

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況報表

As at 31 December 2022 於二零二二年十二月三十一日

		Notes 附註	2022 HK\$'000 千港元	2021 HK\$'000 千港元
Non-current assets	非流動資產			
Investment properties	投資物業	19	13,369,124	13,292,161
Property, plant and equipment	物業、廠房及設備	20	133,944	184,996
Right-of-use assets	使用權資產	21(a)	91,934	59,742
Intangible assets	無形資產	22	–	–
Investments accounted for using the equity method	以權益法入賬之投資	23	1,840,959	2,095,096
Advances to associates	墊付聯營公司款項	24	42,745	50,060
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	87,635	156,633
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	525,780	1,527,466
Advance to an investee company	墊付一間接受投資公司款項	27	101,905	100,737
Deferred tax assets	遞延稅項資產	28	834	3,920
Pledged deposits	抵押存款	29(a)	76,697	4,308
Deposits and prepayments	按金及預付款項	30	84,081	34,762
			16,355,638	17,509,881
Current assets	流動資產			
Stock of properties	物業存貨	31	23,316	23,316
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	562,294	600,084
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	109,766	364,582
Inventories	存貨	32	4,642	3,514
Debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收賬項及預付款項	30	186,468	260,738
Securities trading receivables and deposits	應收證券交易賬項及存款	29(b)	41,007	69,422
Tax recoverable	可收回稅款		13,886	12,457
Pledged deposits	抵押存款	29(a)	71,128	273,202
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	29(c)	2,038,768	2,479,874
			3,051,275	4,087,189
Assets classified as held for sale	列為持作出售之資產	33	27,602	–
			3,078,877	4,087,189

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Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	34	245,191	201,896
Securities trading and margin payable	應付證券交易賬項及保證金		9,809	12,163
Deposits and receipts in advance	按金及預收款項		84,595	172,660
Lease liabilities	租賃負債	21(b)	35,332	50,673
Tax liabilities	稅項負債		4,022	3,590
Borrowings	借貸	35	2,681,151	3,642,977
			3,060,100	4,083,959
Net current assets	流動資產淨值		18,777	3,230
Total assets less current liabilities	資產總額減流動負債		16,374,415	17,513,111
Equity attributable to owners of the Company	本公司擁有人應佔股本權益			
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		(1,743,622)	(1,582,049)
Contribution reserve	注資儲備		206,627	206,627
Statutory reserve	法定儲備		748	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		(834,931)	(335,536)
Retained profits	保留溢利		13,522,203	13,257,387
			13,979,534	14,375,606
Non-controlling interests	非控股權益		23,309	23,224
Total equity	股本權益總額		14,002,843	14,398,830

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		Notes	2022	2021
		附註	HK\$'000	HK\$'000
			千港元	千港元
Non-current liabilities	非流動負債			
Borrowings	借貸	35	2,205,781	1,812,537
Amounts due to associates	欠負聯營公司款項	37	34,579	302,344
Amounts due to investee companies	欠負接受投資公司款項	37	14,648	931,848
Amounts due to non-controlling shareholders	欠負非控股股東款項	37	275	275
Lease liabilities	租賃負債	21(b)	53,244	9,037
Deferred tax liabilities	遞延稅項負債	28	63,045	58,240
			2,371,572	3,114,281
			16,374,415	17,513,111

Approved and authorised for issue by the board of Directors on 10 March 2023 and signed on its behalf by:

已獲董事會於二零二三年三月十日批准及授權刊發，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。