

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

At 31 December 2021 於二零二一年十二月三十一日

		Notes 附註	2021 HK\$'000 千港元	2020 HK\$'000 千港元
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	19	<b>13,292,161</b>	14,373,283
Property, plant and equipment	物業、廠房及設備	20	<b>184,996</b>	169,262
Right-of-use assets	使用權資產	21(a)	<b>59,742</b>	126,215
Intangible assets	無形資產	22	<b>-</b>	-
Investments accounted for using the equity method	以權益法入賬之投資	23	<b>2,095,096</b>	2,199,510
Advances to associates	墊付聯營公司款項	24	<b>50,060</b>	48,463
Financial assets measured at fair value through profit or loss	通過損益以反映公平值 計量之金融資產	25	<b>156,633</b>	1,629,070
Financial assets measured at fair value through other comprehensive income	通過其他全面收益以反映 公平值計量之金融資產	26	<b>1,527,466</b>	14,407,220
Advance to an investee company	墊付一間接受投資公司款項	27	<b>100,737</b>	100,737
Deferred tax assets	遞延稅項資產	28	<b>3,920</b>	11,272
Pledged deposits	抵押存款	29(a)	<b>4,308</b>	81,974
Prepayments	預付款項	30	<b>34,762</b>	50,380
			<b>17,509,881</b>	33,197,386
<b>Current assets</b>	<b>流動資產</b>			
Stock of properties	物業存貨	31	<b>23,316</b>	232,938
Financial assets measured at fair value through profit or loss	通過損益以反映公平值 計量之金融資產	25	<b>600,084</b>	1,921,466
Financial assets measured at fair value through other comprehensive income	通過其他全面收益以反映 公平值計量之金融資產	26	<b>364,582</b>	-
Inventories	存貨	32	<b>3,514</b>	4,964
Debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收 賬項及預付款項	30	<b>260,738</b>	250,152
Securities trading receivables and deposits	應收證券交易賬項及存款	29(b)	<b>69,422</b>	27,055
Tax recoverable	可收回稅款		<b>12,457</b>	2,344
Pledged deposits	抵押存款	29(a)	<b>273,202</b>	178,532
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	29(c)	<b>2,479,874</b>	1,654,542
			<b>4,087,189</b>	4,271,993

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At 31 December 2021 於二零二一年十二月三十一日

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<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	33	201,896	158,469
Securities trading and margin payable	應付證券交易賬項及保證金		12,163	38,883
Deposits and receipts in advance	按金及預收款項		172,660	167,623
Lease liabilities	租賃負債	21(b)	50,673	67,300
Tax liabilities	稅項負債		3,590	36,110
Borrowings	借貸	34	3,642,977	5,312,436
Derivative financial instrument	衍生金融工具	35	–	111
			<b>4,083,959</b>	5,780,932
<b>Net current assets (liabilities)</b>	<b>流動資產(負債)淨值</b>		<b>3,230</b>	(1,508,939)
<b>Total assets less current liabilities</b>	<b>資產總額減流動負債</b>		<b>17,513,111</b>	31,688,447
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人應佔股本權益</b>			
Share capital	股本	36	190,762	190,762
Financial assets measured at fair value through other comprehensive income reserve	通過其他全面收益以反映公平值計量之金融資產之儲備		(1,582,049)	65,461
Contribution reserve	注資儲備		206,627	206,627
Statutory reserve	法定儲備		668	668
Special reserve	特別儲備		2,499,685	2,499,685
Capital redemption reserve	資本贖回儲備		138,062	138,062
Translation reserve	匯兌儲備		(335,536)	(317,410)
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		–	19,076
– others	– 其他		13,257,387	25,955,852
			<b>14,375,606</b>	28,758,783
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>23,224</b>	21,467
<b>Total equity</b>	<b>股本權益總額</b>		<b>14,398,830</b>	28,780,250

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		Notes	2021	2020
		附註	HK\$'000	HK\$'000
			千港元	千港元
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	34	<b>1,812,537</b>	1,951,396
Amounts due to associates	欠負聯營公司款項	37	<b>302,344</b>	260,344
Amounts due to investee companies	欠負接受投資公司款項	37	<b>931,848</b>	581,898
Amounts due to non-controlling shareholders	欠負非控股股東款項	37	<b>275</b>	275
Lease liabilities	租賃負債	21(b)	<b>9,037</b>	57,890
Deferred tax liabilities	遞延稅項負債	28	<b>58,240</b>	56,394
			<b>3,114,281</b>	2,908,197
			<b>17,513,111</b>	31,688,447

Approved and authorised for issue by the board of Directors on 21 March 2022 and signed on its behalf by:

已獲董事會於二零二二年三月二十一日批准及授權發布，並由下列董事代表董事會簽署：

**Chan, Hoi-wan**

Director

**陳凱韻**

董事

**Lam, Kwong-wai**

Director

**林光蔚**

董事

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

綜合財務報表附註乃綜合財務報表的一部分。