

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合股本權益變動表

For the year ended 31 December 2024 截至二零二四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			
		Financial assets measured at fair value			Contribution reserve
		Share capital	Property revaluation reserve	through other comprehensive income reserve	
		股本	物業重估儲備	以反映公平值計量之金融資產之儲備	注資儲備
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
				(note (i)) (附註(i))	(note (ii)) (附註(ii))
At 1 January 2023	於二零二三年一月一日	190,762	—	(1,743,622)	206,627
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	—	—	(65,222)	—
– Unlisted investments	– 非上市投資	—	—	(64,649)	—
Exchange differences on translation of foreign operations	境外業務所產生之匯兌差額	—	—	—	—
Share of other comprehensive expenses of investments accounted for using the equity method	攤佔以權益法入賬投資之其他全面支出	—	—	(181)	—
Total comprehensive (expenses) income for the year	本年度全面(支出)收益總額	—	—	(130,052)	—
Transfer of reserve upon disposal/derecognition of the investments in equity instruments measured at fair value through other comprehensive income	於出售／取消確認通過其他全面收益以反映公平值計量之股本工具投資時轉撥之儲備	—	—	2,069,492	—
PRC statutory reserve	中國法定儲備	—	—	—	—
Dividend paid to a non-controlling shareholder	已付一間非控股股東之股息	—	—	—	—
Unclaimed dividends forfeited (note (v))	沒收未被領取之股息(附註(v))	—	—	—	—
At 31 December 2023	於二零二三年十二月三十一日	190,762	—	195,818	206,627

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For the year ended 31 December 2024 截至二零二四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

Statutory reserve	Special reserve	Capital redemption reserve	Translation reserve	Retained profits	Total	Non- controlling interests	Total equity
法定儲備 HK\$'000 千港元 (note (iii)) (附註(iii))	特別儲備 HK\$'000 千港元 (note (iv)) (附註(iv))	資本贖回儲備 HK\$'000 千港元	匯兌儲備 HK\$'000 千港元	保留溢利 HK\$'000 千港元	總額 HK\$'000 千港元	非控股權益 HK\$'000 千港元	股本權益總額 HK\$'000 千港元
748	2,499,685	138,062	(834,931)	13,522,203	13,979,534	23,309	14,002,843
–	–	–	–	76,832	76,832	307	77,139
–	–	–	–	–	(65,222)	–	(65,222)
–	–	–	–	–	(64,649)	–	(64,649)
–	–	–	281,501	–	281,501	–	281,501
–	–	–	(830)	–	(1,011)	–	(1,011)
–	–	–	280,671	76,832	227,451	307	227,758
–	–	–	–	(2,069,492)	–	–	–
3,654	–	–	–	(3,654)	–	–	–
–	–	–	–	–	–	(19)	(19)
–	–	–	–	4,519	4,519	–	4,519
4,402	2,499,685	138,062	(554,260)	11,530,408	14,211,504	23,597	14,235,101

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For the year ended 31 December 2024 截至二零二四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 股本 HK\$'000 千港元	Property revaluation reserve 物業重估儲備 HK\$'000 千港元	Financial assets measured at fair value through other comprehensive income reserve 以反映公平值計量之金融資產之儲備 HK\$'000 千港元 (note (i)) (附註(i))	Contribution reserve 注資儲備 HK\$'000 千港元 (note (ii)) (附註(ii))
At 1 January 2024	於二零二四年一月一日	190,762	-	195,818	206,627
(Loss) profit for the year	本年度(虧損)溢利	-	-	-	-
Gains and losses on investments in equity instruments measured at fair value through other comprehensive income – Unlisted investments	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 – 非上市投資	-	-	(57,158)	-
Exchange differences on translation of foreign operations	境外業務所產生之匯兌差額	-	-	-	-
Reclassification adjustment related to foreign operation disposed of	有關出售境外業務之重新分類調整	-	-	-	-
Surplus on revaluation of property	重估物業之盈餘	-	5,862	-	-
Share of other comprehensive expenses of investments accounted for using the equity method	攤佔以權益法入賬投資之其他全面支出	-	-	(323)	-
Total comprehensive income (expenses) for the year	本年度全面收益(支出)總額	-	5,862	(57,481)	-
Transfer of reserve of an associate	一間聯營公司轉撥之儲備	-	-	23	-
At 31 December 2024	於二零二四年十二月三十一日	190,762	5,862	138,360	206,627

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For the year ended 31 December 2024 截至二零二四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

Statutory reserve	Special reserve	Capital redemption reserve	Translation reserve	Retained profits	Total	Non- controlling interests	Total equity
法定儲備 HK\$'000 千港元 (note (iii)) (附註(iii))	特別儲備 HK\$'000 千港元 (note (iv)) (附註(iv))	資本贖回儲備 HK\$'000 千港元	匯兌儲備 HK\$'000 千港元	保留溢利 HK\$'000 千港元	總額 HK\$'000 千港元	非控股權益 HK\$'000 千港元	股本權益總額 HK\$'000 千港元
4,402	2,499,685	138,062	(554,260)	11,530,408	14,211,504	23,597	14,235,101
-	-	-	-	(2,108,331)	(2,108,331)	411	(2,107,920)
-	-	-	-	-	(57,158)	-	(57,158)
-	-	-	(77,747)	-	(77,747)	-	(77,747)
-	-	-	98,247	-	98,247	-	98,247
-	-	-	-	-	5,862	-	5,862
-	-	-	(5,318)	-	(5,641)	-	(5,641)
-	-	-	15,182	(2,108,331)	(2,144,768)	411	(2,144,357)
-	-	-	-	(23)	-	-	-
4,402	2,499,685	138,062	(539,078)	9,422,054	12,066,736	24,008	12,090,744

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

For the year ended 31 December 2024 截至二零二四年十二月三十一日止年度

## Notes:

- (i) During the year ended 31 December 2023, all listed equity investment classified as financial assets measured at fair value through other comprehensive income ("FVTOCI") was disposed and the loss on fair value change of approximately HK\$65,222,000 representing realised loss on the disposal of the shares of China Evergrande Group (listed on The Stock Exchange of Hong Kong Limited ("Stock Exchange")) (stock code: 3333) ("Evergrande Shares") of approximately HK\$65,104,000 and the transaction costs of the disposal of approximately HK\$118,000 was recorded in financial assets measured at FVTOCI reserve. During the year ended 31 December 2023, the cumulative fair value loss and the transaction costs in the financial assets measured at FVTOCI reserve that related to the disposed Evergrande Shares, which amounted to approximately HK\$1,745,755,000, was transferred to retained profits upon completion of the disposal.

During the year ended 31 December 2023, the Company and its subsidiaries (collectively the "Group") derecognised an unlisted equity instrument measured at FVTOCI, the cumulative fair value loss of approximately HK\$323,737,000 in the financial assets measured at FVTOCI reserve that related to the unlisted equity instrument was transferred to retained profits.

- (ii) The contribution reserve represented the excess amount paid by Ms. Chan, Hoi-wan, who is a trustee of substantial shareholders of the Company ("Trustee of Substantial Shareholders"), as the purchaser in relation to the Group's disposals of debt securities in 2020, at the consideration of 100% of principal amount over the prevailing market bid price of the debt securities disposed of was directly recognised in the reserve as it is deemed as the contribution from the Company's equity participant.
- (iii) 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.
- (iv) The 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) During the year ended 31 December 2023, unclaimed dividends forfeited represented dividends declared by the Company on or before 31 May 2017 remaining unclaimed by shareholders of the Company on 21 August 2023, and the unclaimed dividends amounted to approximately HK\$4,519,000 were forfeited and transferred to retained profits.

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

## 附註：

- (i) 於截至二零二三年十二月三十一日止年度內，全部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」）計量之金融資產已出售，並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錄得公平值變動虧損約65,222,000港元，乃來自出售中國恒大集團（於香港聯合交易所有限公司（「聯交所」）上市）（股份代號：3333）之股份（「恒大股份」）之已變現虧損約65,104,000港元及出售之交易成本約118,000港元。於截至二零二三年十二月三十一日止年度內，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已出售恒大股份之累計公平值虧損及交易成本金額約1,745,755,000港元已轉撥至保留溢利。

於截至二零二三年十二月三十一日止年度內，本公司及其附屬公司（統稱「本集團」）取消確認一項通過其他全面收益以反映公平值計量之非上市股本工具，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該非上市股本工具之累計公平值虧損約323,737,000港元已轉撥至保留溢利。

- (ii) 注資儲備乃指出售債務證券之代價由陳凱韻女士（本公司之主要股東之信託人（「主要股東之信託人」））（作為有關本集團於二零二零年出售債務證券之買方）以本金金額之100%支付而超出現行市場買入價之額外金額並直接於儲備內確認，而該額外金額被視為本公司權益參與者之注資金額。
- (iii) 本集團之法定儲備指中華人民共和國（「中國」）法定儲備基金。向該儲備基金作出之撥款乃撥自中國附屬公司法定財務報表所錄得之除稅後溢利。除非所撥金額之總額超過中國附屬公司註冊資本之50%，否則該金額不得低於法定財務報表所錄得之除稅後溢利之10%。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。
- (iv) 特別儲備乃指前控股公司與本公司於一九八九年遷冊該控股公司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) 於截至二零二三年十二月三十一日止年度內，沒收未被領取之股息乃指本公司於二零一七年五月三十一日或之前宣派而本公司之股東於二零二三年八月三十一日仍未領取之股息，該未被領取之股息金額約4,519,000港元已被沒收並轉撥至保留溢利。

綜合財務報表附註乃綜合財務報表的一部分。