

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

At 31 December 2020 於二零二零年十二月三十一日

		Notes 附註	2020 HK\$'000 千港元	2019 HK\$'000 千港元
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	19	<b>14,373,283</b>	14,759,507
Property, plant and equipment	物業、廠房及設備	20	<b>169,262</b>	45,524
Right-of-use assets	使用權資產	21(a)	<b>126,215</b>	136,899
Intangible assets	無形資產	22	–	–
Investments accounted for using the equity method	以權益法入賬之投資	24	<b>2,199,510</b>	2,433,328
Advances to associates	墊付聯營公司款項	25	<b>48,463</b>	48,111
Advance to a joint venture	墊付一間合資公司款項	26	–	158,818
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	27	<b>1,629,070</b>	1,670,271
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	28	<b>14,407,220</b>	20,182,543
Advances to investee companies	墊付接受投資公司款項	29	<b>100,737</b>	105,902
Deferred tax assets	遞延稅項資產	30	<b>11,272</b>	1,592
Pledged deposits	抵押存款	31(a)	<b>81,974</b>	100,002
Prepayments	預付款項	32	<b>50,380</b>	15,388
			<b>33,197,386</b>	39,657,885
<b>Current assets</b>	<b>流動資產</b>			
Stock of properties	物業存貨	33	<b>232,938</b>	224,380
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	27	<b>1,921,466</b>	7,368,082
Inventories	存貨	34	<b>4,964</b>	2,328
Debtors, deposits, other receivables and prepayments	應收賬項、按金、其他應收賬項 及預付款項	32	<b>250,152</b>	301,181
Securities trading receivables and deposits	應收證券交易賬項及存款	31(b)	<b>27,055</b>	16,961
Tax recoverable	可收回稅款		<b>2,344</b>	1,432
Pledged deposits	抵押存款	31(a)	<b>178,532</b>	174,221
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	31(c)	<b>1,654,542</b>	565,319
			<b>4,271,993</b>	8,653,904

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At 31 December 2020 於二零二零年十二月三十一日

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<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	35	158,469	151,010
Securities trading and margin payable	應付證券交易賬項及保證金		38,883	11,246
Deposits and receipts in advance	按金及預收款項		167,623	218,235
Lease liabilities	租賃負債	21(b)	67,300	47,929
Tax liabilities	稅項負債		36,110	117,700
Borrowings	借貸	36	5,312,436	9,240,299
Derivative financial instrument	衍生金融工具	37	111	6,060
			<b>5,780,932</b>	<b>9,792,479</b>
<b>Net current liabilities</b>	<b>流動負債淨值</b>		<b>(1,508,939)</b>	<b>(1,138,575)</b>
<b>Total assets less current liabilities</b>	<b>資產總額減流動負債</b>		<b>31,688,447</b>	<b>38,519,310</b>
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人應佔股本權益</b>			
Share capital	股本	38	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		65,461	5,829,284
Contribution reserve	注資儲備		206,627	–
Statutory reserve	法定儲備		668	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		(317,410)	(479,897)
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		19,076	19,076
– others	– 其他		25,955,852	25,371,285
			<b>28,758,783</b>	<b>33,568,925</b>
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>21,467</b>	<b>21,436</b>
<b>Total equity</b>	<b>股本權益總額</b>		<b>28,780,250</b>	<b>33,590,361</b>

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At 31 December 2020 於二零二零年十二月三十一日

		Notes	2020	2019
		附註	HK\$'000	HK\$'000
			千港元	千港元
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	36	<b>1,951,396</b>	4,201,960
Amounts due to associates	欠負聯營公司款項	39	<b>260,344</b>	212,419
Amounts due to investee companies	欠負接受投資公司款項	39	<b>581,898</b>	368,563
Amounts due to non-controlling shareholders	欠負非控股股東款項	39	<b>275</b>	333
Lease liabilities	租賃負債	21(b)	<b>57,890</b>	84,125
Deferred tax liabilities	遞延稅項負債	30	<b>56,394</b>	61,549
			<b>2,908,197</b>	4,928,949
			<b>31,688,447</b>	38,519,310

Approved and authorised for issue by the board of Directors on 8 March 2021 and signed on its behalf by:

已獲董事會於二零二一年三月八日批准及授權發布，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。