

# FUTURE REIMAGINED

未来 • 从新想象





Follow the two steps below to experience interactive AR effects on your smartphone!

请按照以下两个步骤，用您的智能电话体验AR互动效果！



**Step 1:**  
Scan the QR code

第一步：  
扫描二维码

**Step 2:**  
Keep your mobile over the QR code to start your AR journey

第二步：  
请继续将电话对准二维码以开启AR旅程

# Contents

## 目录

### Overview 概览

02	Corporate Profile 企业概况
04	Annual Summary 年度概要

### Board of Directors and Management 董事局与管理层

06	Chairman's Statement 主席的话
12	Chief Executive Officer's Report 行政总裁报告
18	Board of Directors and Management Team 董事局及管理团队
28	Corporate Information 公司资料
31	Corporate Structure 公司架构

### Mission 使命

32	Talent Cultivation and Development 人才培养与发展
40	Industry Development 产业发展
50	Integration of New and Traditional Economies 新经济及传统经济融合
56	Market Outreach and Investment 开拓海外市场及投资机会

### Environmental, Social and Governance 环境、社会及管治

62

### Corporate Governance Report 企业管治报告

68

### Report of the Directors and Financial Statements 董事局报告及财务报表

87	Report of the Directors 董事局报告
90	Independent Auditor's Report 独立核数师报告
94	Audited Consolidated Financial Statements 经审核综合财务报表



Vision  
愿景

**Cyberport aspires to be the hub for digital technology, creating a key economic driver for Hong Kong**  
数码港致力推动数字科技发展, 为香港缔造新经济动力。

Cyberport is an innovative digital community with around 800 start-ups and technology companies on-site. It is managed by Hong Kong Cyberport Management Company Limited, which is wholly owned by the Hong Kong SAR Government. With a vision to be the hub for digital technology thereby creating a new economic driver for Hong Kong, Cyberport is committed to nurturing a vibrant tech ecosystem by cultivating talent; promoting entrepreneurship among youth; supporting start-ups on their growth journey; fostering industry development by promoting collaboration with local and international partners; and integrating new and traditional economies by accelerating digital adoption in the public and private sectors.

Cyberport is focused on building three major application clusters, including Financial Technology (FinTech), smart living and digital entertainment & esports, as well as three technology clusters, namely Artificial Intelligence (AI) & big data, blockchain and cybersecurity. With a committed team of professionals providing all-round value-added services to support our digital community and an array of state-of-the-art technology facilities, Cyberport seeks to become the flagship for Hong Kong's digital technology industry.

数码港作为一个创新数字社群, 汇聚超过800家驻园区初创企业和科技公司, 由香港特别行政区政府全资拥有的香港数码港管理有限公司管理。数码港的愿景是成为数字科技枢纽, 为香港缔造新的经济动力。数码港致力培训科技人才、鼓励年轻人创业、扶植初创企业, 创造蓬勃的科创生态圈; 透过与本地及国际伙伴合作, 促进科技产业发展; 同时加快公私营机构采纳数字科技, 推动新经济及传统经济融合。

数码港集中发展三个应用集群 - 金融科技、智慧生活和数字娱乐及电竞, 以及三个科技集群 - 人工智能及大数据、区块链和网络安全。数码港拥有专业团队, 竭尽所能提供全面增值服务, 配合顶尖科技设施, 支持我们的数字社群, 致力成为香港数字科技旗舰。





ANNUAL SUMMARY  
年度概要

From seed funding to mentorship and incubation, from support for expansion to global networks of investors and partners, Cyberport provides all-round support to entrepreneurs to help them innovate and succeed. In the past year, Cyberport has made further progress in advancing the digital technology ecosystem, setting the stage for Cyberport start-ups to shine all over the world.

Cyberport Community  
数码港社群



Digital technology interns  
数字科技实习人数

362

Cyberport Creative Mirco Fund (CCMF) grantees & Cyberport Incubation Programme (CIP) incubatees  
“数码港创意微型基金”获资助项目及“数码港培育计划”下的培育公司

226

Accumulated Cyberport University Partnership Programme (CUPP) participants  
累计“数码港·大学合作伙伴计划”参与学生人数

376

\* Including on-site CIP incubatees, Smart-Space users and Office tenants  
\* 包括驻园区受培育公司、Smart-Space用户及办公室租户

从提供种子资金到导师指导和培育, 由支援业务扩展到连系全球的投资者和合作伙伴, 数码港致力为创业家提供全方位支持, 协助他们发挥创意, 成就非凡。过去一年, 数码港在推动数字科技生态圈的发展取得进一步的进展, 奠定基础, 让数码港初创企业在世界舞台上发光发亮。



FinTech Companies  
金融科技公司

386

On-site Community Members\*  
驻园区社群成员\*

800+

Smart-Space companies  
Smart-Space公司

677

Talent Cultivation  
人才培育



Accumulated number of incubatees that expanded to global markets  
累计已拓展海外市场的培育公司

180

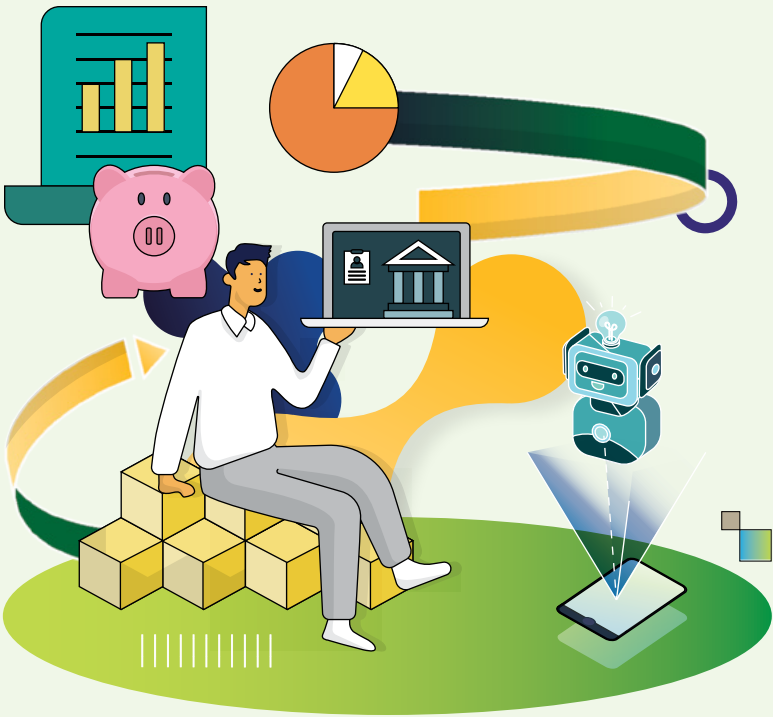
Accumulated number of local and overseas industry events supported by Overseas/ Mainland Market Development Support Scheme (MDSS)  
累计获“海外及内地市场推广计划”支援的本地及海外业界活动

142

Numbers of physical and virtual technology events/ participation  
实体及虚拟科技活动数目/参与人次

210/25,479

Start-up Achievements  
初创企业成就



Industry Development  
产业发展



Accumulated funds raised  
累计筹集资金

HK\$15,732M

Accumulated worldwide accolades earned to date  
至今获得国际奖项

935

Accumulated number of Cyberport Macro Fund approved projects and investment cost  
累计“数码港投资创业基金”已批出项目及总投资额

18/HK\$126M

As of March 2021  
截至2021年3月





**Hong Kong's resilience and agility were highlighted amid the height of the pandemic. Cyberport has remained in solidarity with our I&T community to turn challenges into opportunities, seeing society through the tough times with innovations.**

**严峻疫情更凸显香港坚强抗逆及灵活应变的能力。数码港始终如一，与科技创新社群并肩同行，化挑战为机遇；续献新猷，与社会共渡时艰。**

As we journey towards a reimagined future, I am honoured and pleased to present in the Annual Report 2020/21 the far-reaching achievements of the Cyberport innovation and technology (I&T) community over the last year, launching Hong Kong into a brand-new world reconstructed and spearheaded by I&T.

Last year, we witnessed Hong Kong's resilience and agility amid the height of the COVID-19 pandemic. From initially offering relief during the "once-in-a-century" health crisis to enabling rapid digital transformation throughout society, digital innovations led the way.

As the world moved decisively into the smart economy era, Cyberport, encouraged by the community, further contributed to the development of I&T. The "Braving the Epidemic" campaign received widespread recognition by society for our start-ups' effective and timely solutions to facilitate the resumption of livelihood and business under the New Normal. We were thrilled by the continuing growth of our regional partnership network through conclusion of new Memoranda of Understanding (MoU) with various collaborators and record-breaking investments in our start-ups from local and overseas venture funds.

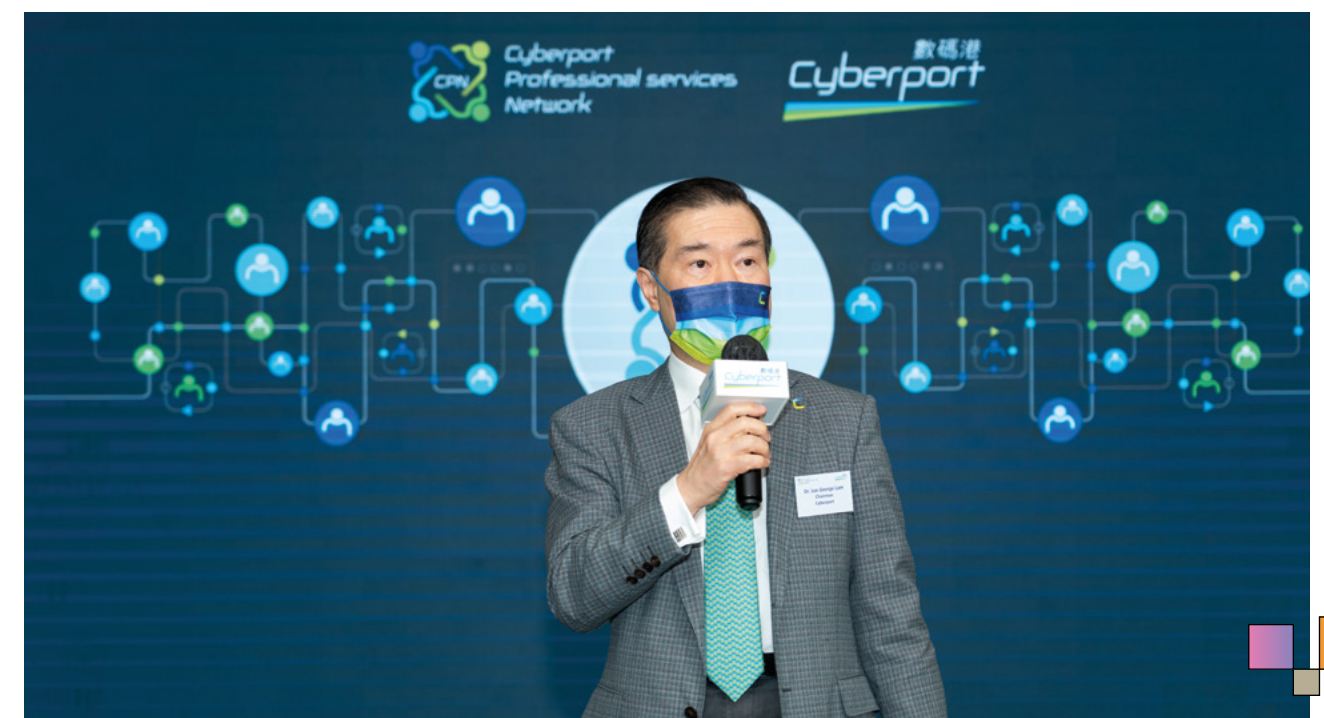
Meanwhile, Cyberport spared no efforts in enhancing our support for technopreneurs and start-ups, unlocking more opportunities. We uplifted our core support by launching the Cyberport Professional Services Network (CPN) to complement the Cyberport Enterprise Network (CEN), Cyberport Investors Network (CIN) and Cyberport Technology Network (CTN) to provide synergistic and dedicated facilitation for Cyberport Community companies. We also consolidated and integrated resources for digital technology and entrepreneurship under Cyberport Academy to offer premium services for Cyberport Community companies and digital upskilling for industry professionals. We continue to forge ahead with goal-driven corporate governance towards a sustainable future for our generations of enterprising talent to come.

在通往“从”新想象未来的旅程中，我很荣幸及高兴有机会在2020/21年度年报中，向各位介绍数码港科创社群在过去一年间所取得的骄人成就，引领香港迈进由科技引领的新世界。

在去年新冠疫情最严峻的时候，我们共同见证了香港以坚毅而灵活的精神对抗疫情。从最初在这场“百年一遇”的公共卫生危机中提供缓解方案，到为社会加速数字转型，数字创新一直为我们开路。

在世界毅然踏入智能经济时代之际，数码港在各界支持下更致力振兴科技创新。我们的“敢创抗疫”行动既获得社会的广泛认同，也肯定了我们的初创企业有效而及时的解决方案，协助生活及业务在后疫新常态下重回正轨。通过各区域的合作伙伴，我们缔结了更多合作谅解备忘录，并同时为初创企业引进了历史性新高的本地和海外创投投资额，这些成绩都让我们感到非常振奋。

与此同时，数码港正不遗余力提升对科技企业家和初创企业的支持，为他们开启更多机遇。“数码港专业服务网络”的成立加强了对数码港社群企业的核心支持，并与“数码港企业网络”、“数码港投资者网络”及“数码港科技网络”互相补足，为社群成员公司提供协同及针对性的支援。我们同时汇聚及整合了数码港学院旗下的数字科技及创业等资源，为数码港社群公司提供优质服务，并提升业界专业人士的数字技能。在企业管治方面，我们继续以目标为本，盼为新一代的企业人才提供可持续发展的机会及前景。



Dr George Lam, Cyberport Chairman believes that the newly launched Cyberport Professional Services Network (CPN) will become the growth engine for start-ups and further attract top-notch entrepreneurs and tech companies across the globe to join Cyberport.

数码港主席林家礼博士相信，全新推出的“数码港专业服务网络”能成为初创企业的成长引擎，进一步吸引全球顶尖创业家和科创公司加入数码港。





On its 3rd anniversary, Cyberport Investors Network (CIN) has lined up over 100 investors and generated over HK\$6 million's worth of investment. “数码港投资者网络”成立三年间，已获得超过100位投资者支持及超过600万港元投资。

### Shoulder to Shoulder with Society

The breadth, depth and social impact of Cyberport Community's digital innovation solutions were most prominently featured in our “Braving the Epidemic” campaign. Government departments, business organisations and the general public welcomingly embraced over 70 digital products and services developed by our Community members to cope with the COVID-19 pandemic. These included digital solutions to facilitate remote working, education technology (EdTech) for distance learning, robots for disinfection, and COVID-19 insurance designed by our virtual insurers. The campaign's success stories and use cases not only garnered tremendous local media coverage, but also attracted attention beyond borders. The campaign built up social capital for Hong Kong and manifested our commitment to social wellbeing through entrepreneurship. These solutions have continued to reap goodwill and various opportunities for our start-ups, as traditional economy enterprises look to Cyberport for innovative digital solutions to resolve their pain points.

### Better Prospects in View

As a global tech hub in Asia and China's major gateway to international markets, Hong Kong remains well-positioned to capture numerous exciting opportunities particularly from the thriving ASEAN countries and the burgeoning Greater Bay Area (GBA).

Riding on the city's technological and geographical edges, Cyberport extended its connections with Nansha (Guangzhou), Qianhai (Shenzhen) and Hengqin (Zhuhai), paving the way for Hong Kong's start-ups and tech companies to expand into these booming markets in the GBA. We also signed off MoU with the Shenzhen Qianhai Authority and the Malaysia Digital Economy Corporation to strengthen bilateral promotion and facilitation for start-ups to set up business locally, foster information exchanges, and attract more overseas talent to Hong Kong. In addition, Cyberport was named a “State-level Scientific and Technological Enterprise Incubator” by the Ministry of Science and Technology in 2020 in recognition of our accomplishments in cultivating and incubating technology companies. We will continue to offer best-in-class support for start-ups and young enterprising talent, strive to be the regional base for overseas start-ups and tech companies, and drive Hong Kong towards becoming China's international I&T hub.

### 与社会并肩同行

数码港社群在“敢创抗疫”行动中，充分展现出他们各种数字创新方案的广度、深度和对社会的影响力。政府部门、商业组织和公众欣见社群公司为对抗疫情而开发的超过70项数字产品和服务。这些产品和服务包括专为远程办公提供便利的数字方案、用于远程学习的教育科技、消毒机器人，以及由数码港内的虚拟保险公司设计的新冠病毒保险等。这些抗疫行动的成功故事及应用案例不但获得本地媒体的广泛报道，也成为海外的关注点。“敢创抗疫”成功为香港建立了社会资本，并以企业家精神展现出数码港全体对社会福祉的承担。我们的初创企业亦因此继续赢得广大社会的支持，并得到各种新机会，驱使更多传统经济企业通过数码港为其发展痛点寻找创新的数字方案。

### 康庄前景在望

香港作为亚洲地区的全球科技中心，亦是中国内地通向国际市场的主要门户，香港继续以最有利位置，抓紧尤其活跃的东盟国家和大湾区等新兴市场无数令人兴奋的机遇。

为延伸香港在科技上和地理上的优势，数码港把联系网络扩大至广州南沙、深圳前海和珠海横琴，致力让香港初创企业和科技公司能更顺利地走进蓬勃发展的大湾区市场。我们同时与深圳市前海管理局，以及马来西亚数字经济机构签署了合作谅解备忘录，提升初创企业于当地开展业务的双边便利，促进信息交流，并吸引更多的海外人才来港。此外，数码港于2020年获国家科学技术部认可为“国家级科技企业孵化器”，以表扬我们在培育和孵化科技公司方面的成就。我们将一如既往为初创企业和年轻企业人才提供强力支持，致力成为海外初创企业和科技公司的区域总部，将香港打造成中国的国际科创枢纽。



Cyberport and the Authority of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone (the Authority of Qianhai) inked the MoU to deepen cross-border collaboration, driving I&T development in the GBA.

数码港与深圳市前海深港现代服务业合作区管理局（前海管理局）签署合作备忘录，共同促进深港合作，推动大湾区的科创发展。

### Capital to Stimulate Ventures

With technologies riding high around the globe, investments in tech companies reached new heights in 2020/21. Our Community members specialising in high-growth solutions fared especially well. In 2020, to our excitement, Cyberport's incubation programme alumnus and unicorn Klook, the online travel booking platform, raised US\$200 million in Series E funding. Another incubation programme graduate, FinTech company Magnum Research, clinched US\$30 million in a Series Pre-B round, while electronic sports (esports) company Talon Esports landed US\$2 million in seed funding.

Cyberport's contribution for securing seed to Series A investment capital for Community companies was also reflected in the achievements of the Cyberport Macro Fund (CMF). With an investment of around US\$4.48 million in six start-ups last year, around US\$61.12 million in private capital was galvanised, achieving an unprecedented 1:13 multiplier effect in co-investment. This significant surge in the investment multiplier from the usual 1:7 attested to the strong brand value of Cyberport in bringing critical venture capital to help promising emerging and early-stage start-ups.

To bolster our capacity to help start-ups that are ready to scale, we have further committed to earmark HK\$200 million for the CMF, signifying our steadfast support and determination to promote and facilitate Hong Kong's I&T development. We will also extend the CMF to cover Series B and later-stage investments to support more promising start-ups. We are confident that the combined strengths of the CMF and the CIN will create greater impetus for our start-ups, helping them to scale up with top-notch know-how, connections and talent.

### 引入资金激活创业

环顾全球，科技正以极速之势发展，投入于科技公司的投资在2020/21年度亦创下新高，而数码港专注于高增长科技方案的社群成员表现尤其出色。2020年，我们迎来令人兴奋的消息，线上旅游产品订购平台、“数码港培育计划”毕业生及“独角兽”客路旅行（Klook），在E轮融资中筹集了二亿美元资金。金融科技公司弘量研究，另一名培育计划的毕业生，年内亦在前B轮融资获得3,000万美元，电子竞技（电竞）公司Talon Esports则获得了200万美元的种子资金。

“数码港投资创业基金”足证数码港为社群公司募集种子至A轮融资的贡献。“数码港投资创业基金”在去年先后为六家初创企业注入448万美元的投资，同时带动私人资本市场筹集了高达6,112万美元的共同投资，年内共同投资比率达到史无前例的新高1:13，比历年平均的1:7为高。这些显著的投资增幅正好引证了数码港的强大品牌价值，为新兴及早期初创企业带来关键的创投资金。

为提升我们在协助预备扩大规模的初创企业的能力，我们已向“数码港投资创业基金”进一步拨出二亿港元，标志了数码港对推动香港科创发展的坚定支持及决心。我们同时把“数码港投资创业基金”的投资扩展到B轮融资和后期投资，以支持更多具前景的初创企业发展。结合“数码港投资创业基金”和“数码港投资者网络”的优势，我们以无比信心为初创企业带来更大推动力，巩固他们的专业知识、网络及人才，帮助他们更上一层楼。



### Nourishment in Our Cradle for Start-ups

Patronage from our stakeholders is the key to the vitality of Cyberport's I&T ecosystem. We have endeavoured to deepen concerted efforts with stakeholders by effectively engaging investors, industry, universities, professional services providers, the Government, the media and the community.

In addition to offering programmes for start-ups during the year, we refined the ecosystem by harnessing the synergy of our support networks to meet the growing needs of Community companies. The newly launched CPN linked up Community companies with top professional services firms for legal, accounting, valuation, financing, recruiting, marketing and corporate development services as well as overseas market development opportunities. The CIN continually gathered new investors with different investment appetites and from different sectors to empower Cyberport start-ups with smart money and risk capital, as well as industry expertise. Meanwhile, the CEN welcomed new market leaders of diverse industries such as property development, retail, social services and entertainment to propel more collaborations between start-ups and established corporations, and I&T adoptions in conventional industries. Start-ups continued to leverage the technical prowess of leading tech companies through the CTN, allowing start-ups to ramp up their innovation calibre.

### Sustainable Future on the Horizon

At Cyberport, the promotion and facilitation of sustainability has become a core consideration in our efforts and has become apparent in the innovations of our Community companies. Through our start-ups' smart living solutions and FinTech developments, we champion green, digital and inclusive interactions, along with sustainable business practices such as ESG investing, green finance, and carbon trading and tracking. Two of our start-ups won top honours at the World Summit Awards 2020, a prestigious international award which celebrates innovative solutions for advancing the United Nations Sustainable Development Goals (SDGs) Agenda.

Sustainable development practices were also in action at Cyberport to help Hong Kong reach carbon neutrality in 2050. During the year, Cyberport completed a series of initiatives to enhance the energy efficiency of our campus, including installing solar power systems and becoming a certified renewable energy producer.

### Rays of Hope from New Tech Talent

The world is moving towards digitalisation at a blistering pace and is set to kick into even higher gear once the COVID-19 pandemic stabilises. With no boundaries in the digital world, entirely new vistas of exploration are unfolding before us, and the future is being reimagined right here at Cyberport. I am fully confident that start-ups and tech companies in the Cyberport Community will set their sights further and higher, and Cyberport will continue to be right there by their side to springboard them to further success.

Cyberport will continue its efforts in talent cultivation, industry development, and integration of new and traditional economies at full tilt. Our work will be further augmented by the completion of our proposed Cyberport expansion project. More space to accommodate top-calibre start-ups and technopreneurs from around the globe will bring a more diverse talent mix and add to the vibrancy of the Cyberport ecosystem, enhancing our standing as an international I&T hub.

### 灌注养分成初创企业摇篮

持份者的投入对数码港科创生态系统的活力至关重要。我们努力不懈地与各持份者深化协作关系，积极与投资者、业界、大学、专业服务供应商、政府、媒体和广大社区有效地互动。

除了于年内为初创企业提供不同的支援计划，我们更利用数码港数个资源网络间的协同效应，满足社群公司与日俱增的需求，完善生态系统。新推出的“数码港专业服务网络”致力为社群公司与顶尖的专业服务公司配对，为他们提供法律、会计、估值、融资、招聘、市场推广和企业发展服务，以及海外市场发展机会。“数码港投资者网络”持续地汇聚不同投资取向及不同范畴的投资者，以赋予数码港初创企业智慧资金及风险资本，以及业界专业知识的支援。同时，“数码港企业网络”迎来更多来自不同界别的新行业领袖，包括地产发展、零售、社会服务和娱乐等，促进初创公司与成熟企业间的合作，让传统行业应用更多科技创新方案。初创亦透过“数码港科技网络”配对主要科技公司，引领其加强创新能力。

### 憧憬未来 持续发展指日可待

推广及推动可持续发展是数码港的工作其中一个核心考量，并体现于社群公司创新工作中。通过初创企业的智慧生活方案和金融科技发展，我们倡导环保、数字化及具包容性的互动及合作，以及可持续商业模式，包括环境、社会和企业管治投资、绿色金融，以及碳交易和追踪等。两家数码港初创企业荣获国际奖项“2020世界信息峰会大奖”，以表扬其创新方案在推进《联合国可持续发展目标议程》的重要贡献。

数码港以行动实践可持续发展，协助香港于2050年达到碳中和目标。过去一年，数码港完成了一系列提高园区能源效益的措施，包括安装太阳能发电系统，并成为认可的再生能源生产商。

### 科技人才绽放曙光

世界正以惊人的速度走向数字化，有望在新冠疫情稳定后提速发展。数字世界无边无际，崭新的前景正于眼前展开，数码港与社群成员也积极地对未来重新构想。我对于数码港社群的初创企业和科技公司充满信心，他们将把目光放得更高更远，而数码港亦继续陪伴左右，协助他们更上一层楼。

数码港将继续全力培育人才、推动产业发展，以及融合新经济与传统经济。在完成拟定的数码港扩建计划后，我们的工作将进一步扩大。扩建计划将提供更多空间，吸纳来自全球各地的优秀初创企业和科技企业家，为数码港带来更加多元化的人才库，并为数码港生态系统添注活力，增强我们作为国际科创枢纽的角色。

Cyberport will also be on the watch for emerging opportunities at home and beyond, and will continually recalibrate our support to maximise its influence on our I&T ecosystem and Hong Kong's socio-economic advancement. The national dual circulation economic strategy under the 14th Five-Year Plan, the Regional Comprehensive Economic Partnership (RCEP), the GBA Development Framework, the Belt and Road Initiative, Hong Kong's implementation of the Smart City Blueprint 2.0, exciting further developments in FinTech, smart living, digital entertainment and esports will all give the I&T community a bigger voice and a bigger role. Hong Kong is well endowed to capitalise on these developments, and Cyberport will press ahead at full steam to elevate Hong Kong's I&T readiness and to fortify our position as Asia's leading digital technology hub and smart economy.

数码港将密切留意国内外的新机遇，不断完善及调整我们的支援计划，以更有效发挥对科创生态系统和香港社会经济发展的影响。国家于“十四五”规划下提出的“双循环”经济策略、《区域全面经济伙伴关系协定》、《粤港澳大湾区发展规划纲要》、“一带一路”倡议、香港实施的《香港智慧城市蓝图2.0》，以及种种在金融科技、智慧生活、数字娱乐和电竞方面的进一步发展，将让科技创新社群发光发热。香港具有充分的能力掌握这些发展，数码港将全力以赴，引领香港的科创界做好准备，以巩固我们作为亚洲领先数字科技枢纽和智能经济的地位。



At Belt and Road Summit 2020, Cyberport and community start-ups shed light on emerging opportunities for digital technologies development in the GBA. 数码港及社群初创在“一带一路高峰论坛2020”就大湾区的数字科技新机遇交流意见心得。

Message of Gratitude

衷心感谢

Finally, I would like to thank our Board of Directors for their unwavering commitment towards Cyberport's public missions by setting our strategic direction right and ensuring good corporate governance with expertise and diligence to ensure operational excellence and corporate credibility. I would also like to extend my heartfelt gratitude to our colleagues, partners and friends for their ardour, dedication and contributions towards realising Cyberport's remarkable achievements in the past year.

In closing, I would like to express my appreciation for how all of our stakeholders have fought well against the COVID-19 pandemic and emerged stronger with passion, courage and energy. Let us power on with this positive momentum and venture together resolutely into the future that knows no bounds with innovation and technology.

Dr George LAM, BBS  
Chairman

主席  
林家礼博士, BBS





**With exciting prospects in sight for I&T, Cyberport is committed to enhancing its comprehensive support to enrich the I&T ecosystem. We will continue to strengthen stakeholder engagement and create more conducive conditions for community companies and industries to thrive with technology.**

**科创发展兴盛勃发，数码港将努力不懈，拓展全面支援，丰富科创生态圈，加强持份者的投入参与，并营造更有利的条件，让社群企业及业界得以藉科技蓬勃发展。**

2020/21 marked a year of remarkable progress for the Innovation and Technology (I&T) industry as the world looked to the sector for solutions to overcome challenges and create new opportunities. The rapid digital transformation ushers in a future open to reimagination, and Cyberport joins hands to work with start-ups and industry to seize the new opportunities in the future.

The implementation of Regional Comprehensive Economic Partnership (RCEP) is set to give fresh impetus for Hong Kong's I&T cross-regional expansion, as the city continues to leverage its well-established overseas networks. Meanwhile, Cyberport forges ahead with extending international footprint for Community companies to prosper in Asia and beyond. Within our country, the foreseeable surges in offshore RMB business, asset management, risk management and intellectual property trading will give rise to extensive industrial necessities for Financial Technology (FinTech), Regulatory Technology (RegTech) and Legal Technology (LegalTech). Meanwhile, the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) with a GDP of nearly US\$1.67 trillion in 2020 has risen as a promising market for business growth in I&T. In Hong Kong, with the goal of carbon neutrality by 2050, all walks of life have turned to I&T to expedite decarbonisation across the board, unlocking vast potential for Environmental Technology (EnviroTech) and leading more entrepreneurs into the field. These flourishing and favourable prospects presented unprecedented opportunities for the I&T industry in Hong Kong.

20/21年度见证了科技创新的发展突飞猛进，全球各地民众相继转向科创界别，克服挑战、创出新机的出路。数字转型一日千里，开创无限想象的未来，数码港已经蓄势待发，与初创及业界携手把握机遇，迈向新天。

《区域全面经济伙伴关系协定》落实推行将令香港更好利用长久建立的海外网络，带动科创跨地域拓展，数码港亦得以延展国际连结，助力社群企业立足亚洲以至更广地区。至于国内发展方面，离岸人民币业务、资产管理、风险管理及知识产权贸易的预期增长将带动业界对金融科技、监管科技及法律科技的需求。同时，粤港澳大湾区于2020年的生产总值接近16,700亿美元，其市场极具发展科创业务的潜力。为使香港实现2050年或之前达到碳中和的目标，社会各界正依循科创方案加速全面减碳，开启了环境科技的庞大发展潜力，吸引更多创业者加入行列，丰盛利好的发展前景，为香港的科创业界开创前所未有的机遇。

#### Scaling New Heights in Industry Development

As the digital tech flagship and one of the key startup incubators in Hong Kong, Cyberport is proud to be the base for all four of Hong Kong virtual insurers, two of its virtual banks, five of its unicorns<sup>1</sup> and more up-and-coming startups. Last year, Cyberport capitalised on the momentous occasion to take forward the public missions of talent cultivation, industry development, and integration of new and traditional economies. We supported more enterprising pursuers to unleash entrepreneurial potential, the accumulative number of incubatees admitted to Cyberport Incubation Programme drew to 900. In recognition of our incubation endeavours by our nation, Cyberport was named a "State-level Scientific and Technological Enterprise Incubator" by the Ministry of Science and Technology. We also strived to catalyse the growth of technology sectors, and thus turning I&T into a substantial economic driver. More than 220 industry honours achieved and over 85 intellectual properties created by our community start-ups made our history, bearing testimony to our contribution to propelling economic advancement with technology. Needless to say, Cyberport also spared no efforts in accelerating digital transformation across conventional industries by bridging them to innovative solutions, thereby maximising I&T's positive impact on society. Major corporates and NGOs from our networks collectively awarded service commissions of over HK\$10 million's worth to our start-ups to adopt innovative solutions for enhanced operational efficiency, while more collaborations with the Government were in place to steer the Smart City Blueprint for Hong Kong 2.0. In joint forces with our Community members and stakeholders, we have been on track to empowering our I&T community and Hong Kong to thrive in a reimagined future.

#### Investment Reaching All-time Highs

Despite investors behaving extra cautiously at the start of the year, the number of companies that reported successful deals in fund raising in the past year reached a record high of 66, and the cumulative funds secured by Community companies over the years climbed to HK\$15.7 billion. Start-ups are increasingly showing their worth to merit the attention of investors. Several Community members sealed record-breaking deals during 2020. These included Klook raising US\$200 million in a Series E round; Magnum Research closing a US\$30 million Series Pre-B round financing round, which was the

#### 产业发展 再创巅峰

数码港作为香港数字科技旗舰及主要创业培育基地之一，我们全力扶植初创，社群成员的优异发展令我们引以为傲，包括四家立足香港的虚拟保险公司、两家虚拟银行、五家“独角兽”<sup>1</sup>初创，以及更多陆续长成的后起之秀。去年，数码港抓紧难得机遇，推展人才培育、产业发展及新经济与传统经济融合的公众使命。我们支持更多创新求变的有志之士实践创业理想，乐见“数码港培育计划”的累计录取公司数目接近900家。我们对培育初创的努力获国家认同，喜获国家科学技术部认可为“国家级科技企业孵化器”。同时，我们着力推动科创产业增长，为经济缔造新动力。社群企业获得超过220项业界荣衔及超过85个知识产权项目，足证我们竭力以科技推动经济发展。当然，我们亦不遗余力，促进传统行业数字化，通过结合企业及科技创新，扩大科创对社会的正面影响。我们网络中的大型企业及非政府机构合共批出总值逾1,000万港元的服务合约予我们的初创企业，以采用创新方案，提升营运效率；同时，我们与政府加强合作，引领推行《香港智慧城市蓝图2.0》。借着与社群企业及持份者戮力协作，我们正带领科创社群及香港步向重新想象的未来。

#### 投资规模 续攀新高

尽管年初投资者特别谨慎，在过去一年获得融资的数码港初创企业仍多达66家，创下历年新高，而数码港社群初创累计获得的资金更升至157亿港元。初创企业获得更多机会彰显价值，吸引投资者关注。在2020年，数位社群成员相继刷新融资纪录，包括客路旅行 (Klook) 在E轮融资中筹集二亿美元；弘量研究在前B轮融资获得3,000万美元，成为亚洲区内数字财富管理范畴中最大宗融资交

#### Notes:

(1) Animoca Brands emerged as Cyberport's fifth unicorn in May 2021.

#### 附注：

(1) Animoca Brands于2021年5月晋身为数码港第五家“独角兽”初创。



largest funding deal in the Asian digital wealth management sphere; and Lynk securing US\$24 million to bolster its North American business growth.

The Cyberport Macro Fund (CMF) continued to be an important instrument to solicit critical tech capital for early-stage but high-growth and high-impact start-ups. In 2020/21, the Fund injected US\$4.48 million into six start-ups and brought in over US\$60 million in co-investments, achieving an impressive 1:13 multiplier effect. The accomplishment was a vote of confidence by investors in Cyberport's capability to identify premium investment projects and in the potential of our start-ups to succeed in the new normal.

Our signature event Cyberport Venture Capital Forum (CVCF) 2020 took the online format for the first time, gathering more than 60 industry luminaries, investors, start-ups and members of academia to examine "Navigating the New Normal of Tech Venturing", and attracted nearly 100,000 views. In parallel, close to 50 one-minute project presentations were held, along with more than 120 Innovator Showcases and over 300 deal flows facilitated, a significant rise from 30 showcases and around 200 deal flows in 2019. As Education technology (EdTech) underwent vigorous proliferation during the pandemic, the Edventures Global Business Acceleration Summit co-hosted by Cyberport and Esperanza was featured on the occasion to explore EdTech's global developments and encourage EdTech start-ups to set their sights on worldwide markets.

### Wider Stage for Smart Solutions

Last year, our start-ups were widely recognised for the effectiveness of their solutions, scoring adoptions by governments, industry and professional organisations locally and overseas. To name a few, Roborn's robots were deployed at multiple government departments to assist in temperature measurement and crowd control while minimising social contact. Rice Robotics' disinfection and delivery robots were utilised across Hong Kong and by SoftBank in Japan to lend a hand to logistics during critical times. More in the overseas arenas were Snapask's online tutoring platform and EdTech solution that landed in Vietnam, and Farmacy's hydroponic farms that received new patronage in Thailand.

More to our excitement, Cyberport community start-ups received widespread recognition from industry-leading sources, as crowned with more than 220 awards such as the overseas accolades of World Summit Awards, JUMPSTARTER and the IFTA FinTech Achievement Awards, and local honours such as the Hong Kong Pandemic Innovative Digital Solution Awards, Hong Kong ICT Awards and ETNet FinTech Awards. The total number of awards bestowed on community companies over the years surpassed 900, a public tribute to the calibre of our innovators and encouragement for them to reinvent the future with technology.

As for the employment outlook, while the macroeconomic conditions dampened manpower recruitment in many sectors, the I&T sector attracted record-breaking engagements to Career Fair 2021. The virtual event showcased more than 1,300 vacancies from more than 170 large enterprises, technology companies and start-ups. Openings and participating companies increased by 60% and 30% respectively year-on-year, signalling an upswing the I&T employment market.

易; 链知 (Lynk) 则获得2,400万美元, 以支持其北美业务发展。

“数码港投资创业基金”继续作为重要渠道, 为具备高速增长和高影响力的早期初创企业, 募集关键的科技投资。在2020/21年度, 基金向六家初创企业注资448万美元, 并引入超过6,000万美元的共同投资, 实现1:13的引资比率。种种数字皆是投资者对我们投下信任的一票, 肯定数码港在发掘优质投资项目上的能力, 以及我们的初创企业在新常态下取得成功的潜力。

年度标志性活动“数码港创业投资论坛2020”首次于线上进行, 汇聚超过60位业界名人、投资者、初创企业和学术界成员, 共同探讨“领航科技创投新常态”, 吸引近10万次浏览量。同场还包括近50个项目提案演示、120多个科技创新展示, 并促成了超过300个项目配对, 相较2019年论坛的30个展示和约200个项目配对大幅提升。有见疫情期间教育科技发展强劲, 数码港及“薯片叔叔共创社”联手在论坛期间举办“全球教育企业峰会”, 探索教育科技的全球发展, 并鼓励教育科技初创放眼国际市场。



Cyberport Venture Capital Forum (CVCF) 2020 attracted nearly 100,000 views and facilitated over 300 deal flows.  
“数码港创业投资论坛2020”吸引近10万次浏览量, 并促成超过300个项目配对。

### 智慧方案 随处演绎

去年, 我们的初创企业各展所长, 备受各方肯定, 研发成果获得本地及海外政府机构、业界及专业团体采纳, 成效显著。其中, 路邦科技的机器人获多个政府部门采用, 协助测量体温和人群控制, 减低社交接触。在疫情严峻时, Rice Robotics的消毒和送递机器人不但遍及香港多处地区, 更获日本软银集团采用, 以协助物流运输。其他进军海外的初创企业包括落户越南的Snapask线上补习平台和教育科技方案, “水耕细作”的水耕农场也在泰国觅得新客源。

社群成员广受业界权威青睐更令我们振奋, 他们共获得超过220个奖项, 包括“世界信息峰会大奖”、JUMPSTARTER和亚洲金融科技师学会的“IFTA金融科技成就大奖”等海外殊荣; 以及“香港抗疫创新数码方案奖”、“香港资讯及通讯科技奖”和“《经济通》金融科技大奖”等本地荣誉。社群企业累计获得超过900项殊荣, 切实反映各界对我们创新人才的肯定, 并鼓励他们以科技重塑未来。

至于就业前景, 纵使宏观经济状况影响多个产业的招聘情况, 科创界别仍为“数码港虚拟互动招聘博览2021”带来破纪录的回应。博览展示来自超过170家大型企业、科技公司和初创企业超过1,300个职位空缺, 参与公司及职位数量比往年分别增加百分之三十和六十, 可见科创就业市场稳步上扬。

### Impactful Boosters for FinTech

We made significant inroads into FinTech innovation and talent development last year. In addition to our key programmes and initiatives, we administered various government schemes to spur the early deployment of and co-creation with key technologies to popularise FinTech, earning appreciation from the Financial Services and the Treasury Bureau for speeding up digitalisation of the financial industry.

For collaborative innovation, we helped implement the Fintech Proof-of-Concept (PoC) Subsidy Scheme, connecting FinTech start-ups and financial institutions to solve industry pain points with technology. For talent cultivation, we helped launch the FinTech Anti-epidemic Scheme for Talent (FAST) Development to incentivise FinTech job creation. Meanwhile, for financial industry practitioners who are eager to stay updated with the market, we designed the Cyberport Financial Practitioners FinTech Training Programme to impart the latest knowledge of FinTech, RegTech, Insurance Technology (InsurTech) and more, concluding with participation from over 1,200 in-service personnel.

In appreciation for our undertaking to enrich the ecosystem for FinTech, Cyberport was conferred the “FinTech Ecosystem Contribution Honorary Award” at the Institute of Financial Technologists of Asia FinTech Achievement Awards alongside 16 Cyberport FinTech companies garnering 17 awards.



### 金融科技 强效推动

去年, 我们在金融科技创新及人才发展方面均取得显著进展。我们除了持续提升主要计划和项目, 也管理多项政府计划, 加快及早应用重点科技并以此共同创新, 进一步普及金融科技, 并得到财经事务及库务局嘉许, 支持我们加速金融界别数字化。

在协作创新方面, 我们协助实施了“‘拍住上’金融科技概念验证测试资助计划”, 联系金融科技初创企业和金融机构, 一同以科技解决业界痛点。在人才培育方面, 我们亦协助推出“抗疫基金金融科技人才计划”, 以鼓励金融科技产业创造就业机会。为让金融业从业员紧贴市场动态, 我们设计“数码港金融从业员金融科技培训计划”的内容, 以传授金融科技、合规科技、保险科技等最新知识, 获得逾1,200位金融从业员参加。

数码港于亚洲金融科技师学会主办的IFTA金融科技成就大奖中, 获得“金融科技生态贡献奖”, 以表扬我们贡献生态发展, 培育金融科技人才。同届亦有16家数码港金融科技公司获得17个奖项。

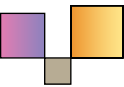
Mr Peter Yan, CEO of Cyberport was pleased to see 29 Cyberport's FinTech companies from various disciplines recognised for their achievements at ETNet FinTech Awards 2020, exemplifying the diversity in Cyberport's FinTech community.

数码港行政总裁任景信先生欣闻29家不同范畴的数码港金融科技公司于经济通举办的“2020金融科技大奖”获奖, 反映数码港金融科技社群的多样化。

### 电子竞技 竿头直上

电竞产业在去年的发展成绩令人鼓舞。专营电竞战队管理的数码港培育公司Talon Esports, 与全球知名的巴黎圣日耳门展开合作, 以联合品牌形式营运“英雄联盟”团队, 出战区域及全球英雄联盟锦标赛。Talon Esports在多项竞赛中屡摘桂冠, 广受全球支持者拥戴, 于年内更筹得200万美元的种子资金。

此外, 我们首次以虚拟形式举办“数码娱乐领袖论坛”, 邀得70多位演讲者就“数码娱乐新常态: 从游戏迈向电竞”分享真知灼见。论坛吸引来自接近30个国家及地区的60万次浏览量, 足证以新形式举行活动的成功。同时, 我们与环太平洋大学协会 (APRU) 合作, 推行“APRU电竞人才培养计划”, 为未来栽培电竞才俊。



At the Digital Entertainment Leadership Forum (DELf) 2020, Cyberport and the Association of Pacific Rim Universities (APRU) held the first Esports MetaGame Conference and announced a number of collaboration initiatives, including the APRU Esports Fellowship Program.

在2020年“数码娱乐领袖论坛”, 数码港与环太平洋大学协会合办首届Esports MetaGame Conference, 及宣布多项合作计划, 包括推出“APRU电竞人才培养计划”。





### Beacon for Tech Entrepreneurship

Cyberport's signature talent cultivation and development programmes continued from strength to strength, working at greater capacity to enable our innovative entrepreneurs to realise I&T dreams. For the youth interested in joining the I&T industry and entrepreneurship, we organised the Cyberport University Partnership Programme (CUPP), at which over 70 students from local universities received training from the IESE Business School of the University of Navarra, Spain on commercialising FinTech business ideas, and competed with their business proposals for sponsorship from Cyberport Creative Micro Fund (CCMF). Meanwhile, the Cyberport Incubation Programme (CIP) received over 600 applications vying for 130 places for incubation and funding, while CCMF granted seed funding to 96 innovative projects to support their prototyping.

With the GBA brimming with potential, our Cyberport Greater Bay Area Young Entrepreneurship Programme continued to connect the youth from Hong Kong, Guangdong and Macau for tech co-creation and collaboration. Last year's programme received around 350 applications from GBA cities for 160 places to join the online bootcamp and to contest for HK\$100,000 grants to realise innovations. Back in Hong Kong, Cyberport Digital Tech Internship Programme (CDTIP) 2020 matched I&T jobs for 120 students, reaching a record high in the recent decade.



Cyberport Digital Tech Internship Programme serves as a bridge between earnest youngsters and IT companies by providing cross-disciplinary job opportunities for talented young people to gain solid work experiences.

“数码港数码科技实习计划”联系有志投身科技的年轻人及科技企业，为他们提供跨学科的实习机会，积累扎实的工作经验。

During the year, we witnessed a continued surge of interest in I&T from all walks of life. Through the newly inaugurated Cyberport Academy, we strengthened our offerings and support for digital technology training to enable everyone from students to seasoned professionals to live out their aspirations with I&T.

### Creative STEM for Bright Sparks

To spark inventiveness in young minds, Cyberport cooperated through the STEM Education Ambassador Scheme with dedicated educational organisations to orchestrate STEM events, arousing interest in cross-disciplinary discovery among 1,600 university, secondary and primary students through fun-filled activities. As a more immersive event for secondary school students, the exhilarating RoboMaster Youth Tournament (Hong Kong) set the scene for more than 200 students from 50 schools to exhibit their design thinking and creativity through experimentation with robotics and STEM, igniting their future pursuits in the I&T industry. In addition, on the STEM+E Summit x EdTech Demo Day, teachers and principals of some 70 primary and secondary schools learnt in depth and gained inspirations from the EdTech solutions of 23 start-ups.

### 科技创新 指路明灯

数码港的重点人才培养和发展计划不断壮大，加强力度协助创业新力军实现科创梦想。针对有志加入科创产业及创业的青年，我们举办“数码港·大学合作伙伴计划”，超过70名本地大学学生接受了由西班牙纳瓦拉大学IESE商学院提供的培训，学习如何将金融科技意念商业化，并以商业方案竞逐“数码港创意微型基金”资助。另外，“数码港培育计划”收到逾600份申请，争取130个培育资助名额；而“数码港创意微型基金”向96个创新项目提供种子资金，以支援原型设计。

大湾区蕴藏发展潜力，“数码港大湾区青年创业计划”继续联系香港、广东，以及澳门的青年，在科技领域共同创造和合作。该计划在去年收到约350份来自大湾区城市的申请，争取160个名额，以获取参与线上训练营的机会，及竞逐10万港元的资助以实现创新意念。在香港，“数码港数码科技实习计划”为120名学生配对到科创产业的职位，数字为近十年新高。

过去一年，我们有见社会各界对科技创新的兴趣持续增加。通过最新成立的数码港学院，加强数字科技培训及支援，让学生以至经验丰富的专业人士都能利用科技创新实现抱负。

### 灵思巧才 STEM创意体验

为启发青少年发明创作，数码港通过“STEM教育大使计划”与专业教育组织共同策划STEM活动，1,600名大中小学学生寓学于乐，激发探研跨学科的兴趣。为使中学生能活学活用科技，我们更举办了紧张刺激的“机甲大师青少年挑战赛”（香港站），来自50家学校的超过200名中学生施展设计思维及创意，试验融合机器人技术及STEM，并点燃他们日后投身科创产业的志趣。除此之外，在“STEM+E Summit x EdTech Demo Day”，来自70家中小学的校长和教师深入了解23家初创企业研发的教育科技方案，并从中得到启发。

### Driving Change for the Better

On the outset of the public health crisis, the Cyberport community swiftly mobilized I&T solutions to help society cope with the pandemic. Cyberport's "Braving the Epidemic" campaign won territory-wide approval from the Government, industry and the public with extensive media coverage.

Meanwhile, Cyberport remained in solidarity with community members by supporting three rounds of rental concession for Cyberport community companies, including Smart-Space users, office and Arcade tenants, from October 2019 to March 2021. The relief measure helped carry Cyberport community companies through the grave economic conditions at the time.

In August 2020, Cyberport was awarded the "Excellence Award of the 2020 HKMA Quality Award" by the Hong Kong Management Association (HKMA) in recognition of Cyberport's quality management strategies and direction as well as its efforts in delivering the public missions of driving the I&T development in Hong Kong and supporting start-ups on their growth journey.



Cyberport's excellent management and corporate governance have been recognised once again receiving the "Excellence Award of the 2020 HKMA Quality Award" by the Hong Kong Management Association (HKMA).

数码港优质管理及企业管治再次获得认可，荣获香港管理专业协会颁发2020年度“优质管理奖 - 卓越奖”。

### Note of Appreciation

I would like to take this opportunity to thank the Government and our Board of Directors for their steadfast support and guidance for Cyberport to back up start-ups, serve our community and industry stakeholders. My gratitude also goes to all colleagues for furthering our public missions with professionalism and dedication.

### 积极求变 回应挑战

在公共卫生危机初现时，数码港社群已迅速调配科创方案，协助社会应对疫情。数码港发起“敢创抗疫”行动，广受政府、业界及公众的赞许，并获得媒体广泛报道。

正当香港的经济备受疫情考验之际，数码港坚守与社群成员共度时艰，于2019年10月至2021年3月期间，向社群企业包括Smart Space共享工作间用户、办公室租户及商场商户提供合共三轮的租金宽减，以协助他们度过严峻的经济状况。

2020年8月，数码港荣获香港管理专业协会颁发2020年“优质管理奖 - 卓越奖”，以表扬数码港的优质管理策略和方针，有效实践推动香港创新科技发展及扶植初创企业的公众使命。

### 各界襄助 感铭致谢

藉此機會，我衷心感謝政府和董事局對數碼港的忠實支持及指導，令我們得以扶持初創企業、服務社會和業界持份者。我亦向所有同事表示由衷謝意，他們的專業精神及全意付出，令我們履行公眾使命更能行穩致遠。

#### Reimagining Our Future

#### 未来可期 从新想象

With exciting prospects in sight for I&T, Cyberport is committed to enhancing its comprehensive support to enrich the I&T ecosystem. We will continue to strengthen stakeholder engagement and create more conducive conditions for community companies and industries to thrive with technology. We will double down on our missions, as well as elevate our services and campus infrastructure including execution of the Cyberport 5 expansion, to amplify our capacity to springboard start-ups to success.

The golden age of digital transformation is upon us. Let us embrace technology and join hands to reimagine a boundless future for Hong Kong with ingenuity, imagination and innovation.

**Peter YAN King-shun, JP**  
Chief Executive Officer

科创发展兴盛勃发，数码港将努力不懈，拓展全面支援，丰富科创生态圈，加强持份者的投入参与，并营造更有利的条件，让社群企业及业界得以藉科技蓬勃发展。我们将加紧执行我们的使命，并提升服务和园区基础设施，包括扩建数码港五期，以让我们协助初创企业更上一层楼。

数字转型的黄金时代就在眼前，让我们迎向科技，携手以创造力、想象力、创新力，“从”新想象香港无边无际的未来。

**行政总裁**  
任景信, JP



# BOARD OF DIRECTORS

## 董事局



**Lee George LAM BBS**  
**林家礼 BBS**

Chairman of Hong Kong Cyberport Management Company Limited  
香港数码港管理有限公司董事局主席

### Chairman

**Dr George Lam** has served in senior roles (including Chairman, Vice Chairman, Senior Advisor, Managing Director, CEO, COO and General Manager) with several leading multinational corporations including Hong Kong Telecom, A.T. Kearney, Singapore Technologies Telemedia (Temasek Holdings), BOC International Holdings (the Bank of China Group), Chia Tai Enterprises International Limited (CP Group), Macquarie Capital and Macquarie Infrastructure and Real Assets. He has extensive international experience and connections in the innovation and technology sphere and in general management, strategy consulting, corporate governance, direct investment, investment banking and asset management fields.

Dr Lam has also been actively participating in community service and international affairs. Currently, he is a member of the Committee on Innovation, Technology and Re-Industrialisation, the Governance Committee of the Hong Kong Growth Portfolio, and the Development Bureau Common Spatial Data Advisory Committee of the Hong Kong Special Administrative Region Government (HKSAR), Convenor of the Panel of Advisors on Building Management Disputes of the HKSAR Government Home Affairs Department; a member of the Belt and Road and Greater Bay Area Committee of the Hong Kong Trade and Development Council, the Court of the City University of Hong Kong, the Open University of Hong Kong (OUHK) Lee Shau Kee School of Business and Administration International Advisory Board, the Advisory Board of the Tencent Finance Academy Hong Kong, the Advisory Board of the Hong Kong Investor Relations Association and the Sir Murray MacLehose Trust Fund Investment Advisory Committee; Honorary Advisor to the Hong Kong Business Angel Network (HKBAN), Chairman of the United Nations Economic and Social Commission for Asia and the Pacific (UN ESCAP) Sustainable Business Network (ESBN) and Vice Chairman of Pacific Basin Economic Council (PBEC). Dr Lam has also taught at Tsinghua University, the Hong Kong University of Science and Technology, the Chinese University of Hong Kong, Hong Kong Baptist University and the City University of Hong Kong. He is committed to nurturing talents and youth and next-generation SMEs, and fostering the development of Hong Kong's innovation and technology sector and digital economy.

Dr Lam holds a BSc in Sciences and Mathematics, an MSc in Systems Science and an MBA from the University of Ottawa in Canada, an LLB (Hons) in law from Manchester Metropolitan University in the UK, a LLM in Law from the University of Wolverhampton in the UK, a MPA and a PhD from the University of Hong Kong. He is also a Solicitor of the High Court of Hong Kong (and formerly a member of the Hong Kong Bar), an Accredited Mediator of the Centre for Effective Dispute Resolution (CEDR), a Fellow of Certified Management Accountants (CMA) Australia, the Hong Kong Institute of Arbitrators, and the Hong Kong Institute of Directors, and the Institute of Corporate Directors Malaysia (ICDM), and an Honorary Fellow of Certified Public Accountants (CPA) Australia, the Hong Kong Institute of Facility Management, and the University of Hong Kong School of Professional and Continuing Education (HKU SPACE).

### 主席

**林家礼博士**曾在香港电讯、国际管理咨询公司科尔尼、新加坡科技电讯媒体（淡马锡控股旗下公司）、中银国际（中银集团旗下之投行）、泰国正大集团、麦格理资本及麦格理基础建设及有形资产等担任要职，具备丰富的国际经验和人脉，涉猎范畴包括创新及科技、企业管理、策略咨询、公司管治、直接投资、投资银行及资产管理。

林博士亦积极参与社会服务工作及国际事务，包括出任香港特别行政区政府创新、科技及再工业化委员会委员、“香港增长组合”管治委员会成员及发展局空间数据共享咨询委员会非官方成员、香港特别行政区政府民政事务总署大厦管理纠纷顾问小组召集人、香港贸易发展局“一带一路”及大湾区委员会委员、香港城市大学顾问委员会委员、香港公开大学李兆基商业管理学院国际顾问委员会委员、香港腾讯金融学院顾问委员会成员、香港投资者关系学会顾问委员会成员、麦理浩爵士信托基金投资顾问委员会成员、香港天使投资者脉络荣誉顾问、联合国亚洲及太平洋经济社会公署 (UNESCAP) 可持续发展企业网络 (ESBN) 主席及太平洋地区经济理事会 (PBEC) 副主席等。此外，林博士亦曾在清华大学、香港科技大学、香港中文大学、香港浸会大学及香港城市大学兼任任教，于培育后进及新一代中小企业、推动香港创新及科技以及数字经济发展方面不遗余力。

林博士持有加拿大渥太华大学科学及数学学士、系统科学硕士及工商管理硕士学位；英国曼彻斯特城市大学法律荣誉学士学位；英国胡佛汉顿大学法律硕士学位；香港大学公共行政硕士及哲学博士等学位。他亦为香港高等法院律师（前大律师）、CEDR认可调解员、澳洲管理会计师公会 (CMA)、香港仲裁司学会、香港董事学会及马来西亚企业董事学会 (ICDM) 资深会员、澳洲会计师公会 (CPA) 及香港设施管理学会荣誉资深会员，以及香港大学专业进修学院荣誉院士。



**Prof Karen CHAN Ka-yin JP**  
**陈嘉贤教授 JP**

Executive Director of German Pool Group Company Limited  
德国宝集团有限公司执行董事

**Professor Karen Chan** is Executive Director of German Pool and founder of the Fashion Brand “Sparkle Collection”. She holds a double degree in Business Administration and Economics from University of Washington, a Master in Education from New York University and a Master of Science in Marketing from the Chinese University of Hong Kong.

Professor Chan takes up various public service roles in the manufacturing and vocational education sectors. She is Deputy Chairman of Federation of Hong Kong Industries, Vice Chairman of Q Mark Council Committee, Chairman of Hong Kong Furniture Industry Council, Appointed Council Member of Hong Kong Polytechnic University and Adjunct Professor of Hong Kong Baptist University. Professor Chan received FHKI's Young Industrialist Award in 2009, Young Women Innovator Award by APEC in 2013, and Ten Outstanding Young Persons Award in 2014. In 2017, she founded the Hong Kong O2O E-Commerce Federation and was nominated as Founding Chairlady. In 2019, she received an Honorary Fellowship from the Vocational Training Council. She also received JCI Tsuen Wan's Outstanding Family Business Award and Most Successful Women Award from *Jessica Magazine* in 2020.

**陈嘉贤教授**为德国宝的执行董事及时尚品牌“Sparkle Collection”的品牌创办人。陈教授在西雅图华盛顿大学取得工商管理及经济学双学位，并获纽约大学企业及工商培训硕士及香港中文大学市场学（理学）硕士。

陈教授对公共服务不遗余力，热心推动制造业和职业教育，担任多项公职，包括香港工业总会及香港优质标志局副局长、香港家具协会主席，并获委任香港理工大学校董会成员及香港浸会大学客席教授。陈教授于2009年荣获“香港青年工业家奖”，于2013年获APEC颁发“年青创新妇女”奖项，更于2014年当选“十大杰出青年”，广受肯定。于2017年，陈教授创办香港O2O电子商务总会并获选为创会会长。2019年，陈教授更获职业训练局颁发荣誉院士。陈教授于2020年获《旭茉JESSICA》成功女性大奖及荃湾青年商会杰出家族企业大奖。



**Prof Christopher CHAO Yu-hang**  
**赵汝恒教授**

Vice President (Research and Innovation) and Chair Professor of Thermal and Environmental Engineering of The Hong Kong Polytechnic University  
香港理工大学副校长（研究与创新）和热能及环境工程讲座教授  
(Appointed on 1 April 2020  
于2020年4月1日获委任)

**Professor Christopher Chao** is Vice President (Research and Innovation) and Chair Professor of Thermal and Environmental Engineering of The Hong Kong Polytechnic University (PolyU). He is responsible for the planning and development of research and innovation, as well as steering its development in strategic research areas.

Professor Chao was a member of the Engineering Panel of the Hong Kong Research Grant Council from 2011 to 2017, and was a vetting member in the Research Projects Assessment Panel (Mechanical Systems and Manufacturing Technology) of the Innovation Technology Commission in Hong Kong from 2013 to 2020. He has been serving as Vice President of Hong Kong Institution of Science since 2019.

As an accomplished scholar in thermal and environmental engineering, Professor Chao has published extensively in leading journals and has been serving as regional editor and member of the editorial board of several international journals in his field. He has been making active contribution to the professional community and the Government; and is Fellow of several major professional organisations. Professor Chao has an excellent track record in securing external research grants from both the HKSAR Government and the industry, and is keen to promote entrepreneurship and technology transfer.

**赵汝恒教授**为香港理工大学副校长（研究与创新）和热能及环境工程讲座教授，主管大学在研究与创新方面的策划和发展，并领导具策略性的科研发展。

赵教授于1988年以一级荣誉成绩取得香港大学机械工程学士学位，并分别于1992年和1994年，取得美国加州大学柏克莱分校机械工程硕士和博士学位。赵教授自2008年起出任香港大学工程学院院长及机械工程学讲座教授，直至2021年9月加入香港理工大学。

赵教授为优秀的热能与环境工程学者，在期刊论文发表及争取科研资助方面具卓越表现。他是多个国际期刊的区域编辑和编辑委员会成员，亦一直为工程业界和香港特别行政区政府作出积极贡献；为多个主要专业团体的资深会员或院士，并致力参与及推广创业及技术转移。





**Ivy CHEUNG Wing-han**  
**张颖娴**

Head of Audit of KPMG, Hong Kong  
毕马威香港审计服务主管合伙人  
(Appointed on 1 April 2020  
于2020年4月1日获委任)



**Duncan CHIU**  
**邱达根**

Managing Director of Radiant Venture Capital  
慧科资本有限公司董事总经理



**Annie CHOI Suk-han JP**  
**蔡淑娴 JP**

Permanent Secretary for  
Innovation and Technology  
创新及科技局常任秘书长



**LAU Kwok-fan MH JP**  
**刘国勋 MH JP**

Legislative Councillor of the  
Hong Kong SAR  
立法会议员  
(Appointed on 1 April 2021  
于2021年4月1日获委任)

**Ms Ivy Cheung** is the Head of Audit with KPMG, Hong Kong. She has been serving a portfolio of clients in government, property and infrastructure and telecommunication sectors and has extensive experience in helping companies listed in Hong Kong and overseas stock exchanges.

Ms Cheung was the Past President of the Hong Kong Institute of Certified Public Accountants and serves as member of a number of public service committees, including the Standing Committee on Disciplined Services Salaries and Conditions of Service, the Transport Advisory Committee and the Independent Commission on Remuneration for Members of the District Councils of the HKSAR. She is also a board member of the Hong Kong Genome Institute.

**张颖娴女士**是毕马威香港审计服务主管合伙人。她主要为公营机构、房地产及基建企业和电讯行业的客户提供服务。她累积了丰富的行业经验，曾多次协助企业在香港和海外证券交易所上市。

张女士为香港会计师公会前会长，目前于多个公共服务委员会担任委员，其中包括纪律人员薪俸及服务条件常务委员会、交通咨询委员会和香港特别行政区区议会议员薪津独立委员会。她也是香港基因组中心董事局成员。

With over 20 years of investment and M&A experience in the Greater China region and several IPOs in the Hong Kong and Shenzhen Stock Exchanges, **Mr Duncan Chiu** founded Radiant Venture Capital (Radiant) in 2014 to focus on early-stage investments into technology start-ups. Since then, Radiant has already invested into more than 30 technology start-up companies in Mainland China and Hong Kong, the United States as well as Israel. He regularly participates and speaks at technology forums and conferences to promote the start-up culture in Hong Kong, and also helps young entrepreneurs through business plan workshops and mentorship. Mr Chiu is enthusiastic about information technology as well as social and community-related affairs. He is currently the President of the Hong Kong Information Technology Joint Council (HKITJC), Chairman of HKTDC Information & Communications Technology (ICT) Services Advisory Committee, Member of Hospital Authority and Standing Committee Member of Shenzhen Association for Science & Technology.

在过去20年，**邱达根先生**专注于大中华地区的投资和并购项目，参与投资多家科技类公司，其中有数家先后在香港联合交易所及深圳证券交易所上市。2014年，他创立慧科资本，主要投资中国内地与香港、美国及以色列之初创期高科技企业，至今已经投资了超过30家科技类初创企业。邱先生亦经常参与科技及创业交流活动，并于这些活动中发表演说，从中与初创企业家分享心得及提供指导。邱先生热衷于资讯科技发展，也积极参与社会和社区事务。他现为香港资讯科技联会会长、香港贸易发展局资讯及通讯科技服务委员会主席、医院管理局成员及深圳市科学技术协会常务委员。

**Ms Annie Choi** joined the Administrative Service in 1986 and has served in a number of policy bureaux and departments, including the Civil Service Bureau, the Commerce and Economic Development Bureau, the Financial Services and the Treasury Bureau, and the Home Affairs Department. She was the Commissioner for Innovation and Technology from August 2015 to July 2019.

Ms Choi obtained her Bachelor's and Master's degrees in Laws as well as Postgraduate Certificate in Laws from the University of Hong Kong. She also did postgraduate studies in Public Administration at Oxford University, UK and Tsinghua University, PRC.

**蔡淑娴女士**于1986年加入政务职系，曾在多个决策局及部门服务，包括公务员事务局、商务及经济发展局、财经事务及库务局和民政事务总署。蔡女士于2015年8月至2019年7月出任创新科技署署长。

蔡女士于香港大学取得法学士学位、法学硕士学位，以及法学专业证书，亦曾于英国牛津大学及中国清华大学修读公共行政学研究院课程。

**Mr LAU Kwok-fan** is a Legislative Councillor of the Hong Kong SAR with extensive practical experience in serving the community and public. Mr Lau participated in various government consulting platforms, including Hong Kong Youth Development commission, Council for Sustainable Development and Betting and Lotteries Commission, etc. Meanwhile, Mr Lau also serves as a consultant in several companies, such as China Road & Bridge Corporation (Hong Kong) Ltd and Yuehai Property Investment (International) Ltd.

Mr Lau graduated from The Chinese University of Hong Kong with a MA in Sociology. He is also one of the Council Members of CUHK. Being a member of the Chinese People's Political Consultative Conference in both Beijing and Jiangmen City, he is keen on facilitating the communication and co-development between Hong Kong and Mainland China.

**刘国勋先生**为现任立法会议员，具有丰富的社区服务及公共事务经验，曾参与多个政府咨询平台，包括香港特别行政区青年事务委员会、可持续发展委员会、博彩及奖券事务委员会等。同时，刘先生亦为多家企业担任顾问，包括中国路桥（香港）有限公司及粤海置业投资（国际）有限公司顾问等。

刘先生于香港中文大学取得社会学硕士学位，现为香港中文大学校董会成员。刘先生亦是北京市和江门市政协委员，致力于促进香港与内地的深度交流与合作。





**Michael LEUNG Kin-man MH**  
**梁建文 MH**

CEO of BOA International Financial Group  
亚银国际金融集团行政总裁

[Appointed on 1 April 2020  
于2020年4月1日获委任]



**Prof LING Kar-kan SBS**  
**凌嘉勤教授 SBS**



**Victor NG Chi-keung BBS MH**  
**伍志强 BBS MH**



**Hendrick SIN**  
**冼汉迪**

Co-founder and Vice Chairman of  
CMGE Technology Group Limited  
中手游科技集团有限公司共同创始人及副董事长

**Mr Michael Leung** is the CEO of BOA International Financial Group with extensive banking experience in IT, operations, corporate services, and the FinTech Innovation Center. He was the CIO and COO of China CITIC Bank International and Deputy CE of China Construction Bank (Asia).

Mr Leung received the Engineering Faculty's Distinguished Alumni Award from CUHK, and then obtained Philips Scholarship to study in the Netherlands. He holds a Graduate Diploma in Retail Bank Management from the University of Virginia in US.

Public duties Mr Leung has served or is serving include President of HKCS; Member of Executive Committee, Professional Standard & Examination Board and Chair of FinTech Committee of HKIB; Adjunct Professor and Chair of Information Systems Departmental Advisory Committee of CityU; Member of FinTech Advisory Board of HKUST School of Business; Member of Innovation & Information Management Programme Advisory Board of HKU School of Business; Member of the RAE2020 Business & Economics Panel of UGC; Member of the Banking & Finance Training Board of VTC; Chairman of HK Down Syndrome Association and member of several SWD and HAB committees.

**梁建文先生**是亚银国际金融集团行政总裁，具有丰富银行经验，专注于信息科技领域、运营、企业服务以及金融科技创新中心。梁先生曾担任中信银行国际的首席信息官和运营官及中国建设银行（亚洲）的副执行官。

梁先生获香港中文大学授予工程学院杰出校友奖并获得荷兰的飞利浦奖学金。他持有美国佛吉尼亚大学零售银行管理一等荣誉研究生文凭。

梁先生曾担任或现担任香港电脑学会会长、香港银行学会行政委员会成员、专业标准及考试委员会成员及金融科技委员会主席、城市大学兼任教授及资讯系统部门顾问委员会主席、香港科技大学商学院金融科技顾问委员会成员、香港大学商学院创新及资讯管理课程顾问委员会成员、大学教育资助委员会商业和经济小组成员、香港职业训练局银行及金融业训练委员会成员、香港唐氏综合症协会主席及多个社会福利署及民政事务局委员会成员。

**Professor Ling Kar-kan** is a professional town planner with extensive practical experience and was the Director of Planning of the HKSAR Government from 2012 to 2016.

Professor Ling is a Fellow of Hong Kong Institute of Planners (FHKIP), a Registered Professional Planner (RPP) and possesses People's Republic of China Registered Urban Planner Qualification. He was the President of Hong Kong Institute of Planners from 2007 to 2009.

After retiring from the post of Director of Planning in November 2016, he was appointed the Adjunct Professor by The University of Hong Kong and The Chinese University of Hong Kong, and Professor of Practice (Planning) by The Hong Kong Polytechnic University. He is now the Director of Jockey Club Design Institute for Social Innovation, The Hong Kong Polytechnic University, Vice Chairman of the Hong Kong Housing Society and Chairman of the Country and Marine Parks Board.

**凌嘉勤教授**是专业城市规划师，实务经验丰富广泛，于2012至2016年间出任香港特别行政区政府规划署署长。

凌教授是香港规划师学会资深会员，亦是注册专业规划师，同时具备中华人民共和国注册城市规划师资格。他于2007至2009年间出任香港规划师学会会长。

凌教授在2016年11月底荣休后，分别获香港大学、香港中文大学委任为客座教授，及获香港理工大学委任为实务教授（城市规划）。他现职香港理工大学赛马会社会创新设计院总监、香港房屋协会副主席及郊野公园及海岸公园委员会主席。

**Mr Victor Ng** worked at Deloitte Touche Tohmatsu for 26 years. He was admitted to the partnership in 1996 and early retired in May 2010 holding the position as the deputy managing partner for its national audit function in China.

Other than Hong Kong Cyberport Management Company Limited, he is a director of Logistics and Supply Chain MultiTech R&D Centre Limited, and the chairman of its Finance and Administration Committee (FAC). He served as a council member of Hong Kong Productivity Council (HKPC) from 2006 to 2016, the chairman of the Audit Committee of HKPC from late 2005 to 2010, the deputy chairman of HKPC and chairman of the FAC of HKPC from 2011 to 2016. He also acted as a director of Nano and Advanced Materials Institute Limited (NAMI) and a member of the FAC since July 2012, as well as the chairman of the FAC of NAMI since December 2012 till December 2018.

Mr Ng holds a Bachelor Degree in Social Sciences from The University of Hong Kong, an Executive Master Degree in Business Administration and a Master of Arts in Comparative and Public History from The Chinese University of Hong Kong. He is a past president of the Association of Chartered Certified Accountants (ACCA) in Hong Kong and currently a fellow member of the Hong Kong Institute of Certified Public Accountants and a lifetime member of ACCA.

**伍志强先生**曾任职于德勤会计师事务所26年，并于1996年晋升为合伙人。他于2010年5月退休前，曾担任审计副主管合伙人，负责管理德勤中国事务所的审计运作。

除了香港数码港管理有限公司，他亦担任物流及供应链多元技术研发中心董事，以及财务及行政委员会主席。他曾于2006至2016年担任香港生产力促进局理事会成员，亦自其审计委员会于2005年末成立起担任主席至2010年，并于2011至2016年间出任香港生产力促进局副主席和财务及行政委员会主席。伍先生由2012年7月起担任纳米及先进材料研发院有限公司的董事局及其财务及行政委员会成员，并于同年12月担任其财务及行政委员会主席，其任期于2018年12月完结。

伍先生持有香港大学社会科学学士学位、香港中文大学行政人员工商管理硕士学位及比较及公众史学文学硕士。他亦曾担任香港特许公认会计师公会会长。他现为香港会计师公会资深会员及特许公认会计师公会终身会员。

**Mr Hendrick Sin** is a co-founder and the Vice Chairman of CMGE Technology Group Limited, the largest IP-oriented mobile game publisher in China. Mr Sin is also the founding and managing partner of China Prosperity Capital Fund, a leading private equity investment company with a primary focus on technology investment.

Mr Sin received a Master's degree in Engineering Economics and Operations Research from Stanford University in the US. He also holds three Bachelor of Science degrees in Computer Science/Mathematics, Economics and Industrial Management (with college honors) from Carnegie Mellon University. Mr Sin is the president of the Internet Professional Association and the executive vice-chairman of the Hong Kong Software Industry Association. Mr Sin has also been appointed by the Hong Kong SAR Government as a committee member of the Youth Development Commission. Mr Sin was awarded the Young Industrialist Award of Hong Kong of 2018 by Federation of Hong Kong Industries.

**冼汉迪先生**是中手游科技集团有限公司的共同创始人及副董事长。中手游是中国移动IP游戏最大的发行商。冼先生同时是专注投资于科技行业的私募基金国宏嘉信资本的创始管理合伙人。

冼先生拥有美国史丹福大学的工程经济和运筹学硕士学位，以及卡内基梅隆大学电脑科学／数学、经济及工商管理三个理学学士学位（荣誉毕业）。冼先生为香港互联网专业协会会长及香港软件行业协会常务副会长。冼先生获香港特别行政区政府委任为青年发展委员会委员。冼先生曾获香港工业总会颁发2018年香港青年工业家奖。





**Charleston SIN Chiu-shun**  
**冼超舜博士**

Executive Director of  
MIT Hong Kong Innovation Node  
麻省理工学院“香港创坊”执行董事



**Rosana WONG Wai-man**  
**黄慧敏**

Executive Director of  
Yau Lee Holdings Limited  
有利集团有限公司执行董事



**Eric YEUNG Chuen-sing JP**  
**杨全盛 JP**

CEO and Co-founder of  
Skyzer VC Group  
天旭科技投资集团  
联合创始人暨行政总裁



**LAU Chun-kong JP**  
**刘振江 JP**

Managing Director of  
Colliers International  
高力国际常务董事

[Retired on 31 March 2021  
于2021年3月31日退任]

**Dr Charleston Sin** is the Executive Director of the Massachusetts Institute of Technology (MIT) Hong Kong Innovation Node. Prior to joining MIT, Dr Sin cumulated 25 years of industry experience in the technology industry, held executive positions in Research & Development, Product Management, and Sales & Marketing at VMware, Cisco Systems and Nortel Networks in North America, Asia Pacific/Japan, and Greater China.

Dr Sin received his PhD in Management Sciences at The University of Waterloo. He is also a Professor of Practice at the Faculty of Business, Hong Kong Polytechnic University, and a Fellow of Hong Kong Institute of Directors.

**冼超舜博士**现任麻省理工学院“香港创坊”执行董事。在加入麻省理工学院之前，冼博士在高科技行业拥有25年的经验，曾分别在威睿、思科系统及北方电讯的北美洲、亚太区／日本及大中华地区担任研发，产品管理和销售与营销职务。

冼博士获得滑铁卢大学管理科学博士学位。他亦是香港理工大学商学院实践教授及香港董事学会资深会员。

**Ms Rosana Wong**, Executive Director of Yau Lee Holdings Limited, leads the Group to be a green integrated corporation providing multidisciplinary construction related services. She is driven by her passion in technology, innovation, science and urban spatial planning and has further solidified her vision by founding Ophylla Ventures and a group of start-ups in the context of smart city to create better choices towards a citizen-centric and sustainable ecosystem by dynamic intelligence.

Ms Wong is also the Vice President of Smart City Consortium, Deputy Director of China Green Building (HK) Council, Member of HKSAR Government organisations, including Environment and Conservation Fund Committee, Transport Advisory Committee, Longterm Decarbonisation Strategies Support Group of Council for Sustainable Development and, Green Minibus Operators Selection Board, Member of CIC's Committee on BIM, Council Member of HKTDC Mainland Business Advisory Committee and Advisory Board Member of Center for Integrated Facility Engineering (CIFE) at Stanford University.

**黄慧敏女士**现为有利集团执行董事，领导集团发展为绿色综合企业，提供多元化建筑服务。黄女士热爱科技、创新、科学及城市空间规划，为进一步实践理念，她成立承昊基金及一系列针对智慧城市的初创公司，以动态智慧建设以人为本及可持续发展的生态系统，为生活带来更好的选择。

黄女士同时为智慧城市联盟副会长、中国绿色建筑与节能（香港）委员会副主任、香港特别行政区政府属下机构之委员，包括环境及自然保育基金委员会、交通咨询委员会、长远减碳策略支援小组及专线小巴营办商遴选委员会、并为建造业议会建筑信息模拟专责委员会及香港贸发局内地商贸咨询委员会之委员及史丹福大学Center for Integrated Facility Engineering顾问会成员。

**Mr Eric Yeung**, the CEO and Co-founder of Skyzer VC Group, is also an active participant in the IT industry. He is the Founding President of the Esports Association Hong Kong and the Founder and Honorary President of Smart City Consortium and the Honorary Associate Professor of Lee Shau Kee School of Business and Administration OUHK.

Concerning for youth development, Mr Yeung advocates the youth to contribution to the society. And also disseminate the positive information to the public, shaping a harmonious society with innovative technology. Mr Yeung is the Chairman of Hong Kong United Youth Exchange Foundation. He also takes his role as a member of Council for Sustainable Development and committee member of Committee on the Promotion of Civic Education, Small and Medium Enterprises Committee and the Telecommunications Users Consumers Advisory Committee and member of HKTDC Innovation and Technology Advisory Committee. In 2010, Mr Yeung was selected as the 4th Young Leader of the Junior Chamber International Harbour.

**杨全盛先生**为天旭科技投资集团联合创始人暨行政总裁，同时是信息科技界重要骨干。其担任职务包括香港电竞总会创会会长、香港智慧城市联盟创办人及荣誉会长、香港公开大学李兆基商业管理学院荣誉副教授等。

杨先生关注信息科技及青少年全人发展，透过各种社区公益活动，积极推广科技创新及鼓励青年人热心贡献社会。杨先生为现任香港青年联会交流基金主席，同时亦为多个政府咨询委员会服务，例如可持续发展委员会、公民教育委员会、中小型企业委员会、香港贸易发展局创新科技咨询委员会以及委员电讯服务用户及消费者咨询委员会，于2010年，杨先生更获海港青年商会选为第四届青年领袖。



#### Retired Board Member 已退任董事局成员

**Mr Lau Chun-kong** is a Managing Director of Colliers International and is responsible for the Asia valuation and advisory business of the firm. He is a chartered valuation surveyor and a fellow and Past President of the Hong Kong Institute of Surveyors. Mr Lau has a wide breath of experience in property valuation, real estate consultancy and investment sales market.

Mr Lau is a member of the Hong Kong Housing Authority including its Subsidised Housing Committee and Tender Committee, the HKSAR Trade and Industry Advisory Board, the Lantau Development Advisory Committee, the REIT Committee of Hong Kong Securities and Futures Commission. He is also a member of the Tangible Assets Standards Board of the International Valuation Standards Council.

**刘振江先生**为高力国际常务董事，专责处理亚洲区估价及顾问业务。他是位特许估值师以及香港测量师学会资深会员及前会长。刘先生在物业估值、房地产顾问服务及投资物业交易市场皆拥有广泛经验。

刘先生为香港房屋委员会委员以及资助房屋小组及投标小组委员会委员，香港工业贸易咨询委员会委员，大屿山发展咨询委员会委员，香港证监会房地产投资信托基金委员会委员。他亦是国际评估标准委员会有型资产标准委员会委员。





## Management Team 管理团队

① Project Director  
首席项目总监  
**Boris Lo**  
卢智恒

② Assistant Project Director  
助理项目总监  
**Will Yu**  
余达彰

③ Head of Entrepreneurship  
创业家总监  
**Alice So**  
苏雅丽

④ Head of Ecosystem Development  
生态圈发展总监  
**Ivy Chan**  
陈丽雯

⑤ Head of Arcade Leasing & Operations  
商场租务及营运部总监  
**Teresa Wong**  
黄妙珊

⑥ Head of Campus Management  
设施及园区管理部总监  
**YT Chun**  
秦玉婷

⑦ Head of Marketing  
企业市场部总监  
**Rebecca So**  
苏碧琪

⑧ Head of Finance & Governance  
财务及管治部总监  
**Glenn Ip**  
叶家伦

⑨ Head of Information and  
Communication Technology  
资讯与通讯科技部总监  
**Allen Lee**  
李卓斌

⑩ Head of Engineering Services  
技术工程部总监  
**Ernest Yeung**  
杨健平

⑪ General Manager of Le Méridien Hong Kong,  
Cyberport  
香港数码港艾美酒店总经理  
**Pierre-Antoine Penicaud**  
潘沛仁

⑫ Chief Public Mission Officer  
首席公众使命官  
**Eric Chan**  
陈思源

⑬ Chief Operating Officer  
首席营运官  
**Howard Cheng**  
郑希颖

⑭ Chief Executive Officer  
行政总裁  
**Peter Yan**  
任景信

⑮ Chief Corporate Development Officer  
首席企业发展官  
**Stella Kwan**  
关敏怡

⑯ Chief Financial Officer  
首席财务官  
**Adonis Lee**  
李国铭

⑰ Chief Investment Officer  
首席投资官  
**Johnny Chan**  
陈觉忠





# CORPORATE INFORMATION

## 公司资料

### Registered Office

Hong Kong Cyberport Management Company Limited  
Level 6, Cyberport 2  
100 Cyberport Road  
Hong Kong  
Tel: (852) 3166 3800  
Fax: (852) 3166 3118  
Email: enquiry@cyberport.hk  
Website: www.cyberport.hk

### Auditor

Ernst & Young

### Solicitors

Mayer Brown

### Principal Bankers

Standard Chartered Bank (Hong Kong) Limited  
The Hongkong & Shanghai Banking Corporation Limited  
Bank of China (Hong Kong) Limited  
Mizuho Bank Limited

### 注册办公室

香港数码港管理有限公司  
香港数码港道100号  
数码港二座6楼  
电话: (852) 3166 3800  
传真: (852) 3166 3118  
电邮: enquiry@cyberport.hk  
网址: www.cyberport.hk

### 核数师

安永会计师事务所

### 律师

孖士打律师行

### 主要往来银行

渣打银行 (香港) 有限公司  
香港上海汇丰银行有限公司  
中国银行 (香港) 公司  
瑞穗银行

### BOARD OF DIRECTORS

The list of directors during the financial year and up to the date of this Annual Report was set out in page 87 of the Annual Report under the Directors' Report.

### BOARD COMMITTEES

#### Audit Committee

Mr Victor NG Chi-keung BBS MH (Chairman)  
Professor Karen CHAN Ka-yin JP  
Ms Ivy CHEUNG Wing-han  
Mr Duncan CHIU  
Ms Annie CHOI Suk-han JP  
Ms Rosana WONG Wai-man

#### Construction and Facilities Committee

Ms Rosana WONG Wai-man (Chairman)  
Professor Christopher CHAO Yu-hang  
Mr Duncan CHIU  
Ms Annie CHOI Suk-han JP  
Mr LAU Kwok-fan MH JP  
Professor LING Kar-kan SBS

#### Entrepreneurship Committee

Professor LING Kar-kan SBS (Chairman)  
Professor Christopher CHAO Yu-hang  
Ms Annie CHOI Suk-han JP  
Mr LAU Kwok-fan MH JP  
Mr Hendrick SIN  
Dr Charleston SIN Chiu-shun  
Ms Rosana WONG Wai-man  
Mr Eric YEUNG Chuen-sing JP

### 董事局

本年度及直至本年报日期的董事名单载于本年报第87页的董事局报告内。

### 董事委员会

#### 审计委员会

伍志强先生 BBS MH (主席)  
陈嘉贤教授 JP  
张颖娴女士  
邱达根先生  
蔡淑娴女士 JP  
黄慧敏女士

#### 建设及设施委员会

黄慧敏女士 (主席)  
赵汝恒教授  
邱达根先生  
蔡淑娴女士 JP  
刘国勋先生 MH JP  
凌嘉勤教授 SBS

#### 企业发展委员会

凌嘉勤教授 SBS (主席)  
赵汝恒教授  
蔡淑娴女士 JP  
刘国勋先生 MH JP  
冼汉迪先生  
冼超舜博士  
黄慧敏女士  
杨全盛先生 JP

Finance and Administration Committee

Mr Duncan CHIU (Chairman)  
Ms Ivy CHEUNG Wing-han  
Ms Annie CHOI Suk-han JP  
Mr Michael LEUNG Kin-man MH  
Professor LING Kar-kan SBS  
Mr Victor NG Chi-keung BBS MH

Macro Fund Investment Committee

Dr Lee George LAM BBS (Chairman)  
Professor Karen CHAN Ka-yin JP  
Mr Victor NG Chi-keung BBS MH  
Mr Hendrick SIN  
Miss Charmaine Amy WONG Hoi-wan JP (Government representative)

Remuneration and People Committee

Dr Lee George LAM BBS (Chairman)  
Ms Annie CHOI Suk-han JP  
Mr Michael LEUNG Kin-man MH  
Mr Hendrick SIN  
Dr Charleston SIN Chiu-shun  
Mr Eric YEUNG Chuen-sing JP

财务及行政委员会

邱达根先生 (主席)  
张颖娴女士  
蔡淑娴女士 JP  
梁建文先生 MH  
凌嘉勤教授 SBS  
伍志强先生 BBS MH

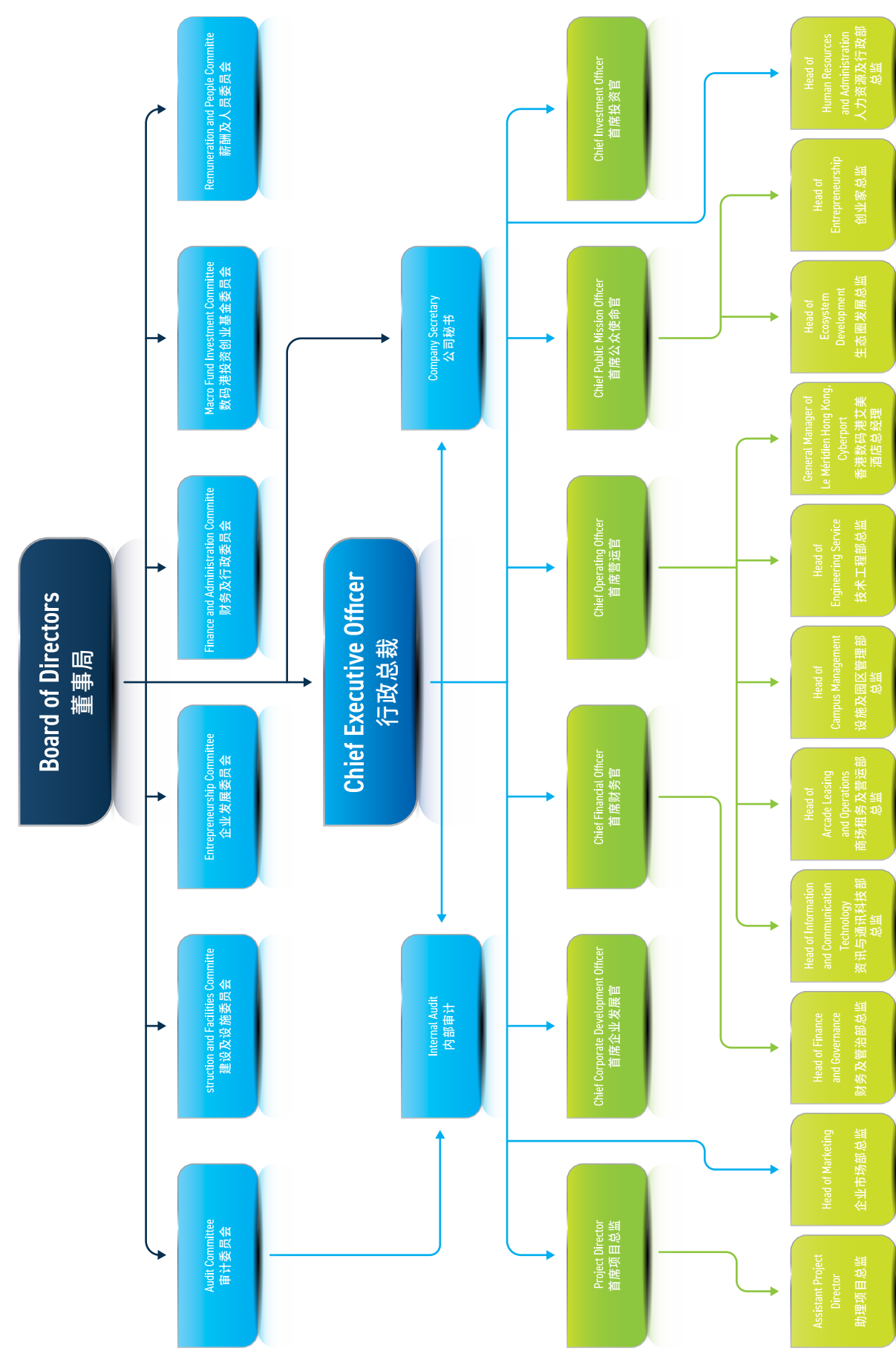
数码港投资创业基金委员会

林家礼博士 BBS (主席)  
陈嘉贤教授 JP  
伍志强先生 BBS MH  
冼汉迪先生  
黄海韵女士 JP (政府代表)

薪酬及人员委员会

林家礼博士 BBS (主席)  
蔡淑娴女士 JP  
梁建文先生 MH  
冼汉迪先生  
冼超舜博士  
杨全盛先生 JP

CORPORATE STRUCTURE  
公司架构







## TALENT CULTIVATION AND DEVELOPMENT

### 人才培育与发展

2020/21 was the year that digital transformation gathered extraordinary pace as the continued pandemic heightened demands from individuals, businesses and the society for technological solutions to thrive continuously. The extensive emergence of tech start-ups has oiled the wheels of comprehensive digitalisation on all fronts, powering socio-economic advancements. As the indispensability of technology has been widely recognised by the public, Cyberport continues to reinforce its conviction to nurture entrepreneurial talents as changemakers and upskill in-service personnel in digital literacy for future-readiness. During the year, we enhanced our support for the entrepreneurial and working community by strengthening conducive elements and initiating targeted measures, creating a comprehensive ecosystem for incubatees, entrepreneurs and industry professionals to chart a new course in a world redefined by technology.

2020/21年度疫情持续，大大提升了个人、企业和社会对科技方案的需求，令数字化转型更迅速发展。科技初创企业蓬勃发展，为各方面的数字化注入动力，同时推动社会经济进步。随着科技应用获得大众认同，数码港更加坚守使命，培育科创人才成为创新先驱，并提升各行业从业员的数字技能，以迎接科技未来。年内，我们加强了对创业及在职社群的支援，通过强化各种有利因素及采取针对性的措施，为培育公司、企业家及业界专才创造更全面的生态系统，让他们得以在科技重塑的世界中开辟新道路。

#### Community Support in Full Swing

Our signature incubation programmes, namely **Cyberport Creative Micro Fund (CCMF)**, **Cyberport Incubation Programme (CIP)**, and **Cyberport Accelerator Support Programme (CASP)**, continued to go from strength to strength, bolstering incubatees in different stages of entrepreneurship.

Last year, the CCMF provided 96 successful applicants specialising in FinTech, smart living, digital entertainment, artificial intelligence, big data, blockchain and other clusters with pivotal seed funding to develop prototypes for business establishment and investor pitching. To pave way for young innovators to materialise start-up ventures, CCMF also provided enrichment activities and mentorship advised by industry professionals and start-up leaders to impart experiential insights, strengthening the youth's entrepreneurial calibre.

#### 社群支援 全速开展

我们的重点孵化计划“数码港创意微型基金”、“数码港培育计划”和“数码港加速器支援计划”继续不断壮大，为处于不同阶段的培育公司提供创业支援。

去年，“数码港创意微型基金”为成功申请的96家从事金融科技、智慧生活、数字娱乐、人工智能、大数据、区块链和其他业务范围的初创企业，提供了关键的种子资金，以帮助他们研发解决方案的原型产品、建立业务和向投资者演示方案。为了让年轻创新者更容易实现初创企划，“数码港创意微型基金”提供增润活动，以及由行业专才及初创领袖提供咨询指导的师友计划，以传递经验灼见，增强青年的创业能力。

#### 2020/21年度

##### Cyberport Creative Micro Fund (CCMF) 数码港创意微型基金

**HK\$9.6 M**

fund granted to start-up projects specialising in FinTech, smart living, AI and big data and others  
基金资助从事金融科技、智慧生活、人工智能和大数据等科技范畴的初创企业

##### Cyberport Incubation Programme (CIP) 数码港培育计划

**130 間**

start-ups admitted  
获录取初创企业

##### Cyberport Accelerator Support Programme (CASP) 数码港加速器支援计划

**75 個**

Eligible Accelerator Programmes  
认可加速器计划





Meanwhile, the CIP also garnered 649 applications. Upon completion of a vetting process by the Entrepreneurship Committee Advisory Group (ECAG) members, a total of 130 start-ups have been selected for substantial financial assistance of up to HK\$ 500,000, investor matching, mentorship and free use of Cyberport’s co-working spaces.

For more mature start-ups seeking specialist support from accelerators to advance their growth, the CASP continued to bridge and facilitate the connections. During the year, community members joined 33 accelerators and received a total of HK\$3.12 million in financial assistance. We also strove to landing new accelerators to maximise available patronage, bringing a total of 75 accelerators into the Eligible Accelerator Programme.

Cyberport Community Companies  
数码港社群企业

WORLD EXPERTS  
KNOWLEDGE  
SMALL BUSINESS  
GROWTHS  
GLOBAL EXPANSION  
TECHNOLOGY INNOVATION

SCAN HERE TO KNOW HOW THEIR FUTURES  
ARE REIMAGINED WITH CYBERPORT  
扫描此处了解数码港初创企业如何  
“从”新想象未来



Peggy Choi 蔡碧琪  
CEO & Company Founder, Lynk  
Lynk创始人兼首席执行官

“As we expand across 8 locations working with more than 250 enterprise customers globally, the investment and support from Cyberport Macro Fund has given Lynk the boost we need as we continue to scale.”

“Lynk的业务横跨八个国家，为全球逾250个企业客户提供服务。我们很庆幸有‘数码港投资创业基金’的投资及支持，为公司注入动力，继续扩展版图。”

- Cyberport Incubation Programme Alumna  
“数码港培育计划”毕业生
- 1st investee of Cyberport Macro Fund  
首家获“数码港投资创业基金”投资的公司
- Received follow-on investment from Cyberport Macro Fund in 2020/21  
于2020/21年度再获“数码港投资创业基金”投资

Professional Advice on Hand

In answering community members’ pressing needs for professional services in business development, the **Cyberport Professional Services Network (CPN)** was newly established to connect Cyberport community start-ups with professional firms for thorough consultancy to accelerate growth, complementing the existing networks of **Cyberport Enterprise Network (CEN)**, **Cyberport Investors Network (CIN)** and **Cyberport Technology Network (CTN)**. Holistic advisement encompasses company financing, corporate services and compliance, finance and taxation, human capital, legal services, market development advisory, marketing and branding services, organisation design and technology consultancy. Over 20 international and local consultancy entities have joined CPN. Through CPN, service clinics and workshops are made available to Cyberport community companies and start-ups. The first seven organised service clinics drew participation from over 70 start-ups.

Leveraging our network of mentors, we augmented the **Cyberport Mentorship Services (CMS)** by consolidating resources and expanding the mentor pool to offer additional support to aspiring entrepreneurs. Cyberport appointed close to 80 mentors who brought in a wealth of industry domain knowledge with need-based guidance for mentees while advising on the mentees’ business plans in over 190 mentoring sessions with regards to financing, marketing, setting ESG and social innovation goals. Our enhanced mentorship scheme enabled us to better support start-ups in different phases of development and engendered positive outcomes.

至于“数码港培育计划”则接获649份申请，经企业发展顾问组 (ECAG) 成员完成评审程序后，录取共130家初创企业。数码港为每家获取录的初创企业提供高达50万港元的财务资助、投资者配对、指导计划，以及让其免费使用数码港共享工作间。

“数码港加速器支援计划”一直为较成熟的初创企业连系能助其加快成长的专业资源。年内，数码港社群成员成功加入了33个加速器计划，获得总额达312万港元的财务资助。我们并全力物色新的加速器计划，以扩大支援初创发展的能力，令认可加速器计划增加至75个。

专业建议 及时到位

为了满足社群成员在发展业务时对专业服务的迫切需求，年内我们新成立了“**数码港专业服务网络**”，配合现有的“**数码港企业网络**”、“**数码港投资者网络**”及“**数码港科技网络**”，为数码港社群内的初创企业联系专业顾问公司，以获取全面的咨询服务加速发展。全面的顾问服务包括公司融资、公司服务与合规、财务与税务、人力资源、法律服务、市场发展咨询、营销与品牌服务、企业架构和科技顾问服务。超过20家国际及本地的顾问公司已加入网络，提供“初创诊所”服务和工作坊。网络举办的首场业务咨询活动成功吸引超过70家初创企业参与。

我们亦善用现有的导师网络，积极整合资源和扩展导师人才库导师网络，进一步加强“**数码港创业导师服务**”，提供额外支援。数码港已委任近80位创业导师，带来丰富的行业知识，并按参加者需求提供指导，并在过去190多次指导环节中，提供涉及融资、营销、制定环境、社会和企业管治 (ESG) 以及社会创新目标建议。这项针对性的强化服务让我们更有效地为处于不同发展阶段的初创企业提供支援，并取得正面成果。



Over **20** 家  
international and local  
consultancy companies joined  
the Cyberport Professional  
Services Network  
国际及本地的顾问公司已加入  
“数码港专业服务网络”



Over **190** 次  
mentoring sessions via  
Cyberport Mentorship Services  
“数码港创业导师服务”创业  
指导环节



Fount of Youth Entrepreneurialism

Encouraging youth entrepreneurship and innovation has long been one of Cyberport’s core public missions. The **Cyberport University Partnership Programme (CUPP)** returned for the sixth edition in virtual format in 2020/21. With renowned IESE Business School of the University of Navarra in Spain as a new partner, CUPP 2020 welcomed a record-high cohort of 73 students from local universities.

During CUPP, participants immersed themselves in the real-world setup of ventures through a series of FinTech-focused business training and mentorship from worldwide industry experts in a nine-day virtual bootcamp presented by IESE Business School. They then pitched their FinTech business proposals on Demo Day to vie for HK\$100,000 in seed funding and a fast-track interview opportunity for the Cyberport Incubation Programme. The top teams awarded the IESE Business School Young Talent Path Award will attend the Young Talent Path Programme and an entrepreneurship bootcamp in Barcelona, Spain.

启发年轻创业精神

鼓励青年创业及创新，是数码港一直以来的核心公众使命。第六届“**数码港·大学合作伙伴计划**”在2020/21年度以虚拟形式进行，并获享负盛名的西班牙纳瓦拉大学 IESE商学院加入成为最新合作伙伴，吸引73名本地大学生参与，刷新参与人数记录。

“数码港·大学合作伙伴计划”提供一系列针对金融科技的业务培训和全球行业专家指导，通过由IESE商学院主办、为期九天的虚拟训练营，学生需要将意念商业化，并在活动最后的演示日，演示他们的金融科技业务计划，争夺10万港元的种子资金，以及“数码港培育计划”的优先面试机会。获得“IESE商学院青年人才奖”的优秀学生团队，将可参与于西班牙巴塞罗那举行的“**Young Talent Path课程**”及创业营。



The 11 winning teams selected by the judging panel each received HK\$100,000 funding from Cyberport Creative Micro Fund (CCMF) and a fast-track interview opportunity for the Cyberport Incubation Programme (CIP) to embark their start-up journeys.

由评审团选出的11队优胜队伍均获得“数码港创意微型基金”的10港万元资助，以及“数码港培育计划”的优先面试机会，展开创业梦想。



To unleash innovative prowess in younger minds at secondary and primary schools, Cyberport joined hands through the **STEM Education Ambassador Scheme** with dedicated educational organisations to orchestrate 10 STEM events, kindling interest in cross-disciplinary exploration among 1,600 university, secondary and primary students. Among them, Cyberport supported **Outlier 2021 CSV Innovation Challenge** organised by AIESEC Hong Kong, at which over 650 university students ideated socially impactful yet profitable Creating Shared Value (CSV) business models to tackle pressing social issues in Hong Kong, manifesting students' regard for shared value and communal betterment in their co-creation.

### Window on the Start-up World

As one of Hong Kong's flagship incubators for I&T talent, Cyberport has made headway in grooming tech-savvy entrepreneurs and in-service practitioners of various sectors with diversified development efforts to meet their dynamic needs. Last year, **Cyberport Academy** was inaugurated to integrate and upgrade our training and development programmes, expand capacity and career opportunities for talents and enrich our tech talent pool.



Cyberport Academy is established with the aim of further enriching Hong Kong's technology talent pool and enhancing Hong Kong's overall I&T competitiveness.  
数码港成立数码港学院，旨在进一步扩大香港的科技人才库，提升香港的整体科创竞争力。

Under the umbrella of Cyberport Academy, **Cyberport Digital Tech Internship Programme (CDTIP)** continued to provide students with hands-on experiences in start-up settings. 120 student participants were able to get a taste of entrepreneurship by interning with 40 companies in the fields of Fintech, digital entertainment, and smart living. Through collaboration with various faculties of tertiary institutions, **Cyberport Scale-up Placement Programme** matched 53 start-ups with 91 university students for credit-bearing practicums to contribute their expertise from their studied disciplines to start-ups. **Startup 101 Training Day 2020** was hosted to help 86 students gain essential skills in entrepreneurship.

为启发中小学生的创新思维，数码港与“**STEM教育大使计划**”联手，与专业的教育组织共同为1,600名大学及中小学生策划10场活动，激发学生们跨学科学习的兴趣。此外，数码港亦全力支持由国际经济学商学生会香港分会 (AIESEC Hong Kong) 举办的“**Outlier 2021 CSV创新挑战赛**”，超过650位大学生以解决香港迫切社会问题为目标，构思既能为社会带来正面影响、同时可获利的商业方案，让他们透过创作过程，体现共享价值和改善社区的重要性。

### 窥探初创世界

数码港作为香港其中一个科技创新人才旗舰培育基地，一直透过多元化发展，满足科技企业及各行各业的从业员不断演变的需求。去年成立的**数码港学院**，旨在整合和提升我们各项人才培养计划，为参与人士增值，并开拓更多就业机会，从而丰富我们的科创人才库。

数码港学院旗下的“**数码港数码科技实习计划**”持续为学生提供初创实战经验。120位学生通过计划获得40家金融科技、数字娱乐及智慧生活等领域公司的实习机会，亲身体验初创的工作文化。“**数码港学分实习计划**”则与各大专院校不同学系合作，为91名大学生提供可累积学分的实习机会，并为他们配对到53家初创实习，贡献所学的专业知识。年内举行的“**Startup 101 Training Day 2020**”，协助86名学生掌握创业所需的基本技能。



CDTIP serves as a bridge connecting youngsters who are eager to join the I&T industry and Cyberport community start-ups and tech companies, and offers cross-discipline job and training opportunities to students. Cyberport scaled up the programme this year and increased the internship quota more than two-fold to over 100, in order to enrich the talent pool.  
“数码港数码科技实习计划”旨在联系有意投身科创行列的年轻人及数码港社群初创及科技公司，为学生提供实习和培训机会。数码港今年扩大实习计划的规模，把名额增加超过2倍至超过100个，进一步丰富人才资源。

As cloud technologies serve as the foundation for advanced technological applications and hold great promise for adoption across different trades, **Cyberport and AWS Educate Cloud Career Pathways Programme** was initiated in harness with Amazon Web Services Educate to equip university and secondary school students with fundamental knowledge in cloud computing technology and its commercial application through complimentary online learning. About 500 youngsters aged 14 or above opened their eyes with the latest know-how in areas such as artificial intelligence, machine learning, cybersecurity, Internet of Things (IoT), Robomaker and virtual reality, equipping them for a coveted career in relevant technology sectors.

### Gateway to Tech Careers

As the labour market blooms in the tech sectors, Cyberport Academy also aims to become an internship and employment platform for those who are interested in I&T to bring their capabilities into the spotlight. At the **Cyberport Virtual Career Fair 2021**, a record high of more than 170 major enterprises, technology companies and start-ups created over 1,300 I&T job vacancies related to FinTech, smart living, digital entertainment, artificial intelligence, big data, blockchain, and cybersecurity, open to job seekers including students, graduates and IT professionals to gain firsthand experiences in the I&T sector.

To meet the growing interest from enterprises in Greater Bay Area (GBA) opportunities, the Career Fair also showcased dedicated virtual booths with vacancies provided by Cyberport community companies under the Government's Greater Bay Area Youth Employment Scheme. Around 50 career-related webinars and recruitment talks including CV Clinics, career assessment sessions and one-on-one online career consultations conducted by professional human resources firms helped participants grasp the industry's manpower trends and channels of engagement.

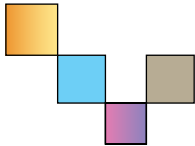


云端技术作为尖端科技应用的基础，能广泛应用于不同行业。有见及此，我们与AWS Educate共同推出“**数码港X AWS Educate云端运算基础课程计划**”，为大学及中学生提供免费的线上课程，向他们灌输云端科技的基础知识，并了解技术不同的商业应用。约500位14岁或以上的年轻参加者接触了最先进的人工智能、机器学习、网络安全、物联网、机器人制作及虚拟实境等科技，为他们及早装备，日后投身有关科技界别。

### 开启科技事业之门

科技界别的人才市场正蓬勃扩展，数码港学院以成为实习和就业平台为目标，让有志投身科创的求职者一展实力。“**数码港虚拟互动招聘博览2021**”参与企业数目为历年之冠，汇聚超过170家大型企业、科技公司和初创企业，提供1,300多个与金融科技、智慧生活、数字娱乐、人工智能、大数据、区块链和网络安全相关的科技创新职位，让学生、毕业生及信息科技专业人员等求职者，有机会投身科创界。

鉴于企业对大湾区发展机会的兴趣日益增加，招聘博览更特设专区，展示政府“大湾区青年就业计划”下，由数码港社群公司提供的职位。博览期间，我们同时举行了约50场活动，包括线上就业研讨会、招聘讲座，以及由专业人力资源公司提供的个人履历指导、职业评估环节及一对一线上职业咨询等，帮助参加者掌握业界的人力资源趋势和求职渠道。



Cyberport Virtual Career Fair 2021 continues to adopt a virtual exhibition format, with the participation of over 170 major enterprises, technology companies and start-ups.  
2021年的“数码港虚拟互动招聘博览”继续沿用虚拟展览形式举办，汇聚了超过170家大型企业、科技公司和初创企业。

### Cyberport Virtual Career Fair 2021 数码港虚拟互动招聘博览2021

Over 170 家  
超过 170 家  
hiring companies  
招聘企业

Over 1,300 家  
超过 1,300 家  
openings  
职位

Around 50 场  
约 50 场  
webinars and  
recruitment talks  
线上研讨会和招聘讲座



### Riding the Wave of GBA

With the Greater Bay Area evolving into an international hub of innovation and technologies on the horizon, more tech talents and companies are attracted year-on-year to converge for synergistic development. The **Cyberport Greater Bay Area Young Entrepreneurship Programme (GBA YEP)** was jointly organised by the Department of Industry and Information Technology of Guangdong Province, the Office of the Government Chief Information Officer of the HKSAR and Cyberport to facilitate exchange and collaboration among young talents from Hong Kong, Guangdong and Macau. Last year, 160 youths out of about 350 applications from the regions were handpicked to attend the programme including a virtual bootcamp co-hosted by the Hong Kong Productivity Council. Nine winning teams have embarked on realising their projects under the CCMF for another six months.



Peter Yan, CEO of Cyberport (left) and Victor Lam, JP, Government Chief Information Officer of the Office of the Government Chief Information Officer (OGCIO) (right), attended the Ninth Guangdong/Hong Kong Cloud Computing Conference cum the Fourth Guangdong-Hong Kong-Macao Greater Bay Area ICT Conference, and officiated at the opening of the Ninth **Cyberport Greater Bay Area Young Entrepreneurship Programme** virtually.

数码港行政总裁任景信（左）及资讯科技总监办公室资讯科技总监林伟乔JP（右）出席第九届粤港云计算大会暨第四届粤港澳大湾区ICT大会，并以视像形式为第九届“数码港大湾区青年创业计划”进行启动仪式。

### Elevating Tech Savvy in Industries

At Cyberport, we are committed to uplifting digital proficiency of the workforce to keep abreast of the technological developments driving the new economy. Last year, we were entrusted by the Financial Services and the Treasury Bureau to debut the **Cyberport Financial Practitioners FinTech Training Programme**, covering a full range of FinTech topics such as RegTech, InsurTech, capital market trading, cybersecurity, blockchain, AI application, corporate ventures, etc. in 32 seminars and workshops. The Programme was met with enthusiasm from over 1,200 professional partakers from financial institutions. Attendees were particularly impressed by illustration of overseas and local FinTech applications by operating financial companies, and the transformative powers of blockchain and RegTech. The Government will work with Cyberport to explore the possibility of extending the Programme to enlighten more in-service practitioners with FinTech, thus boosting digital transformation of the industry.

### 捉紧大湾区发展机遇

随着大湾区发展为国际科技创新枢纽，每年吸引越来越多科技人才和公司把握机遇、协同发展。“**数码港大湾区青年创业计划**”由广东省工业和信息化厅、香港特别行政区政府资讯科技总监办公室和数码港三方联合举办，冀能促进香港、广东和澳门之间青年人才的交流合作。去年，该计划从来自三地约350名申请者中，选出160位青年参与该计划，出席包括我们与香港生产力促进局协办的虚拟训练营。九队胜出队伍已在“数码港创意微型基金”计划支持下，展开了额外六个月的项目实践期。

### 提升业界科技技能

数码港一直致力提高各行业从业员对数字知识的掌握，以迎上带动新经济的各种科技发展。去年，我们受财经事务及库务局委托，开展“**数码港金融从业员金融科技培训计划**”，其32场研讨会及工作坊涵盖金融科技的各个范畴，包括监管科技、保险科技、资本市场交易、网络安全、区块链、人工智能应用、企业创投等。该计划吸引了来自不同金融机构的1,200多位专业人士踊跃参与，他们对海外和本地金融科技应用、以及区块链和监管科技所带来的革新，留下深刻印象。政府将与数码港合作，探索扩展计划的可能性，让更多金融从业员能从中得到启发，进一步加速行业的数码转型。

To recognise the financial institutions for adopting FinTech applications from Cyberport start-ups during the Programme, Cyberport awarded the **FinTech Transformation Awards** to DBS Bank and JETCO, and the **FinTech Talent Development Award** to the Bank of China for signing up the most participants for the training sessions. Additionally, five practitioners from Sumitomo Mitsui Banking, China Minsheng Banking Corporation Limited, and the Bank of East Asia were bestowed the **FinTech Talent Award** for having completed the most training sessions.

为表扬参与的金融机构，在计划期间采用数码港初创企业研发的金融科技应用方案，数码港向星展银行及银通颁发“**金融科技数码转型奖**”。同时亦向有最多员工参与培训环节的中国银行颁发“**金融科技人才发展奖**”。此外，五位分别来自三井住友银行、中国民生银行和东亚银行的员工获颁发“**金融科技人才奖**”，以表扬他们完成最多培训环节。



With enthusiastic support from the financial institutions, over 1200 in-service financial practitioners participated in the Cyberport Financial Practitioners FinTech Training Programme. “数码港金融从业员金融科技培训计划”获1,200多位金融从业员参与，反应热烈。

### Looking Forward

Having served more than 3,500 participants during the first year of its inception, Cyberport Academy proved to be a productive nurturing ground for a broad spectrum of digital tech talent. We will build on the foundations to elevate Hong Kong's I&T competencies by diversifying its talent pipeline. Cyberport Academy will progress to be a transformative powerhouse with tech learning resources, enrichment courses, training programmes and internship opportunities offered by wide-ranging industries to set start-up pursuers and industry practitioners on the path to success.

Down the line, we strive to establish Cyberport Academy as a knowledge research institute and an IT think tank in a bid to tap into the creativity of tech bright sparks for cross-sectoral co-creation and steer our society and economy forward. We will also work towards deepening the ties with the Government, corporate institutions, academic entities and industry leaders to generate synergy for talent development and technological breakthroughs.

### 展望未来

数码港学院成立短短一年，已为超过3,500位参加者提供服务，在培育全方位数字科技人才方面，取得丰硕成果。我们将在此基础上，强化多元化人才培养，以提升香港的科创能力。数码港学院将持续汇聚各行各业的科技学习资源、增润课程、培训计划和实习机会，成为强大的增值及学习平台，扶助初创企业家和业界从业员踏上成功之路。

今后，我们将积极发展数码港学院成为知识研究中心及科创产业智库，引领跨行业共创，带动社会和经济稳步向前。同时，我们将着力加强与政府、企业、学术机构和业界领袖的联系，齐心协力推动人才发展，谋求科技突破。





## INDUSTRY DEVELOPMENT 产业发展

With the economy recovering from the pandemic, Cyberport reinforced its support to help community companies adapt to changes and turn challenges into opportunities. With steadfast commitment to creating a key economic driver for Hong Kong, we endeavoured to enrich the ecosystem for I&T, boost the development of our I&T industry, and propel digitalisation across industries and trades, taking the economy on track to make headway with sustainable growth.

随着经济逐渐从疫情中复苏，数码港积极加强对社群成员的支援，助他们灵活应变、化危为机。我们一直秉持为香港缔造新经济动力的使命，丰富科创生态系统，促进科创产业发展，并推动各行各业数字转型，引领经济在可持续发展路上迈步向前。

### Professional Consultancy Paves the Way

Professional services are indispensable in bolstering growth of start-ups from initial to more sophisticated stages, laying solid foundations for up-and-coming enterprises to emerge as industry and economic drivers. In 2020/21, Cyberport launched the **Cyberport Professional Services Network (CPN)** as a platform to source, bridge and match professional service providers with community companies, complementing the existing Cyberport Enterprise Network, Cyberport Investors Network and Cyberport Technology Network to enhance support for entrepreneurship.

Targeting the priority needs of start-ups, we have offered specific professional assistance in areas including legal, accounting, financing, marketing and corporate development services. The CPN was supported by over 20 full-service and specialised consultancy firms, including Deloitte China, Ernst & Young, KPMG, PwC, Baker & McKenzie and Grant Thornton Hong Kong, which provide services at competitive rates, with service clinics, engagement programmes and workshops free-of-charge or for nominal fees. We also launched an online service matching platform on iStartup.hk to facilitate further engagement and collaboration.

### 专业服务 助初创起飞

不论初创企业处于起步或较为成熟的阶段，专业服务仍是不可或缺，以支持其稳健成长，发展成为驱动行业及经济发展的新动力。2020/21年度，数码港推出了“**数码港专业服务网络**”，提供平台让社群企业接通专业顾问公司、建立联系和进行服务配对，配合现有的“数码港企业网络”、“数码港投资者网络”和“数码港科技网络”，提升创业支援。

我们针对初创企业在发展上的特定需要，提供包括法律、会计、财务、市场营销及企业发展等专业服务支援。“数码港专业服务网络”获得超过20家提供一站式服务的专业顾问公司支持，包括德勤中国、安永、毕马威、罗兵咸永道（普华永道）、贝克·麦坚时律师事务所和致同（香港）会计师事务所等。他们以优惠价格为社群企业提供专业服务，并以免费或象征性收费提供“初创诊所”服务、交流活动和工作坊。数码港亦在iStartup.hk增设服务配对平台，支援初创企业与网络成员进一步合作。

### Tech Enhancement for Digitalisation

Synergising with CPN to buttress start-ups in different development stages with technological support, The **Cyberport Technology Network (CTN)** continued to empower start-ups with the latest technologies, tools and services of leading tech corporations to amplify the reach of their solutions. During the year, the CTN arranged 63 business matching sessions with 15 CTN members, taking a start-up attendance of over 140.

The free service credits offered by CTN members help start-ups get to market faster and at a lower cost, providing higher value-added to start-ups. During the year, the six CTN partners, AliCloud, Google, AWS, Microsoft, Huawei and Oracle offered free cloud service credits worth more than US\$600,000 to community companies. Cyberport also entered into a collaboration with a new CTN member, IBM China/Hong Kong, to offer community companies with priority admission to the “Start-up with IBM” programme. Participating start-ups received up to US\$120,000 of cloud credits per annum and gained access to IBM’s experts and enterprise-grade cloud, data, IoT, blockchain and AI technologies.

### 技术提升 引领数字化

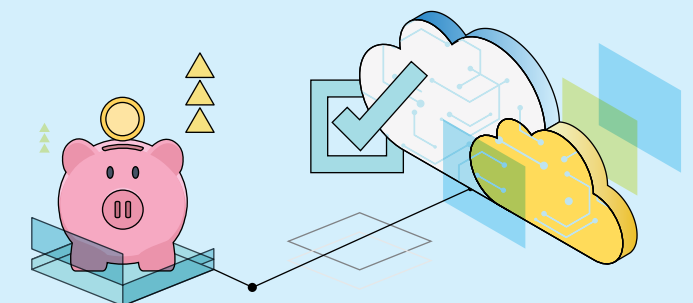
“**数码港科技网络**”则与“数码港专业服务网络”相辅相成，以科技支援在不同发展阶段的初创企业，继续为他们提供领先科技企业的最新技术、工具和服务，让初创企业发挥所长，增强其方案的应用范围。过去一年，我们安排了15家网络成员举行63场业务配对环节，初创企业参与次数超过140。

网络成员提供的免费服务信用额，能协助初创企业更快地以更节省成本的方式投入市场，为初创企业提供高增值效益。年内，阿里云、谷歌、亚马逊网络服务公司、微软、华为、甲骨文共六家科技网络合作伙伴，为社群公司提供价值超过60万美元的云端信用额。数码港同时与科技网络新成员IBM中国／香港合作，为社群公司提供优先入围“Start-up with IBM”计划的机会。参与的初创企业每年可获得高达12万美元的云端信用额，优先接触IBM专家和其企业级的云端系统、数据、物联网、区块链和人工智能的技术。

Cyberport Technology Network  
members offered free cloud service  
credits worth more than

“数码港科技网络”成员提供的免费云端  
信用额总值超过

**US\$720,000**



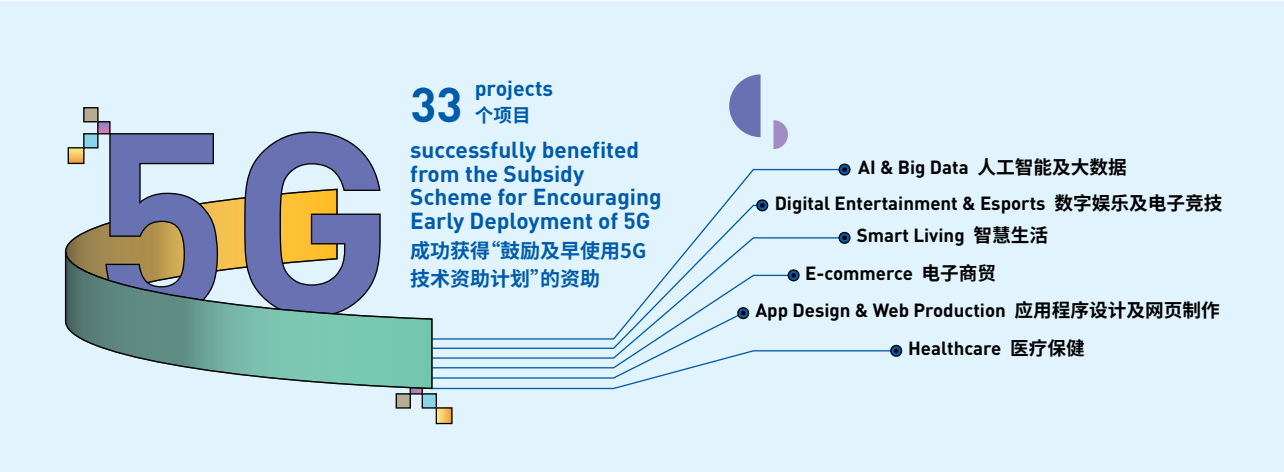


Many of the collaborations yielded powerful results. For example, with the launch of 5G and the “Subsidy Scheme for Encouraging Early Deployment of 5G” initiated by the Government, Cyberport lined up community companies and the CTN’s 5G operators to jointly apply for the subsidy and spur the development of 5G solutions. A total of 33 projects, ranging from e-commerce, smart living, and digital entertainment/esports to AI/big data, healthcare, and app design/web production, secured around HK\$15 million of funding from the Scheme.

CTN members that are systems integrators, resellers, and service partners also bridged community companies with business opportunities. Through referral by AWS, Cyberport community member, Team Concepts, won two contracts to deploy smart healthcare and smart building systems at a government body. CLEARgo, an e-commerce company, was awarded three contracts to deploy its e-business solutions for Canon.

丰硕的合作成果并不止于此，例如当去年5G技术发展如火如荼之际，政府推出了“鼓励及早使用5G技术资助计划”，数码港连系社群企业与“数码港科技网络”的5G营运商，共同申请资助计划，以推动开发5G方案。合共33个项目透过计划获得超过1,500万港元的资助，方案范畴涵盖电子商贸、智慧生活、数字娱乐与电竞、人工智能和大数据、医疗保健、应用程序设计和网页制作。

“数码港科技网络”成员中包括系统整合商、经销商和服务合作伙伴，是社群公司的商业桥梁。在亚马逊网路服务公司转介下，数码港社群企业“天空社”成功取得两份合约，将为政府机构提供智慧医疗保健及智慧建筑系统。电子商贸服务公司CLEARgo则获得三份合约，为佳能部署电子商贸方案。



Spotlight on New Tech

Our outreach and matching efforts also continued virtually. During the year, we organised a series of Demo Days to showcase solutions with new technologies such as RegTech, InsurTech, LegalTech, WealthTech and blockchain from community companies to wide-ranging sectors.

崭新科技 亮眼面世

过去一年，我们马不停蹄于线上拓展网络和进行商业配对。年内，我们举办了一系列演示日，向不同业界展示社群企业的崭新科技方案，包括监管科技、保险科技、法律科技、财富管理科技和区块链等。



Cyberport organised the WealthTech Demo Day in partnership with the Chinese Financial Association of Hong Kong, and the Hong Kong Securities and Investment Institute. Seven Cyberport start-ups showcased their latest solutions for the securities sector virtually, helping financial institutions to identify partners. 数码港联同香港中国金融协会及香港证券及投资学会合办WealthTech Demo Day，邀得七家数码港初创企业，在线上向证券业界介绍其创新方案，为金融机构配对合作伙伴。

Notably, we partnered with InvestHK and Hong Kong Science and Technology Parks Corporation to host the online Hong Kong stop of the ITC+DIA World Tour, the world’s largest international InsurTech event, to enable start-ups to build global networks and capture growth opportunities.

For blockchain, we rolled out the “Block adVenture” PoC Presentation Day in conjunction with industry leaders R3 and FORMS HK, inspiring start-ups to integrate blockchain technology into their innovations for diverse applications ranging from Chinese medicine quality control, small amount remittance to music distribution, facilitating the development of blockchain application in different areas.

Meanwhile, through active participation in large-scale industry events including Hong Kong FinTech Week, the Asian Financial Forum, and the Hong Kong Blockchain Week, Cyberport shared industry insights, discussed industry developments, taking advantage of the online format of the events to showcase our start-ups at the virtual Cyberport Pavilions to increase exposure for them.

当中最为瞩目的是我们与投资推广署和香港科技园公司合作，举办了全球最大型线上巡回保险科技会议“ITC+DIA World Tour”香港站，让初创企业建立环球网络，把握发展机会。

在区块链方面，我们与业界先驱R3和FORMS HK合作，推出“Block adVenture区块链方案比赛”，启发初创企业将区块链技术融入其创新方案，并作多元化应用，例如中医药品质监控、小额汇款及音乐发行等，推动区块链在各个范畴的发展。

同时，数码港积极参与不同大型业界活动包括“香港金融科技周”、“亚洲金融论坛”和“香港区块链周”，分享业界洞见、讨论产业发展，并善用活动的网上平台，在虚拟数码港展馆展示初创企业的解决方案，为他们争取曝光。



As the city’s largest FinTech community, Cyberport was the Asian Financial Forum’s FinTech partner for the third consecutive year, hosting a thematic breakout session. 作为香港最大的金融科技社群，数码港已连续第三年成为“亚洲金融论坛”的金融科技合作伙伴，并举办了专题分组论坛。



### FinTech Forges Ahead

Our FinTech community remains the largest in Hong Kong. According to InvestHK, Hong Kong has over 600 FinTech companies and start-ups, among which nearly 400 companies belong to the Cyberport's FinTech community, accounting for two-thirds of the total. In addition to having all of Hong Kong's virtual insurers (Bowtie, OneDegree, ZA Life, Avo Insurance) and two of its virtual banks (WeLab Bank and ZA Bank) in our FinTech community, our FinTech ecosystem is continually growing in diversity and sophistication. In recognition of its efforts in nurturing FinTech start-ups and fostering the financial industry's digital transformation, Cyberport was awarded the "FinTech Ecosystem Contribution Honorary Award" by the Institute of Financial Technologists of Asia (IFTA) at the IFTA FinTech Achievement Awards.

### 金融科技 前进领先

数码港金融科技社群继续保持全港最大的规模。根据投资推广署的资料, 本港有逾600家金融科技公司及初创企业, 当中接近400家属于数码港金融科技社群, 占整体数目的三份之二。数码港金融科技社群除了涵盖香港所有虚拟保险公司(保泰人寿、OneDegree、众安国际、安我保险)及两家虚拟银行(汇立银行和众安银行), 我们的金融科技生态圈亦更见多元和成熟。为表扬数码港在培育金融科技初创, 以及促进金融业数字化转型的贡献, 数码港于亚洲金融科技师学会“IFTA金融科技成就大奖”中, 获颁发“金融科技生态贡献奖”。



In recognition of the efforts in nurturing FinTech start-ups, Cyberport was awarded the FinTech Ecosystem Contribution Honorary Award.  
数码港致力培育金融科技初创, 努力备受认可, 获颁“金融科技生态贡献奖”。

To maintain the momentum of the FinTech sector, Cyberport partnered with the Government to implement several support initiatives to bolster the sector's growth. We were commissioned by the Financial Services and the Treasury Bureau (FSTB) to administer the **FinTech Anti-epidemic Scheme for Talent Development (FAST)** to incentivise FinTech job creation, encourage talent development and strengthen the ecosystem. During the year, more than 600 applications from start-ups and FinTech enterprises were approved, and over 430 newly created jobs were filled.

随着金融科技趋势已然成形, 数码港与政府合作, 实施了多项支援措施以促进产业高速发展。我们获财经事务及库务局委托推行“**抗疫基金金融科技人才计划**”, 以创造更多与金融科技相关的就业机会、鼓励人才发展及强化生态系统。年内, 已有超过600个来自初创企业及金融科技企业的申请获批, 超过430个新增就业机会已聘得雇员。

To expedite the launch of FinTech solutions into markets, increase industry adoption, and spark financial innovation in Hong Kong, we also launched the **Fintech Proof-of-Concept Subsidy Scheme**, as entrusted by the FSTB, in February 2021. The Scheme sought to match FinTech companies with regulated financial institutions to conduct proof-of-concept projects to help industry looking for solutions to resolve their pain points.

为了加快香港的金融科技方案投入市场、提高采用率, 并启发更多金融创新, 我们同时接受财经事务及库务局的委托, 于2021年2月推出“**‘拍住上’金融科技概念验证测试资助计划**”。该计划旨在将金融科技公司与受监管的金融机构进行配对, 进行概念验证测试, 以解决业界急需良策的困难痛点。

### Smart Living Flourishes

The Cyberport Community now comprises over 750 companies that specialise in smart living domains such as HealthTech, IoT applications and EdTech, remaining to be the largest community cluster in Cyberport.

Cyberport launched the **Braving the Epidemic campaign** at the beginning of 2020 to connect our smart living cluster to the world. More than 70 solutions specialising in Distance Learning and Work from Home, Medical and Healthcare, Insurance and Relief Funds, and Household and Workplace Improvement have offered relief and empowerment to individuals, families and businesses to rise to challenges amid the pandemic.

The campaign also galvanised cross-sector collaboration, spurring the adoption of EdTech, HealthTech and green technologies in relevant industries. During the year, more than 30 collaborations were carried out with the Government, businesses and NGOs, benefitting over 40,000 users and generating significant social value. The campaign attracted widespread media attention with more than 300 pieces of media coverage. Six participating start-ups were recognised at ET Net's Health Partnership Awards 2020 and the Pandemic Innovative Digital Solution Awards 2020.

During the Connected Cities Conference organised by KPMG at the StartmeupHK Festival 2020, four Cyberport start-ups were invited to share their experiences in innovating for the new normal to an international audience. Through the events organised by the Commerce and Economic Development Bureau and the Hong Kong Trade Development Council, the campaign and solutions were promoted to ASEAN nations. Subsequently, Rice Robotics' disinfection and delivery robots were adopted in Japan and Thailand, Snapask's online tutoring platform and Education Technology (EdTech) solution was picked up in Vietnam, while Farmacy's hydroponic farms found new homes in Thailand.

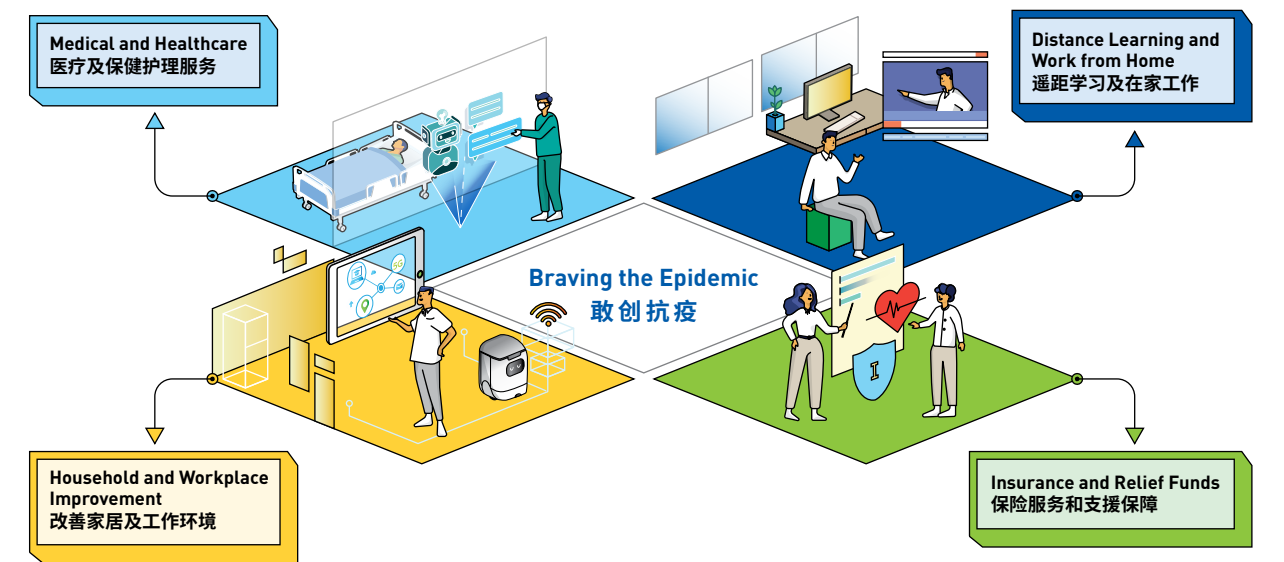
### 智慧生活 新机焕发

数码港社群目前有超过750家专门研发智慧生活应用的公司, 包括医疗科技、物联网应用及教育科技等, 继续成为数码港最大的社群。

2020年初数码港发起“**敢创抗疫**”行动, 把从事智慧生活创新的社群企业与世界联系起来。超过70个应对遥距学习及在家工作、提供医疗及保健护理服务、保险服务和支援保障, 和改善家居及工作环境的方案, 均为个人、家庭和企业提供了不同程度的支援, 以面对疫情带来的挑战。

“敢创抗疫”行动成功推动跨界别的合作, 促使业界应用教育科技、健康科技和绿色科技。过去一年, 超过30项与政府、企业和非政府组织的合作已经展开, 受惠用户超过四万名, 创造显著的社会价值, 并获超过300篇媒体报导。参与行动的六家初创企业更获得《经济通》主办“2020健康同行伙伴大奖”, 以及“抗疫创新数码方案奖2020”的嘉许。

StartmeupHK创业节2020期间, 在毕马威举办的“互联城市会议”中, 四家数码港初创企业获邀向国际观众分享他们在新常态下的创新经验。同时, 透过商务及经济发展局和香港贸易发展局举办的活动, 我们的“敢创抗疫”行动及参与的智慧生活企业, 亦获推广至东盟国家; 现时Rice Robotics的消毒和送递机器人已应用于日本和泰国, Snapask的线上补习平台和教育科技方案在越南被采用, 而“水耕细作”的水耕农场也成功落户泰国。





Technology Augments Education

Education technology (EdTech) was unquestionably one of the fastest-growing sectors spurred by the pandemic. Cyberport is now home to around 140 EdTech start-ups. To bolster the growth of Hong Kong's EdTech start-ups, enrich the ecosystem and reinvent education for the 21st century, Cyberport partnered with Esperanza and launched the **EdVentures Global Business Acceleration (GBA) Fellowship** to support EdTech start-up development. The partners also hosted the Edventures Global Business Acceleration Summit during the Cyberport Venture Capital Forum 2020 to explore EdTech's global developments and ventures. We also organised the STEM+E Summit x EdTech Demo Day, inviting teachers and principals of some 70 primary and secondary schools to learn in-depth about the EdTech solutions from 23 start-ups.

Digital Entertainment and Esports in Full Bloom

Cyberport's digital entertainment and esports cluster now houses nearly 150 start-ups and companies, specialising in the areas along the entire industry chain, from game publishing to digital entertainment tools, distribution and licensing, content and esports team management to game, media and tournament platforms.



While the pandemic shut down many physical esports events, our work in fostering the holistic development of the digital entertainment and esports industry was not deterred. The **Digital Entertainment Leadership Forum (DELDF) 2020** returned in a virtual and interactive format to shed light on the "New Normal of Digital Entertainment: From Gamification to Esportification". The event featured over 70 speakers from gaming, entertainment, sports, esports, tech and education, alongside thrilling show matches and online tournaments, which garnered over 600,000 views from almost 30 countries or regions on the online platform.



The two-day Digital Entertainment Leadership Forum 2020 was held in a virtual and interactive format. "2020数码娱乐领袖论坛"一连两天以虚拟互动形式举行。

科技发展 提升教育

教育科技无疑是疫情下应运而生、增长最快的产业之一。数码港现有约140家教育科技初创企业。为支援香港教育科技初创企业的发展，同时丰富生态系统和重塑21世纪的教育模式，数码港与“薯片叔叔共创社”合作推出“**教育科技企业全球拓展计划**”，协助教育科技初创拓展市场。计划的合作伙伴亦在“数码港创业投资论坛2020”期间举办了“全球教育企业峰会”，共同探索教育科技的全球发展和机遇。我们亦举行了“STEM+E Summit x EdTechDemo Day”，邀请约70家中小学的校长和教师到访，深入了解23家初创企业研发的教育科技方案。

数码娱乐及电竞 百花齐放

数码港的数码娱乐和电竞社群现有接近150家初创企业和公司，覆盖整个产业链的专业范畴，从游戏开发到数码娱乐内容创作工具、分销及版权、内容及电竞团队管理，以至游戏、传播媒介和竞赛平台。

The **Esports Premier League (EPL)**, organised by the Esports Association Hong Kong and long supported by Cyberport to drive industry growth, launched its first season in May 2020. The month-long competitions for three game titles attracted more than 300 teams of pro-gamers and amateurs alike. To cultivate players even during social distancing, we supported more online esports tournaments and competitions catered for players of different levels. The Grand Final games of the Asia Mobile Esports Tournament 2021 attracted amateur, semi-pro and professional players. Meanwhile, the Student eSports Cup, jointly organised by the Hong Kong Student Esports Association, Razer and Cyberport, drew more than 800 students from secondary schools and tertiary institutions.

由香港电竞总会举办的“**香港电竞超级联赛**”一直在数码港支持下，推动产业发展，并于2020年5月推出首个赛季。为期一个月、围绕三个电竞游戏的比赛吸引了超过300队职业队伍和业余爱好者参加。为了在社交距离限制下继续栽培电竞选手，我们支持了更多为不同级别选手而设的线上电竞锦标赛和赛事；包括获业余、半职业和职业选手参与的“亚洲手游电竞联赛2021”总决赛。由香港学生电竞总会、雷蛇和数码港联合主办的“学生电竞杯”，更吸引了约800名来自中学和大专院校的学生。

Digital Entertainment Leadership Forum 2020 2020数码娱乐领袖论坛



With the injection of HK\$100 million funding from the Government to develop Hong Kong as an Asian esports hub, the **Esports Industry Facilitation Scheme (EIFS)** and **Esports Internship Scheme (EIS)** were launched alongside other initiatives. Last year EIFS approved financial assistance and venue sponsorships for 68 events and competitions (including 34 online events), 12 talent cultivation and training courses, and three overseas exchanges. Meanwhile, the EIS provided subsidies for 55 internships in 26 companies.

为打造香港成为亚洲电子竞技中心，香港政府向数码港注资一亿港元，推行包括“**电竞行业支援计划**”及“**电竞实习支援计划**”等相关措施。“电竞行业支援计划”于年内提供财政资助和场地赞助予68个活动和比赛（包括34个线上活动）、12个人才培育和训练课程，以及三个海外交流项目。“电竞实习支援计划”则为26家公司的55个实习岗位提供资金补贴。



Esports racers the Mok Brothers and their coach share their secrets to success. 电竞车手莫氏兄弟及其军师教练于论坛上分享成功之道。



### Multifaceted Cultivation of Esports Talent

Success stories continued to emerge from the start-up front in the esports sphere. Most remarkably, Talon Esports, a high-flying esports company and Cyberport incubatee, entered into a multi-year partnership with Paris Saint-Germain (PSG) to co-brand its “League of Legends” (LOL) team to compete in regional and global LOL tournaments. They were also appointed as the official partner by game developer Riot Games to organise competition in Hong Kong and Taiwan. Already enjoying millions of fans worldwide and success in multiple titles, Talon Esports also raised US\$2 million in seed funding.

Esports and sportification are also gaining popularity in academia. In partnership with the Association of Pacific Rim Universities (APRU) which is now based in Cyberport, we launched the **APRU Esports Fellowship Program** to foster future esports leaders. In addition, we debuted the Esports MetaGame Conference during DELF 2020 to explore building socially beneficial and economically productive esports ecosystems.

We also organised more experiential and inspirational events for primary and secondary school students. These include hosting an exhilarating RoboMaster Youth Tournament (Hong Kong) that combined robotics and STEM, which attracted more than 200 students from 50 schools, and the first virtual concert in Hong Kong, C AllStar Virtual Live, hosted on Minecraft platform. To meet the growing appetite for esports events and to cultivate a spectator base for local players, casters, developers and creators, we launched a dedicated Cyberport Esports YouTube channel to stream local and international esports events for free. After only four months of operation, we already live-streamed 26 tournaments and accumulated more than 100 hours of content.

### Awards Galore

Accolades and recognitions continued to mount for community companies of different sizes and specialisations. Last year witnessed the record-high number of 225 awards received by community companies. At the **Hong Kong ICT Awards 2020**, 21 members of the Cyberport community chalked up a total of 23 awards across eight categories, including Grand Awards in the Digital Entertainment category (3 MindWave) and Smart Mobility category (Maphive Technology). At the **ETNet FinTech Awards 2020**, 29 FinTech companies claimed 31 awards across 11 categories, including “FinTech of the Year 2020” (WeLab) and “FinTech of the Year 2020 in Start-up” (Digital Transaction).



### 全方位培育电竞人才

数码港于培育电竞初创方面屡创佳绩，专营电竞战队管理的数码港培育公司Talon Esports，年内就与巴黎圣日耳门签订多年合作协议，以联合品牌形式让其“英雄联盟”团队，于区域性及全球英雄联盟锦标赛作赛；他们亦成功获游戏开发商Riot Games授权，成为香港及台湾赛事的官方合作伙伴。Talon Esports及其战队在全球拥有数百万支持者，在多项游戏中屡获殊荣，公司更于年内筹集了200万美元的种子资金。

电竞及电竞化发展在教育界别亦渐受支持，我们与已进驻数码港的环太平洋大学协会(APRU)合作，推出了“**APRU电竞人才培育计划**”，以栽培未来的电竞先锋。此外，我们在“2020数码娱乐领袖论坛”期间，举办了“EsportsMetaGame Conference”会议，探讨如何构建具社会效益和经济产能的电竞生态系统。

我们为中小學生举办了众多体验式和具启发性的电竞活动，当中包括结合机器人竞技、编程和STEM教育的“机甲大师青少年挑战赛”（香港站），吸引来自50所学校超过200名学生参加；还有利用Minecraft游戏平台举办的本港首个虚拟演唱会C AllStar Virtual Live。随着观赏电竞赛事的需求日益增长，我们推出了专属的数码港电竞YouTube频道，免费串流播放本地和国际电竞赛事，在满足观众需求之余，亦为本地选手、评述员、开发及创作人才拓展更广阔的观众群。频道启用仅四个月，已直播了26场比赛，累计超过100小时的内容。

### 科创成果 屡获殊荣

数码港不同规模及各个专业的社群企业持续获得认可及殊荣，去年社群企业所获的奖项达225项，为历年之冠。在**2020年香港资讯及通讯科技奖**中，数码港社群的21位成员囊括八个类别的23个奖项，包括“数码娱乐大奖”（3 MindWave）及“智慧出行大奖”（蜂图科技）。由经济通举办的“**2020金融科技大奖**”中，29家金融科技公司在11个类别中赢得31个奖项，包括“2020金融科技大奖”（汇立银行）和“2020金融科技大奖－初创企业”（数字交易有限公司）。

Internationally, at the revered **JUMPSTARTER 2021**, organised by the Alibaba Entrepreneurs Fund to recognise the world’s best innovators and innovations, 24 Cyberport community companies were shortlisted into the Top 200. Two Cyberport start-ups even claimed four of the top awards. Rice Robotics nabbed the illustrious JUMPSTARTER 2021 award, the “Best JUMPSTARTER – Smart City” award, and the “Social Impact Startup Award”, while Benefit Vantage claimed the “Best JUMPSTARTER – FinTech” award. At the **World Summit Awards 2020**, CoronAI and IPification were the only two companies from Hong Kong recognised for exemplary social impact in the categories of “Health & Well-Being” and “Business & Commerce” and for advancing the United Nations’ (UN) Sustainable Development Goals.



Maphive Technology, with its barrier-free indoor navigation platform, won the “Smart Mobility Grand Award” and the Gold Award in the “Smart Mobility (Smart Tourism)” stream at Hong Kong ICT Awards 2020.

蜂图科技凭借“蜂图无障碍室内导航平台”于2020年香港资讯及通讯科技奖中获得“智慧出行大奖”及“智慧出行（智慧旅游）奖”金奖。

### Cyberport Community Companies 数码港社群企业



“Animoca Brands is continuing to grow in Cyberport this new wave of internet and blockchain through non-fungible tokens (NFT) by delivering essentially Web3.0. 20 years after being here in Cyberport to deliver the next wave of industry revolution here at Cyberport.”

“Animoca Brands通过非同质化代币 (NFT)，继续在数码港推动互联网及区块链的新浪潮，打造Web3.0。在数码港扎根20年后，我们希望在同一个地方引领下一波产业改革热潮。”

Cyberport’s 5th unicorn  
数码港第5家“独角兽”企业

Cyberport’s 1st blockchain gaming community member  
数码港首家开发区块链游戏的社群成员

### Looking Forward

Cyberport will continue to set the stage for community companies to fly higher in the years to come, especially by strengthening connections with the GBA for start-ups to make capital out of new opportunities. With the support of Cyberport’s various networks, new initiatives are underway to offer business training, market access, support and connections for community companies to expand business into the GBA and beyond. As digital transformation is on the rise in the financial sector with demand for a wider range of technologies, we will deepen support for the FinTech community to develop diversified solutions, speeding up the integration of technology into industry for enhanced competitiveness. Meanwhile, riding on the success of the “Braving the Epidemic” campaign, we endeavour to forge further collaborations and investment opportunities for start-up solutions for smart living. With promising prospects for the esports industry, more events combining educational and esports elements are in the pipelines to inject new blood into the industry through talent cultivation.

### 展望未来

数码港将继续为社群企业创造有利条件，尤其加强与大湾区联系，让初创企业捉紧最新机遇，在来年飞得更高更远。而在数码港多个网络伙伴的支持下，新计划陆续展开，为社群企业提供商业培训、拓展市场机会、支援和联系，以助其拓展业务至大湾区及其他地区。随着金融业界加速数字转型，所需技术涉及更广范畴，我们会加强对金融科技社群的支援，助企业研发更多元方案，以加快业界融汇科技，提升竞争力。而在“敢创抗疫”行动的成功基础上，我们将积极为初创企业的智慧生活方案促成更多合作和投资机会。乘着电竞产业发展炽热，我们会举办更多结合教育和电竞元素的活动，为产业发展培育人才，注入新血。





## INTEGRATION OF NEW AND TRADITIONAL ECONOMIES

新经济及传统经济融合

Accelerated digital transformation across industries has uncovered fresh opportunities for us to reimagine the old and invent the new. From FinTech, smart living, digital entertainment and esports, to AI, blockchain and cybersecurity – our community members are ready to revolutionise business practices with innovative solutions.

Cyberport expanded its engagement with business, government, industry and society to create synergy and amplify impact, bridging community companies with enterprises, fostering positive-sum developments, spurring adoption, and integrating new and traditional economies.

随着各行各业数字转型、迅速发展所带来的机遇，让我们透过创新提升传统价值，令行业焕发新姿。在数码港社群内，不论是从事金融科技、智慧生活、数字娱乐及电竞、人工智能、区块链或网络安全等范畴的初创企业和科技公司，正蓄势待发，以创新方案革新商业营运。

数码港致力加强与商界、政府、不同行业和社会的联系，从而带动协同效应并提升影响力。我们同时联系社群公司与企业，促进正和发展，带动各界采用创新方案，融合新经济与传统经济。

### Fruitful Collaborations for Added Value

Cyberport Enterprise Network (CEN) continued to dedicate efforts to enterprise outreach and business solutions matching. In 2020/21, the CEN welcomed new enterprise members from a broader diversity of industries, including property development, retail, entertainment, ICT and e-commerce. This is an apt reflection of value generation by our start-ups, tech companies and their market-ready solutions for society, and all industries and trades.

During the year, CEN engaged 45 members to arrange 74 business matching sessions, garnering an aggregate start-up turnout of over 260. The matching sessions spanned wide-ranging industries, which included food and beverage (F&B), logistics, property management, retail, ecommerce, cargo terminal services and NGOs, signifying that CEN went the extra mile to expand its outreach, connecting NGOs and social enterprises with our digital tech community companies to drive digital transformation in these sectors.

Success stories were aplenty. Indeed, many enterprises are turning to Cyberport as their one-stop shop for innovative solutions and regard us as their extended innovative teams. For instance, the Haven of Hope Christian Service (HOHCS) signed a PoC with the IoT start-up, Descamps.Technology, to deploy 20 Descamps' sensors at elderly homes and service centres to assist in elderly care.

### 通力合作 共创价值

“数码港企业网络”一如既往，致力开拓企业联系及促进商业方案配对。于2020/21年度，“数码港企业网络”增添的企业成员来自更多元化的行业，包括物业发展、零售、娱乐、信息及通讯科技，以及电子商贸。这正好反映我们的初创企业、科技公司及他们适合市场的方案，为社会和广泛行业创造价值。

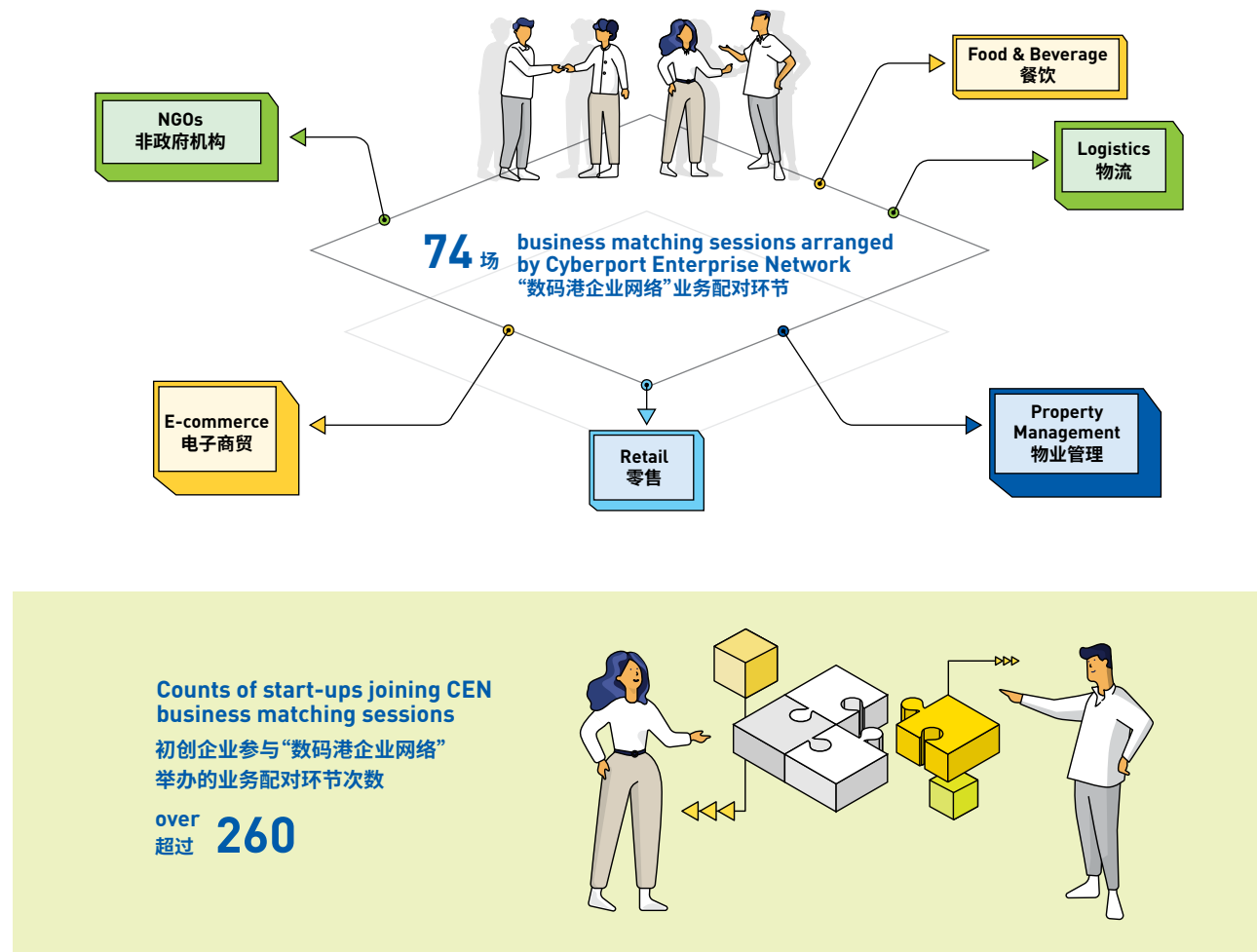
过去一年间，“数码港企业网络”联系45家网络成员，以安排74场业务配对环节，获得初创企业参与次数超过260次。业务配对环节横跨不同行业，包括餐饮、物流、物业管理、零售、电子商贸、货柜码头服务和非政府组织等，反映网络积极拓展对外联系，更为非政府组织及社企搭建桥梁，连结数字科技社群企业，协助不同界别推动数字转型。

事实上，许多企业已视数码港为寻找创新方案的一站式服务点，成为他们创新团队的后援。“数码港企业网络”亦促成了不少成功例子，当中包括基督教灵实协会与物联网初创企业德柯斯科技合作的概念验证，协会经营的护老院和服务中心将会装置20个智能感测器，为长者护理服务提供协助。



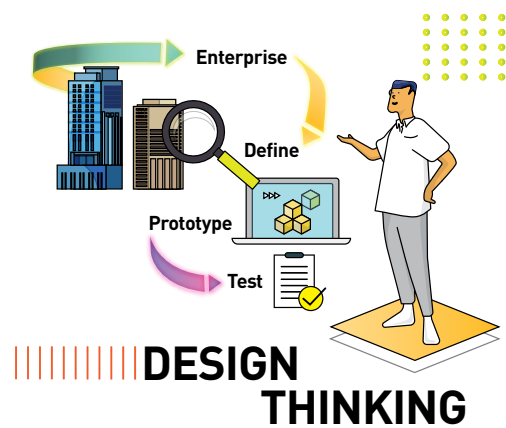
Cyberport Enterprise Network arranged visit for the Haven of Hope Christian Service to Descamps. Technology's office to explore possible collaboration.  
“数码港企业网络”为基督教灵实协会安排到访德柯斯科技的办公室，探讨合作机会。





We curated business matching sessions for community start-ups to match with CEN members which are established corporates, such as Centaline Group, Chinachem Group, Sino Group, Chicco Hong Kong, Openrice (HK), Nan Fung Development, MTR and E-Business Solutions Ltd. The matchings resulted in various deals. These include Sino Group's award of a HK\$600,000 contract to Studio-R to implement HOMEY solution in Sino Inno Lab for a new interactive experience in home living; Vision Matrix entering a service contract worth HK\$600,000 to provide a bone recognition and happiness statistics solution for the dance institute, iDance; and digital marketer Mojodomo assisting Chicco Hong Kong to develop a commission-based marketing campaign on Alipay. Moreover, the Taste of Asia Group awarded two contracts worth more than HK\$2.4 million to Legato to develop an app and an internal B2B ordering system for its restaurants.

我们精心策划商业配对环节，让初创企业与大型企业的网络成员配对，例如中原集团、华懋集团、信和集团、Chicco香港、香港开饭喇、南丰发展、港铁和资汇科技。配对环节促成多宗交易，包括信和集团批出价值60万港元的合约予历奇工作室，于“信和创意研发室”设置“HOMEY”应用程序，提供崭新居家互动体验；微马科技签订了价值60万港元的服务合约，为舞蹈学院iDance提供骨骼识别和快乐指数统计方案；电子市场推广初创Mojodomo则协助Chicco香港在支付宝平台上，设计佣金式的市场推销活动。另外，亚洲国际餐饮集团与手机程序及软件开发公司Legato签订两份总值超过240万港元的合约，为集团旗下餐厅开发应用程序和内部商用B2B订购系统。



Cyberport's start-ups joined a Design Thinking Workshop with Cyberport Enterprise Network members New World Development and Ho & Partners Architects Engineers & Development Consultants Ltd.

数码港初创参加由“数码港企业网络”成员新世界发展及何显毅建筑工程师楼地产生发展顾问有限公司举办的设计思维工作坊。

## Innovations Embraced by the Public Sector

All along the line, Cyberport has served as a hub connecting the public sector with innovative solutions, and a supportive advocate of the Government's Smart City Blueprint for Hong Kong 2.0 and the "iAM Smart" one-stop service platform. We organised an array of events in 2020/21, with the view to enabling start-ups and tech companies to better grasp the needs of Government departments, and for the Government departments to understand the scope, diversity and possibilities of digital technologies.

We charted six technology forums in joint forces with the Office of the Government Chief Information Officer, the Hong Kong Productivity Council, and the Hong Kong Science and Technology Parks Corporation. Topics spanned robotics technologies for public services, 5G and Wi-Fi, technological solutions for remote work, open data and analytics, and support for the elderly and persons with disabilities. Our community companies including GRWTH, leapxpert, Unisoft, EventX, Teamnote and Microsoft, joined as speakers to share their insights. We also cooperated with the Efficiency Office of the Government and organised the Innovation and Technology Trade Show Live 2020 F/W. A total of 20 community companies pitched their solutions to over 300 representatives from nearly 50 Government bureaux and departments.

In addition, our start-ups participated in the virtual E&M I&T Day 2020, organised by the Electrical and Mechanical Services Department (EMSD). During the year, solutions were added to the EMSD's E&M InnoPortal that presents the digital solution needs of Government departments, and accepts project proposals and matching.

## 公共界别 力求创新

数码港一直是连结公共界别与创新方案的枢纽，积极推动特区政府“智慧城市蓝图2.0”及“智方便”一站式服务平台。我们于2020/21年度筹划了一系列活动，让初创企业和科技公司更易掌握政府部门的需求，同时让政府部门了解数字科技所涉及的范围、多样性和可能性。

数码港联同政府资讯科技总监办公室、香港生产力促进局及香港科技园公司举办六场科技论坛，主题涵盖为公共服务而设计的机器人技术、5G和Wi-Fi、遥距办公科技方案、开放数据和分析，以及专为长者和残疾人士而设的科技支援。我们的社群企业包括GRWTH、leapxpert、紫晟科技、EventX、Teamnote和微软，均参与演讲分享见解。我们亦与政府效率促进办公室合作，举办“2020创新及科技商贸展览”，有合共20家社群公司，向来自近50个政府决策局和部门的300多名代表演示及推广他们的方案。

另外，我们的初创企业参与了由机电工程署举办的虚拟“机电创科日2020”。同时亦有方案于年内新增至机电工程署的“机电创科网上平台”，该平台罗列各政府部门对数字方案的需求，让科技创业界提供相应的科技创新解决方案以作配对。



A total of 20 Cyberport community members pitched their solutions to officials representatives from Government bureaux and departments at the Innovation and Technology Trade Show Live 2020 F/W.

合共20家数码港社群公司于“2020创新及科技商贸展览”向政府决策局和部门演示及推广他们的方案。



Cross-sectoral Bridge for I&T

Cyberport continued to enhance engagement with ICT industry associations to spur cluster development and strengthen industry connections. In 2020/21, Cyberport collaborated with the Hong Kong Wireless Technology Industry Association, the Hong Kong Retail Technology Industry Association (HKRTIA), and the Communications Association of Hong Kong on hosting “Cyberport Community Connect” thematic webinars for industry exchanges. The webinars covered IoT, RetailTech, online to offline (O2O)/digital marketing, augmented reality (AR)/ virtual reality (VR), esports, digital entertainment, smart cities and 5G. Six community companies, namely Softhard.IO, Mad Gaze, Wada Bento, Mojodomo, Roborn and Formula Square, were invited to discuss industry trends, challenges and prospects with industry luminaries. More than 130 industry leaders and professionals joined the sessions to exchange views and insights. The events won the approval of participants, with more than 80% of respondents acknowledging the events as insightful in response to evaluations.

創新科技 跨界橋樑

数码港继续加强与信息及通讯科技行业不同组织之间的互动，以推动业界发展及巩固行业联系。2020/21年度，数码港与香港无线科技商会、香港零售科技商会及香港通讯业联合会合作，举办“Cyberport Community Connect”主题网上研讨会，促进业界交流。线上研讨会涵盖物联网、零售科技、线上到线下营销模式（O2O）／数字营销、扩增实境／虚拟实境（AR/VR）、电竞、数字娱乐、智慧城市和5G。六家数码港社群公司，分别为Softhard.IO、Mad Gaze、和田升当、Mojodomo、路邦科技和Formula Square，获邀与业界知名人士讨论行业趋势、挑战和前景。超过130位业界领袖和专业人士参与多个环节，互相交流意见和见解。活动备受与会者欢迎，超过八成受访者在回应评价时，认为活动裨益良多。



Through Cyberport Community Connect programme, four major telecommunications service providers and Cyberport start-ups explored how 5G accelerated the development of smart city and digital entertainment in Hong Kong. 四大电讯商与数码港初创透过“Cyberport Community Connect”计划，探讨5G如何推动香港在智慧城市及数字娱乐的发展。



Co-presented by Cyberport Community Connect and HKRTIA, the webinar invited marketing and sales veterans, as well as our start-up members to share their insights on recovery through technologies. 由“Cyberport Community Connect”伙拍香港零售科技商会举行的线上活动，请来多位具营销经验的嘉宾及数码港初创企业，向业界分享如何用科技突破当前困局。

Cyberport Community Companies  
数码港社群企业

SCAN HERE TO KNOW HOW THEIR FUTURES ARE REIMAGINED WITH CYBERPORT  
扫描此处以了解数码港初创企业如何“从”新想象未来

**Kelvin Lei 雷春然**  
CEO & Co-founder of AQUMON  
AQUMON 行政总裁兼联合创始人

**“For AQUMON, one of the best decisions we have made was joining Cyberport Incubation Programme. Thanks to Cyberport’s support, we managed to land US\$30 million Series Pre-B funding from Cyberport Macro Fund and other investors, concluding the largest funding deal in the Asian digital wealth management industry in the year.”**

“对AQUMON来说，我们做过最正确的选择之一便是加入‘数码港培育计划’。我们有幸透过数码港的支持，获得‘数码港投资创业基金’及其他投资者合共超过3,000万美元前B轮投资，创下亚洲数字财富管理行业的年度融资记录。”

**Cyberport Incubation Programme incubatee**  
数码港培育企业

**Secured US\$30 million in Series Pre-B funding in 2020/21 and concluded the largest funding deal in the Asian digital wealth management sphere in 2020/21**  
在2020/21年度获得总值3,000万美元前B轮投资，创下亚洲数字财富管理行业的融资记录

**Received investment from Cyberport Macro Fund in 2020/21**  
于2020/21年度获得“数码港投资创业基金”投资

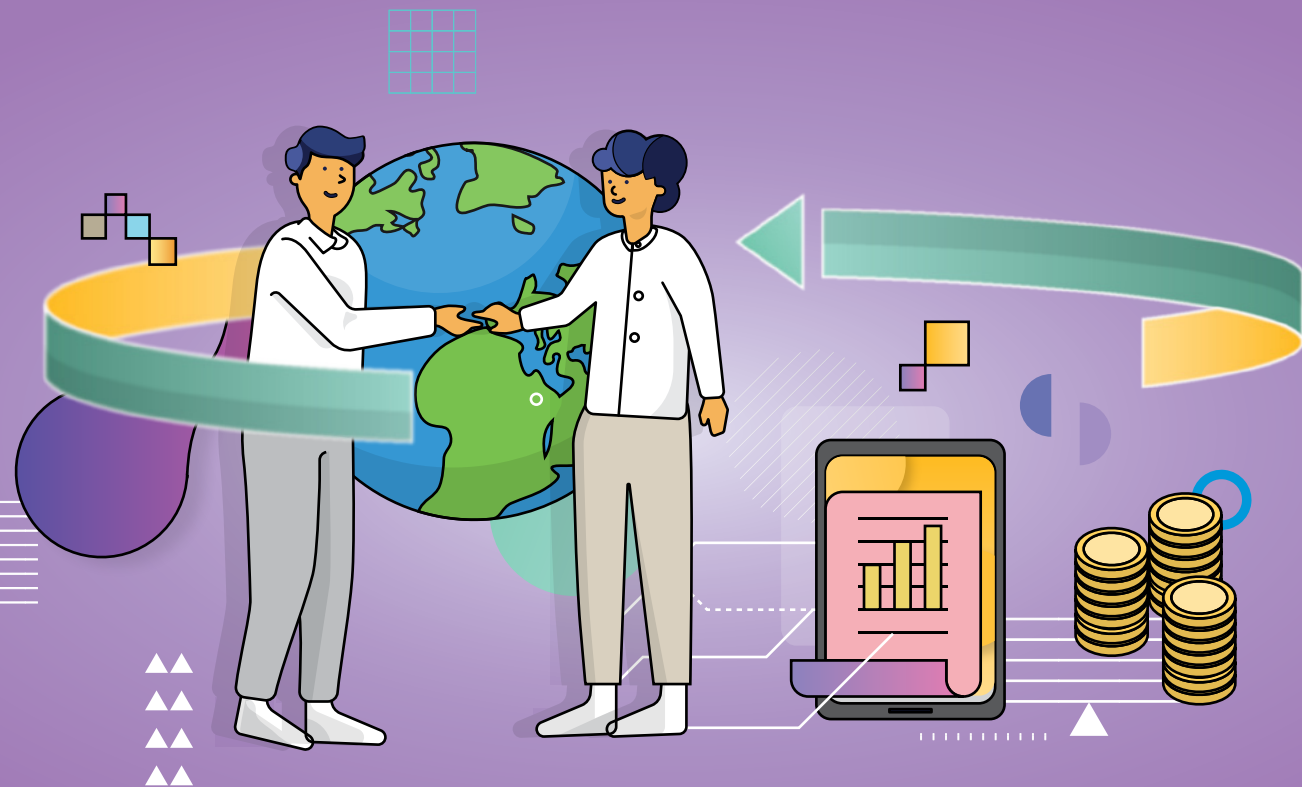
Looking Forward

With enterprises, the Government, academia, NGOs and other members of society looking more zealously for I&T solutions to meet needs arising from the new normal, Cyberport will continue to leverage various networks, and our capacity as a digital tech innovation nexus to engage and connect community companies and stakeholders to foster win-win partnerships.

展望未来

在新常态下，大型企业、政府、学界、非政府组织和社会大众发展更多不同的需要，对科技方案的渴求与日俱增。数码港将继续善用不同网络，和我们作为数字科技创新枢纽的能力，与所有社群企业和持份者共同投入，紧密协作，以建构双赢的伙伴关系。





## MARKET OUTREACH AND INVESTMENT

### 开拓海外市场及投资机会

Global economic uncertainty impacted global venture capital investments in 2020/21. As market sentiment recovered towards the year end, it was time to ride on the global attention for the entrepreneurial trend to drive venture capital for start-ups, especially early-stage and growth-stage start-ups.

To enable start-ups to receive essential support to sustain growth, we continued to leverage the Cyberport Macro Fund and Cyberport Investors Network to bridge community companies to venture capital and generate deal flow. Amid the pandemic, we encouraged our community companies to make good use of public support funding such as the Anti-Epidemic Fund to enable sustainable growth with new impetus.

2020/21年度环球经济动荡，创业投资市场备受影响。然而，随着整体投资气氛于年底逐步回升，我们把握全球对创业风潮的关注，着力为初创企业，特别是处于早期及成长期的初创，争取创业投资。

为了让初创企业取得关键性的支援并持续发展，数码港积极透过“数码港投资创业基金”和“数码港投资者网络”连结社群企业与创投资金，促进项目对接。于疫情期间，我们鼓励社群公司善用“防疫抗疫基金”等公共资助，为企业注入持续发展的动力。

### Record-high Co-investments

To survive and thrive, our community companies need sustained access to funds. The Cyberport Macro Fund (CMF), our co-investment fund that specialises in seed to Series A stage and beyond funding, injected a total of HK\$34.72 million (US\$4.48 million) into six community companies in 2020/21 and brought in HK\$474 million (US\$61.12 million) in co-investments. The investees included AQUUMON, CapBridge, GetLinks and MediConCen, as well as Lynk and OneDegree in respective follow-on rounds. These efforts achieved a co-investment ratio of 1:13, meaning every dollar injected by CMF attracted an additional 13 dollars in co-investments. This brought the cumulative number of projects that the CMF has invested to 18, and cumulative investment cost to HK\$126 million (US\$16.31 million), with the co-investment amount totalling HK\$870 million (US\$112.3 million).

Further bolstering our companies, the Cyberport Investors Network (CIN) excelled as a dedicated platform to line up investors with high-potential and high-growth start-ups to boost deal flows. In 2020/21, the CIN connected investors to 23 projects that resulted in investments totalling HK\$358 million (US\$46 million). These projects covered a range of fields, including FinTech, AI and big data, corporate solutions, IoT and smart living. Since its establishment, the CIN has already facilitated HK\$753 million in investments and supported 52 projects.

The CIN now boasts a membership of over 100, which includes global angel investors, venture capitalists, private equity funds, family offices and corporate ventures, some of which have operations in the GBA. To deepen the engagement between Cyberport companies and CIN investors, a CIN platform was launched on iStartupHK, enabling investors to easily search for and reach out to community companies and their founders, thus affording them greater exposure to win-win collaborations.

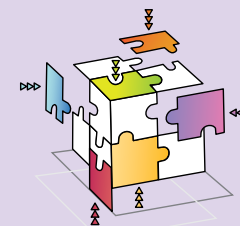
### 跟投投资 再创新高

社群公司要维持运作及不断发展，持续获得资金至关重要。“数码港投资创业基金”是我们的共同投资基金，提供种子项目投资至A轮或后期的融资。2020/21年度，基金向六家社群企业注入3,472万港元（约448万美元）投资后，获得额外4.74亿港元（约6,112万美元）的共同投资。获得投资的初创企业包括AQUUMON、CapBridge、GetLinks和医结（MediConCen），以及取得后续投资的Lynk和OneDegree。2020/21年度的共同投资比例达到1: 13，即“数码港投资创业基金”每投入一元，就吸引13元的共同投资。基金的累计投资项目达到18个，投资总额高达1.26亿港元（约1,631万美元），同时吸引8.7亿港元（约1.12亿美元）的共同投资。

“数码港投资者网络”作为专为高潜力、高增长的初创联系投资者及促进项目对接的优质平台，亦进一步协助社群企业融资。在2020/21年度，网络成功促成23个项目对接，为初创取得总值3.58亿港元（约4,600万美元）投资。获注资的项目涵盖金融科技、人工智能和大数据、企业方案、物联网和智慧生活等范畴。自网络成立以来，已达成7.53亿港元投资及支持了52个项目。

“数码港投资者网络”目前有超过100位投资者成员，包括环球天使投资者、创业投资者、私募基金、家族办公室、企业创投等，部分机构更于大湾区营运业务。为加强数码港企业与网络投资者互动，网络透过iStartupHK开通平台，让投资者能够搜罗及接触不同社群企业及其创办人，从而促成更多双赢合作的机会。

### Cyberport Macro Fund 数码港投资创业基金



In 2020/21, total investment amounts to  
在2020/21年度，投资总额合共

**HK\$34.72M**



Total 合共  
**HK\$474M**  
from co-investment funds  
来自共同投资者



Co-invested in  
共同投资于  
**6**  
investment projects  
个项目

### Centre Stage for Tech Ventures

At the Cyberport Venture Capital Forum (CVCF) 2020, held virtually for the first time, we invited more than 60 international and local investors, entrepreneurs, start-ups and academics to share insights into “Navigating the New Normal of Tech Venturing”. The event attracted more than 1,700 participants and recorded nearly 100,000 views on its virtual event platform.

### 科技创投 引领新潮

2020年“数码港创业投资论坛”首次以线上方式举行，我们邀请了超过60位国际和本地投资者、企业家、初创企业及学者，共同探讨“领航科技创投新常态”。论坛吸引超过1,700人参与，其线上互动平台更录得近100,000次的浏览量。



In addition to providing knowledge and market intelligence, CVCF 2020 offered start-ups ample opportunities to meet with investors, showcase their solutions and hone their pitching skills. With more international investors participating, over 250 one-on-one meetings between investors and start-ups were arranged during the two-day event, including a new dedicated matching session arranged exclusively for Cyberport start-ups by Jumpstart Media to unlock more fundraising opportunities.

论坛不但提供行业知识和市场信息，也为初创企业创造与投资者互动机会。论坛吸引大批国际投资者参与，让初创向其展示方案并磨练演示技巧，为期两天的活动合共安排了逾250场投资者与初创企业的一对一会面，当中初创媒体Jumpstart Media为数码港初创企业安排专门的配对环节，以带动更多集资机会。



Cyberport Venture Capital Forum (CVCF) 2020 was held virtually for the first time and invited more than 60 international and local investors, entrepreneurs, start-ups and academics to shed light on "Navigating the New Normal of Tech Venturing".

2020年的“数码港创业投资论坛”首次以虚拟方式举行，并邀请了超过60位国际和本地投资者、企业家、初创企业及学者，就“领航科技创新新常态”探讨意见。

## Emerging Opportunities for Funding

During the year, Cyberport organised a series of webinars to familiarise community companies with the support services and programmes offered by the Government departments and industry supporting organisations. Working together with the Hong Kong Productivity Council, we hosted an "Overview of Government Funding Schemes" webinar, a start-up experience sharing session and online group advisory sessions to acquaint the 200 attending community members with public funding schemes. We also invited the Office of the Communications Authority to host an online briefing session on the Subsidy Scheme for Encouraging Early Deployment of 5G. On the other hand, we invited Oracle, Huawei, Google, IBM, AliCloud, AWS and Microsoft to hold another session to highlight collaboration with global technology partners to apply to the Fintech Proof-of-Concept Subsidy Scheme.

## 科创资助 相继推出

年内，数码港举办了一系列线上研讨会，为社群公司加深认识不同政府部门和业界组织提供的支援服务和计划。透过与香港生产力促进局的合作，我们举办了“政府资助计划概览”线上研讨会、初创经验分享会，以及线上咨询环节，让参与的200家社群成员了解公共资助计划。我们亦邀请了通讯事务管理局办公室主持线上简介会，向相关初创介绍“鼓励及早使用5G技术资助计划”。另外，我们邀请了甲骨文、华为、谷歌、国际商业机器（IBM）、阿里云、亚马逊网路服务公司（AWS）和微软举办简介会，向初创讲解如何与国际科技伙伴合作，申请“‘拍住上’金融科技概念验证测试资助计划”。



Cyberport invited Office of the Communications Authority (OFCA) to host a briefing session for community members on the Subsidy Scheme for Encouraging Early Deployment of 5G.

数码港邀请了通讯事务管理局办公室主持了一场线上简介会，让社群成员认识“鼓励及早使用5G技术资助计划”。



Cyberport Venture Capital Forum (CVCF) held virtually for the first time and recorded nearly 100,000 views on its virtual event platform.

“数码港创业投资论坛”首次以虚拟方式举行，活动的线上平台上录得近100,000次的浏览观看。

## Powerhouse in GBA

As the key engine for economic developments in the near future, the development of GBA has piqued the interest of a growing number of community companies. According to a survey we conducted with more than 260 community companies, around 60% of respondents expressed interest to tap the GBA's diverse opportunities and strengths for business expansion.

To propel mutually beneficial development, Cyberport and the Shenzhen Qianhai Authority signed a Memorandum of Understanding (MoU) to unleash greater entrepreneurial, business and funding opportunities for start-ups and enrich the I&T ecosystem in both cities. Under the MoU, Cyberport Community companies enjoy the Authority's landing services and policy support when they develop GBA markets. On the other hand, the Authority will refer outstanding companies in Qianhai to set up offices at Cyberport.

To pave the way for start-ups to go directly to market, we organised a series of Go-To-Market Webinars that featured market situations in Shenzhen, Guangzhou, Zhuhai and Dongguan. We also strengthened partnerships with key cities such as Hengqin and Qianhai, establishing business relationships with 12 GBA landing partners to unlock doorways for start-ups. Additionally, we partnered with KPMG and conducted a study entitled "Review and Study for Cyberport's Strategy and Action Plan in the GBA" to identify specific opportunities for community companies.

## 湾区发展 动力源泉

粤港澳大湾区是未来经济增长的主要引擎，越来越多社群成员对大湾区发展有兴趣。我们对260多家社群公司进行有关大湾区发展的调查便显示，有六成公司表示有意把握大湾区的多元发展机会和优势，并拓展业务至大湾区。

为进一步促进两地互惠互赢，数码港与深圳前海管理局签署合作备忘录，为初创企业开启更多在当地的创业、商业和融资机会，从而丰富两地的科创生态系统。数码港社群企业进入大湾区市场，将可获得前海管理局的落地服务和政策支援；另一方面，前海管理局亦会推荐优秀的前海企业落户数码港。

为加快初创企业进入大湾区市场，我们举办了“走进湾区”系列线上研讨会，重点介绍深圳、广州、珠海和东莞的市场现况，助初创加深当地市场的了解。同时，为加强大湾区重点城市如横琴、前海等地的合作伙伴关系，我们已与12家大湾区落户伙伴建立了业务合作，为初创企业接通进驻当地的渠道。此外，我们与毕马威合作进行“数码港大湾区策略和行动计划的分析及建议”研究，为社群公司发掘合适机遇。



Cyberport Venture Capital Forum 2020  
数码港创业投资论坛 2020





Further boosting opportunities, Cyberport and the the Authority of Qianhai signed a Memorandum of Understanding (MoU) to unleash greater entrepreneurial, business, and funding opportunities for start-ups and enrich the I&T ecosystem of both cities.

数码港与前海管理局签署合作备忘录，为初创企业释放更多创业、商业和融资机会，从而丰富两地的科创生态系统。

### Prosperity in Worldwide Ventures

Aside from the GBA, Cyberport also helped I&T start-ups and entrepreneurs to explore regional and international opportunities. The Overseas/Mainland Market Development Support Scheme (MDSS) offers up to HK\$200,000 for CIP or CCMF graduates to conduct market research, promotion, and participate in the Mainland and overseas business missions, trade fairs, and exhibitions. Launched in 2018, the MDSS has provided HK\$3 million that supported 60 start-ups to attend 142 events, exhibitions, delegation missions, or tap landing services. In 2020/21, the ways of getting international exposure have been reimagined with the epidemic, turning to virtual events and exhibitions. Thus, we have amended the terms to include virtual events and exhibitions, supporting a total of 45 events.

Cyberport played an active part in international events to augment exposure and networking opportunities for community start-ups. At the 5th Belt and Road Summit organised by the Hong Kong Trade Development Council, we hosted a breakout session on "Resilience of Digital Technologies in the Greater Bay Area – Emerging Opportunities in the New Normal". Eight community members participated in the virtual exhibition to display their innovative solutions to the event's international participants.

To prepare the community for overseas expansion, Cyberport debuted an Overseas Market Briefing Series to impart first-hand information and local insights. The five webinars featured Finland, Taiwan, Shenzhen Qianhai, Guangzhou Nansha and Zhuhai Hengqin respectively. At the sessions, we brought together our local partners to illuminate the market landscape, business opportunities, landing options, government support and funding patronage in each territory, benefiting nearly 200 community companies.

### 环球创业 机遇处处

除了大湾区，我们亦为科创初创及创业者发掘区域性和国际机遇。“海外及内地市场推广计划”为毕业于“数码港培育计划”或“数码港创意微型基金”的公司，提供高达20港万元资助，协助初创企业进行市场研究、宣传推广、出访内地和海外市场、参与交易会 and 展览。计划于2018年推出以来，已提供300港万元资金，支持60家初创企业参加142个活动、展览、代表团或使用落地服务。在2020/21年度，疫情改变了初创企业拓展国际联系的模式，改为以虚拟活动及展览为主，因此我们修订了计划条款，纳入虚拟活动及展览，年内支持了45个活动。

数码港积极参与国际活动，为社群初创企业增加曝光和交流机会，当中包括由香港贸易发展局主办的第五届“一带一路高峰论坛”，除了举办“把握大湾区常态下数码科技新机遇”分享环节，八名社群企业亦参加了论坛的虚拟展览，向来自世界各地的参加者展示创新方案。

此外，数码港推出了一系列以拓展海外市场为主题的研讨会，为初创企业提供第一手信息及当地市场的发展情报，以助社群公司为拓展海外业务做好充分准备。五场论坛分别邀请了芬兰、台湾、深圳前海、广州南沙和珠海横琴的当地合作伙伴，解构每个地区的市场形势、商业机会、落户形式、政府和资金支援，近200家社群企业受惠。

We also supported the Asia Creative and Innovation Channel, organised by Knowledge Capital in Japan, to provide community companies with opportunities for exposure and exchange with their Japanese and Asian counterparts. At the webinars, start-ups shared their experiences in innovating for the new normal, with topics including how to engage the gaming community with technology, changing leisure living with smart entertainment, and generating innovative ideas for social good.

我们更协助日本Knowledge Capital发起的“亚洲创意及创新频道”，为社群公司提供与日本和亚洲同业交流和曝光机会。透过频道举办的多场线上研讨会，初创企业分享了他们的新常态创新项目，主题包括如何以科技创新促进游戏社群互动、利用智慧娱乐提升生活，以及如何借助数字创新服务社会等。



At the 5th Belt and Road Summit, a fireside chat themed "Opportunities in Digital Assets across the GBA" invited representatives from two FinTech start-ups in the Cyberport community, HKBitEX and Hashkey, to share views on the development prospects of digital assets.

在第五届“一带一路高峰论坛”，以“大湾区数码资产的发展机遇”为题的炉边谈话邀请了两家数码港社群的金融科技初创企业HKBitEX及Hashkey的代表分享数字资产的发展前景。

### Looking Forward

With more Cyberport community companies scaling up, the CMF would capitalise on the additionally earmarked HK\$200 million funding to facilitate financing beyond Series A for start-ups. To amplify the impact of CIN investments and step up knowledge sharing, the CIN will also set up sub-committees based on different development stages of start-ups and conduct targeted business matchings to foster fundraising opportunities for all community companies.

### 展望未来

随着更多数码港社群企业扩大业务规模，“数码港投资创业基金”将善用额外预留的两亿港元，推动A轮及其后的融资。为扩大“数码港投资者网络”的影响力，同时加强知识共享，网络将为不同阶段的初创企业设立小组委员会，以进行针对性的业务配对，为社群公司创造集资机会。





We are pleased to present our environmental, social and governance (ESG) chapter to highlight our ESG performance during the financial year ended 31 March 2021.

The scope of this chapter covers our key business operations to foster a vibrant and inclusive I&T ecosystem, and to maintain a smart, safe and green environment for all to enjoy. As the Hong Kong's hub for digital technology with a mission to spearhead Hong Kong's I&T development and digital transformation, we are committed to maintaining a high standard of sustainable development and creating long-term value for all.

Beyond our direct efforts to put our commitment to achieving sustainability in action, Cyberport also contributes to positive social progression through the development of ESG-conscious start-ups within our community. For example, we have partnered with ESG Matters, one of our community start-ups, which empowers businesses to gather essential ESG data to inform further actions, to offer courses to our community to impart fundamental knowledge of ESG best practices.

我们希望概述数码港于截至2021年3月31日的财政年度在环境、社会及管治方面的表现。

本章节涵盖数码港的主要业务运作，力求凝聚一个具有活力及包容性的科创生态系统，同时维持一个智能、安全和绿色的社区环境予所有人共享。作为香港的数字科技枢纽，我们以引领香港科技创新发展和数字转型为己任，致力保持高水平的可持续发展，为社会缔造长远价值。

我们不但致力将可持续发展的承诺付诸行动，更透过支持顾及环境、社会及管治（ESG）因素的社群初创企业，推动社会正向发展。例如我们伙拍专为企业收集基本ESG数据、再为其订制跟进方案的社群初创企业ESG Matters，向数码港社群企业提供课程，助其掌握实践ESG最佳做法的基本知识。



## ENVIRONMENTAL PROTECTION 环境保护

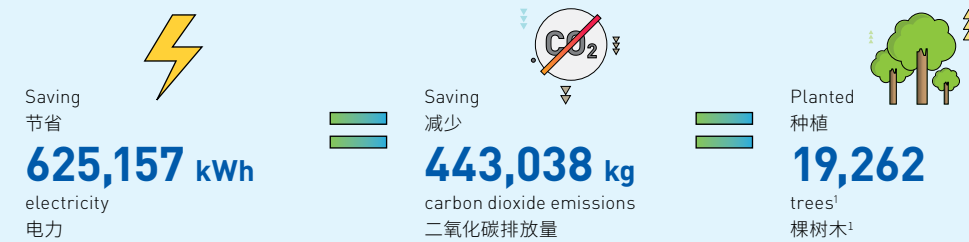
### Co-Building a Greener Campus

Being a corporate citizen, Cyberport seeks to minimise environmental impact through managing carbon emissions and improving resource efficiency. We continually enhance our eco-initiatives for building a greener campus and pursuing sustainability and decarbonisation, in line with the UN's Sustainable Development Goals, as well as the Hong Kong Government's goal to reach carbon neutrality by 2050.

### 携手共建绿色园区

数码港作为企业公民，积极管理碳排放及提高资源效率，以减少对环境的影响。我们不断强化环保项目，以建设一个更绿化的园区，追求可持续发展和减低碳排放，以符合联合国“可持续发展目标”，及配合香港政府于2050年前实现碳中和的目标。

### Energy Saving in 2020/21 于2020/21年所节省的能源



### Multifaceted Resources Conservation

To enhance energy efficiency, we installed solar lighting at the Waterfront Park by retrofitting existing light poles with solar panels. Additionally, we installed a solar PV system with a maximum generation capacity of approximately 60kWp on the rooftop of Cyberport 4. We can generate around 235 kWh of electricity on average on a daily basis, equivalent to offsetting emissions of around 4,300 kg carbon dioxide per month. Apart from being a renewable energy producer, Cyberport attained the Hong Kong Electric's Renewable Energy Certificate by purchasing renewable energy. We also began replacing old chillers with a modern system adapted with advanced variable-speed chillers for elevating efficiency. In support of energy-saving and smart mobility, we installed Tesla's V3 Superchargers at the Cyberport 1 & 2 carpark, expanding our campus operational capacity for electric vehicle (EV) charging by 60%.

### 各方协力节省资源

为了提高能源效益，我们于海滨公园为灯柱加装太阳能电池板，实行太阳能照明。此外，我们在数码港四座的天台装置了太阳能发电系统，最高发电容量约为60kWp。我们每天平均产生约235kWh的电力，以每月计，相当于抵消约4,300公斤的二氧化碳排放量。我们不但晋身为可再生能源制造商，亦通过购买可再生能源获得香港电灯公司的“可再生能源证书”。我们亦安装更具效益的变频式制冷系统，逐步取代旧式设备。同时，为支持节能及智慧出行，我们在数码港一座及二座停车场，安装特斯拉电动车的V3快速充电器，提升园区电动车充电能力达60%。

### Solar PV System at Cyberport 4 位于数码港四座的太阳能发电系统



With a goal to conserve water and enhance sustainable management of natural resources, we installed a reverse osmosis water filtration system to provide clean drinkable water for Smart-Space users, minimising the use of plastic and disposable water bottles. As an ongoing practice, we also continue to recycle grey water, such as fountain water from Cyberport 4 and swimming pool water from Le Méridien Hong Kong, Cyberport, for general floor cleaning and Waterfront Park irrigation.

我们以节约用水及提高天然资源的可持续管理为目标，安装逆渗透水过滤系统，为Smart-Space用户提供洁净的饮用水，大幅减少使用塑胶及即弃水瓶。此外，我们一直循环再用园区内的灰水，例如使用数码港四座水池及香港数码港艾美酒店的游泳池水，作为日常地板清洁和海滨公园灌溉的水源。

These initiatives have built upon the efforts of previous years, which saw us step up our efforts in de-lamping carpark areas, upgrading lighting with LEDs, decommissioning the heat exchanger to improve plant efficiency, and adjusting equipment and facility usage such as reducing the operating hours of LED displays and escalators on our campus, in response to urgent calls for climate actions. We have installed and distributed evenly 13 recycling facilities in convenient locations across our campus, allowing easy access for all visitors. Cyberport also took part in Earth Hour 2021 in March 2021, which was organised by the WWF, switching off all non-essential lights for one hour, to take part in the collective message that climate change is an issue we care deeply about.

这些计划都是建基于我们近年的努力之上，我们持续于停车场减少灯管数量、增加应用LED灯、停用换热器以提高机房营运效益，以及调整各种设备和设施的使用量，例如减少LED显示屏幕及扶手电梯的运作时间，以回应对抗气候变化的急切需要。我们已安装了13个回收设施，平均分布在园区内的便利位置，让所有访客都可以轻松使用。数码港亦于2021年3月份参加了由世界自然基金会主办的“地球一小时2021”活动，把不必要的电灯关上一小时，共同传达关心气候变化的信息。

1. Based on the calculation that a 5-metre tall tree absorbs carbon dioxide at a rate of 23 kg per year. 以一棵五米高的树木一年吸收约23公斤的二氧化碳计算。



Awards & Certifications

奖项及认证



Indoor Air Quality Certificate –  
Excellent Class from the Environmental  
Protection Department

The indoor air quality of the Cyberport premise was assessed to reach Excellent Class, the highest standard based on twelve parameters set out by the Environmental Protection Department.

环保署室内空气质量检定证书 (卓越级)

根据环境保护署的认证，数码港园区的室内空气素质被评定为“卓越级”，符合检定计划十二项指标的最高标准。

IAQ Certification Scheme Objectives (8-hour average) 室内空气质量检定计划指标 (八小时平均值)			
Parameter 参数		Unit 单位	Excellent Class 卓越级
Room Temperature	室内温度	°C	20 to < 25.5
Relative Humidity	相对湿度	%	40 to < 70
Air movement	空气流动速度	m/s	< 0.2
Carbon Dioxide (CO <sub>2</sub> )	二氧化碳 (CO <sub>2</sub> )	ppmv	< 800
Carbon Monoxide (CO)	一氧化碳 (CO)	µg/m <sup>3</sup> ppmv	< 2,000 < 1.7
Respirable Suspended Particulates (PM <sub>10</sub> )	可吸入悬浮粒子 (PM <sub>10</sub> )	µg/m <sup>3</sup>	< 20
Nitrogen Dioxide (NO <sub>2</sub> )	二氧化氮 (NO <sub>2</sub> )	µg/m <sup>3</sup> ppbv	< 40 < 21
Ozone (O <sub>3</sub> )	臭氧 (O <sub>3</sub> )	µg/m <sup>3</sup> ppbv	< 50 < 25
Formaldehyde (HCHO)	甲醛 (HCHO)	µg/m <sup>3</sup> ppbv	< 30 < 24
Total Volatile Organic Compounds (TVOC)	总挥发性有机化合物 (TVOC)	µg/m <sup>3</sup> ppbv	< 200 < 87
Radon (Rn)	氡气 (Rn)	Bq/m <sup>3</sup>	< 150
Airborne Bacteria	空气中细菌	cfu/m <sup>3</sup>	< 500



Renewable Energy Certificate from HK Electric

Apart from being a renewable energy producer, Cyberport attained Hong Kong Electric's Renewable Energy Certificate for purchasing renewable energy.



Quality Water Supply Scheme for Buildings – Fresh Water (Management System) (Gold) from the Water Supplies Department

Cyberport demonstrated consistent compliance over six years with the Water Supplies Department's guidelines on managing its internal plumbing systems to safeguard the quality of drinking water, earning the Gold Certificate.



2020 HKMA Quality Award “Excellence Award” from the Hong Kong Management Association

Cyberport's exceptional corporate governance, directors' and management's contributions have taken forward Cyberport's public missions, strengthening its leading position in the vanguard of digital innovation and entrepreneurship.

港灯可再生能源证书

数码港除了透过太阳能发电系统生产可再生能源之外，更通过购买可再生能源获得香港电灯公司的“可再生能源证书”。

水务署大厦优质供水认可计划 –  
食水 (管理系统) 金奖

数码港在管理其内部水管系统方面持续遵守水务署指引超过六年，有效保障食水素质，获颁发金证书。

香港管理专业协会颁发2020年度优质管理奖  
“Excellence Award”

数码港卓越的企业管治备受肯定，加上董事局及管理层的贡献，协助推动数码港的公众使命，并巩固数码港在数码创新及创业的领导地位。



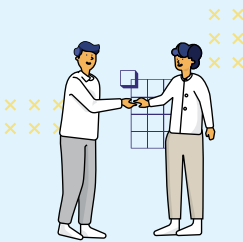
SOCIAL IMPACT  
社群效益

Solidarity with the Community

Cyberport initiated "Braving the Epidemic" campaign with over 70 practical digital solutions from the Cyberport community, with a view to empowering all walks of life to cope with the pandemic and acclimatise to the new normal. At ET Net's Health Partnership Awards 2020, Cyberport was awarded "Outstanding Leadership for Social Innovation (Corporate Social Responsibility category)" for the campaign in addressing societal needs during critical times.

Braving the Epidemic 敢创抗疫

Over  
超过 **70**  
digital solutions from  
the Cyberport community  
个来自数码港社群企业的科技方案



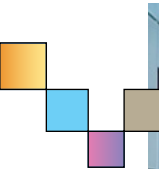
Benefitting over  
受惠用户超过  
**40,000** users  
名

In the face of the epidemic hardship, we stood shoulder by shoulder with our community members to navigate challenges. With the third round of the Government's Anti-epidemic Fund in place, we extended the rental concessions to over 800 community companies, including office tenants, retailers, restaurant operators and Smart-Space users, for an additional six months starting from October 2020. The three rounds of rental relief spanned from October 2019 to the end of March 2021, helping Cyberport SMEs and start-ups substantially to alleviate their financial burden and pressure on cash flow.

Enhanced Quality for the Smart Campus

Cyberport's commitment to building a smarter and more sustainable campus and advancing customer experience with technology is signified through multifaceted efforts. With communal hygiene topping our agenda over the year, robotic solutions innovated by Cyberport start-ups were utilised to step up public sanitation on Cyberport campus. Rice Robotics provided daily disinfection spray in indoor public areas, while Roborn handled immediate thorough cleansing with UV disinfection robots for locations with potential risk of virus exposure. We also plan to deploy a Cleaning Robot pre-programmed with cleaning patterns based on customised maps of our campus to operate deep cleansing in offices at night-time, enhancing efficiency and effectiveness in sustaining our office cleanliness. Meanwhile, we will introduce Robotic Receptionists at the Cyberport office to help guide visitors and provide immediate services at peak hours.

Facilities at the Arcade@Cyberport are timely upgraded to enhance operational effectiveness. In the pipeline are installation of sensors in some of the toilets to provide precise detection and timely alerts for reactive maintenance after intensive usage, and perform mass flow measurement to facilitate prompt follow-up action. Sensor installation throughout the campus is afoot for the future.



Cyberport adopted its incubatee Rice Robotics' product, Jasmine, to perform comprehensive sanitation on the campus.

数码港采用培育初创Rice Robotics的产品Jasmine，在园区进行全面清洁。

Undeterred Connections

As social distancing hindered face-to-face meetings, we enriched the iStartup portal to offer start-ups more opportunities to connect with potential partners and investors, and conduct business matchings online. We also added a platform to enable over 100 members of the Cyberport Investors Network (CIN) to search for start-ups, solutions and investment opportunities with ease and convenience. The portal features a database of more than 1,200 start-ups and alumni, complete with the start-up's investment and funding history, past investors and other funding-related information, all searchable by keyword. Meanwhile, iStartup portal is also open for the Cyberport Professional Services Network (CPN) which connects community members with customised professional services, one-on-one business consultations and start-up workshops provided by over 20 professional consultancy firms.

面对疫情的艰难时刻，我们坚守岗位，与社群企业并肩同行、迎难而上。在政府第三轮抗疫基金的支持下，我们由2020年10月开始，为超过800家社群企业延长租金宽减六个月，惠及写字楼租户、零售商、餐厅营运商和Smart-Space用户。前后共三轮的租金支援由2019年10月至2021年3月底实行，为数码港的中小企和初创企业大幅纾缓财务负担和现金周转的压力。

智慧园区 优质体验

数码港着力建设更智能及可持续发展的园区，在多方面坚持不懈，以科技提升客户体验。去年，社区卫生乃重中之重，我们采用由数码港初创公司研发的机器人，加强公共清洁。我们使用Rice Robotics在室内公共空间进行喷洒消毒，路邦科技的紫外线消毒机器人则在有病毒传播潜在风险的地方，进行即时深层消毒。我们正计划采用清洁机器人，按照预先定制的园区地图编程清洁模式，在夜间于办公室进行深度清洁，省时快捷，协助保持办公室卫生。同时，我们将在数码港办公室引入机器人接待员，协助引导访客，并在繁忙时段提供即时服务。

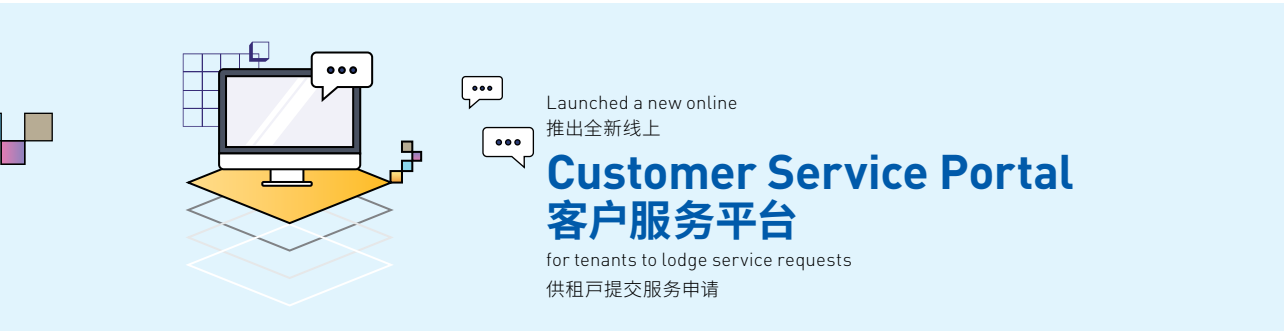
数码港商场内的设施亦适时更新，以提升服务效能。我们正于部分洗手间安装感应器，让管理人员能够精确地侦察需要维修的地方，例如设施被多次重复使用后，感应器可准确的检测及提供需要维修的实时提示，同时亦可以评估流量以进行及时处理。日后，我们计划于整个园区安装有关装置。

联系无间

因疫情阻碍面谈会议，我们改善了iStartup平台，让初创企业能于线上联系潜在合作伙伴和投资者，以促成业务配对；另外亦新增可供“数码港投资者网络”成员使用的功能，让超过100位网络成员可方便快捷地寻找初创企业、解决方案和投资机会。平台提供备有关键词搜索功能的数据库，显示超过1,200多家初创企业和培育计划毕业生的公司资料，以及各企业的投资和融资历史、投资者纪录和其他融资相关的信息。同时，我们于iStartup平台增加专为“数码港专业服务网络”而设的功能，供数码港社群成员联系超过20家专业服务顾问公司，选取合适的专业服务、一对一业务咨询及初创工作坊。

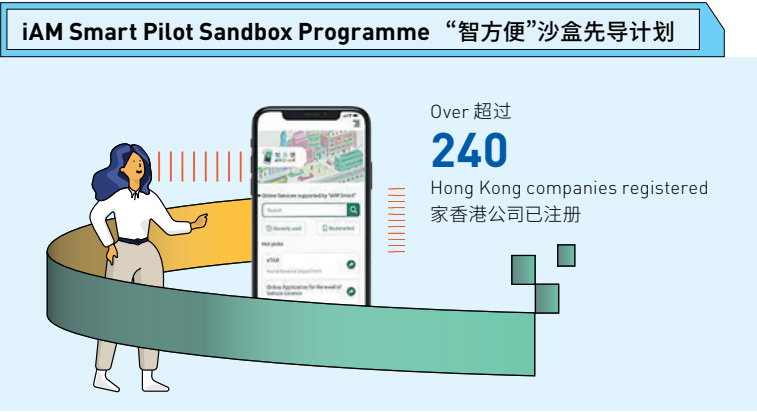


At Cyberport, we recognise the importance of our rapport with campus members in delivering our targeted services efficiently. To enhance tenant services, we launched a new online Customer Service Portal where tenants can lodge service requests, report issues, track follow-up status, subscribe to IT&T services, and review service history to seek ready solutions. Over 80% of office and Arcade tenants have registered to be users with 60% of IT&T service requests submitted through the new portal. Service requests through hotline and repeated requests have significantly dropped, raising service responsiveness.



Popularising New Tech

As the past year has witnessed, big data and its analytics have spawned a profusion of readily useful smart applications to advance smart living apace. As one of the Hong Kong’s key champions of smart living, Cyberport continually enhanced our capacity to be an enabler, testing ground and exhibitor for our start-ups’ innovations. Last year, Cyberport collaborated with the Office of the Government Chief Information Officer on rolling out “iAM Smart Pilot Sandbox Programme”, encouraging financial and FinTech organisations learn about the system’s Application Programming Interface (API). By testing through the APIs for identity authentication, form filling, personalised alerts and digital signature, companies can develop FinTech-related applications with enhanced usability to provide more digitalised personal finance services, advancing the development of smart living in Hong Kong.

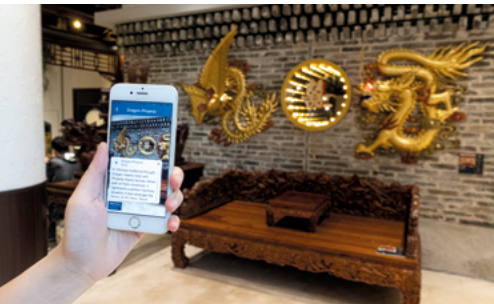


More than 240 companies across Hong Kong have registered for the Programme, and 24 applications have been undergoing integration testing. Two applications were rolled out, including an insurance application developed by community member MediConCen for the digital insurer, Blue. Some community companies have even developed Software Development Kits (SDKs) for other companies to create applications that support iAM Smart.

数码港明白与园区成员保持紧密联系，对有效提供适切服务至关重要。为加强租户服务，我们推出了一个全新的线上客户服务平台，方便租户提出服务申请、报告问题、查询跟进状况、申请信息科技及电讯服务等，更可查看服务记录寻找现成的解决方案。超过八成的办公室和商场租户已于平台注册，并有约六成的信息科技及电讯服务申请经此平台提交，有效减少电话服务申请及重复申请的情况，提高服务回应率。

推广最新科技

从去年可见，大数据分析有助开发即时实用的应用程序，相关产品推陈出新，加快实践智慧生活。数码港作为智慧生活的倡导者之一，持续加强我们的支援，成就初创企业创新，并为其智慧生活产品提供测试和展示平台。本年度数码港与政府资讯科技总监办公室，向商业机构推行“‘智方便’沙盒先导计划”，让金融业及金融科技科技公司了解该系统的应用程序介面（API），并试用平台的“身份认证”、“自动填写表格”、“个人化提示”和“数码签署”等功能的应用程序介面，以助开发金融科技相关的应用程序，提高其可用性，令个人理财服务变得更数字化，促进香港在智慧生活方面的发展。



Chung’s House incorporated Connect AR’s technology to provide voice navigation and narrate the stories behind the collections vividly. 钟菜馆采用了Connect AR的扩增实景技术，进行声音导赏，生动地呈现店内多件展藏背后的故事。

超过240家香港公司已参加计划，24个应用程序正密锣紧鼓进行综合测试。已推出的两个应用程序包括由数码港社群企业医结（MediConCen）为虚拟保险公司Blue开发的保险应用程序。部分社群企业更已为其他公司开发软件开发工具包，方便他们建立支援“智方便”的应用程序。

As 5G becomes widespread, we put together 5G Development Kits with sim cards, routers and 5G phones, and lent to over 20 community members for free so that they could test their solutions in a simulated 5G network environment, which shortened the go-to-market time for the products.

Smart living innovations are showcased across the Cyberport campus to kindle adoption and development. CyberLab has exhibited outstanding 5G solutions from over 10 community members, while the Smart Living Concept Store displayed smart retailing, marketing and management solutions. In addition, Arcade tenants and facilities put to use our start-ups’ solutions, such as Chung’s House incorporating Connect AR’s AR technology to provide voice navigation and narrate the stories behind the collections vividly.

Lending a Hand in Need

People and society are always at the heart of operations by Cyberport and our community companies. Our contributions for community care were not deterred by the pandemic. We provided the venue for the promotional videos of STEM-Up HK Innovation and Technology Competition by Police Public Relations Branch and to hold Green Tech Fund Engagement Session by the Environmental Protection Department, and supported Universal Community Testing Programme Workshop by the Logistics and Supply Chain MultiTech R&D Centre and 30-Hour Famine 2021 by World Vision Hong Kong.

照顾社群所需

数码港及社群企业营运以人为本，即使面对疫情，我们仍然积极支持社区关怀活动。我们提供数码港场地予警察公共关系科拍摄“STEM-Up香港创新科技大赛”宣传片段及环保署举办“低碳绿色科研基金”公众交流会，并支持物流及供应链多元技术研发中心举行“普及社区检测计划工作坊”，以及世界宣明会举行“2021饥谨30”。

5G愈来愈普及，我们将5G开发工具，包括电话卡、路由器和5G电话，免费借予超过20家社群企业，让他们在模拟5G网络环境中测试不同产品，加快推出市场。

数码港园区展示了众多智慧生活的创新方案，以推广产品应用并助力其发展。CyberLab展示来自超过10家社群企业的5G科技方案；而智慧生活概念店则示范智慧零售、营销和管理方案。商场租户和设施亦善用我们初创企业的方案，例如钟菜馆采用了ConnectAR的扩增实景技术，进行声音导赏，生动地呈现店内多件展藏背后的故事。



30-hour Famine 2021, organised by World Vision Hong Kong, held at Cyberport this year. 世界宣明会的2021饥谨30于数码港举行。

For details about the social impact created by Cyberport realising public missions, please refer to the following sections.

有关数码港透过实践公众使命所达致的社群效益的详情，请参阅以下章节。

Talent Cultivation and Development 人才培养与发展		Refer to 参阅	Industry Development 产业发展		Refer to 参阅
Providing seed funding to build prototypes	提供种子基金研发应用雏形	p.33	Enriching the I&T ecosystem	完善科创生态系统	p.41
Nurturing promising start-ups	培育有潜力的初创公司	p.33	Facilitating 5G Deployment	促进5G技术应用	p.42
Providing I&T career opportunities	提供晋身科创行业机会	p.37	Promoting development of FinTech	推动金融科技高速发展	p.44
Uplifting digital proficiency in society	提高社会各界数字科技知识	p.38	Hosting signature industry events	举办产业旗舰活动	p.46
Integration of New and Traditional Industries 新经济及传统经济融合		Refer to 参阅	Market Outreach and Investment 开拓海外市场及投资机会		Refer to 参阅
Encouraging digital transformation	鼓励数码转型	p.51	Injecting impetus into the venture capital market	为创业投资市场注入动力	p.57
Enabling Smart Government	实现“智慧政府”	p.53	Promoting diverse developments in the GBA	拓展大湾区多元发展	p.59
Enhancing engagements between new and traditional economies	加强新及传统经济交流	p.54	Facilitating start-ups’ overseas expansion	促进初创企业海外发展	p.60

CORPORATE GOVERNANCE

企业管治

For details about our corporate governance, please refer to p.68-85. 有关我们企业管治的详情，请参阅第68-85页。





# CORPORATE GOVERNANCE REPORT

## 企业管治报告

### Our Commitment

Hong Kong Cyberport Management Company Limited (the "Company") is committed to maintaining and upholding high standards of corporate governance. We believe that good corporate governance provides the foundation for good corporate performance and is essential to accomplishing our public missions, meeting the expectations of our stakeholders, and attaining long-term and sustainable growth. We have therefore adopted accountability, transparency, fairness, ethics and integrity as the cornerstones of our corporate governance framework.

### 我们的承诺

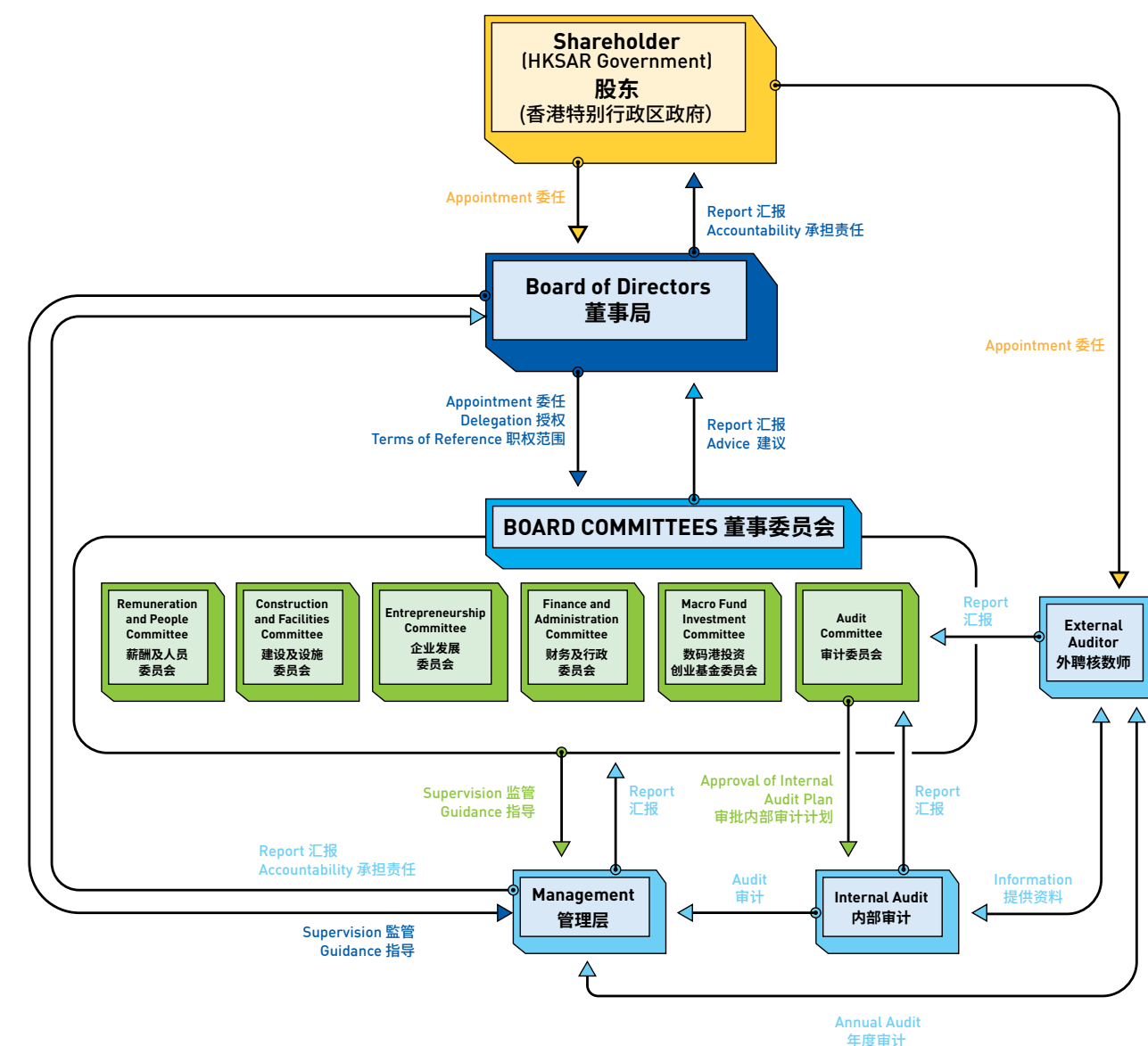
香港数码港管理有限公司（“本公司”）致力维持并奉行卓越的企业管治，我们相信良好企业管治是良好企业表现的基础，亦是履行公众使命、满足持分者期望及达到长期持续增长的要害。因此，本公司一直以问责性、具透明度、处事公允、注重道德操守及诚信作为企业管治架构的基石。

### Corporate Governance Structure

(As at 31 March 2021)

### 企业管治架构

(于2021年3月31日)





Board of Directors

The board of directors (the “Board” or “Board Members”) has the collective responsibilities for the leadership and control of the Company within a framework of prudent and effective controls. It governs and leads the Company in a responsible and effective manner.

The Board sets the corporate strategies and approves the operating plans proposed by the management of the Company (“Management”). Each Board Member has a duty to act in good faith and in the best interests of the Company.

To ensure effective discharge of duties by Board Members, the Board assumes the responsibility of ensuring that each Board Member has spent sufficient time to attend to the affairs of the Company. All Board Members are kept abreast of the development of the Company through regular Board meetings, and receipt of regular financial and business updates.

Board Members may seek independent professional advice in appropriate circumstances at the Company’s expense to discharge their duties.

The Company has also arranged appropriate Directors’ and Officers’ liability insurance to indemnify the Board Members against liabilities arising out of the discharge of their duties and responsibilities as the Board Members of the Company.

Chairman and Chief Executive Officer

The roles of the Chairman of the Board, and the Chief Executive Officer (“CEO”) of the Company are complementary, but more importantly, they are distinct and separate with a clear and well established division of responsibilities, enhancing independence and accountability.

The Chairman of the Board, who is a Non-executive Director, is responsible for managing and leading the Board in setting the Company’s overall directions, strategies and policies, as well as monitoring the performance of the CEO. Apart from making sure that adequate information about the Company’s business is provided to the Board on a timely basis, the Chairman provides leadership for the Board, and ensures views on all principal and appropriate issues are exchanged in a timely manner, by encouraging all Board Members to make a full and effective contribution to the discussion. Under the Chairman’s guidance, all decisions have reflected the consensus of the Board.

The CEO, who is appointed by the Board as a remunerated full-time employee of the Company, is responsible to the Board for implementing the strategy and policy as established by the Board, and managing the day-to-day business of the Company.

Board Composition

As at the date of this Annual Report, the Board comprised of 14 Directors, of whom all are Non-executive Directors, Dr George Lam (Chairman), Professor Karen CHAN Ka-yin, Professor Christopher CHAO Yu-hang, Ms Ivy CHEUNG Wing-han, Mr Duncan CHIU, Ms Annie CHOI Suk-han, Mr LAU Kwok-fan, Mr Michael LEUNG Kin-man, Professor LING Kar-kan, Mr Victor NG Chi-keung, Mr Hendrick SIN, Dr Charleston SIN Chiu-shun, Ms Rosana WONG Wai-man and Mr Eric YEUNG Chuen-sing. This structure effectively ensures the independence, objectivity and impartiality of the Board’s decision-making process and oversight of Management. Non-executive Directors bring an external perspective, constructively challenge and advise on proposals or strategy.

All Board Members are appointed by the shareholders without receiving any honorarium for a specific term and can be re-appointed upon expiry of their terms of office.

董事局

董事局（“董事局”或“董事局成员”）透过审慎而有效的监管框架，集体负责领导和监管本公司，以尽责尽心和重视效益的态度管治及领导本公司。

董事局负责制定企业策略及审批由本公司管理层（“管理层”）所建议的营运计划。董事局各成员均有责任本着诚信原则，并以本公司最佳利益为前提下履行职责。

为确保董事局成员有效履行职务，董事局有责任确保各董事局成员均有充分时间参与本公司的事务。所有董事局成员均可藉参与常规董事局会议及定期收取最新财务及业务资料，了解本公司之发展。

各董事局成员可于适当情况下寻求独立专业意见，以履行其职责，有关费用由本公司承担。

本公司已为各董事局成员购买适当之董事及高级职员责任保险，以保障他们免受因履行本公司董事职务及职责而引起的法律责任。

主席及行政总裁

本公司董事局主席和行政总裁的职务相辅相成，但重点是两者的角色分明，职责分工亦有清楚界定，以增加独立性及问责性。

董事局主席为非执行董事，负责管理及领导董事局，为本公司制订整体方向、策略及政策，以及监察行政总裁的表现。主席除了确保董事局适时获得有关本公司业务的足够资料外，亦负责领导董事局，并鼓励所有董事局成员对董事局会议上的讨论作出全面而有效的贡献，确保他们就所有重要及合适的事宜适时交换意见。在主席的领导下，董事局所有决定均根据董事局的共识而作出。

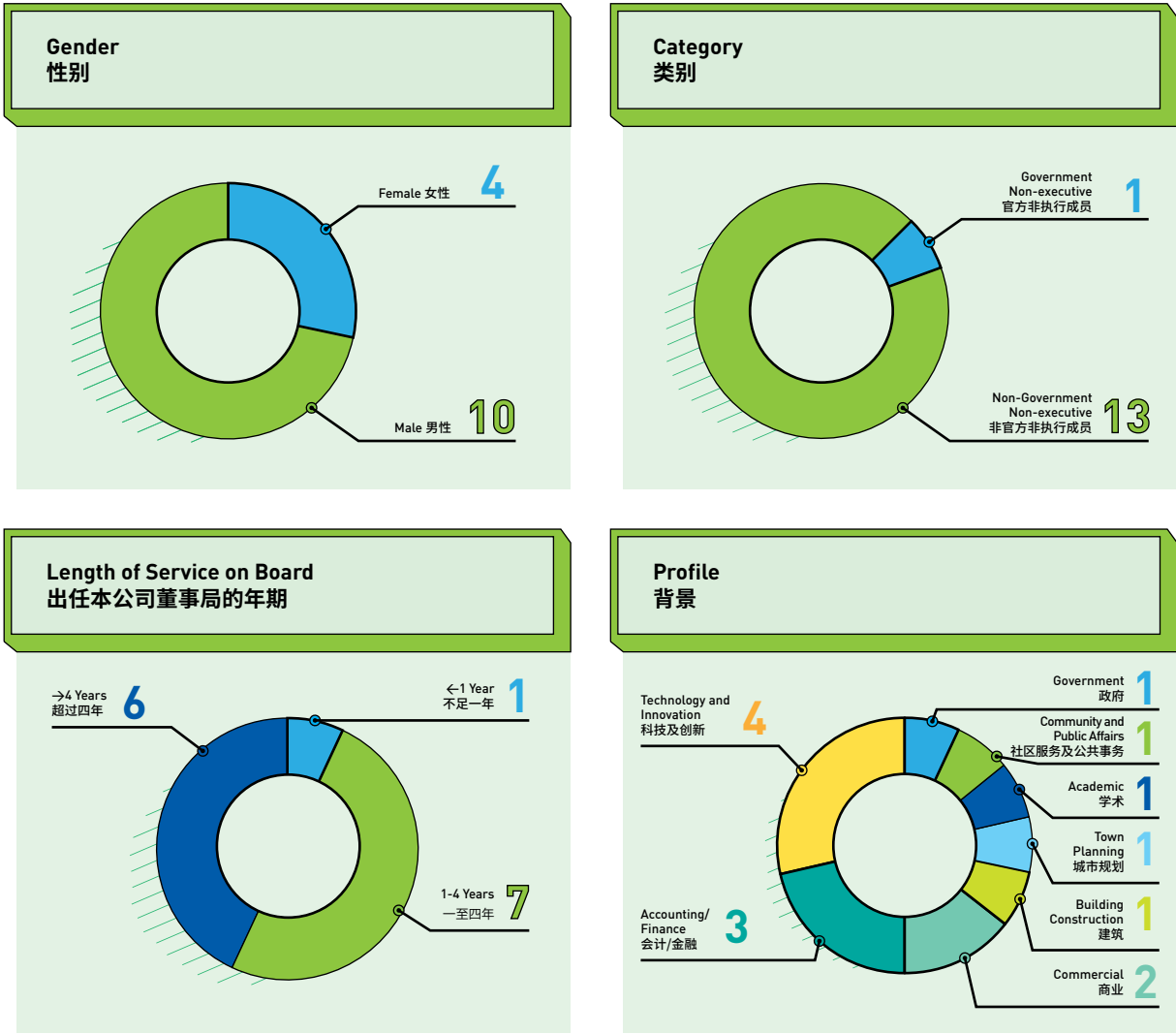
行政总裁由董事局委任，为本公司受薪全职人员，负责执行董事局所制订的策略及政策，以及管理本公司日常业务。

董事局的组成

于本年报日期，董事局共有14名董事，均为非执行董事，计有林家礼博士（主席）、陈嘉贤教授、赵汝恒教授、张颖娴女士、邱达根先生、蔡淑娴女士、刘国勋先生、梁建文先生、凌嘉勤教授、伍志强先生、冼汉迪先生、冼超舜博士、黄慧敏女士及杨全盛先生。这架构有效地确保董事局决策过程及对管理层监督的独立性、客观性及公正性。非执行董事能够从客观的外界观点，理性正面地质询和审议策略方案。

所有董事局成员均由股东按指定任期获委任，没有收取任何酬金，任期届满后可再获委任。

Board Composition  
董事局的组成





Board Diversity

We recognise the importance of ensuring an appropriate balance of skills, knowledge, experience and gender on the Board to our corporate governance. Our Board Members, while one of them is from the Government, with others come from various business fields, including technology and innovation, accounting and finance, commercial, building construction, town planning, public affairs and academic, have both the breadth and depth of relevant experience to steer and oversee the business of the Company.

The current mix of our Board Members is balanced and well represented by IT professionals, business executives, government representatives and other industry professionals and leaders. Biographical details of the Board Members are set out in the section “Board of Directors” in this Annual Report. The Company also maintains on its website (www.cyberport.hk) an updated list of its Board Members identifying their roles and functions.

Board Functions

The Board directs the management of the business and affairs of the Company. The overall management of the Company’s business is vested in the Board. The Board focuses its attention on providing overall strategic guidance to the Company on its business development, finance and oversight over corporate governance. These include strategic planning, financial and business performance, governance and risk management, as well as human resources and remuneration issues.

At the regular Board meetings, Management reports the Company’s business to the Board, including the Company’s operations, progress of projects, financial performance, legal issues, corporate governance, risk management, human resources, sustainability, corporate responsibility and outlook. Together with the discussions at Board meetings, this ensures that Board Members have a general understanding of the Company’s business and sufficient information to make informed decisions for the benefit of the Company.

In addition to the regular financial and business performance reports submitted to the Board at its regular meetings, the Board also receives monthly financial and business updates with information on the Company’s latest financial performance. Directors can therefore have a balanced and comprehensive assessment of the Company’s performance, business operations, financial position and prospects throughout the year. All Board Members have access to Management for obtaining necessary information.

董事局成员多元化

我们深知力求董事局在技能、知识、经验和性别各方面均维持适当平衡，对企业管治极为重要。我们其中一名董事局成员来自政府，其余成员则来自不同的业务范畴，包括科技及创新、会计及金融、商业、建筑、城市规划、公共事务及学术界。各董事局成员均具有相关丰富经验和渊博知识，以督导和监督本公司的业务。

现有董事局成员的组合均衡，成员为来自不同业界的专业代表，包括资讯科技专家、商界行政人员、政府代表，以及其他行业的专业人士与领袖。各董事局成员的履历详情载列于本报之“董事局”一节。本公司亦已于其网站(www.cyberport.hk)上载本公司的最新董事局成员名单，列明各董事担任的职务及职责。

董事局职能

董事局负责对本公司的业务和事务管理作出指导。本公司整体业务的管理交由董事局负责。董事局专注就业务发展、财务范畴向本公司提供整体策略方针，同时负责监察企业管治，其中包括策略规划、财务及业务表现、管治及风险管理和人力资源及薪酬事宜。

在董事局常规会议上，管理层向董事局汇报本公司的业务状况，包括本公司的营运、项目进展、财务表现、法律事宜、企业管治、风险管理、人力资源、可持续发展、企业责任和前景展望。连同董事局会议的讨论，可确保董事局成员能概括了解本公司的业务状况，并获取充分资料，以作出符合本公司利益的知情决策。

除了在常规会议上向董事局提交的定期财务和业务表现报告外，董事局亦收取载有本公司最新财务表现资料的每月财务和业务更新。因此，董事可于年内对本公司的业绩表现、业务营运、财务状况和前景展望作出平衡和全面的评估。所有董事局成员均可联络管理层以获取所需资料。

Induction for Board Members

Each newly appointed Board Member is given a comprehensive, formal and tailored induction programme so that they can discharge their responsibilities to the Company properly and effectively. The programme consists of meeting with the CEO and Management, briefings on the Company’s operations and major developments, and visits to the Company’s facilities. New Board Members are able to familiarise themselves with the Company’s objectives, strategies, business, operations and internal controls, as well as the general and specific duties of directors.

Further, all Board Members are provided with a Directors’ Handbook on their appointment, which sets out, amongst other things, directors’ duties, code of conduct, declaration of interests and the terms of reference of the Board Committees. The Directors’ Handbook is updated from time to time to reflect developments in those areas.

Recognising that development is an ongoing process, Board Members were invited to attend forums and conferences on information technology in the year under review (“Year”).

Board Proceedings

Board meetings are held regularly and no less than once every quarter. Additional Board or Committee meetings to consider specific matters can be convened when necessary. All Board Members have full and timely access to all relevant information about the Company and may take independent professional advice at the Company’s expense, if necessary, in accordance with the approved procedures, so that they can discharge their duties and responsibilities as Board Members.

Schedule for the regular Board and Committee meetings in each year is made available to all Board Members before the end of the preceding calendar year. Furthermore, notice of meetings will be given to the Board Members before each regular meeting.

Meeting agenda for regular meetings are set after consultation with the Chairman and CEO. In general, the agenda and papers are sent to the Board Members five working days before the intended date of the meeting.

Board Members may attend the Board meetings in person, via video conference or telephone conference.

Matters to be resolved at Board meetings are decided by a majority of votes from the Board Members allowed to vote, although the usual practice is that decisions reflect the consensus of the Board. The process of the Board is reviewed from time to time to keep abreast of regulatory changes and best corporate governance practices.

董事局成员就职

各新获委任的董事局成员均获提供全面、正式及特为其而设的就职计划，让他们能恰当和有效地向本公司履行职责。该计划包括与行政总裁和管理层会面、参加有关本公司营运与重要发展项目的简报会及参观本公司设施，使董事局新成员能够了解本公司的目标、策略、业务、营运、内部监管，以及董事的一般及特定职责。

此外，董事局全体成员于获委任时均获发一份《董事手册》，当中列载董事职责、道德操守、董事利益申报及董事委员会的职权范围。《董事手册》会因应这些范畴的最新发展不时作出更新。

我们深知发展必须持之以恒，故于回顾年度（“本年度”）邀请董事局成员出席多个有关资讯科技的论坛及会议。

董事局议事程序

董事局定期召开会议，而每季不少于一次。董事局可视乎需要另行召开董事局会议或委员会会议，以审议特定事项。董事局全体成员均可全面及时取得有关本公司的所有相关资料。如有需要，董事局成员可按照已核准的程序，获取独立专业人士之意见，以履行董事局成员的职务及职责，有关费用由本公司支付。

每年的常规董事局及委员会会议之会期会于上一个历年结束前通报董事局全体成员。此外，会议通告将于每次常规会议前提交予董事局成员。

常规会议的议程会于咨询主席及行政总裁后拟定。议程和文件一般在会议拟定日期前五个工作天提呈予董事局成员。

董事局成员可亲自、经视像会议或电话会议出席董事局会议。

将于董事局会议表决之事宜均由获准投票的董事局成员以过半数作出决议，惟惯常情况是董事局根据共识作出决定。董事局会不时检讨运作模式，与时俱进，以配合规管变动及最佳企业管治实务。

Board Meetings

During the Year, the Board held four meetings in hybrid format with overall attendance of 100.0%.

Key matters considered/resolved:

- Strategic plan and objectives
- Annual plan and performance targets
- Mid-Year key performance indicators review
- Annual report and audited financial statements
- Management accounts and reports
- Oversight of senior management
- Staff remuneration, pay structure and corporate performance assessment
- Annual pay review
- Performance assessment and variable pay for Management
- Transactions, arrangements and contracts of significance

Apart from Board meetings, the Chairman had sessions with Board Members without the presence of Management to discuss human resources matters.

Strategic Planning

The Board has continued to review the strategies of the Company to identify and assess the opportunities and challenges the Company may face, and to develop a planned course of action for the Company to generate and preserve long-term value.

The direction of Cyberport Three-Year Strategic Plan 2020/21 – 2022/23 was set in the 2019/20 so as to continue its public mission to drive Hong Kong’s digital technology development. Progress of implementation of the key initiatives in the strategic plan was reported to and reviewed by the Board Members.

Financial Reporting

The Board is responsible for the preparation of financial statements that give a true and fair view of the state of affairs of the Company and its subsidiaries (collectively referred to as the “Group”), and of the Group’s result and cash flows for the Year. The Board has prepared the financial statements on a going concern basis, and has adopted appropriate accounting policies and applied them consistently. Judgments and estimates have been made that are prudent and reasonable.

In support of the above, the financial statements presented to the Board have been reviewed by Management. Management is responsible for finalising them with the external auditor and then the Audit Committee.

In addition, all new and amended accounting standards and requirements, as well as changes in accounting policies adopted by the Group have been discussed and approved by the Audit Committee before adoption by the Group.

Board Members acknowledge their responsibilities for ensuring that the preparation of the annual financial statements of the Group is in accordance with statutory requirements and applicable accounting standards.

Further, in order to make a comprehensive assessment of the Group’s performance, the Board has reviewed an annual plan during the Year and the monthly reports on financial results and business performance.

董事局会议

于本年度，董事局共召开了四次混合会议，整体出席率达100.0%。

经董事局审议／议决的主要事项:

- 策略计划及目标
- 年度计划及表现目标
- 中期主要表现指标检讨
- 年报及经审核财务报表
- 管理账目及报告
- 监督高级管理层
- 员工薪酬、薪酬结构及公司表现评估
- 年度薪酬检讨
- 管理层的表现评核及浮动薪酬
- 重大交易、安排及合约

除董事局会议之外，主席亦曾与董事局成员在管理层不列席的会议中商讨人力资源事宜。

策略规划

董事局持续检讨本公司的策略，从而识别及评估潜在机遇与挑战，并制定行动计划为本公司创造及维持长期价值。

于2019/20年度，已制订数码港2020/21至2022/23年三年策略计划的方向，进一步加强其公众使命，以推动香港的数字科技发展。策略计划内各项主要措施的实施进度须向董事局成员汇报并进行检讨。

财务汇报

董事局负责编制本公司及其附属公司（统称“本集团”）的财务报表，真实及公平地反映本集团于本年度之事务状况、经营业绩及现金流量。董事局按持续经营基准编制财务报表，并采纳合适的会计政策，并贯彻应用，所作各项判断和估计均属审慎合理。

为此，提交予董事局的财务报表均已由管理层审阅。管理层负责与外聘核数师完成查核事宜，并再呈交予审计委员会审定。

此外，所有新编制和经修订的会计准则和要求，以及本集团所采纳的会计政策变更，均已于本集团采纳前经审计委员会讨论及批准。

董事局成员确认其责任是确保本集团根据法定要求及适用会计准则编制年度财务报表。

此外，为全面评估本集团的表现，董事局已于本年度审阅年度计划和有关财务业绩及业务表现的每月报告。

Code of Conduct

The Company is a public body under the Prevention of Bribery Ordinance (“POBO”). Accordingly, Board Members are regarded as “public servants” for the purpose of POBO. The Company is fully committed to the principle of honesty, integrity and fair play in the delivery of products and services to the public.

The Board is collectively responsible for the management and operations of the Company. Board Members, both collectively and individually, are expected to exercise fiduciary duties and duties of care, skill and diligence to a standard at least commensurate with the standard established by the laws and regulations of Hong Kong.

Delegating the functions of the Board is permissible but does not absolve Board Members from their responsibilities or from applying the required levels if they pay attention to the Company’s affairs only at formal meetings. At a minimum, Board Members should take an active interest in the Company’s affairs and obtain a general understanding of the Company’s business.

Board Members should regularly attend and actively participate in Board and Committee meetings, and prepare for them by reviewing all materials provided by Management.

Board Members are required on their first appointment, on an annual basis, and as and when necessary thereafter to declare any interests that are or may be relevant and material to the business and operations of the Company. They are also required to inform the Company Secretary of any changes in their declared interests or any new interests that may arise as soon as they become aware of such interests. A Register of Directors’ Interests is kept by the Company Secretary and is accessible by the Board Members.

Every Board Member is also required to observe his/her ongoing disclosure obligations (including, without limitation, requirements to notify changes in personal particulars to the Company Secretary and/or circumstances that may affect his/her independence, and to declare material interests, if any, in any transaction, arrangement or contract or a proposed transaction, arrangement or contract with the Company) under the Companies Ordinance.

A Board Member cannot cast a vote on any contract, transaction, arrangement or any other kind of proposal in which he/she has an interest and which he/she knows is material except with the approval of the Board/Committees. For this purpose, interests of a person who is connected with a Board Member (including any of his/her associates) are treated as the interests of the Board Member himself/herself. A Board Member may not be included in the quorum for such part of a meeting that relates to a resolution he/she is not allowed to vote on, but he/she shall be included in the quorum for all other parts of that meeting. This reduces potential conflicts which might otherwise arise between the Company’s business and an individual Board Member’s other interests or appointments.

道德操守

本公司是一家受《防止贿赂条例》规管的公共机构。因此，董事局成员均被视为防止贿赂条例所指的“公职人员”。本公司承诺在向公众提供产品及服务时，秉承诚实、正直和公平的原则。

董事局须就本公司的管理及业务营运承担共同责任。董事局成员须共同和个别地履行诚信责任及以应有的谨慎、技能和勤勉尽责的态度行事，而履行其责任时，至少须符合香港法规所确定的标准。

董事局成员可将董事局职能委派他人，但并不就此免除他们的相关责任；或如董事局成员仅透过参加正式会议了解本公司事务，并不免除他们所应承担的责任。董事局成员须积极关心本公司之事务，并对本公司业务有全面理解。

董事局成员应定期出席和积极参与董事局和委员会会议，并查阅管理层提供的所有资料，为会议做好准备工作。

董事局成员在首次获委任时、其后每年度和之后有需要时，均须申报与本公司业务运作有关或可能有关并属重大性质的任何利益。如发现过往申报的资料有任何更改或有任何新利益申报，董事局成员必须尽快通知公司秘书。董事利益申报登记册由公司秘书保存，并可供董事局成员查阅。

各董事局成员亦须根据《公司条例》遵守其持续披露义务（包括但不限于通知公司秘书其个人资料的变更及／或可能影响其独立性的情况，以及申报其于任何与本公司订立的交易、安排或合约或拟订立的交易、安排或合约中的重大利益（如有）的规定）。

除经董事局或委员会批准外，董事局成员不得就其在中拥有权益及其知悉属重大性质的任何合约、交易、安排或任何其他建议议案进行投票。就此而言，与董事局成员（包括其任何联系人士）有关连的人士之利益均视作董事局成员本身的利益。在董事局会议过程中，董事局成员如不获准对某项决议案作出投票，则该成员并不计算在该项决议案的相关会议部分的法定人数内，惟该成员仍可计算在该次会议所有其他部分的法定人数内。这种做法可减少本公司业务与个别董事局成员的其他利益或任命之间可能产生的冲突。



Board Committees

During the Year, the Board has six standing Committees, namely, the Audit Committee, Construction and Facilities Committee, Entrepreneurship Committee, Finance and Administration Committee, Macro Fund Investment Committee and Remuneration and People Committee, to assist it in carrying its responsibilities.

Each of these Committees has specific written terms of reference, which set out in detail their respective authorities and responsibilities. The terms of reference of all Board Committees are reviewed from time to time in the light of the Company’s evolving operational, business and development needs.

Attendance records of each individual member of the Board during the Year are shown on page 81 of the Annual Report.

All Committees are accountable to the Board for their recommendations and decisions. The meeting processes of the Board Committees follow closely those of the Board. The interface between the Board and Board Committees are:

- All Board Members may attend any Committee meetings as observers
- Board Members are free to access the papers of any Committee meetings through the Company Secretary
- Full minutes of Committee meetings are sent to Board Members for information

The following sets out details of Board Committees, principal duties and key matters considered or resolved during the Year.

Audit Committee

The Audit Committee (“AC”) is responsible for overseeing and reviewing the effectiveness of the Company’s internal control, risk management system, regulatory compliance, and the Company’s internal audit function. It is responsible for overseeing the integrity of the Group’s financial statements and the application of financial reporting principles, and the Company’s relationship with the external auditors and their independence assessments.

Principal duties:

- Review and endorse audited financial statements for the Board’s approval
- Make recommendations on the appointment of external auditor, approve its audit fee and terms of engagement, and oversee the Company’s relations with the external auditor
- Review accounting policies
- Oversee internal controls, financial controls, risk management system and internal audit function
- Report on matters in relation to corporate governance practices

Key matters considered/resolved:

- Annual audited financial statements
- External auditor’s report, objectivity and effectiveness of audit process
- Internal Audit Charter
- Annual corporate governance, risk management and internal control review
- Enterprise risk management framework guideline
- Internal audit job plan
- Internal audit review report
- Amendment to whistleblowing policy

董事委员会

于本年度，董事局辖下设有六个常务委员会，分别为审计委员会、建设及设施委员会、企业发展委员会、财务及行政委员会、数码港投资创业基金委员会以及薪酬及人员委员会，以协助董事局履行其职责。

各个委员会均以书具体订明其职权范围，详细阐明其各自的权力及职责。因应本公司不断变化的业务经营和发展需要，所有董事委员会的职权范围将不时作出检讨。

董事局各成员于本年度的会议出席记录载列于年报第81页。

所有委员会须对其建议及决策向董事局负责。董事委员会的会议流程均严格按照董事局的规则进行。董事局及其辖下各委员会之间的连系如下：

- 董事局全体成员均可以观察员身分，出席任何委员会会议
- 董事局成员可向公司秘书查阅任何委员会会议的文件
- 各委员会会议的完整会议记录均须送交董事局成员，以供参考

各董事委员会之详细资料、其主要职责及于本年度审议或议决的主要事项详情载列如下。

审计委员会

审计委员会负责监察及检讨本公司内部监管、风险管理制度、遵守规管要求及本公司内部审计功能之成效，亦负责监察本集团财务报表之完整性、财务汇报原则之应用及本公司与外聘核数师之关系及评估彼等之独立性。

主要职责:

- 审查并批准经审核财务报表，以供董事局批准
- 就外聘核数师的委任提出建议，并审批其审计费用及聘用条款，以及监督本公司与外聘核数师的关系
- 检讨会计政策
- 监督内部监管、财务监管、风险管理制度及内部审计功能
- 汇报有关企业管治实务的事宜

经审议／议决的主要事项:

- 年度经审核财务报表
- 外聘核数师报告、审计过程的客观性及有效性
- 内部审计章程
- 年度企业管治、风险管理和内部监管检讨
- 企业风险管理架构指引
- 内部审计工作计划
- 内部审计检讨报告
- 修订举报政策

Construction and Facilities Committee

The Construction and Facilities Committee (“CFC”) was established on 1 April 2020 and is responsible for monitoring and overseeing the capital works related matters, facilities management and related consultancy services.

Principal duties:

- Approve or recommend the capital works projects (including new development, re-development and construction) to be undertaken by the Company and the modality for facilities management of the Company’s premises
- Endorse and recommend the planning and development parameters for new capital projects including but not limited to master development plan, design, programme, budget and facilities provisions and related headcount requirements
- Approve the award, variations/claims and commercial settlement of contracts for capital works, facilities management works and related consultancy services
- Monitor the progress and control the expenditure of capital works projects, and facilities management matters
- Review and approve the capital works and facilities management related policies

Key matters considered/resolved:

- Review and endorse its terms of reference for the Board’s approval
- Set up the terms of reference for co-opted members
- Appointment of co-opted member
- Authorisation limit for the special capital projects
- Review and endorse capital works related matters, including design scheme and development budget for the Board’s approval
- Review campus facilities management works and contract awards

建设及设施委员会

建设及设施委员会于2020年4月1日成立，负责监察和监督资本工程相关事宜、设施管理及相关咨询服务。

主要职责:

- 审批本公司进行的资本工程项目（包括新发展、再发展或建设项目）以及本公司物业的设施管理的基本方针或就此提供建议
- 认可及建议有关新资本工程的规划及发展参数，包括但不限于总发展规划、设计、计划、预算及设施条文及相关人员编制规定
- 审批有关资本工程、设备管理工程及相关咨询服务的合约之批授、修订／索赔及商业结算
- 监察资本工程项目以及设施相关事宜之进度及监管其开支
- 检讨及审批资本工程及设施相关政策

经审议／议决的主要事项:

- 检讨及认可其职权范围以供董事局批准
- 设立增选成员的职权范围
- 委任增选成员
- 资本工程项目的授权限制
- 检讨及认可资本工程项目相关事宜，包括设计计划及发展预算以供董事会批准
- 检讨园区设施管理工作及合同授约

Entrepreneurship Committee

The Entrepreneurship Committee (“EC”) is responsible for overseeing the administration and management of the start-up and entrepreneurship programmes and events implemented by the Company, such as the Cyberport Incubation Programme (“CIP”), the Cyberport Creative Micro Fund (“CCMF”), the Esports Industry Facilitation Scheme (“EIFS”) and the Cyberport Accelerator Support Programme.

Principal duties:

- Oversee the administration and management of the start-up and entrepreneurship programmes and events implemented by the Company
- Monitor and review the operational or financial plans and proposals, administrative matters, business directions and strategies in relation to the following three aspects:
  - Sparking creative ideas through the CCMF Scheme
  - Nurturing technology start-ups through the CIP
  - Boosting technology start-ups’ fundraising capability
- Approve the appointment and composition of the Entrepreneurship Committee Advisory Group (“ECAG”) which comprises venture capitalists, business executives, technology industry professionals, academics, and trade association members
- Approve applications for the start-up and entrepreneurship programmes of the Company
- Monitor and review the progress of the start-ups of the programmes

Key matters considered/resolved:

- CIP vetting results
- CCMF vetting results and its refinement
- Cyberport Greater Bay Area Young Entrepreneurship Programme and its enhancement
- EIFS and Esports Internship Scheme
- Digital Entertainment Leadership Forum
- Cyberport Venture Capital Forum
- Cyberport University Partnership Programme
- Changes for the composition of ECAG

企业发展委员会

企业发展委员会负责监察由本公司所推行各项初创企业及企业发展计划及活动之行政及管理事宜，包括“数码港培育计划”、“数码港创意微型基金”、“电竞行业支援计划”及“数码港加速器支援计划”。

主要职责:

- 监察由本公司所推行的各项初创企业及企业发展计划及活动之行政及管理事宜
- 监察及检讨有关以下三大范畴之业务或财务计划及建议书、行政事宜、业务方向及策略：
  - 透过“数码港创意微型基金”激发创意
  - 透过“数码港培育计划”扶植科技初创企业
  - 促进科技初创企业募集资金能力
- 审批企业发展顾问组的组成及成员委任，其成员包括创投资本家、商界行政人员、科技界专业人士、学者及贸易商会成员
- 审批本公司各项初创企业及企业发展计划的申请
- 监察及检讨参与计划的初创企业发展进度

经审议／议决的主要事项:

- “数码港培育计划”评审结果
- “数码港创意微型基金”评审结果及改良
- “数码港大湾区青年创业计划”及改良
- “电竞行业支援计划”及“电竞实习支援计划”
- “数码娱乐领袖论坛”
- “数码港创业投资论坛”
- “数码港·大学合作伙伴计划”
- 改变企业发展顾问组的组成

Finance and Administration Committee

The Finance and Administration Committee (“FAC”) was established on 1 April 2020 and is responsible for monitoring and overseeing the finance and administration aspects of the Company.

Principal duties:

- Approve any budgeted expenditures, commitments and payments by the Company
- Decide and approve appropriate action in response to any unplanned matters or approve any unbudgeted expenditures, commitments and payments
- Review and approve the corporate policies including leasing, procurement, finance, administration, marketing and IT
- Review resources for the execution and implementation of the approved business plans and corporate development strategies

Key matters considered/resolved:

- Review and endorse its terms of reference for the Board’s approval
- Review and endorse annual budget, office leasing broad plan and office rental rates for the Board’s approval
- Mid-Year financial review
- Amendment to procurement policy and leasing policy
- Tenancy related matters

Macro Fund Investment Committee

The Macro Fund Investment Committee (“MFIC”) is responsible for overseeing the administration, management and overall performance of the Cyberport Macro Fund (“CMF”) and approval of the CMF related investments. The CMF, with a total size of HK\$400 million, aims to provide seed to Series A stage and beyond funding to Cyberport digital entrepreneurs (“DE”) to assist them to accelerate, and to promote the development of the venture capital ecosystem for DE in Hong Kong. The CMF is an investment fund which targets to co-invest with other private and public investors in the Cyberport DE.

Principal duties:

- Review and approve CMF related investments recommendations from Management
- Oversee administration, management and overall performance of the CMF
- Monitor and advise on the operation of the CMF

Key matters considered/resolved:

- Review on CMF investment portfolio
- CMF applications
- CMF follow-on application
- Review and endorse the enhancement to CMF for the Board’s approval

财务及行政委员会

财务及行政委员会于2020年4月1日成立，负责监察及监督本公司的财务及行政范畴。

主要职责:

- 审批本公司任何预算开支、承担及付款
- 因应任何未规划事项决定和审批合适的行动，或审批任何未列入预算的开支、承担及付款
- 检讨及审批企业政策，包括租赁、采购、财务、行政、市场及资讯科技
- 就已批准的业务计划和相应公司发展策略之执行及实施进行资源检讨

经审议／议决的主要事项:

- 审查及认可其职权范围，以供董事局批准
- 审查及认可年度预算、办公室租赁计划及办公室
- 中期财政检讨
- 修订采购及租赁政策
- 租务相关事宜

数码港投资创业基金委员会

数码港投资创业基金委员会负责监督“数码港投资创业基金”的行政、管理和整体表现，以及批准“数码港投资创业基金”基金的相关投资。“数码港投资创业基金”的总投资额为4亿港元，向数码港“数字科技创业家”提供种子项目投资至A轮及以上融资，协助公司业务飞跃发展；并推动香港创业投资生态的发展，为数字科技创业家进一步开拓创业空间。“数码港投资创业基金”是一项投资基金，旨在与其他私人及公众投资者共同投资数码港的数字科技创业家。

主要职责:

- 检讨及审核管理层所提出“数码港投资创业基金”相关投资建议
- 监督“数码港投资创业基金”的行政、管理和整体表现
- 监察“数码港投资创业基金”的运作并就此提供意见

经审议／议决的主要事项:

- 检讨“数码港投资创业基金”的投资组合
- “数码港投资创业基金”的申请
- “数码港投资创业基金”的跟进申请
- 检讨及认可改良“数码港投资创业基金”，以供董事会批准



Remuneration and People Committee

The Remuneration and People Committee ("RPC") is responsible for making recommendations to the Board on organisational structure and policies on staffing, remuneration, employment, discipline and dismissal, with reference to the Company's overall goals and objectives.

Principal duties:

- Review staffing, remuneration and employment policies and strategies
- Advise the Board on staff-related issues, including annual corporate goals and performance measures, grading and pay structure, variable pay and retirement schemes
- Review the criteria for assessing employee performance and make recommendations to the Board
- Review the salary increase and annual performance bonus for the senior executives and general staff, and make recommendations to the Board
- Board approves the annual plan and delegate RPC to review the performance of the C-levels management of the Company, with reference to the Board's approved Key Performance Indicators ("KPIs") and objectives

Key matters considered/resolved:

- Annual review of staff remuneration
- Annual corporate performance assessment and award of variable pay for staff
- Corporate goals and performance measurements
- 2020/21 performance review of C-levels management and their variable pay
- Pay structure review of the Company
- Staff engagement and retention

薪酬及人员委员会

薪酬及人员委员会负责按照本公司的整体目标及宗旨，就企业架构以及有关员工编制、薪酬福利、员工招聘、纪律及解雇方面的政策向董事局提出建议。

主要职责:

- 检讨员工编制、薪酬福利和招聘政策及策略
- 就与员工相关的事宜向董事局提出意见，其中包括年度企业目标、表现衡量方法、职级及薪酬结构、浮动薪酬及退休福利计划
- 检讨员工表现的评估准则，并向董事局提出建议
- 审核高层管理人员和一般职员加薪和年度表现奖金花红，并向董事局提出建议
- 董事局批准年度计划，并委派薪酬及人员委员会按照由董事局批准的主要表现指标及目标，就本公司高级管理层的表现作出检讨

经审议／议决的主要事项:

- 员工薪酬福利的年度检讨
- 年度企业表现评估和员工浮动薪酬
- 企业目标及表现衡量方法
- 就高级管理层于2020/21年度的表现及其浮动薪酬进行检讨
- 本公司薪酬架构检讨
- 员工参与及留聘

Meeting Attendance

A summary of meeting attendance of Board Members in meetings of the Board and Committees for the financial year from 1 April 2020 to 31 March 2021 is provided in the following table.

会议出席记录

于2020年4月1日至2021年3月31日财政年度，董事局成员于董事局及董事委员会的会议出席记录概要载列于下表。

Meetings 会议	Board 董事局	AC 审计委员会	CFC 建设及设施委员会	EC 企业发展委员会	FAC 财务及行政委员会	MFIC 数码港投资创业基金委员会	RPC 薪酬及人员委员会
Board Members 董事局成员							
Lee George LAM (Chairman) 林家礼 (主席)	4/4	-	-	-	-	4/4	4/4
Karen CHAN 陈嘉贤	4/4	2/2	-	-	-	4/4	-
Christopher CHAO <sup>(1)</sup> 赵汝恒 <sup>(1)</sup>	4/4	-	7/7	4/4	-	-	-
Ivy CHEUNG <sup>(2)</sup> 张颖娴 <sup>(2)</sup>	4/4	2/2	-	-	4/4	-	-
Duncan CHIU 邱达根	4/4	2/2	7/7	-	4/4	-	-
Annie CHOI <sup>(3)</sup> or her alternate 蔡淑娴 <sup>(3)</sup> (或替代董事)	4/4	2/2	7/7	4/4	4/4	-	4/4
LAU Chun-kong <sup>(4)</sup> 刘振江 <sup>(4)</sup>	4/4	2/2	7/7	-	-	-	3/4
Michael LEUNG <sup>(5)</sup> 梁建文 <sup>(5)</sup>	4/4	-	-	-	4/4	-	4/4
LING Kar-kan 凌嘉勤	4/4	-	7/7	4/4	3/4	-	-
Victor NG 伍志强	4/4	2/2	-	-	4/4	3/4	-
Charleston SIN 冼超舜	4/4	-	-	4/4	-	-	3/4
Hendrick SIN 冼汉迪	4/4	-	-	2/4	-	3/4	-
Rosana WONG 黄慧敏	4/4	2/2	7/7	2/4	-	-	-
Eric YEUNG 杨全盛	4/4	-	-	4/4	-	-	4/4
Average Attendance Rate 平均出席率	100.0%	100.0%	100.0%	85.7%	95.8%	86.4%	91.7%

Notes:

- (1) Prof Christopher CHAO was appointed as Board member, CFC member and EC member with effect from 1 April 2020.

(2) Ms Ivy CHEUNG was appointed as Board member, AC member and FAC member with effect from 1 April 2020.

(3) All the Committee meetings including AC, CFC, EC, FAC and RPC were attended by the alternate to Ms Annie CHOI.

(4) Mr LAU Chun-kong retired as Board member and ceased to be the respective Board Committees member with effect from 31 March 2021.

(5) Mr Michael LEUNG was appointed as Board member, FAC member and RPC member with effect from 1 April 2020.

附注:

- (1) 赵汝恒先生已于2020年4月1日起获委任为董事局成员、建设及设施委员会委员及企业发展委员会委员。

(2) 张颖娴女士已于2020年4月1日起获委任为董事局成员、审计委员会委员及财务及行政委员会委员。

(3) 所有董事委员会的会议包括审计委员会、建设及设施委员会、企业发展委员会、财务及行政委员会及薪酬及人员委员会均由蔡淑娴女士的替任出席。

(4) 刘振江先生已于2021年3月31日起退任董事局成员，并不再担任彼等各自之董事委员会委员。

(5) 梁建文先生已于2020年4月1日起获委任为董事局成员、财务及行政委员会委员及薪酬及人员委员会委员。

## Meeting Procedure

The Board and Committees convene meetings on a regular basis. Special meetings will be held as and when necessary. Management circulates papers prior to the respective meetings to provide members adequate information in a timely manner to facilitate their deliberation of the issues and decision-making. The respective Board/Committee Secretaries record the major points of discussion, recommendations, decisions and action items arising from the meetings. Outstanding matters are followed up by the relevant departments, and progress updates are reported at subsequent Board/Committee meetings.

## Company Secretary

All Board Members have access to the advice and services of the Company Secretary. The Company Secretary is accountable to the Board for ensuring that the Board procedures are followed and Board activities are efficiently and effectively conducted. To this end, the Company Secretary facilitates the Board and Management to adhere to Board processes as updated from time to time, and the provision of sufficient information to the Board by Management.

## Management and Staff

Management and staff, led by the Company's CEO, are responsible for managing the Company's day-to-day operations and implementing the strategies and directions determined by the Board. The performance of Management is reviewed with reference to the KPIs and objectives approved by the Board. The annual emoluments of the Company's five highest paid employees by band are disclosed under note [8] to the consolidated financial statements on page 132.

Guidance on the ethical behaviour of the Company has been well defined in the Company's employee code of conduct and business ethics (the "Code"). From time to time, the Code will be reviewed and fine-tuned, covering such issues as prevention of bribery, conflict of interest, acceptance of gifts and advantages, handling of confidential information and preservation of secrecy, intellectual property, and outside business or employment. ICAC is invited to give briefings on prevention of bribery and conflict of interest to the employees of the Company on a regular basis. Staffs are also reminded of the need for compliance with the Code from time to time.

## Internal Control and Risk Management

The Board has overall responsibility for the risk management and internal control system of the Company and for reviewing its effectiveness. The internal control system is designed to manage rather than eliminate the risk of failure to achieve business objectives, and to provide reasonable but not absolute assurance against material misstatement or loss.

The Company aims to maintain a high standard of corporate governance and enhance transparency and accountability. With the assistance of the in-house internal audit team established in June 2020, Management reviews the Company's internal control system with reference to the Committee of Sponsoring Organisations of the Treadway Commission ("COSO") framework as recommended by the Hong Kong Institute of Certified Public Accountants. The review is designed to identify and evaluate significant risks associated with key processes and the effectiveness of related controls in mitigating the identified risks. Independent reviews of the effectiveness of controls are performed by the internal audit team.

Through the AC, the Board reviewed and concurred with the Management's assessment that the overall risk management and internal control system was effective based on the results of internal reviews performed during the year.

## 会议程序

董事局及各个委员会均定期举行会议，并于有需要时召开特别会议。在相关会议举行前，管理层将会议文件送呈有关成员，及时向他们提供充足资料，以助审议事项及作出决策。相关董事局／委员会秘书负责记录会议之讨论重点、推荐建议、议决及跟进事宜。相关部门须负责跟进处理，并于往后的董事局／委员会会议上汇报进度。

## 公司秘书

所有董事局成员均可获取公司秘书的意见及服务。公司秘书向董事局负责，确保董事局程序获得遵循及董事局事务可具效率和有效地进行。为达到此目的，公司秘书协助董事局及管理层依循不时更新的董事局程序，并促使管理层向董事局提供充分信息。

## 管理层及员工

本公司管理层及员工在行政总裁领导下，负责管理本公司的日常运作，以及执行由董事局制定的策略及发展方向。本公司参考经董事局批准之主要表现指标及目标检讨管理层表现。本公司五名最高薪员工的每年薪酬等级已于第132页的综合财务报表附注8中披露。

本公司之道德行为指引已于本公司的《雇员纪律守则及道德操守》（《守则》）内详细列明。《守则》内容涵盖防止贿赂、利益冲突、接受馈赠及利益、处理机密资料及保密、知识产权以及职外业务或雇用等多个范畴，而本公司将不时检讨《守则》内容并作出相应调整。此外，本公司定期邀请廉政公署派员向员工讲解有关防止贿赂及利益冲突等问题，并不时提醒员工务必遵守《守则》的规定。

## 内部监管及风险管理

董事局整体负责本公司的风险管理及内部监管系统及其成效检讨。内部监管系统旨在管理而非排除未能达成业务目标的风险，并对重大错误陈述或损失取得合理而非绝对保证。

本公司恪守企业管治最高水平，致力提高机构的透明度及问责性。在于2020年6月成立的内部审计组的协助下，管理层参照由香港会计师公会建议的特雷德韦委员会赞助组织委员会内部监管框架，评估内部监管系统。评估会审阅及厘定与关键流程相关的重大风险及监管减轻风险的成效。内部审计组负责执行对监管成效的独立审阅。

透过审计委员会，董事局基于年内审阅的结果，已审阅及同意管理层对整体风险管理及内部监管系统乃有效的评估。

## Internal Audit

The internal audit team reports directly and regularly to the AC on control sufficiency, effectiveness and efficiency of operations and compliance with in-house policies and procedures and relevant laws and regulations. Audit assignments were performed in accordance with the annual internal audit job plan as approved by the AC.

Independent reviews of financial, business and functional operations and activities by the internal audit team are conducted under a risk-based approach. Significant deficiencies in internal control are brought to the attention of the AC and the Board. Findings and internal control recommendations arising from audit assignments are reported to the respective Management for actions. The internal audit team performs follow-up reviews to ensure duly implementation of the agreed actions and the status of implementations are reported to the AC regularly.

## External Audit

Ernst & Young was appointed as the Group's external auditor to conduct the audit of its financial statements. The AC is responsible for making recommendations to the Board on the appointment, re-appointment, removal and remuneration of the external auditor.

The main purpose of the external audit is to provide independent assurance to the Board and shareholders that the annual financial statements of the Group are fairly stated. The external auditor plays an important independent role in expressing an opinion on the financial statements based on their audit, and meets with the AC to discuss the nature and scope of the audit prior to the commencement of the work if necessary and to report on findings. The external auditor also reports internal control recommendations identified as part of the audit together with management responses, if any.

For the year ended 31 March 2021, the remuneration paid/payable to the Company's external auditor, Messrs. Ernst & Young for audit services was approximately HK\$479,000 (2020: HK\$453,000) and for non-audit services was approximately HK\$228,000 (2020: HK\$8,000).

## Audit Committee

The AC assists the Board in meeting its responsibilities for ensuring effective systems of internal control and compliance relating to financial reporting, and in meeting its financial reporting obligations.

Further, the AC directly oversees the work performed by the internal auditor. Independent reviews of financial, business and functional operations and activities have been conducted with a focus on higher risk areas of the Company. The internal audit plan is reviewed and agreed by the AC in advance. Each year, the AC reviews the results of the internal audit and evaluates the impact of the findings and the proposed management action plans, and verifies the adequacy and effectiveness of the mitigating controls.

## Delegation of Authority

The authority of the Board and the levels of authority delegated to the Committees and Management is clearly defined and documented in the Delegation of Authority Policy. Such delegation of authority is reviewed on a regular basis to ensure that it meets the business and operational needs.

## 内部审计

内部审计组定期直接向审计委员会汇报有关营运及遵守内部政策及程序、相关法例及规则的监管充分性、成效及效率，并依照审计委员会批准的内部审计工作计划执行审计职务。

内部审计组以“风险为本”的原则执行财务、业务及职能运作的内部审查，并向审计委员会及董事局汇报内部监管严重不足的情况，及将审核职务所得的结果及内部监管建议送达有关管理层，以便执行。内部审计组会跟进审查，确保议定方案得以妥善执行，并定期向审计委员会汇报执行状况。

## 外部审计

安永会计师事务所获委任为本集团之外聘核数师，负责审计其财务报表。审计委员会负责就委任、续聘、罢免以及订定外聘核数师酬金向董事局提出建议。

实行外部审计的主要目的是向董事局及股东作出独立的保证，确保本集团之年度财务报表已中肯地呈列。外聘核数师担当重要的独立角色，根据其审计结果对财务报表发表意见，并在展开审计工作前按需要与审计委员会举行会议，讨论审计性质及范围，并就审计结果作出汇报。外聘核数师亦会提出于审计过程中发现的内部监管建议，并汇报管理层所作之回应（如有）。

截至2021年3月31日止年度，就审计服务及非审计服务已付／应付予本公司外聘核数师安永会计师事务所之酬金分别约为479,000港元（2020年：453,000港元）及228,000港元（2020年：8,000港元）。

## 审计委员会

审计委员会协助董事局履行其职责，确保与财务汇报相关之内部监管和合规制度能有效地运作，并履行其财务汇报责任。

此外，内部审计师之工作由审计委员会直接监督。内部审计师就本公司的财务、业务运作和各业务单位的运作及活动中较高风险的部分进行独立审计。内部审计方案须先经审计委员会审阅及同意。审计委员会每年审阅内部审计结果，评估其对本公司的影响及管理层建议之应对方案，并评核减少风险的控制措施是否足够及具有成效。。

## 授权制度

董事局的职权及其授予委员会及管理层的职权已清晰界定，并列载于授权政策。本公司定期检讨授权制度，以确保配合业务及运作需要。



Avoidance of Conflicts of Interest

The Company has established policies and procedures to manage actual or potential conflicts of interest of its staff. Staff working in sensitive areas are required to adhere to job-specific rules on the avoidance of conflicts of interest in carrying out their duties.

Whistleblowing Policy

The Company has a formal whistleblowing policy in place to encourage and guide its staff to raise serious concerns internally in a responsible manner, without any risk of retribution. The Company also encourages other stakeholders to raise concerns, in confidence, about suspected misconduct, malpractice or irregularities in any matters related to the Company.

Transparency

The Company reports annually to the Information Technology and Broadcasting Panel of the Legislative Council regarding the work of Cyberport in nurturing the Information and Communications Technology Ecosystem in Hong Kong, including its financial performance.

To enhance transparency and openness, the Company voluntarily discloses its compliance with the Corporate Governance Code (“CG Code”) as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The individual attendance records of Board Members at the Board and Committee meetings is also reported on page 81.

With a view to maintain open and transparent communication with external stakeholders, the Company continues to connect with the community by taking advantage of multiple channels and tools. These include the official website, monthly e-newsletters, press briefings and interviews, and participation in a variety of local and overseas exhibitions and conferences. Annual reports and information on our programmes and offerings are disclosed on our website for public access. The Company also makes use of social media such as Facebook, LinkedIn and Instagram for promotions and information dissemination.

避免利益冲突

本公司订有政策及程序以监管员工的实际或潜在的利益冲突。负责敏感范畴的员工于履行职务时，须遵守与特定工作相关的避免利益冲突守则。

举报政策

本公司备有正式的举报政策，鼓励及指导员工以负责任的态度向内部提出认真关注的事宜，而不会遭事后追究。其他持份者若发现与本公司有关的任何怀疑失当、舞弊或违规行为，本公司亦鼓励其在保密情况下提出意见。

透明度

本公司每年均向立法会资讯科技及广播事务委员会汇报数码港在营造香港的资讯及通讯科技生态系统方面的工作进展，当中包括本公司的财务业绩。

为提高透明度及公开程度，本公司主动披露遵守香港联合交易所有限公司证券上市规则附录14所载之《企业管治守则》情况。。

董事局及辖下委员会各成员的会议出席记录亦详列于第81页。

本公司致力与外界持份者保持公开透明的沟通桥梁，持续利用广泛渠道和工具与社群联系，包括透过本公司的官方网站、每月电子通讯、新闻发布会和采访活动等发放消息，而本公司同时积极参与各式各样的本地及海外展览和会议，与外界保持紧密接触。本公司透过网站刊载年报，并发放各项计划和公司服务的资料，方便公众查阅。本公司亦利用Facebook、LinkedIn及Instagram等社交媒体进行推广及发放资讯。

Corporate Governance Practices

Although the Company is not required to comply with the CG Code, we have applied its principles and voluntarily complied with the code provisions therein generally except for those as set out below:

Code Provisions 守则条文		Reason for Deviation 偏离原因
A.4.1	Non-executive directors should be appointed for a specific term, subject to re-election.  非执行董事应按指定任期获委任，并可膺选连任。	This provision is not applicable to the Company. Directors are appointed generally for a term of two years or a term as specified in the appointment letter. Directors are not subject to re-election but may be re-appointed by the shareholders.  这项条文不适用于本公司。董事的任期一般为两年或根据委任函的指定任期。董事无须按膺选连任，但可由股东重新委任。
A.4.2 to A.4.3	These code provisions deal with the appointment of directors to fill a casual vacancy, appointment of independent non-executive directors and retirement by rotation of directors.  这些守则条文与委任董事以填补临时空缺、委任独立非执行董事，以及董事的轮值退任有关。	These provisions are not applicable to the Company. Pursuant to the Company’s Articles of Association, Directors are appointed by the shareholders.  这些条文不适用于本公司。根据本公司之《章程细则》，董事由股东委任。
A.5.1 to A.5.5	These code provisions deal with the nomination committee.  这些守则条文与提名委员会有关。	These provisions are not applicable to the Company since Directors are appointed by the shareholders.  这些条文不适用于本公司，因董事均由股东委任。
A.6.4	Directors must comply with obligations under the Model Code for Securities Transactions and the Board should establish guidelines for relevant employees in respect of their dealings in the securities of the Company.  董事必须遵守进行证券交易的《标准守则》，而董事局亦应就相关雇员买卖公司证券事宜设定指引。	This provision is not applicable because all of the Company’s shares are beneficially owned by the HKSAR Government and are not publicly traded.  这项条文不适用于本公司，因本公司所有股份均由香港特区政府拥有，并不作公开买卖。
B.1.2	The Remuneration Committee should make recommendation to the Board on policy and package for all remuneration of directors.  薪酬委员会应就所有董事局成员的薪酬政策及待遇向董事局提出建议。	This provision is not applicable to the Company because Board Members do not receive any remuneration.  这项条文不适用于本公司，因董事局成员并不收取任何薪酬。
E.1.1 to E.1.5 & E.2.1	These code provisions deal with the proceedings for annual general meetings.  这些守则条文与股东周年大会的程序有关。	These provisions are not applicable to the Company as the Company is wholly owned by the HKSAR Government via The Financial Secretary Incorporated and Resolutions in Writing in lieu of annual general meetings is adopted.  这些条文不适用于本公司，因为本公司是由香港特区政府透过财政司司长法团全资拥有。另外，本公司之股东周年大会是采用书面决议案形式替代。

Continuing Evolution of Corporate Governance

We will continue to review and, where appropriate, enhance our corporate governance practices in light of the regulatory requirements.

企业管治措施

尽管本公司毋须遵行《企业管治守则》，但我们已将守则条文的原则付诸实行，并主动遵行守则条文的一般规定，惟以下除外：

不断演进的企业管治

我们将会继续就本公司的企业管治实务进行检讨，亦会因应监管要求适时作出改进。

**HONG KONG CYBERPORT MANAGEMENT  
COMPANY LIMITED**

**香港数码港管理有限公司**

# Contents

## 目录

87	Report of the Directors 董事局报告
90	Independent Auditor's Report 独立核数师报告
94	Audited Consolidated Financial Statements 经审计综合财务报表
	Consolidated statement of profit or loss 综合损益表
	Consolidated statement of comprehensive income 综合全面收益表
	Consolidated statement of financial position 综合财务状况表
	Consolidated statement of changes in equity 综合权益变动表
	Consolidated statement of cash flows 综合现金流量表
	Notes to the consolidated financial statements 综合财务报表附注

董事局同寅谨提呈截至2021年3月31日止年度的报告及经审核综合财务报表。

## 主要业务

香港数码港管理有限公司（以下简称“本公司”）及其附属公司（以下统称“本集团”）之主要业务载于综合财务报表附注1。

## 业绩

本集团的年度亏损及本集团于2021年3月31日的财务状况载于综合财务报表第94至168页。

董事

年内及直至本报告日期止的本公司董事如下:

Lee George LAM (Chairman)	林家礼 (主席)
Karen CHAN Ka-yin	陈嘉贤
Duncan CHIU	邱达根
Annie CHOI Suk-han	蔡淑嫻
LING Kar-kan	凌嘉勤
Victor NG Chi-keung	伍志强
Hendrick SIN	冼汉迪
Charleston SIN Chiu-shun	冼超舜
Rosana WONG Wai-man	黄慧敏
Eric YEUNG Chuen-sing	杨全盛
Christopher CHAO Yu-hang (appointed on 1 April 2020)	赵汝恒 (于2020年4月1日获委任)
Ivy CHEUNG Wing-han (appointed on 1 April 2020)	张颖娴 (于2020年4月1日获委任)
Michael LEUNG Kin-man (appointed on 1 April 2020)	梁建文 (于2020年4月1日获委任)
LAU Kwok-fan (appointed on 1 April 2021)	刘国勋 (于2021年4月1日获委任)
LAU Chun-kong (retired on 31 March 2021)	刘振江 (于2021年3月31日退任)
Charmaine Amy WONG Hoi-wan (alternate director to Annie CHOI Suk-han, appointed on 8 June 2021)	黄海韵 (蔡淑嫻的替任董事，于2021年6月8日获委任)
Eva YAM Ya-ling (alternate director to Annie CHOI Suk-han, appointed on 1 February 2021 and resigned on 8 June 2021)	任雅玲 (蔡淑嫻的替任董事，于2021年2月1日获委任并于2021年6月8日辞任)
Davey CHUNG Pui-hong (alternate director to Annie CHOI Suk-han, resigned on 1 February 2021)	钟沛康 (蔡淑嫻的替任董事，于2021年2月1日辞任)

本公司章程细则并无有关董事轮值退任的规定，因此所有现任董事将于来年继续留任。



Directors (continued)

The persons who were directors of the subsidiaries of the Company during the year and up to the date of this report (unless otherwise stated) were:

Peter YAN King-shun  
LEE Kok-ming  
WONG Kiu-hei (alternate director to Peter YAN King-shun, resigned on 29 August 2020)

Directors' interests in shares and debentures

At no time during the year was the Company or any of its holding companies, subsidiaries and fellow subsidiaries a party to any arrangement to enable the Company's 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

No director had a material interest, either directly or indirectly, in any transactions, arrangements or contracts of significance to the business of the Company to which the Company or any of the Company's holding companies, subsidiaries or fellow subsidiaries was a party during the year.

Management contracts

Save for the management agreement of Le Méridien Hong Kong, Cyberport, the facilities management agreement and the system operation contract, no other contracts concerning the management and administration of the whole or any substantial part of the businesses of the Company and its subsidiaries were entered into or existed during the year.

Permitted indemnity provision

During the year and up to the date of this report, the permitted indemnity provision as defined in section 469 of the Hong Kong Companies Ordinance for the benefit of the directors of the Company was in force. The Company has arranged for appropriate insurance cover for the directors' liabilities in respect of any legal actions against its directors arising out of corporate activities.

董事 (续)

年内及直至本报告日期止，担任本公司附属公司董事的人士如下 (除另有说明外)：

任景信  
李国铭  
黄乔熙 (任景信的替任董事，于2020年8月29日辞任)

董事于股份及债券的权益

本公司或其任何控股公司、附属公司及同系附属公司于年内任何时间均无参与任何安排，致使本公司董事可透过购入本公司或任何其他法人团体的股份或债券而获益。

董事于交易、安排或合约的权益

年内，概无董事于本公司或本公司的任何控股公司、附属公司或同系附属公司所订立对本公司业务属重大的任何交易、安排或合约中直接或间接拥有重大权益。

管理合约

除与香港数码港艾美酒店的管理协议、设施管理协议及系统营运合约外，本公司及其附属公司于年内并无就全盘业务或其中任何重大部分的管理及行政事宜签订或存有任何其他合约。

获准许的弥偿条文

年内及直至本报告日期止，获准许的弥偿条文 (定义见香港《公司条例》第469条) 于惠及本公司董事的情况下有效。本公司已就其董事因处理公司活动而对其提出的法律诉讼安排适当的董事责任保险。

报告期后事项

本集团的报告期后重大事项之详情载于综合财务报表附注31。

核数师

安永会计师事务所退任并符合资格获得重新委任。有关续聘安永会计师事务所担任本公司核数师的决议案将于应届股东周年大会上提呈。

Events after the reporting period

Details of the significant events of the Group after the reporting period are set out in note 31 to the consolidated financial statements.

Auditor

Ernst & Young retire and, being eligible, offer themselves for reappointment. A resolution for the reappointment of Ernst & Young as auditor of the Company will be proposed at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD

**Lee George LAM**  
*Chairman*

Hong Kong  
10 September 2021

代表董事局

**林家礼**  
*主席*

香港  
2021年9月10日



**Independent auditor’s report**  
**To the member of Hong Kong Cyberport Management Company Limited**  
**香港数码港管理有限公司**  
*[Incorporated in Hong Kong with limited liability]*

**Opinion**

We have audited the consolidated financial statements of Hong Kong Cyberport Management Company Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 94 to 168, which comprise the consolidated statement of financial position as at 31 March 2021, the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2021, 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 opinion**

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the *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 opinion.

**独立核数师报告**  
**致香港数码港管理有限公司股东**  
**香港数码港管理有限公司**  
*(于香港注册成立的有限公司)*

**意见**

我们已审计载于第94至168页香港数码港管理有限公司（“贵公司”）及其附属公司（统称“贵集团”）的综合财务报表，当中包括于2021年3月31日的综合财务状况表、截至该日止年度的综合损益表、综合全面收益表、综合权益变动表及综合现金流量表，以及综合财务报表附注（包括主要会计政策概要）。

我们认为，综合财务报表已根据香港会计师公会（“香港会计师公会”）颁布的《香港财务报告准则》（“《香港财务报告准则》”）真实而公平地反映贵集团于2021年3月31日的综合财务状况及截至该日止年度的综合财务表现及综合现金流量，并已按照香港《公司条例》妥为编制。

**意见的基础**

我们已根据香港会计师公会颁布的《香港审计准则》（“《香港审计准则》”）进行审计。我们根据该等准则承担的责任于本报告核数师就审计综合财务报表须承担的责任一节中作进一步阐述。根据香港会计师公会的专业会计师道德守则（“《守则》”），我们独立于贵集团，并已根据《守则》履行其他道德责任。我们相信，我们所获得的审计凭证能充分及适当地为我们的意见提供基础。

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

The Directors of the Company are responsible for the other information. The other information comprises the information included in the report of the Directors.

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. We have nothing to report in this regard.

**Responsibilities of the Directors for the consolidated financial statements**

The Directors of the Company 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 of the Company 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 of the Company 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. Our report is made solely to you, as a body, in accordance with section 405 of the 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 HKSA 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.

**综合财务报表及核数师报告以外的资料**

贵公司董事对其他资料负责。其他资料包括载于董事局报告的资料。

我们对综合财务报表的意见并不涵盖其他资料，我们亦不对该等其他资料发表任何形式的鉴证结论。

就我们审计综合财务报表而言，我们的责任是阅读其他资料，并于此过程中考虑其他资料是否与综合财务报表或我们于审计过程中获悉的资料存在重大不符，或存在重大错误陈述。倘我们基于已执行的工作认为有关其他资料存在重大错误陈述，我们须报告有关事实。就此，我们毋须作出报告。

**董事就综合财务报表须承担的责任**

贵公司董事须负责根据香港会计师公会颁布的《香港财务报告准则》及香港《公司条例》编制综合财务报表，以作出真实而公平的反映，并落实其认为编制综合财务报表所必需的内部监控，以使综合财务报表不存在由于欺诈或错误而导致的重大错误陈述。

在编制综合财务报表时， 贵公司董事负责评估 贵集团持续经营的能力，并在适用情况下披露与持续经营有关的事项以及使用持续经营为会计基础，除非 贵公司董事有意将 贵集团清盘或停止经营，或别无其他实际的替代方案。

**核数师就审计综合财务报表须承担的责任**

我们的目标是就综合财务报表整体是否存在由于欺诈或错误而导致的重大错误陈述取得合理保证，并出具包括我们意见的核数师报告。我们是根据香港《公司条例》第405条的规定，仅向整体股东报告。除此之外，我们的报告不可用作其他用途。我们概不就本报告的内容，对任何其他人士负责或承担责任。

合理保证为高水平的保证，但不能确保根据《香港审计准则》进行的审计总能于出现重大错误陈述时发现。错误陈述可由欺诈或错误引起，倘合理预期其个别或整体可能影响综合财务报表使用者据此所作出的经济决定，则有关错误陈述可被视作重大。



Auditor’s responsibilities for the audit of the consolidated financial statements (continued)

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

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

核数师就审计综合财务报表须承担的责任 (续)

在根据《香港审计准则》进行审计的过程中，我们运用专业判断保持专业怀疑态度。我们亦：

- 识别及评估由于欺诈或错误而导致综合财务报表存在重大错误陈述的风险，设计及执行审计程序以应对该等风险，以及获取充足且适当的审计凭证，作为我们意见的基础。由于欺诈可能涉及串谋、伪造、蓄意遗漏、虚假陈述，或凌驾于内部监控之上，因此未能发现因欺诈而导致的重大错误陈述的风险高于未能发现因错误而导致的重大错误陈述的风险。
- 了解与审计相关的内部监控，以设计适当的审计程序，但目的并非对贵集团内部控制的有效性发表意见。
- 评价董事所采用会计政策的恰当性及作出会计估计及相关披露的合理性。
- 对董事采用持续经营会计基础的恰当性作出结论，并根据所获取的审计凭证，确定是否存在与事项或情况有关的重大不确定性，从而可能导致对 贵集团的持续经营能力产生重大疑虑。倘我们认为存在重大不确定性，则有必要在核数师报告中提请使用者注意综合财务报表中的相关披露。倘有关披露不足，则我们应当发表非无保留意见。我们的结论是基于核数师报告日期止所取得的审计凭证。然而，未来事项或情况可能导致 贵集团不能持续经营。
- 评估综合财务报表的整体列报方式、结构和内容（包括披露），以及综合财务报表是否公平反映相关交易及事项。

Auditor’s responsibilities for the audit of the consolidated financial statements (continued)

- 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 Board of 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.

Certified Public Accountants

Hong Kong  
10 September 2021

核数师就审计综合财务报表须承担的责任 (续)

- 就 贵集团内各实体或业务活动的财务资料获得充足及恰当的审计凭证，以就综合财务报表发表意见。我们须负责指导、监督及执行集团审计工作。我们须为我们的审计意见承担全部责任。

我们与董事局就（其中包括）审计的计划范围及时间，以及重大审计发现进行沟通，其中包括我们在审计过程中所识别内部监控的任何重大不足之处。

执业会计师

香港  
2021年9月10日

Consolidated Statement of Profit or Loss  
综合损益表

Year ended 31 March 2021 截至2021年3月31日止年度

		Notes	2021	2020
		附注	HK\$ 港元	HK\$ 港元
<b>REVENUE</b>	<b>收入</b>	4	<b>352,245,316</b>	478,264,533
Other net income	其他收入净额	4	<b>141,876,221</b>	35,731,925
			<b>494,121,537</b>	513,996,458
<b>EXPENSES BEFORE PUBLIC MISSION ACTIVITIES EXPENSES AND DEPRECIATION</b>	<b>未计公众使命活动支出及 折旧之支出</b>			
Building management expenses	物业管理支出		<b>(176,618,733)</b>	(159,133,049)
Staff costs	员工成本	5	<b>(94,478,289)</b>	(102,402,072)
Government rent and rates	地租及差饷	9	<b>(16,174,321)</b>	(16,881,122)
Other operating expenses	其他经营支出		<b>(76,392,941)</b>	(82,662,362)
Finance costs	财务费用	6	<b>(120,095)</b>	(154,787)
			<b>(363,784,379)</b>	(361,233,392)
<b>OPERATING PROFIT BEFORE PUBLIC MISSION ACTIVITIES EXPENSES AND DEPRECIATION</b>	<b>未计公众使命活动支出及 折旧之经营溢利</b>		<b>130,337,158</b>	152,763,066
Public mission activities expenses	公众使命活动支出	10	<b>(187,529,534)</b>	(153,418,150)
Fair value losses on debt investments at fair value through profit or loss, net	按公允价值计入损益之 价务投资公允价值净亏损		<b>(6,494,109)</b>	(2,305,517)
<b>OPERATING LOSS BEFORE DEPRECIATION</b>	<b>未计折旧的经营亏损</b>		<b>(63,686,485)</b>	(2,960,601)
Depreciation	折旧		<b>(149,101,154)</b>	(137,511,547)
<b>LOSS BEFORE TAX</b>	<b>除税前亏损</b>	6	<b>(212,787,639)</b>	(140,472,148)
Income tax	所得税	11	-	-
<b>LOSS FOR THE YEAR</b>	<b>年内亏损</b>		<b>(212,787,639)</b>	(140,472,148)

Consolidated Statement of Comprehensive Income  
综合全面收益表

Year ended 31 March 2021 截至2021年3月31日止年度

		2021	2020
		HK\$ 港元	HK\$ 港元
<b>LOSS FOR THE YEAR</b>	<b>年内亏损</b>	<b>(212,787,639)</b>	(140,472,148)
<b>OTHER COMPREHENSIVE INCOME/(LOSS)</b>	<b>其他全面收益／(亏损)</b>		
Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods:	于随后期间不会重新分类至损益之 其他全面收益／(亏损)：		
- Changes in fair value of equity investments designated at fair value through other comprehensive income	- 指定按公允价值计入 其他全面收益之股本投资之 公允价值变动	<b>19,150,647</b>	(6,492,498)
<b>OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR, NET OF TAX</b>	<b>年内其他全面收益／(亏损) (扣除税项)</b>	<b>19,150,647</b>	(6,492,498)
<b>TOTAL COMPREHENSIVE LOSS FOR THE YEAR</b>	<b>年内全面亏损总额</b>	<b>(193,636,992)</b>	(146,964,646)



		Notes	2021	2020
		附注	HK\$ 港元	HK\$ 港元
<strong>NON-CURRENT ASSETS</strong>				
Property, plant and equipment	物业、机器及设备	13	2,757,289,540	2,834,964,584
Right-of-use assets	使用权资产	14(a)	5,831,665	6,606,435
Deferred rental receivables	递延应收租金		13,295,348	7,274,144
Cyberport Macro Fund investments	数码港投资创业基金投资	15	149,017,792	99,768,100
Investments in securities	证券投资	16	49,108,104	84,074,954
Prepayments and deposits	预付款项及按金	18	36,488,433	22,999,823
<strong>Total non-current assets</strong>	<strong>非流动资产总额</strong>		<strong>3,011,030,882</strong>	3,055,688,040
<strong>CURRENT ASSETS</strong>				
Inventories	存货		212,200	319,821
Trade receivables	应收账款	17	20,403,184	19,780,948
Prepayments, deposits and other receivables	预付款项、按金及其他应收款项	18	44,298,659	26,514,196
Amounts due from fellow subsidiaries	应收同系附属公司款项	27(b)	2,041,992	3,293,234
Investments in securities	证券投资	16	758,439,671	708,251,929
Cash and cash equivalents	现金及现金等值项目	19	383,979,684	417,576,079
<strong>Total current assets</strong>	<strong>流动资产总额</strong>		<strong>1,209,375,390</strong>	1,175,736,207
<strong>CURRENT LIABILITIES</strong>				
Trade payables	应付账款		50,240,157	41,976,221
Other payables and accruals	其他应付款项及应计费用	20	275,983,171	101,432,350
Rental and other deposits	租金及其他按金	21	95,430,483	94,797,218
Amount due to the immediate holding company	应付直接控股公司款项	27(b)	254,293,578	254,293,578
Lease liabilities	租赁负债	14(b)	2,533,072	1,941,181
<strong>Total current liabilities</strong>	<strong>流动负债总额</strong>		<strong>678,480,461</strong>	494,440,548
<strong>NET CURRENT ASSETS</strong>	<strong>流动资产净值</strong>		<strong>530,894,929</strong>	681,295,659
<strong>TOTAL ASSETS LESS CURRENT LIABILITIES</strong>	<strong>资产总额减流动负债</strong>		<strong>3,541,925,811</strong>	3,736,983,699

		Notes	2021	2020
		附注	HK\$ 港元	HK\$ 港元
<strong>NON-CURRENT LIABILITIES</strong>				
Development maintenance fund	发展维修基金	22	387,752,187	390,999,654
Lease liabilities	租赁负债	14(b)	3,534,463	4,955,359
<strong>Total non-current liabilities</strong>	<strong>非流动负债总额</strong>		<strong>391,286,650</strong>	395,955,013
<strong>Net assets</strong>	<strong>资产净值</strong>		<strong>3,150,639,161</strong>	3,341,028,686
<strong>EQUITY</strong>				
Share capital	股本	23	300,000,002	300,000,002
Reserves	储备		2,850,639,159	3,041,028,684
<strong>Total equity</strong>	<strong>权益总额</strong>		<strong>3,150,639,161</strong>	3,341,028,686

Lee George LAM  
林家礼  
Director  
董事

Victor NG Chi-keung  
伍志强  
Director  
董事

Consolidated Statement of Changes in Equity

综合权益变动表

Year ended 31 March 2021 截至2021年3月31日止年度

		Notes	Share capital	Capital reserve	Fair value reserve	Accumulated losses	Total equity
		附注	股本	资本储备	公允价值储备	累计亏损	权益总额
			HK\$	HK\$	HK\$	HK\$	HK\$
			港元	港元	港元	港元	港元
At 1 April 2019	于2019年4月1日		300,000,002	5,367,633,829	14,569,725	(2,200,823,152)	3,481,380,404
Loss for the year	年内亏损		-	-	-	(140,472,148)	(140,472,148)
Other comprehensive loss for the year:	年内其他全面亏损：						
- Changes in fair value of equity investments designated at fair value through other comprehensive income, net of tax	- 指定按公允价值计入其他全面收益之股本投资之公允价值变动(扣除税项)		-	-	(6,492,498)	-	(6,492,498)
Total comprehensive loss for the year	年内全面亏损总额		-	-	(6,492,498)	(140,472,148)	(146,964,646)
Subtotal	小计		300,000,002	5,367,633,829	8,077,227	(2,341,295,300)	3,334,415,758
Transfer from development maintenance fund to capital reserve	由发展维修基金转拨至资本储备	22	-	6,612,928	-	-	6,612,928
At 31 March 2020 and at 1 April 2020	于2020年3月31日及于2020年4月1日		300,000,002	5,374,246,757*	8,077,227*	(2,341,295,300)*	3,341,028,686
Loss for the year	年内亏损		-	-	-	(212,787,639)	(212,787,639)
Other comprehensive income for the year:	年内其他全面收益：						
- Changes in fair value of equity investments designated at fair value through other comprehensive income, net of tax	- 指定按公允价值计入其他全面收益之股本投资之公允价值变动(扣除税项)		-	-	19,150,647	-	19,150,647
Total comprehensive loss for the year	年内全面亏损总额		-	-	19,150,647	(212,787,639)	(193,636,992)
Subtotal	小计		300,000,002	5,374,246,757	27,227,874	(2,554,082,939)	3,147,391,694
Transfer of fair value reserve upon the deregistration of an equity investment at fair value through other comprehensive income	按公允价值储备转拨其他全面收益之之注销股本投资之公允价值变动		-	-	5,896,600	( 5,896,600)	-
Transfer from development maintenance fund to capital reserve	由发展维修基金转拨至资本储备	22	-	3,247,467	-	-	3,247,467
At 31 March 2021	于2021年3月31日		300,000,002	5,377,494,224*	33,124,474*	(2,559,979,539)*	3,150,639,161

\* These reserve accounts comprise the consolidated reserves of HK\$2,850,639,159 (2020: HK\$3,041,028,684) in the consolidated statement of financial position. 该等储备账目包括综合财务状况表之综合储备2,850,639,159港元 (2020年: 3,041,028,684港元) 。

Consolidated Statement of Cash Flows

综合现金流量表

Year ended 31 March 2021 截至2021年3月31日止年度

	Notes	2021	2020
	附注	HK\$	HK\$
		港元	港元
CASH FLOWS FROM OPERATING ACTIVITIES	经营活动之现金流量		
Loss before tax	除税前亏损	(212,787,639)	(140,472,148)
Adjustments for:	调整：		
Depreciation of property, plant and equipment	物业、机器及设备折旧	6 147,055,454	135,595,484
Depreciation of right-of-use assets	使用权资产折旧	6 2,045,700	1,916,063
Realisation of government grants	政府补助金变现	(129,270,528)	(4,297,395)
Interest income from financial assets at amortised cost, net of amortisation of premium	按摊销成本列账之金融资产利息收入减摊销溢价	4 (2,757,876)	(3,376,292)
Interest income from investments at fair value through profit or loss	按公允价值计入损益之投资利息收入	4 (19,213,670)	(20,935,716)
Fair value losses on debt investments at fair value through profit or loss, net	按公允价值计入损益之债务投资公允价值亏损	6,494,109	2,305,517
Net realised/unrealised (gains)/losses on investments at fair value through profit or loss	按公允价值计入损益之投资已变现／未变现(收益)／亏损净额	4 (8,583,560)	3,090,074
Interest income on bank deposits	银行存款利息收入	4 (2,557,919)	(9,146,004)
Impairment of trade receivables	应收账款减值	6 1,292,484	48,507
Reversal of impairment of trade receivables	应收账款减值拨回	6 (48,507)	(60,908)
Loss on disposal of items of property, plant and equipment, net	出售物业、机器及设备项目之亏损净额	6 6,800,860	153,327
Finance costs	财务费用	120,095	154,787
Revaluation (gains)/losses on investments	投资重估(收益)／亏损	(214,200)	996,824
		(211,625,197)	(34,027,880)
(Increase)/decrease in deferred rental receivables	递延应收租金(增加)／减少	(6,021,204)	1,229,011
Decrease in inventories	存货减少	107,621	17,590
Increase in trade receivables	应收账款增加	(1,866,213)	(8,782,281)
Increase in prepayments, deposits and other receivables	预付款项、按金及其他应收款项增加	(27,049,150)	(16,100,683)
Decrease/(increase) in amounts due from fellow subsidiaries	应收同系附属公司款项减少／(增加)	1,251,242	(3,032,234)
Increase in trade payables	应付账款增加	8,263,936	13,487,886
Increase/(decrease) in other payables and accruals	其他应付款项及应计费用增加／(减少)	59,605,517	(47,875,990)
Decrease in an amount due to a fellow subsidiary	应付同系附属公司款项减少	-	(192,321)
Increase in rental and other deposits	租金及其他按金增加	633,265	12,664,932
Cash used in operations	经营所用之现金流量	(176,700,183)	(82,611,970)
Interest on lease liabilities	租赁负债利息	(120,095)	(154,787)
Net cash flows used in operating activities	经营活动所用之现金流量净额	(176,820,278)	(82,766,757)



		Notes	2021	2020
		附注	HK\$ 港元	HK\$ 港元
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	<b>投资活动之现金流量</b>			
Purchase of items of property, plant and equipment	购入物业、机器及设备项目		<b>(54,191,685)</b>	[96,641,012]
Prepayment and deposits paid for the purchase of items of property, plant and equipment	购入物业、机器及设备项目所付预付款项及按金		<b>(21,989,585)</b>	[10,888,302]
Purchase of Cyberport Macro Fund investments	购入数码港投资创业基金投资		<b>(36,593,154)</b>	[39,570,276]
Purchase of investments at fair value through profit or loss	购入按公允价值计入损益之投资		<b>(254,105,772)</b>	[395,718,342]
Purchase of financial assets at amortised cost	购入按摊销成本列账之金融资产		-	[14,331,839]
Proceeds from sale and redemption of financial assets at amortised cost	出售及赎回按摊销成本列账之金融资产所得款项		-	151,188,111
Proceeds from sale and redemption of investments at fair value through profit or loss	出售及赎回按公允价值计入损益之投资所得款项		<b>247,542,194</b>	213,575,419
Interest income received from:	已收利息收入:			
- Financial assets at amortised cost	- 按摊销成本列账之金融资产		<b>2,896,146</b>	5,477,885
- Investments at fair value through profit or loss	- 按公允价值计入损益之投资		<b>20,208,404</b>	25,562,253
- Bank deposits	- 银行存款		<b>2,841,438</b>	8,712,784
(Increase)/decrease in time deposits with original maturity of more than three months	原到期日为三个月以上之定期存款(增加)／减少		<b>(25,259,195)</b>	358,873,875
<b>Net cash flows (used in)/from investing activities</b>	<b>投资活动(所用)／所得现金流量净额</b>		<b>(118,651,209)</b>	206,240,556

		Notes	2021	2020
		附注	HK\$ 港元	HK\$ 港元
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	<b>财务活动之现金流量</b>			
Government grants received	已收政府补助金		<b>238,715,832</b>	6,853,195
Principal portion of lease payments	租赁付款之本金部分	25(b)	<b>(2,099,935)</b>	[1,874,773]
<b>Net cash flows from financing activities</b>	<b>财务活动所得现金流量净额</b>		<b>236,615,897</b>	4,978,422
<b>NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>现金及现金等值项目(减少)／增加净额</b>		<b>(58,855,590)</b>	128,452,221
Cash and cash equivalents at the beginning of year	年初之现金及现金等值项目		<b>417,576,079</b>	289,123,858
<b>CASH AND CASH EQUIVALENTS AT THE END OF YEAR</b>	<b>年终之现金及现金等值项目</b>		<b>358,720,489</b>	417,576,079
<b>ANALYSIS OF BALANCE OF CASH AND CASH EQUIVALENTS</b>	<b>现金及现金等值项目结余分析</b>			
Cash and cash equivalents as stated in the consolidated statement of financial position	综合财务状况表所列现金及现金等值项目	19	<b>383,979,684</b>	417,576,079
Non-pledged time deposits with original maturity of more than three months when acquired	于获得时原到期日为三个月以上之无抵押定期存款	19	<b>(25,259,195)</b>	-
Cash and cash equivalents as stated in the consolidated statement of cash flows	综合现金流量表所列现金及现金等值项目		<b>358,720,489</b>	417,576,079

1. CORPORATE INFORMATION

Hong Kong Cyberport Management Company Limited (the “Company”) is a limited liability company incorporated in Hong Kong. The registered office of the Company is located at Level 6, Cyberport 2, 100 Cyberport Road, Hong Kong.

The principal activity of the Company is to support and promote innovation and technology development in Hong Kong through the creation of a comprehensive ecosystem of digital technology companies.

With a vision to build Cyberport as a main force in developing the digital technology industry as a key economic driver of Hong Kong (the “Vision”), the public mission of the Company is anchored on three strategic directions:

- Nurtures youth and start-ups by providing comprehensive entrepreneurship programmes and early stage funding;
- Scales digital tech companies with Cyberport’s global network; and
- Connects enterprises, SMEs and the public in fostering digital economy.

Under the Group’s relentless pursuit of excellence, the Group takes a pragmatic and comprehensive approach in realising its Vision. To ensure the line-up of services is dynamic and flexible in meeting the needs of budding technology entrepreneurs, investor community and industry talents, the Company actively builds strong partnerships with leaders from technology industry, academia, research institutes and professional bodies.

To further extend the Group’s entrepreneurial support to scalable start-ups, the Company has launched the Cyberport Macro Fund (“CMF”) for Hong Kong-based digital entrepreneurs in 2017. With an initial size of HK\$200 million, the CMF aims to provide Cyberport’s start-ups with early financing and promote the development of venture capital ecosystem in Hong Kong. In April 2021, Cyberport has committed to inject an additional HK\$200 million into the CMF and extend the scope to cover Series B and later stage investments. Further details of the investments made up to the end of the reporting period are included in note 15 to the consolidated financial statements.

The Group has established various teams (“Operating Teams”) to achieve the above public mission. The expenses incurred by Operating Teams that contribute to the successful running of the public mission activities are disclosed in note 10 to the consolidated financial statements.

The Company is a direct wholly-owned subsidiary of Hong Kong Cyberport Development Holdings Limited, a company incorporated in Hong Kong and is wholly owned by the Government of the Hong Kong Special Administrative Region (“HKSAR”) via The Financial Secretary Incorporated.

1. 公司资料

香港数码港管理有限公司（“本公司”）为于香港注册成立之有限公司，其注册办事处地址为香港数码港道100号数码港2座6楼。

本公司之主要业务为透过创立汇聚数码技术公司之综合生态系统促进和推动香港之创新及科技发展

数码港之愿景是发展成为数字科技产业之主力军，并将数字科技产业缔造成香港之主要经济驱动力（“愿景”），本公司公众使命由三个策略方向主导：

- 通过提供全面企业发展计划及早期资金扶植青年及初创企业；
- 藉数码港之全球网络扩展数码技术公司；及
- 联系企业、中小型企业及公众，促进数字经济发

本集团孜孜不倦追求卓越，以务实又全面的策略实现愿景。为确保服务内容充满活力且灵活，切合年轻科技创业家、投资者团体或业界专才之需要，本公司积极与来自科技业界、学界、研究所及专业团体之领袖建立强大伙伴关系。

为进一步加大本集团对可扩展初创企业之创业支持，本公司于2017年为以香港为基地之数字企业推出数码港投资创业基金（“数码港投资创业基金”）。数码港投资创业基金之初始投资额为二亿港元，旨在为数码港初创企业提供早期投资，鼓励香港之初创企业发展风险投资生态环境。于2021年4月，数码港承诺于“数码港投资创业基金”注资额外二亿港元，并扩大至B轮及后期的融资。截至报告期末，已作出投资之进一步详情载于综合财务报表附注15。

为达致上述公众使命，本集团已成立多支团队（“营运团队”）。营运团队为成功举办公众使命活动而承担的开支于综合财务报表附注10披露。

本公司为香港数码港发展控股有限公司（于香港注册成立并由香港特别行政区（“香港特区”）政府透过财政司法团全资拥有的公司）之直接全资附属公司。

1. 公司资料 (续)

有关附属公司的资料

本公司之附属公司详情如下：

1. CORPORATE INFORMATION (continued)

Information about subsidiaries

Particulars of the Company’s subsidiaries are as follows:

Name 名称	Place of incorporation 注册成立地点	Issued ordinary share capital 已发行普通股本	Percentage of equity attributable to the Company 本公司应占权益百分比		Principal activities 主要业务
			Direct 直接	Indirect 间接	
Cyberport Macro Fund Limited	Hong Kong 香港	HK\$1 1港元	100	-	Investment holding 投资控股
CMF One Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Two Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Three Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Four Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Five Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Six Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Seven Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股
CMF Eight Limited	Hong Kong 香港	HK\$1 1港元	-	100	Investment holding 投资控股



2.1 BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants, accounting principles generally accepted in Hong Kong and the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for financial assets at fair value through profit or loss, debt investments at fair value through profit or loss and equity investments at fair value through other comprehensive income which have been measured at fair value. These consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which is also the functional currency of the Group.

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the “Group”) for the year ended 31 March 2021. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Group. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Group has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group’s voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Group, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

2.1 编制基准

该等综合财务报表乃根据香港会计师公会颁布之香港财务报告准则（“香港财务报告准则”）（包括所有香港财务报告准则、香港会计准则及诠释）、香港公认会计准则及香港《公司条例》编制。除按公允价值计入损益之金融资产、按公允价值计入损益之债务投资及按公允价值计入其他全面收益之股本投资按公允价值计量外，财务报表乃按历史成本法编制。该等综合财务报表以港元（“港元”）呈列，而港元亦是本集团之功能货币。

综合基准

综合财务报表包括本公司及其附属公司（统称“本集团”）于截至2021年3月31日止年度之财务报表。附属公司指由本集团直接或间接控制之实体（包括结构性实体）。当本集团就自参与被投资方而产生之可变回报承担风险或有权获取有关回报且有能力透过其对被投资方之权力影响该等回报（即赋予本集团指导被投资方进行相关活动之现有能力之现时权利）时，则获得控制权。

当本集团直接或间接拥有被投资方不足多数之投票权或类似权利，本集团会省览所有相关事实及情况以评估其是否对被投资方拥有权力，包括：

- (a) 与被投资方其他投票权持有人之合约安排；
- (b) 其他合约安排所产生之权利；及
- (c) 本集团之投票权及潜在投票权。

附属公司的财务报表乃于与本集团相同之报告期内采纳一致的会计政策编制。附属公司业绩是自本集团取得控制权当日起进行综合列账，且持续综合列账直至该控制权终止当日为止。

损益及其他全面收益的各个组成部分归属于本集团母公司之拥有人及非控股权益，即使此举会导致非控股权益有亏绌结余。所有有关本集团各成员公司间之交易之集团内部公司间资产及负债、权益、收入、开支及现金流量会于综合列账时全数抵销。

2.1 编制基准（续）

综合基准（续）

倘事实及情况显示上文所述三项控制因素的一项或多项出现变化，本集团会重新评估其是否控制被投资方。并无失去控制权之附属公司拥有权权益变动以权益交易入账。

倘本集团失去对附属公司之控制权，则终止确认(i)该附属公司之资产（包括商誉）及负债，(ii)任何非控股权益之账面值及(iii)于权益内记录之累计换算差额；及确认(i)已收代价之公允价值，(ii)所保留任何投资之公允价值及(iii)损益中任何因此产生之盈余或亏绌。先前已于其他全面收益内确认之本集团应占部分重新分类至损益或保留溢利（如适当），基准与本集团直接出售相关资产或负债所需使用者相同。

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group’s share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the *Conceptual Framework for Financial Reporting 2018* and the following revised HKFRSs for the first time for the current year's consolidated financial statements.

Amendments to HKFRS 3	<i>Definition of a Business</i>
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	<i>Interest Rate Benchmark Reform</i>
Amendment to HKFRS 16	<i>Covid-19-Related Rent Concessions</i> (early adopted)
Amendments to HKAS 1 and HKAS 8	<i>Definition of Material</i>

The nature and the impact of the *Conceptual Framework for Financial Reporting 2018* and the revised HKFRSs are described below:

- a. *Conceptual Framework for Financial Reporting 2018* (the “Conceptual Framework”) sets out a comprehensive set of concepts for financial reporting and standard setting, and provides guidance for preparers of financial statements in developing consistent accounting policies and assistance to all parties to understand and interpret the standards. The Conceptual Framework includes new chapters on measurement and reporting financial performance, new guidance on the derecognition of assets and liabilities, and updated definitions and recognition criteria for assets and liabilities. It also clarifies the roles of stewardship, prudence and measurement uncertainty in financial reporting. The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The Conceptual Framework did not have any significant impact on the financial position and performance of the Group.
- b. Amendments to HKFRS 3 clarify and provide additional guidance on the definition of a business. The amendments clarify that for an integrated set of activities and assets to be considered a business, it must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create output. A business can exist without including all of the inputs and processes needed to create outputs. The amendments remove the assessment of whether market participants are capable of acquiring the business and continue to produce outputs. Instead, the focus is on whether acquired inputs and acquired substantive processes together significantly contribute to the ability to create outputs. The amendments have also narrowed the definition of outputs to focus on goods or services provided to customers, investment income or other income from ordinary activities. Furthermore, the amendments provide guidance to assess whether an acquired process is substantive and introduce an optional fair value concentration test to permit a simplified assessment of whether an acquired set of activities and assets is not a business. The Group has applied the amendments prospectively to transactions or other events that occurred on or after 1 April 2020. The amendments did not have any impact on the financial position and performance of the Group.

2.2 会计政策及披露变动

本集团已于本年度之综合财务报表首次采纳*2018年财务报告概念框架*以及下列经修订香港财务报告准则。

香港财务报告准则第3号的修订	<i>业务的定义</i>
香港财务报告准则第9号、香港会计准则第39号及香港财务报告准则第7号的修订	<i>利率基准改革</i>
香港财务报告准则第16号的修订	<i>COVID-19相关租金减免</i> (提早采纳)
香港会计准则第1号、香港会计准则第8号的修订	<i>重大性之定义</i>

*2018年财务报告概念框架*及经修订香港财务报告准则之性质及影响说明如下：

- a. *2018年财务报告概念框架*（“*概念框架*”）就财务报告和准则制定提供了一整套概念，并为财务报告编制者制定一致的会计政策提供指引，协助所有人理解和解读准则。概念框架包括有关计量和报告财务绩效的新章节，有关资产和负债终止确认的新指引，以及更新了有关资产和负债定义和确认的标准。该等框架亦阐明了管理，审慎和衡量不确定性在财务报告中的作用。概念框架并非准则，其中包含的任何概念都不会凌驾于任何准则中的概念或要求之上。概念框架对本集团的财务状况及表现并无产生任何重大影响。
- b. 香港财务报告准则第3号的修订澄清及订明有关业务释义的额外指引。该等修订厘清，对于视作一项业务的一整套活动及资产而言，其必须至少包含可共同对创造产出的能力做出重大贡献的输入资源及实质性过程。在不包含需要创造产出的所有输入资源及过程的情况下，亦可视作一项业务存在。该等修订移除了对市场参与者是否能够取得业务及持续产出产品的评估。反之，其重心放在所取得的输入资源及所取得的实质性过程是否共同对创造产出的能力做出重大贡献。该等修订亦缩小了产出的定义，集中在向客户提供的商品或服务、投资收入或正常业务的其他收入。此外，该等修订就评估所取得的过程是否具有实质提供指引，并引入选择性公允价值集中度测试，以允许按简化法评估所取得的一套业务活动及资产是否构成一项业务。本集团已于2020年4月1日或之后发生之交易或其他事件追溯应用该等修订本。该等修订对本集团之财务状况及表现无造成任何影响。

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES  
(continued)

- c. Amendments to HKFRS 9, HKAS 39 and HKFRS 7 address issues affecting financial reporting in the period before the replacement of an existing interest rate benchmark with an alternative risk-free rate (“RFR”). The amendments provide temporary reliefs which enable hedge accounting to continue during the period of uncertainty before the introduction of the alternative RFR. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties. The amendments did not have any impact on the financial position and performance of the Group as the Group does not have any interest rate hedging relationships.
- d. Amendment to HKFRS 16 provides a practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the covid-19 pandemic. The practical expedient applies only to rent concessions occurring as a direct consequence of the pandemic and only if (i) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change; (ii) any reduction in lease payments affects only payments originally due on or before 30 June 2021; and (iii) there is no substantive change to other terms and conditions of the lease. The amendment is effective for annual periods beginning on or after 1 June 2020 with earlier application permitted and shall be applied retrospectively. The amendment did not have any impact on the financial position and performance of the Group.
- e. Amendments to HKAS 1 and HKAS 8 provide a new definition of material. The new definition states that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. The amendments clarify that materiality will depend on the nature or magnitude of information, or both. The amendments did not have any significant impact on the financial position and performance of the Group.

2.2 会计政策及披露变动 (续)

- c. 香港财务报告准则第9号、香港会计准则第39号及香港财务报告准则第7号的修订旨在解决以替代无风险利率（“无风险利率”）取代现有利率基准前期间之财务报告之影响。该等修订提供可在引入替代无风险利率前之不确定期限内继续进行对冲会计处理之暂时性补救措施。此外，该等修订规定公司须向投资者提供有关直接受该等不确定因素影响之对冲关系之额外资料。由于本集团并无任何利率对冲关系，故此，该等修订对本集团之财务状况及表现并无造成任何重大影响。
- d. 香港财务报告准则第16号的修订为承租人提供实际权宜办法，可选择不就COVID-19疫情直接导致的租金优惠应用租赁修订会计处理。该实际权宜办法仅适用于疫情直接导致的租金优惠，并仅在以下情况下适用：(i)租赁付款变动所导致的经修订租赁代价与紧接该变动前的租赁代价大致相同或低于有关代价；(ii)租赁付款的任何减幅仅影响原到期日为2021年6月30日或之前的付款；及(iii)其他租赁条款及条件并无实质变动。该等修订于2020年6月1日或之后开始的年度期间生效，允许提早应用，并须追溯应用。该等修订对本集团的财务状况及表现并无造成任何重大影响。
- e. 香港会计准则第1号及香港会计准则第8号的修订对重大提供新定义。新定义指出，倘遗漏、错误陈述或隐藏资料可合理预期地会对一般用途财务报表之主要使用者根据该等财务报表作出之决定造成影响，则有关资料属重大。该等修订澄清，重大与否将视乎资料性质或程度或两者而定。该等修订对本集团之财务状况及表现并无造成任何重大影响。



2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these consolidated financial statements.

Amendments to HKFRS 3	<i>Reference to the Conceptual Framework</i> <sup>3</sup>
Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	<i>Interest Rate Benchmark Reform – Phase</i> <sup>1</sup>
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> <sup>5</sup>
Amendment to HKFRS 16	<i>COVID-19 Related Rent Concessions beyond 30 June 2021</i> <sup>2</sup>
HKFRS 17	<i>Insurance Contracts</i> <sup>4</sup>
Amendments to HKFRS 17	<i>Insurance Contracts</i> <sup>4,7</sup>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current</i> <sup>4,6</sup>
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies</i> <sup>4</sup>
Amendments to HKAS 8	<i>Definition of Accounting Estimates</i> <sup>4</sup>
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i> <sup>4</sup>
Amendments to HKAS 16	<i>Property, Plant and Equipment: Proceeds before Intended Use</i> <sup>3</sup>
Amendments to HKAS 37	<i>Onerous Contracts – Cost of Fulfilling a Contract</i> <sup>3</sup>
Annual Improvements to HKFRSs 2018-2020	<i>Amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41</i> <sup>3</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2021

<sup>2</sup> Effective for annual periods beginning on or after 1 April 2021

<sup>3</sup> Effective for annual periods beginning on or after 1 January 2022

<sup>4</sup> Effective for annual periods beginning on or after 1 January 2023

<sup>5</sup> No mandatory effective date yet determined but available for adoption

<sup>6</sup> As a consequence of the amendments to HKAS 1, Hong Kong Interpretation 5 *Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause* was revised in October 2020 to align the corresponding wording with no change in conclusion

<sup>7</sup> As a consequence of the amendments to HKFRS 17 issued in October 2020, HKFRS 4 was amended to extend the temporary exemption that permits insurers to apply HKAS 39 rather than HKFRS 9 for annual periods beginning before 1 January 2023

Further information about those HKFRSs that are expected to be applicable to the Group is described below.

Amendments to HKFRS 3 are intended to replace a reference to the previous *Framework for the Preparation and Presentation of Financial Statements* with a reference to the *Conceptual Framework for Financial Reporting* issued in June 2018 without significantly changing its requirements. The amendments also add to HKFRS 3 an exception to its recognition principle for an entity to refer to the Conceptual Framework to determine what constitutes an asset or a liability. The exception specifies that, for liabilities and contingent liabilities that would be within the scope of HKAS 37 or HK(IFRIC)-Int 21 if they were incurred separately rather than assumed in a business combination, an entity applying HKFRS 3 should refer to HKAS 37 or HK(IFRIC)-Int 21 respectively instead of the Conceptual Framework.

2.3 已颁布但尚未生效之香港财务报告准则

本集团并未于此等财务报表内应用下列已颁布但尚未生效之新订及经修订香港财务报告准则。

香港财务报告准则第3号的修订	<i>概念框架的提述</i> <sup>3</sup>
香港财务报告准则第9号、香港会计准则第39号、香港财务报告准则第7号、香港财务报告准则第4号及香港财务报告准则第16号的修订	<i>利率基准改革阶段</i> <sup>1</sup>
香港财务报告准则第10号及香港会计准则第28号（2011年）的修订	<i>投资者与其联营公司或合营企业之间的资产出售或注资</i> <sup>5</sup>
香港财务报告准则第16号的修订	<i>2021年6月30日后与COVID-19相关的租金减免</i> <sup>2</sup>
香港财务报告准则第17号	<i>保险合同</i> <sup>4</sup>
香港财务报告准则第17号的修订	<i>保险合同</i> <sup>4,7</sup>
香港会计准则第1号的修订	<i>负债分类作流动或非流动</i> <sup>4,6</sup>
香港会计准则第1号及香港财务报告准则实务准则第2号的修订	<i>会计政策的披露</i> <sup>4</sup>
香港会计准则第8号的修订	<i>会计估计的定义</i> <sup>4</sup>
香港会计准则第12号的修订	<i>与单一交易所产生资产及负债有关的递延税项</i> <sup>4</sup>
香港财务报告准则第16号的修订	<i>物业、厂房及设备：于拟定用途前的所得款项</i> <sup>3</sup>
香港财务报告准则第37号的修订	<i>繁重合约–履行合约的成本</i> <sup>3</sup>
香港财务报告准则2018至2020年周期的年度改进	<i>香港财务报告准则第1号、香港财务报告准则第9号、香港财务报告准则第16号的相应阐释范例及香港会计准则第41号的修订</i> <sup>3</sup>

<sup>1</sup> 于2021年1月1日或之后开始的年度期间生效

<sup>2</sup> 于2021年4月1日或之后开始的年度期间生效

<sup>3</sup> 于2022年1月1日或之后开始的年度期间生效

<sup>4</sup> 于2023年1月1日或之后开始的年度期间生效

<sup>5</sup> 并未厘定强制生效日期，惟可供采纳

<sup>6</sup> 由于香港会计准则第1号的修订，香港诠释第5号呈列财务报表—借款人<sup>对包含按要偿还条款之定期贷款之分类</sup>于2020年10月修订，使相应措词保持一致而结论不变

<sup>7</sup> 由于2020年10月刊发香港财务报告准则第17号的修订，香港财务报告准则第4号已修订以延长临时豁免，允许保险人于2023年1月1日前开始的年度期间应用香港会计准则第39号而非香港财务报告准则第9号

下文载述有关预期将适用于本集团之该等香港财务报告准则之进一步资料。

香港财务报告准则第3号的修订旨在以2018年6月颁布的*财务报告提述概念框架*取代先前*财务报表编制及呈列框架*之提述，而毋须大幅更改其规定。该等修订亦对香港财务报告准则第3号有关实体参考概念框架以厘定资产或负债之构成之确认原则加入一项例外情况。该例外情况规定，对于属香港会计准则第37号或香港（国际财务报告诠释委员会）—诠释第21号范围内的负债及或然负债而言，倘该等负债属单独产生而非于业务合并中产生，则应用香港财务报告准则第3号的实体应分别参考香港会计准则第37号或香港（国际财务报告诠释委员会）

2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Furthermore, the amendments clarify that contingent assets do not qualify for recognition at the acquisition date. The Group expects to adopt the amendments prospectively from 1 April 2022. Since the amendments apply prospectively to business combinations for which the acquisition date is on or after the date of first application, the Group will not be affected by these amendments on the date of transition.

Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 address issues not dealt with in the previous amendments which affect financial reporting when an existing interest rate benchmark is replaced with an alternative risk-free rate. The Phase 2 amendments provide a practical expedient to allow the effective interest rate to be updated without adjusting the carrying amount when accounting for changes in the basis for determining the contractual cash flows of financial assets and liabilities, if the change is a direct consequence of the interest rate benchmark reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change. Furthermore, the amendments require an entity to disclose additional information to enable users of financial statements to understand the effect of interest rate benchmark reform on an entity's financial instruments and risk management strategy. The amendments are effective for annual periods beginning on or after 1 January 2021 and shall be applied retrospectively, but entities are not required to restate the comparative information.

Amendments to HKFRS 10 and HKAS 28 (2011) address an inconsistency between the requirements in HKFRS 10 and in HKAS 28 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss when the sale or contribution of assets between an investor and its associate or joint venture constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. The previous mandatory effective date of amendments to HKFRS 10 and HKAS 28 (2011) was removed by the HKICPA in January 2016 and a new mandatory effective date will be determined after the completion of a broader review of accounting for associates and joint ventures. However, the amendments are available for adoption now.

Amendments to HKAS 1 clarify the requirements for classifying liabilities as current or non-current. The amendments specify that if an entity's right to defer settlement of a liability is subject to the entity complying with specified conditions, the entity has a right to defer settlement of the liability at the end of the reporting period if it complies with those conditions at that date. Classification of a liability is unaffected by the likelihood that the entity will exercise its right to defer settlement of the liability. The amendments also clarify the situations that are considered a settlement of a liability. The amendments are effective for annual periods beginning on or after 1 January 2023 and shall be applied retrospectively. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

2.3 已颁布但尚未生效之香港财务报告准则（续）

—诠释第21号而非概念框架。此外，该等修订本澄清或然资产于收购日期不符合确认条件。该等修订于2022年4月1日或之后开始之年度期间生效。由于该等修订本前瞻性应用于收购日期为首次应用日期或之后的业务合并，因此本集团于过渡日期将不会受该等修订本的影响。

香港财务报告准则第9号、香港会计准则第39号、香港财务报告准则第7号、香港财务报告准则第4号及香港财务报告准则第16号的修订于现有利率基准被可替代无风险利率替换时解决先前修订中未处理但影响财务报告之问题。第二阶段之修订提供一项实际权宜办法，允许对厘定金融资产及负债之合约现金流量之基准变动进行会计处理时更新实际利率而无需调整账面值，前提是有关变动为利率基准改革之直接后果且厘定合约现金流量的新基准于经济上等同于紧接变动前的先前基准。此外，该等修订允许就对冲指定项目及对冲文件作出利率基准改革所要求的变动，而不会终止对冲关系。此外，该等修订要求实体须披露额外资料，以使财务报表的使用者能够了解利率基准改革对实体的金融工具及风险管理策略的影响。该等修订于2021年1月1日或之后开始之年度期间生效，并应追溯应用，但实体毋须重列比较资料。

香港财务报告准则第10号及香港会计准则第28号（2011年）的修订解决香港财务报告准则第10号与香港会计准则第28号（2011年）之间有关处理投资者与其联营公司或合营企业之间的资产出售或注资的规定的不一致情况。该等修订规定，倘投资者与其联营公司或合营企业之间的资产出售或注资构成一项业务，则须悉数确认收益或亏损。倘交易涉及不构成一项业务的资产，则该交易产生的收益或亏损于投资者的损益内确认，惟以不相关投资者于该联营公司或合营企业的权益为限。该等修订将予以前瞻性应用。香港会计师公会于2016年1月剔除香港财务报告准则第10号及香港会计准则第28号（2011年）修订的以往强制生效日期，而新的强制生效日期将于对联营公司及合营企业的会计处理完成更广泛的审阅后厘定。然而，该等修订目前可供采纳。

香港会计准则第1号的修订澄清将负债分类为流动或非流动的规定。该等修订指明，倘实体延迟偿还负债的权利受限于该实体须符合特定条件，则倘该实体符合当日之有关条件，其有权于报告期末延迟偿还负债。负债的分类不受该实体行使权利延迟偿还负债的可能性所影响。该等修订亦澄清被视为偿还负债的情况。该等修订于2023年1月1日或之后开始的年度期间生效，并应追溯应用。允许提早应用。该等修订预期不会对本集团的财务报表产生任何重大影响。

2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Amendments to HKAS 16 prohibit an entity from deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling any such items, and the cost of those items, in profit or loss. The amendments are effective for annual periods beginning on or after 1 January 2022 and shall be applied retrospectively only to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented in the financial statements in which the entity first applies the amendments. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 37 clarify that for the purpose of assessing whether a contract is onerous under HKAS 37, the cost of fulfilling the contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract include both the incremental costs of fulfilling that contract (e.g., direct labour and materials) and an allocation of other costs that relate directly to fulfilling that contract (e.g., an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract as well as contract management and supervision costs). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract. The amendments are effective for annual periods beginning on or after 1 January 2022 and shall be applied to contracts for which an entity has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments. Earlier application is permitted. Any cumulative effect of initially applying the amendments shall be recognised as an adjustment to the opening equity at the date of initial application without restating the comparative information. The amendments are not expected to have any significant impact on the Group's financial statements.

*Annual Improvements to HKFRSs 2018-2020* sets out amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41. Details of the amendments that are expected to be applicable to the Group are as follows:

- HKFRS 9 *Financial Instruments*: clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment. The amendment is effective for annual periods beginning on or after 1 January 2022. Earlier application is permitted. The amendment is not expected to have a significant impact on the Group's financial statements.
- HKFRS 16 *Leases*: removes the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 accompanying HKFRS 16. This removes potential confusion regarding the treatment of lease incentives when applying HKFRS 16.

2.3 已颁布但尚未生效之香港财务报告准则 (续)

香港会计准则第16号的修订禁止实体从物业、厂房及设备项目的成本中扣除使资产达到管理层拟定之营运状态所需位置与条件过程中产生的项目销售之任何所得款项。相反，实体须于损益中确认销售任何有关项目之所得款项及该等项目之成本。该等修订于2022年1月1日或之后开始的年度期间生效，并仅追溯应用于实体首次应用该等修订的财务报表中所呈列的最早期间开始或之后可供使用的物业、厂房及设备项目。允许提早应用。该等修订预期不会对本集团的财务报表产生任何重大影响。

香港会计准则第37号的修订澄清，就根据香港会计准则第37号评估合约是否属亏损性而言，履行合约的成本包括与合约直接相关的成本。与合约直接相关的成本包括履行该合约的增量成本（例如直接劳工及材料）及与履行合约直接相关的其他成本分配（例如分配履行合约所用物业、厂房及设备项目的折旧费用以及合约管理及监管成本）。一般及行政成本与合约并无直接关连，除非根据合约明确向对手方收取，否则不包括在内。该等修订于2022年1月1日或之后开始的年度期间生效，并将应用于实体于其首次应用该等修订的年度报告期间开始尚未履行其所有责任的合约。允许提早应用。初步应用该等修订的任何累计影响将确认为对首次应用日期之期初权益的调整，而毋须重列比较资料。该等修订预期不会对本集团的财务报表产生任何重大影响。

*香港财务报告准则2018年至2020年*之年度改进载列香港财务报告准则第1号、香港财务报告准则第9号、香港财务报告准则第16号随附之说明性示例及香港会计准则第41号的修订。预期将适用于本集团之该等修订本详情如下：

- 香港财务报告准则第9号 *金融工具*：澄清实体于评估一项新订或经修订金融负债之条款是否实质上不同于原金融负债之条款时所计入之费用。该等费用仅包括借款人与贷款人之间已付或已收之费用，其中包括借款人或贷款人代表另一方支付或收取之费用。实体对于该实体首次采用修订的年度报告期间开始或之后经修订或交换之金融负债应用该修订。该修订于2022年1月1日或之后开始的年度期间生效。允许提早应用。该修订预期不会对本集团的财务报表产生重大影响。
- 香港财务报告准则第16号 *租赁*：于香港财务报告准则第16号随附之第13项说明性示例中移除出租人就租赁物业装修作出之付款说明。此举消除了应用香港财务报告准则第16号时对租赁优惠进行处理之潜在混淆。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fair value measurement

The Group measures its financial assets at fair value through profit or loss, debt investments at fair value through profit or loss, and equity investments at fair value through other comprehensive income at fair value at the end of each reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – based on quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly
- Level 3 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories, financial assets and deferred tax assets), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs.

2.4 主要会计政策概要

公允价值计量

本集团于各报告期末按公允价值计量其按公允价值计入损益之金融资产、按公允价值计入损益之债务投资及按公允价值计入其他全面收益之股本投资／可供出售投资。公允价值为于计量日期在市场参与者之有序交易中因出售资产而收取或因转让负债而支付之价格。公允价值计量乃基于假设出售资产或转让负债之交易于资产或负债之主要市场发生，或如并无主要市场，则于资产或负债之最有利市场发生。主要或最有利市场须为本集团可进入之市场。资产或负债之公允价值乃使用市场参与者于对资产或负债进行定价时所使用之假设予以计量（假设市场参与者按其最佳经济利益行事）。

本集团采纳适用于不同情况且具备充分数据以供计量公允价值之估值技术，以最大限度使用相关可观察输入数据及尽量减少使用不可观察输入数据。

公允价值于综合财务报表计量或披露之所有资产及负债，乃根据对整体公允价值计量而言属重大之最低层级输入值于公允价值等级分类，载列如下：

- 第一级 — 基于相同资产或负债于活跃市场之报价（未经调整）
- 第二级 — 基于对公允价值计量而言属重大之最低层级输入值可观察（不论直接或间接）之估值技术
- 第三级 — 基于对公允价值计量而言属重大之最低层级输入值不可观察之估值技术

就按经常性基准于综合财务报表确认之资产及负债而言，本集团透过于各报告期末重新评估分类（基于对整体公允价值计量而言属重大之最低层输入值）以厘定不同层级之间是否发生转拨。

非金融资产之减值

倘一项资产（存货、金融资产及递延税项资产除外）存在减值迹象，或需要进行年度减值测试，则会估计资产之可收回金额。资产可收回金额按该资产或现金产生单位之使用价值与其公允价值减出售成本两者中之较高者计算，并按个别资产厘定，除非该资产产生之现金流入基本上不能独立于其他资产或资产组别所产生之现金流入，在该情况下，可收回金额将按该资产所属现金产生单位厘定。



2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of non-financial assets (continued)

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. An impairment loss is charged to profit or loss in the period in which it arises in those expense categories consistent with the function of the impaired asset.

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to profit or loss in the period in which it arises.

Related parties

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

- a. the party is a person or a close member of that person's family and that person:

i. has control or joint control over the Group;

ii. has significant influence over the Group; or

iii. is a member of the key management personnel of the Group or of a parent of the Group;
- or
- b. the party is an entity where any of the following conditions applies:

i. the entity and the Group are members of the same group;

ii. one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);

iii. the entity and the Group are joint ventures of the same third party;

iv. one entity is a joint venture of a third entity and the other entity is an associate of the third entity;

v. the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;

vi. the entity is controlled or jointly controlled by a person identified in (a);

vii. a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and

viii. the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

2.4 主要会计政策概要 (续)

非金融资产之减值 (续)

减值亏损仅于资产账面值超过其可收回金额时方会确认。于评估使用价值时，估计未来现金流量采用反映当前市场对货币时间价值及资产特定风险之评估之税前折现率折现至其现值。减值亏损按与该减值资产功能相符之开支类别于其产生期间之损益中扣除。

本公司于各报告期末评估是否有迹象显示先前确认之减值亏损可能已不存在或可能已减少。倘存在上述迹象，则会估计可收回金额。先前确认之资产（商誉除外）减值亏损仅于用以厘定该资产可收回金额之估计出现变动时方予拨回，惟拨回金额不得高于倘过往年度并无就该资产确认减值亏损情况下原应厘定之账面值（扣除任何折旧）。该减值亏损拨回计入其产生期间之损益中。

关联方

倘符合以下情况，有关人士将被视为与本集团有关连：

- a. 该人士为以下人士或其近亲：

i. 对本集团具有控制权或共同控制权；

ii. 对本集团具有重大影响力；或

iii. 为本集团或本集团母公司之主要管理层成员；
- 或
- b. 该人士为符合下列任何条件之实体：

i. 该实体与本集团属同一集团之成员公司；

ii. 实体为另一实体（或另一实体之母公司、附属公司或同系附属公司）之联营公司或合营企业；

iii. 该实体与本集团为同一第三方之合营企业；

iv. 实体为第三方实体之合营企业，而另一实体为该第三方实体之联营公司；

v. 该实体为本集团或与本集团关联之实体就雇员福利设立之离职后福利计划；

vi. 该实体由(a)项所列人士控制或共同控制；

vii. (a)(i)项所列人士对该实体具有重大影响或为该实体（或该实体之母公司）之主要管理层成员；及

viii. 该实体或其所属集团之任何成员公司，向本集团或本集团之母公司提供主要管理层服务。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use.

Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Buildings	Over the period of the lease
Building services and support facilities	10%
Information technology facilities	20%
Centres equipment	20% - 33 <sup>1</sup> / <sub>3</sub> %
Leasehold improvements	10%
Furniture and equipment	10% - 20%
Motor vehicles	20%

Where parts of an item of property, plant and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

2.4 主要会计政策概要 (续)

物业、机器及设备以及折旧

物业、机器及设备按成本减累计折旧及任何减值亏损列账。物业、机器及设备项目之成本由其购买价以及使该资产达致其营运状况及运至地点作拟定用途之任何直接应占成本组成。

物业、机器及设备项目投产后所产生之支出（例如维修及保养费）一般于其产生期间在损益中扣除。于符合确认标准之情况下，用于重大检测之支出将于该资产之账面值中拨充资本，列作重置项目。倘物业、机器及设备之重要部分需不时更换，则本集团会将该等部分确认为具有特定可使用年期之个别资产，并予以相应折旧。

折旧于估计可使用年期按直线法计算，将各项物业、机器及设备成本摊销至剩余价值。就此所采用之主要年率如下：

楼宇	按租期
楼宇服务与支援设施	10%
资讯科技设施	20%
中心设备	20% – 33 <sup>1</sup> / <sub>3</sub> %
租赁物改良工程	10%
家俬及设备	10%–20%
车辆	20%

倘物业、机器及设备项目中部分之可使用年期不同，该项目之成本按合理基准分摊至有关部分，而各部分均单独计提折旧。剩余价值、可使用年期及折旧方法将至少于各财政年度末检讨及作出调整（如适用）。

物业、机器及设备（包括任何初步确认之重大部分）于出售时或预期使用或出售有关项目概无产生未来经济利益时终止确认。资产出售或报废之任何收益或亏损，为销售所得款项净额与有关资产账面值之差额，并于其终止确认年度在损益中确认。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. 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.

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.

- a. Right-of-use assets
- Right-of-use assets are recognised at the commencement date of the lease (that is the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and any 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. Right-of-use assets are depreciated on a straight-line basis over the lease terms.

If ownership of the leased asset transfers to the Group by the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

- b. Lease liabilities
- Lease liabilities are recognised at the commencement date of the lease at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for termination of a lease, if the lease term reflects the Group exercising the option to terminate the lease. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in lease payments (e.g., a change to future lease payments resulting from a change in an index or rate) or a change in assessment of an option to purchase the underlying asset.

- c. Short-term leases and leases of low-value assets
- The Group applies the short-term lease recognition exemption to its short-term leases (that is those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognised as an expense on a straight-line basis over the lease term.

2.4 主要会计政策概要 (续)

租赁

本集团于合约开始时评估合约是否为租赁或包含租赁。倘合约转让于一段时间内控制已识别资产使用的权利以换取代价，则该合约为租赁或包含租赁。

本集团作为承租人

本集团对所有租赁采用单一确认及计量方法，惟短期租赁及低价值资产租赁除外。本集团确认用于支付租赁款项的租赁负债及代表相关资产使用权的使用权资产。

- a. 使用权资产
- 使用权资产于租赁开始日期（即相关资产可供使用日期）确认。使用权资产按成本减任何累计折旧及任何减值亏损计量，并可就任何租赁负债重新计量予以调整。使用权资产的成本包括已确认租赁负债金额、已产生初始直接成本以及于开始日期或之前所作出租赁付款减任何已收取租赁优惠。使用权资产按直线法于租期内折旧。

倘租赁资产的拥有权于租期完结前转让予本集团，或成本反映购买权获行使，则使用资产的估计可使用年期计算折旧。

- b. 租赁负债
- 租赁负债于租赁开始日期按于租期内作出之租赁付款现值确认。租赁付款包括固定付款（包括实质固定付款）减任何应收租赁优惠、取决于某一指数或比率之可变租赁付款及预期根据在剩余价值担保中将支付之金额。租赁付款亦包括本集团合理确定行使购买选择权之行使价，并倘租期反映了本集团行使终止租赁选择权，则须就终止租赁支付罚款。并非取决于某一指数或比率之可变租赁付款于触发付款之事件或状况出现期间确认为开支。

于计算租赁付款现值时，由于租赁中所隐含之利率不易厘定，本集团则于租赁开始日期使用其递增借贷利率。于开始日期后，租赁负债金额增加，以反映利息增加及就所付之租赁付款减少。此外，倘出现修改、租期变动、租赁付款变动（如指数或比率变动所产生之未来租赁付款变动）或购买相关资产之选择权评估更改，则租赁负债之账面值将重新计量。

- c. 短期租赁及低价值资产租赁
- 本集团将短期租赁确认豁免应用于其短期租赁（即自开始日期起租期为12个月或以下且不包含购买选择权的租赁）。短期租赁及低价值资产租赁的租赁付款于租期内按直线法确认为开支。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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. When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. Rental income is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. 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.

When the Group is an intermediate lessor, a sublease is classified as a finance lease or operating lease with reference to the right-of-use asset arising from the head lease. If the head lease is a short-term lease to which the Group applies the on-balance sheet recognition exemption, the Group classifies the sublease as an operating lease.

Investments and other financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income, and fair value through profit or loss.

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 trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient of not adjusting the effect of a significant financing component, the Group initially measures a financial asset at its fair value, plus in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade 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 accordance with the policies set out for "Revenue recognition" below.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

2.4 主要会计政策概要 (续)

租赁 (续)

本集团作为出租人

当本集团为出租人时，在租赁开始时（或发生租赁变更时）将其每项租赁分类为经营租赁或融资租赁。

本集团不转移与资产所有权有关的绝大部分风险及回报的租赁分类为经营租赁。当合约包含租赁及非租赁组成部分时，本集团以相对独立的售价为基础将合约中的代价分配至各组成部分。租金收入在租期内按直线法入账，且由于其经营性质而计入损益表的收入内。磋商及安排经营租赁所产生的初始直接成本加入租赁资产的账面值中，并在租期内以与租金收入相同的基础确认。或然租金在其获得的期间内确认为收入。

倘本集团为中间出租人，分租乃参考原租赁之使用权资产分类为融资租赁或经营租赁。倘原租赁为本集团应用资产负债表确认豁免的短期租赁，则本集团将分租分类为经营租赁。

投资及其他金融资产

初步确认及计量

金融资产在初步确认时乃分类为其后按摊销成本、按公允价值计入其他全面收益以及按公允价值计入损益计量。

金融资产在初步确认时之分类取决于其合约现金流量特征以及本集团管理该等金融资产之业务模式。惟不包含重要融资成分或本集团已采取不调整重大融资成分影响之可行权宜方法之应收账款除外，本集团初步按其公允价值加交易成本（如属并非按公允价值计入损益之金融资产）计量金融资产。不包含重要融资成分或本集团已采取可行权宜方法之应收账款根据下文“收入确认”所载政策按香港财务报告准则第15号所厘定之交易价格计量。

为使金融资产按摊销成本或按公允价值计入其他全面收益进行分类及计量，需产生仅为支付本金及未偿还本金之利息（"仅为支付本金及利息"）之现金流量。现金流量并非仅为支付本金及利息的金融资产按公允价值计入损益分类及计量，而不论业务模式。



2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments and other financial assets (continued)

Initial recognition and measurement (continued)

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. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows, while financial assets classified and measured at fair value through other comprehensive income are held within a business model with the objective of both holding to collect contractual cash flows and selling. Financial assets which are not held within the aforementioned business models are classified and measured at fair value through profit or loss.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

*Financial assets at amortised cost (debt instruments)*

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

*Financial assets designated at fair value through other comprehensive income (equity investments)*

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity investments designated at fair value through other comprehensive income 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 the statement of profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably, except when the Group 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 investments designated at fair value through other comprehensive income are not subject to impairment assessment.

2.4 主要会计政策概要 (续)

投资及其他金融资产 (续)

初步确认及计量 (续)

本集团管理金融资产之业务模式指其如何管理其金融资产以产生现金流量。业务模式厘定现金流量是否来自收取合约现金流量、出售金融资产或两者同时进行。按摊销成本分类及计量的金融资产于以持有金融资产为目标的业务模式内持有，旨在收取合约现金流量，而按公允价值计入其他全面收益分类及计量的金融资产于旨在持有以收取合约现金流量及出售的业务模式内持有。并非以上述业务模式内持有的金融资产按公允价值计入损益分类及计量。

金融资产之所有常规买卖概于交易日（即本集团承诺买卖该资产日期）确认。常规买卖指须于一般按规例或市场惯例指定之期间交付资产之金融资产买卖。

其后计量

金融资产之其后计量取决于其下列分类：

*按摊销成本列账之金融资产 (债务工具)*

按摊销成本列账之金融资产其后使用实际利率法计量并可能受减值影响。当资产终止确认、修订或减值时，收益及亏损于损益表中确认。

*指定按公允价值计入其他全面收益之金融资产 (股本投资)*

于初步确认后，倘股本投资符合香港会计准则第32号金融工具：呈列项下之股本定义，且并非持作买卖，本集团可选择不可撤回地将其股本投资分类作指定按公允价值计入其他全面收益之股本投资。分类乃按个别工具基准而厘定。

该等金融资产之收益及亏损永不重新计入至损益。当支付权确立，股息相关经济利益很可能流向本集团，且股息金额能可靠计量时，则股息会于损益确认为其他收入，惟倘本集团受惠于该等所得款项作为收回部分金融资产成本则作别论，在此情况下，有关收益会入账为其他全面收益。指定按公允价值计入其他全面收益之股本投资无须进行减值评估。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments and other financial assets (continued)

Subsequent measurement (continued)

*Financial assets at fair value through profit or loss*

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments and equity investments which the Group had not irrevocably elected to classify at fair value through other comprehensive income. Dividends on equity investments classified as financial assets at fair value through profit or loss are also recognised as other income in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

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 fair value through profit or loss.

Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates, if and to what extent, it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

2.4 主要会计政策概要 (续)

投资及其他金融资产 (续)

其后计量 (续)

*按公允价值计入损益之金融资产*

按公允价值计入损益之金融资产按公允价值于财务状况表入账，而公允价值变动净值于损益表确认。

此类别包括衍生工具及股本投资，而本集团并无不可撤销地选择按公允价值计入其他全面收益进行分类。分类为按公允价值计入损益之金融资产之股本投资股息亦于支付权确立，股息相关经济利益很可能流向本集团，且股息金额能可靠计量时，在损益表确认为其他收入。

嵌入于混合合约（包含金融资产主合约）之衍生工具并非单独入账。金融资产主合约连同嵌入式衍生工具须全部分类为按公允价值计入损益之金融资产。

终止确认金融资产

金融资产（或（倘适用）一项金融资产之一部分或一组类似金融资产之一部分）主要在下列情况下终止确认（即从本集团之综合财务状况表删除）：

- 自该项资产收取现金流量之权利已届满；或
- 本集团已转让其自该项资产收取现金流量之权利，或已承担“转付”安排项下悉数向第三方支付所收取现金流量之责任，且并无出现重大延误；及(a)本集团已转让该项资产之绝大部分风险及回报，或(b)本集团并无转让或保留该项资产之绝大部分风险及回报，惟已转让该项资产之控制权。

倘本集团已转让其自该项资产收取现金流量之权利或已订立转付安排，其会评估其是否已保留该项资产所有权绝大部分之风险及回报以及保留程度。倘并无转让或保留该项资产之绝大部分风险及回报或转让该项资产之控制权，本集团将于其持续参与程度内继续确认已转让资产。在此情况下，本集团亦确认相关负债。已转让资产及相关负债按可反映本集团所保留权利及责任之基准计量。

以就所转让资产作出担保之形式进行之持续参与，按该项资产之原账面值及本集团或须偿还之代价金额上限（以较低者为准）计量。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of financial assets

The Group recognises an allowance for expected credit losses (“ECLs”) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

General approach

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

At each reporting date, the Group assesses whether the credit risk on a financial instrument has increased significantly since initial recognition. When making the assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information that is available without undue cost or effort, including historical and forward-looking information.

The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial assets at amortised cost are subject to impairment under the general approach and they are classified within the following stages for measurement of ECLs except for trade receivables which apply the simplified approach as detailed below.

- Stage 1 – Financial instruments for which credit risk has not increased significantly since initial recognition and for which the loss allowance is measured at an amount equal to 12-month ECLs
- Stage 2 – Financial instruments for which credit risk has increased significantly since initial recognition but that are not credit-impaired financial assets and for which the loss allowance is measured at an amount equal to lifetime ECLs
- Stage 3 – Financial assets that are credit-impaired at the reporting date (but that are not purchased or originated credit-impaired) and for which the loss allowance is measured at an amount equal to lifetime ECLs

2.4 主要会计政策概要 (续)

金融资产减值

本集团确认对并非按公允价值计入损益之所有债务工具之预期信贷亏损(“预期信贷亏损”)拨备。预期信贷亏损乃基于根据合约到期之合约现金流量与本集团预期收取之所有现金流量之间的差额而厘定，并以原实际利率之近似值折现。预期现金流量将包括出售所持抵押之现金流量或组成合约条款之其他信贷提升措施。

一般方法

预期信贷亏损分两个阶段进行确认。就自初步确认起未有显著增加之信贷风险而言，预期信贷亏损提供予由未来12个月内可能发生违约事件而导致之信贷亏损(12个月预期信贷亏损)。就自初步确认起已经显著增加之信贷风险而言，不论何时发生违约，于余下风险年期内之预期信贷亏损均须计提亏损拨备(全期预期信贷亏损)。

于各报告日期，本集团评估金融工具信贷风险是否自初步确认以来大幅上升。于作出评估时，本集团会比较于报告日期金融工具发生违约之风险与于初步确认日期金融工具发生违约之风险及本集团会考虑合理可靠、毋须付出过多成本或努力即可获得之资料，包括过往资料及前瞻性资料。

本集团会在合约付款逾期90日时考虑金融资产违约。然而，在若干情况下，倘内部或外部资料显示，在没有计及本集团任何现有信贷提升措施前，本集团不大可能悉数收取未偿还合约款项，则本集团亦可认为金融资产将会违约。金融资产于无合理期望可收回合约现金流量时撤销。

按摊销成本列账之金融资产按一般方法进行减值，并就计量预期信贷亏损于下列阶段进行分类，惟下文详述应用简化法之应收账款除外。

- 阶段一 – 金融工具之信贷风险自初步确认以来并无显著增加，其亏损拨备按等同12个月预期信贷亏损之金额计量
- 阶段二 – 金融工具之信贷风险自初步确认以来显著增加但并非信贷减值金融资产，其亏损拨备按等同全期预期信贷亏损之金额计量
- 阶段三 – 于报告日期为信贷减值之金融资产(但并非购买或源生信贷减值)，其亏损拨备按等同全期预期信贷亏损之金额计量

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of financial assets (continued)

Simplified approach

For trade receivables that do not contain a significant financing component or when the Group applies the practical expedient of not adjusting the effect of a significant financing component, the Group applies the simplified approach in calculating ECLs. Under the simplified approach, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For trade receivables that contain a significant financing component and lease receivables, the Group chooses as its accounting policy to adopt the simplified approach in calculating ECLs with policies as described above.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as loans and borrowings and payables.

All financial liabilities are recognised initially at fair value and net of directly attributable transaction costs.

Subsequent measurement of financial liabilities at amortised cost (loans and borrowings and payables)

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in finance costs in profit or loss.

2.4 主要会计政策概要 (续)

金融资产减值 (续)

简化法

就不含重大融资成分之应收账款或当本集团采取不调整重大融资成分影响之可行权宜方法而言，本集团于计算预期信贷亏损时采用简化法。根据简化法，本集团并无追踪信贷风险之变化，而是于各报告日期根据全期预期信贷亏损确认减值拨备。本集团已根据其过往信贷亏损经验，建立拨备矩阵，并就债务人及经济环境之特定前瞻性因素作出调整。

就包含重大融资成分之应收账款及租赁应收款项而言，本集团选择采用简化法根据上述政策计算预期信贷亏损作为其会计政策。

金融负债

初步确认及计量

金融负债于初步确认时分类为贷款及借贷以及应付款项。

所有金融负债初步按公允价值确认，并扣除直接应占交易成本。

按摊销成本列账之金融负债(贷款及借贷以及应付款项)的其后计量

于初步确认后，计息贷款及借贷其后采用实际利率法按摊销成本计量，除非折现影响并不重大，则按成本列账。当终止确认负债并透过实际利率法摊销时，收益及亏损于损益中确认。

摊销成本计及收购之任何折让或溢价以及组成实际利率一部分之费用或成本计算。实际利率摊销计入损益之财务费用。



2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the weighted average cost method. Net realisable value is based on estimated selling prices less any estimated costs of disposal.

Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

For the purpose of the consolidated statement of financial position, cash and bank balances comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash, which are not restricted as to use.

Provisions

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of each reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is included in finance costs in profit or loss.

2.4 主要会计政策概要 (续)

终止确认金融负债

倘负债项下之责任获履行或撤销或届满，则终止确认金融负债。

倘现有金融负债由同一债权人按有重大差别之条款所提供借贷取代，或现有负债之条款作出重大修订，有关交换或修订作为终止确认原有负债及确认新负债处理，相关账面值之间的差额于损益确认。

抵销金融工具

倘当前有可依法强制执行之权利抵销已确认金额，且有意以净额结算或同时变现资产及清偿负债，则金融资产与金融负债相互抵销，净额于综合财务状况表呈列。

存货

存货按成本与可变现净值两者中之较低者入账。成本按加权平均成本法计算。可变现净值按估计售价减任何估计出售成本计算。

现金及现金等值项目

就综合现金流量表而言，现金及现金等值项目包括手头现金、活期存款及可随时兑换为已知金额现金之短期高流动性投资（该等投资之价值变动风险不大，并于购入时一般在三个月内到期），减须按要求偿还及构成本集团现金管理组成部分之银行透支。

就综合财务状况表而言，现金及银行结存包括手头现金与存放于银行之现金（包括定期存款及性质与现金类似且用途不受限制之资产）。

拨备

倘若因过往事件导致现有债务（法定或推定）及日后可能需要资源流出以偿还债务，则确认拨备，前提为对有关债务金额可以作出可靠估计。

倘折现影响重大，则确认之拨备金额为预期需用作偿还债务之日后支出于各报告期末之现值。因时间推移而产生之折现现值增额，计入损益之财务费用。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income tax

Income tax comprises current and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of each reporting period, taking into consideration interpretations and practices prevailing in the jurisdictions in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of each reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, and the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

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

2.4 主要会计政策概要 (续)

所得税

所得税包括即期及递延税项。有关损益外确认项目之所得税于损益外（其他全面收益或直接于权益内）确认。

本期间及过往期间之即期税项资产及负债根据于各报告期末已颁布或实际上已颁布之税率（及税法），并考虑本集团业务所在司法权区之现行诠释及惯例，按预期自税务机关退回或付予税务机关之金额计量。

递延税项采用负债法，就于各报告期末资产及负债之税基与就财务申报之账面值之间所有暂时差额作出拨备。

递延税项负债就所有应课税暂时差额而确认，惟下列情况除外：

- 递延税项负债于初步确认商誉或并非业务合并且于进行时概不影响会计溢利或应课税溢利或亏损之交易之资产或负债时产生；及
- 就与于附属公司投资相关之应课税暂时差额而言，倘能控制暂时差额之拨回时间，且暂时差额不大可能在可预见未来拨回。

递延税项资产就所有可扣税暂时差额、未动用税项抵免及任何未动用税项亏损结转而确认。递延税项资产于可能有应课税溢利以动用可扣税暂时差额、未动用税项抵免及未动用税项亏损结转之情况下确认，惟下列情况除外：

- 倘递延税项资产与初步确认并非业务合并且于进行时不影响会计溢利或应课税溢利或亏损之交易之资产或负债所产生可扣税暂时差额有关；及
- 就与于附属公司投资相关之可扣税暂时差额而言，仅于暂时差额可能于可预见未来拨回及可能有应课税溢利以动用暂时差额之情况下确认递延税项资产。

递延税项资产之账面值于各报告期末审阅，并予以扣减直至不再可能有足够应课税溢利以动用全部或部分递延税项资产。未确认之递延税项资产会于各报告期末重新评估，并于有可能有足够应课税溢利以收回全部或部分递延税项资产之情况下予以确认。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income tax (continued)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of each reporting period.

Deferred tax assets and deferred tax liabilities are offset if and only if the Group has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Government grants

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, for which it is intended to compensate, are expensed.

Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

When the consideration in a contract includes a variable amount, the amount of consideration is estimated to which the Group will be entitled in exchange for transferring the goods or services to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

When the contract contains a financing component which provides the customer with a significant benefit of financing the transfer of goods or services to the customer for more than one year, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. When the contract contains a financing component which provides the Group with a significant financial benefit for more than one year, revenue recognised under the contract includes the interest expense accreted on the contract liability under the effective interest method. For a contract where the period between the payment by the customer and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component, using the practical expedient in HKFRS 15.

2.4 主要会计政策概要 (续)

所得税 (续)

递延税项资产及负债按预期于变现资产或清偿负债期间适用之税率计量，而该税率基于各报告期末已颁布或实际上已颁布之税率（及税法）厘定。

仅当本集团有可合法执行权利，可将即期税项资产与即期税项负债抵销，且递延税项资产与递延税项负债与同一税务机关对同一应税实体或于各未来期间预期有大额递延税项负债或资产需要结算或清偿时，拟按净额基准结算即期税项负债及资产或同时变现资产及结算负债之不同税务实体征收之所得税相关，则递延税项资产与递延税项负债可予抵销。

政府补助金

政府补助金于可合理保证将收取补助金且所有附带条件将获遵守时按公允价值确认。当补助金与开支项目相关时，则于其拟补偿之成本支销之期间按系统基准确认为收入。

收入确认

客户合约收入

客户合约收入于货品或服务之控制权转移至客户时确认，有关金额反映本集团预期就交换该等货品或服务有权获得之对价。

当合约中之对价包括可变金额时，估计对价金额将为本集团有权以换取将货品或服务转移至客户之金额。可变对价在合约开始时估计并受到限制，直至与可变对价之不确定性其后得以解决时，很有可能所确认累计收益金额中不会出现重大收入拨回。

倘合约载有向客户提供超过一年之货品或服务转让之重大融资利益之融资部分，则收入按应收账款之现值计量，并使用反映于本集团与客户之间在合约开始时之独立融资交易之折现率进行折现。倘合约载有向本集团提供超过一年之重大融资利益之融资部分，则根据该合约确认之收入包括根据实际利率法合约负债附有之利息开支。就客户付款与转让承诺货品或服务之间的期限为一年或更短之合约而言，交易价格不会使用香港财务报告准则第15号之可行权宜方法就重大融资部分之影响作出调整。

2.4 主要会计政策概要 (续)

收入确认 (续)

客户合约收入 (续)

酒店及管理服务

提供酒店及管理服务之收入于预定期间内以直线法确认，原因为客户同时接收及消耗本集团提供之利益。

食品及饮料收入

销售食品及饮料之收入于资产控制权转移予买方时（通常于客户消耗食品及饮料后）确认。

其他设施服务

推广、额外空调及冷冻水费、牌照费及其他设施费用之收入于提供服务时随着时间推移而确认，惟客户同时收取及消耗本集团提供之利益。

活动及场地费、审批及统筹费、租户巴士车票及其他物业费用之收入于客户获得服务控制权之时间点（通常于提供服务时）确认。

其他来源之收入

租金收入于租约期按时间比例确认。并非取决于某项指数或收费率的可变租赁付款于产生的会计期间内确认为收入。

泊车费于提供服务时确认。

其他杂项收入及服务收入于获取收入及提供服务时确认。

其他收入

利息收入按应计基准以实际利率法，透过采用将金融工具在预期可使用年期（或较短期间）（倘适用）之估计未来现金收入准确折现至金融资产账面净值之比率予以确认。

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Revenue from contracts with customers (continued)

Hotel and management services

Revenue from the provision of hotel and management services is recognised over the scheduled period on a straight-line basis because the customer simultaneously receives and consumes the benefits provided by the Group.

Revenue from food and beverage

Revenue from sale of food and beverages is recognised at the point in time when the control of the assets is transferred to the buyer, generally upon consumption of the food and beverage items by the customer.

Other facilities services

Revenue from promotion, additional air-conditioning and chilled water charge, license fee and other facilities charge is recognised over time as services are rendered if the customer simultaneously receives and consumes the benefits provided by the Group.

Revenue from event and venue fee, vetting and coordination fee, tenants bus ticket and other premise fee is recognised at the point in time when customer has obtained control of the service, generally when the services are rendered.

Revenue from other sources

Rental income is recognised on a time proportion basis over the lease terms. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are incurred.

Car park fee is recognised when the services are rendered.

Other incidental income and services income are recognised when the income is entitled and services are rendered.

Other income

Interest income is recognised on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset



2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Contract liabilities

A contract liability is recognised when a payment is received or a payment is due (whichever is earlier) from a customer before the Group transfers the related goods or services. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e., transfers control of the related goods or services to the customer).

Employee benefits

Retirement benefit scheme

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the “MPF Scheme”) under the Mandatory Provident Fund Schemes Ordinance for all of its employees. Contributions are made based on a percentage of the employees’ basic salaries and are charged to profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group’s employer contributions vest fully with the employees when contributed into the MPF Scheme.

Foreign currency transactions

These consolidated financial statements are presented in Hong Kong dollars, which is the Group’s functional currency. Each entity in the Group determines its own functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency. Foreign currency transactions recorded by the entities in the Group are initially recorded using their respective functional currency rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of each reporting period. Differences arising on settlement or translation of monetary items are recognised in profit or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

In determining the exchange rate on initial recognition of the related asset, expense or income on the derecognition of a non-monetary asset or non-monetary liability relating to an advance consideration, the date of initial transaction is the date on which the Group initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Group determines the transaction date for each payment or receipt of the advance consideration.

2.4 主要会计政策概要 (续)

合约负债

在本集团转移有关货品或服务前，合约负债于从客户收取付款或付款到期时（以较早者为准）确认。合约负债于本集团履行合约时（即向客户转移有关货品或服务的控制权时）确认为收入。

雇员福利

退休福利计划

根据强制性公积金计划条例，本集团为所有雇员设立界定供款强制性公积金退休福利计划（“强积金计划”）。供款金额按雇员基本薪金之某100分比计算，并于根据强积金计划规则应付时自损益扣除。强积金计划之资产与本集团之资产分开持有，存放于独立监管之基金内。本集团向强积金计划作出之雇主供款会全数归属于雇员。

外币交易

该等综合财务报表以本集团之功能货币港元呈列。本集团旗下各实体自行决定其本身之功能货币，而各实体综合财务报表内之项目以该功能货币计量。本集团旗下实体记录之外币交易初步按其各自于交易日期适用之功能货币汇率记录。以外币计值之货币资产与负债按于各报告期末规定之功能货币汇率换算。结算或换算货币项目产生之差额均于损益内确认。按外币历史成本计量之非货币项目按初步交易日期之汇率换算。

就终止确认与预付代价有关之非货币资产或非货币负债之相关资产、开支或收入而言，于厘定初步确认之汇率时，初步交易日期为本集团初步确认预付代价所产生之非货币资产或非货币负债之日期。倘有多笔预付付款或收款，本集团就每笔预付代价之付款或收款分别厘定交易日期。

3. SIGNIFICANT ACCOUNTING ESTIMATES

The preparation of the Group’s consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

Estimation uncertainties

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

Impairment of non-financial assets

The Group performs review for impairment of non-financial assets whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable.

The Group reviews certain indicators of potential impairment of these assets such as reported sales and purchase prices, market demand and general market conditions. The Group considers “Buildings held for rental”, “Hotel building” and “Building services and support facilities” as a portfolio of assets and identifies the cash-generating unit to which the portfolio of assets belongs by referring to the valuation performed by independent professional valuers, after taking into consideration the net income allowing for reversionary potential. The assumptions adopted in the property valuation are based on the market conditions existing at the end of the reporting period, with reference to current market sales prices and the appropriate capitalisation rate.

Based on the Group’s best estimates, no provision for impairment loss on the non-financial assets is necessary.

3. 重大会计估计

于编制本集团综合财务报表时，管理层须作出影响所申报收入、开支、资产与负债金额及其随附之披露，以及或然负债披露之判断、估计及假设。有关假设及估计具有不确定因素，可能导致日后须就受影响之资产或负债账面值作出重大调整。

估计不确定因素

产生须对下一个财政年度资产与负债账面值作出重大调整之重大风险之日后相关主要假设及于报告期末其他主要估计不确定因素来源所述如下。

非金融资产之减值

每当出现显示资产之账面值未能收回之情况或情形变化时，本集团就会对非金融资产减值进行审视。

本集团会检讨该等资产若干潜在之减值迹象，如所申报买卖价格、市场需求及一般市场状况。本集团将“持作出租楼宇”、“酒店楼宇”及“楼宇服务及支援设施”视为一个资产组合，并经计及收入净额及复归潜力后参考独立专业估值师之估值，确定该资产组合所属之现金产生单位。物业估值所采用之假设以报告期末现存之市况为依据，并参考当时市场成交价及合适资本化比率。

根据本集团之最佳估计，毋须对非金融资产之减值亏损作出拨备。

3. SIGNIFICANT ACCOUNTING ESTIMATES (continued)

Estimation uncertainties (continued)

Investments in securities

The Group follows the guidance of HKFRS 9 on initial classification of non-derivative financial assets with fixed or determinable payments and fixed maturity as financial assets at amortised cost if the Group has the intention and ability to hold such investments to maturity; or at fair value through profit or loss if the investments are managed by external fund managers and their performance is evaluated on a fair value basis, and information about the investments is provided internally on that basis to the Group's key management.

For financial assets at amortised cost, the Group evaluates its intention and ability to hold such investments to maturity. If the Group fails to keep these investments to maturity other than for specific circumstances - for example, selling an insignificant amount close to maturity - it will be required to reclassify the entire class as debt investments at fair value through other comprehensive income. The investments would, therefore, be measured at fair value not at amortised cost.

For investments designated as at fair value through profit or loss, the Group engages external fund managers to manage the investment portfolio which is evaluated and reported internally on a fair value basis. Accordingly, these investments are designated as at fair value through profit or loss and are stated at fair value with subsequent changes in fair value recognised in the consolidated statement of profit or loss.

Provision for expected credit losses on trade receivables

The Group uses a provision matrix to calculate ECLs for trade receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by geography, product type, customer type and rating, and coverage by letters of credit and other forms of credit insurance).

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the financial services, media and retail sectors, the historical default rates are adjusted. At each reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation among historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of a customer's actual default in the future. The information about the ECLs on the Group's trade receivables is disclosed in note 17 to the consolidated financial statements.

3. 重大会计估计 (续)

估计不确定因素 (续)

证券投资

本集团按照香港财务报告准则第9号之指引，将有固定或可预计付款并有固定到期日之非衍生金融资产初步分类为按摊销成本列账之金融资产（倘本集团有意向及能力持有该等投资至到期日）或按公允价值计入损益（倘该等投资由外聘基金经理管理且其表现按公允价值基准评估，而有关该等投资之资料乃按此基准内部呈报予本集团主要管理人员）。

就按摊销成本列账之金融资产而言，本集团评估其是否有意向及能力持有该等投资至到期日。倘除特定情况（例如于临近到期日出售少量投资）外，本集团无法持有该等投资至到期日，则整个类别须重新分类为按公允价值计入其他全面收益之债务投资。因此，该等投资将按公允价值而非摊销成本计量。

就指定按公允价值计入损益之投资而言，本集团委聘外界基金经理负责管理按公允价值基准进行评估及作内部报告之投资组合。因此，该等投资乃指定按公允价值计入损益，并按公允价值列账，而其后出现之公允价值变动则于综合损益表内确认。

应收账款之预期信贷亏损拨备

本集团使用拨备矩阵计算应收账款之预期信贷亏损。拨备率乃根据具有类似模式（即按地理位置、产品类型、客户类型及评级以及信用证及其他形式之信贷保险之覆盖范围）之多个客户分部组别之逾期天数厘定。

拨备矩阵最初基于本集团之历史观察违约率作出。本集团将校准矩阵以调整历史信贷亏损经验与前瞻性资料。例如，倘预测经济状况（即国内生产总值）预期将在未来一年内恶化，可能导致金融服务、媒体及零售业违约数量增加，历史违约率将会调整。在各报告日期，本公司会更新历史观察违约率，并分析前瞻性估计之变化。

对历史观察违约率、预测经济状况及预期信贷亏损之间的相关性评估乃重大估计。预期信贷亏损之金额对环境变化及预测经济状况较为敏感。本集团之历史信贷亏损经验及预测经济状况也可能无法代表未来客户之实际违约。有关本集团应收账款之预期信贷亏损之资料于综合财务报表附注17披露。

3. SIGNIFICANT ACCOUNTING ESTIMATES (continued)

Estimation uncertainties (continued)

Fair value of Cyberport Macro Fund investments

The unlisted equity investments and unlisted debt investments have been valued based on the recent market transaction prices, market-based valuation technique and expected cash flows discounted at current rates applicable for items with similar terms and risk characteristics. The valuations require the Group to make estimates about expected future cash flows, credit risk, volatility and discount rates, and to determine the comparable public companies (peers) and select the price multiple or enterprise value multiple, and hence, they are subject to uncertainty. The fair values of the unlisted equity investments and unlisted debt investments at 31 March 2021 were HK\$139,467,740 and HK\$9,550,052, respectively. Further details are included in notes 15 and 29 to the consolidated financial statements.

Useful lives and residual values of items of property, plant and equipment

In determining the useful lives and residual values of items of property, plant and equipment, the Group has to consider various factors, such as technical or commercial obsolescence arising from change or improvements in the provision of services, or from a change in the market demand for the service output of the asset, the expected usage of the asset, the expected physical wear and tear, the care and maintenance of the asset, and legal or similar limits on the use of the asset. The estimation of the useful life of the asset is based on the experience of the Group with similar assets that are used in a similar way. An adjustment of depreciation is made if the estimated useful lives and/or residual values of items of property, plant and equipment are different from previous estimation. Useful lives and residual values are reviewed at the end of each reporting period based on changes in circumstances.

Leases - Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in a lease, and therefore, it uses an incremental borrowing rate ("IBR") to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group "would have to pay", which requires estimation when no observable rates are available (such as the Group that does not enter into financing transactions) or when it needs to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the Group's functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the Company's stand-alone credit rating).

Deferred tax assets

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profits will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

3. 重大会计估计 (续)

估计不确定因素 (续)

数码港投资创业基金投资之公允价值

非上市股本投资及非上市债务投资根据近期市场成交价及以市场为基准估值技巧进行估值。估值时需要本集团厘定可比较的公众公司和选用价格倍数或企业估值倍数，因而具有不确定性。于2021年3月31日，非上市股本投资及非上市债务投资之公允价值分别为139,467,740港元及9,550,052港元。进一步详情载于综合财务报表附注15及29。

物业、机器及设备项目之可使用年期及剩余价值

于厘定物业、机器及设备项目之可使用年期及剩余价值时，本集团须考虑诸多因素，包括所提供服务的变动或改进或资产服务输出之市场需求变动使技术或商业方面过时、资产预期用途、预期实际损耗、资产维护保养以及资产使用之法律或类似限制。资产可使用年期之估计乃根据本集团就用途相似之类似资产之经验作出。倘物业、机器及设备项目之估计可使用年期及／或剩余价值有别于先前估计，则作出折旧调整。于各报告期末，本集团根据情况变动对可使用年期及剩余价值进行检讨

租赁 — 估计递增借贷利率

本集团无法轻易厘定租赁内所隐含的利率，因此使用递增借贷利率（“递增借贷利率”）计量租赁负债。递增借贷利率为本集团于类似经济环境中为取得与使用权资产价值相近之资产，而以类似抵押品与类似期间借入所需资金应支付之利率。因此，递增借贷利率反映了本集团“应支付”的利率，当无可观察的利率时（例如对于并无订立融资交易之本集团而言）或当须对利率进行调整以反映租赁之条款及条件时（如当租赁并非以本集团的功能货币订立时），则须作出利率估计。当可观察输入数据可用时，本集团使用可观察输入数据（如市场利率）估算递增借贷利率并须作出若干实体特定之估计（例如本公司的独立信贷评级）。

递延税项资产

递延税项资产仅于可能有应课税溢利可用于抵销亏损之情况下就未动用税项亏损予以确认。管理层须根据未来应课税溢利可能出现之时间及水平连同未来税务规划策略作出重大判断，以厘定可予确认之递延税项资产金额。



4. REVENUE AND OTHER NET INCOME

An analysis of revenue is as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
<i>Revenue from contracts with customers</i>	<i>客户合约收入</i>		
Income from hotel operation	酒店营运收入	52,453,120	92,786,366
Building management income	物业管理收入		
- Management fee income	— 管理费收入	94,703,372	89,628,540
- Other facilities income	— 其他设施收入	22,333,087	24,104,714
		169,489,579	206,519,620
<i>Revenue from other sources</i>	<i>其他来源之收入</i>		
Rental income	租金收入		
Variable lease payments that do not depend on an index or a rate	并不取决于某项指数或收费率之可变租赁付款	3,360,287	6,267,562
Other lease payments, including fixed payments	其他租赁付款, 包括固定付款	165,543,237	250,968,235
		168,903,524	257,235,797
Car park fee income	泊车费收入	13,758,379	14,232,358
Other incidental income	其他杂项收入	93,834	276,758
		182,755,737	271,744,913
		352,245,316	478,264,533

4. 收入与其他收入净额

收入之分析如下:

4. REVENUE AND OTHER NET INCOME (continued)

a. Disaggregated revenue information for revenue from contracts with customers

		2021 HK\$ 港元	2020 HK\$ 港元
<i>Type of services</i>	<i>服务类型</i>		
Income from hotel operation	酒店营运收入		
- Room income	— 客户收入	29,506,491	44,962,542
- Food and beverage income	— 食品及饮料收入	22,946,629	47,823,824
Building management income	物业管理收入		
- Management fee income	— 管理费收入	94,703,372	89,628,540
- Other facilities income	— 其他设施收入	22,333,087	24,104,714
Total revenue from contracts with customers	客户合约收入总额	169,489,579	206,519,620
<i>Geographical markets</i>	<i>地理市场</i>		
Hong Kong	香港	169,489,579	206,519,620
<i>Timing of revenue recognition</i>	<i>收入确认时间</i>		
Services transferred at a point in time	于某一个时间点转移之服务	35,197,606	63,034,579
Services transferred over time	随时间转移之服务	134,291,973	143,485,041
Total revenue from contracts with customers	客户合约收入总额	169,489,579	206,519,620

The following table shows the amounts of revenue recognised in the current reporting period that were included in the contract liabilities at the beginning of the reporting period:

		2021 HK\$ 港元	2020 HK\$ 港元
Revenue recognised that was included in contract liabilities at the beginning of the reporting period:	确认计入报告期初合约负债中之收入		
Income from hotel operation	酒店营运收入	2,528,683	1,979,225

b. Performance obligations

Information about the Group's performance obligations is summarised below:

Income from hotel operation

The performance obligation is satisfied over time when services are rendered.

Revenue from food and beverages

The performance obligation is satisfied when the customer obtains control of the promised goods, being at the point when the customer consumes the food and beverage at the restaurants. Payment of the transaction is due immediately at the point when the customer consumes the food and beverage.

4. 收入与其他收入净额 (续)

a. 客户合约收入之分类收入资料

	2021 HK\$ 港元	2020 HK\$ 港元
<i>Type of services</i>	<i>服务类型</i>	
Income from hotel operation	酒店营运收入	
- Room income	— 客户收入	44,962,542
- Food and beverage income	— 食品及饮料收入	47,823,824
Building management income	物业管理收入	
- Management fee income	— 管理费收入	89,628,540
- Other facilities income	— 其他设施收入	24,104,714
Total revenue from contracts with customers	客户合约收入总额	206,519,620
<i>Geographical markets</i>	<i>地理市场</i>	
Hong Kong	香港	206,519,620
<i>Timing of revenue recognition</i>	<i>收入确认时间</i>	
Services transferred at a point in time	于某一个时间点转移之服务	63,034,579
Services transferred over time	随时间转移之服务	143,485,041
Total revenue from contracts with customers	客户合约收入总额	206,519,620

下表载列于本报告期所确认计入报告期初合约负债中之收入金额:

	2021 HK\$ 港元	2020 HK\$ 港元
Revenue recognised that was included in contract liabilities at the beginning of the reporting period:	确认计入报告期初合约负债中之收入	
Income from hotel operation	酒店营运收入	1,979,225

b. 履约责任

有关本集团履约责任之资料概述如下:

酒店营运收入

履约责任于提供服务时随着时间推移而履行。

食品及饮料收入

履约责任于客户取得承诺货品之控制权时(即客户在餐馆消耗食品及饮料时)履行。客户消耗食品及饮料时立即支付交易。

#### 4. REVENUE AND OTHER NET INCOME (continued)

**b. Performance obligations (continued)**

<p><b>Management fee income</b></p> <p>The performance obligation is satisfied over time as services are rendered.</p>	<p><b>管理费收入</b></p> <p>履约责任于提供服务时随着时间推移而履行。</p>									
<p><b>Other facilities income</b></p> <p>The performance obligation is satisfied over time or at the point in time as services are rendered.</p>	<p><b>其他设施收入</b></p> <p>履约责任随着时间推移或于提供服务时履行。</p>									
<p>The amounts of transaction prices allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) which amounted to HK\$1,554,816 as at 31 March 2021 (2020: HK\$2,528,683) are expected to be recognised within one year.</p>	<p>于2021年3月31日，分配至剩余履约责任（未获履行或部分未获履行）之交易价格为1,554,816港元（2020年：2,528,683港元），预期将于一年内确认。</p>									
	<table><tr><td></td><td>2021</td><td>2020</td></tr><tr><td></td><td>HK\$</td><td>HK\$</td></tr><tr><td></td><td>港元</td><td>港元</td></tr></table>		2021	2020		HK\$	HK\$		港元	港元
	2021	2020								
	HK\$	HK\$								
	港元	港元								

## Other net income

Interest income from financial assets at amortised cost, net of amortisation of premium of HK\$140,445 (2020: HK\$166,967)	按摊销成本列账之金融资产之利息收入, 扣除溢价摊销140,445港元 (2020年: 166,967港元)	2,757,876	3,376,292
Interest income from investments at fair value through profit or loss	按公允价值计入损益之投资之利息收入	19,213,670	20,935,716
Interest income on bank deposits	银行存款之利息收入	2,557,919	9,146,004
Services income from fellow subsidiaries (note)	同系附属公司之服务收入 (附注)	4,201,654	4,201,654
Net realised/unrealised gains/(losses) on investments fair value through profit or loss	按公允价值计入损益之投资之已变现 / 未变现收益 / (亏损) 净额	8,583,560	(3,090,074)
Foreign exchange differences, net	外汇差额净额	1,884,271	(5,096,946)
Bad debts recovered	坏账开支撤回	-	790,113
Reversal of impairment of trade receivables	拨回应收账款之减值	48,507	60,908
Government grants	政府补助金	2,358,000	880,000
Government subsidies on rental waiver	豁免租金之政府资助津贴	96,394,713	-
Others	其他	3,876,051	4,528,258
		141,876,221	35,731,925

Note:

On 24 May 2000, a portion of the Inland Lot No. 8969 at Telegraph Bay, Pokfulam (the "Residential Portion") was assigned to Hong Kong Cyberport (Ancillary Development) Limited ("HKCADL"), a fellow subsidiary, by Hong Kong Cyberport Development Holdings Limited (the "immediate holding company"). Pursuant to the services agreement dated 25 October 2003 entered into between the Company and HKCADL, fixed monthly services income of HK\$125,600 was received from HKCADL commencing from November 2003 for the provision of services by the Company to facilitate the operation of the Residential Portion. The fee was revised to HK\$200,000 commencing from April 2006 and to HK\$261,000 commencing from May 2008. The total amount received during the year was HK\$3,132,000 (2000: HK\$3,132,000).

Pursuant to the services agreement dated 12 March 2005 entered into between the Company and Skillful Limited, a fellow subsidiary, monthly services income was received for the provision of information technology and telecommunications services to the Residential Portion. The total amount received during the year was HK\$1,069,654 (2020: HK\$1,069,654).

附注:

于2000年5月24日，香港数码港发展控股有限公司（“直接控股公司”）向同系附属公司香港数码港（附庸发展）有限公司（“HKCADL”）批出洪坑铜线湾内地段8969号其中一部分土地（“住宅部分”）。根据本公司与HKCADL所订立日期为2003年10月25日之服务协议，本公司就住宅部分营运提供服务，自2003年11月1月开始每月向HKCADL收取125,600港元之固定服务收入。自2006年4月及2008年5月起，此项收费分别修订为每月200,000港元及261,000港元。本年度已收总额为3,132,000港元（2020年：3,132,000港元）。

根据本公司与同系附属公司Skillful Limited所订立日期为2005年3月12日之服务协议，本公司就住宅部分提供资讯科技及电讯服务而每月收取服务收入。本年度已收总额为1,069,654港元（2020年：1,069,654港元）。

## 5. STAFF COSTS

An analysis of staff costs is as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Salaries and allowances	薪金及津贴	127,248,326	122,073,882
Unutilised annual leave	未享年假	2,427,735	2,658,055
Retirement benefit scheme contributions	退休福利计划供款	5,637,175	5,112,622
Staff benefits and other staff costs	员工福利和其他员工成本	1,843,750	1,161,760
		137,156,986	131,006,319
Analysed into:	分析为:		
Hotel	酒店	42,597,092	53,389,069
Corporate office	公司办事处	51,881,197	49,013,003
		94,478,289	102,402,072
Operating Teams (note 10)	营运团队 (附注10)	42,678,697	28,604,247
		137,156,986	131,006,319

## 6. LOSS BEFORE TAX

The Group's loss before tax is arrived at after charging/(crediting):

		Notes	2021 HK\$ 港元	2020 HK\$ 港元
		附注		
Rental income less outgoings of HK\$14,946,321 (2020: HK\$15,277,822)	租金收入扣除开支14,946,321港元 (2020: 15,277,822港元)		<b>(153,957,203)</b>	(241,957,975)
Cost of inventories	存货成本		<b>9,637,808</b>	14,621,743
Depreciation of property, plant and equipment	物业、机器及设备折旧	13	<b>147,055,454</b>	135,595,484
Depreciation of right-of-use assets	使用权资产折旧	14(a)	<b>2,045,700</b>	1,916,063
Lease payments not included in the measurement of lease liabilities	不计入租赁负债计量的租赁付款	14(c)	<b>210,781</b>	2,711,686
Auditor's remuneration	核数师酬金		<b>336,000</b>	310,000
Impairment of trade receivables	应收账款之减值	17	<b>1,292,484</b>	48,507
Reversal of impairment of trade receivables	拨回应收账款之减值	17	<b>(48,507)</b>	(60,908)
Loss on disposal of items of property, plant and equipment, net	出售物业、机器及设备项目之亏损 净额		<b>6,800,860</b>	153,327
Finance costs:	财务费用:			
Interest on lease liabilities	租赁负债之利息		<b>120,095</b>	154,787

## 6. 除税前亏损

本集团之除税前亏损已扣除／(计入)下列项目：



7. DIRECTORS' REMUNERATION

The emoluments of the Directors of the Group disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation are as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Directors' fees	董事袍金	-	-
Salaries, allowances and benefits in kind	薪金、津贴及实物福利	-	-
Discretionary bonuses	酌情花红	-	-
Retirement scheme contributions	退休计划供款	-	-

8. FIVE HIGHEST PAID EMPLOYEES

Details of the remuneration of the five non-director highest paid employees are as follows:

Salaries and allowances	薪金及津贴	13,302,366	12,753,288
Retirement benefit scheme contributions	退休福利计划供款	180,000	180,000
		13,482,366	12,933,288

The number of the non-director highest paid employee whose remuneration fell within the following bands is as follows:

HK\$2,000,001 to HK\$2,500,000	2,000,001港元至2,500,000港元	3	3
HK\$2,500,001 to HK\$3,000,000	2,500,001港元至3,000,000港元	1	1
HK\$3,500,001 to HK\$4,000,000	3,500,001港元至4,000,000港元	1	1
		5	5

7. 董事酬金

根据香港公司条例第383(1)条及公司（披露董事利益资料）规例第2部披露之本集团董事酬金如下：

8. 五名最高薪雇员

五名非董事最高薪雇员之酬金详情如下：

酬金介乎以下范围之非董事最高薪雇员之数目如下：

9. GOVERNMENT RENT AND RATES

An analysis of government rent and rates is as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Hotel	酒店	1,228,000	1,603,300
Corporate office	公司办事处	14,946,321	15,277,822
		16,174,321	16,881,122
Operating Teams (note 10)	营运团队（附注10）	430,985	508,187
		16,605,306	17,389,309

9. 地租及差饷

地租及差饷之分析如下：

10. PUBLIC MISSION ACTIVITIES EXPENSES

All direct and indirect expenses incurred for the primary and dominant purpose of public mission and that contribute to the successful running of public mission activities as described in note 1 to the consolidated financial statements are considered as public mission activities expenses. Such expenses comprise:

		2021 HK\$ 港元	2020 HK\$ 港元
Staff costs	员工成本	42,678,697	28,604,247
Information technology facilities maintenance fees	资讯科技设备保养费用	28,245,175	29,422,785
Financial assistance to industry start-ups	向业内初创企业提供资助	93,501,733	64,457,195
Programme expenses (seminars, trainings, competitions, workshops and exhibitions)	计划支出（研讨会、培训、比赛、工作坊及展览）	13,797,925	31,275,521
Government rent and rates	地租及差饷	430,985	508,187
Public mission communications	公众使命通讯	6,731,163	7,216,218
Operating expenses	经营支出	10,400,182	5,882,120
Government project expenses	政府项目支出	28,396,883	-
Recovery of direct expenses (including government grants of HK\$30,517,815 (2020: HK\$3,417,395))	收回直接支出（包括政府补助金30,517,815港元（2020年：3,417,395港元））	(36,653,209)	(13,948,123)
		187,529,534	153,418,150

10. 公众使命活动支出

就公众使命为主要目的及综合财务报表附注1所述成功举办公众使命活动所产生之所有直接及间接支出均被视为公众使命活动支出。有关支出包括：

11 . INCOME TAX

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the year (2020: Nil).

A reconciliation of the tax credit applicable to the loss before tax at the Hong Kong statutory rate to the tax amount at the Group's effective tax rate is as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Loss before tax	除税前亏损	(212,787,639)	(140,472,148)
Tax credit at the Hong Kong statutory tax rate of 16.5%	按香港法定税率16.5%计算之 税项抵免	(35,109,960)	(23,177,904)
Income not subject to tax	毋须课税之收入	(1,948,887)	(1,875,688)
Expenses not deductible for tax	不可扣税之开支	1,739,798	523,099
Tax losses not recognised	未确认之税项亏损	35,319,049	24,530,493
Tax amount at the Group's effective tax rate	按本集团实际税率计算之税额	-	-

12 . DEFERRED TAX

The movements in deferred tax assets and liabilities are as follows:

		Losses available for offsetting against future taxable profits 可供用作抵销 未来应课税 溢利之亏损 HK\$ 港元	Depreciation in excess of related depreciation allowance 折旧超出有关 折旧拨备 之金额 HK\$ 港元	Others 其他 HK\$ 港元	Total 总计 HK\$ 港元
At 1 April 2019	于2019年4月1日	(126,945,359)	128,192,909	(1,247,550)	-
Deferred tax (credited)/ charged to profit or loss during the year	年内于损益 (计入) / 扣除之递延税项	(23,047,587)	21,808,041	1,239,546	-
At 31 March 2020 and 1 April 2020	于2020年3月31日及 2020年4月1日	(149,992,946)	150,000,950	(8,004)	-
Deferred tax (credited)/ charged to profit or loss during the year	年内于损益 (计入) / 扣除之递延税项	(15,190,501)	15,183,782	6,719	-
At 31 March 2021	于2021年3月31日	(165,183,447)	165,184,732	(1,285)	-

Deferred tax assets are not recognised for temporary differences arising from tax losses carried forward due to uncertainty of realisation of the related tax benefit through the future taxable profits. As at 31 March 2021, the Group had unrecognised tax losses of approximately HK\$2,605,000,000 (2020: approximately HK\$2,390,000,000). The tax losses have no expiry date and are yet to be agreed by the Inland Revenue Department.

11. 所得税

由于本集团本年度并无于香港产生任何应课税溢利，故并无就香港利得税作出拨备（2020年：无）。

适用于按香港法定税率计算之除税前亏损之税项抵免与按本集团实际税率计算之税额之对账如下：

12. 递延税项

递延税项资产及负债之变动如下：

由于无法确定能否透过未来应课税溢利变现相关税项利益，故不就结转税项亏损所产生之暂时差额确认递延税项资产。于2021年3月31日，本集团之未确认税项亏损约为2,605,000,000港元（2020年：约2,390,000,000港元）。税项亏损并无到期日，但须待税务局确认。

13 . PROPERTY, PLANT AND EQUIPMENT

13. 物业、机器及设备

		Buildings held for rental 持作出租 楼宇 HK\$ 港元	Hotel building 酒店楼宇 HK\$ 港元	Building services and support facilities 楼宇服务与 支援设施 HK\$ 港元	Information technology facilities 资讯科技 设施 HK\$ 港元	Centres equipment 中心设备 HK\$ 港元 (note (iii)) (附注(iii))	Leasehold improvements 租赁物改良 HK\$ 港元	Furniture and equipment 家俬与设备 HK\$ 港元	Motor vehicles 车辆 HK\$ 港元	Total 总计 HK\$ 港元
31 March 2021	2021年3月31日									
At 31 March 2020 and 1 April 2020 :	于2020年3月31日 及2020年4月1日：									
Cost	成本	3,557,123,776	274,937,912	1,276,769,414	243,780,330	60,886,254	200,299,806	245,595,799	930,137	5,860,323,428
Accumulated depreciation	累计折旧	(1,232,280,286)	(95,285,344)	(1,177,139,890)	(227,304,726)	(60,886,254)	(76,222,377)	(155,475,497)	(764,470)	(3,025,358,844)
Net carrying amount	账面净值	2,324,843,490	179,652,568	99,629,524	16,475,604	-	124,077,429	90,120,302	165,667	2,834,964,584
At 1 April 2020, net of accumulated depreciation	于2020年4月1日， 扣除累计折旧	2,324,843,490	179,652,568	99,629,524	16,475,604	-	124,077,429	90,120,302	165,667	2,834,964,584
Additions	添置	-	-	40,125,707	4,193,051	-	13,756,787	18,105,725	-	76,181,270
Depreciation provided during the year	年内计提累计折旧	(77,142,965)	(5,955,334)	(14,383,896)	(5,417,817)	-	(19,236,663)	(24,776,779)	(142,000)	(147,055,454)
Disposal/write-off	出售／撤销	-	-	-	-	-	(5,605,780)	(1,195,080)	-	(6,800,860)
At 31 March 2021, net of accumulated depreciation	于2021年3月31日， 扣除累计折旧	2,247,700,525	173,697,234	125,371,335	15,250,838	-	112,991,773	82,254,168	23,667	2,757,289,540
At 31 March 2021:	于2021年3月31日：									
Cost	成本	3,557,123,776	274,937,912	1,316,895,121	247,973,381	60,886,254	200,129,933	244,186,851	710,000	5,902,843,228
Accumulated depreciation	累计折旧	(1,309,423,251)	(101,240,678)	(1,191,523,786)	(232,722,543)	(60,886,254)	(87,138,160)	(161,932,683)	(686,333)	(3,145,553,688)
Net carrying amount	账面净值	2,247,700,525	173,697,234	125,371,335	15,250,838	-	112,991,773	82,254,168	23,667	2,757,289,540



13 . PROPERTY, PLANT AND EQUIPMENT (continued)

		Buildings held for rental 持作出租 楼宇	Hotel building 酒店楼宇	Building services and support facilities 楼宇服务与 支援设施	Information technology facilities 资讯科技 设施	Centres equipment 中心设备	Leasehold improvements 租赁物改良	Furniture and equipment 家俬与设备	Motor vehicles 车辆	Total 总计
		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
						(note (iii)) (附注(iii))				
31 March 2020	2020年3月31日									
At 1 April 2019:	于2019年4月1日:									
Cost	成本	3,557,123,776	274,937,912	1,264,350,171	237,234,722	60,886,254	171,485,488	193,484,489	930,137	5,760,432,949
Accumulated depreciation	累计折旧	(1,155,137,321)	(89,330,010)	(1,164,904,220)	(222,077,319)	(60,886,254)	(59,524,108)	(138,444,935)	(622,470)	(2,890,926,637)
Net carrying amount	账面净值	2,401,986,455	185,607,902	99,445,951	15,157,403	-	111,961,380	55,039,554	307,667	2,869,506,312
At 1 April 2019, net of accumulated depreciation	于2019年4月1日, 扣除累计折旧	2,401,986,455	185,607,902	99,445,951	15,157,403	-	111,961,380	55,039,554	307,667	2,869,506,312
Additions	添置	-	-	13,351,343	6,612,928	-	29,085,900	53,563,167	-	102,613,338
Depreciation provided during the year	年内计提累折旧	(77,142,965)	(5,955,334)	(12,235,670)	(5,294,727)	-	(16,709,271)	(18,115,517)	(142,000)	(135,595,484)
Disposal/write-off	出售／撇销	-	-	(932,100)	-	-	(260,580)	(366,902)	-	(1,559,582)
At 31 March 2020, net of accumulated depreciation	于2020年3月31日, 扣除累计折旧	2,324,843,490	179,652,568	99,629,524	16,475,604	-	124,077,429	90,120,302	165,667	2,834,964,584
At 31 March 2020:	于2020年3月31日:									
Cost	成本	3,557,123,776	274,937,912	1,276,769,414	243,780,330	60,886,254	200,299,806	245,595,799	930,137	5,860,323,428
Accumulated depreciation	累计折旧	(1,232,280,286)	(95,285,344)	(1,177,139,890)	(227,304,726)	(60,886,254)	(76,222,377)	(155,475,497)	(764,470)	(3,025,358,844)
Net carrying amount	账面净值	2,324,843,490	179,652,568	99,629,524	16,475,604	-	124,077,429	90,120,302	165,667	2,834,964,584

Notes:

i. On 22 May 2000, the Government of the HKSAR granted the Inland Lot No. 8969 at Telegraph Bay, Pokfulam to the immediate holding company for a term of 50 years at a lump sum initial premium of HK\$1,000 and an annual rent of an amount equal to 3% of the rateable value of the said Lot from time to time.

On 24 May 2000, the Company entered into a sub-lease agreement with the immediate holding company whereby a portion of the Inland Lot No. 8969 at Telegraph Bay, Pokfulam (the "Cyberport Portion") is sub-leased to the Company from the immediate holding company at nil rental.

ii. The buildings are situated on the leasehold land granted.

iii. Centres equipment represents equipment of Entrepreneurship Centre and Technology Centre funded by government grant and used for the purpose of the designated projects.

iv. As at 31 March 2021, the fair value of the buildings held for rental (together with the associated building services and support facilities) amounted to HK\$6,697 million (2020: HK\$7,012 million). The aggregate carrying value of such assets amounted to HK\$2,373 million (2020: HK\$2,424 million). The fair value of the buildings held for rental (together with the associated buildings services and support facilities) as at 31 March 2021 was determined based on a valuation carried out by Knight Frank Petty Limited (2020: Colliers International (Hong Kong) Limited), an independent professional valuer.

The fair value of the buildings held for rental (together with the associated building services and support facilities) falls within Level 3 of the fair value hierarchy and is determined using the income capitalisation approach by discounting the expected rental income using a capitalisation rate adjusted for the quality and location of the buildings.

13. 物业、机器及设备 (续)

附注:

i. 于2000年5月22日, 香港特区政府向直接控股公司批出一幅位于薄扶林钢线湾内地段8969号之土地, 一次性土地溢价为1,000港元, 使用期为50年, 而每年的租金金额相当于上述地段不时之应课差饷租值3%。

于2000年5月24日, 本公司与直接控股公司订立一份分租协议, 据此, 本公司从直接控股公司分租薄扶林钢线湾内地段8969号其中一部分土地 ("数码港部分"), 毋须支付租金。

ii. 该等楼宇位于获批租赁土地。

iii. 中心设备乃由政府补助金资助并用于指定项目之企业发展中心和科技中心之设备。

iv. 于2021年3月31日, 持作出租楼宇 (连同相关之楼宇服务与支援设施) 之公允价值为66.97亿港元 (2020年: 70.12亿港元)。该等资产之账面总值为23.73亿港元 (2020年: 24.24亿港元)。该等持作出租楼宇 (连同相关之楼宇服务与支援设施) 于2021年3月31日之公允价值乃根据独立专业估值师莱坊测量师行有限公司 (2020年: 高力国际物业顾问 (香港) 有限公司) 进行之估值厘定。

持作出租楼宇 (连同相关之楼宇服务与支援设施) 之公允价值属于公允价值等级中之第三级, 乃采用收入资本化方式厘定, 方法为采用已就有关楼宇之素质及地点作出调整之资本化比率将预期租金收入折现计算。

14. 租赁

本集团作为承租人

本集团就其营运中使用的办公室物业、办公室设备、资讯科技设施, 储存区及住宿订有租赁合同。办公室物业的租赁期为六年, 而办公室设备、资讯科技设施及储存区的租赁期为五年, 住宿的租赁期为两年。本集团订有数项其中包含可变租赁付款的租赁合同, 其在下文进一步论述。

14 . LEASES

The Group as a lessee

The Group has lease contracts for office premises, office equipment, information technology facilities, storage area and accommodation used in its operations. Lease of office premises has a lease term of six years, while office equipment, information technology facilities and storage area have lease terms of five years, and an accommodation has a lease term of two years. There are several lease contracts that include variable lease payments, which are further discussed below.

a. Right-of-use assets

The carrying amounts of the Group's right-of-use assets and the movements during the year are as follows:

		Office premises 办公室物业 HK\$ 港元	Office equipment 办公室设备 HK\$ 港元	Information technology facilities 资讯科技设施 HK\$ 港元	Storage area 储存区 HK\$ 港元	Accommodation 住宿 HK\$ 港元	Total 总计 HK\$ 港元
As at 1 April 2019	于2019年4月1日	7,382,087	570,020	285,975	-	-	8,238,082
Additions	添置	-	157,754	-	126,662	-	284,416
Depreciation charge	折旧开支	(1,554,120)	(188,672)	(95,325)	(77,946)	-	(1,916,063)
As at 31 March 2020 and as at 1 April 2020	于2020年3月31日及 于2020年4月1日	5,827,967	539,102	190,650	48,716	-	6,606,435
Additions	添置	-	-	-	-	1,270,930	1,270,930
Depreciation charge	折旧开支	(1,554,121)	(188,672)	(95,325)	(48,716)	(158,866)	(2,045,700)
As at 31 March 2021	于2021年3月31日	4,273,846	350,430	95,325	-	1,112,064	5,831,665

14 . LEASES (continued)

The Group as a lessee (continued)

b. Lease liabilities

The carrying amount of lease liabilities and the movements during the year are as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Carrying amount at 1 April	于4月1日之账面值	6,896,540	8,486,897
New leases	新租赁	1,270,930	284,416
Accretion of interest recognised during the year	年内确认之利息增幅	120,095	154,787
Payments	付款	(2,220,030)	(2,029,560)
Carrying amount at 31 March	于3月31日之账面值	6,067,535	6,896,540
Analysed into:	分析为:		
Current portion	流动部分	2,533,072	1,941,181
Non-current portion	非流动部分	3,534,463	4,955,359
		6,067,535	6,896,540

The maturity analysis of lease liabilities is disclosed in note 30(a) to the consolidated financial statements.

c. The amounts recognised in profit or loss in relation to leases are as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Interest on lease liabilities	租赁负债利息	120,095	154,787
Depreciation charge of right-of-use assets	使用权资产折旧开支	2,045,700	1,916,063
Expense relating to short-term leases and other leases with remaining lease terms ended on or before 31 March (included in public mission activities expenses)	有关短期租赁及余下租期于3月31日或之前完结的其他租赁之支出 (计入公众使命活动支出)	32,413	2,529,351
Variable lease payments not included in the measurement of lease liabilities (included in other operating expenses)	不计入租赁负债计量之可变租赁付款 (计入其他经营支出)	178,368	182,335
Total amount recognised in profit or loss	于损益中确认之总金额	2,376,576	4,782,536

14. 租赁 (续)

本集团作为承租人 (续)

d. 可变租赁付款

本集团订有一份办公室设备的租赁合同，其中包含根据额外打印的测量度数计算的可变付款。该条款是由管理层就用作打印但并无恒定用量的办公室设备商定。管理层之目的是使租赁支出与额外打印量相对称。下表提供有关本集团的可变租赁付款之资料，包括有关固定付款之幅度：

		Fixed payments 固定付款 HK\$ 港元	2021 Variable payments 可变付款 HK\$ 港元	Total 总计 HK\$ 港元
Fixed rent	固定租金	156,000	-	156,000
Variable rent only	仅支付可变租金	-	80,592	80,592
		156,000	80,592	236,592

		Fixed payments 固定付款 HK\$ 港元	2020 Variable payments 可变付款 HK\$ 港元	Total 总计 HK\$ 港元
Fixed rent	固定租金	156,000	-	156,000
Variable rent only	仅支付可变租金	-	63,915	63,915
		156,000	63,915	219,915

In addition, the Group leased a warehouse which contains a variable lease payment term that is based on the Group's storage per carton box in the warehouse. The amount of the variable lease payments recognised in profit or loss for the current year for the lease is HK\$97,776 (2020: HK\$118,420).

此外，本集团租用一个货仓，其租约包含根据本集团在货仓内每个纸箱储存量所计算的可变租赁付款的条款。就本年度的租赁在损益中确认之可变租赁付款为97,776港元 (2020年: 118,420港元)

e. The total cash outflow for leases is disclosed in note 25(c) to the consolidated financial statements.

e. 租赁的现金流出总额在综合财务报表附注25(c)内披露。



14 . LEASES (continued)

The Group as a lessor

The Group leases certain buildings (note 13) in Hong Kong under operating lease arrangements. The terms of the leases also require the tenants to pay a security deposit. Rental income recognised by the Group during the year was HK\$168,903,524 (2020: HK\$257,235,797), details of which are included in note 4 to the consolidated financial statements.

At the end of the reporting period, the undiscounted lease payments receivable by the Group in future periods under non-cancellable operating leases with its tenants are as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Within one year	一年内	204,224,981	227,155,630
After one year but within two years	一年后但两年内	129,987,428	130,144,148
After two years but within three years	两年后但三年内	40,486,359	66,130,531
After three years but within four years	三年后但四年内	20,923,132	15,430,218
After four years but within five years	四年后但五年内	14,527,258	9,538,220
After five years	五年后	39,799,330	49,965,009
		449,948,488	498,363,756

14. 租赁 (续)

本集团作为出租人

本集团根据经营租赁安排出租香港若干楼宇（附注13）。租赁条款亦要求租户支付保证金。本集团于年内确认之租金收入为168,903,524港元（2020年：257,235,797港元），有关详情载于综合财务报表附注4。

于报告期末，本集团根据与租户订立的不可撤销经营租赁于未来期间应收的未折现租赁付款如下：

15 . CYBERPORT MACRO FUND INVESTMENTS

		2021 HK\$ 港元	2020 HK\$ 港元
Equity investments designated at fair value through other comprehensive income	指定按公允价值计入其他全面收益之股本投资		
- Unlisted equity investments, at fair value	—非上市股本投资，按公允价值	139,467,740	91,921,406
Debt investments at fair value through profit or loss	按公允价值计入损益之债务投资		
- Unlisted debt investment, at fair value	—非上市债务投资，按公允价值	9,550,052	7,846,694
		149,017,792	99,768,100

The above equity investments were irrevocably designated at fair value through other comprehensive income as the Group considers these investments to be strategic in nature.

During the year ended 31 March 2021, the Group did not recognise any dividend income (2020: Nil) from the equity investments held at the end of the reporting period.

The above debt investments were hybrid contracts consisting of a bond and an embedded derivative. They were mandatorily classified as financial assets at fair value through profit or loss as their contractual cash flows are not solely payments of principal and interest.

To further extend the Group’s entrepreneurial support to scalable start-ups, the Group has launched the CMF for Hong Kong-based digital entrepreneurs in 2017. With an initial size of HK\$200 million, the CMF aims to provide Cyberport’s start-ups with early financing and promote the development of venture capital ecosystem in Hong Kong. In April 2021, Cyberport has committed to inject an additional HK\$200 million into the CMF and extend the scope to cover Series B and later stage investments.

15. 数码港投资创业基金投资

由于本集团认为该等投资属策略性质，故上述股本投资不可撤销地指定按公允价值计入其他全面收益。

于截至2021年3月31日止年度，本集团并无确认来自报告期末所持有的股本投资之任何股息收入（2020年：无）。

上述债务投资为由债券及嵌入式衍生工具组成之混合合约。其被强制分类为按公允价值计入损益之金融资产，因为其合约现金流量并非仅为支付本金及利息。

为进一步加大大集团对可扩展初创企业之创业支持，本集团于2017年为香港数码创业家启动数码港投资创业基金。数码港投资创业基金初始投资额为2亿港元，旨在为数码港初创企业提供融资并促进香港的风险投资生态环境的发展。于2021年4月，数码港承诺向数码港投资创业基金额外注资两亿港元，并扩大至B轮及后期的融资。

16 . INVESTMENTS IN SECURITIES

16. 证券投资

		2021 HK\$ 港元	2020 HK\$ 港元
<b>Non-current assets</b>	<b>非流动资产</b>		
Financial assets at amortised cost	按摊销成本列账之金融资产	49,108,104	84,074,954
<b>Current assets</b>	<b>流动资产</b>		
Financial assets at amortised cost	按摊销成本列账之金融资产	35,041,864	-
Investments at fair value through profit or loss	按公允价值计入损益之投资	723,397,807	708,251,929
		758,439,671	708,251,929
Total	总计	807,547,775	792,326,883

a. Financial assets at amortised cost

a. 按摊销成本列账之金融资产

		2021 HK\$ 港元	2020 HK\$ 港元
Listed fixed interest debt securities in Hong Kong	香港上市固定利息债务证券	84,149,968	84,074,954
The net book amount is analysed as follows:	账面净值分析如下:		
Maturing over one year	于一年以上到期	49,108,104	84,074,954
Maturing within one year	于一年内到期	35,041,864	-
		84,149,968	84,074,954
Market value of listed debt securities	上市债务证券之市值	86,052,761	86,550,506

b. Investments at fair value through profit or loss

b. 按公允价值计入损益之投资

		2021 HK\$ 港元	2020 HK\$ 港元
Listed fixed interest debt securities:	上市固定利息债务证券:		
- In Hong Kong	— 香港境内	252,865,574	249,367,429
- Outside Hong Kong	— 香港境外	361,417,256	351,773,574
Unlisted but quoted fixed interest debt securities	非上市但有报价固定利息债务证券	109,114,977	107,110,926
		723,397,807	708,251,929

17 . TRADE RECEIVABLES

17. 应收账款

		2021 HK\$ 港元	2020 HK\$ 港元
Trade receivables	应收账款	21,695,668	19,829,455
Impairment	减值	(1,292,484)	(48,507)
		20,403,184	19,780,948

The credit period given to customers is generally 0 to 30 days. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risk. Overdue balances are reviewed regularly by senior management. The Group does not hold any collateral or other credit enhancement over its trade receivable balances. Trade receivables are non-interest-bearing.

给予客户之信贷期一般为0至30天。本集团试图严格控制其未收回之应收款项以使信贷风险降至最低。逾期结余由高级管理层定期审阅。本集团并无就其应收账款结余持有任何抵押品或施行其他信贷提升措施。应收账款为免息。

The movements in the loss allowance for impairment of trade receivables are as follows:

应收账款减值拨备变动如下:

		2021 HK\$ 港元	2020 HK\$ 港元
At beginning of year	年初	48,507	60,908
Impairment losses recognised (note 6)	确认减值亏损 (附注6)	1,292,484	48,507
Impairment losses reversed (note 6)	拨回减值亏损 (附注6)	(48,507)	(60,908)
At end of year	年末	1,292,484	48,507



17 . TRADE RECEIVABLES (continued)

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by geographical region, product type, customer type and rating, and coverage by letters of credit or other forms of credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, trade receivables are written off if past due for more than one year and are not subject to enforcement activity.

Set out below is the information about the credit risk exposure on the Group's trade receivables using a provision matrix:

As at 31 March 2021

		Past due 逾期				
		Current 即期 HK\$ 港元	Less than one month 少于一个月 HK\$ 港元	One to three months 一至三个月 HK\$ 港元	Over three months 超过三个月 HK\$ 港元	Total 总计 HK\$ 港元
Expected credit loss rate	预期信贷亏损率	0%	12.99%	15.59%	10.03%	5.96%
Gross carrying amount (HK\$)	账面总值 (港元)	11,374,385	2,779,584	3,143,450	4,398,249	21,695,668
Expected credit losses (HK\$)	预期信贷亏损 (港元)	-	360,979	490,208	441,297	1,292,484

As at 31 March 2020

		Past due 逾期				
		Current 即期 HK\$ 港元	Less than one month 少于一个月 HK\$ 港元	One to three months 一至三个月 HK\$ 港元	Over three months 超过三个月 HK\$ 港元	Total 总计 HK\$ 港元
Expected credit loss rate	预期信贷亏损率	0%	0%	0%	1.63%	0.24%
Gross carrying amount (HK\$)	账面总值 (港元)	12,610,432	2,207,493	2,040,480	2,971,050	19,829,455
Expected credit losses (HK\$)	预期信贷亏损 (港元)	-	-	-	48,507	48,507

17. 应收账款 (续)

本集团于各报告日期使用拨备矩阵进行减值分析，以计量预期信贷亏损。拨备率乃根据具有类似模式 (即按地理位置、产品类型、客户类型及评级以及信用证及其他形式之信贷保险之覆盖范围) 之多个客户分部组别之逾期天数厘定。该计算反映概率加权结果、货币时间价值以及于报告日期可获得有关过往事件、当前状况及未来经济状况预测之合理可靠资料。一般而言，应收账款如逾期超过一年且不受强制执行影响，则予以撤销。

以下载列有关本集团应收账款使用拨备矩阵之信贷风险资料：

于2021年3月31日

18 . PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		2021 HK\$ 港元	2020 HK\$ 港元
Prepayments	预付款项	9,087,783	2,882,951
Lease incentives	租赁优惠	32,773,812	19,649,943
Prepayments and deposits paid for the purchase of items of property, plant and equipment	就购入物业、机器及设备项目支付之预付款项及按金	23,650,198	16,600,613
Deposits paid for premises leasing	就物业租赁支付之按金	685,008	685,008
Government grants receivable	应收政府补助金款项	5,500,000	-
Other deposits	其他按金	2,394,600	2,307,583
Other receivables	其他应收款项	6,695,691	7,387,921
		80,787,092	49,514,019
Analysed into:		分析为：	
Non-current portion	非流动部分	36,488,433	22,999,823
Current portion	流动部分	44,298,659	26,514,196
		80,787,092	49,514,019

Impairment of deposits and other receivables

The carrying amount of deposits and other receivables approximated to their fair value as at 31 March 2021 and 2020. Their recoverability was assessed with reference to the credit status of the debtors, and the expected credit losses as at 31 March 2021 and 2020 were considered to be minimal.

18. 预付款项、按金及其他应收款项

按金及其他应收款项之减值

于2021年及2020年3月31日，按金及其他应收款项之账面值与其公允价值相若。其可收回性乃参考债务人之信贷状况评估，而于2021年及2020年3月31日之预期信贷亏损被视为甚低。

19 . CASH AND CASH EQUIVALENTS

		2021	2020
		HK\$	HK\$
		港元	港元
Cash and bank balances	现金及银行结存	104,902,248	109,010,217
Non-pledged time deposit with an original maturity of less than three months when acquired	于获得时原到期日为少于三个月之无抵押定期存款	253,818,241	308,565,862
Non-pledged time deposits with original maturity of more than three months when acquired	于获得时原到期日为三个月以上之无抵押定期存款	25,259,195	-
		383,979,684	417,576,079

Cash at banks earns interest at floating rates based on daily bank deposit rates. Time deposits are made for varying periods of between one month and one year depending on the immediate cash requirements of the Group, and earns interest at the respective time deposit rates. The bank balances and time deposits are deposited with creditworthy banks with no recent history of default.

20 . OTHER PAYABLES AND ACCRUALS

		Notes	2021	2020
		附注	HK\$	HK\$
			港元	港元
Contract liabilities	合约负债	(a)	1,554,816	2,528,683
Other payables	其他应付款项	(b)	1,816,708	1,387,502
Accruals	应计费用		135,340,048	83,753,225
Receipt in advance	预收款项		6,606,703	2,424,808
Government grants	政府补助金		117,501,104	2,555,800
Provisions	拨备		13,163,792	8,782,332
			275,983,171	101,432,350

Notes:  
a. Details of contract liabilities are as follows:

		2021	2020
		HK\$	HK\$
		港元	港元
Short-term advances received from customer	向客户收取之短期垫款		
Income from hotel operation	酒店营运收入	1,554,816	2,528,683

The decrease in contract liabilities in 2021 was mainly due to the decrease in short-term advances received from customers at the end of the year.

b. Other payables are non-interest-bearing and have an average term of three months.

19. 现金及现金等值项目

银行现金根据每日银行存款利率以浮动利率赚取利息。定期存款视乎本集团之即时现金需求而定，存款期限介乎一个月至一年不等，并以各自之定期存款利率赚取利息。银行结存及定期存款存入近期并无违约记录且信誉良好之银行。

20. 其他应付款项及应计费用

附注:  
a. 合约负债详情如下:

		2021	2020
		HK\$	HK\$
		港元	港元
Short-term advances received from customer	向客户收取之短期垫款		
Income from hotel operation	酒店营运收入	1,554,816	2,528,683

于2021年合约负债减少，主要由于向客户收取之短期垫款于本年度末减少所致。

b. 其他应付款项为免息，平均期限为三个月。

21. 租金及其他按金

租金按金包括预期不会于一年内偿付之款项 80,473,935港元（2020年：49,888,836港元）。

22. 发展维修基金

该项基金是本集团根据由本公司、直接控股公司、HKCADL、盈科数码动力有限公司（现称电讯盈科有限公司）及资讯港有限公司于2000年5月17日所签订之数码港计划协议（“计划协议”）之条款所收取之基金。根据该计划协议，该项基金用作保养及维修租户及访客使用之共用电讯、媒体及资讯科技设施（“数码港共用设施”）。

根据本集团之会计政策，于购置相关资产以作更换后，已购置资产之成本从发展维修基金（“发展维修基金”）账户转拨至资本储备账户。

年内，金额为3,247,467港元（2020年：6,612,928港元）之数码港共用设施已由发展维修基金购置并提供资金。因此，该笔款项已从发展维修基金转拨至资本储备账户。

21. RENTAL AND OTHER DEPOSITS

Included in rental deposits are amounts of HK\$80,473,935 (2020: HK\$49,888,836) which are not expected to be settled within one year.

22. DEVELOPMENT MAINTENANCE FUND

It represents a fund received by the Group in accordance with the terms of a project agreement entered into among the Company, the immediate holding company, HKCADL, Pacific Century Cyberworks Limited (now renamed as PCCW Limited) and Cyber-Port Limited on 17 May 2000 (the “Project Agreement”). Pursuant to the Project Agreement, the purpose of the fund is for upkeep and maintenance of the common telecommunications, media and information technology facilities available to the tenants and visitors (the “Shared Cyberport facilities”).

Upon acquisition of relevant assets for replacements, the costs of the acquired assets will be transferred from the Development Maintenance Fund (the “DMF”) account to the Capital Reserve account in accordance with the Group’s accounting policy.

During the year, the Shared Cyberport facilities of HK\$3,247,467 (2020: HK\$6,612,928) were acquired and funded by the DMF. Accordingly, this amount has been transferred from the DMF to the Capital Reserve account.

23. SHARE CAPITAL

		2021	2020
		HK\$	HK\$
		港元	港元
Issued and fully paid:	已发行及缴足：		
300,000,002 (2020: 300,000,002) ordinary shares	300,000,002股 (2020年：300,000,002股) 普通股	300,000,002	300,000,002

23. 股本



24 . RESERVES

The amounts of the Group’s reserves and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity.

25 . NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

a. Major non-cash transactions

During the year, the Group had non-cash additions to right-of-use assets and lease liabilities of HK\$1,270,930 (2020: HK\$284,416) and HK\$1,270,930 (2020: HK\$284,416), respectively, in respect of lease arrangements for accommodation (2020: office equipment and storage area).

b. Changes in liabilities arising from financing activities

2021

		Government grants included in other payables and accruals 计入其他应付款项及应 计费用之政府补助金 HK\$ 港元	Lease liabilities 租赁负债 HK\$ 港元
At 1 April 2019	于2019年4月1日	-	8,486,897
Changes from financing cash flows	融资现金流量变动	6,853,195	(1,874,773)
New leases	新租赁	-	284,416
Realisation of government grants	政府补助金兑现	(4,297,395)	-
Interest expense	利息支出	-	154,787
Interest paid classified as operating cash flows	分类为经营现金流量之 已付利息	-	(154,787)
At 31 March 2020 and at 1 April 2020	于2020年3月31日及于2020年 4月1日	2,555,800	6,896,540
Changes from financing cash flows	融资现金流量变动	238,715,832	(2,099,935)
Government grants receivable	应收政府补助金款项	5,500,000	-
New leases	新租赁	-	1,270,930
Realisation of government grants	政府补助金兑现	(129,270,528)	-
Interest expense	利息支出	-	120,095
Interest paid classified as operating cash flows	分类为经营现金流量之 已付利息	-	(120,095)
At 31 March 2021	于2021年3月31日	117,501,104	6,067,535

24. 储备

本集团于本年度及过往年度之储备金额及其变动呈列于综合权益变动表。

25. 综合现金流量表附注

a. 主要非现金交易

于年内，本集团就住宿（2020年：办公设备  
及储存区）之租赁安排有使用权资产之非现金  
添置及租赁负债分别为1,270,930港元（2020  
年：284,416港元）及1,270,930港元（2020  
年：284,416港元）。

b. 融资活动所产生负债变动

2021年

25 . NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS  
(continued)

c. Total cash outflow for leases

The total cash outflow for leases included in the consolidated statement of cash flows is as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Within operating activities	在经营活动内	330,876	2,866,473
Within financing activities	在融资活动内	2,099,935	1,874,773
		2,430,811	4,741,246

c. 租赁之现金流出总额

计入综合现金流量表之租赁现金流出总额如下：

26. COMMITMENTS

The Group had the following capital commitments at the end of the reporting period.

	2021 HK\$ 港元	2020 HK\$ 港元
Contracted, but not provided for	184,945,240	68,100,956

27. RELATED PARTY TRANSACTIONS

a. The Company is wholly owned by the Government of the HKSAR via The Financial Secretary Incorporated. In accordance with revised HKAS 24 Related Party Disclosures issued by the HKICPA, government-related entities and their subsidiaries, directly or indirectly controlled, jointly controlled or significantly influenced by the Government of the HKSAR are defined as related parties of the Group. On that basis, related parties include the immediate holding company and its subsidiaries (other than the Company), government-related entities and their subsidiaries, other entities and corporations in which the Group is able to control or exercise significant influence and key management personnel of the Group.

During the year ended 31 March 2021, approximately 3% (2020: 3%) of the Group's revenue was rental income, building management income and other facilities income derived from the Government of the HKSAR. All these services are conducted in the normal course of business and in accordance with the Group's pricing policy.

b. The balances with the immediate holding company and fellow subsidiaries are unsecured, interest-free and repayable on demand.

c. Details of the compensation of the key management personnel of the Group in respect of their services rendered to the Group are disclosed in notes 7 and 8 to the consolidated financial statements.

26. 承担

本集团于报告期末有以下资本承担。

27. 关联方交易

a. 本公司由香港特区政府透过财政司司长法团全资拥有。根据香港会计师公会颁布之经修订香港会计准则第24号关联方披露之规定，凡由香港特区政府直接或间接控制、共同控制或受其重大影响之政府相关实体及其附属公司，均界定为本集团之关联方。根据该基础，关联方包括直接控股公司及其附属公司（本公司除外）、政府相关实体及其附属公司、本集团能控制或可施加重大影响之其他实体及企业以及本集团之主要管理人员。

截至2021年3月31日止年度，来自香港特区政府之租金收入、楼宇管理收入及其他设施收入约占本集团收入之3%（2020年：3%）。所有该等服务均在正常业务过程中按本集团之定价政策进行。

b. 与直接控股公司及同系附属公司之结余均为无抵押、免息及按要求偿还。

c. 本集团主要管理人员向本集团提供服务而获支付之酬金的详情于综合财务报表的附注7及8披露。

28. 按类别划分的金融工具

各类别金融工具于报告期末之账面值如下：

31 March 2021

Financial assets

2021年3月31日

金融资产

	Financial assets at fair value through other comprehensive income 按公允价值计入其他全面收益之金融资产	Financial assets at fair value through profit or loss 按公允价值计入损益之金融资产	Financial assets at amortised cost 按摊销成本列账之金融资产	Total 总计
	Equity investments 股本投资 HK\$ 港元	Mandatorily designated as such 强制指定为该类别 HK\$ 港元	Debt investments 债务投资 HK\$ 港元	HK\$ 港元
Deferred rental receivables	-	-	-	13,295,348
Cyberport Macro Fund investments	139,467,740	-	9,550,052	149,017,792
Investments in securities	-	723,397,807	-	807,547,775
Trade receivables	-	-	-	20,403,184
Financial assets included in prepayments, deposits and other receivables	-	-	-	15,275,299
Amounts due from fellow subsidiaries	-	-	-	2,041,992
Cash and cash equivalents	-	-	-	383,979,684
	139,467,740	723,397,807	9,550,052	519,145,475
				1,391,561,074

Financial liabilities

金融负债

	Financial liabilities at amortised cost 按摊销成本列账之金融负债 HK\$ 港元
Trade payables	50,240,157
Financial liabilities included in other payables and accruals	147,528,830
Rental and other deposits	95,430,483
Amount due to the immediate holding company	254,293,578
Lease liabilities	6,067,535
	553,560,583



28 . FINANCIAL INSTRUMENTS BY CATEGORY (continued)

31 March 2020  
Financial assets

		Financial assets at fair value through other comprehensive income 按公允价值计入其他全面收益之金融资产	Financial assets at fair value through profit or loss 按公允价值计入损益之金融资产		Financial assets at amortised cost 按摊销成本列账之金融资产	Total 总计
		Equity investments 股本投资	Mandatorily designated as such 强制指定为该类别	Debt investment 债务投资		
		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
Deferred rental receivables	递延应收租金	-	-	-	7,274,144	7,274,144
Cyberport Macro Fund investments	数码港投资创业基金投资	91,921,406	-	7,846,694	-	99,768,100
Investments in securities	证券投资	-	708,251,929	-	84,074,954	792,326,883
Trade receivables	应收账款	-	-	-	19,780,948	19,780,948
Financial assets included in prepayments, deposits and other receivables	计入预付款项、按金及其他应收款项之金融资产	-	-	-	11,914,566	11,914,566
Amounts due from fellow subsidiaries	应收同系附属公司款项	-	-	-	3,293,234	3,293,234
Cash and cash equivalents	现金及现金等值项目	-	-	-	417,576,079	417,576,079
		91,921,406	708,251,929	7,846,694	543,913,925	1,351,933,954

Financial liabilities

Financial liabilities at amortised cost 按摊销成本列账之金融负债		
		HK\$ 港元
Trade payables	应付账款	41,976,221
Financial liabilities included in other payables and accruals	计入其他应付款项及应计费用之金融负债	91,473,312
Rental and other deposits	租金及其他按金	94,797,218
Amount due to the immediate holding company	应付直接控股公司款项	254,293,578
Lease liabilities	租赁负债	6,896,540
		489,436,869

29 . FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts and fair values of the Group's financial instruments, other than those with carrying amounts that reasonably approximate to fair values, are as follows:

		Carrying amounts 账面值		Fair values 公允价值	
		2021 HK\$ 港元	2020 HK\$ 港元	2021 HK\$ 港元	2020 HK\$ 港元
Financial assets	金融资产				
Equity investments designated at fair value through other comprehensive income	指定按公允价值计入其他全面收益之股本投资	139,467,740	91,921,406	139,467,740	91,921,406
Debt investments at fair value through profit or loss	按公允价值计入损益之债务投资	9,550,052	7,846,694	9,550,052	7,846,694
Investments in securities	证券投资	807,547,775	792,326,883	809,450,568	794,802,435
		956,565,567	892,094,983	958,468,360	894,570,535

The Group has assessed that the fair values of deferred rental receivables, trade receivables, financial assets included in prepayments, deposits and other receivables, cash and cash equivalents , balances with fellow subsidiaries and the immediate holding company, trade payables, financial liabilities included in other payables and accruals, and rental and other deposits approximate to their carrying amounts largely due to the short term maturities of these instruments.

The fair values of the financial assets and financial liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following method and assumptions were used to estimate the fair value:

The fair values of the lease liabilities have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The changes in fair values as a result of the Group's own non-performance risk for lease liabilities as at 31 March 2021 and 31 March 2020 were assessed to be insignificant.

29. 金融工具之公允价值及公允价值等级

本集团金融工具之账面值及公允价值（账面值与公允价值合理相若之金融工具除外）如下：

本集团已评估递延应收租金、应收账款、计入预付款项、按金及其他应收账款之金融资产、现金及现金等值项目、与同系附属公司及直接控股公司之结余、应付账款、计入其他应付款项及应计费用之金融负债、租金及其他按金之公允价值与其账面值相若，主要由于该等工具于短期内到期。

金融资产及金融负债之公允价值以于各方自愿（强迫或清盘出售除外）进行之当前交易中交换工具的金额入账。下列方法及假设用于估计公允价值：

租赁负债之公允价值乃使用现时可得之具类似条款、信贷风险及余下年期的工具之利率，将预期未来现金流量折现而计算。因本集团本身于2021年3月31日及2020年3月31日就租赁负债承担的不履约风险而产生的公允价值变动被评定为不重大。

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

The fair values of six (2020: one) unlisted equity investments designated at fair value through other comprehensive income as at 31 March 2021 and 31 March 2020 have been estimated using the market-based valuation technique based on assumptions that are not supported by observable market prices or rates. The valuation requires the Directors to determine comparable public companies (peers) based on industry, size, leverage and strategy, and to calculate an appropriate price multiple, such as price to sales ("P/S") multiple and enterprise value to sales ("EV/S") multiple, for each comparable company identified. The multiple is calculated by dividing the enterprise value of the comparable company by sales measure. The Directors believe that the estimated fair values resulting from the valuations carried out by an independent professional valuer, which are recorded in the consolidated statement of financial position, and the related changes in fair values, which are recorded in other comprehensive income, are reasonable, and that they were the most appropriate values at the end of the reporting period.

The fair values of seven (2020: nine) unlisted equity investments designated at fair value through other comprehensive income as at 31 March 2021 and 31 March 2020 have been estimated using the recent market transaction prices.

The fair values of two (2020: one) unlisted debt investments at fair value through profit or loss as at 31 March 2021 and 31 March 2020 have been estimated using either the market-based valuation technique or binomial tree pricing model based on assumptions that are not supported by observable market prices or rates. The valuation requires the Directors to make estimates about the expected future cash flows discounted at the interest. The Directors believe that the estimated fair value resulting from the valuation carried out by an independent professional valuer, which is recorded in the consolidated statement of financial position, and the related changes in fair value, which are recorded in the consolidated statement of profit or loss, are reasonable, and that they were the most appropriate values at the end of the reporting period.

The fair values of listed debt investments are based on quoted market prices.

29. 金融工具之公允价值及公允价值等级 (续)

于2021年3月31日及2020年3月31日，指定按公允价值计入其他全面收益之六项（2020年：一项）非上市股本投资之公允价值已采用以市场为基准估值技巧，根据并非由可观察市价或费率支持之假设进行估计。进行估值时，董事须要根据行业、规模、杠杆及策略来厘定可比较公众公司（同业），并就每间识别的可比较公司计算合适的价格倍数（例如市销倍数及企业价值倍数）。该倍数乃按可比较公司的企业价值除以销售计量数字而计算。董事认为，于报告期末因由独立专业估值师评估之估计公允价值（计入综合财务状况表）及公允价值之相关变动（计入其他全面收益）属合理，并为最合适的价值。

于2021年3月31日及2020年3月31日，指定按公允价值计入其他全面收益之七项（2020年：九项）非上市股本投资之公允价值已采用近期市场成交价作出估计。

于2021年3月31日及2020年3月31日，按公允价值计入损益之两项（2020年：一项）非上市债务投资之公允价值已采用市场估值方法或二项式树状定价模型，根据并非由可观察市价或费率支持之假设进行估计。估值要求董事就预期未来现金流量按利息折现作出估计。董事认为，于报告期末因由独立专业估值师评估之估计公允价值（计入综合财务状况表）及公允价值之相关变动（计入综合损益表）属合理，并为最合适之价值。

上市债务投资之公允价值按市场报价计算得出。

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

Below is a summary of significant unobservable inputs to the valuation of financial instruments together with a quantitative sensitivity analysis as at 31 March 2021 and 2020:

As at 31 March 2021

	Valuation technique 估值方法	Significant unobservable input 重大不可观察输入数据	Amount 数额	Sensitivity of fair value to the input 公允价值对输入数值之敏感度
Unlisted equity investment	Valuation multiples	P/S multiple of peers	2.9x	1% increase/decrease in multiple would result in increase/ decrease in fair value by HK\$68,000/ HK\$68,000
非上市股本投资	估值倍数	同业市销倍数	2.9倍	倍数上升／下跌1%将导致公允价值增加／减少68,000港元／68,000港元
		Discount for lack of marketability	20%	1% increase/decrease in discount would result in decrease/increase in fair value by HK\$17,000/ HK\$17,000
		缺乏市场流通性之折让	20%	折让上升／下跌1%将导致公允价值减少／增加17,000港元／17,000港元
	Valuation multiples	EV/S multiple of peers	4x	1% increase/decrease in multiple would result in increase/decrease in fair value by HK\$56,000/ HK\$56,000
		估值倍数	4倍	倍数上升／下跌1%将导致公允价值增加／减少56,000港元／56,000港元
		Discount for lack of marketability	20%	1% increase/decrease in discount would result in decrease/increase in fair value by HK\$14,000/ HK\$14,000
		缺乏市场流通性之折让	20%	折让上升／下跌1%将导致公允价值减少／增加14,000港元／14,000港元

The discount for lack of marketability represents the amounts of premiums and discounts determined by the Group that market participants would take into account when pricing the investments.

29. 金融工具之公允价值及公允价值等级 (续)

以下为于2021年及2020年3月31日对金融工具估值之重大不可观察输入数据概要连同定量敏感度分析：

于2021年3月31日

	Valuation technique 估值方法	Significant unobservable input 重大不可观察输入数据	Amount 数额	Sensitivity of fair value to the input 公允价值对输入数值之敏感度
Unlisted equity investment	Valuation multiples	P/S multiple of peers	2.9x	1% increase/decrease in multiple would result in increase/ decrease in fair value by HK\$68,000/ HK\$68,000
非上市股本投资	估值倍数	同业市销倍数	2.9倍	倍数上升／下跌1%将导致公允价值增加／减少68,000港元／68,000港元
		Discount for lack of marketability	20%	1% increase/decrease in discount would result in decrease/increase in fair value by HK\$17,000/ HK\$17,000
		缺乏市场流通性之折让	20%	折让上升／下跌1%将导致公允价值减少／增加17,000港元／17,000港元
	Valuation multiples	EV/S multiple of peers	4x	1% increase/decrease in multiple would result in increase/decrease in fair value by HK\$56,000/ HK\$56,000
		估值倍数	4倍	倍数上升／下跌1%将导致公允价值增加／减少56,000港元／56,000港元
		Discount for lack of marketability	20%	1% increase/decrease in discount would result in decrease/increase in fair value by HK\$14,000/ HK\$14,000
		缺乏市场流通性之折让	20%	折让上升／下跌1%将导致公允价值减少／增加14,000港元／14,000港元

缺乏市场流通性之折让指本集团厘定市场参与者在为投资定价时会考虑的溢价及折让金额。



29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

29. 金融工具之公允价值及公允价值等级 (续)

As at 31 March 2021 (continued)

于2021年3月31日 (续)

	Valuation technique 估值方法	Significant unobservable input 重大不可观察输入数据	Amount 数额	Sensitivity of fair value to the input 公允价值对输入数值之敏感度
Unlisted equity investment	Recent transaction	Discount applied to the transaction price pending completion	50%	1% increase/decrease in discount would result in decrease/ increase in fair value by HK\$100,000/ HK\$100,00
非上市股本投资	近期交易	未完成交易价格之折让	50%	折让上升／下跌1%将导致公允价值减少／增加100,000港元／100,000港元
Unlisted debt investment	Binomial tree pricing model	Risk free rate	0.045%	1% increase/decrease in risk free rate would have no impact to result.
非上市债务投资	二项树式定价法	无风险利率	0.045%	无风险利率上升／下跌1%将不会导致任何影响

As at 31 March 2020

于2020年3月31日

	Valuation technique 估值方法	Significant unobservable input 重大不可观察输入数据	Amount 数额	Sensitivity of fair value to the input 公允价值对输入数值之敏感度
Unlisted debt investment	Valuation multiples	P/S multiple of peers	2.2X	1% increase/decrease in multiple would result in increase/ decrease in fair value by HK\$23,000/ HK\$23,000
非上市债务投资	估值倍数	同业市销倍数	2.2倍	倍数上升／下跌1%将导致公允价值增加／减少23,000港元／23,000港元
		Discount for lack of marketability	20%	1% increase/decrease in discount would result in decrease/increase in fair value by HK\$8,000/ HK\$8,000
		缺乏市场流通性之折让	20%	折让上升／下跌1%将导致公允价值减少／增加8,000港元／8,000港元

The discount for lack of marketability represents the amounts of premiums and discounts determined by the Group that market participants would take into account when pricing the investments.

缺乏市场流通性之折让指本集团厘定市场参与者在为投资定价时会考虑的溢价及折让金额。

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

29. 金融工具之公允价值及公允价值等级 (续)

As at 31 March 2020

于2020年3月31日

Unlisted equity investment	Binomial tree pricing model	Credit spread	14.65%	1% increase/decrease in credit spread would result in decrease/ increase in fair value by HK\$16,000/ HK\$16,000
非上市股本投资	二项树式定价法	信贷息差	14.65%	信贷息差上升／下跌1%将导致公允价值减少／增加16,000港元／16,000港元
		Risk free rate	0.38%	1% increase/decrease in risk free rate would result in decrease/increase in fair value by HK\$1,000/ HK\$1,000
		无风险利率	0.38%	无风险利率上升／下跌1%将导致公允价值减少／增加1,000港元／1,000港元
		Risky rate	15.03%	1% increase/decrease in risky rate would result in decrease/increase in fair value by HK\$16,000/ HK\$16,000
		风险利率	15.03%	风险利率上升／下跌1%将导致公允价值减少／增加16,000港元／16,000港元
		Volatility	61.42%	1% increase/decrease in volatility would result in increase/decrease in fair value by HK\$16,000/ HK\$16,000
		波动率	61.42%	波动率上升／下跌1%将导致公允价值增加／减少16,000港元／16,000港元

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value:  
As at 31 March 2021

		Fair value measurement using 公允价值采用以下各项计量			
		Quoted prices in active markets (Level 1) 活跃市场报价 (第一级)	Significant observable inputs (Level 2) 重大可观察 输入数据 (第二级)	Significant unobservable inputs (Level 3) 重大不可观察 输入数据 (第三级)	Total 总计
		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
Equity investments designated at fair value through other comprehensive income	指定按公允价值计入 其他全面收益之 股本投资	-	116,255,771	23,211,969	139,467,740
Debt investments at fair value through profit or loss	按公允价值计入损益 之债务投资	-	8,367,107	1,182,945	9,550,052
Investments in securities	证券投资	614,282,830	109,114,977	-	723,397,807
		614,282,830	233,737,855	24,394,914	872,415,599

29. 金融工具之公允价值及公允价值等级  
(续)

公允价值等级

下表显示本集团金融工具之公允价值计量等级：

按公允价值计量之资产：  
于2021年3月31日

29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

Fair value hierarchy (continued)

Assets measured at fair value: (continued)

As at 31 March 2020

		Fair value measurement using 公允价值采用以下各项计量			
		Quoted prices in active markets (Level 1) 活跃市场报价 (第一级)	Significant observable inputs (Level 2) 重大可观察 输入数据 (第二级)	Significant unobservable inputs (Level 3) 重大不可观察 输入数据 (第三级)	Total 总计
		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
Equity investments designated at fair value through other comprehensive income	指定按公允价值计入 其他全面收益之 股本投资	-	89,486,760	2,434,646	91,921,406
Debt investment at fair value through profit or loss	按公允价值计入损益 之债务投资	-	-	7,846,694	7,846,694
Investments in securities	证券投资	601,141,003	107,110,926	-	708,251,929
		601,141,003	196,597,686	10,281,340	808,020,029

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 for financial assets (2020: Nil). The movements in fair value measurements within Level 3 are as follows:

		2021 HK\$ 港元	2020 HK\$ 港元
Financial assets at fair value through other comprehensive income or profit or loss:	按公允价值计入其他全面收益或损益之金融 资产		
At 1 April	于4月1日	10,281,340	10,152,211
Transfer from Level 2 during the year	年内由第二级转出	21,344,675	6,286,952
Total loss recognised in the consolidated statement of profit or loss	于综合损益表确认之亏损总额	(6,711,749)	(2,305,517)
Total loss recognised in other comprehensive income	于其他全面收益确认之亏损总额	(519,352)	(3,852,306)
At 31 March	于3月31日	24,394,914	10,281,340



29. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

Liabilities measured at fair value:
As at 31 March 2021
The Group did not have any financial liabilities measured at fair value as at 31 March 2021.
As at 31 March 2020
The Group did not have any financial liabilities measured at fair value as at 31 March 2020.
During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for financial liabilities (2020: Nil).

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

a. Financial risk factors
The Group's principal financial instruments comprise investments in securities, equity investments at fair value through other comprehensive income, debt investments at fair value through profit or loss and cash and cash equivalents. The main purpose of these financial instruments is to finance for the Group's operations.
The main risks arising from the Group's financial instruments are credit risk, equity price risk, liquidity risk and currency risk. The Board reviews and agrees policies for managing each of these risks and they are summarised below.
Credit risk
All the Group's cash and cash equivalents are held in major financial institutions located in Hong Kong, which management believes are of high credit quality. The Group has policies in place to evaluate credit risk when accepting new business and to limit its credit exposure to individual customers.
Maximum exposure and year-end staging
The tables below show the credit quality and the maximum exposure to credit risk based on the Group's credit policy, which is mainly based on past due information unless other information is available without undue cost or effort, and year-end staging classification as at 31 March. For listed debt investments, the Group also monitors them by using external credit ratings. The amounts presented are gross carrying amounts for financial assets.

29. 金融工具之公允价值及公允价值等级 (续)

按公允价值计量之负债:
于2021年3月31日
本集团于2021年3月31日并无任何按公允价值计量之金融负债。
于2020年3月31日
本集团于2020年3月31日并无任何按公允价值计量之金融负债。
年内, 就金融负债而言, 第一级与第二级之间并无转移公允价值计量, 亦无转入或转出第三级 (2020年: 无)。

30. 财务风险管理目标及政策

a. 财务风险因素
本集团之主要金融工具包括证券投资、按公允价值计入其他全面收益之股本投资、按公允价值计入损益之债务投资以及现金及现金等值项目。该等金融工具之主要目的是为本集团之营运提供资金。
本集团金融工具产生之主要风险为信贷风险、股价风险、流动资金风险及货币风险。董事局审查及协定管理各项相关风险之政策, 概述如下。
信贷风险
本集团所有现金及现金等值项目均存放于管理层认为信贷素质良好之香港主要金融机构。本集团已制定政策, 以评估接纳新业务时之信贷风险及限制其所承受来自个别客户之信贷风险。
最高风险及年末分阶段分类
下表显示基于本公司信贷政策之信贷素质及最高信贷风险 (主要根据逾期资料得出, 除非其他资料毋须付出过多成本或努力即可获得), 以及于3月31日之年末分阶段分类。就上市债务投资而言, 本集团亦使用外部信贷评级进行监控。所呈列数额为金融资产之账面总值。

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

a. Financial risk factors (continued)
Credit risk (continued)
Maximum exposure and year-end staging (continued)
As at 31 March 2021

		12-month ECLs 12个月预期 信贷亏损	Lifetime ECLs 全期预期信贷亏损			Total 总计
		Stage 1 阶段一 HK\$ 港元	Stage 2 阶段二 HK\$ 港元	Stage 3 阶段三 HK\$ 港元	Simplified approach 简化法 HK\$ 港元	
Investments in securities#	证券投资#	84,149,968	-	-	-	84,149,968
Trade receivables*	应收账款*	-	-	-	21,695,668	21,695,668
Deferred rental receivables#	递延应收租金#	13,295,348	-	-	-	13,295,348
Financial assets included in prepayments, deposits and other receivables#	计入预付款项、按金及其他应收款项之金融资产#	15,275,299	-	-	-	15,275,299
Amounts due from fellow subsidiaries - Not yet past due	应收同系附属公司款项 — 尚未逾期	2,041,992	-	-	-	2,041,992
Cash and cash equivalents - Not yet past due	现金及现金等值项目 — 尚未逾期	383,979,684	-	-	-	383,979,684
		498,742,291	-	-	21,695,668	520,437,959

30. 财务风险管理目标及政策 (续)

a. 财务风险因素 (续)
信贷风险 (续)
最高风险及年末分阶段分类 (续)
于2021年3月31日

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES  
(continued)

a. Financial risk factors (continued)

Credit risk (continued)

Maximum exposure and year-end staging (continued)

As at 31 March 2020

		12-month ECLs 12个月预期 信贷亏损	Lifetime ECLs 全期预期信贷亏损			Total
		Stage 1 阶段一 HK\$ 港元	Stage 2 阶段二 HK\$ 港元	Stage 3 阶段三 HK\$ 港元	Simplified approach 简化法 HK\$ 港元	
Investments in securities <sup>#</sup>	证券投资 <sup>#</sup>	84,074,954	-	-	-	84,074,954
Trade receivables <sup>*</sup>	应收账款 <sup>*</sup>	-	-	-	19,829,455	19,829,455
Deferred rental receivables <sup>#</sup>	递延应收租金 <sup>#</sup>	7,274,144	-	-	-	7,274,144
Financial assets included in prepayments, deposits and other receivables <sup>#</sup>	计入预付款项、按金及 其他应收款项之 金融资产 <sup>#</sup>	11,914,566	-	-	-	11,914,566
Amounts due from fellow subsidiaries - Not yet past due	应收同系附属公司款项 — 尚未逾期	3,293,234	-	-	-	3,293,234
Cash and cash equivalents - Not yet past due	现金及现金等值项目 — 尚未逾期	417,576,079	-	-	-	417,576,079
		524,132,977	-	-	19,829,455	543,962,432

\* For trade receivables to which the Group applies the simplified approach for impairment, information based on the provision matrix is disclosed in note 17 to the consolidated financial statements.

<sup>#</sup> The credit quality of the financial assets is considered to be “normal” when they are not past due and there is no information indicating that the financial assets had a significant increase in credit risk since initial recognition. Otherwise, the credit quality of the financial assets is considered to be “doubtful”.

Details in respect of the Group’s exposure to credit risk arising from trade receivables are disclosed in note 17 to the consolidated financial statements.

30. 财务风险管理目标及政策 (续)

a. 财务风险因素 (续)

信贷风险 (续)

最高风险及年末分阶段分类 (续)

于2020年3月31日

		12-month ECLs 12个月预期 信贷亏损	Lifetime ECLs 全期预期信贷亏损			Total
		Stage 1 阶段一 HK\$ 港元	Stage 2 阶段二 HK\$ 港元	Stage 3 阶段三 HK\$ 港元	Simplified approach 简化法 HK\$ 港元	
Investments in securities <sup>#</sup>	证券投资 <sup>#</sup>	84,074,954	-	-	-	84,074,954
Trade receivables <sup>*</sup>	应收账款 <sup>*</sup>	-	-	-	19,829,455	19,829,455
Deferred rental receivables <sup>#</sup>	递延应收租金 <sup>#</sup>	7,274,144	-	-	-	7,274,144
Financial assets included in prepayments, deposits and other receivables <sup>#</sup>	计入预付款项、按金及 其他应收款项之 金融资产 <sup>#</sup>	11,914,566	-	-	-	11,914,566
Amounts due from fellow subsidiaries - Not yet past due	应收同系附属公司款项 — 尚未逾期	3,293,234	-	-	-	3,293,234
Cash and cash equivalents - Not yet past due	现金及现金等值项目 — 尚未逾期	417,576,079	-	-	-	417,576,079
		524,132,977	-	-	19,829,455	543,962,432

\* 就本集团采用简化减值法之应收账款而言，根据拨备矩阵计量之资料于综合财务报表附注17披露。

<sup>#</sup> 金融资产之信贷素质在尚未逾期，且并无资料显示金融资产之信贷风险自初步确认以来大幅增加时被视为“正常”。否则金融资产之信贷素质被视为“可疑”。

有关本集团应收账款之信贷风险之详情，于综合财务报表附注17披露。

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES  
(continued)

a. Financial risk factors (continued)

Equity price risk

Equity price risk is the risk that the fair values of equity securities decrease as a result of changes in the value of underlying individual securities. The Group is exposed to equity price risk arising from individual equity investments classified as equity investments designated at fair value through other comprehensive income (note 15) as at 31 March 2021.

The following table demonstrates the sensitivity to every 10% change in the fair values of the equity investments to which the Group has significant exposure at the end of the reporting period, with all other variables held constant and before any impact on tax. For the purpose of this analysis, the impact is deemed to be on the fair value reserve.

		Carrying amount of investments 投资账面值 HK\$ 港元	Change in equity <sup>*</sup> 权益变动 <sup>*</sup> HK\$ 港元
As at 31 March 2021	於2021年3月31日		
Unlisted equity investments:	非上市股本投资：		
- Equity investments designated at fair value through other comprehensive income	— 指定按公允价值计入其他全面收益之 股本投资	139,467,740	13,946,774
As at 31 March 2020	於2020年3月31日		
Unlisted equity investments:	非上市股本投资：		
- Equity investments designated at fair value through other comprehensive income	— 指定按公允价值计入其他全面收益之 股本投资	91,921,406	9,192,141

\* Excluding accumulated losses

\*不包括累计亏损



30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES  
[continued]

a. Financial risk factors [continued]

Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its current obligations when they fall due. Prudent liquidity risk management includes maintaining sufficient cash and the availability of funding through operating cash flows and advance from the immediate holding company.

The Group's policy is to regularly monitor its current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

The maturity profile of the Group's financial liabilities as at the end of the reporting period, based on the contractual undiscounted payments, is as follows:

		2021			
		Repayable on demand/less than 1 year 按要求偿还／一年以下	1 to 2 years 一至两年	Over 2 years 两年以上	Total 总计
		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
Trade payables	应付账款	50,240,157	-	-	50,240,157
Financial liabilities included in other payables and accruals	计入其他应付款项及应计费用之金融负债	147,528,830	-	-	147,528,830
Rental and other deposits	租金及其他按金	14,956,548	6,100,243	74,373,692	95,430,483
Amount due to the immediate holding company	应付直接控股公司款项	254,293,578	-	-	254,293,578
Lease liabilities	租赁负债	2,617,920	2,302,760	1,291,320	6,212,000
		469,637,033	8,403,003	75,665,012	553,705,048

		2020			
		Repayable on demand/less than 1 year 按要求偿还／一年以下	1 to 2 years 一至两年	Over 2 years 两年以上	Total 总计
		HK\$ 港元	HK\$ 港元	HK\$ 港元	HK\$ 港元
Trade payables	应付账款	41,976,221	-	-	41,976,221
Financial liabilities included in other payables and accruals	计入其他应付款项及应计费用之金融负债	91,473,312	-	-	91,473,312
Rental and other deposits	租金及其他按金	44,908,382	21,643,443	28,245,393	94,797,218
Amount due to the immediate holding company	应付直接控股公司款项	254,293,578	-	-	254,293,578
Lease liabilities	租赁负债	2,030,670	1,981,920	3,117,080	7,129,670
		434,682,163	23,625,363	31,362,473	489,669,999

30. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES  
[continued]

a. Financial risk factors [continued]

Currency risk

The Group's functional currency is HK\$. The Group is exposed to currency risk primarily through investments in securities that are denominated in another currency, being primarily United States dollars ("USD"). As the HK\$ is pegged to the USD, the Group considers the risk of movements in exchange rates between the HK\$ and the USD to be insignificant.

b. Capital management

The primary objective of the Group's capital management is to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholder and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. No changes were made in the objectives, policies or processes for managing capital during the year.

Capital of the Group comprises all components of shareholder's equity. Management reviews the capital structure periodically and manages its overall capital structure if necessary. As at 31 March 2021 and 2020, the Group was in a net cash position.

31. EVENTS AFTER THE REPORTING PERIOD

On 11 June 2021, the Legislative Council Finance Committee reviewed the financing arrangement for the Cyberport Expansion Project (the "Project"), and approved a commitment to inject HK\$3,834 million as equity from the Capital Investment Fund to the immediate holding company of the Company and a guarantee by the Government for a debt financing amounting to HK\$1,191 million to the Company. The Project involves construction of a new office building (Cyberport 5), improvement of the waterfront park and road; and other external works.

On 1 September 2021, 238,000,000 ordinary shares of the Company of \$1 each were issued and allotted to the immediate holding company of the Company in consideration of the injection of an aggregate sum of HK\$238 million into the Company.

30. 财务风险管理目标及政策 (续)

a. 财务风险因素 (续)

货币风险

本集团之功能货币为港元。本集团承担之货币风险主要来自以其他货币（主要为美元）计值之证券投资。由于港元与美元挂钩，本集团认为港元与美元之间的汇率变动风险不大。

b. 资本管理

本集团资本管理之主要目标为保障本集团持续经营之能力，从而为股东带来回报及为其他持份者带来利益，并维持最理想之资本结构，以减少资本成本。年内，资本管理之目标、政策或程序并无任何变动。

本集团之资本包括股东权益之所有部分。管理层定期检讨资本结构，并在必要时调度其总体资本结构。本集团于2021年及2020年3月31日均处于现金净额状况。

31. 报告期后事项

2021年6月11日，立法会财务委员会审阅了数码港扩建计划（"本计划"）的财务安排，并批核政府从资本投资基金向本公司的直接控股公司注资38亿3,400万港元，及政府向本公司提供债务总额约为11亿9,100万港元的担保。本计划包括兴建一幢新办公大楼（数码港第五期），优化目前的海滨公园和周边马路及其他对外工程。

2021年9月1日，本公司向其直接控股公司发行并配发238,000,000股每股面值1元港元的普通股，作为向本公司注入总值2亿3,800万港元的总代价。

32. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

	2021 HK\$ 港元	2020 HK\$ 港元
<strong>NON-CURRENT ASSETS</strong>		
Property, plant and equipment	2,757,289,540	2,834,964,584
Right-of-use assets	5,831,665	6,606,435
Deferred rental receivables	13,295,348	7,274,144
Investments in securities	49,108,104	84,074,954
Investment in a subsidiary	1	1
Prepayments and deposits	36,488,433	22,999,823
Total non-current assets	2,862,013,091	2,955,919,941
<strong>CURRENT ASSETS</strong>		
Inventories	212,200	319,821
Trade receivables	20,403,184	19,780,948
Prepayments, deposits and other receivables	44,298,659	26,514,196
Amounts due from fellow subsidiaries	2,041,992	3,293,234
Amounts due from subsidiaries	134,347,156	96,590,998
Investments in securities	758,439,671	708,251,929
Cash and cash equivalents	383,895,966	417,492,361
Total current assets	1,343,638,828	1,272,243,487
<strong>CURRENT LIABILITIES</strong>		
Trade payables	50,240,157	41,976,221
Other payables and accruals	275,983,171	101,432,350
Rental and other deposits	95,430,483	94,797,218
Amount due to the immediate holding company	254,293,578	254,293,578
Lease liabilities	2,533,072	1,941,181
Total current liabilities	678,480,461	494,440,548
<strong>NET CURRENT ASSETS</strong>	665,158,367	777,802,939
<strong>TOTAL ASSETS LESS CURRENT LIABILITIES</strong>	3,527,171,458	3,733,722,880

32. 本公司财务状况表

本公司财务状况表于报告期末之资料如下:

32. STATEMENT OF FINANCIAL POSITION OF THE COMPANY  
(continued)

	2021 HK\$ 港元	2020 HK\$ 港元
<strong>NON-CURRENT LIABILITIES</strong>		
Development maintenance fund	387,752,187	390,999,654
Lease liabilities	3,534,463	4,955,359
Total non-current liabilities	391,286,650	395,955,013
Net assets	3,135,884,808	3,337,767,867
<strong>Equity</strong>		
Share capital	300,000,002	300,000,002
Reserves (Note)	2,835,884,806	3,037,767,865
Total equity	3,135,884,808	3,337,767,867

Lee George LAM  
林家礼  
Director  
董事

Victor NG Chi-keung  
伍志强  
Director  
董事



## 32. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

(continued)

Note:

Movements of the Company's reserves are as follows:

## 32. 本公司财务状况表 (续)

附注

本公司储备之变动如下:

		Capital reserve 资本储备 HK\$ 港元	Accumulated losses 累计亏损 HK\$ 港元	Total 总计 HK\$ 港元
At 1 April 2019	于2019年4月1日	5,367,633,829	[2,197,771,762]	3,169,862,067
Loss and total comprehensive loss for the year	年内亏损及全面亏损总额	-	[138,707,130]	[138,707,130]
Transfer from development maintenance fund to capital reserve	由发展维修基金转拨至资本储备	6,612,928	-	6,612,928
At 31 March 2020 and at 1 April 2020	于2020年3月31日及2020年4月1日	5,374,246,757	[2,336,478,892]	3,037,767,865
Loss and total comprehensive loss for the year	年内亏损及全面亏损总额	-	[205,130,526]	[205,130,526]
Transfer from development maintenance fund to capital reserve	由发展维修基金转拨至资本储备	3,247,467	-	3,247,467
At 31 March 2021	于2021年3月31日	5,377,494,224	[2,541,609,418]	2,835,884,806

## 33. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 10 September 2021.

## 33. 核准综合财务报表

综合财务报表于2021年9月10日获董事局核准并许可发出。