

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合股本權益變動表

For the year ended 31st December, 2017 截至二零一七年十二月三十一日止年度

### Attributable to owners of the Company

本公司擁有人應佔股本權益

|   |                                | Share capital | Properties revaluation reserve | Securities investments reserve | Financial assets measured at fair value through other comprehensive income reserve | Statutory reserve |
|---|--------------------------------|---------------|--------------------------------|--------------------------------|--|-------------------|
|   |                                | 股本            | 物業重估儲備                         | 證券投資儲備                         | 通過其他全面收益以反映公平值計量之金融資產之儲備   | 法定儲備              |
|   |                                | HK\$'000      | HK\$'000                       | HK\$'000                       | HK\$'000   | HK\$'000          |
|   |                                | 千港元           | 千港元                            | 千港元                            | 千港元  | 千港元               |
|   |                                |               |                                |                                | (note (i))   | (note (ii))       |
|   |                                |               |                                |                                | (附註(i))  | (附註(ii))          |
| At 1st January, 2016 (originally stated)  | 於二零一六年一月一日(原先呈列)               | 190,762       | 98,162                         | 16,044                         | –  | 24,028            |
| Effect on early adoption of Hong Kong Financial Reporting Standard 9 (2014) (net of tax)                        | 提早採納香港財務報告準則第9號(2014年)之影響(除稅後) | –             | –                              | (16,044)                       | 113,437  | –                 |
| At 1st January, 2016 (restated)   | 於二零一六年一月一日(重列)                 | 190,762       | 98,162                         | –                              | 113,437  | 24,028            |
| Profit for the year   | 本年度溢利                          | –             | –                              | –                              | –  | –                 |
| Gains and losses on investments in equity instruments 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股本工具投資之收益及虧損  | –             | –                              | –                              | –  | –                 |
| – Listed equity investment  | – 上市股本投資                       | –             | –                              | –                              | (2,366,440)  | –                 |
| – Unlisted investments  | – 非上市投資                        | –             | –                              | –                              | (2,289)  | –                 |
| Exchange differences on translation of foreign operations   | 境外業務所產生之匯兌差額                   | –             | –                              | –                              | –  | –                 |
| Reclassification adjustment related to a foreign operation disposed of  | 有關出售境外業務之重新分類調整                | –             | –                              | –                              | –  | –                 |
| Share of other comprehensive income (expenses) of associates  | 聯營公司其他全面收益(支出)                 | –             | –                              | –                              | 91   | –                 |
| Total comprehensive (expenses) income for the year  | 本年度全面(支出)收益總額                  | –             | –                              | –                              | (2,368,638)  | –                 |
| Release of reserves upon disposals of subsidiaries  | 於出售附屬公司時撥回之儲備                  | –             | –                              | –                              | –  | (23,360)          |
| Release of reserve upon sales of completed properties   | 於銷售落成物業時撥回之儲備                  | –             | (79,530)                       | –                              | –  | –                 |
| Dividends paid to non-controlling shareholders  | 已付非控股股東股息                      | –             | –                              | –                              | –  | –                 |
| Interim dividend for 2016 paid  | 已付二零一六年中期股息                    | –             | –                              | –                              | –  | –                 |
| Final dividend for 2015 paid  | 已付二零一五年末期股息                    | –             | –                              | –                              | –  | –                 |
| Special interim dividends for 2016 paid   | 已付二零一六年特別中期股息                  | –             | –                              | –                              | –  | –                 |
| At 31st December, 2016  | 於二零一六年十二月三十一日                  | 190,762       | 18,632                         | –                              | (2,255,201)  | 668               |

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 綜合股本權益變動表

For the year ended 31st December, 2017 截至二零一七年十二月三十一日止年度

 Attributable to owners of the Company  
 本公司擁有人應佔股本權益

| Other reserve                                | Special reserve                            | Capital redemption reserve | Translation reserve | Amount relating to non-current assets held for sale | Retained profits | Total           | Non-controlling interests | Total equity    |
|--|--|----------------------------|---------------------|---|------------------|-----------------|---------------------------|-----------------|
| 其他儲備   | 特別儲備                                       | 資本贖回儲備                     | 匯兌儲備                | 有關持作出售之非流動資產之款項                                     | 保留溢利             | 總額              | 非控股權益                     | 股本權益總額          |
| HK\$'000<br>千港元<br>(note (iii))<br>(附註(iii)) | HK\$'000<br>千港元<br>(note (iv))<br>(附註(iv)) | HK\$'000<br>千港元            | HK\$'000<br>千港元     | HK\$'000<br>千港元<br>(note (v))<br>(附註(v))            | HK\$'000<br>千港元  | HK\$'000<br>千港元 | HK\$'000<br>千港元           | HK\$'000<br>千港元 |
| (2,407)                                      | 2,499,685                                  | 138,062                    | (155,193)           | 127,054   | 37,311,403       | 40,247,600      | 77,762                    | 40,325,362      |
| -  | -  | -                          | -                   | -   | 61,553           | 158,946         | -                         | 158,946         |
| (2,407)                                      | 2,499,685                                  | 138,062                    | (155,193)           | 127,054   | 37,372,956       | 40,406,546      | 77,762                    | 40,484,308      |
| -  | -  | -                          | -                   | -   | 6,360,312        | 6,360,312       | 332,877                   | 6,693,189       |
| -  | -  | -                          | -                   | -   | -                | (2,366,440)     | -                         | (2,366,440)     |
| -  | -  | -                          | -                   | -   | -                | (2,289)         | -                         | (2,289)         |
| -  | -  | -                          | (570,994)           | -   | -                | (570,994)       | -                         | (570,994)       |
| -  | -  | -                          | 9,053               | -   | -                | 9,053           | -                         | 9,053           |
| 29   | -  | -                          | (11,092)            | -   | -                | (10,972)        | -                         | (10,972)        |
| 29   | -  | -                          | (573,033)           | -   | 6,360,312        | 3,418,670       | 332,877                   | 3,751,547       |
| -  | -  | -                          | -                   | (127,054)   | 150,414          | -               | -                         | -               |
| -  | -  | -                          | -                   | -   | 79,530           | -               | -                         | -               |
| -  | -  | -                          | -                   | -   | -                | -               | (315,000)                 | (315,000)       |
| -  | -  | -                          | -                   | -   | (19,076)         | (19,076)        | -                         | (19,076)        |
| -  | -  | -                          | -                   | -   | (19,076)         | (19,076)        | -                         | (19,076)        |
| -  | -  | -                          | -                   | -   | (13,982,848)     | (13,982,848)    | -                         | (13,982,848)    |
| (2,378)                                      | 2,499,685                                  | 138,062                    | (728,226)           | -   | 29,942,212       | 29,804,216      | 95,639                    | 29,899,855      |

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 綜合股本權益變動表

For the year ended 31st December, 2017 截至二零一七年十二月三十一日止年度

## Attributable to owners of the Company 本公司擁有人應佔股本權益

|   |                               | Share capital  | Properties revaluation reserve | Securities investments reserve | Financial assets measured at fair value through other comprehensive income reserve | Statutory reserve |
|---|-------------------------------|----------------|--------------------------------|--------------------------------|--|-------------------|
|   |                               | 股本             | 物業重估儲備                         | 證券投資儲備                         | 其他全面收益以反映公平值計量之金融資產之儲備   | 法定儲備              |
|   |                               | HK\$'000       | HK\$'000                       | HK\$'000                       | HK\$'000   | HK\$'000          |
|   |                               | 千港元            | 千港元                            | 千港元                            | 千港元  | 千港元               |
|   |                               |                |                                |                                | (note (i))   | (note (ii))       |
|   |                               |                |                                |                                | (附註(i))  | (附註(ii))          |
| At 1st January, 2017  | 於二零一七年一月一日                    | 190,762        | 18,632                         | -                              | (2,255,201)  | 668               |
| Profit for the year   | 本年度溢利                         | -              | -                              | -                              | -  | -                 |
| Gains and losses on investments in equity instruments 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股本工具投資之收益及虧損 | -              | -                              | -                              | -  | -                 |
| - Listed equity investments   | - 上市股本投資                      | -              | -                              | -                              | 12,052,597   | -                 |
| - Unlisted investments  | - 非上市投資                       | -              | -                              | -                              | 164,570  | -                 |
| Exchange differences on translation of foreign operations   | 境外業務所產生之匯兌差額                  | -              | -                              | -                              | -  | -                 |
| Reclassification adjustment related to a foreign operation disposed of  | 有關出售境外業務之重新分類調整               | -              | -                              | -                              | -  | -                 |
| Share of other comprehensive income of associates   | 聯營公司其他全面收益                    | -              | -                              | -                              | 306  | -                 |
| Total comprehensive income for the year   | 本年度全面收益總額                     | -              | -                              | -                              | 12,217,473   | -                 |
| Transfer of negative reserve upon disposal of the investment in an equity instrument                            | 於出售股本工具投資時轉撥之負值儲備             | -              | -                              | -                              | 242,145  | -                 |
| Release of reserve upon sales of completed properties   | 於銷售落成物業時撥回之儲備                 | -              | (18,632)                       | -                              | -  | -                 |
| Dividend paid to a non-controlling shareholder  | 已付一間非控股股東股息                   | -              | -                              | -                              | -  | -                 |
| Interim dividend for 2017 paid  | 已付二零一七年年中期股息                  | -              | -                              | -                              | -  | -                 |
| Final dividend for 2016 paid  | 已付二零一六年末期股息                   | -              | -                              | -                              | -  | -                 |
| Special interim dividends for 2016 and 2017 paid  | 已付二零一六年及二零一七年特別中期股息           | -              | -                              | -                              | -  | -                 |
| <b>At 31st December, 2017</b>   | <b>於二零一七年十二月三十一日</b>          | <b>190,762</b> | <b>-</b>                       | <b>-</b>                       | <b>10,204,417</b>  | <b>668</b>        |

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 綜合股本權益變動表

For the year ended 31st December, 2017 截至二零一七年十二月三十一日止年度

## Attributable to owners of the Company

本公司擁有人應佔股本權益

| Other reserve                                | Special reserve                            | Capital redemption reserve | Translation reserve | Amount relating to non-current assets held for sale | Retained profits | Total           | Non-controlling interests | Total equity    |
|--|--|----------------------------|---------------------|---|------------------|-----------------|---------------------------|-----------------|
| 其他儲備   | 特別儲備                                       | 資本贖回儲備                     | 匯兌儲備                | 有關持作出售之非流動資產之款項                                     | 保留溢利             | 總額              | 非控股權益                     | 股本權益總額          |
| HK\$'000<br>千港元<br>(note (iii))<br>(附註(iii)) | HK\$'000<br>千港元<br>(note (iv))<br>(附註(iv)) | HK\$'000<br>千港元            | HK\$'000<br>千港元     | HK\$'000<br>千港元<br>(note (v))<br>(附註(v))            | HK\$'000<br>千港元  | HK\$'000<br>千港元 | HK\$'000<br>千港元           | HK\$'000<br>千港元 |
| (2,378)                                      | 2,499,685                                  | 138,062                    | (728,226)           | -   | 29,942,212       | 29,804,216      | 95,639                    | 29,899,855      |
| -  | -  | -                          | -                   | -   | 3,708,886        | 3,708,886       | 89,747                    | 3,798,633       |
| -  | -  | -                          | -                   | -   | -                | 12,052,597      | -                         | 12,052,597      |
| -  | -  | -                          | -                   | -   | -                | 164,570         | -                         | 164,570         |
| -  | -  | -                          | 405,284             | -   | -                | 405,284         | -                         | 405,284         |
| -  | -  | -                          | 409                 | -   | -                | 409             | -                         | 409             |
| 2,378  | -  | -                          | 14,280              | -   | -                | 16,964          | -                         | 16,964          |
| 2,378  | -  | -                          | 419,973             | -   | 3,708,886        | 16,348,710      | 89,747                    | 16,438,457      |
| -  | -  | -                          | -                   | -   | (242,145)        | -               | -                         | -               |
| -  | -  | -                          | -                   | -   | 18,632           | -               | -                         | -               |
| -  | -  | -                          | -                   | -   | -                | -               | (78,300)                  | (78,300)        |
| -  | -  | -                          | -                   | -   | (381,524)        | (381,524)       | -                         | (381,524)       |
| -  | -  | -                          | -                   | -   | (19,076)         | (19,076)        | -                         | (19,076)        |
| -  | -  | -                          | -                   | -   | (9,366,410)      | (9,366,410)     | -                         | (9,366,410)     |
| -  | 2,499,685                                  | 138,062                    | (308,253)           | -   | 23,660,575       | 36,385,916      | 107,086                   | 36,493,002      |

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 綜合股本權益變動表

For the year ended 31st December, 2017 截至二零一七年十二月三十一日止年度

Notes:

- (i) The cumulative amount of the gain on a listed equity investment classified as financial assets measured at fair value through other comprehensive income ("FVTOCI") was approximately HK\$9,928,302,000 as at 31st December, 2017 (2016: loss of approximately HK\$2,366,440,000).

During the year ended 31st December, 2017, the Group disposed of a subsidiary, whose principal asset was its holding of a block of 577,180,500 H shares of Shengjing Bank Co., Ltd. (Stock Code: 2066) ("Shengjing Bank") ("SJB Shares"). Details of the disposal of the subsidiary are set out in Note 39(c). At the date of completion of the disposal, the SJB Shares were carried at their fair value determined based on the consideration of the disposal transaction. The resulting gain on fair value change of the SJB Shares, as well as the transaction costs of the disposal, amounting to approximately HK\$2,124,295,000, was recognised as part of the other comprehensive income of the Group for the year ended 31st December, 2017, details of which are set out in Note 26(i). Upon completion of the disposal, the negative balance in the financial assets measured at FVTOCI reserve that related to the SJB Shares disposed of, amounting to approximately HK\$242,145,000, was transferred to retained profits.

During the year ended 31st December, 2017, the Group has acquired 857,541,000 shares of China Evergrande Group (Stock Code: 3333) ("China Evergrande") ("Evergrande Shares"). The unrealised gain on fair value change of the Evergrande Shares of approximately HK\$9,928,302,000 was recorded in financial assets measured at FVTOCI reserve during the year ended 31st December, 2017.

- (ii) The statutory reserve of the Group refers to the People's Republic of China ("PRC") statutory reserve fund. Appropriations to such reserve fund are made out of profit after tax as recorded in the statutory financial statements of the PRC subsidiaries. The amount should not be less than 10% of the profit after tax as recorded in the statutory financial statements unless the aggregate amount exceeds 50% of the registered capital of the PRC subsidiaries. The statutory reserve can be used to make up prior year losses, if any, and can be applied in conversion into the PRC subsidiaries' capital by means of capitalisation issue.
- (iii) The movement of other reserve for the year represented the release of the negative reserve held by an associate of the Group upon the disposals of the relevant properties.
- (iv) Special reserve represented the difference arising from the aggregate of the share capital and premium amount of the former holding company and the Company upon redomicile of the holding company as a Bermuda Company in 1989 and is non-distributable.
- (v) Amount represented "Amount recognised in other comprehensive income and accumulated in equity relating to non-current assets held for sale".

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

附註：

- (i) 於二零一七年十二月三十一日，上市股本投資分類為通過其他全面收益以反映公平值（「通過其他全面收益以反映公平值」）計量之金融資產之累計收益金額約為9,928,302,000港元（二零一六年：虧損約為2,366,440,000港元）。

於截至二零一七年十二月三十一日止年度內，本集團出售一間附屬公司，其主要資產為持有一批盛京銀行股份有限公司（「盛京銀行」）577,180,500股H股股份（股份代號：2066）（「盛京銀行股份」）。出售附屬公司之詳情載列於附註39(c)。於出售完成日，盛京銀行股份按出售交易代價而釐定其公平值列賬。於截至二零一七年十二月三十一日止年度內，盛京銀行股份之公平值變動以及出售交易成本而產生之收益金額約為2,124,295,000港元並確認為本集團之部分其他全面收益，其詳情載列於附註26(i)。於出售完成時，於通過其他全面收益以反映公平值計量之金融資產之儲備中有關出售盛京銀行股份之負債餘額約為242,145,000港元轉撥至保留溢利。

於截至二零一七年十二月三十一日止年度內，本集團購買中國恒大集團（股份代號：3333）（「中國恒大」）857,541,000股股份（「恒大股份」）。於截至二零一七年十二月三十一日止年度內，恒大股份之公平值變動之未變現收益約為9,928,302,000港元已於通過其他全面收益以反映公平值計量之金融資產之儲備內入賬。

- (ii) 本集團的法定儲備指中華人民共和國（「中國」）法定儲備基金。向該儲備基金作出的撥款乃撥自中國附屬公司法定財務報表的除稅後溢利。所撥金額不得低於法定財務報表所錄得之除稅後溢利之10%，除非總額超過中國附屬公司註冊資本之50%。法定儲備乃於填補過往年度虧損（如有）後作出，並可透過資本化發行應用以兌換為中國附屬公司之資本。
- (iii) 於年度內之其他儲備變動乃指本集團之一間聯營公司於出售有關物業時撥回所持有之負債儲備。
- (iv) 特別儲備乃指前控股公司與本公司於該控股公司在一九八九年遷冊為百慕達公司時之股本及溢價賬總額產生之差額及為不可分配。
- (v) 款項乃指「有關持作出售之非流動資產於其他全面收益中確認及累積於股本權益之款項」。

綜合財務報表附註乃綜合財務報表的一部分。