

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

As at 31 December 2024 於二零二四年十二月三十一日

			2024	2023
	Notes		HK\$'000	HK\$'000
	附註		千港元	千港元
<b>Non-current assets</b>		<b>非流動資產</b>		
Investment properties	19	投資物業	9,719,164	13,957,718
Property, plant and equipment	20	物業、廠房及設備	52,811	169,745
Right-of-use assets	21(a)	使用權資產	39,293	85,056
Intangible assets	22	無形資產	–	–
Investments accounted for using the equity method	23	以權益法入賬之投資	1,862,087	2,036,149
Advances to associates	24	墊付聯營公司款項	59,332	60,013
Financial assets measured at fair value through profit or loss	25	通過損益以反映公平值計量之金融資產	54,315	60,359
Financial assets measured at fair value through other comprehensive income	26	通過其他全面收益以反映公平值計量之金融資產	138,522	195,680
Advances to investee companies	27	墊付接受投資公司款項	345,690	419,905
Pledged deposit	28(a)	抵押存款	28,980	–
Deposits and prepayments	29	按金及預付款項	–	4,904
Deferred tax assets	30	遞延稅項資產	–	877
			<b>12,300,194</b>	<b>16,990,406</b>
<b>Current assets</b>		<b>流動資產</b>		
Stock of properties	31	物業存貨	23,316	23,316
Financial assets measured at fair value through profit or loss	25	通過損益以反映公平值計量之金融資產	365,643	339,319
Advances to investee companies	27	墊付接受投資公司款項	64,017	211,507
Inventories	32	存貨	4,650	4,079
Debtors, deposits, other receivables and prepayments	29	應收賬項、按金、其他應收賬項及預付款項	164,977	204,431
Securities trading receivables and deposits	28(b)	應收證券交易賬項及存款	18,062	26,992
Tax recoverable		可收回稅款	9,939	259
Pledged deposits	28(a)	抵押存款	1,008,194	152,929
Time deposits, bank balances and cash	28(c)	定期存款、銀行結餘及現金	1,742,313	592,228
			<b>3,401,111</b>	<b>1,555,060</b>

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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	33	499,919	182,939
Securities trading and margin payable	應付證券交易賬項及保證金		10,923	6,963
Deposits and receipts in advance	按金及預收款項		62,205	84,205
Lease liabilities	租賃負債	21(b)	36,890	43,275
Tax liabilities	稅項負債		15,644	6,568
Borrowings	借貸	34	1,655,774	2,191,525
Derivative financial instrument	衍生金融工具		–	99
			<b>2,281,355</b>	2,515,574
<b>Net current assets (liabilities)</b>	<b>流動資產(負債)淨值</b>		<b>1,119,756</b>	(960,514)
<b>Total assets less current liabilities</b>	<b>資產總額減流動負債</b>		<b>13,419,950</b>	16,029,892
<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	35	190,762	190,762
Property revaluation reserve	物業重估儲備		5,862	–
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		138,360	195,818
Contribution reserve	注資儲備		206,627	206,627
Statutory reserve	法定儲備		4,402	4,402
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		(539,078)	(554,260)
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		57,229	–
– others	– 其他		9,364,825	11,530,408
			<b>12,066,736</b>	14,211,504
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>24,008</b>	23,597
<b>Total equity</b>	<b>股本權益總額</b>		<b>12,090,744</b>	14,235,101

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<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	34	<b>1,272,684</b>	1,660,323
Amounts due to associates	欠負聯營公司款項	36	<b>11,559</b>	21,431
Amounts due to investee companies	欠負接受投資公司款項	36	<b>13,885</b>	13,885
Amounts due to non-controlling shareholders	欠負非控股股東款項	36	<b>275</b>	275
Lease liabilities	租賃負債	21(b)	<b>1,795</b>	38,684
Deferred tax liabilities	遞延稅項負債	30	<b>29,008</b>	60,193
			<b>1,329,206</b>	1,794,791
			<b>13,419,950</b>	16,029,892

Approved and authorised for issue by the board of Directors on 28 February 2025 and signed on its behalf by:

已獲董事會於二零二五年二月二十八日批准及授權刊發，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。