

INTERNATIONAL CHRISTIAN ASSEMBLY
OF GOD LIMITED
DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023



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04/10/2024

BRN: 06308369

何凌李會計師事務所有限公司
HOOSANG, LYN, LI & CO. LTD.
CERTIFIED PUBLIC ACCOUNTANTS
HONG KONG

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

DIRECTORS' REPORT

The Directors present this report and the audited financial statements of the Group for the year ended 31 December 2023.

Principal activities

The principal activities of the Company are to establish and maintain a place for the worship of almighty God and conduct church services. The principal activities of the subsidiaries are holding property leases and organising fund-raising activities and conferences activities.

Financial statements

The financial performance of the Group for the year ended 31 December 2023 and the financial position of the Group at that date are set out in the financial statements on pages 6 to 23.

Business review

Business performance

For the financial year ended 31 December 2023, the Group registered total revenue increase of 4.5% over the previous year to HK\$37.4 million (2022: HK\$35.8 million). Surplus for the year was HK\$0.137 million (2022: HK\$0.021 million).

Financial review

Liquidity and financial position

As at 31 December 2023, the Group had net current assets of HK\$85.41 million (2022: HK\$85.49 million), which was decreased by 0.08% over last year. Cash and bank balances amounted to HK\$66.5 million (2022: HK\$68.1 million), representing a decrease of HK\$1.6 million from last year.

The Group had no borrowings. As a result, no gearing ratio was presented. It is the policy of the Group to adopt a consistently prudent financial management strategy. Sufficient liquidity is maintained to meet the funding requirements of the Group's church services and missions.

Charge on assets

As at 31 December 2023 there were no charges on assets.

Capital commitment and contingent liabilities

As at 31 December 2023, the capital commitments amounted to HK\$0.06 million (2022: HK\$0.08 million). There were no contingent liabilities as at 31 December 2023.

Stakeholders

As at 31 December 2023, the Group had approximately 50 (2022: 48) full time employees. The Group actively manages its relationship with employees and church members by personal contact.

Compliance with laws and regulations

As at 31 December 2023 and up to the date of this Report, the Board was unaware of any non-compliance with the relevant laws and regulations that have a significant impact to the Group.

Environment

The Group recognises the importance of environmental protection. The Group continues operating in a more environmental-friendly approach by using fewer natural resources, saving energy and reducing waste.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED
DIRECTORS' REPORT

Business review (continued)

Future prospects

Looking forward, the Group will continue to focus on worshipping the almighty God and conduct church services and preaching.

Directors

The directors of the Company during the financial year and up to the date of this report were:-

Beng Chee Lim	
Chia Song Huat, Lawrence	
Mok Wai Kee, Kenneth	
Liau Lo Lin, June	
Lim Jin Woon, David	
Teo Edmund Lian Kiong	
Chua Kheng Kok	(Resigned on 01 August 2023)
Haubourdin Karel Ludovicd Gustaaf	(Resigned on 01 August 2023)
Koh Liang Heong	
Law Thin Ken	(Appointed on 20 March 2023)

In accordance with Article 26 of the Company's Articles of Association, Chia Song Huat, Lawrence will retire at the forthcoming annual general meeting and being eligible, offers himself for re-election.

Directors' interest in transactions, arrangements or contracts

No transaction, arrangement or contract of significance to which the Company or its subsidiaries was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Auditors

Hoosang, Lyn, Li & Co. Ltd. retire and, being eligible, offer themselves for re-appointment.

A resolution for the re-appointment of Hoosang, Lyn, Li & Co. Ltd. as auditors of the Company is to be proposed at the forthcoming annual general meeting.

On behalf of the Board


Teo Edmund Lian Kiong
Chairman

HONG KONG, 26 August 2024

何凌李會計師事務所有限公司

HOOSANG, LYN, LI & CO. LTD.

Certified Public Accountants

10th Floor, Chun Wo Commercial Centre, No. 23-29 Wing Wo Street, Central, Hong Kong.

香港中環永和街23-29號俊和商業中心10樓

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

(Incorporated in Hong Kong with limited liability by guarantee)

Opinion

We have audited the consolidated financial statements of International Christian Assembly of God Limited ("the Company") and its subsidiaries ("the Group") set out on pages 6 to 23, which comprise the consolidated statement of financial position as at 31 December 2023, and the consolidated statement of comprehensive income, the consolidated statement of changes in reserves 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 December 2023 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with the Hong Kong Financial Reporting Standards for Private Entities ("HKFRS for Private Entities") 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 ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the 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.

Other Information

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

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

(Incorporated in Hong Kong with limited liability by guarantee)

Responsibilities of Directors for the 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 HKFRS for Private Entities 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 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 HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

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

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INDEPENDENT AUDITOR'S REPORT

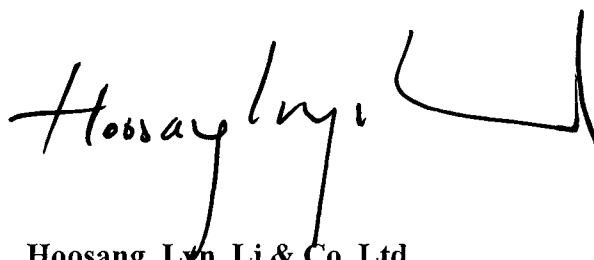
TO THE MEMBERS OF INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

(Incorporated in Hong Kong with limited liability by guarantee)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

- 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 financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors of the Company 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.



Hoosang, Lyn, Li & Co. Ltd.

Certified Public Accountants

Hong Kong, 26 August 2024

Kam Ka Woo, Annie

Practising Certificate Number P03098

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2023**

	<u>Note</u>	2023 HK\$	2022 HK\$
Revenue	3	34,226,288	33,522,709
Other revenue	4	3,216,565	2,311,589
Total revenue		<u>37,442,853</u>	<u>35,834,298</u>
Other gains/(losses) - net	5	256,040	(164,168)
Administrative expenses		(5,620,856)	(5,450,308)
Church service expenses		(2,253,770)	(2,082,636)
Depreciation		(8,265,204)	(8,242,070)
Mission expenses		(4,306,636)	(4,355,645)
Staff costs		(15,730,184)	(14,821,562)
Specific project expenses		(1,383,617)	(705,046)
Surplus before taxation	6	<u>138,626</u>	<u>12,863</u>
Income tax (expense)	9	(749)	(2,314)
Surplus and total comprehensive income for the year	7	<u>137,877</u>	<u>10,549</u>
Transfers (from)/to :			
General fund		3,352,714	5,791,076
Buildings fund		(5,179,533)	(8,242,070)
Mission fund		1,964,696	2,461,543
		<u>137,877</u>	<u>10,549</u>

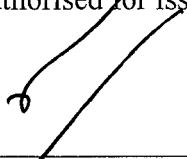
The notes on pages 10 to 23 form part of these financial statements.

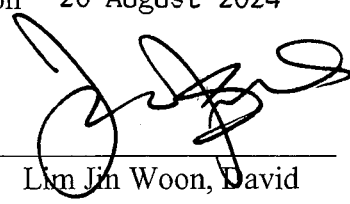
INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER 2023

	<u>Note</u>	2023 HK\$	2022 HK\$
ASSETS			
Current assets			
Cash and cash equivalents	10(a)	66,524,295	68,080,865
Deposits, prepayments and other receivables	11	3,306,886	2,541,863
Financial assets measured at FVPL	12	17,065,633	16,212,083
Tax prepaid		17,565	5,505
		<u>86,914,379</u>	<u>86,840,316</u>
Non-current assets			
Property, plant and equipment	13	94,575,219	94,371,781
		<u>94,575,219</u>	<u>94,371,781</u>
Total assets		<u><u>181,489,598</u></u>	<u><u>181,212,097</u></u>
LIABILITIES			
Current liabilities			
Other payables and accrued charges	14	1,088,315	881,723
Deferred income	15	413,309	480,277
Total liabilities		<u>1,501,624</u>	<u>1,362,000</u>
RESERVES			
	18		
General fund		148,315,679	143,087,990
Buildings fund			5,179,533
Mission fund		31,672,295	31,582,574
Total reserves		<u>179,987,974</u>	<u>179,850,097</u>
Total liabilities and reserves		<u><u>181,489,598</u></u>	<u><u>181,212,097</u></u>

Approved and authorised for issue by the Board of Directors on 26 August 2024


 Teo Edmund Lian Kiong
 Director


 Lim Jin Woon, David
 Director

The notes on pages 10 to 23 form part of these financial statements.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

**CONSOLIDATED STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 DECEMBER 2023**

	General <u>fund</u> HK\$	Buildings <u>fund</u> HK\$	Mission <u>fund</u> HK\$	<u>Total</u> HK\$
At 1 January 2022	135,527,815	13,421,603	30,890,130	179,839,548
Changes in fund for 2022:				
Transfer from/(to) statement of comprehensive income for the year	5,791,076	(8,242,070)	2,461,543	10,549
Inter-fund transfer	1,769,099	-	(1,769,099)	-
At 31 December 2022 and 1 January 2023	143,087,990	5,179,533	31,582,574	179,850,097
Changes in fund for 2023:				
Transfer from/(to) statement of comprehensive income for the year	3,352,714	(5,179,533)	1,964,696	137,877
Inter-fund transfer	1,874,975	-	(1,874,975)	-
At 31 December 2023	148,315,679	-	31,672,295	179,987,974

The notes on pages 10 to 23 form part of these financial statements.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

**CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2023**

		2023 HK\$	2022 HK\$
	<u>Note</u>		
Cash flows from operating activities			
Cash generated from operations	10 (b)	4,607,357	7,662,539
Bank interest received		2,503,661	643,903
Hong Kong Profits tax paid		(12,809)	(12,345)
Net cash generated from operating activities		<u>7,098,209</u>	<u>8,294,097</u>
Cash flows from investing activities			
Interest income from financial assets measured at amortised cost			51,021
Interest income from financial assets measured at FVPL		417,224	204,180
Purchase of property, plant and equipment		(8,468,642)	(2,707,489)
Purchase of financial assets measured at FVPL		(12,803,650)	(16,497,070)
Proceed from maturity of financial assets measured at amortised cost			12,124,229
Sale proceed from financial assets measured at FVPL		12,126,569	
Decrease/(increase) in short-term bank deposit with maturity of more than 3 months when acquired		(6,431,391)	3,913,953
Net cash (used in) investing activities		<u>(15,159,890)</u>	<u>(2,911,176)</u>
Net (decrease)/increase in cash and cash equivalents		(8,061,681)	5,382,921
Cash and cash equivalents at beginning of year		15,408,969	10,026,048
Effect of exchange rates changes		73,720	
Cash and cash equivalents at end of year	10 (a)	<u><u>7,421,008</u></u>	<u><u>15,408,969</u></u>

The notes on pages 10 to 23 form part of these financial statements.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 General information

International Christian Assembly of God Limited ("the Company") was incorporated under the laws of Hong Kong on 16 October 1979 as a company limited by guarantee and not having a share capital. The registered office and principal place of activities is located at 1/F., Workingberg Commercial Building, 41-47 Marble Road, North Point, Hong Kong.

During the year, the Company was principally involved in conducting church services and worshipping of almighty God and the subsidiaries were holding property leases and organising fund-raising and conferences activities. The consolidated financial statements are presented in Hong Kong Dollars, which is also the Group's functional currency.

2 Summary of significant accounting policies

2.1 Basis of preparation

- (i) These consolidated financial statements have been prepared in accordance with the Hong Kong Financial Reporting Standards for Private Entities ("HKFRS for Private Entities") issued by the Hong Kong Institute of Certified Public Accountants and the Hong Kong Companies Ordinance.
- (ii) The measurement basis used in the preparation of the financial statements is the historical cost basis.
- (iii) The preparation of consolidated financial statements in conformity with HKFRS for Private Entities requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policy. In the opinion of directors, there are no areas involving a higher degree of judgment or complexity or areas where assumptions and estimates are significant to the financial statements.

2.2 Basis of consolidation

The consolidated financial statements include financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 31 December 2023. A subsidiary is an entity controlled by the Company. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from their activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company. The results of the subsidiaries are consolidated from the date of control commences until the date that control ceases. Intra-group balances and transactions and any unrealised profits arising from intra-group transactions are eliminated in full. Intra-group losses are also eliminated but may indicate an impairment that requires recognition in the consolidated financial statements.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

2 Summary of significant accounting policies (continued)

2.3 Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

Renovation in progress is stated at cost less impairment losses. Renovation in progress is reclassified to appropriate category of property, plant and equipment when completed and ready for use.

Depreciation on property, land and equipment is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method. The estimated useful lives range as follows:

Land	Over the unexpired term of lease
Buildings	2% p.a.
Furniture, fixtures and equipment	20%
Leasehold improvement	20%
Renovation in progress	Nil

For owner-occupied leasehold land and buildings, where the allocation between the land and building elements cannot be made reliably, the leasehold interests in land are accounted for as property, plant and equipment and measuring using the cost model as appropriate.

An item of property, plant and equipment is derecognized upon disposal. Gains or losses arising from the disposal are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in the income statement on the date of retirement or disposal. Gains or losses arising from the retirement or disposal are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised within other income in the statement of comprehensive income on the date of retirement or disposal.

2.4 Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition.

2.5 Other investments in debt securities

The Group's policies for investment in debt securities, other than investment in subsidiaries, are as follows:

Investments in debt securities are recognised/derecognised on the date the Group commits to purchase/sell the investments.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

2 Summary of significant accounting policies (continued)

2.5 Other investments in debt securities (continued)

Non-equity investments held by the Group are classified into one of the following measurements categories:

amortised cost, if the investment is held for the collection of contractual cash flows which present solely payments of principal and interest. Interest income is calculated using the effective interest method.

fair value through profit or loss (FVPL) if the investment does not meet the criteria for being measured at amortised cost. Changes in value of the investment (including interest) are recognised in profit or loss.

2.6 Related parties

(a) A person, or a close member of that person's family, is related to the Group if 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 the Group's parent.

(b) An entity is related to the Group if any of the following conditions applies:

- i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- iii) Both entities 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).
- 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 Group's parent.

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

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

2 Summary of significant accounting policies (continued)

2.7 Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ("the functional currency").

(ii) Transactions and balances

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

2.8 Impairment of non-financial assets

At each reporting date, property, plant and equipment, intangible assets, and investment in subsidiaries and an associate are reviewed to determine whether there is any indication that those assets are impaired. Where there is any indication that an asset may be impaired, the carrying value of the asset (or cash-generating unit to which the asset has been allocated) is tested for impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's (or CGU's) fair value less costs to sell and value in use. Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

2.9 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Provided it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in surplus or deficit as follows:

(i) Donation income

Donation in cash and cash equivalents for general purposes are recognised as income at fair values when it is probable that they will be received, which is generally upon their receipt.

Donations which are earmarked for specific purposes, are initially recognised as deferred income. They are recognised in the statement of surplus or deficit income on a systematic basis to match with the related costs for which they are intended to be used.

(ii) Interest income

Interest income is recognised as it accrues using the effective interest method.

(iii) Other income

Other income is recognised as earned.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

3 Revenue

Revenue represents donations income received during the year. The analysis of donation income recognised during the year is as follows:

	2023	2022
	HK\$	HK\$
Tithe and offerings	30,167,351	29,032,560
Missions offerings	3,163,296	3,917,492
Specific project offerings	854,443	572,657
Easter market income	41,198	
	<u>34,226,288</u>	<u>33,522,709</u>

4 Other revenue

	2023	2022
	HK\$	HK\$
Bank interest received	2,503,661	643,903
Interest income from financial assets measured amortised cost		25,746
Interest income from financial assets measured at FVPL	417,224	204,180
Church hall rental income	123,660	50,100
Property rental income	96,000	260,000
Sale of miscellaneous items	9,520	3,260
Employment support scheme subsidy		1,100,800
Sundry income	66,500	23,600
	<u>3,216,565</u>	<u>2,311,589</u>

5 Other gains/(losses) - net

	2023	2022
	HK\$	HK\$
Exchange gains: others	79,571	30,215
Exchange gains/(losses): financial investments	(73,720)	(14,511)
Fair value gains/(losses) on financial assets measured at FVPL	14,219	(179,872)
Realised gains on disposal of financial assets measured at FVPL	235,970	
	<u>256,040</u>	<u>(164,168)</u>

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

6 Surplus before taxation

Surplus before taxation is arrived at after charging :

	2023 HK\$	2022 HK\$
a) Staff costs including directors' remuneration		
- Salaries	13,237,737 *	12,562,990 *
- MPF	510,167	547,804
- Accommodation and other benefits	2,717,629	2,555,805
- Employment support scheme subsidy		(1,100,800)
	<u>16,465,533</u>	<u>14,565,799</u>
* Including salaries under mission expenses of \$735,349 (2022:\$785,822).		
b) Other items		
Auditors' remuneration	47,000	46,500
Depreciation	8,265,204	8,242,070
Operating lease rental		
- Properties	<u>2,401,000</u>	<u>2,396,500</u>

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

7 Analysis of surplus/(deficit) by function

	General fund HK\$	Buildings fund HK\$	Mission fund HK\$	Elimination HK\$	2023 HK\$
Donation received	31,062,992	-	3,184,986	(21,690)	34,226,288
Other revenue and (losses)/gains	3,402,498	-	70,107	-	3,472,605
Tithe and offering from general fund and specific donation	-	-	3,016,239	(3,016,239)	-
	<u>34,465,490</u>	<u>-</u>	<u>6,271,332</u>	<u>(3,037,929)</u>	<u>37,698,893</u>
Operating expenses	(25,010,117)	-	(4,306,636)	21,690	(29,295,063)
Depreciation	(3,085,671)	(5,179,533)	-	-	(8,265,204)
Tithe and offering to mission fund	(3,016,239)	-	-	3,016,239	-
Income tax	(749)	-	-	-	(749)
Surplus/(deficit) for the year	<u>3,352,714</u>	<u>(5,179,533)</u>	<u>1,964,696</u>	<u>-</u>	<u>137,877</u>

	General fund HK\$	Buildings fund HK\$	Mission fund HK\$	Elimination HK\$	2022 HK\$
Donation received	29,605,217	-	3,917,492	-	33,522,709
Other revenue and losses	2,147,421	-	-	-	2,147,421
Tithe and offering from general fund and specific donation	-	-	2,899,696	(2,899,696)	-
	<u>31,752,638</u>	<u>-</u>	<u>6,817,188</u>	<u>(2,899,696)</u>	<u>35,670,130</u>
Operating expenses	(23,059,552)	-	(4,355,645)	-	(27,415,197)
Depreciation	-	(8,242,070)	-	-	(8,242,070)
Tithe and offering to mission fund	(2,899,696)	-	-	2,899,696	-
Income tax	(2,314)	-	-	-	(2,314)
Surplus/(deficit) for the year	<u>5,791,076</u>	<u>(8,242,070)</u>	<u>2,461,543</u>	<u>-</u>	<u>10,549</u>

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

8 Directors' remuneration

Directors' remuneration 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 is as follows:

	2023 HK\$	2022 HK\$
Directors' fees		
Salaries and benefits in kind	1,713,355	1,620,793
Retirement scheme contributions		
Discretionary bonuses		
	<u>1,713,355</u>	<u>1,620,793</u>

Salaries and other benefits were paid to a director who served in the capacity of pastor.

9 Income tax

- i) Provision for Hong Kong Profits tax on trading activities is provided at 8.25% (2022:8.25%) of the estimated assessable profits for the year.

	2023 HK\$	2022 HK\$
Profits tax on trading activities	3,749	18,314
Tax reduction in current year	(3,000)	(6,000)
Tax reduction in prior year		(10,000)
Income tax (credit)/expense	<u>749</u>	<u>2,314</u>

- ii) No provision for Hong Kong Profits Tax has been made on church activities as the Company is a charitable institution under Section 88 of Inland Revenue Ordinance.

10 Cash and cash equivalents and other cash flow information

- a) Cash and cash equivalents comprise:

	2023 HK\$	2022 HK\$
Bank balances and cash	4,392,274	7,646,413
Short term bank deposit	62,132,021	60,434,452
Cash and cash equivalents in statement of financial position	<u>66,524,295</u>	<u>68,080,865</u>
Short term bank deposit with original maturity more than 3 months when acquired	<u>(59,103,287)</u>	<u>(52,671,896)</u>
Cash and cash equivalents in statement of cash flows	<u>7,421,008</u>	<u>15,408,969</u>

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

10 Cash and cash equivalents and other cash flow information (continued)

b) Reconciliation of surplus for the year to cash generated from operations:

		2023	2022
	Note	HK\$	HK\$
Surplus before taxation		138,626	12,863
Adjustment for non-cash income and expenses:			
Depreciation		8,265,204	8,242,070
Interest received	4	(2,920,885)	(873,829)
Fair value (gains)/losses on financial assets at fair value through profit or loss	5	(14,219)	179,872
Realised gains on financial assets at fair value through profit or loss		(235,970)	
Changes in working capital:			
Decrease/(increase) in deposits, prepayments and other receivables		(765,023)	(16,418)
Increase/(decrease) in other payables and accrued charges		206,592	127,634
Increase/(decrease) in deferred income		(66,968)	(24,164)
Cash generated from operations		<u>4,607,357</u>	<u>7,648,028</u>

11 Deposits, prepayments and other receivables

	2023	2022
	HK\$	HK\$
Interest receivable	1,025,312	440,326
Utility and other deposits	1,005,902	977,982
Other receivables	73,030	44,355
Prepayments	1,202,642	1,079,200
	<u>3,306,886</u>	<u>2,541,863</u>

12 Financial assets measured at FVPL

	2023	2022
	HK\$	HK\$
Offshore Access Fund SPC		1,797,909
Structured Notes	4,331,207	6,720,522
Bond Linked Structured Note	1,966,779	
Fixed rate notes	10,767,647	7,693,652
	<u>17,065,633</u>	<u>16,212,083</u>

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

13 Property, plant and equipment

	Renovation in progress HK\$	Land and buildings in Hong Kong (long term lease) HK\$	Furniture, fixtures and equipment HK\$	Leasehold improvements HK\$	Total HK\$
Cost					
At 1/1/2023	601,920	127,425,258	13,224,244	57,703,733	198,955,155
Additions	5,015,909		955,168	2,497,565	8,468,642
Transfer	(543,420)			543,420	
Written off			(225,656)		(225,656)
At 31/12/2023	<u>5,074,409</u>	<u>127,425,258</u>	<u>13,953,756</u>	<u>60,744,718</u>	<u>207,198,141</u>
Accumulated depreciation					
At 1/1/2023		47,984,955	11,523,705	45,074,714	104,583,374
Charge for the year		1,986,982	887,450	5,390,772	8,265,204
Written off			(225,656)		(225,656)
At 31/12/2023		<u>49,971,937</u>	<u>12,185,499</u>	<u>50,465,486</u>	<u>112,622,922</u>
Net book value					
At 31/12/2023	<u>5,074,409</u>	<u>77,453,321</u>	<u>1,768,257</u>	<u>10,279,232</u>	<u>94,575,219</u>
At 31/12/2022	<u>601,920</u>	<u>79,440,303</u>	<u>1,700,539</u>	<u>12,629,019</u>	<u>94,371,781</u>

14 Other payables and accruals

	2023 HK\$	2022 HK\$
Accrued charges	575,997	740,803
Rental deposit received	44,000	46,000
Amount due to a related organisation	102,494	94,920
Other payables	365,824	
	<u>1,088,315</u>	<u>881,723</u>

Amount due to a related organisation is unsecured, interest-free and has no fixed terms of repayment.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

15 Deferred income

	2023 HK\$	2022 HK\$
Balance at 1 January	480,277	504,441
Donations received during the year	2,748	2,968
Recognised during the year	(69,716)	(27,132)
Balance at 31 December	<u>413,309</u>	<u>480,277</u>

16 Commitments

- a) At the end of reporting period, the total future minimum lease payments under non-cancellable operating leases are payable as follows:

	<u>Properties</u>	
	2023 HK\$	2022 HK\$
Within one year	1,084,743	1,884,000
In the second to fifth years inclusive	100,935	105,839
	<u>1,185,678</u>	<u>1,989,839</u>

- b) At the end of reporting period, the Company had capital commitments, representing purchase of property, plant and equipment, not provided for in the financial statements as follows:

	2023 HK\$	2022 HK\$
Contracted for	<u>58,000</u>	<u>77,500</u>
	<u>58,000</u>	<u>77,500</u>

17 Financial instruments

	2023 HK\$	2022 HK\$
Financial assets:		
Financial assets measured at amortised cost less impairment	69,831,181	70,622,728
Financial assets measured at FVPL	17,065,633	16,212,083
	<u>86,896,814</u>	<u>86,834,811</u>
Financial liabilities:		
Financial liabilities measured at amortised cost	<u>1,501,624</u>	<u>1,362,000</u>

18 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 reserves of the financial statements.

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

19 Material related party transactions

Related party transactions have been disclosed elsewhere in the financial statements.

20 Particulars of subsidiaries

Particulars of the Company's subsidiaries as at 31 December 2023 and 2022 are as follows:

<u>Name</u>	<u>Place of incorporation</u>	<u>Issued capital</u> HK\$	<u>Percentage of equity held by the Company</u>		<u>Principal activity</u>
			<u>2023</u>	<u>2022</u>	
Compass World Investment Limited	Hong Kong	1	100%	100%	Holding property lease
1P1C Limited	Hong Kong	1	100%	100%	Organise activities to celebrate ethnic and cultural diversity in HK and contribute to community in need

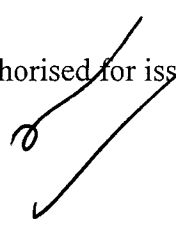
INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

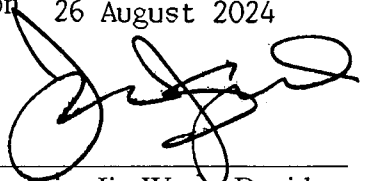
21 Statement of financial position of the Company

	2023 HK\$	2022 HK\$
ASSETS		
Current assets		
Cash and cash equivalents	66,061,892	67,625,184
Deposits, prepayments and other receivables	2,688,015	1,927,912
Financial assets measured at fair value through profit or loss	17,065,633	16,212,083
Tax prepaid	17,565	5,505
	<u>85,833,105</u>	<u>85,770,684</u>
Non-current assets		
Property, plant and equipment	94,575,219	94,371,781
Interest in subsidiaries	2	2
Loan to subsidiaries	1,064,255	1,056,832
	<u>95,639,476</u>	<u>95,428,615</u>
Total assets	<u>181,472,581</u>	<u>181,199,299</u>
LIABILITIES		
Current liabilities		
Other payables and accrued charges	968,802	868,923
Deferred income	413,309	480,277
Due (from)/to related company	102,494	
Total liabilities	<u>1,484,605</u>	<u>1,349,200</u>
RESERVES (Note)		
General fund	148,315,681	143,087,992
Buildings fund		5,179,533
Mission fund	31,672,295	31,582,574
Total reserves	<u>179,987,976</u>	<u>179,850,099</u>
Total liabilities and reserves	<u>181,472,581</u>	<u>181,199,299</u>

Approved and authorised for issue by the Board of Directors on 26 August 2024



Teo Edmund Lian Kiong
Director



Lim Jin Wool, David
Director

INTERNATIONAL CHRISTIAN ASSEMBLY OF GOD LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

21 Statement of financial position of the Company (continued)

Note:

Reserves of the Company

	<u>General fund</u> HK\$	<u>Building fund</u> HK\$	<u>Mission fund</u> HK\$	<u>Total</u> HK\$
At 1 January 2022	135,527,815	13,421,603	30,890,130	179,839,548
Changes in funds for 2022:				
Transfer from income statement for the year	5,791,078	(8,242,070)	2,461,543	10,551
Inter-fund transfer	1,769,099	-	(1,769,099)	-
At 31 December 2022 and 1 January 2023	143,087,992	5,179,533	31,582,574	179,850,099
Changes in funds for 2023:				
Transfer from/(to) income statement for the year	3,352,714	(5,179,533)	1,964,696	137,877
Inter-fund transfer	1,874,975	-	(1,874,975)	-
At 31 December 2023	148,315,681	-	31,672,295	179,987,976