

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

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 附註	2024 HK\$'000 千港元	2023 HK\$'000 千港元
Operating activities	經營業務		
(Loss) profit before tax	除稅前(虧損)溢利	(2,123,964)	104,297
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	60,718	58,791
Depreciation of right-of-use assets	使用權資產折舊	45,763	45,811
Impairment loss of land and building	土地及樓宇之減值虧損	4,234	—
Interest expenses	利息開支	205,633	221,846
Interest income from other financial assets	其他金融資產之利息收入	(56,722)	(36,066)
Dividend income from unlisted equity investment	非上市股本投資之股息收入	(26,005)	(76,000)
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	19	—
Allowance for credit losses recognised in respect of other receivable	就應收其他賬項確認之信貸虧損撥備	20	—
Unrealised loss arising from change in fair value of bonds	債券之公平值變動而產生之未變現虧損	12,609	65,863
Unrealised (gain) loss arising from change in fair value of structured products and derivative financial instruments	結構性產品及衍生金融工具之公平值變動而產生之未變現(收益)虧損	(127)	99
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	20,508	29,820
Unrealised loss (gain) 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(收益)	2,890	(1,760)
Realised loss (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虧損(收益)	443	(4,921)
(Gain) loss on disposals of equipment, net	出售設備之(收益)虧損淨額	(64,366)	31
Share of results of investments accounted for using the equity method	攤佔以權益法入賬投資之業績	111,174	(296,273)
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	7	50
Reversal of allowance for credit loss recognised in respect of advance to an associate	就墊付一間聯營公司款項確認撥回之信貸虧損撥備	—	(7,376)
Fair value changes on investment properties	投資物業之公平值變動	1,731,776	31,007
Loss on disposal of a subsidiary	出售一間附屬公司之虧損	100,142	—
Transaction costs in respect of disposal of an investment property	出售一項投資物業之交易成本	6,086	—
Exchange loss (gain), net	匯兌虧損(收益)淨額	39,438	(1,778)
Distributions from a financial asset 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一項金融資產之分派	—	(754)

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Operating cash flows before movements in working capital	營運資金變動前之經營現金流量		70,276	132,687
(Increase) decrease in inventories	存貨(增加)減少		(571)	563
Decrease (increase) 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(增加)		46,734	(14,150)
(Increase) decrease 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(增加)減少		(56,978)	137,159
Decrease in securities trading receivables and deposits	應收證券交易賬項及存款減少		8,924	14,021
Increase in creditors and accruals	應付賬項及應計款項增加		294,199	884
Increase (decrease) in securities trading and margin payable	應付證券交易賬項及保證金增加(減少)		3,961	(2,771)
Decrease in deposits and receipts in advance	按金及預收款項減少		(16,566)	(1,952)
Decrease in derivative financial instrument	衍生金融工具減少		(99)	—
Cash generated from operating activities	來自經營業務之現金		349,880	266,441
Income tax paid, net	已付所得稅淨額		(13,415)	(16,779)
Net cash generated from operating activities	來自經營業務之現金淨額		336,465	249,662

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Investing activities	投資業務			
Dividends received from associates	已收聯營公司之股息		–	27,900
Interest received from other financial assets	已收其他金融資產之利息		45,191	36,783
Payments for investment properties	支付投資物業款項		(312,711)	(274,595)
Payments for purchases of equipment and leasehold improvement	支付購買設備及租賃物業裝修款項		(14,356)	(21,814)
Net cash inflow arising from disposal of a subsidiary	出售一間附屬公司時產生之現金流入淨額	37	1,010,352	–
Net proceeds from disposal of an investment property	出售一項投資物業之所得款項淨額		1,589,016	27,602
Net proceeds from disposals of equipment	出售設備之所得款項淨額		71,620	–
Advances to associates	墊付聯營公司之款項		(10)	(48)
Advances from associates	墊款自聯營公司之款項		47,375	49,057
Advances/repayments from investee companies	墊款／還款自接受投資公司之款項		268,400	80,730
Advance to an investee company	墊付一間接受投資公司之款項		(13,765)	(535,000)
(Increase) decrease in pledged deposits	抵押存款之(增加)減少		(884,276)	332
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		375	24,090
Net proceeds 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一項金融資產之所得款項淨額		–	44,544
Distributions from a financial asset measured at fair value through other comprehensive income	分派自通過其他全面收益以反映公平值計量之一項金融資產		–	266,205
Net cash generated from (used in) investing activities	來自(用於)投資業務之現金淨額		1,807,211	(274,214)

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Financing activities	融資業務			
Interest on bank and other borrowings paid	已付銀行及其他借貸之利息		(232,063)	(230,461)
Payments for lease liabilities (including interest)	支付租賃負債(包括利息)		(46,038)	(45,640)
Bank and other borrowings raised	新增銀行及其他借貸		2,348,554	995,231
Loan from a director raised	新增董事貸款		97,579	282,210
Repayments of bank and other borrowings	償還銀行及其他借貸		(3,022,878)	(2,140,385)
Repayment of loan from a director	償還董事貸款		(97,579)	(282,210)
Dividend paid to a non-controlling shareholder	已付一間非控股股東之股息		-	(19)
Net cash used in financing activities	用於融資業務之現金淨額	39	(952,425)	(1,421,274)
Net increase (decrease) in cash and cash equivalents	現金及現金等值項目之增加(減少)淨額		1,191,251	(1,445,826)
Cash and cash equivalents at 1 January	於一月一日之現金及現金等值項目		592,228	2,038,768
Effect of foreign exchange rate changes	匯率變動之影響		(41,166)	(714)
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		1,742,313	592,228
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		1,742,313	592,228

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。