

## FIVE-YEAR FINANCIAL SUMMARY

### 五年財務概要

Summary of the results, assets and liabilities of the Group for the last five years is as follows: 本集團過去五年之業績、資產與負債概要如下：

|                                      |               | For the year ended 31 December |                                 |                                 |                                 |                                 |
|--------------------------------------|---------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
|                                      |               | 截至十二月三十一日止年度                   |                                 |                                 |                                 |                                 |
|                                      |               | 2020                           | 2019                            | 2018                            | 2017                            | 2016                            |
|                                      |               | 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                             |
| <b>Results</b>                       | <b>業績</b>     |                                |                                 |                                 |                                 |                                 |
| Revenue (note (i))                   | 收入(附註(i))     | <b>3,041,464</b>               | 1,309,952<br>(restated)<br>(重列) | 2,686,910<br>(restated)<br>(重列) | 2,672,967<br>(restated)<br>(重列) | 5,028,700<br>(restated)<br>(重列) |
| Profit before tax                    | 除稅前溢利         | <b>692,546</b>                 | 948,910                         | 1,186,854                       | 4,125,682                       | 7,258,155                       |
| Income tax expense                   | 所得稅開支         | <b>(70,282)</b>                | (157,258)                       | (127,041)                       | (327,049)                       | (564,966)                       |
| Profit for the year                  | 本年度溢利         | <b>622,264</b>                 | 791,652                         | 1,059,813                       | 3,798,633                       | 6,693,189                       |
| Profit for the year attributable to: | 應佔本年度溢利：      |                                |                                 |                                 |                                 |                                 |
| Owners of the Company                | 本公司擁有人        | <b>622,233</b>                 | 790,167                         | 1,015,290                       | 3,708,886                       | 6,360,312                       |
| Non-controlling interests            | 非控股權益         | <b>31</b>                      | 1,485                           | 44,523                          | 89,747                          | 332,877                         |
|                                      |               | <b>622,264</b>                 | 791,652                         | 1,059,813                       | 3,798,633                       | 6,693,189                       |
| Earnings per share (HK\$)            | 每股盈利(港元)      |                                |                                 |                                 |                                 |                                 |
| Basic and diluted (note (ii))        | 基本及攤薄(附註(ii)) | <b>0.33</b>                    | 0.41                            | 0.53                            | 1.94                            | 3.33                            |
| Total comprehensive (expenses)       | 應佔本年度全面       |                                |                                 |                                 |                                 |                                 |
| income for the year attributable to: | (支出)收益總額：     |                                |                                 |                                 |                                 |                                 |
| Owners of the Company                | 本公司擁有人        | <b>(4,978,617)</b>             | (283,605)                       | (2,116,980)                     | 16,348,710                      | 3,418,670                       |
| Non-controlling interests            | 非控股權益         | <b>31</b>                      | 1,485                           | 44,523                          | 89,747                          | 332,877                         |
|                                      |               | <b>(4,978,586)</b>             | (282,120)                       | (2,072,457)                     | 16,438,457                      | 3,751,547                       |
| Final and interim dividends          | 每股末期及中期股息     |                                |                                 |                                 |                                 |                                 |
| per share (HK cents)                 | (港仙)          | <b>2</b>                       | 2                               | 11                              | 30                              | 2                               |
| Special interim dividends per share  | 每股特別中期股息      |                                |                                 |                                 |                                 |                                 |
| (HK cents)                           | (港仙)          | <b>-</b>                       | -                               | -                               | 355                             | 869                             |

Summary of the results, assets and liabilities of the Group for the last five years is as follows: (Cont'd)

本集團過去五年之業績、資產與負債概要如下：  
(續)

|  |                    | <b>At 31 December</b> |               |               |               |               |
|--|--------------------|-----------------------|---------------|---------------|---------------|---------------|
|  |                    | 於十二月三十一日              |               |               |               |               |
|  |                    | <b>2020</b>           | 2019          | 2018          | 2017          | 2016          |
|  |                    | <b>HK\$'000</b>       | HK\$'000      | HK\$'000      | HK\$'000      | HK\$'000      |
|  |                    | 千港元                   | 千港元           | 千港元           | 千港元           | 千港元           |
| <b>Assets and liabilities</b>  | <b>資產及負債</b>       |                       |               |               |               |               |
| Total assets   | 資產總額               | <b>37,469,379</b>     | 48,311,789    | 48,690,703    | 56,063,355    | 45,775,735    |
| Total liabilities  | 負債總額               | <b>(8,689,129)</b>    | (14,721,428)  | (14,547,134)  | (19,570,353)  | (15,875,880)  |
| Total equity   | 股本權益總額             | <b>28,780,250</b>     | 33,590,361    | 34,143,569    | 36,493,002    | 29,899,855    |
| Attributable to:   | 應佔：                |                       |               |               |               |               |
| Owners of the Company  | 本公司擁有人             | <b>28,758,783</b>     | 33,568,925    | 34,062,368    | 36,385,916    | 29,804,216    |
| Non-controlling interests  | 非控股權益              | <b>21,467</b>         | 21,436        | 81,201        | 107,086       | 95,639        |
|  |                    | <b>28,780,250</b>     | 33,590,361    | 34,143,569    | 36,493,002    | 29,899,855    |
| Net asset value per share attributable to owners of the Company (HK\$) | 本公司擁有人應佔每股資產淨值(港元) | <b>15.08</b>          | 17.60         | 17.86         | 19.07         | 15.62         |
| Number of shares issued  | 已發行股份數目            | <b>1,907,619,079</b>  | 1,907,619,079 | 1,907,619,079 | 1,907,619,079 | 1,907,619,079 |

Notes:

附註：

- (i) During the year ended 31 December 2020, the Group has changed its accounting policy for the presentation and classification in its consolidated statement of comprehensive income of building management fee income and property management services income (previously presented in and classified as "Other Income") and interest income from bonds and other forms of debt securities and dividend income from listed and unlisted equity investments (previously presented in and classified as "Investment Income, Net"). Details of this change are set out in Note 3 to the consolidated financial statements of this annual report. The amounts of revenue as previously reported are HK\$538,986,000, HK\$843,618,000, HK\$1,516,655,000 and HK\$3,745,148,000 for the years ended 31 December 2019, 2018, 2017 and 2016 respectively.
- (i) 於截至二零二零年十二月三十一日止年度，本集團就綜合全面收益報表中樓宇管理費收入及物業管理服務收入(過往呈列及分類為「其他收入」)、債券及其他形式之債務證券之利息收入以及上市及非上市股本投資之股息收入(過往呈列及分類為「投資收入淨額」)之呈列及分類更改其會計政策。詳情已載列於本年報之綜合財務報表附註3內。截至二零一九年、二零一八年、二零一七年及二零一六年十二月三十一日止年度過往列報之收入金額分別為538,986,000港元、843,618,000港元、1,516,655,000港元及3,745,148,000港元。
- (ii) The calculation of the basic and diluted earnings per share is based on the profit attributable to owners of the Company for the years and on the weighted average number of shares in issue during the relevant years. Diluted earnings per share was the same as the basic earnings per share as there were no diluting events during the relevant years.
- (ii) 每股基本及攤薄盈利乃根據當年度本公司擁有人應佔溢利及有關年度已發行股份之加權平均數計算。由於並無攤薄事項，故有關年度之每股攤薄盈利與每股基本盈利相同。