

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 December 2020 截至二零二零年十二月三十一日止年度

	Notes 附註	2020 HK\$'000 千港元	2019 HK\$'000 千港元 (restated) (重列)
Operating activities	經營業務		
Profit before tax	除稅前溢利	692,546	948,910
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	25,624	7,384
Depreciation of right-of-use assets	使用權資產折舊	62,564	19,680
Interest expenses	利息開支	188,332	376,856
Interest income from other financial assets	其他金融資產之利息收入	(6,705)	(8,648)
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	2,852	–
Reversal of allowance for credit losses in respect of trade receivables	就應收貿易賬項撥回之信貸虧損撥備	(29)	(43)
Write-off of trade receivables	就應收貿易賬項之撇銷	–	16
Write-off of other receivable	就其他應收賬項之撇銷	–	18
Unrealised gain arising from change in fair value of bonds	債券之公平值變動而產生之未變現收益	(14,912)	(978,452)
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	1,897	–
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	12,678	–
Unrealised 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虧損	1,646	13,090
Realised 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收益	(7,345)	(30,024)
Unrealised 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虧損	111	6,060
(Gain) loss on disposals of equipment, net	出售設備之(收益)虧損淨額	(6,299)	173
Share of results of investments accounted for using the equity method	攤佔以權益法入賬投資之業績	38,459	(209,684)
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	56	982
Reversal of allowance for credit losses in respect of advance to an associate	就墊付一間聯營公司款項撥回之信貸虧損撥備	(29)	–
Fair value changes on investment properties	投資物業之公平值變動	1,549,240	742,659
Overprovision of costs in respect of a development project, net	就一項發展項目之成本超額撥備淨額	(1,877)	(6,452)
Write-down of stock of properties	物業存貨之減值	4,831	681
Exchange loss (gain), net	匯兌虧損(收益)淨額	21,134	(13,080)
Impairment loss of goodwill	商譽之減值虧損	–	322,938
Loss on dissolution of subsidiaries	附屬公司解散之虧損	–	10,678
Write-off of creditors and accruals	就應付賬項及應計款項之撇銷	–	(135)

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2020 截至二零二零年十二月三十一日止年度

	Notes 附註	2020 HK\$'000 千港元	2019 HK\$'000 千港元 (restated) (重列)
Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	2,564,774	1,203,607
Increase in stock of properties	物業存貨增加	(411)	–
(Increase) decrease in inventories	存貨(增加)減少	(2,636)	859
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減少	51,195	210,962
Decrease (increase) 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(增加)	5,432,083	(1,416,954)
(Increase) decrease in securities trading receivables and deposits	應收證券交易賬項及存款(增加)減少	(10,094)	5,536
Decrease in sales proceeds held by stakeholders	保管人所持銷售所得款項減少	–	32,341
Increase (decrease) in creditors and accruals	應付賬項及應計款項增加(減少)	6,250	(100,291)
Increase (decrease) in securities trading and margin payable	應付證券交易賬項及保證金增加(減少)	27,635	(11,049)
(Decrease) increase in deposits and receipts in advance	按金及預收款項(減少)增加	(52,677)	3,034
Decrease in derivative financial instrument	衍生金融工具減少	(6,060)	–
Cash generated from (used in) operating activities	來自(用於)經營業務之現金	8,010,059	(71,955)
Income tax paid, net	已付所得稅淨額	(170,770)	(78,305)
Net cash generated from (used in) operating activities	來自(用於)經營業務之現金淨額	7,839,289	(150,260)

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2020 截至二零二零年十二月三十一日止年度

	Notes 附註	2020 HK\$'000 千港元	2019 HK\$'000 千港元 (restated) (重列)
Investing activities	投資業務		
Dividends received from associates	已收聯營公司之股息	-	48,212
Interest received from other financial assets	已收其他金融資產之利息	7,333	6,706
Payments for investment properties	支付投資物業款項	(47,792)	(861)
Payments for purchases of equipment and leasehold improvement	支付購買設備及租賃物業裝修款項	(143,130)	(32,449)
Proceeds from disposals of equipment	出售設備所得款項	6,394	8
Advances to associates	墊付聯營公司之款項	(594)	(151)
Advances from associates	墊款自聯營公司之款項	47,964	40,800
Advance to a joint venture	墊付一間合資公司之款項	-	(4,600)
Advances to investee companies	墊付接受投資公司之款項	-	(155,787)
Advances/repayments from investee companies	墊款/償還自接受投資公司之款項	218,500	1,070,752
Decrease (increase) in pledged deposits	抵押存款之減少(增加)	5,972	(39,154)
Decrease (increase) in time deposits with maturity greater than three months	存款期多於三個月之定期存款減少(增加)	118,700	(44,959)
Payments for stock of properties	支付物業存貨款項	-	(886)
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	1,062,626	139,254
Net proceed from disposal of a financial asset measured at fair value through other comprehensive income	出售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	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	(1,000,856)	-
Purchase of a financial asset measured at fair value through other comprehensive income	購買通過其他全面收益以反映公平值計量之金融資產	-	(2,281)
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	(352,438)	-
Net return of capital contribution from a financial asset measured at fair value through other comprehensive income	來自通過其他全面收益以反映公平值計量之金融資產之歸還注資資本淨額	9,312	-
Net cash (used in) generated from investing activities	(用於)來自投資業務之現金淨額	(65,242)	1,024,604

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2020 截至二零二零年十二月三十一日止年度

	Notes 附註	2020 HK\$'000 千港元	2019 HK\$'000 千港元 (restated) (重列)
Financing activities	融資業務		
Dividends paid	已付股息	(38,152)	(209,838)
Dividend paid to a non-controlling shareholder	已付一間非控股股東股息	–	(50,000)
Interest on bank borrowings and other borrowings paid	已付銀行借貸及其他借貸之利息	(196,651)	(374,926)
Payments for lease liabilities (including interest)	支付租賃負債(包括利息)	(56,106)	(11,600)
Bank borrowings and other borrowings raised	新增銀行借貸及其他借貸	5,735,541	7,172,415
Loans from a director raised	新增董事貸款	589,778	–
Repayments of bank borrowings and other borrowings	償還銀行借貸及其他借貸	(12,224,650)	(7,570,936)
Repayments of loans from a director	償還董事貸款	(589,549)	–
Repayment to a non-controlling shareholder	償還一間非控股股東之款項	–	(23,924)
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	(6,573,162)	(1,068,809)
Net increase (decrease) in cash and cash equivalents	現金及現金等值項目之增加(減少)淨額	1,200,885	(194,465)
Cash and cash equivalents at 1 January	於一月一日之現金及現金等值項目	413,190	605,872
Effect of foreign exchange rate changes	匯率變動之影響	4,833	1,783
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	1,618,908	413,190
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	1,654,542	565,319
Less: Time deposits with maturity greater than three months	減：存款期多於三個月之定期存款	(35,634)	(152,129)
		1,618,908	413,190

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。