

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

	Notes 附註	2021 HK\$'000 千港元	2020 HK\$'000 千港元
Operating activities	經營業務		
(Loss) profit before tax	除稅前(虧損)溢利	(3,480,360)	692,546
Adjustments for:	因下列事項之調整：		
Depreciation of property, plant and equipment	物業、廠房及設備折舊	56,355	25,624
Depreciation of right-of-use assets	使用權資產折舊	68,417	62,564
Interest expenses	利息開支	90,808	188,332
Interest income from other financial assets	其他金融資產之利息收入	(4,195)	(6,705)
Allowance for credit losses recognised in respect of trade receivables	就應收貿易賬項確認之信貸虧損撥備	13	2,852
Reversal of allowance for credit losses recognised in respect of trade receivables	就應收貿易賬項確認撥回之信貸虧損撥備	(3,059)	(29)
Unrealised loss (gain) arising from change in fair value of bonds	債券之公平值變動而產生之未變現虧損(收益)	606,931	(14,912)
Unrealised loss arising from change in fair value of structured products	結構性產品之公平值變動而產生之未變現虧損	1,160	1,897
Unrealised loss arising from change in fair value of investments held-for-trading	持作買賣之投資之公平值變動而產生之未變現虧損	339,614	12,678
Unrealised (gain) loss arising from change in fair value of club and corporate debentures	會籍及公司債券之公平值變動而產生之未變現(收益)虧損	(4,944)	1,646
Realised loss (gain) arising from change in fair value of 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之公平值變動而產生之已變現虧損(收益)	1,489,980	(7,345)
Unrealised (gain) loss arising from change in fair value of derivative financial instrument	衍生金融工具之公平值變動而產生之未變現(收益)虧損	(1,623)	111
Gain on disposals of equipment, net	出售設備之收益淨額	(256)	(6,299)
Share of results of investments accounted for using the equity method	攤佔以權益法入賬投資之業績	106,682	38,459
Allowance for credit losses recognised in respect of advances to associates	就墊付聯營公司款項確認之信貸虧損撥備	47	56
Reversal of allowance for credit losses recognised in respect of advance to an associate	就墊付一間聯營公司款項確認撥回之信貸虧損撥備	-	(29)
Allowance for credit losses recognised in respect of interest receivables from bonds	就債券之應收利息確認之信貸虧損撥備	11,885	-
Fair value changes on investment properties	投資物業之公平值變動	1,376,616	1,549,240
Overprovision of costs in respect of a development project	就一項發展項目之成本超額撥備	(7,059)	(1,877)
Write-down of stock of properties	物業存貨之減值	-	4,831
Exchange (gain) loss, net	匯兌(收益)虧損淨額	(11,359)	21,134

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Operating cash flows before movements in working capital	營運資金變動前之經營現金流量		635,653	2,564,774
Decrease (increase) in stock of properties	物業存貨減少(增加)		214,466	(411)
Decrease (increase) in inventories	存貨減少(增加)		1,450	(2,636)
(Increase) decrease in debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收賬項及預付款項(增加)減少		(31,105)	51,195
Decrease in 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減少		633,808	5,432,083
Decrease (increase) in securities trading receivables and deposits	應收證券交易賬項及存款減少(增加)		314	(10,094)
Increase in creditors and accruals	應付賬項及應計款項增加		38,780	6,250
(Decrease) increase in securities trading and margin payable	應付證券交易賬項及保證金(減少)增加		(24,969)	27,635
Increase (decrease) in deposits and receipts in advance	按金及預收款項增加(減少)		6,152	(52,677)
Decrease in derivative financial instrument	衍生金融工具減少		(111)	(6,060)
Cash generated from operating activities	來自經營業務之現金		1,474,438	8,010,059
Income tax paid, net	已付所得稅淨額		(67,975)	(170,770)
Net cash generated from operating activities	來自經營業務之現金淨額		1,406,463	7,839,289

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Investing activities	投資業務		
Interest received from other financial assets	已收其他金融資產之利息	4,546	7,333
Payments for investment properties	支付投資物業款項	(163,658)	(47,792)
Payments for purchases of equipment and leasehold improvement	支付購買設備及租賃物業裝修款項	(28,827)	(143,130)
Proceeds from disposals of equipment	出售設備所得款項	260	6,394
Advances to associates	墊付聯營公司之款項	(1,366)	(594)
Advances from associates	墊款自聯營公司之款項	42,000	47,964
Advances/repayments from investee companies	墊款／償還自接受投資公司之款項	349,950	218,500
(Increase) decrease in pledged deposits	抵押存款之(增加)減少	(16,699)	5,972
Decrease in time deposits with maturity greater than three months	存款期多於三個月之定期存款減少	36,109	118,700
Net proceeds from disposals of financial assets measured at fair value through profit or loss	出售通過損益以反映公平值計量之金融資產之所得款項淨額	895,248	1,062,626
Net proceed from disposal/derecognition of financial assets measured at fair value through other comprehensive income	出售／取消確認通過其他全面收益以反映公平值計量之金融資產之所得款項淨額	1,639,162	2,767
Purchases of financial assets measured at fair value through profit or loss	購買通過損益以反映公平值計量之金融資產	(1,166,355)	(1,000,856)
Net cash outflow arising from acquisition of assets through acquisition of a subsidiary	就透過收購一間附屬公司收購資產時產生之現金流出淨額	(161,114)	(352,438)
(Contribution to) net return of capital contribution from a financial asset measured at fair value through other comprehensive income	就通過其他全面收益以反映公平值計量之金融資產之(注資)歸還注資資本淨額	(9,011)	9,312
Net cash generated from (used in) investing activities	來自(用於)投資業務之現金淨額	1,420,245	(65,242)

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Financing activities	融資業務			
Dividends paid	已付股息		(19,076)	(38,152)
Interest on bank borrowings and other borrowings paid	已付銀行借貸及其他借貸之利息		(91,505)	(196,651)
Payments for lease liabilities (including interest)	支付租賃負債(包括利息)		(69,258)	(56,106)
Bank borrowings and other borrowings raised	新增銀行借貸及其他借貸		3,835,709	5,735,541
Loans from a director raised	新增董事貸款		420,218	589,778
Repayments of bank borrowings and other borrowings	償還銀行借貸及其他借貸		(5,639,582)	(12,224,650)
Repayments of loans from a director	償還董事貸款		(420,218)	(589,549)
Deemed contribution from an equity participant of the Company	被視作為本公司權益參與者之注資		-	206,627
Net cash used in financing activities	用於融資業務之現金淨額		(1,983,712)	(6,573,162)
Net increase in cash and cash equivalents	現金及現金等值項目之增加淨額		842,996	1,200,885
Cash and cash equivalents at 1 January	於一月一日之現金及現金等值項目		1,618,908	413,190
Effect of foreign exchange rate changes	匯率變動之影響		17,970	4,833
Cash and cash equivalents at 31 December	於十二月三十一日之現金及現金等值項目		2,479,874	1,618,908
Analysis of the balances of cash and cash equivalents	現金及現金等值項目結餘分析			
Time deposits, bank balances and cash	定期存款、銀行結餘及現金		2,479,874	1,654,542
Less: Time deposits with original maturity greater than three months	減：原存款期多於三個月之定期存款	29(c)	-	(35,634)
			2,479,874	1,618,908

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。