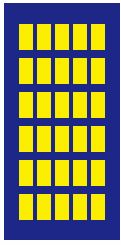


港
深



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

(incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號：8181

FIRST QUARTERLY REPORT
第一季度業績報告

2014

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

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

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

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

香港聯合交易所有限公司(「聯交所」)創業板(「創業板」)之特色

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

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

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

The board (the “Board”) of directors (the “Directors”) of the Company is pleased to present the unaudited consolidated results of the Company and its subsidiaries (collectively referred to as the “Group”) for the three months ended 30 June 2014, together with the unaudited comparative figures for the corresponding period in 2013 as follows:

本公司董事(「董事」)會(「董事會」)欣然呈列本公司及其附屬公司(統稱為「本集團」)截至2014年6月30日止三個月之未經審核綜合業績，連同2013年同期之未經審核比較數字，有關詳情如下：

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

未經審核簡明綜合損益及其他全面收益表

For the three months ended 30 June 2014

截至2014年6月30日止三個月

		Three months ended 30 June 截至6月30日止三個月		
		Notes 附註	2014 2014年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)
Revenue	收益	4	82,441	77,257
Cost of services	服務成本		(65,995)	(62,945)
Gross profit	毛利		16,446	14,312
Other income	其他收入	5	87	1
Administrative expenses	行政開支		(10,620)	(8,558)
Other operating expenses	其他營運開支		(3,619)	(3,411)
Finance costs	融資成本		(180)	(383)
Profit before taxation	除稅前溢利	6	2,114	1,961
Income tax expense	所得稅開支	7	(381)	(334)
Profit and the total comprehensive income attributable to owners of the Company for the period	本公司擁有人應佔期內溢利及全面收入總額		1,733	1,627
			HK Cents 港仙	HK Cents 港仙
Earnings per share-basic	每股盈利—基本	9	0.43	0.54
Earnings per share-diluted	每股盈利—攤薄	9	N/A不適用	N/A不適用

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 未經審核簡明綜合權益變動表

For the three months ended 30 June 2014

截至2014年6月30日止三個月

		Share capital	Share premium	Merger reserve	Retained profits	Total
		股本	股份溢價	合併儲備	保留溢利	合計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
		(unaudited)	(unaudited)	(unaudited)	(unaudited)	(unaudited)
		(未經審核)	(未經審核)	(未經審核)	(未經審核)	(未經審核)
As at 1 April 2013 (Note)	於2013年4月1日(附註)	4,750	-	-	15,701	20,451
Profit and the total comprehensive income for the period	期內溢利及全面收入總額	-	-	-	1,627	1,627
As at 30 June 2013	於2013年6月30日	4,750	-	-	17,328	22,078
As at 1 April 2014	於2014年4月1日	4,000	24,088	4,750	20,729	53,567
Profit and the total comprehensive income for the period	期內溢利及全面收入總額	-	-	-	1,733	1,733
As at 30 June 2014	於2014年6月30日	4,000	24,088	4,750	22,462	55,300

Note:

附註：

On 8 August 2013 pursuant to a reorganization (the "Reorganisation") of the Group to rationalize the structure of the Company's share which were listed on GEM on 11 October 2013 (the "Listing") which is explained in the paragraphs headed the "Reorganisation" of the section headed "History, Reorganisation and Corporate Structure" in the prospectus of the Company dated 30 September 2013 (the "Prospectus"), among all the steps in the Reorganisation, the Company acquired the entire issued share capital of Kong Shum Union Property Management Company Limited ("KSU") from Topgrow Holdings Limited ("Topgrow") in consideration of the allotment and issue of a total of 1 share, credited as fully paid up to Topgrow.

按本公司日期為2013年9月30日的招股章程(「招股章程」)「歷史、重組及公司架構」內「重組」一節段落所詳述，根據於2013年8月8日為理順本公司於2013年10月11日在創業板上市(「上市」)的股份架構所作之重組(「重組」)，於重組之所有過程中，本公司向Topgrow Holdings Limited(「Topgrow」)收購港深聯合物業管理有限公司(「港深聯合」)的全部已發行股本，代價為向Topgrow配發及發行合共1股入賬列作繳足股份。

HK\$4,750,108 represents the aggregate amounts of issued share capital of Kong Shum Union Property Management Group Limited ("KSG"), KSU, K-King Cleaning Services Limited ("K-King") and Q&V Security Company Limited ("Q&V") as at 31 March 2013. The said total share capital of HK\$4,750,108 was reallocated to merger reserve after the Reorganisation.

4,750,108港元為Kong Shum Union Property Management Group Limited(「KSG」)、港深聯合、其勁清潔服務有限公司(「其勁」)及僑璋警衛有限公司(「僑璋」)於2013年3月31日的已發行股本總數。上述股本總數4,750,108港元已於重組後重新分配至合併儲備。

**NOTES TO UNAUDITED CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS***For the three months ended 30 June 2014***1. GENERAL INFORMATION**

The Company was incorporated in the Cayman Islands on 15 August 2012, as an exempted company with limited liability under Companies Law of the Cayman Islands. The address of its registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY-1111, Cayman Islands and its principal place of business in Hong Kong is at Unit L, 1/F, Kaiser Estate Phase 2, 51 Man Yue Street, Hunghom, Kowloon, Hong Kong. The Company's shares were listed on GEM since 11 October 2013.

Pursuant to the Reorganisation, the Company has since 8 August 2013 become the holding company of the Group as the entire interest of the Group's subsidiaries were transferred to the Company by way of swap of shares. Details of the Reorganisation are fully explained in the Prospectus in connection with the Listing.

The Company is an investment holding company. The principal activities of the Group are provision of property management services.

The condensed consolidated financial statements are presented in Hong Kong dollar ("HK\$"), which is the same as the functional currency of the Company and all value are rounded to the nearest thousand except when otherwise indicated.

This condensed consolidation financial information has not been audited.

2. BASIS OF PRESENTATION

The unaudited condensed consolidated financial statements of the Group for the three months ended 30 June 2014 have been prepared in accordance with accounting principles generally accepted in Hong Kong and comply with Hong Kong Financial Reporting Standards ("HKFRSs") issued by Hong Kong Institute of Certified Public Accountants and the applicable disclosure requirements of the GEM Listing Rules.

The unaudited condensed consolidated financial statements have been prepared under historical cost convention. The accounting policies adopted are consistent with those applied in the Group's annual financial statements for the year ended 31 March 2014.

未經審核簡明綜合財務報表附註*截至2014年6月30日止三個月***1. 一般資料**

本公司為一間於2012年8月15日在開曼群島根據開曼群島公司法註冊成立之獲豁免有限公司。其註冊辦公室地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY-1111, Cayman Islands 及其香港主要業務地點位於香港九龍紅磡民裕街51號凱旋工商中心2期1樓L室。本公司股份自2013年10月11日於創業板上上市。

根據重組，本公司自2013年8月8日起已成為本集團之控股公司，乃因為本集團附屬公司之全部權益已通過股份交換轉讓予本公司。重組之詳情於有關上市之招股章程詳述。

本公司為投資控股公司。本集團之主要業務為提供物業管理服務。

簡明綜合財務報表以港元(「港元」)呈列，而港元為本公司的功能貨幣，除另有指明者外，所有金額均已調整至最接近千元。

本簡明綜合財務資料尚未經審核。

2. 呈列基準

本集團截至2014年6月30日止三個月的未經審核簡明綜合財務報表乃根據香港公認會計原則編製，並符合香港會計師公會所頒佈的香港財務報告準則(「香港財務報告準則」)及創業板上上市規則的適用披露規定。

未經審核簡明綜合財務報表乃按歷史成本慣例編製。所採用的會計政策與本集團截至2014年3月31日止年度財務報表所用者一致。

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

3. SEGMENT INFORMATION

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

During the three months ended 30 June 2014 and 2013, all revenue is derived from customers in Hong Kong and Group's non-current assets as at 30 June 2014 and 2013 are located in Hong Kong.

4. REVENUE

The Group is principally engaged in the provision of property management services during the three months ended 2014 and 2013. An analysis of the Group's revenue recognised during the periods is as follows:

本集團尚未採納已頒佈但尚未生效的新／經修訂香港財務報告準則。本集團已開始對該等新／經修訂香港財務報告準則的影響進行評估，但尚無法確定該等新／經修訂香港財務報告準則是否會對其經營業績產生重大影響。

3. 分部資料

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

截至2014年及2013年6月30日止三個月，所有收益均來自香港客戶，而於2014年及2013年6月30日，本集團的非流動資產均位於香港。

4. 收益

截至2014年及2013年6月30日止三個月，本集團主要從事提供物業管理服務。期內本集團的已確認收益分析如下：

		Three months ended 30 June	
		截至6月30日止三個月	
		2014	2013
		2014年	2013年
		HK\$'000	HK\$'000
		千港元	千港元
		(unaudited)	(unaudited)
		(未經審核)	(未經審核)
Provision of property management services	提供物業管理服務	82,441	77,257

5. OTHER INCOME

		Three months ended 30 June 截至6月30日止三個月	
		2014 2014年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)
Interest income	利息收入	74	1
Sundry income	雜項收入	13	–
		87	1

5. 其他收入

6. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging the following items:

		Three months ended 30 June 截至6月30日止三個月	
		2014 2014年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)
Staff costs including directors' emoluments:	員工成本(包括董事薪酬):		
– salaries, wages and other staff benefits	– 薪金、工資及其他員工福利	68,806	63,628
– contributions to retirement benefit scheme	– 向退休福利計劃供款	2,243	2,182
		71,049	65,810
Auditors' remuneration	核數師酬金	163	163
Depreciation of property, plant and equipment and investment properties	物業、廠房及設備以及投資物業折舊	255	350
Operating lease rentals in respect of rented premises	有關租賃物業的經營租金	638	482

6. 除稅前溢利

除稅前溢利乃經扣除下列項目：

7. INCOME TAX EXPENSE

The tax charge comprises:

Hong Kong profits tax

Deferred taxation – current period

稅項支出包括：

香港利得稅

遞延稅項－即期

Three months ended 30 June 截至6月30日止三個月

2014 2014年 HK\$'000 千港元 (unaudited) (未經審核)	2013 2013年 HK\$'000 千港元 (unaudited) (未經審核)
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533	567
(152)	(233)

381	334
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The Company is tax exempt under the laws of the Cayman Islands. The subsidiaries operating in Hong Kong are subject to Hong Kong Profits Tax at a tax rate of 16.5% on profits earned in Hong Kong.

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

8. DIVIDEND

The Directors do not recommend payment of any dividend for the three months ended 30 June 2014 (2013: Nil).

8. 股息

董事並不建議就截至2014年6月30日止三個月宣派任何股息(2013年：無)。

9. EARNINGS PER SHARE

The calculation of basic earnings per share is based on the consolidated profit attributable to owners of the Company for the three months ended 30 June 2014 of approximately HK\$1.7 million (2013: approximately HK\$1.6 million), and the weighted average number of shares in issue during the three months ended 30 June 2014 of 400,000,000 (2013: 300,000,000 shares in issue, being the number of shares in issue immediately after the completion of capitalisation issue on the assumption that they have been issued throughout the three months ended 30 June 2013).

9. 每股盈利

每股基本盈利乃按截至2014年6月30日止三個月的本公司擁有人應佔綜合溢利約1,700,000港元(2013年：約1,600,000港元)，以及截至2014年6月30日止三個月的已發行股份加權平均數400,000,000股(2013年：已發行股份為300,000,000股，即假設股份已於截至2013年6月30日止三個月期間已獲發行，於緊隨資本化發行完成後的已發行股份數目)計算。

The Group did not have any dilutive potential ordinary shares during the three months ended 30 June 2014 and 2013.

截至2014年及2013年6月30日止三個月期間，本公司並無任何攤薄潛在普通股。

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overview

The Group is principally engaged in the provision of property management services in Hong Kong primarily targeting residential properties. The Group operates under the brand name of “Kong Shum” and provides a range of management services including security, repair and maintenance, cleaning, finance management, administrative and legal support. Under an established functional structure with various departments, the Group has dedicated teams to carry out the aforementioned management services. The Group also employs a team of security staff to provide security services as part of the services provided under property management contracts or under stand-alone security services contracts. For the three months ended 30 June 2014, the Group provided property security services for 24 properties under stand-alone security services contracts. The operating arm of the Group’s security services is mainly Q & V. The Group hires its own security staff to provide property security services. The Group also employs registered technicians to provide basic repair and maintenance services to its customers if required. In relation to the cleaning services, the Group subcontracts substantially all of its cleaning services to third-party contractors.

Financial review

For the three months ended 30 June 2013 and 2014, all of the Group’s revenue was derived from its operation in Hong Kong. The Group derived revenue of approximately HK\$4.8 million and HK\$5.2 million from stand-alone security services contracts for each of the three months ended 30 June 2013 and 2014 respectively, representing approximately 6.2% and 6.3% of its total revenue. The following table sets out the Group’s revenue by contract type for each of three months ended 30 June 2013 and 2014:

管理層討論與分析

業務回顧

概要

本集團主要於香港從事提供物業管理服務，並主要針對住宅物業。本集團以「港深」品牌名稱營運，並提供一系列管理服務，包括保安、維修和保養、潔淨、財務管理、行政和法律支援。在制度健全的功能架構下，本集團設立多個部門，由不同專隊執行上述管理服務。本集團亦聘請一支保安員工隊伍，以作為物業管理合約下的部份服務或獨立保安服務合約，提供保安服務。截至2014年6月30日止三個月，本集團根據獨立保安服務合約向24項物業提供物業保安服務。本集團保安服務的經營公司主要為僑璋。本集團聘請保安員工提供物業保安服務。本集團亦聘用註冊維修技工向客戶提供（如有需要）基本維修及保養服務。就清潔服務，本集團將其大部份潔淨服務分包給第三方承辦商。

財務回顧

截至2013年及2014年6月30日止三個月，本集團所有收益均來自在香港的營運。就截至2013年及2014年6月30日止三個月各期間，本集團來自獨立保安服務合約的收益分別約為480萬港元及520萬港元，分別約佔其總收益的6.2%及6.3%。下表按合約類型載列截至2013年及2014年6月30日止三個月各期間本集團收益：

		Three months ended 30 June			
		截至6月30日止三個月			
		2014		2013	
		2014年		2013年	
		<i>HK\$' million</i>	<i>percentage</i>	<i>HK\$' million</i>	<i>percentage</i>
		<i>百萬港元</i>	<i>所佔百分比</i>	<i>百萬港元</i>	<i>所佔百分比</i>
Property management services contracts	物業管理服務合約	77.2	93.7%	72.5	93.8%
Property security services contracts	物業保安服務合約	5.2	6.3%	4.8	6.2%
		82.4	100%	77.3	100%

The Group's revenue improved by approximately 6.7% from approximately HK\$77.3 million for the three months ended 30 June 2013 to approximately HK\$82.4 million for the three months ended 30 June 2014. The increase was primarily attributable to the growth of revenue generated from property management services contracts, increasing by around 6.5% to approximately HK\$77.2 million for the three months ended 30 June 2014. Revenue generated from security services contracts also recorded an increase of around 8.3% to approximately HK\$5.2 million for the three months ended 30 June 2014.

本集團的收益由截至2013年6月30日止三個月約7,730萬港元上升約6.7%至截至2014年6月30日止三個月約8,240萬港元。該增加主要是由於物業管理服務合約產生的收益增長，截至2014年6月30日止三個月增加約6.5%至約7,720萬港元。截至2014年6月30日止三個月，保安服務合約產生的收益亦錄得增長約8.3%至約520萬港元。

The gross profit of the Group increased by approximately 14.9% from approximately HK\$14.3 million for the three months ended 30 June 2013 to approximately HK\$16.4 million for the three months ended 30 June 2014. The gross profit margin was approximately 18.5% and 19.9% for three months ended 30 June 2013 and 2014 respectively. The total cost of services amounted to approximately HK\$62.9 million and HK\$66.0 million for the three months ended 30 June 2013 and 2014 respectively, representing approximately 81.5% and 80.1% of the Group's revenue.

本集團的毛利由截至2013年6月30日止三個月約1,430萬港元增加了約14.9%至截至2014年6月30日止三個月約1,640萬港元。截至2013年及2014年6月30日止三個月的毛利率分別為約18.5%及19.9%。截至2013年及2014年6月30日止三個月的總服務成本分別為約6,290萬港元和約6,600萬港元，佔本集團收益約81.5%和80.1%。

Profit attributable to owners of the Company increased by approximately 6.5% from approximately HK\$1.6 million for three months ended 30 June 2013 to approximately HK\$1.7 million for three months ended 30 June 2014. The Group's net profit margin remain unchanged on approximately 2.1% as comparing with last reporting period.

本公司擁有人應佔溢利由截至2013年6月30日止三個月約160萬港元增加約6.5%至截至2014年6月30日止三個月約170萬港元。與上一報告期間比較，本集團的純利率維持於約2.1%。

OPERATION REVIEW

Human resources

As at 30 June 2014, the Group had a total of 2,050 employees. The Group's staff costs for the three months ended 30 June 2014 amounted to approximately HK\$71.0 million. To ensure that the Group is able to attract and retain staff capable of attaining the best performance levels, remuneration packages are reviewed on a regular basis. In addition, discretionary bonus is offered to eligible employees by reference to the Group's results and individual performance.

Services contracts

With the well established team and project planning, in the first quarter of 2014, three facility management service contracts for non-domestic property management segment which included two shopping complexes and three educational institutes, were awarded to the Group. The success in securing the contracts gave the Group confidence to expand the property management portfolio continuously. In addition, two property management contracts and one stand-alone security service contract were awarded to the Group.

As at 30 June 2014, there are in total 405 service contracts comprising 386 property management service contracts, 16 stand-alone security service contracts and three facility management service contracts.

Contract renewal complying with procedural requirements

During the three months ended 30 June 2014, 19 out of the total of 405 service contracts were not complying with the procedural requirements for contract renewal as stipulated in section 20A of the Building Management Ordinance (Cap. 344) and termination notices were served to the clients who failed to follow the procedural requirements. All of the remaining 386 valid contracts as at 30 June 2014 were in compliance with the said procedural requirements or not applicable under the Building Management Ordinance. The senior management adopts tight control system to monitor the full compliance of the procedural requirements. All newly signed contracts during the three months ended 30 June 2014 included the mandatory term requiring the client to follow the said procedural requirements (if applicable).

營運回顧

人力資源

於2014年6月30日，本集團總共聘用了2,050名員工。截至2014年6月30日止三個月本集團員工成本約為7,100萬港元。為了確保本集團可吸引及保留表現優良的員工，員工的薪津是作出定期檢討，另外因應集團的業績及個別員工表現發放非經常性獎金予合資格員工。

服務合約

有賴完善的團隊及項目計劃，於2014年第一季度，本集團就非住宅物業管理分部獲授3份設施管理服務合約，包括2個購物中心及3個教育機構。成功獲得合約給予本集團信心繼續擴展物業管理組合。此外，本集團獲授2份物業管理合約及1份獨立保安服務合約。

於2014年6月30日，服務合約總數為405份，包括386份物業管理服務合約、16份獨立保安服務合約及3份設施管理服務合約。

合約續期遵守程序要求

截至2014年6月30日止三個月，總共405份服務合約的其中19份未能嚴格遵守建築物管理條例(第344章)20條A規範的續期程序要求而向客戶發出終止合約通知書。於2014年6月30日，其餘有效合約共386份已符合該等程序要求或不適用於該建築物管理條例。高級管理層採取嚴緊措施監管依足程序要求。截至2014年6月30日止三個月，所有新簽訂合約已加入硬性條款要求客戶續約必須根據程序要求處理(如適用)。

Client accounts

As at 30 June 2014, the Group was holding 46 client accounts amounting to approximately HK\$20.7 million (as at 31 March 2014: approximately HK\$18.0 million) on trust for and on behalf of customers. These bank accounts are opened in the names of the Group and the relevant property. The management fees received from the tenants or owners of the properties were deposited into these client accounts and the expenditure of these customers was paid from these client accounts.

Performance bond

As at 30 June 2014, the banks issued 14 bond certificates amounting to approximately HK\$17.8 million (as at 31 March 2014: approximately HK\$16.9 million) on behalf of the Group to the clients as required in the service contracts.

Outlook

The number of property in Hong Kong market is expanding. Public opinion voices concern over the housing stock production and speeding up of the housing completion in the near future is expected to solve the heavy demand on housing. It is envisaged that the property management business will expand simultaneously. On the other hand, even though strong competition and soaring cost resulting from minimum wage revision and inflation are not avoidable, the Directors are confident that the Group is now on an appropriate stage to increase its market share after the Listing of the Company's shares on the GEM and believe that the group would be benefited from the Listing.

Liquidity, financial resources and capital structure

The Group's bank borrowings and obligations under finance leases, as at 30 June 2014 was approximately HK\$19.2 million (as at 31 March 2014: approximately HK\$19.9 million). As at 30 June 2014, the Group had bank balances and cash of approximately HK\$48.5 million (as at 31 March 2014: approximately HK\$35.9 million). As at 30 June 2014, the Group's net current assets amounted to approximately HK\$42.4 million (as at 31 March 2014: approximately HK\$41.9 million). Current ratio as at 30 June 2014 was approximately 1.67 (as at 31 March 2014: approximately 1.67).

客戶賬戶

於2014年6月30日，本集團為及代表客戶信託持有46個客戶賬戶，金額約2,070萬港元（於2014年3月31日：約1,800萬港元）。該等銀行賬戶以本集團及相關物業的名稱開立。從租戶或物業業主收取的管理費均存入這些客戶賬戶，而這些客戶的開支，則從這些客戶賬戶支付。

履約保證金

於2014年6月30日，按服務合約之規定，銀行代表本集團向客戶發出14份履約保證金證書，金額約1,780萬港元（於2014年3月31日：約1,690萬港元）。

前景

香港物業市場的物業數量不斷增加，公眾意見非常關注建屋量和預期於短期內加速樓宇落成以解決龐大的住屋需求壓力，展望未來物業管理業務將同步發展。此外，儘管業內強勁競爭和因為最低工資調升加上通貨膨脹而引致不能避免的成本上揚，董事甚具信心本公司股份於創業板上市後本集團現處於合適階段以增加其市場佔有率，並且相信上市有利於本集團。

流動資金、財務資源及資本架構

於2014年6月30日，本集團的銀行借貸及融資租賃承擔約為1,920萬港元（於2014年3月31日：約1,990萬港元）。於2014年6月30日，本集團的銀行結餘及現金為約4,850萬港元（於2014年3月31日：約3,590萬港元）。於2014年6月30日，本集團的流動資產淨額為約4,240萬港元（於2014年3月31日：約4,190萬港元）。於2014年6月30日，流動率約為1.67（於2014年3月31日：約1.67）。

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

Capital expenditure

The Group purchased property, plant and equipment amounting to approximately HK\$1.3 million for the three months ended 30 June 2014 (three months ended 30 June 2013: approximately HK\$0.09 million).

Capital commitments

The Group did not have any significant capital commitments as at 30 June 2014 (as at 31 March 2014: Nil).

Gearing ratio

The Group's gearing ratio, defined as the total debt (i.e. bank borrowing and finance leases obligation) divided by total equity, as at 30 June 2014 is 34.7% (as at 31 March 2014: 37.1%).

CORPORATE GOVERNANCE PRACTICES

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

Compliance with the required standard of dealings in securities transactions by Directors

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

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

資本開支

截至2014年6月30日止三個月，本集團購入物業、廠房及設備金額約130萬港元(截至2013年6月30日止三個月：約9萬港元)。

資本承擔

於2014年6月30日，本集團並無任何重大資本承擔(於2014年3月31日：無)。

資產負債比率

於2014年6月30日，本集團的資產負債比率(即總債務(銀行借貸和融資租約承擔)除以總權益)為34.7%(於2014年3月31日：37.1%)。

企業管治常規

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

遵守董事進行證券交易之指定準則

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

Directors' and chief executives' interests and short positions in shares, underlying shares and debentures of the company or any associated corporation

As at 30 June 2014, the interest and short position of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO")), as recorded in the register maintained by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rules 5.46 of the GEM Listing Rules were as follows:

Long positions

Ordinary share of the Company

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

Notes:

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

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

於2014年6月30日，本公司董事及主要行政人員於本公司或其相聯法團(定義見香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份及債券中擁有如下權益及淡倉而須根據證券及期貨條例第352條記錄在本公司所存置的登記冊內，或須根據創業板上市規則第5.46條所述上市發行人董事進行交易的規定標準而知會本公司及聯交所：

好倉

本公司普通股

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

附註：

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

Save as disclosed above, as at 30 June 2014, none of the Directors and chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the required standard of dealings by directors of listed issuers as referred to in Rule 5.46 of the GEM Listing Rules.

Substantial shareholders' and other persons' interests and short positions in the shares and underlying shares of the Company

As at 30 June 2014, the following persons (other than a Director or chief executive of the Company) had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO:

Long positions

Ordinary shares of the Company

Name	Capacity and nature of interest	Number of shares	Percentage of the Company's issued share capital
名稱	身份及權益性質	股份數目	佔本公司已發行股本百分比
Topgrow	Beneficial owner	300,000,000 (L)	75%
Topgrow	實益擁有人	300,000,000 (L)	75%

Note:

- The letter "L" denotes a long position in the shareholder's interest in the share capital of the Company.

Save as disclosed above, as at 30 June 2014, no other interests or short positions in the shares or underlying shares of the Company were recorded in the register required to be kept by the Company under section 336 of the SFO.

除上文所披露者外，於2014年6月30日，概無本公司董事及主要行政人員於本公司或其相聯法團(定義見證券及期貨條例第XV部)的任何股份、相關股份或債券中擁有須根據證券及期貨條例第352條記錄在本公司所存置的登記冊內，或須根據創業板上市規則第5.46條所述上市發行人董事進行交易的規定標準而知會本公司及聯交所的任何權益或淡倉。

主要股東及其他人士於本公司股份及相關股份的權益及淡倉

於2014年6月30日，下列人士(本公司董事或主要行政人員除外)於本公司股份及相關股份中擁有根據證券及期貨條例第336節須存置的登記冊內記錄的權益或淡倉：

好倉

本公司普通股

Name	Capacity and nature of interest	Number of shares	Percentage of the Company's issued share capital
名稱	身份及權益性質	股份數目	佔本公司已發行股本百分比
Topgrow	Beneficial owner	300,000,000 (L)	75%
Topgrow	實益擁有人	300,000,000 (L)	75%

附註：

- 「L」指股東於本公司股本中的權益的好倉。

除上文所披露者外，於2014年6月30日，概無於本公司股份或相關股份中的其他權益或淡倉記錄在本公司根據證券及期貨條例第336節須存置的登記冊內。

Purchases, sales or redemption of the Company's listed securities

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the three months ended 30 June 2014.

Compliance committee

The compliance committee is a committee under the Company's audit committee and is chaired by Mr. Ho Ying Choi, the chief executive officer and an executive Director, and comprises Mr. Lau Ping Kwai, the associate director of KSU (note), Mr. Fong Shek Hung, the associate director of KSU (note) and Mr. Cheng Kam Hung, the financial controller of KSU. The Group's legal adviser, Y.C. Lee Pang, Kwok & Ip Solicitors, is procured to provide legal advices and to attend the committee meeting on need basis. For the three months ended 30 June 2014, three meetings were held and the minutes of the meetings were distributed to the legal adviser, Y.C. Lee, Pang, Kwok & Ip Solicitors, and the audit committee members for scrutiny and comment. The committee addresses the matters concerning the compliance of law and regulations, contract terms and litigation cases of the Group.

Safety committee

To raise the management's awareness of the health and safety in the workplace, the Group formed a safety committee comprising Mr. Fong Shek Hung, the associate director (note) of KSU, and Mr. Law Kwok Leung, a senior property manager of KSU, eight other committee members from (i) property management department; (ii) cleaning department; (iii) security department; (iv) maintenance department; and (v) administration department, and two members appointed by the Safety Consultant. Among eight of the ten members who are the Group's staff, at least five members, including Mr. Fong Shek Hung and Mr. Law Kwok Leung, have more than ten years of experience in property management while the other two members have more than fifteen years of experience in cleaning and maintenance services industry. The responsibilities of the safety committee are, among other things, to establish the Group's workplace health and safety management system, formulate and implement the internal health and safety policies, and arrange staff trainings. The safety committee holds monthly meetings to review the effectiveness of the system. The Group engages an external

購買、出售或贖回本公司的上市證券

截至2014年6月30日止三個月，本公司或其任何附屬公司概無購買、出售或贖回本公司的任何上市證券。

合規委員會

合規委員會為本公司審核委員會下的一個委員會，由行政總裁兼執行董事何應財先生任主席，成員包括港深聯合的聯席董事（備註）柳炳貴先生、港深聯合的聯席董事（備註）方錫雄先生及港深聯合的財務總監鄭錦洪先生。公司法律顧問李宇祥、彭錦輝、郭威、葉澤深律師事務所已被聘任為委員會提供法律意見和在需要時出席委員會會議。截至2014年6月30日止三個月，委員會已舉行了三次會議，而委員會的會議記錄已抄送到法律顧問李宇祥、彭錦輝、郭威、葉澤深律師事務所和審核委員會委員予以審閱和提供意見，委員會處理的事宜包括法律和法例的合規、合約條款和訴訟案件。

安全委員會

為了提高管理層對工作地方健康及安全的意識，本集團組成安全委員會，成員包括港深聯合的聯席董事（備註）方錫雄先生、港深聯合的高級物業經理羅國樑先生以及下列八個其他委員會的成員：(i)物業管理部門；(ii)清潔部門；(iii)保安部門；(iv)工程部門；及(v)行政部門，以及安全顧問委任的兩名成員。在十名成員中，其中八名為本集團的員工，而至少五名成員包括方錫雄先生及羅國樑先生於物業管理具有超過十年經驗，而兩名成員於清潔及保養服務業具備超過十五年經驗。安全委員會負責（其中包括）建立本集團的工作地方健康及安全管理系統、制定及實施內部健康及安全政策、並安排員工培訓。安全委員會每月舉行會議，檢討系統的效用。本集團委託外部安

safety consultancy firm (the “Safety Consultant”) for the review and recommendation in respect of safety in buildings managed by the Group. For the three months ended 30 June 2014, the committee held one meeting and 35 buildings or estates were reviewed by the Safety Consultant.

Note: The position “associate director” is a corporate title only and not a “director” within the meaning of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) and the GEM Listing Rules. An associate director named herein is principally responsible for (i) the supervision of property management of the Group or its staff; (ii) supervision of the Group’s administration or overall standard; and (iii) the Group’s customer relations.

Contract of significance

At 30 June 2014, there is no contract of significance between the Company or any of its subsidiaries, and any controlling shareholder of the Company or any of its subsidiaries.

Board diversity policy

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

Procedures for shareholders to propose a person for election as a Director

Any shareholder of the Company who wishes to propose a person other than a retiring Director or the shareholder himself/herself for election as Director in general meeting of the Company should follow the procedures available on the Company’s website.

Major shareholders

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

全顧問公司(「安全顧問」), 就本集團管理的大廈安全進行檢討及提出建議。截至2014年6月30日止三個月, 委員會已舉行了一次會議。35座大廈或屋苑已由安全顧問進行了安全評估。

附註：「聯席董事」僅為公司職位，並非香港法例第622章公司條例及創業板上市規則所指「董事」。本文提及的聯席董事主要負責(i)監察本集團或其員工的物業管理；(ii)監督本集團的行政或整體標準；及(iii)本集團的客戶關係。

重大合約

於2014年6月30日，本公司或其任何附屬公司與本公司控股股東或其任何附屬公司並無訂立任何重大合約。

董事會多元化政策

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

股東提名董事人選的程序

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

主要股東

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

Competing interests

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

Audit committee

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

The audit committee has reviewed and approved the unaudited financial statements of the Group for the three months end 30 June 2014 and recommended approval to the Board.

Interests of the compliance adviser

As notified by the compliance adviser of the Company, Ample Capital Limited, as at 30 June 2014, except for (i) Ample Capital Limited's participation as the sponsor and its affiliated company, Ample Orient Capital Limited as the lead manager in relation to the Listing; and (ii) the compliance adviser agreement entered into between the Company and Ample Capital Limited dated 27 September 2013, neither Ample Capital Limited or its directors, employees or close associates had any interest in relation to the Group.

By order of the Board

Kong Shum Union Property Management (Holding) Limited

Ho Ying Cheung

Chairman

Hong Kong 7 August 2014

競爭利益

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

審核委員會

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

審核委員會已審閱及批准本集團截至2014年6月30日止三個月的未經審核財務報表並向董事會建議批准。

合規顧問的權益

據本公司合規顧問豐盛融資有限公司知會，於2014年6月30日，除(i)豐盛融資有限公司作為保薦人以及其聯屬公司豐盛東方資本有限公司作為牽頭經辦人參與上市；以及(ii)本公司與豐盛融資有限公司於2013年9月27日訂立的合規顧問協議外，豐盛融資有限公司或其董事、僱員或緊密聯繫人士概無擁有與本集團有關的任何權益。

承董事會命

港深聯合物業管理(控股)有限公司

主席

何應祥

香港，2014年8月7日

Chairman and Executive Director

Mr. Ho Ying Cheung

主席及執行董事

何應祥先生

Chief Executive Officer and Executive Director

Mr. Ho Ying Choi

行政總裁及執行董事

何應財先生

Executive Director

Mr. Shum Lok To

執行董事

岑樂濤先生

Non-executive Director

Mr. Kam Tak Yeung

Mr. Tso Ping Cheong, Brian

非執行董事

金得養先生

曹炳昌先生

Independent non-executive Directors

Mr. Cheung Kwong Wai

Mr. Tong Sze Chung

Mr. Wong Tsz Ho

獨立非執行董事

張光偉先生

唐思聰先生

黃子豪先生

Legal advisers to Kong Shum Union Property Management (Holding) Limited**Michael Li & Co.**

19/F, Prosperity Tower

39 Queen's Road Central

Central, Hong Kong

**港深聯合物業管理(控股)有限公司
的法律顧問****李智聰律師事務所**

香港中環

皇后大道中39號

豐盛創建大廈19樓

Auditors**World Link CPA Limited**

5/F., Far East Consortium Building

121 Des Voeux Road Central

Hong Kong

核數師**華普天健(香港)會計師事務所有限公司**

香港

德輔道中121號

遠東發展大廈5字樓

Authorized Representatives

Mr. Tsui Siu Hung, Raymond

Mr. Ho Ying Choi

授權代表

徐兆鴻先生

何應財先生

Company Secretary

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

公司秘書

徐兆鴻先生(FCCA, FCPA)

Compliance Officer

Mr. Ho Ying Choi

合規主任

何應財先生

Members of the Audit Committee

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

Members of the Remuneration Committee

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

Members of the Nomination Committee

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

Registered Office

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

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

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

Principal Bankers

The Hong Kong and Shanghai Banking Corporation Limited
1 Queen's Road Central
Central, Hong Kong

DBS Bank (Hong Kong) Limited

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

審核委員會成員

唐思聰先生(主席)
黃子豪先生
張光偉先生

薪酬委員會成員

唐思聰先生(主席)
黃子豪先生
何應財先生

提名委員會成員

何應祥先生(主席)
何應財先生
唐思聰先生
黃子豪先生
張光偉先生

註冊辦公室

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

總部、總辦事處及香港主要營業地點

香港
九龍紅磡
民裕街51號
凱旋工商中心2期
1樓L室

主要往來銀行

香港上海滙豐銀行有限公司
香港中環
皇后大道中1號

星展銀行(香港)有限公司
香港中環
皇后大道中99號
中環中心地下

Principal share registrar and transfer office

Codan Trust Company (Cayman) Limited

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

Hong Kong branch share registrar and transfer office

Union Registrars Limited

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

Compliance Adviser

Ample Capital Limited

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

Website of the Company

www.kongshum.com.hk

主要股份過戶登記處

Codan Trust Company (Cayman) Limited

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

香港股份過戶登記分處

聯合證券登記有限公司

香港灣仔
駱克道33號
中央廣場
福利商業中心18樓

合規顧問

豐盛融資有限公司

香港中環
德輔道中135號
華懋廣場二期
14樓A室

本公司網頁

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