  
Mr. Ho Ying Choi

### 薪酬委員會成員

唐思聰先生(主席)  
黃子豪先生  
何應財先生

### Members of the Nomination Committee

Mr. Ho Ying Cheung (Chairman)  
Mr. Ho Ying Choi  
Mr. Tong Sze Chung  
Mr. Wong Tsz Ho  
Mr. Cheung Kwong Wai

### 提名委員會成員

何應祥先生(主席)  
何應財先生  
唐思聰先生  
黃子豪先生  
張光偉先生

### Principal share registrar and transfer office

**Codan Trust Company (Cayman) Limited**  
Cricket Square Hutchins Drive  
P.O. Box 2681 Grand Cayman KY1-1111  
Cayman Islands

### 主要股份過戶登記處

**Codan Trust Company (Cayman) Limited**  
Cricket Square Hutchins Drive  
P.O. Box 2681 Grand Cayman KY1-1111  
Cayman Islands

### Hong Kong branch share registrar and transfer office

**Union Registrars Limited**  
18/F Fook Lee Commercial Centre  
Town Place  
33 Lockhart Road  
Wanchai, Hong Kong

### 香港股份過戶登記分處

**聯合證券登記有限公司**  
香港灣仔  
駱克道33號  
中央廣場  
福利商業中心18樓

### Principal Bankers

#### **The Hong Kong and Shanghai Banking Corporation Limited**

1 Queen's Road Central  
Central, Hong Kong

#### **DBS Bank (Hong Kong) Limited**

G/F, The Center  
99 Queen's Road Central  
Central, Hong Kong

### Compliance adviser

#### **Ample Capital Limited**

Unit A, 14th Floor  
Two Chinachem Plaza  
135 Des Voeux Road Central  
Central Hong Kong

### Website of the Company

[www.kongshum.com.hk](http://www.kongshum.com.hk)

### 主要往來銀行

#### 香港上海滙豐銀行有限公司

香港中環  
皇后大道中1號

#### 星展銀行(香港)有限公司

香港中環  
皇后大道中99號  
中環中心地下

### 合規顧問

#### 豐盛融資有限公司

香港中環  
德輔道中135號  
華懋廣場二期  
14樓A室

### 本公司網頁

[www.kongshum.com.hk](http://www.kongshum.com.hk)

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