

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況報表

As at 31 December 2023 於二零二三年十二月三十一日

		Notes 附註	2023 HK\$'000 千港元	2022 HK\$'000 千港元
Non-current assets	非流動資產			
Investment properties	投資物業	19	13,957,718	13,369,124
Property, plant and equipment	物業、廠房及設備	20	169,745	133,944
Right-of-use assets	使用權資產	21(a)	85,056	91,934
Intangible assets	無形資產	22	–	–
Investments accounted for using the equity method	以權益法入賬之投資	23	2,036,149	1,840,959
Advances to associates	墊付聯營公司款項	24	60,013	42,745
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	60,359	87,635
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	195,680	525,780
Advances to investee companies	墊付接受投資公司款項	27	419,905	101,905
Deferred tax assets	遞延稅項資產	28	877	834
Pledged deposits	抵押存款	29(a)	–	76,697
Deposits and prepayments	按金及預付款項	30	4,904	84,081
			16,990,406	16,355,638
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	339,319	562,294
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
Advances to investee companies	墊付接受投資公司款項	27	211,507	–
Inventories	存貨	32	4,079	4,642
Debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收 賬項及預付款項	30	204,431	186,468
Securities trading receivables and deposits	應收證券交易賬項及存款	29(b)	26,992	41,007
Tax recoverable	可收回稅款		259	13,886
Pledged deposits	抵押存款	29(a)	152,929	71,128
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	29(c)	592,228	2,038,768
			1,555,060	3,051,275
Assets classified as held for sale	列為持作出售之資產	33	–	27,602
			1,555,060	3,078,877

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Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	34	182,939	245,191
Securities trading and margin payable	應付證券交易賬項及保證金		6,963	9,809
Deposits and receipts in advance	按金及預收款項		84,205	84,595
Lease liabilities	租賃負債	21(b)	43,275	35,332
Tax liabilities	稅項負債		6,568	4,022
Borrowings	借貸	35	2,191,525	2,681,151
Derivative financial instrument	衍生金融工具		99	–
			2,515,574	3,060,100
Net current (liabilities) assets	流動(負債)資產淨值		(960,514)	18,777
Total assets less current liabilities	資產總額減流動負債		16,029,892	16,374,415
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		195,818	(1,743,622)
Contribution reserve	注資儲備		206,627	206,627
Statutory reserve	法定儲備		4,402	748
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		(554,260)	(834,931)
Retained profits	保留溢利		11,530,408	13,522,203
			14,211,504	13,979,534
Non-controlling interests	非控股權益		23,597	23,309
Total equity	股本權益總額		14,235,101	14,002,843

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		附註	HK\$'000	HK\$'000
			千港元	千港元
Non-current liabilities	非流動負債			
Borrowings	借貸	35	1,660,323	2,205,781
Amounts due to associates	欠負聯營公司款項	37	21,431	34,579
Amounts due to investee companies	欠負接受投資公司款項	37	13,885	14,648
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)	38,684	53,244
Deferred tax liabilities	遞延稅項負債	28	60,193	63,045
			1,794,791	2,371,572
			16,029,892	16,374,415

Approved and authorised for issue by the board of Directors on 15 March 2024 and signed on its behalf by:

已獲董事會於二零二四年三月十五日批准及授權刊發，並由下列董事代表董事會簽署：

Chan, Hoi-wan

Director

陳凱韻

董事

Chan, Lok-wan

Director

陳諾韻

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。