



Tomson Group

Tomson Group Limited 湯臣集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

Stock Code 股份代號 : 258



2022

ANNUAL REPORT

年 度 年 報



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Corporate Information 公司資料

DIRECTORS

Executive Directors

Hsu Feng (*Chairman and Managing Director*)

Albert Tong (*Vice-Chairman*)

Tong Chi Kar Charles (*Vice-Chairman*)

Independent Non-Executive Directors

Cheung Siu Ping, Oscar

Lee Chan Fai

Sean S J Wang

Ng Chi Him

COMPANY SECRETARY

Lee Yuen Han

REGISTERED OFFICE

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董事

執行董事

徐 楓 (*主席兼董事總經理*)

湯子同 (*副主席*)

湯子嘉 (*副主席*)

獨立非執行董事

張兆平

李燦輝

王少劍

吳自謙

公司秘書

李婉嫻

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核數師

德勤•關黃陳方會計師行

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電話：(852) 2980-1333

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
China CITIC Bank Corporation Limited
Fubon Bank (Hong Kong) Limited
Hang Seng Bank Limited
The Hongkong and Shanghai Banking Corporation Limited

主要往來銀行

中國銀行(香港)有限公司
中信銀行股份有限公司
富邦銀行(香港)有限公司
恒生銀行有限公司
香港上海滙豐銀行有限公司

SOLICITORS

Baker & McKenzie
Global Law Office
Zhong Lun Law Firm
Vincent T.K. Cheung, Yap & Co.
Woo Kwan Lee & Lo

律師

貝克•麥堅時律師事務所
環球律師事務所
中倫律師事務所
張葉司徒陳律師事務所
胡關李羅律師行

SHARE LISTING

The Company's shares are listed on the Main Board of
The Stock Exchange of Hong Kong Limited

Stock Code: 258

股份上市

本公司之股份於
香港聯合交易所有限公司主板上市

股份代號：258

INVESTOR RELATIONS

Please write to the Company
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Website: www.tomson.com.hk

投資者關係

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於香港之主要營業地點
或傳真至 (852) 2845-0341
或電郵至 ir@tomson.com.hk

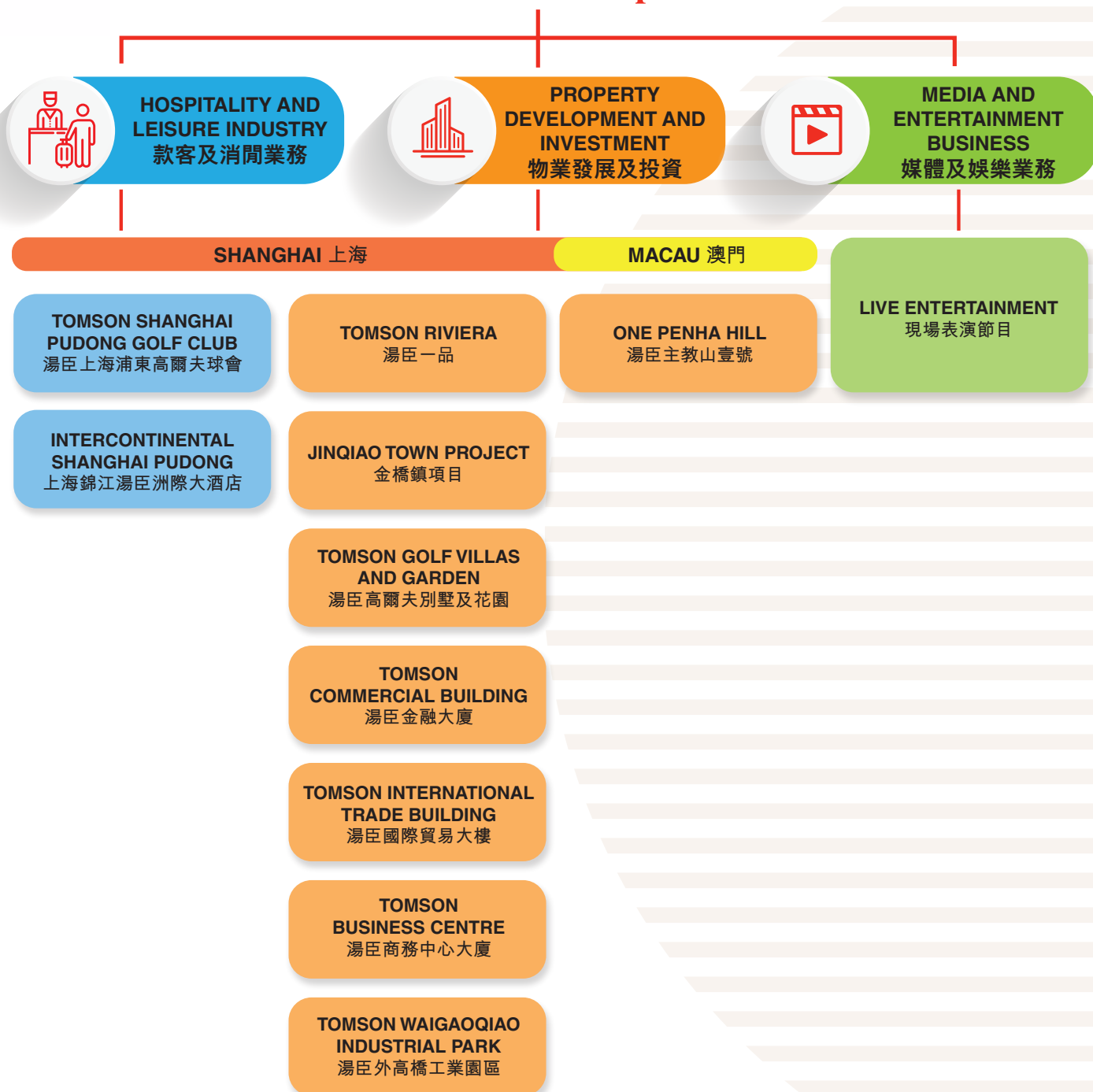
網址：www.tomson.com.hk

Group Profile

集團組織圖



Tomson Group



Management Discussion and Analysis

管理層討論及分析

GENERAL OVERVIEW

The Board of Directors of the Company (the “Board”) hereby presents the audited consolidated annual results of the Company and its subsidiaries (collectively the “Group”) for the year ended 31st December, 2022 and reports that there was a significant decrease in the consolidated profit after taxation of the Group for the year under review.

The fall in profit was mainly related to the property development and investment business of the Group and it resulted principally from a decrease in the gross proceeds from operations and a drop in gross profit margin attributable to the sale and leasing of the properties under the impact of the COVID-19 pandemic. In addition, an unrealized loss on fair value changes of the investment properties of the Group in Shanghai, the People’s Republic of China (“China”) of HK\$75,204,000 (2021: HK\$3,540,000) was recorded upon market valuation as at year end pursuant to applicable accounting standards. Hence, the segment profit of property development and investment business reduced to HK\$98,828,000 for the year under review (2021: HK\$455,963,000).

During the year 2022, the Group recorded a net gain on trading securities investment of HK\$8,161,000 (2021: HK\$12,838,000) while dividend receipts from the long-term equity investment of the Group amounted to HK\$22,054,000 (2021: HK\$23,209,000). Though the administrative expenses and finance costs were reduced, there was a decrease in the interest income to HK\$70,210,000 (2021: HK\$76,865,000) and the Group recorded a net exchange loss of HK\$28,577,000 (2021: net gain of HK\$10,262,000).

As a result, excluding the loss on fair value changes of the investment properties, the Group reported operating profit before taxation of HK\$217,288,000 for the year under review (2021: HK\$591,250,000).

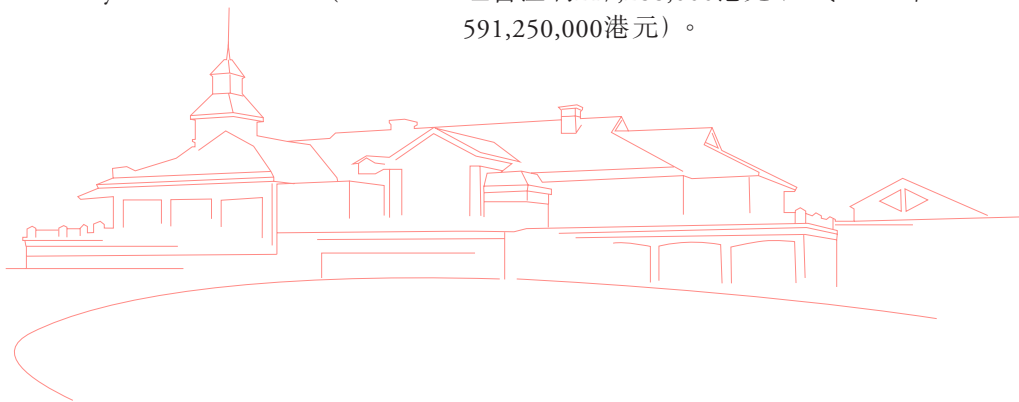
概覽

本公司董事局（「董事局」）謹此呈報本公司及其附屬公司（統稱「本集團」）截至二零二二年十二月三十一日止年度之已審核全年綜合業績，並報告本集團於回顧年度之除稅後溢利錄得大幅下跌。

溢利減少主要與本集團的物業發展及投資業務有關，並主要歸因於物業銷售及租賃受2019冠狀病毒病疫情影響下之經營收益總額減少以及毛利率下跌所致。此外，本集團於年末根據適用之會計準則對位於中華人民共和國（「中國」）上海市之投資物業作出市場估值後錄得公平值變動所產生之未變現虧損75,204,000港元（二零二一年：3,540,000港元）。因此，物業發展及投資業務之分類溢利於回顧年度減少至98,828,000港元（二零二一年：455,963,000港元）。

於二零二二年度內，本集團錄得待售證券投資之收益淨額8,161,000港元（二零二一年：12,838,000港元），而自本集團長期股本投資收取之股息為22,054,000港元（二零二一年：23,209,000港元）。儘管行政費用及融資費用有所減少，惟利息收入卻下跌至70,210,000港元（二零二一年：76,865,000港元），且本集團錄得匯兌虧損淨額28,577,000港元（二零二一年：收益淨額10,262,000港元）。

因此，撇除投資物業公平值變動所產生之虧損，本集團於回顧年度錄得除稅前經營溢利217,288,000港元（二零二一年：591,250,000港元）。





Management Discussion and Analysis 管理層討論及分析

In addition, the Group shared a net loss of a joint venture of HK\$15,289,000 (2021: net gain of HK\$1,342,000).

Taking account of taxation of HK\$107,806,000 (2021: HK\$297,027,000), it was reported a consolidated profit after taxation attributable to shareholders of the Company of HK\$17,168,000 for the year ended 31st December, 2022, a significant decrease of approximately 93.94% as compared with that of HK\$283,448,000 for the corresponding period in 2021. Basic earnings per share amounted to 0.87 HK cents (2021: 14.38 HK cents).

DIVIDEND

The Board has declared an interim dividend of 8.50 HK cents per share for the year ended 31st December, 2022 (2021: 5.50 HK cents per share) payable to the shareholders whose names appear on the register of members of the Company on Monday, 8th May, 2023 (the “Record Date”). Shareholders will be given an option to elect to receive shares of HK\$0.50 each in the capital of the Company credited as fully paid in lieu of cash in respect of all or part of the interim dividend (the “Scrip Dividend Scheme”).

The Scrip Dividend Scheme is conditional upon consent of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) to grant listing of and permission to deal in the new shares of the Company to be allotted thereunder. For the purpose of determining the number of new shares of the Company to be allotted under the Scrip Dividend Scheme, the market value of a new share will be calculated as an amount equal to 95% of the average of the closing prices per share of the Company traded on the Stock Exchange for the five consecutive trading days up to and including the Record Date. A circular providing full details of the Scrip Dividend Scheme, together with a form of election, will be sent to the shareholders of the Company in due course. Cash dividend warrants and/or share certificates for the scrip dividend are expected for despatch on Thursday, 15th June, 2023.

此外，本集團從一家合資企業分佔虧損淨額15,289,000港元（二零二一年：收益淨額1,342,000港元）。

於截至二零二二年十二月三十一日止年度，經計及稅項107,806,000港元（二零二一年：297,027,000港元），本集團錄得本公司股東應佔除稅後綜合溢利17,168,000港元，較二零二一年同期的283,448,000港元大幅減少約93.94%。每股基本盈利為0.87港仙（二零二一年：14.38港仙）。

股息

董事局宣佈向於二零二三年五月八日（星期一）（「記錄日期」）名列本公司股東名冊之股東宣派截至二零二二年十二月三十一日止年度之中期股息每股8.50港仙（二零二一年：每股5.50港仙）。股東將有權選擇就全部或部份中期股息收取本公司股本中每股面值0.50港元之股份以代替現金，且該等股份將被記入為已繳足股本（「以股代息計劃」）。

以股代息計劃尚待香港聯合交易所有限公司（「聯交所」）批准據此配發之本公司新股份上市及買賣後，方可作實。為釐定在以股代息計劃項下將配發予股東之本公司新股份數目，新股份之市值將以截至記錄日期（包括該日）止連續五個交易日每股本公司股份在聯交所之平均收市價之95%之金額而釐定。本公司將適時向股東寄發載有以股代息計劃詳情之通函以及其選擇表格。現金股息單及／或代息股份股票預期於二零二三年六月十五日（星期四）寄發。

OPERATIONS REVIEW

The Mainland of China, particularly Shanghai, is the principal base of the Group's operations.

For the year ended 31st December, 2022, the property investment segment was the Group's primary profit maker by contributing a segment profit of HK\$94,780,000 (2021: HK\$178,676,000), which was derived from the rental and property management fee from the investment properties of the Group in Shanghai, however, it was partly offset by the unrealized loss on fair value changes of these investment properties upon revaluation at year end.

Securities trading business reported a segment profit of HK\$7,984,000 (2021: HK\$12,580,000) and ranked the second in terms of profit contribution amongst the operating segments of the Group.

The property development and trading segment was the tertiary profit contributor of the Group and this generated a segment profit of HK\$4,048,000 (2021: HK\$277,287,000) which was attributable to the properties sales in Shanghai.

The other business segments of the Group reported loss during the year under review.

Property Development and Investment

Property development and investment remained the core business and the principal source of profit of the Group for the year ended 31st December, 2022 by contributing a total profit of HK\$98,828,000 (2021: HK\$455,963,000). Tomson Riviera was the prime source of operating profit of the Group.

Under the impact of the COVID-19 pandemic, there was a decrease in the revenue from both sale and leasing of the properties. This business segment generated total revenue of HK\$414,688,000 which accounted for approximately 77.79% of the gross proceeds from operations of the Group for the year 2022 and was solely derived from the projects in Pudong of Shanghai, China. Nevertheless, an unrealized loss on fair value changes of the investment properties of the Group in Shanghai of HK\$75,204,000 was recorded at year end. The project in the Macao Special Administrative Region ("Macao") of China did not record any revenue.

業務回顧

中國內地（特別是上海市）為本集團營運之主要基地。

於截至二零二二年十二月三十一日止年度，物業投資分類為本集團之首要溢利來源，貢獻分類溢利94,780,000港元（二零二一年：178,676,000港元），此乃來自本集團於上海市之投資物業之租金及物業管理費收入，惟部份收益已被於年末重估此等投資物業之價值後之公平值變動所產生之未變現虧損所抵銷。

證券買賣業務錄得分類溢利7,984,000港元（二零二一年：12,580,000港元），於本集團營運分類中之溢利貢獻排名第二。

物業發展及銷售分類為本集團之第三大溢利貢獻者，並產生分類溢利4,048,000港元（二零二一年：277,287,000港元），此乃歸因於上海市之物業銷售。

本集團其他業務分類於回顧年度錄得虧損。

物業發展及投資

物業發展及投資業務仍為本集團於截至二零二二年十二月三十一日止年度之核心業務及主要溢利來源，貢獻溢利總額98,828,000港元（二零二一年：455,963,000港元）。湯臣一品為本集團之首要經營溢利來源。

在2019冠狀病毒病疫情影響下，物業銷售及租賃的收入均有所下跌。此業務分類產生總收入414,688,000港元，佔本集團於二零二二年度之經營收益總額約77.79%，且該收入僅來自中國上海市浦東之項目。然而，本集團於上海市之投資物業於年結日錄得公平值變動所產生之未變現虧損75,204,000港元。位於中國澳門特別行政區（「澳門」）之項目並無錄得任何收入。

Management Discussion and Analysis 管理層討論及分析

Tomson Riviera, Shanghai

Tomson Riviera is a notable high-rise residential development along the riverfront of Lujiazui of Pudong and right opposite the Bund. There are four residential towers and in order to maximize the return on investment, two residential towers are earmarked for sale while the other two towers are for leasing.

As at 31st December, 2022, the total residential gross floor area available for sale of Towers A and C was approximately 3,200 square meters while of the total residential gross floor area of Towers B and D of approximately 58,400 square meters, about 73% was leased.

For the year 2022, total revenue of HK\$318.68 million was recognized and this accounted for approximately 59.78% of the gross proceeds from operations of the Group. The revenue was principally attributable to sale proceeds with the rest derived from rental income and property management fee. Nevertheless, the Group recorded an unrealized loss on fair value changes of this project of HK\$44.90 million in the annual results of the Group for the year 2022.

As at the end of the year under review, sale deposits of HK\$121.65 million were credited to the Group and such amount was recognized in 2023 as the properties were delivered in early 2023.

上海市湯臣一品

湯臣一品為一項著名的高樓住宅發展項目，聳立於浦東陸家嘴江畔，對望外灘。該項目共有四棟住宅大樓，而為了對投資帶來最大回報，兩棟住宅大樓劃作銷售，而另外兩棟大樓則作租賃用途。

於二零二二年十二月三十一日，A棟及C棟大樓中約有總住宅樓面面積3,200平方米可供出售，而B棟及D棟大樓之總住宅樓面面積約58,400平方米中已租出約73%。

於二零二二年度，已確認總收入約為318,680,000港元，佔本集團之經營收益總額約59.78%。收入主要來自銷售收益，其餘則來自租金收入及物業管理費。然而，在本集團二零二二年度之全年業績中，就此項目錄得公平值變動所產生之未變現虧損約44,900,000港元。

本集團於回顧年度年結日已收取銷售訂金約121,650,000港元，由於已於二零二三年初交付物業，故該款項已於二零二三年確認入賬。



**TOMSON
RIVIERA**

湯臣一品



Commercial and Industrial Buildings, Shanghai

Rental income and property management fee from the Group's commercial and industrial property portfolio in Pudong, which comprised, inter alia, Tomson Commercial Building, Tomson International Trade Building, Tomson Waigaoqiao Industrial Park, the commercial podium of Tomson Business Centre and the office premises on the entire 72nd Floor of Shanghai World Financial Center, provided a steady recurrent revenue of HK\$93.98 million to the Group and this accounted for approximately 17.63% of the gross proceeds from operations of the Group for the year under review. Rental concessions have been granted to appropriate tenants of some of the aforesaid properties in view of the impact of COVID-19, hence there was a decrease in the rental income. In addition, the Group recorded an unrealized net loss on fair value changes of the aforesaid investment properties of HK\$30.30 million in the annual results of the Group for the year 2022.

上海市之商業及工業物業

來自本集團位於浦東之商業及工業物業組合(其中包括湯臣金融大廈、湯臣國際貿易大樓、湯臣外高橋工業園區、湯臣商務中心大廈之商場部份及上海環球金融中心72樓全層辦公室物業)之租金收入及物業管理費為本集團帶來穩定經常性收入約93,980,000港元,佔本集團於回顧年度內之經營收益總額約17.63%。鑒於2019冠狀病毒病的影響,本集團對上述若干物業的合適租戶予以租金寬免,因而令租金收入有所減少。此外,本集團於二零二二年度之全年業績中,就上述投資物業錄得公平值變動所產生之未變現虧損淨額約30,300,000港元。

**TOMSON
COMMERCIAL
BUILDING**
湯臣金融大廈



**TOMSON
WAIGAOQIAO
INDUSTRIAL
PARK**
湯臣外高橋
工業園區



**TOMSON
INTERNATIONAL
TRADE
BUILDING**
湯臣國際貿易大樓



**TOMSON
BUSINESS
CENTRE**
湯臣商務中心大廈



Management Discussion and Analysis 管理層討論及分析

Miscellaneous Residential Developments in Shanghai

Tomson Golf Villas and Garden have been developed in phases around the periphery of Tomson Shanghai Pudong Golf Club in Pudong since 1996 and there are now less than ten residential units and around one hundred car parking spaces available for sale. During the year under review, the project recognized revenue of HK\$2.03 million from leasing of the residential units and this represented approximately 0.38% of the gross proceeds from operations of the Group.

In addition, the Group holds less than ten car parking spaces at Xingguo Garden, the sole residential development of the Group in Puxi, for sale.

上海市之其他住宅發展項目

湯臣高爾夫別墅及花園自一九九六年起沿位於浦東之湯臣上海浦東高爾夫球會周邊分期開發，現時僅餘不足十個住宅單位及約一百個停車位可供出售。於回顧年度內，該項目確認住宅單位租賃收入約2,030,000港元，佔本集團之經營收益總額約0.38%。

此外，本集團在唯一位於浦西之住宅發展項目—湯臣怡園中持有不足十個停車位待售。



**TOMSON
GOLF VILLAS AND GARDEN**
湯臣高爾夫別墅及花園



Jinqiao Town Project, Shanghai

The Group holds three land lots with aggregate site area of approximately 328,687.5 square meters located in Jinqiao Town of Pudong and to the north of a stream named Zhangjiabang for residential purpose. Real estate ownership certificates of the said land lots were obtained in June 2020. The development of the project is scheduled to be phased over the coming four years.

The first phase of the project is a low-density residential development with total gross floor area of approximately 25,900 square meters and the construction works are under way. Subject to the policies of and approval from the local government, it is expected to launch the first phase for sale in the third quarter of 2023 and deliver the properties to the buyers in the first half of 2024.

Construction of the second phase of the residential development of the project started in November 2022. It comprises low-rise apartment buildings with total residential gross floor area of approximately 61,300 square meters.

It is now targeted to commence the construction of the third and fourth phases within 2023 and they would provide total residential gross floor area of approximately 200,000 square meters. The superstructure of the last phase with total residential gross floor area of approximately 29,400 square meters has been topped out and the construction works are expected to be resumed in 2024.

上海市金橋鎮項目

本集團持有位於浦東金橋鎮及一條名為張家浜之河流北面地區內總地塊面積約328,687.5平方米作住宅用途之三幅土地。上述地塊之不動產權證已於二零二零年六月取得，現計劃將該項目於未來四年內分期開發。

第一期項目為一項低密度住宅發展項目，總樓面面積約為25,900平方米，建築工程現正進行當中。視乎當地政府之政策及批覆，預期於二零二三年第三季推售第一期項目，並於二零二四年上半年向買方交付物業。

第二期住宅發展項目於二零二二年十一月開始動工興建。該項目由低層公寓大樓組成，總住宅樓面面積約為61,300平方米。

現目標旨在二零二三年內動工興建第三及第四期項目，合共將提供住宅樓面面積約200,000平方米。最後一期項目的總住宅樓面面積約為29,400平方米，其主體結構已封頂，預計建築工程將於二零二四年恢復施工。

Management Discussion and Analysis 管理層討論及分析

One Penha Hill, Macau

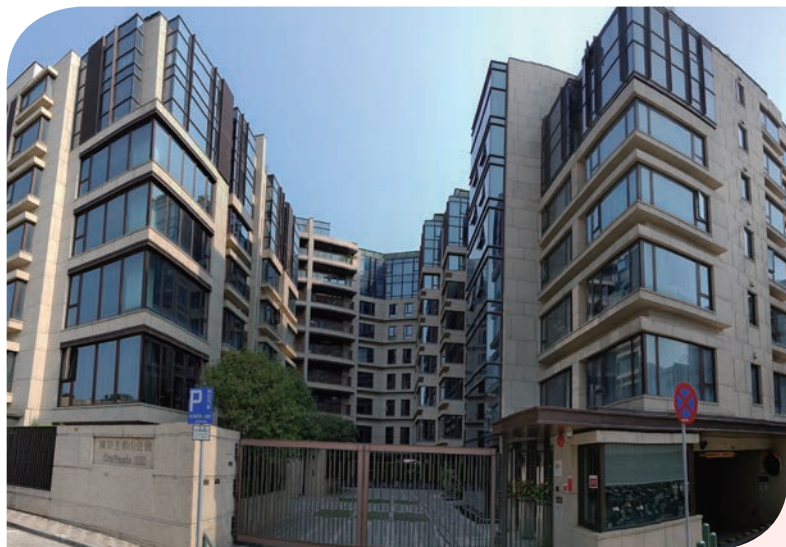
The Group holds a 70% interest in the development of a luxury residential condominium, namely One Penha Hill, at Penha Hill within a designated World Heritage Zone of Macau.

The project is earmarked for sale purpose and no revenue was generated during the year under review under the impact of the pandemic. As at 31st December, 2022, residential units with saleable area of approximately 6,700 square meters were available for sale.

澳門湯臣主教山壹號

本集團持有座落於澳門被列為世界遺產區內之主教山上之豪華住宅發展項目（即湯臣主教山壹號）之70%權益。

該項目劃作銷售用途，於回顧年度內在疫情影响下並無收入產生。於二零二二年十二月三十一日，實用面積約6,700平方米之住宅單位可供出售。



ONE PENHA HILL
湯臣主教山壹號



Hospitality and Leisure Industry

Tomson Shanghai Pudong Golf Club, Shanghai

The Group operates an 18-hole golf course of international standards, Tomson Shanghai Pudong Golf Club, in Pudong of Shanghai. Owing to the COVID-19 condition of the Mainland of China during the year under review, the golfing activities decreased and the Club was closed from mid-March to the end of May 2022. The Club generated revenue of HK\$44,994,000, being approximately 8.44% of the gross proceeds from operations of the Group, and reported gross profit of HK\$21.55 million for the year ended 31st December, 2022. The revenue was mainly attributable to golfing activities of the Club and the annual membership fee was the secondary source of income. After making provision for depreciation of fixed assets, the Club reported a segment loss of HK\$8,923,000 for the year under review (2021: profit of HK\$12,892,000).

款客及消閒業務

上海市之湯臣上海浦東高爾夫球會

本集團在上海市浦東經營一個符合國際標準的18個洞高爾夫球場—湯臣上海浦東高爾夫球會。由於回顧年度內中國內地的2019冠狀病毒病疫情狀況，高爾夫球活動減少，該球會並於二零二二年三月中旬至五月底期間關閉。該球會於截至二零二二年十二月三十一日止年度產生收入44,994,000港元，佔本集團經營收益總額約8.44%，並錄得毛利約21,550,000港元。收入主要來自該球會之高爾夫球活動，而年度會籍費用則為次要收入來源。經撥備固定資產之折舊後，該球會於回顧年度錄得分類虧損8,923,000港元（二零二一年：溢利12,892,000港元）。

TOMSON SHANGHAI
PUDONG GOLF CLUB
湯臣上海浦東高爾夫球會



Management Discussion and Analysis 管理層討論及分析

InterContinental Shanghai Pudong, Shanghai

The Group holds a 50% interest in InterContinental Shanghai Pudong hotel in Lujiazui of Pudong. The hotel was requisitioned by the local government for provision of quarters to the medical professionals from other provinces from late March 2022 owing to the spreading of the COVID-19 and it resumed business in mid-June 2022. The hotel operation was negatively impacted again by the pandemic outbreak in the Mainland of China at the end of December 2022. As a result, the hotel reported an average occupancy rate of approximately 24% during the year under review and the Group shared a net loss of HK\$15,289,000 from this investment (2021: net profit of HK\$1,342,000). It is expected that the economic activities will recover and the operation results of the hotel will be improved in 2023 since the travel restriction and epidemic prevention measures have been relaxed all over the world. The hotel management will continue to focus on controlling operating costs, increasing marketing efforts on guest rooms operations and food and beverage operations to maintain the profitability of the hotel.

上海市之上海錦江湯臣洲際大酒店

本集團持有位於浦東陸家嘴之上海錦江湯臣洲際大酒店之50%權益。由於2019冠狀病毒病蔓延，該酒店自二零二二年三月底開始被當地政府徵用，為來自其他省份的醫務人員提供宿舍，並已在二零二二年六月中旬恢復營業。由於中國內地於二零二二年十二月底再度爆發疫情，酒店營運再受衝擊。因此，該酒店於回顧年度錄得平均入住率約24%，而本集團從該項投資中攤分虧損淨額15,289,000港元（二零二一年：溢利淨額1,342,000港元）。於二零二三年，由於世界各地已放寬旅遊限制及防疫措施，經濟活動將會恢復，預計該酒店的經營業績將有所改善。該酒店管理層將繼續集中力量控制經營成本、加強客房業務及餐飲業務之推廣，以維持酒店之盈利。



INTERCONTINENTAL
SHANGHAI PUDONG
上海錦江湯臣洲際大酒店



Securities Trading

For the year under review, the Group's securities trading business in Hong Kong Special Administrative Region ("Hong Kong") of China reported revenue of HK\$73,029,000 and this accounted for approximately 13.70% of the gross proceeds from operations of the Group. The revenue was mainly attributable to gross proceeds from sale of trading securities while the dividend income from those securities was the secondary source. After taking into account an unrealized gain on changes in fair value, a net gain on the trading securities investments held by the Group of HK\$8,161,000 (2021: HK\$12,838,000) was recorded.

As at 31st December, 2022, the aggregate fair value of the Group's securities investments held for trading amounted to HK\$36,724,000, representing approximately 0.20% of the Group's total assets. Those were securities in the financial industry.

Media and Entertainment Business

The Group has participated in the production of live entertainment shows for years and also set up its film distribution business in 2011. Suffering from the COVID-19 pandemic, gross revenue received and receivable from this segment for the year ended 31st December, 2022 only amounted to HK\$367,000 and this accounted for approximately 0.07% of the Group's gross proceeds from operations. The revenue for the year under review was solely derived from investments in the production of live entertainment shows and a segment loss of HK\$650,000 (2021: HK\$622,000) was recorded. The Group intends to continue in participating in investments in various live performances under appropriate conditions in the future.



證券買賣

於回顧年度內，本集團於中國香港特別行政區（「香港」）之證券買賣業務錄得收入73,029,000港元，佔本集團之經營收益總額約13.70%。收入主要來自待售證券之銷售所得款項，其次是源自該等證券之股息收入。經計及公平值變動所產生之未變現收益，本集團錄得待售證券投資之收益淨額8,161,000港元（二零二一年：12,838,000港元）。

於二零二二年十二月三十一日，本集團之待售證券投資之公平值總額為36,724,000港元，佔本集團資產總值約0.20%。該等待售證券為金融業證券。

媒體及娛樂業務

本集團已參與現場表演節目製作多年，並在二零一一年開展電影發行業務。受制於2019冠狀病毒病之疫情，於截至二零二二年十二月三十一日止年度，此分類之已收及應收總收入只有367,000港元，佔本集團之經營收益總額約0.07%。於回顧年度內之收入僅來自現場表演節目製作之投資，並錄得分類虧損650,000港元（二零二一年：622,000港元）。本集團擬在未來適當的情況下繼續參與投資各類現場表演節目。



Investment Holding

In addition to its own property development projects, the Group holds a 13.483% interest in the registered capital of Shanghai Zhangjiang Micro-electronics Port Co. Ltd. (“SZMP”) as a long-term equity investment and the fair value of this investment amounted to HK\$312,824,000, representing approximately 1.66% of the Group’s total assets, as at 31st December, 2022. SZMP is an unlisted company established in Shanghai and is principally engaged in property development and investment in Shanghai. Dividend of HK\$22,054,000 (2021: HK\$23,209,000) was received from SZMP during the year under review and an unrealized gain on change in fair value of such investment of HK\$44.24 million was credited to the investment reserve of the Group in 2022 (2021: HK\$26.56 million) pursuant to applicable accounting standards.

Discloseable Transaction

As disclosed in an announcement on successful tender of property published by the Company on 7th August, 2022, the Group’s tender for an office premises situated at the whole 13th Floor of Tower II, Admiralty Centre, Hong Kong (the “Property”) at the purchase price of HK\$193 million has been accepted by the vendor (acting through the receivers) and the receivers. The acquisition of the Property constituted a discloseable transaction for the Company under the Rules Governing the Listing of Securities on the Stock Exchange and was completed in September 2022. The Group has obtained the legal title of the Property and is recovering the possession of the Property through legal procedures.

The Property is situated in a Grade A commercial-cum-office building and is in a strategic location in the key financial and commercial district on the Hong Kong Island. It is accessible to key Hong Kong Mass Transit Railway stations that not only provide convenient transport within Hong Kong but also provide easy check-in to the Hong Kong International Airport and accessible to Western part of Kowloon Peninsula that provides transportation to the Mainland of China. The Board considers the acquisition a strategic long-term investment for the Group, as it is believed that Hong Kong will remain as a major international city and benefit from the favourable Greater Bay Area policy of the Hong Kong Government and the strong economic growth of the Mainland of China. The acquisition enhances the property investment portfolio of the Group and it is expected that it will generate stable recurring rental income and further strengthen the long-term development of the Group in Hong Kong. The Property may be used as the Company’s headquarter in Hong Kong at opportune time.

投資控股

除本身之物業發展項目外，本集團持有上海張江微電子港有限公司（「微電子港公司」）之註冊資本中13.483%權益，作為長期股本投資。此投資於二零二二年十二月三十一日之公平值為312,824,000港元，佔本集團之資產總值約1.66%。微電子港公司為一家在上海市成立之非上市公司，其主要業務為於上海市從事物業發展及投資業務。於回顧年度內，本集團從微電子港公司收取股息22,054,000港元（二零二一年：23,209,000港元），而該投資之公平值變動所產生之未變現收益約44,240,000港元（二零二一年：26,560,000港元）根據適用之會計準則於二零二二年記入本集團之投資儲備內。

須予披露的交易

誠如本公司於二零二二年八月七日刊登有關物業投標中標之公告所披露，本集團已獲賣方（透過接管人行事）及接管人接納承投位於香港海富中心二座13樓全層的辦公室物業（「該物業」），購買價為193,000,000港元。收購該物業根據聯交所《證券上市規則》構成本公司一項須予披露的交易，該交易於二零二二年九月完成。本集團已取得該物業之業權，現正在透過法律程序收回該物業的擁有權。

該物業座落於甲級商辦大樓，並位於香港島核心金融及商業區之戰略性地點，可直達香港主要地鐵站，不僅提供香港境內的便捷交通，而且方便前往香港國際機場辦理登機手續，並可通往西九龍半島，接連前往中國內地的交通。董事局認為，收購事項乃本集團之一項策略性長期投資，因為本公司相信香港將繼續作為主要國際城市，並受益於香港政府有利的大灣區政策及中國內地強勁的經濟增長。收購事項提升本集團之物業投資組合，預期將產生穩定的經常性租金收入，並進一步加強本集團於香港的長遠發展。本公司於適當時候可能將該物業用作為香港之總部。

FINANCIAL REVIEW

Liquidity and Financing Position

As at 31st December, 2022, total assets of the Group decreased by approximately 8.47% to HK\$18,795,314,000 (2021: HK\$20,534,605,000). Equity attributable to owners of the Company was HK\$12,388,347,000 (2021: HK\$13,500,950,000) in total, or approximately HK\$6.29 (2021: HK\$6.85) per share, representing a decrease of approximately 8.18% which was mainly attributable to depreciation in value of Renminbi during the year under review.

The Group's operations and investments for the year ended 31st December, 2022 were funded by cash on hand, revenue from operating and investing activities, and bank borrowing.

At the end of the reporting period, the cash and cash equivalents of the Group amounted to HK\$3,966,071,000 (2021: HK\$4,445,869,000), a decrease of approximately 10.79%. During the year under review, the Group achieved net cash inflow of HK\$114,847,000 from its operating activities. After taking into account net cash outflows of HK\$89,252,000 and HK\$161,841,000 from its investing and financing activities respectively, the Group recorded a net decrease in cash and cash equivalents of HK\$136,246,000 (2021: net increase of HK\$639,654,000). The net cash outflow for the year under review was mainly attributable to the acquisition of the Property and the Company's payment of interim dividend for the year 2021.

Cash and cash equivalents of the Group are mainly denominated in the local currencies of the jurisdictions in which it operates. Hence, of the Group's cash and cash equivalents of HK\$3,966,071,000 as at 31st December, 2022, around 93.61% and 4.95% were denominated in Renminbi and Hong Kong Dollar respectively.

財務回顧

流動資金及財政狀況

於二零二二年十二月三十一日，本集團之資產總值減少約8.47%至18,795,314,000港元（二零二一年：20,534,605,000港元）。本公司權益持有人應佔權益總額為12,388,347,000港元（二零二一年：13,500,950,000港元）或每股約6.29港元（二零二一年：6.85港元），減少約8.18%，主要原因為於回顧年度內人民幣貶值。

本集團於截至二零二二年十二月三十一日止年度之業務及投資所需資金來自手頭現金、經營業務及投資業務之收入，以及銀行借款。

於報告期末，本集團之現金及現金等值項目為3,966,071,000港元（二零二一年：4,445,869,000港元），減少約10.79%。於回顧年度內，本集團從其經營業務產生現金流入淨額114,847,000港元。經計及其投資業務及融資活動之現金流出淨額分別為89,252,000港元及161,841,000港元後，本集團錄得現金及現金等值項目淨額減少136,246,000港元（二零二一年：淨額增加639,654,000港元）。於回顧年度現金流出淨額主要歸因於收購該物業及派付本公司二零二一年度之中期股息。

本集團之現金及現金等值項目主要為營運業務所在地之當地貨幣。因此，於二零二二年十二月三十一日，在本集團之現金及現金等值項目3,966,071,000港元中，分別約93.61%及4.95%為人民幣及港元。

Management Discussion and Analysis

管理層討論及分析

As at 31st December, 2022, excluding contract liabilities which represented the deposits received from sale of properties, of the liabilities of the Group of HK\$5,967,079,000 (2021: HK\$6,487,567,000), about 63.62% were taxation under current liabilities, about 18.64% were deferred tax liabilities, about 13.60% were trade and other payables and accruals, about 4.07% were borrowing and the remainder was lease liability. Details of the trade and other payables and accruals, lease liability, borrowing and deferred taxation are shown in Notes 23(d), 23(e), 26 and 27 to the consolidated financial statements of the Group on pages 150 and 151, and pages 155 to 157 respectively.

The Group's borrowing as at 31st December, 2022 amounted to HK\$242,451,000 (2021: HK\$294,333,000), equivalent to approximately 1.96% (2021: 2.18%) of the equity attributable to owners of the Company at the same date. The borrowing was in Renminbi, under security and subject to floating interest rates. Of the borrowing, approximately 11.11% was due for repayment within one year from the end of the reporting period, approximately 11.11% was repayable more than one year but not exceeding two years from the end of the reporting period, approximately 33.33% was due for repayment more than two years but not exceeding five years from the end of the reporting period while the remaining 44.45% was repayable more than five years from the end of the reporting period. The Group did not employ any other financial instruments for financing and treasury management.

At the end of the reporting period, the Group had commitments in relation to expenditure on properties under development of HK\$384,951,000 (2021: HK\$428,732,000) which were contracted but not provided for. The Group anticipates that these commitments will be funded from its future operating revenue, bank borrowings and other sources of finance where appropriate.

As at 31st December, 2022, the Group recorded a current ratio of 2.12 times (2021: 2.15 times) and a gearing ratio (total liabilities to equity attributable to the owners of the Company) of 49.15% (2021: 49.60%). There was no significant change in both the current ratio and gearing ratio.

於二零二二年十二月三十一日，除合約負債（指就銷售物業所收取之訂金）外，在本集團之負債5,967,079,000港元（二零二一年：6,487,567,000港元）中，約63.62%為流動負債項下之稅項、約18.64%為遞延稅項負債、約13.60%為應付貿易賬款、其他應付賬款及預提費用、約4.07%為借款，而其餘為租賃負債。應付貿易賬款、其他應付賬款及預提費用、租賃負債、借款及遞延稅項之詳情分別載於第150及第151頁以及第155至第157頁本集團之綜合財務報表附註23(d)、附註23(e)、附註26及附註27。

於二零二二年十二月三十一日，本集團之借款為242,451,000港元（二零二一年：294,333,000港元），相等於同日之本公司權益持有人應佔權益之約1.96%（二零二一年：2.18%）。借款以人民幣列值，為有抵押，及按浮動利率計息。在該借款中，約11.11%須於報告期末起計一年內償還，約11.11%須於報告期末起計一年以上但不超過兩年內償還，約33.33%須於報告期末起計兩年以上但不超過五年內償還，而餘額44.45%則須於報告期末起計五年後償還。本集團在融資及財務管理方面並無採用任何其他金融工具。

於報告期末，本集團有關發展中物業支出之承擔為384,951,000港元（二零二一年：428,732,000港元），其為已訂約但尚未撥備。本集團預期將以日後之營運收入、銀行借款及其他適合之融資來源以應付該等承擔。

於二零二二年十二月三十一日，本集團錄得流動比率為2.12倍（二零二一年：2.15倍）及資本負債比率（即負債總額對本公司權益持有人應佔權益之比率）為49.15%（二零二一年：49.60%）。流動比率及資本負債比率並無重大變動。

Charge on Assets

As at 31st December, 2022, assets of the Group with an aggregate carrying value of HK\$476,321,000 (2021: HK\$544,173,000) were pledged for securing the Group's borrowing of HK\$242,451,000 (2021: HK\$294,333,000). Details of the assets pledged are set out in Note 35 to the consolidated financial statements of the Group on page 178.

Foreign Exchange Exposure

The majority of the Group's assets and liabilities are denominated in Renminbi, and the liabilities are well covered by the assets. Should there be a depreciation in value of Renminbi, there may be an adverse impact on the Group's results and net asset value. The other assets and liabilities of the Group are denominated in either Hong Kong Dollar or United States Dollar. Hence, the Group anticipates that the exchange risk exposure is manageable.

Contingent Liabilities

The Group had no material contingent liabilities as at 31st December, 2022 (2021: Nil).

PRINCIPAL RISKS AND UNCERTAINTIES

The Group's financial situation, operating results and business prospects may be directly or indirectly affected by a number of risks and uncertainties including business risks, operational risks, financial risks and changes of local laws and regulations in the jurisdictions in which it operates. Information on the estimation uncertainty, capital risk management and financial risks management is set out respectively in Notes 4, 28 and 29(b) to the consolidated financial statements of the Group on pages 117 to 119, and pages 158 to 171.

Property development and investment is the principal business segment of the Group and price fluctuation is a major risk that may affect the Group's results and asset value. The management holds a positive view of the potential demand from target customers for

資產抵押

於二零二二年十二月三十一日，本集團賬面總值476,321,000港元(二零二一年：544,173,000港元)之資產已予抵押，以作為本集團借款242,451,000港元(二零二一年：294,333,000港元)之擔保。資產抵押之詳情載於第178頁本集團之綜合財務報表附註35。

匯兌風險

本集團大部份資產及負債乃以人民幣列值，而資產可充份地償付負債。倘人民幣貶值，可能對本集團之業績及資產淨值造成不利影響。本集團之其他資產及負債乃以港元或美元列值。因此，本集團預期匯兌風險可予控制。

或然負債

於二零二二年十二月三十一日，本集團並無重大或然負債(二零二一年：無)。

主要風險及不明朗因素

本集團之財務狀況、經營業績及業務前景或會直接或間接地受眾多風險及不明朗因素影響，包括業務風險、營運風險、財務風險及營運業務所在地之當地法律及規例之變動。有關估計之不明朗因素、資本風險管理及財務風險管理之資料分別載於第117至第119頁以及第158至第171頁本集團之綜合財務報表附註4、附註28及附註29(b)。

物業發展及投資為本集團之主要業務分類，而價格波動為有可能影響本集團業績及資產價值之主要風險。管理層目前對於中國上海市及澳門之物業目標客戶



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properties in Shanghai and Macau of China and will be cautious in formulating the Group's business plans and monitor closely the marketing and pricing strategies of the Group's property projects to maximize the return on investment.

There may be other risks and uncertainties in addition to those stated above which are not known to the Group or which may not be imminent or material now but could turn out to be impending or significant in the future.

PROSPECTS

The spread of COVID-19 has inflicted serious blows and disruptions to economic, business and social activities worldwide for years. The military conflicts between Russia and Ukraine and the associated economic sanctions against Russia have further led to severe uncertainties in the financial and political situation of the whole world and even food and energy crises. The recent tense relation between China and USA have further exacerbated the global political and economic situation. The Board would pay great attention to the development in the international situation when contemplating any future development of the Group, especially any new investment plans. Whilst property development and investment will remain the focus of the Group's business and investment strategies, the Group will continue to explore and evaluate prudently other potential investment opportunities. It will be the objective of the Group to maintain an optimum balance in the allocation of its resources both geographically and in different business segments.

The Group remains optimistic about the economic situation of the Mainland of China. It has built up its reputation as a developer of high-end residential properties in the Mainland and has confidence in the underlying demand for properties catering to a high-income middle class and high net-worth individuals in the Mainland in the long run. The Group will endeavour to maintain the momentum in its sale and leasing plans for the property portfolio in Shanghai and Macau. It is anticipated that Tomson Riviera and One Penha Hill will be the Group's principal sources of profit in the year 2023. At the same time, the Group is actively proceeding with the construction works and preparing for the sales plan of Jinqiao Town project in Pudong, Shanghai and this project will form an important component of the Group's property development and investment segment and will be the major profit contributor in next few years.

之潛在需求抱持正面之看法，並將謹慎制訂本集團之業務計劃及密切監察本集團物業項目之市場推廣及價格策略，以為本集團之投資爭取最大回報。

除上文提及者外，亦可能存在其他本集團未知之風險及不明朗因素，或目前未必即將發生或重大但日後可能變成迫在眉睫的或重要之其他風險及不明朗因素。

展望

2019冠狀病毒病疫情蔓延，多年來已對環球經濟、商業及社交活動造成沉重打擊及干擾。俄烏之間的軍事衝突以及針對俄羅斯的相關經濟制裁，進一步對整個世界的金融及政治局勢帶來嚴重的不穩定性，甚至糧食及能源危機。近期中美關係緊張，令全球政治及經濟局勢不確定性進一步加劇。董事局在考慮本集團的任何未來發展（尤其是任何新投資計劃）時，將高度關注國際形勢的發展。物業發展及投資仍將為本集團之業務及投資策略重心，同時本集團將繼續審慎探索及評估其他潛在投資機會。本集團的目標旨在於地域上及不同業務分類間就資源分配維持最適當之平衡。

本集團對中國內地的經濟狀況仍然感到樂觀。本集團作為高端住宅物業的開發商已在內地建立名聲，且從長遠來看，對內地高收入中產階層及高資產淨值人士之相關物業需求具有信心。本集團將努力保持其在上海市及澳門之物業組合之銷售及出租計劃勢頭。預期湯臣一品及湯臣主教山壹號將為本集團於二零二三年度之主要溢利來源。同時，本集團正積極推進位於上海市浦東的金橋鎮項目的建築工程及籌備銷售計劃，該項目將會成為本集團物業發展及投資分類的重要部署及未來數年的主要溢利貢獻來源。

In light of volatility in the Hong Kong and global financial markets and economic conditions, the management will continue to adopt a conservative approach in managing the securities trading portfolio of the Group, with an emphasis on securities with steady recurrent yield.

Though COVID-19 is still considered a pandemic and is infectious, the travel restriction and epidemic prevention measures have already been relaxed all over the world. It is cautiously optimistic that the economy will recover following the resumption of the social activities. The Group will continue to monitor the situation closely and any financial impact on the operations of the Group, should this happen, would be reflected in the financial statements of the Group for the financial year 2023.

HUMAN RESOURCES

As at 31st December, 2022, the Group engaged around 400 employees in total in its various offices including Hong Kong and Shanghai. Total emoluments paid to staff and directors of the Group during the year under review amounted to HK\$67,611,000. Remuneration and benefits packages are generally structured with reference to market terms and practice, as well as individual responsibilities, performance and qualifications. Discretionary bonus may be paid based on individual contribution. In addition, a share option scheme had been established by the Company for granting the directors and employees of the Group options to subscribe for shares of the Company as a performance incentive and the scheme ceased to be valid and effective at the close of business on 31st May, 2022.

Taking this opportunity, the Board would like to express its gratitude to the management and all the staff members of the Group for their devotion and hard work over the years.

On behalf of the Board
Hsu Feng
Chairman and Managing Director

Hong Kong, 30th March, 2023

鑒於香港及全球金融市場及經濟環境波動，管理層將繼續採取保守方針管理本集團之證券買賣組合，並側重於具有穩定經常性收益之證券。

儘管2019冠狀病毒病仍然被認為是大流行病並且具有傳染性，惟世界各地的旅遊限制及防疫措施經已放寬，本集團對社交活動恢復後的經濟復甦抱持謹慎樂觀態度。本集團將會持續密切監察形勢及如一旦對本集團營運產生任何財務影響，將會在本集團之二零二三財政年度財務報表中反映。

人力資源

於二零二二年十二月三十一日，本集團於多個辦事處（包括香港及上海市）共僱用約400名員工。於回顧年度內，本集團支付予員工及董事之酬金總額為67,611,000港元。酬金及福利計劃一般參考市場條款及慣例，以及個人之職責、表現及資歷而釐定，並按個別人士之貢獻而可能酌情發放花紅。此外，本公司曾設立購股權計劃，向本集團的董事及僱員授予購股權以認購本公司股份，作為表現獎勵，而該計劃自二零二二年五月三十一日營業時間結束時已不再有效及生效。

董事局藉此機會向本集團管理層及全體員工多年來之奉獻及勤勉表示謝意。

代表董事局
主席兼董事總經理
徐 楓

香港，二零二三年三月三十日

Corporate Governance Report

企業管治報告

The Board of Directors of the Company (the “Board”) is committed to maintaining good corporate governance standards and procedures which emphasize management of high quality, transparency and accountability to all shareholders.

CORPORATE GOVERNANCE PRACTICES

The Company has applied the principles set out in Part 2 of Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”), the Corporate Governance Code (the “CG Code”), and has complied with the applicable code provisions contained therein during the year ended 31st December, 2022 and up to the date of this Report, except that:

- (a) Madam Hsu Feng takes up both the posts of Chairman of the Board and Managing Director of the Company. While this is a deviation from the CG Code, dual role leadership provides the Company and its subsidiaries (collectively the “Group”) with a strong and consistent leadership and allows for more effective operation of the business. The Board is of the view that adequate check and balance of power is in place. Responsibilities for the Company’s daily business management are shared amongst Madam Hsu and other members of the executive committee of the Board. Besides, all major decisions are made in consultation with members of the Board or appropriate committees of the Board in accordance with the provisions of the code on risk management and internal control of the Group; and
- (b) the management was not able to provide the Board with monthly updates of the Group’s performance and financial position in April 2022 owing to facing difficulty in collating information from various operation units in Shanghai, the People’s Republic of China, where is the Group’s principal operation base, subject to the lockdown measures imposed by the local government under the impact of the epidemic. Other than that, monthly updates were provided regularly during the year 2022.

本公司董事局（「董事局」）致力堅持以強調優質管理、透明度及對所有股東問責的良好企業管治水平和程序。

企業管治常規

本公司在截至二零二二年十二月三十一日止年度內及直至本報告簽發日期已採納載列於香港聯合交易所有限公司《證券上市規則》（「《上市規則》」）附錄十四《企業管治守則》第二部分之原則並一直遵守有關適用之守則條文，惟下文所述者除外：

- (a) 由於徐楓女士同時擔任本公司董事局主席兼董事總經理兩職，故偏離《企業管治守則》之規定。然而，由同一人兼任兩職，能對本公司及其附屬公司（統稱「本集團」）發揮強勢及一致的領導效能，並可以更有效地經營業務。本公司之日常業務管理之責任由徐女士與董事局轄下之執行委員會中其他成員共同分擔，且所有重大決定均根據本集團之《風險管理及內部監控守則》之條文經董事局成員或其轄下之適當委員會商議後才作出，所以，董事局認為已有足夠的監察及權力平衡；及
- (b) 由於中華人民共和國上海市政府因應疫情實施封控措施，本集團位於上海市（本集團的主要營運基地）之各營運單位的資料難以搜集整理，故管理層未能於二零二二年四月向董事局提供本集團之表現及財務狀況之每月更新。除此之外，管理層於二零二二年度已定期提供每月更新。

CORPORATE CULTURE

The Board has established the Group's purposes, values and strategies, and has satisfied itself that the Group's culture is aligned. Acting with integrity and leading by example, the Directors promote the desired culture to instill and continually reinforce across the Group the values of acting lawfully, ethically and responsibly. The Group has adopted anti-corruption and whistleblowing policies to provide forums for reporting issues and concerns on any misconduct, and to uphold business integrity in its operations.

The Group is committed to seeking progress while maintaining stability and strives to improve operational efficiency and strengthen the risk control measures. Effective risk control will remain as the core competitiveness and investment highlight of the Group, while the Group will strive to explore other business opportunities. A healthy corporate culture is important to good corporate governance, which is crucial for achieving sustainable long-term success of the Group.

In addition, the Group aspires to create an environment that values diversity. The Group takes into consideration diverse background, experience, perspectives and gender in staff recruitment and development. The gender ratio (male: female) in the workforce including senior management as at the end of the year under review was approximately 54:46.

THE BOARD

The Board commits itself to acting in the best interests of the Group and the shareholders of the Company. It is accountable to the shareholders for the long-term performance of the Group, while taking into consideration the interests of other stakeholders. The Board has established an executive committee, an audit committee, a nomination committee and a remuneration committee (collectively, the "Board Committees") to assist the operation of the Board.

企業文化

董事局已制定本集團的宗旨、價值及策略，並已信納本集團的文化協調一致。本著誠信行事，加上以身作則，董事推動所期望的文化，向本集團上下灌輸和不斷加強以守法、合乎道德及負責任的態度行事的價值觀。本集團已採納反貪污政策及舉報政策，為報告有關任何不當行為的問題及疑慮提供討論平台，並維護廉潔從業的經營傳統。

本集團維護穩定之餘也決心力求進步，並努力改善經營效率和加強風險控制措施。有效的風險控制仍將是本集團的核心競爭力及投資亮點，而本集團將努力探索其他商機。健康的企業文化對良好的企業管治至關重要，是令本集團達致長遠成功的必要條件。

此外，本集團渴望創造一個重視多元化的環境。本集團在員工招聘和發展方面會考慮多元化的背景、經驗、觀點和性別。於回顧年度年結日，在職的男女性別比例（包括高級管理人員）約為54比46。

董事局

董事局承諾以本集團和本公司股東的最佳利益行事。其就本集團之長期表現向股東負責，亦會考慮其他持份者之利益。董事局已成立一個執行委員會、一個審核委員會、一個提名委員會以及一個薪酬委員會（統稱「董事委員會」）以協助董事局運作。



The Company recognizes that a diverse board is crucial to the Board's performance and development of the Company. The Board has adopted a board diversity policy (the "Diversity Policy") which sets out the approach to achieve diversity on the Board. It believes that diversity should be viewed from its widest perspective. Accordingly, in selection of candidates to the Board, the nomination committee of the Board (the "Nomination Committee") takes into account a range of measurable objectives, including but not limited to gender, age, cultural and educational background, professional experience and qualifications, skills, knowledge and length of service, having due regard to the Company's own business model and specific needs from time to time. The ultimate decision will be based on merit and contribution that the candidates will bring to the Board with due regard to the benefits of diversity on the Board. During the year under review, the Nomination Committee has conducted an annual review of the structure, size and composition of the Board with reference to the above measurable objectives and the implementation and effectiveness of the Diversity Policy and the Nomination Committee agreed that the diversity of the Board was achieved. On the recommendation from the Nomination Committee, the Board considers that its members coming from a variety of business and professional background, the Board has an appropriate size and balanced structure and composition with diverse mix of skills, experience, expertise and diversity of perspectives appropriate to the requirements of the Company's business and development.

As at the date of this Report, the Board is composed of seven members, including three executive Directors, namely Madam Hsu Feng (Chairman and Managing Director), Mr Albert Tong (Vice-Chairman) and Mr Tong Chi Kar Charles (Vice-Chairman), and four independent non-executive Directors, namely Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai, Mr Sean S J Wang and Mr Ng Chi Him. There are one female Director and six male Directors. The Board considers that the Company has achieved gender diversity at the Board level and targets to maintain at least the current level of female representation. The Company will ensure that gender diversity is taken into account when recruiting staff members of senior level and ensure that sufficient resources are available for providing appropriate trainings and career development to develop a pipeline of potential successors to the Board and maintain gender diversity.

本公司認為，一個多元化的董事會架構對董事局的表現及本公司的發展非常重要。董事局已採納一項董事局成員多元化政策（「多元化政策」），當中載有達致董事局成員多元化的方針，彼相信應從最廣泛之觀點考量多元化。因此，在甄選董事局之候選人時，董事局轄下之提名委員會（「提名委員會」）會考慮多項可計量目標，包括但不限於性別、年齡、文化及教育背景、專業經驗及資歷、技能、知識及工作年資，並應考慮本公司本身的業務模式及不時的具體需要，最終將按候選人的長處及可為董事局帶來的貢獻而作決定，並充份考慮董事局成員多元化之裨益。於回顧年度內，提名委員會參考上述可計量目標對董事局的架構、人數及組成，以及對多元化政策的執行及有效性進行了年度檢討，提名委員會同意董事局已達多元化。經提名委員會建議，董事局認為其成員來自不同業務及專業背景，董事局擁有合適的人數及均衡之架構和組成比例，當中組合了不同之技能、經驗、專長及多元化觀點，以配合本公司業務及發展所需。

於本報告簽發日期，董事局由七位成員組成，包括三位執行董事，即徐楓女士（主席兼董事總經理）、湯子同先生（副主席）和湯子嘉先生（副主席），以及四位獨立非執行董事，即張兆平先生、李燦輝先生、王少劍先生和吳自謙先生，當中有一位女性董事和六位男性董事。董事局認為本公司已在董事局層面實現性別多元化，並計劃至少保持目前的女性代表之水平。本公司將確保在招聘高級職員時考慮性別多元化，並確保有足夠資源提供適當的培訓及職業發展，以建立董事局的潛在繼任者渠道及保持性別多元化。

All the Directors have signed service contracts or letters of appointment with the Company which set out the key terms and conditions of their appointment. Biographical details of the Directors and relevant relationships among them together with their respective roles on the Board and its committees are set out in the Profile of the Directors and Officers on pages 40 to 45.

The Directors have disclosed to the Company the offices held in other public companies or organisations and (as the case may be) the time involved and the Company has received confirmations from each relevant Director that he/she has devoted sufficient time to perform his/her responsibilities as a Director and has given sufficient attention to the affairs of the Company during the year 2022.

As at the date of this Report, there are four independent non-executive Directors of the Company representing more than one-half of the Board and two of them have either appropriate professional accounting qualifications or related financial management expertise as required by the Listing Rules. The independent non-executive Directors have contributed valuable independent views and proposals for the Board's deliberation and decisions. The Company has received a written confirmation or an annual written confirmation for the year 2022 (as the case may be) from each of the independent non-executive Directors of his independence pursuant to Rule 3.13 of the Listing Rules and considers all of the independent non-executive Directors to be independent.

None of the independent non-executive Directors of the Company are appointed for a specific term, but they are subject to retirement and re-election at least once every three years at annual general meetings of the Company pursuant to the Articles of Association of the Company (the "Articles").

The Board has reserved for its decision or consideration matters covering formulation of corporate strategies, approval of annual and interim results, changes of members of the Board and its committees, major acquisitions, disposals and capital transactions, and monitoring and controlling other significant operational and financial matters of the Group. The Board Committees oversee particular aspects of the Company's affairs and assist in sharing the Board's responsibilities according to their respective clear written terms of reference. The Board Committees report regularly to the Board on their decisions and recommendations.

本公司已與所有董事簽訂載有有關委任的主要條款及條件的服務合約或委任書。有關董事的個人資料詳情和相互之間的關係，以及彼等在董事局及其轄下之委員會中的相關職責列載於第40至第45頁董事及高級行政人員簡介中。

董事已向本公司披露彼等於其他公眾公司或組織所擔任的職位及(視乎情況而言)所涉及的時間，本公司亦已收到各相關董事於二零二二年度內已投入了足夠時間履行董事的職責和充份關注本公司之事務之確認。

於本報告簽發日期，本公司有四位獨立非執行董事，佔董事局中多於二分之一席位，且其中兩位具有《上市規則》規定的適當會計專業資格或相關財務管理專長。獨立非執行董事於董事局審議及決策時，提供了寶貴的獨立意見及建議。本公司已收到每一位獨立非執行董事根據《上市規則》第3.13條之規定就有關彼等之獨立性發出的書面確認或二零二二年度書面確認(視乎情況而言)，並認為全體獨立非執行董事均屬獨立人士。

本公司之獨立非執行董事並無指定任期，惟彼等須根據本公司之《公司組織章程細則》(「《章程細則》」)之規定，於本公司股東週年大會上至少每三年告退一次及經重選後，方可連任。

董事局保留了有關權力，以決定或審議有關制定企業策略、年度和中期業績審批、董事局及其委員會的成員變動、主要收購、出售和資本交易，以及監控本集團的其他重大營運和財務事項。董事委員會按其各別以書面訂明的清晰職權範圍以管理本公司特定範疇之事務，以及協助分擔董事局之職責。董事委員會定期向董事局匯報其決策及建議。

The Company has also established mechanisms to ensure independent views are available to the Board. This is achieved by maintaining an appropriate proportion of independent non-executive Directors in the Board and providing the Directors with sufficient resources to preform their duties including, inter alia, seeking, at the Company's expenses, external independent professional advice, if necessary, as well as encouraging all Directors to express freely their independent views and opinions during the Board meetings or the Board Committees' meetings. The Nomination Committee has conducted an annual review and considers that the mechanisms are effective. On the recommendation from the Nomination Committee, the Board considers that the implementation of mechanisms is effective.

The day-to-day management, administration and operation of the Group are delegated to the management and the management also provides support to the Board to formulate overall strategic direction, long term objectives and business plans of the Group. Both the Board and the management have clearly defined authorities and responsibilities under various risk management, internal control and check-and-balance mechanisms. The management is responsible for implementing the strategies and plans adopted by the Board and the Board Committees and assumes full accountability to the Board for the operation of the Group.

The Board meets regularly throughout the year and as and when required. Sufficient notices are given to all Directors at least 14 days before the regular Board meetings. All Directors are consulted whether to include any matters in the agenda. Agenda and accompanying board papers are given to all Directors in a timely manner before the appointed date of each regular Board meeting. Drafts and final versions of minutes are circulated to the Directors for comment and record respectively. During the year 2022, there were four regular Board meetings. Besides, a Vice-Chairman of the Board had an annual meeting in 2022 to exchange opinions with the independent non-executive Directors of the Company without the presence of the other Directors.

All members of the Board have been provided with monthly management updates to keep them up-to-date with material developments of the Group's operations, performance, financial position and prospects. The Board has agreed on a procedure to enable the Directors to seek external independent professional advice whenever deemed necessary, at the Company's expense, to assist them to perform their duties.

本公司亦已設立機制，以確保董事局可獲得獨立的觀點。為達到此目的，本公司在董事局中維持適當比例的獨立非執行董事和提供足夠資源予董事以履行其職責，其中包括在必要時尋求外聘獨立專業意見，費用由本公司承擔，以及鼓勵所有董事在董事局會議或董事委員會會議期間自由表達其獨立觀點及見解。提名委員會已進行年度檢討並認為該機制是有效。經提名委員會建議，董事局認為該機制有效執行。

管理層獲委託管理本集團之日常運作、行政及營運，並在制定本集團之整體策略方向、長遠目標及業務計劃各方面向董事局提供協助。董事局及管理層在不同的風險管理、內部監控及制衡機制下均有清楚界定的權力及責任。管理層須負責落實董事局及董事委員會所採納的策略和計劃，並就本集團之營運全面向董事局負責。

董事局在每一年度內定期及當有需要時舉行會議。本公司在董事局定期會議舉行日期前最少十四天向所有董事發出充足通知。所有董事均被諮詢是否提出任何商討事項以列入議程中。議程及相關的董事局會議文件在各董事局定期會議之指定舉行日期前適時送呈所有董事。該等會議之會議記錄草稿及最後定稿均分別送呈各董事以徵求意見及作為記錄。於二零二二年度內，董事局共舉行了四次定期會議。此外，董事局一位副主席與本公司之獨立非執行董事在二零二二年內進行了一次沒有其他董事在場的年度會議以交流意見。

管理層向董事局全體成員提供每月之更新資料，以使彼等不時知悉有關本集團的營運、表現、財務狀況及前景之重大發展之最新資訊。董事局已協定程序以便董事可無論何時在認為需要時尋求外聘獨立專業意見，以協助彼等履行其職責，有關費用由本公司支付。

The Company has arranged appropriate liability insurance to indemnify its Directors for their liabilities arising out of the discharge of their duties. The insurance coverage is reviewed on an annual basis.

Corporate Governance Functions

The Company strives to attain and maintain high standards of corporate governance best suited to the needs and interests of the Group. Good corporate governance is crucial to an orderly and effective operational system, which will enhance operational efficiencies, thereby bolstering shareholder value. The Board is responsible for the corporate governance functions. During the year ended 31st December, 2022, the Board has discharged the following corporate governance duties:

- (a) review and revise the Company's policies and practices on corporate governance including, inter alia, director nomination policy and terms of reference for the remuneration committee of the Board (the "Remuneration Committee");
- (b) review and monitor the Company's policies and practices on compliance with legal and regulatory requirements, including reviewing the provisions of the code on risk management and internal control of the Group;
- (c) review and monitor the Company's code of practice for securities transactions by the Directors and relevant employees (the "Code of Practice for Securities Transactions");
- (d) review the Company's compliance with the code provisions of the CG Code and relevant disclosure in interim and annual reports; and
- (e) arrange seminars and briefings to Directors, review and monitor the training and continuous professional development of the Directors, details of which are set out in the paragraph headed "Directors' Induction and Continuous Professional Development" in this Report.

本公司已就彌償其董事因履行彼等職責所產生的責任而安排適當的責任保險，並每年檢討保險之保障範圍。

企業管治職能

本公司致力達至及維持高水平兼最切合本集團之需要及利益之企業管治。良好企業管治對一個有規律及有效的營運系統極為重要，使其可提升營運效率，因而提高股東價值。董事局負責履行企業管治職能。於截至二零二二年十二月三十一日止年度內，董事局已履行以下企業管治職責：

- (a) 檢討及修訂本公司的企業管治政策及常規，其中包括提名董事之政策及董事局轄下之薪酬委員會（「薪酬委員會」）之職權範圍書；
- (b) 檢討及監察本公司在遵守法律及監管規定方面的政策及常規，包括檢討本集團之《風險管理及內部監控守則》之條文；
- (c) 檢討及監察本公司之董事及有關僱員進行證券交易的守則（「《證券交易守則》」）；
- (d) 檢討本公司遵守《企業管治守則》的守則條文的情況及在中期報告及年報內的相關披露；及
- (e) 為董事安排培訓課程及簡報，檢討及監察董事的培訓及持續專業發展，詳情載於本報告內標題為「董事之入職指引及持續專業發展」一節。

Executive Committee

An executive committee (the “Executive Committee”) was established by the Board in June 2005 with specific written terms of reference. The Executive Committee is composed of all the executive Directors of the Company at all times during the year under review, namely Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles. Madam Hsu Feng is the chairman of the Executive Committee. The Executive Committee may convene meetings as it considers necessary for reviewing and approving, inter alia, any matters concerning the day-to-day management of the business of the Company and any matters to be delegated to it by the Board from time to time.

Audit Committee

An audit committee (the “Audit Committee”) was set up by the Board in April 1999 with specific written terms of reference. As at the date of this Report, the Audit Committee is composed of all the independent non-executive Directors of the Company, namely Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai, Mr Sean S J Wang and Mr Ng Chi Him. The Audit Committee is chaired by Mr Cheung Siu Ping, Oscar who possesses appropriate professional accounting qualifications as required under the Listing Rules.

Under its terms of reference, the Audit Committee is required to monitor the integrity of the financial statements of the Company, to review significant financial reporting judgements, to evaluate the overall effectiveness of the risk management and internal control systems of the Group, and to oversee the relationship with the Company’s auditor (the “Auditor”). The terms of reference of the Audit Committee are available on the Company’s website.

During the year 2022, the Audit Committee held three meetings for reviewing the interim and annual financial statements as well as the accounting and financial reporting matters of the Group; evaluating the risk management and internal control systems of the Group, the significant risks faced by the Group and also the resource adequacy and effectiveness of internal audit function; reviewing the internal audit and enterprise risk assessment reports of the Group for approval by the Board; reviewing the Group’s whistleblowing policy and considering the engagement and scope of services and the remuneration of the Auditor.

執行委員會

董事局已於二零零五年六月成立了一個具有以書面訂明特定職權範圍的執行委員會（「執行委員會」）。執行委員會於回顧年度內任何時候均由本公司全體執行董事（即徐楓女士、湯子同先生和湯子嘉先生）組成，徐楓女士為執行委員會的主席。執行委員會可在認為需要時召開會議，以審議和批准（其中包括）有關本公司日常業務管理和不時由董事局委派其處理的任何事項。

審核委員會

董事局已於一九九九年四月成立了一個具有以書面訂明特定職權範圍的審核委員會（「審核委員會」）。於本報告簽發日期，審核委員會由本公司全體獨立非執行董事（即張兆平先生、李燦輝先生、王少劍先生和吳自謙先生）組成。審核委員會的主席張兆平先生擁有《上市規則》所規定之適當會計專業資格。

根據審核委員會之職權範圍，審核委員會須監察本公司財務報表的完整性，審閱財務申報之重大意見，評估本集團之風險管理及內部監控系統之整體效益，以及監督與本公司核數師（「核數師」）的關係。審核委員會之職權範圍書已載於本公司網站上。

於二零二二年度內，審核委員會共舉行了三次會議，以審閱本集團的中期和年度財務報表以及審視會計和財務匯報事宜；檢討本集團的風險管理及內部監控系統、本集團所面對的重大風險以及內部審核功能之資源足夠性及有效性；審閱本集團之內部審核及企業風險評估報告以供董事局審批；審視本集團之《機密舉報制度及指引》之安排以及考慮核數師之委聘事宜和由核數師提供的服務範疇以及其酬金。

The Audit Committee concluded that in 2022 the risk management and internal control systems of the Group and the internal audit function of the Company were implemented effectively. The Audit Committee was satisfied with the related resources of the internal audit function and the resources, staff qualifications and experience, training programmes and related budget of the Company's accounting and financial reporting functions as well as the implementation, application and effectiveness of the whistleblowing policy of the Group.

In March 2023, the Audit Committee held a meeting to review the annual consolidated financial statements of the Group for 2022 and consider the re-appointment and proposed remuneration of the Auditor. On the recommendation of the Audit Committee, the Board resolved to submit the consolidated financial statements for review and to propose the re-appointment and proposed remuneration of the Auditor for approval by the shareholders at the annual general meeting of the Company for 2023 (the "2023 AGM").

Nomination Committee

The Nomination Committee was established by the Board with effect from 31st December, 2021 with specific written terms of reference. The terms of reference of the Nomination Committee are available on the Company's website. As at the date of this Report, Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai, Mr Sean S J Wang and Mr Ng Chi Him, being all independent non-executive Directors of the Company, and Mr Albert Tong, an executive Director of the Company, are members of the Nomination Committee while Mr Cheung Siu Ping, Oscar acts as the chairman of the Nomination Committee.

The Nomination Committee is responsible for reviewing the Board structure, size and composition (including the skills, knowledge and experience of the Board members), and makes recommendations on any proposed changes to the Board. The Nomination Committee is also responsible for assessing the independence of the independent non-executive Directors and makes recommendations to the Board on the appointment or re-election of Directors and succession planning for Directors. The Board has adopted a director nomination policy that the Nomination Committee will evaluate candidates for directorship to the Board by giving due consideration to the criteria, including but not limited to gender, age, cultural and educational background, professional experience

審核委員會認為在二零二二年內本集團的風險管理及內部監控系統以及本公司的內部審核功能有效運作。審核委員會對本公司在內部審核功能之相關資源，和在會計及財務匯報職能方面的資源、員工資歷及經驗，彼等的培訓課程及有關預算，以及本集團之《機密舉報制度及指引》的執行、應用及有效性感到滿意。

在二零二三年三月，審核委員會舉行了一次會議，以審閱本集團之二零二二年度綜合財務報表及考慮重新委任核數師及其酬金建議。在審核委員會建議下，董事局議決於本公司之二零二三年度股東週年大會（「二零二三年度週年大會」）上提呈該綜合財務報表以供股東審閱及提議股東審批重新委任核數師及其酬金建議。

提名委員會

董事局已於二零二一年十二月三十一日起成立了一個具有以書面訂明特定職權範圍的提名委員會。提名委員會的職權範圍書已載於本公司網站上。於本報告簽發日期，本公司全體獨立非執行董事張兆平先生、李燦輝先生、王少劍先生和吳自謙先生，以及執行董事湯子同先生為提名委員會成員，而張兆平先生擔任提名委員會主席之職。

提名委員會負責檢討董事局的架構、人數及組成（包括董事局成員之技能、知識和經驗），並對董事局的任何變動提案提出建議。提名委員會亦負責評核獨立非執行董事的獨立性，和就董事委任或重選連任以及董事繼任計劃向董事局提出建議。董事局已採納提名董事之政策，由提名委員會評估及推薦人選出任董事局之成員。提名委員會向董事局作出推薦建議前，將審慎考慮評選標準，包括但不限於性別、年齡、文化及教育背景、專業經驗及資歷、技能、知識、

and qualifications, skills, knowledge, length of service, independent view and potential contributions that the individuals can bring to the Board and appropriate to the requirements of the Company's business before making recommendation to the Board. The Nomination Committee shall review and make recommendations to the Board on any change to the Diversity Policy and the director nomination policy of the Company.

During the year ended 31st December, 2022, two meetings of the Nomination Committee were held for an annual review of the structure, size and composition of the Board, to assess the independence of independent non-executive Directors, to make recommendations to the Board on the appointment and re-election of Directors of the Company, and to review the Diversity Policy, the director nomination policy of the Company and the mechanisms in relation to independent views available to the Board.

The Nomination Committee recommended the Board to propose re-election of Mr Tong Chi Kar Charles and Mr Cheung Siu Ping, Oscar, who retired by rotation, as Directors at the Company's annual general meeting for 2022 and they were duly re-elected.

On the recommendation of the Nomination Committee, the Board approved the appointment of Mr Ng Chi Him as an independent non-executive Director of the Company and a member of each of the Audit Committee, Nomination Committee and Remuneration Committee with effect from 1st January 2023 after considering, including but not limited to, his independence, profile, skills and experience in the field of law.

In addition, pursuant to the Articles, Mr Ng Chi Him shall hold office until the 2023 AGM while Madam Hsu Feng shall retire by rotation at the 2023 AGM. Having considered the selection criteria of the Company including the review of the overall contribution and service to the Company and a range of diversity perspectives at a meeting held in March 2023, the Nomination Committee recommended to the Board to propose re-election of Mr Ng and Madam Hsu as Directors at the 2023 AGM.

工作年資、獨立意見及可為董事局帶來的潛在貢獻並符合本公司業務所需。提名委員會須檢討本公司之多元化政策及提名董事之政策，並向董事局提出任何修訂建議。

於截至二零二二年十二月三十一日止年度，提名委員會舉行了兩次會議，就董事局的架構、人數及組成進行年度檢討、評核獨立非執行董事的獨立性、就本公司之董事委任及重選連任向董事局提出建議，以及檢討本公司之多元化政策、提名董事之政策和有關董事局可獲得獨立的觀點的機制。

湯子嘉先生及張兆平先生於本公司之二零二二年度股東週年大會上輪值退任，提名委員會向董事局建議重選彼等連任為董事，而他們已獲重選。

經提名委員會建議，董事局在考慮包括但不限於吳自謙先生之獨立性、簡歷、技能及於法律方面的經驗，批准委任吳先生為本公司之獨立非執行董事，以及審核委員會、提名委員會及薪酬委員會之成員，由二零二三年一月一日起生效。

此外，根據《章程細則》之規定，吳自謙先生之任期僅至二零二三年度週年大會止，而徐楓女士須於二零二三年度週年大會上輪值退任。在二零二三年三月舉行的會議上，經考慮本公司之甄選準則，包括檢討彼等對本公司的整體貢獻及服務以及一系列多元化的觀點，提名委員會向董事局建議於二零二三年度週年大會上重選吳先生及徐女士連任為董事。

Remuneration Committee

The Remuneration Committee was established by the Board in June 2005 with specific written terms of reference. The terms of reference of the Remuneration Committee are available on the Company's website. The principal duties of the Remuneration Committee are to make recommendations to the Board on the Company's policy and structure for all Directors and senior management's remuneration and the remuneration packages of individual Directors and senior management of the Company. As at the date of this Report, Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai, Mr Sean S J Wang and Mr Ng Chi Him, being all independent non-executive Directors of the Company, and Mr Albert Tong, an executive Director of the Company, are members of the Remuneration Committee while Mr Cheung Siu Ping, Oscar acts as the chairman of the Remuneration Committee.

According to the remuneration policy of the Company, no Director or any of his or her associates is involved in deciding his or her own remuneration. The remuneration of the Directors and senior management of the Company is determined with reference to their expertise and experience, level of responsibility, the performance and remuneration benchmarks from other companies and prevailing market conditions.

During the year 2022, two meetings of the Remuneration Committee were held for considering a revision of the remuneration package of an executive Director and an annual review of the remuneration policy and packages for all the Directors and senior management of the Company, and considering and making recommendation to the Board for determining the remuneration of a nominated independent non-executive Director of the Company. Details of the emoluments paid to the Directors and senior management of the Company for the year ended 31st December, 2022 are set out in Note 11 to the consolidated financial statements on pages 130 to 132.

薪酬委員會

董事局已於二零零五年六月成立了一個具有以書面訂明特定職權範圍的薪酬委員會。薪酬委員會的職權範圍書已載於本公司網站上。薪酬委員會之主要工作是向董事局就本公司全體董事及高級管理人員的薪酬政策及架構，以及本公司個別董事和高級管理人員的薪酬待遇提供建議。於本報告簽發日期，本公司全體獨立非執行董事張兆平先生、李燦輝先生、王少劍先生和吳自謙先生，以及執行董事湯子同先生為薪酬委員會成員，而張兆平先生擔任薪酬委員會主席之職。

根據本公司之薪酬政策，任何董事或其任何聯繫人均不得參與決定其薪酬。本公司董事及高級管理人員的薪酬乃參考彼等的專業知識及經驗、責任水平、表現以及其他公司的薪酬基準及現行市況而釐定。

在二零二二年度內，薪酬委員會舉行了兩次會議，以考慮修訂一位執行董事的薪酬待遇和就本公司所有董事及高級管理人員的薪酬政策及待遇進行年度檢討，及考慮和向董事局提出建議以釐定獲提名之一位本公司獨立非執行董事之薪酬。於截至二零二二年十二月三十一日止年度內支付予本公司董事及高級管理人員之酬金詳情已載於第130至第132頁綜合財務報表附註11。

Attendance Records at Meetings

The attendance of individual Directors at general meetings, regular meetings of the Board and meetings of the Audit Committee, Nomination Committee and Remuneration Committee held during the year ended 31st December, 2022 is set out below:

		Number of meetings attended/held 已出席／舉行的會議數目				
Name of Directors	董事姓名	General Meeting 股東大會	Board 董事局	Audit Committee 審核委員會	Nomination Committee 提名委員會	Remuneration Committee 薪酬委員會
Executive Directors	執行董事					
Madam Hsu Feng <i>(Chairman of the Board and Managing Director)</i>	徐 楓女士 <i>(董事局主席兼董事總經理)</i>	2/2	4/4	N/A 不適用	N/A 不適用	N/A 不適用
Mr Albert Tong <i>(Vice-Chairman of the Board)</i>	湯子同先生 <i>(董事局副主席)</i>	2/2	4/4	N/A 不適用	2/2	1/2
Mr Tong Chi Kar Charles <i>(Vice-Chairman of the Board)</i>	湯子嘉先生 <i>(董事局副主席)</i>	2/2	4/4	N/A 不適用	N/A 不適用	N/A 不適用
Independent Non-Executive Directors	獨立非執行董事					
Mr Cheung Siu Ping, Oscar <i>(Chairman of the Audit Committee, the Nomination Committee and the Remuneration Committee)</i>	張兆平先生 <i>(審核委員會、提名委員會及薪酬委員會主席)</i>	2/2	4/4	3/3	2/2	2/2
Mr Lee Chan Fai	李燦輝先生	2/2	4/4	3/3	2/2	2/2
Mr Sean S J Wang	王少劍先生	2/2	3/4	3/3	2/2	2/2
Mr Ng Chi Him <i>(appointed on 1st January, 2023)</i>	吳自謙先生 <i>(於二零二三年一月一日獲委任)</i>	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

會議出席記錄

個別董事於截至二零二二年十二月三十一日止年度內舉行之股東大會、董事局定期會議，以及審核委員會、提名委員會和薪酬委員會會議之出席率列載如下：

DIRECTORS' INDUCTION AND CONTINUOUS PROFESSIONAL DEVELOPMENT

On appointment to the Board, each of the new Directors of the Company is given a comprehensive orientation package, including the latest information of the Group, induction into their responsibilities and duties, terms of reference of the relevant Board Committees and other related regulatory requirements.

董事之入職指引及持續專業發展

本公司每名新委任的董事，在其獲委任加入董事局時，獲送呈一套全面的簡介文件，包括本集團的最新資料、其責任和職權的介紹、相關董事委員會的職權範圍書，以及其他相關的規管要求的資料。

Throughout the course of their directorship, to keep them abreast of the latest developments in the legislative or regulatory environment, the Directors are regularly provided with updates and briefings on the Listing Rules and other applicable legal and regulatory requirements. Circulars or guidance notes issued by various regulatory authorities or organizations, where appropriate, are given to the Directors for reading and reference.

In order to assist the Directors to participate in continuous professional development, the Company encourages the Directors to enroll in a wide range of professional development seminars and conferences. During the year ended 31st December, 2022, the Company organized three in-house seminars on areas of corporate governance and industry-related subjects so as to help the Directors refresh their knowledge and skills.

A summary of the continuous professional development in which the Directors participated during the year ended 31st December, 2022 is as follows:

為使各董事在擔任董事期間能掌握於法律或規管環境的最新發展，董事獲定期提供《上市規則》及其他適用之法律及規管要求之更新資料及簡介。由不同監管機構或組織發出之通函或指引（如適用）會提供予董事細閱及參考。

為了協助董事參與持續專業發展，本公司鼓勵董事報名參加不同類型的專業發展培訓講座及研討會。於截至二零二二年十二月三十一日止年度內，本公司舉辦了三次內部培訓，內容有關企業管治及與行業相關之範疇，以協助各董事更新其知識及技能。

於截至二零二二年十二月三十一日止年度，董事所參與的持續專業發展摘要如下：

		Continuous Professional Development 持續專業發展	
Name of Directors	董事姓名	Types 種類	Subjects 主題
Executive Directors	執行董事		
Madam Hsu Feng	徐 楓女士	1, 2	A, B
Mr Albert Tong	湯子同先生	1, 2	A, B
Mr Tong Chi Kar Charles	湯子嘉先生	1, 2	A, B
Independent Non-Executive Directors	獨立非執行董事		
Mr Cheung Siu Ping, Oscar	張兆平先生	1, 2	A, B
Mr Lee Chan Fai	李燦輝先生	1, 2	A, B
Mr Sean S J Wang	王少劍先生	1, 2	A, B
Mr Ng Chi Him (appointed on 1st January, 2023)	吳自謙先生 (於二零二三年 一月一日獲委任)	N/A 不適用	N/A 不適用

Types:

- 1: Attending in-house briefings/training, seminars, conference or forums
- 2: Reading relevant information and updates, and watching training webcasts

種類：

- 1：出席內部簡報會／培訓、講座、研討會或論壇
- 2：閱讀有關資料及更新資料，及觀看網上培訓短片

Subjects:

A: Subjects relevant to the businesses of the Group

B: Legal, regulatory, finance and general management updates

主題：

A：與本集團業務有關的主題

B：法律、規管、財務及一般管理之更新資料

SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted its own Code of Practice for Securities Transactions on terms no less exacting than the required standard of the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the “Model Code”).

The Company has made specific enquiry of all relevant Directors of the Company and each of them has confirmed compliance with the required standard set out in the Model Code and the Code of Practice for Securities Transactions throughout the year.

董事進行證券交易

本公司已採納其本身之《證券交易守則》，而該交易守則之條文並不遜於《上市規則》附錄十所載之《上市發行人董事進行證券交易的標準守則》（「《標準守則》」）所規定之標準。

本公司已向其全體相關董事作出特定查詢，彼等各已確認於年度內一直遵守載於《標準守則》及《證券交易守則》內所規定之標準。

ACCOUNTABILITY AND AUDIT

Risk Management and Internal Control

The Board acknowledges its responsibility for ensuring that proper risk management and internal control systems are maintained within the Group and for overseeing the effectiveness of these systems in order to safeguard the shareholders’ investments and the Group’s assets against misappropriation and to manage the operational risks. The Company has adopted a code applicable to the Group in respect of material internal controls, including financial, operational and compliance controls, and risk management functions since 2005. The Group’s code on risk management and internal control is reviewed by the Company regularly and modified pursuant to operational requirements of the Group.

The risk management and internal control systems are intended to manage, not eliminate, significant risks of failure to achieve the Group’s business objectives, so they can only provide reasonable but not absolute assurance against material misstatement or loss.

問責和審核

風險管理及內部監控

董事局承認其有責任確保本集團維持適當之風險管理及內部監控系統和監察該等系統之有效性，藉以保障股東之投資及本集團之資產不會被不當挪用和藉以管理經營風險。本公司自二零零五年起就重要的內部監控範疇，包括財務、營運和合規監控，以及風險管理功能各方面採納了一套適用於本集團之守則。本公司對本集團之《風險管理及內部監控守則》定期作出檢討及按本集團的業務運作需要進行修訂。

風險管理及內部監控系統旨在管理而非消除未能達成本集團業務目標的重大風險，其只能就不會有重大的失實陳述或損失作出合理但非絕對的保證。

The operating units of the Group, as the risk owners, go through the following processes on an ongoing basis and report results to the management:

- (a) identify their own significant risks in the Group's operation environment and evaluate the impacts of those risks on the Group's business and financial position;
- (b) develop necessary measures to manage those risks; and
- (c) monitor and review the effectiveness of such measures.

The Group regulates the handling and dissemination of inside information as set out in the code on risk management and internal control to ensure that inside information remains confidential until the disclosure of such information and the dissemination of such information is efficiently and consistently made.

The Board has authorized the Audit Committee to review the effectiveness of the systems of risk management and internal control of the Group regularly and the Audit Committee held a meeting in 2022 for that purpose. The Board, based on the review of the Audit Committee, considered that the Group's risk management and internal control systems had been adequate and effectively implemented and the Group had complied with the provisions on risk management and internal control as set out in the CG Code and the Group's code on risk management and internal control during the year ended 31st December, 2022.

An external service provider has been engaged for providing internal audit services to the Group during the year under review. The Board reviewed and approved, after a review made by the Audit Committee, the internal audit and enterprise risk assessment reports of the Group for 2022.

The Board also considered that, after a review made by the Audit Committee, the Group's internal audit function had been effectively implemented and adequately resourced with experienced external service provider in 2022 and the resources, staff qualifications and experience, training programmes and related budget of the Company's accounting and financial reporting functions were adequate.

本集團各營運單位(作為風險負責人)持續執行以下程序，並向管理層匯報結果：

- (a) 自行識別其於本集團營運環境的重大風險及評估該等風險對本集團業務和財務狀況之影響；
- (b) 制定必要措施以管理該等風險；及
- (c) 監控及檢討有關措施的有效性。

本集團對《風險管理及內部監控守則》所載的內幕消息的處理和發佈進行規範，以確保內幕消息在披露前一直保密，並確保有效及一致地發佈有關消息。

董事局授權審核委員會定期檢討本集團之風險管理及內部監控系統的有效性，及審核委員會就此於二零二二年舉行了一次會議。根據審核委員會之檢討，董事局認為於截至二零二二年十二月三十一日止年度內本集團的風險管理及內部監控系統足夠及有效運作，並已遵守載列於《企業管治守則》內有關風險管理及內部監控之條文，以及本集團之《風險管理及內部監控守則》。

於回顧年度內，本公司已委聘一家外聘服務機構，為本集團提供內部審核服務。經審核委員會審閱後，董事局審批本集團之二零二二年度內部審核及企業風險評估報告。

經審核委員會作出之檢討，董事局亦認為本集團的內部審核功能在二零二二年有效地運作和相關資源已足夠，且外聘服務機構經驗充足，以及本公司在會計及財務匯報職能方面的資源、員工資歷及經驗，員工所接受的培訓課程及有關預算已足夠。

Directors' and Auditor's Responsibilities for the Financial Statements

The Directors of the Company acknowledge that they are responsible for the preparation and the true and fair presentation of the consolidated financial statements of the Group for each financial period. In preparing the consolidated financial statements of the Group for the year ended 31st December, 2022, the Directors have selected suitable accounting policies and applied them consistently; have made judgements and estimates that were prudent and reasonable; and have prepared the consolidated financial statements on a going concern basis.

The responsibilities of the Auditor to the shareholders are to form an independent opinion, based on the audit, on those consolidated financial statements and their opinion on the consolidated financial statements of the Group for the year ended 31st December, 2022 is set out in the Independent Auditor's Report on pages 64 to 70.

Auditor's Remuneration

The fee in respect of audit service provided to the Group by the Auditor for the year ended 31st December, 2022 amounted to HK\$3,204,000, and the Auditor did not provide any non-audit services during the year.

COMPANY SECRETARY

The Company Secretary has day-to-day knowledge of the Company's affairs and supports the Board by ensuring board procedures are followed and board proceedings are efficiently and effectively conducted. The incumbent is also responsible for apprising the Board of all applicable law, rules, regulations and corporate governance developments. During the year under review, the Company Secretary has taken relevant professional training as required by Rule 3.29 of the Listing Rules.

董事和核數師對財務報表的責任

本公司董事承認彼等有責任編製及公平地與真實地呈報本集團每個財務期間的綜合財務報表。在編製本集團截至二零二二年十二月三十一日止年度的綜合財務報表時，董事已貫徹選擇及採用合適的會計政策；已作出審慎和合理的判斷和估算；並已按照持續經營的基準編製綜合財務報表。

核數師對股東的責任是根據審核工作的結果，對該等綜合財務報表發表獨立的意見，而彼等對本集團截至二零二二年十二月三十一日止年度綜合財務報表的意見載於第64至第70頁的獨立核數師報告書中。

核數師的酬金

於截至二零二二年十二月三十一日止年度，就核數師向本集團提供之審核服務需支付之費用為3,204,000港元，而核數師於年度內並無提供任何非審核服務。

公司秘書

公司秘書對本公司之日常事務有所認識及支援董事局，以確保董事局程序予以遵守及董事局會議有效率地及有效地進行。彼亦負責通知董事局所有適用法律、規則、規例，以及企業管治之發展。於回顧年度內，公司秘書已經按照《上市規則》第3.29條之要求參加了相關專業培訓。

COMMUNICATION WITH SHAREHOLDERS

The Board maintains a continuing dialogue with the Company's shareholders through various channels including the Company's general meetings. An annual general meeting of the Company was held on 17th June, 2022 at which all the Directors at that time (including the Chairman of the Board and chairman of the Audit Committee, Nomination Committee and Remuneration Committee) attended either in person or by means of electronic facilities to communicate with the shareholders of the Company. Representatives of the Auditor also attended that meeting to answer questions about the consolidated financial statements of the Group for the year ended 31st December, 2021.

In order to further enhance communication with the shareholders of the Company and enable the Company's shareholders to have timely and updated information of the Group, the Company has set up its own website at www.tomson.com.hk. All corporate communications and regulatory announcements are published by the Company on its website and the HKEXnews website of Hong Kong Exchanges and Clearing Limited in a timely manner.

In addition, the Company's shareholders and the investment community may send their enquiries in respect of the Company by addressing them to the Company Secretary of the Company through mail to the Company's office in the Hong Kong Special Administrative Region ("Hong Kong") of the People's Republic of China at Rooms 1501-2 and 1507-12, 15th Floor, Wing On Centre, 111 Connaught Road Central, Hong Kong or by email to ir@tomson.com.hk.

The Board considers that the shareholders communication policy has been effectively operated during the year under review.

SHAREHOLDERS' RIGHTS

Procedures for Shareholders to Convene an Extraordinary General Meeting ("EGM") and Put Forward Proposals at General Meetings

- (a) Any one or more shareholders of the Company holding in aggregate not less than one-tenth of the voting rights, on a one vote per share basis, in the share capital of the Company have the right to ask the Board to convene an EGM by

與股東之溝通

董事局透過不同途徑(包括本公司之股東大會)與本公司股東維持經常溝通。本公司於二零二二年六月十七日舉行股東週年大會,當時全體董事(包括董事局主席以及審核委員會、提名委員會及薪酬委員會主席)均親身出席或以電子設施方式出席大會,以與本公司股東溝通。核數師之代表亦出席該大會,以回答有關本集團截至二零二一年十二月三十一日止年度之綜合財務報表之問題。

為了進一步加強與本公司股東之溝通及讓本公司股東能適時獲得本集團之最新資料,本公司已設立網站,網址為 www.tomson.com.hk。本公司適時在其網站及香港交易及結算所有限公司之披露易網站刊發所有公司通訊及監管公告。

此外,本公司股東及投資者可透過郵寄至本公司位於中華人民共和國香港特別行政區(「香港」)之辦事處(香港干諾道中111號永安中心15樓1501-2及1507-12室)或電郵至 ir@tomson.com.hk 將有關本公司的查詢送交本公司之公司秘書。

董事局認為股東通訊政策於回顧年度內有效運作。

股東權利

股東召開股東特別大會及於股東大會上提呈議案之程序

- (a) 由任何持有本公司股本中合共不少於十分之一之投票權(以每股一票為基準)之一名或多名股東有權以投送一份已妥為簽署的書面請求的

depositing a duly signed written requisition stating the general nature of business(es) to be transacted at the EGM or the objects of the EGM at the office of the Company in Hong Kong at Rooms 1501-2 and 1507-12, 15th Floor, Wing On Centre, 111 Connaught Road Central, Hong Kong for the attention of the Company Secretary of the Company.

If within 21 days of deposit of a valid requisition (which has been duly verified with the share registrar of the Company) the Board does not proceed to duly convene an EGM, the requisitionists may themselves convene a physical EGM at only one location.

- (b) The procedures for nomination of Directors by the shareholders of the Company are available on the Company's website at www.tomson.com.hk.

Procedures for Putting Forward Enquiries to the Board

Shareholders can direct their enquiries about their shareholdings to the share registrar of the Company in Hong Kong, Tricor Secretaries Limited, at 17/F., Far East Finance Centre, 16 Harcourt Road, Hong Kong.

To the extent that such information of the Group can be made available to the public, shareholders may at any time put forward enquiries to the Board through the Company Secretary in writing by mail to the office of the Company in Hong Kong at Rooms 1501-2 and 1507-12, 15th Floor, Wing On Centre, 111 Connaught Road Central, Hong Kong or by e-mail to ir@tomson.com.hk.

DIVIDEND POLICY

The Company has adopted a dividend policy, pursuant to which the Company aims at providing stable and sustainable returns to the shareholders of the Company. The dividend payout ratio shall be determined or recommended, as appropriate, by the Board at its absolute discretion after taking into account, inter alia, the Group's operation performance and business development plans, consolidated financial results, liquidity position and indebtedness, capital and investment requirements and any other factors that the

方式以要求董事局召開股東特別大會。請求書須列明於股東特別大會上商討之議題之一般性質或大會之目的，並投送至本公司位於香港之辦事處（香港干諾道中111號永安中心15樓1501-2及1507-12室），並註明收件人為本公司之公司秘書。

如董事局在一份有效的請求書（請求書已經本公司之股份過戶登記處核實）投送日期起計二十一天內未有召開股東特別大會，則該等請求者可自行僅於一個地點召開實體的股東特別大會。

- (b) 本公司股東提名董事之程序載列於本公司的網站上，網址為 www.tomson.com.hk。

股東向董事局提出查詢之程序

股東可向本公司於香港之股份過戶登記處卓佳秘書商務有限公司（地址為香港夏慤道16號遠東金融中心17樓）提出有關其股份之查詢。

若所查詢之本集團資料可予公眾所知，股東可隨時透過公司秘書向董事局提出查詢及以書面形式郵遞至本公司位於香港干諾道中111號永安中心15樓1501-2及1507-12室的香港辦事處或電郵至 ir@tomson.com.hk。

股息政策

本公司已採納股息政策，據此，本公司以提供穩定及可持續回報予本公司股東為目標。派付股息之比率將由董事局考慮（其中包括）本集團之經營表現及業務發展計劃、綜合財務業績、流動資金狀況及債務承擔、資本及投資需求，以及董事局認為可能相關的任何其他因素後全權酌情釐定或建議（視乎情況而定），

Board may deem relevant, and subject to the statutory and regulatory restrictions under the Cayman Islands laws and the Company's Memorandum and Articles of Association. Besides, no dividend would be payable except out of the retained earnings and/or share premium of the Company.

ANTI-CORRUPTION POLICY

The Company has adopted an anti-corruption policy, pursuant to which the Company aims at setting out the basic standard of conduct expected of all directors of the Group and employees of all levels, and the Company's policy on acceptance of advantage and handling of conflict of interest when dealing with the business of the Group.

WHISTLEBLOWING POLICY

The Company has adopted a whistleblowing policy to allow all employees of the Group or related third parties to raise concerns, in confidence, through designated reporting channel while the Audit Committee is supervising the enforcement of the policy.

SIGNIFICANT CHANGES IN CONSTITUTIONAL DOCUMENTS

A special resolution was passed on 17th June, 2022 to amend the Articles in order to (i) allow the Company to hold general meetings as hybrid meetings where the shareholders of the Company may participate by means of electronic facilities in addition to physical attendance; (ii) explicitly set out other related powers of the Board and the chairman of the general meeting, including making arrangements for attendance at the meetings as well as ensuring the security and orderly conduct of the meetings; and (iii) conform with the Core Shareholder Protection Standards set out in Appendix 3 to the Listing Rules in light of the amendments to the said Appendix effective from 1st January, 2022 and pursuant to the transitional arrangements. Details of the amendments are set out in the circular sent to the shareholders of the Company on 23rd May, 2022.

並須受本公司之《公司組織章程大綱及細則》及開曼群島法律的法定及監管限制所規限。此外，股息只可從本公司之保留溢利及／或股份溢價賬中撥付。

反貪污政策

本公司已採納反貪污政策，據此，本公司旨在向本集團全體董事及所有級別的僱員列明必須恪守的基本行為標準，以及在處理本集團事務時應遵守之本公司有關收受利益和申報利益衝突的政策。

舉報政策

本公司已採納舉報政策，以允許本集團所有員工或相關第三方以不具名方式通過指定的報告渠道舉報，而審核委員會監督該政策之執行情況。

組織章程文件之重大變動

本公司於二零二二年六月十七日通過一項特別決議案對《章程細則》作出修訂，(i) 以容許本公司以混合大會方式舉行股東大會，據此本公司股東除可出席實體大會外，亦可以利用電子設施參與會議；(ii) 以明確列出董事局及股東大會主席之其他相關權力，包括就出席大會作出安排並確保大會安全及有序進行；及 (iii) 鑒於自二零二二年一月一日起生效之《上市規則》附錄三之修訂及根據過渡性安排，以符合該附錄所載的核心的股東保障水平。有關修訂詳情載列於二零二二年五月二十三日寄發予本公司股東之通函內。

CORPORATE CITIZENSHIP

The Group pledges itself to contribute to the well-being of the society. During the year under review, the Group has made charitable donations to various international and local charitable organizations, including World Vision Hong Kong, Médecins Sans Frontières and Orbis Hong Kong, to support their activities in the provision of relief against poverty and education, children sponsorship, health promotion, medical humanitarian assistance to ease the suffering of people in crisis situations and communal welfare.

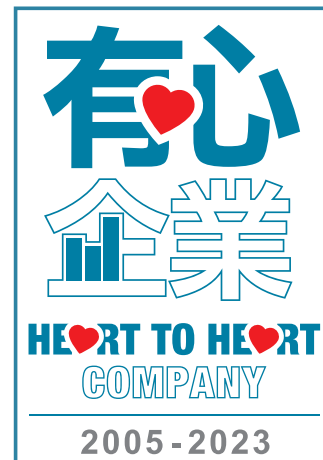
The Company has participated in the “Heart to Heart Project” organized by The Hong Kong Federation of Youth Groups since its launch in 2005, to sponsor service projects proposed by volunteer groups of those schools enrolled under the project so as to encourage youth volunteers to serve the community and to promote the concept of mutual help among neighborhood.



企業公民責任

本集團致力為促進社會福祉作出貢獻。於回顧年度內，本集團已向多個不同國際及本地慈善團體作出慈善捐贈，其中包括香港世界宣明會、無國界醫生及奧比斯香港，以支持彼等在扶貧及教育、兒童福利、健康推廣、以醫療人道主義援助以減輕處於危機局勢中的人們的痛苦，以及社會福利方面之活動。

自香港青年協會由二零零五年首次推出《有心計劃》起，本公司便參與該計劃，以資助參加了該計劃的學校義工隊建議的服務項目，從而鼓勵青年義工服務社會及發揮鄰里守望相助精神。



On behalf of the Board

Albert Tong

Vice-Chairman and Executive Director

Hong Kong, 30th March, 2023

代表董事局

副主席兼執行董事

湯子同

香港，二零二三年三月三十日

Profile of the Directors and Officers

董事及高級行政人員簡介

EXECUTIVE DIRECTORS

Madam Hsu Feng, aged 72, has been a director of the Company and its subsidiaries (collectively the “Group”) since January 1990 and now acts as an executive Director of the Company. She was appointed Managing Director of the Company in December 2001 and the chairman of the executive committee of the Board of Directors of the Company (the “Board”) in June 2005. She was also elected as Chairman of the Board in December 2006.

Madam Hsu has been engaged in the property development, and hospitality and leisure business in the Mainland of the People’s Republic of China (“China”) for three decades. She is also the Honorary Consul of the Principality of Monaco in Shanghai, China. She has been a director of Rivera (Holdings) Limited (“RHL”) since 1990. RHL had been a listed company in the Hong Kong Special Administrative Region (“Hong Kong”) of China since 1970’s and withdrew the listing of its shares on the Main Board of The Stock Exchange of Hong Kong Limited in August 2021. In addition, she has over 10 years’ experience in film production, and in property development and investment as well as retail industry in Taiwan.

Madam Hsu is the mother of Mr Albert Tong and Mr Tong Chi Kar Charles, who are Vice-Chairmen of the Board and executive Directors of the Company. Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles (collectively “Tong Family”) are all directors of Step Famous Investment Limited (“Step Famous”) and altogether hold the entire interests in the issued capital of Step Famous. In addition, both Madam Hsu and Mr Albert Tong are directors of King China Holdings Limited (“King China”) while Tong Family are all directors of E-Shares Investments Limited (“E-Shares”). Madam Hsu is the owner of King China and E-Shares. Mr Albert Tong, Mr Tong Chi Kar Charles and King China are substantial shareholders of the Company while E-Shares and Step Famous are shareholders of the Company. All of them have notifiable interests in the Company under Part XV of the Hong Kong Securities and Futures Ordinance (the “SFO”).

As at the date of the Report of the Directors, pursuant to the SFO, Madam Hsu is interested and taken to be interested in a total of 814,489,326 issued shares of the Company.

執行董事

徐楓女士，72歲，自一九九零年一月起出任本公司及其附屬公司（統稱「本集團」）之董事，並現為本公司之執行董事。彼於二零零一年十二月獲委任為本公司之董事總經理及於二零零五年六月獲委任為本公司董事局（「董事局」）轄下之執行委員會之主席。彼並於二零零六年十二月獲推選為董事局主席。

徐女士專注於中華人民共和國（「中國」）內地從事房地產開發，以及款客及消閒業務工作達三十年。彼亦為摩納哥公國駐中國上海市之名譽領事。彼並自一九九零年起出任川河集團有限公司（「川河」）之董事，川河自一九七零年代起在中國香港特別行政區（「香港」）上市，後於二零二一年八月撤回其在香港聯合交易所有限公司主板上市地位。此外，彼在電影製作，及就台灣的物業發展和投資以及零售業方面擁有逾十年之經驗。

徐女士乃董事局副主席兼執行董事湯子同先生及湯子嘉先生之母親。徐楓女士、湯子同先生及湯子嘉先生（統稱「湯氏家族」）均為進譽投資有限公司（「進譽」）之董事及合共持有進譽之已發行股本之全部權益。此外，徐女士及湯子同先生兩人為錦華集團有限公司（「錦華」）之董事，而湯氏家族均為 E-Shares Investments Limited（「E-Shares」）之董事。徐女士為錦華及 E-Shares 之持有人。湯子同先生、湯子嘉先生及錦華為本公司之主要股東，而 E-Shares 及進譽為本公司之股東。彼等全部根據香港《證券及期貨條例》（「《證券及期貨條例》」）第XV部持有須具報之本公司權益。

於董事局報告書簽發日期，根據《證券及期貨條例》之詮釋，徐女士擁有及被視為擁有合共814,489,326股本公司已發行股份。



Profile of the Directors and Officers 董事及高級行政人員簡介

The total of the annual basic salary and housing allowance of Madam Hsu for her services in management of the Company has been increased from HK\$8,324,000 to HK\$8,502,100 with effect from 1st January, 2023, which was approved by the Board on recommendation of its remuneration committee with reference to her responsibilities and prevailing market conditions.

Mr Albert Tong, aged 40, has been appointed an executive Director of the Company since December 2001 and a member of the executive committee and remuneration committee of the Board since June 2005. He was elected as Vice-Chairman of the Board in December 2006. He has also been appointed to act as a member of the nomination committee of the Board with effect from December 2021. He has joined the Group and taken up directorships of the subsidiaries of the Company since March 2001. He has actively participated in the Group's business development, corporate management, property trading and securities investment for more than two decades. He also has been a director of RHL since March 2001.

Mr Albert Tong is a son of Madam Hsu Feng, Chairman of the Board and Managing Director of the Company, and the younger brother of Mr Tong Chi Kar Charles, Vice-Chairman of the Board and executive Director of the Company. They all are directors of Step Famous and altogether hold the entire interests in the issued capital of Step Famous. They are also directors of E-Shares. In addition, both Mr Albert Tong and Madam Hsu are directors of King China. Madam Hsu Feng is a controlling shareholder of the Company, Mr Tong Chi Kar Charles and King China are substantial shareholders of the Company while E-Shares and Step Famous are shareholders of the Company. All of them have notifiable interests in the Company under Part XV of the SFO.

As at the date of the Report of the Directors, pursuant to the SFO, Mr Albert Tong is interested in 288,765,719 issued shares of the Company.

For his services in management of the Company, the annual basic salary of Mr Albert Tong has been increased from HK\$2,600,000 to HK\$2,665,000 with effect from 1st January, 2023 and an annual housing allowance of HK\$660,000 has been provided instead of the provision of a fully furnished accommodation with effect from 1st February, 2023, which was approved by the Board on recommendation of its remuneration committee with reference to his responsibilities and prevailing market conditions.

由二零二三年一月一日起，徐女士就管理本公司事務之服務可享有之基本薪金及房屋津貼總額由每年8,324,000港元增至8,502,100港元。此乃由董事局參照其轄下之薪酬委員會之建議，並參考彼之職責及現時市況而釐定。

湯子同先生，40歲，自二零零一年十二月起獲委任為本公司之執行董事及自二零零五年六月起獲委任為董事局轄下之執行委員會及薪酬委員會之成員。彼於二零零六年十二月獲推選為董事局副主席。彼並獲委任於二零二一年十二月起為董事局轄下之提名委員會之成員。彼自二零零一年三月起加盟本集團及出任本公司附屬公司之董事。彼一直積極參與本集團之業務發展、企業管理、物業銷售及證券投資等工作逾二十年。彼並自二零零一年三月起出任川河之董事。

湯子同先生為董事局主席兼董事總經理徐楓女士之子及董事局副主席兼執行董事湯子嘉先生之弟。三位均為進譽之董事並合共持有進譽之已發行股本之全部權益。他們並為 E-Shares 之董事。此外，湯子同先生與徐女士兩人為錦華之董事。徐楓女士為本公司之控股股東，湯子嘉先生及錦華為本公司之主要股東，而 E-Shares 及進譽為本公司之股東。彼等全部根據《證券及期貨條例》第XV部持有須具報之本公司權益。

於董事局報告書簽發日期，根據《證券及期貨條例》之詮釋，湯子同先生擁有288,765,719股本公司已發行股份。

就管理本公司事務之服務，由二零二三年一月一日起，湯子同先生可享有之基本薪金由每年2,600,000港元增至2,665,000港元，並由二零二三年二月一日起，彼獲提供每年房屋津貼660,000港元，以取代提供配備傢具電器之合適居所。此乃由董事局參照其轄下之薪酬委員會之建議，並參考彼之職責及現時市況而釐定。

Mr Tong Chi Kar Charles, aged 42, has been appointed an executive Director of the Company and a member of the executive committee of the Board since October 2008. He was also elected as Vice-Chairman of the Board in December 2010. He has joined the Group since December 2000 and has participated in property trading and business management of the Shanghai office of the Group. Mr Tong also acts as a director of a number of subsidiaries of the Company. He also has been a director of RHL since August 2019. He now principally engages in property development and trading business in the Mainland of China.

In addition, Mr Tong Chi Kar Charles had been a member of the 13th Tianjin Municipal Committee of the Chinese People's Political Consultative Conference during the period from January 2013 to January 2018.

Mr Tong Chi Kar Charles is a son of Madam Hsu Feng, Chairman of the Board and Managing Director of the Company, and the elder brother of Mr Albert Tong, Vice-Chairman of the Board and executive Director of the Company. They all are directors of Step Famous and altogether hold the entire interests in the issued capital of Step Famous. They are also directors of E-Shares. Madam Hsu Feng is a controlling shareholder of the Company, Mr Albert Tong is a substantial shareholder of the Company while E-Shares and Step Famous are shareholders of the Company. All of them have notifiable interests in the Company under Part XV of the SFO.

As at the date of the Report of the Directors, pursuant to the SFO, Mr Tong Chi Kar Charles is interested in 294,592,140 issued shares of the Company.

The total of the annual basic salary and housing allowance of Mr Tong Chi Kar Charles for his services in management of the Company has been increased from HK\$2,350,000 to HK\$2,392,250 with effect from 1st January, 2023, which was approved by the Board on recommendation of its remuneration committee with reference to his responsibilities and prevailing market conditions.

湯子嘉先生，42歲，自二零零八年十月起獲委任為本公司之執行董事及董事局轄下之執行委員會之成員，並於二零一零年十二月獲推選為董事局副主席。彼自二零零零年十二月起加盟本集團，並參與本集團上海辦事處之物業銷售及業務管理事務。湯先生並出任本公司旗下多家附屬公司之董事。彼並自二零一九年八月起出任川河之董事。彼現主力從事中國內地之物業發展及銷售業務。

此外，湯子嘉先生曾於二零一三年一月至二零一八年一月期間出任中國人民政治協商會議天津市第十三屆委員會委員。

湯子嘉先生為董事局主席兼董事總經理徐楓女士之子及董事局副主席兼執行董事湯子同先生之兄長。三位均為進譽之董事並合共持有進譽之已發行股本之全部權益。他們並為 E-Shares 之董事。徐楓女士為本公司之控股股東，湯子同先生為本公司之主要股東，而 E-Shares 及進譽為本公司之股東。彼等全部根據《證券及期貨條例》第XV部持有須具報之本公司權益。

於董事局報告書簽發日期，根據《證券及期貨條例》之詮釋，湯子嘉先生擁有294,592,140股本公司已發行股份。

由二零二三年一月一日起，湯子嘉先生就管理本公司事務之服務可享有之基本薪金及房屋津貼總額由每年2,350,000港元增至2,392,250港元。此乃由董事局參照其轄下之薪酬委員會之建議，並參考彼之職責及現時市況而釐定。



INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr Cheung Siu Ping, Oscar, aged 58, has been appointed an independent non-executive Director of the Company and the chairman of the audit committee of the Board since September 2004. He was also appointed a member of the remuneration committee of the Board in June 2005 and then has been appointed as the chairman of this committee since April 2011. He has been further appointed to act as the chairman of the nomination committee of the Board with effect from December 2021.

Mr Cheung is a fellow member of the Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants.

He is practising as a certified public accountant in Hong Kong and is the sole proprietor of Oscar S. P. Cheung & Co..

The annual director's fee of Mr Cheung has been increased from HK\$177,000 to HK\$180,600 with effect from 1st January, 2023, which was approved by the Board, under the authorization of the shareholders at the 2022 annual general meeting of the Company and on recommendation of the remuneration committee of the Board with reference to his responsibilities and prevailing market conditions.

Mr Lee Chan Fai, aged 60, has been appointed an independent non-executive Director of the Company and a member of each of the audit committee and remuneration committee of the Board since December 2005. He has also been appointed to act as a member of the nomination committee of the Board with effect from December 2021.

He graduated from Department of Architecture of The University of Hong Kong, is a member of The Hong Kong Institute of Architects and is qualified as a Registered Architect in Hong Kong and a First Class Registered Architect in the Mainland of China.

Mr Lee has acted as a director of Marco Asia Limited and J&P Architects Limited (李峻建築師有限公司) since the 1990's, and a director of J&P Architects Limited (上海李峻設計諮詢有限公司) since January 2015. He was a director of JSP Architects Limited during the period from 2008 to July 2012. He has extensive experience in architectural design.

獨立非執行董事

張兆平先生，58歲，自二零零四年九月起獲委任為本公司之獨立非執行董事及董事局轄下之審核委員會之主席。彼再於二零零五年六月獲委任為董事局轄下之薪酬委員會之成員及後於二零一一年四月起獲委任為該委員會之主席。彼並獲委任由二零二一年十二月起出任董事局轄下之提名委員會之主席。

張先生為英國特許公認會計師公會之資深會員及香港會計師公會之會員。

彼現為香港之執業會計師及張兆平會計師事務所之東主。

由二零二三年一月一日起，張先生享有之董事袍金由每年177,000港元增至180,600港元。此乃由董事局根據股東於本公司之二零二二年度股東週年大會上之授權及參照董事局轄下之薪酬委員會之建議，並參考彼之職責及現時市況而釐定。

李燦輝先生（別名：李峻），60歲，自二零零五年十二月起獲委任為本公司之獨立非執行董事以及董事局轄下之審核委員會及薪酬委員會之成員。彼亦獲委任於二零二一年十二月起出任董事局轄下之提名委員會之成員。

彼畢業於香港大學建築學系，為香港建築師學會之會員，並具備香港註冊建築師及中國內地一級註冊建築師資格。

李先生自一九九零年代起出任馬高亞洲有限公司及李峻建築師有限公司之董事，並自二零一五年一月起出任上海李峻設計諮詢有限公司之董事。彼在二零零八年至二零一二年七月期間曾出任上海李孫建築設計諮詢有限公司之董事。彼在建築設計方面擁有豐富的經驗。

The annual director's fee of Mr Lee has been increased from HK\$177,000 to HK\$180,600 with effect from 1st January, 2023, which was approved by the Board, under the authorization of the shareholders at the 2022 annual general meeting of the Company and on recommendation of the remuneration committee of the Board with reference to his responsibilities and prevailing market conditions.

Mr Sean S J Wang, aged 59, has been appointed an independent non-executive Director of the Company and a member of each of the audit committee and remuneration committee of the Board since April 2011. He has also been appointed to act as a member of the nomination committee of the Board with effect from December 2021.

He graduated from Peking University and studied economics. He then went to the United States of America and obtained a bachelor of science degree from Hamline University in 1986 and a MBA degree from University of Minnesota in 1989. Mr Wang has in-depth and extensive experience in corporate management and funds operation. He has many years of experience in financial operation and project management at various multinational firms listed on the New York Stock Exchange, NASDAQ and The Stock Exchange of Hong Kong Limited.

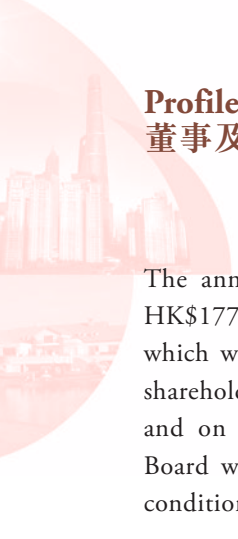
Mr Wang had held the positions of president and chief operating officer of Hurray! Holding Limited, a company listed on NASDAQ, a non-executive director of China Advanced Construction Materials Group, Inc., a company listed on NASDAQ, and an executive director and the chief financial officer of SOHO China Limited, a company listed in Hong Kong. Subsequently, he was an executive director and the chief financial officer of China Huarong Energy Company Limited, a company listed in Hong Kong, during the period from October 2010 to October 2016, and was an executive director and the chief executive officer of ENN Energy Holdings Limited, a company listed in Hong Kong, during the period from March 2017 to January 2018. He then acted as senior vice president of ENN Group. From February 2021, he acts as chairman of the board of Shanghai E-Talent DigiTech Investment Company Limited. In addition, he was awarded "CFO of the Year in China" in 2009.

由二零二三年一月一日起，李先生享有之董事袍金由每年177,000港元增至180,600港元。此乃由董事局根據股東於本公司之二零二二年度股東週年大會上之授權及參照董事局轄下之薪酬委員會之建議，並參考彼之職責及現時市況而釐定。

王少劍先生，59歲，自二零一一年四月起獲委任為本公司之獨立非執行董事以及董事局轄下之審核委員會及薪酬委員會之成員。彼亦獲委任於二零二一年十二月起出任董事局轄下之提名委員會之成員。

彼畢業於北京大學及修讀經濟學。彼其後赴美國並於一九八六年獲取哈姆萊大學理學學士學位，及於一九八九年獲取明尼蘇達大學工商管理碩士學位。王先生在企業管理及基金營運方面擁有豐富及廣泛經驗。彼在美國紐約證券交易所、納斯達克股票交易所及香港聯合交易所有限公司上市的多家跨國企業的財務營運及項目管理方面累積多年經驗。

王先生曾擔任華友世紀控股有限公司（一家在納斯達克股票交易所上市之公司）之總裁及營運主管，China Advanced Construction Materials Group, Inc.（一家在納斯達克股票交易所上市之公司）之非執行董事，及 SOHO 中國有限公司（一家在香港上市之公司）之執行董事兼財務總裁。其後，彼在二零一零年十月至二零一六年十月期間曾擔任中國華榮能源股份有限公司（一家在香港上市之公司）之執行董事兼首席財務官，及在二零一七年三月至二零一八年一月期間曾擔任新奧能源控股有限公司（一家在香港上市之公司）之執行董事兼首席執行官。彼及後擔任新奧集團之高級副總裁。由二零二一年二月起，彼出任上海毅新數能投資發展有限公司之董事長。此外，彼於二零零九年榮獲「CFO of the Year in China」（中國首席財務官年度人物）獎項。



Profile of the Directors and Officers 董事及高級行政人員簡介

The annual director's fee of Mr Wang has been increased from HK\$177,000 to HK\$180,600 with effect from 1st January, 2023, which was approved by the Board, under the authorization of the shareholders at the 2022 annual general meeting of the Company and on recommendation of the remuneration committee of the Board with reference to his responsibilities and prevailing market conditions.

Mr Ng Chi Him, aged 63, has been appointed an independent non-executive Director of the Company and a member of each of the audit committee, nomination committee and remuneration committee of the Board since January 2023.

He holds a Bachelor of Laws degree and is a member of The Law Society of Hong Kong. He was admitted as a solicitor in Hong Kong in 1993. He practised as a partner of Edward Lau, Wong & Lou during the period from February 2018 to September 2019 and has been a practising partner of Patrick Chu, Conti Wong Lawyers LLP since 31st August, 2019.

Mr Ng had been an independent non-executive director of RHL during the period from July 2019 to August 2021.

OFFICERS

Ms Lee Yuen Han, aged 56, joined the Group in 1991 and was appointed the Company Secretary of the Company in March 1998 and the Deputy General Manager of the Company in August 2005. She has become the Senior Deputy General Manager of the Company since March 2022.

She attained a bachelor's degree in economics and a master's degree in business studies, and is an associate of The Chartered Governance Institute established in England and The Hong Kong Chartered Governance Institute.

Mr Wong Chi Keung, aged 46, joined the Group in 2008. He was appointed the Chief Accountant of the Company in February 2018 and has become the Financial Controller of the Company since March 2022. He is a member of the Hong Kong Institute of Certified Public Accountants.

由二零二三年一月一日起，王先生享有之董事袍金由每年177,000港元增至180,600港元。此乃由董事局根據股東於本公司之二零二二年度股東週年大會上之授權及參照董事局轄下之薪酬委員會之建議，並參考彼之職責及現時市況而釐定。

吳自謙先生，63歲，自二零二三年一月起獲委任為本公司之獨立非執行董事以及董事局轄下之審核委員會、提名委員會及薪酬委員會之成員。

彼擁有法律學士學位及為香港律師會之會員。彼於一九九三年取得香港律師之執業資格。彼於二零一八年二月至二零一九年九月期間以劉黃盧律師行之合夥人身份執業，並自二零一九年八月三十一日起以朱國熙、黃錦華律師事務所（有限法律責任合夥）之合夥人身份執業。

吳先生曾在二零一九年七月至二零二一年八月期間擔任川河之獨立非執行董事。

高級行政人員

李婉嫻女士，56歲，於一九九一年加盟本集團及於一九九八年三月獲委任為本公司之公司秘書，並於二零零五年八月獲委任為本公司之副總經理。彼自二零二二年三月起出任本公司之高級副總經理。

彼獲取經濟學學士和商貿管理碩士學位，並為於英國設立之特許公司治理公會及香港公司治理公會之會士。

王志強先生，46歲，於二零零八年加盟本集團。彼於二零一八年二月獲委任為本公司之總會計，並於二零二二年三月起出任本公司之財務總監。彼為香港會計師公會之會員。

Report of the Directors

董事局報告書

The Board of Directors of the Company (the “Board”) hereby presents its Report together with the audited consolidated financial statements of the Company and its subsidiaries (collectively the “Group”) for the year ended 31st December, 2022 and the Independent Auditor’s Report thereon.

PRINCIPAL ACTIVITIES

The principal activities of the Group in the course of the year were property development and investment, hospitality and leisure business, securities trading, as well as operation of and investment in media and entertainment business.

During the year under review, the Company acted as an investment holding company and the principal activities and other particulars of the principal subsidiaries of the Company are listed under Note 38 to the consolidated financial statements on pages 181 to 188.

BUSINESS REVIEW

A review of the performance and position of the Group’s business for the year ended 31st December, 2022, an indication of the future development of the Group’s business as well as an analysis of the Group’s principal risks and uncertainties are set out in the Management Discussion and Analysis on pages 4 to 20. This discussion forms part of this Report.

A discussion on the Group’s environmental policies and performance as well as its compliance with laws and regulations, and an account of the Group’s relationships with its employees, customers and suppliers are set out below in this Report.

Details of the Group’s results for the year ended 31st December, 2022 and the Group’s financial position as at the end thereof are set out on pages 71 to 190. An analysis by operating segments and geographical location is set out in Note 6 to the consolidated financial statements on pages 123 to 127.

As at the date of this Report, the Board is not aware of any important events affecting the Group that have occurred since the end of the year under review.

本公司董事局（「董事局」）謹向各股東提呈本報告書，連同本公司及其附屬公司（統稱「本集團」）截至二零二二年十二月三十一日止年度之經審核綜合財務報表及獨立核數師報告書。

主要業務

本集團在年度內之主要業務為物業發展及投資、款客及消閒業務、證券買賣以及經營及投資媒體及娛樂業務。

在回顧年度內，本公司為一家投資控股公司，而本公司各主要附屬公司之主要業務及其他資料載於第181至第188頁綜合財務報表附註38。

業務審視

就截至二零二二年十二月三十一日止年度對本集團之業務表現及狀況之審視，其未來業務發展之揭示，以及對本集團之主要風險及不明朗因素之分析載於第4至第20頁之管理層討論及分析內。該討論構成本報告書之一部份。

有關探討本集團的環境政策及表現和遵守法律及規例的情況，以及本集團與其僱員、客戶及供應商的關係之說明列載於本報告書內以後部份。

本集團截至二零二二年十二月三十一日止年度之業績及於年結日之財務狀況詳情載於第71至第190頁。按營運分類及地區之分析載於第123至第127頁綜合財務報表附註6。

於本報告書簽發日期，董事局並不知悉在回顧年度終結後發生並對本集團有影響之任何重大事件。

DIVIDEND

The Board has declared an interim dividend of 8.50 HK cents per share for the year ended 31st December, 2022 (2021: 5.50 HK cents per share) to shareholders whose names appear on the register of members of the Company on Monday, 8th May, 2023 (the “Record Date”). Shareholders will be given an option to elect to receive shares of HK\$0.50 each in the capital of the Company (the “Share(s)”) credited as fully paid in lieu of cash in respect of all or part of the interim dividend (the “Scrip Dividend Scheme”).

The Scrip Dividend Scheme is conditional upon consent of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) to grant listing of and permission to deal in the new Shares to be allotted thereunder. For the purpose of determining the number of new Shares to be allotted under the Scrip Dividend Scheme, the market value of a new Share will be calculated as an amount equal to 95% of the average of the closing prices per Share traded on the Stock Exchange for the five consecutive trading days up to and including the Record Date. A circular providing full details of the Scrip Dividend Scheme, together with a form of election, will be sent to the shareholders of the Company in due course. Cash dividend warrants and/or share certificates for the scrip dividend are expected to be despatched on Thursday, 15th June, 2023.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed for the following periods:

- (a) For the purpose of determining the shareholders who qualify for the interim dividend for 2022, the register of members of the Company will be closed from Thursday, 4th May, 2023 to Monday, 8th May, 2023, both days inclusive, during which period no transfer of Shares will be effected. In order to qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with Tricor Secretaries Limited, the Company’s share registrar in the Hong Kong Special Administrative Region (“Hong Kong”) of the People’s Republic of China (“China”), not later than 4:30 p.m. on Wednesday, 3rd May, 2023 for registration; and

股息

董事局宣佈向於二零二三年五月八日（星期一）（「記錄日期」）名列本公司股東名冊之股東宣派截至二零二二年十二月三十一日止年度之中期股息每股8.50港仙（二零二一年：每股5.50港仙）。股東將有權選擇就全部或部份中期股息收取本公司股本中每股面值0.50港元之股份（「股份」）以代替現金，且該等股份將被記入為已繳足股本（「以股代息計劃」）。

以股代息計劃尚待香港聯合交易所有限公司（「聯交所」）批准據此配發之新股份上市及買賣後，方可作實。為釐定在以股代息計劃項下將配發予股東之新股份數目，新股份之市值將以截至記錄日期（包括該日）止連續五個交易日每股股份在聯交所之平均收市價之95%之金額而釐定。本公司將適時向股東寄發載有以股代息計劃詳情之通函以及其選擇表格。現金股息單及／或代息股份股票預期於二零二三年六月十五日（星期四）寄發。

暫停辦理股份過戶登記手續

本公司將於下列期間暫停辦理股份過戶登記手續：

- (a) 為釐定可享有二零二二年度之中期股息之股東名單，本公司將於二零二三年五月四日（星期四）至二零二三年五月八日（星期一）（包括首尾兩天）期間暫停辦理股份過戶登記手續。為確保享有中期股息，所有股份過戶文件連同有關股票必須不遲於二零二三年五月三日（星期三）下午四時三十分送抵本公司於中華人民共和國（「中國」）香港特別行政區（「香港」）之股份過戶登記處卓佳秘書商務有限公司辦理登記手續；及

(b) The annual general meeting of the Company has been convened for Thursday, 8th June, 2023 (the “2023 AGM”). For the purpose of determining the shareholders who are entitled to attend and vote at the 2023 AGM, the register of members of the Company will be closed from Friday, 2nd June, 2023 to Thursday, 8th June, 2023, both days inclusive, during which period no transfer of Shares will be effected. In order to be eligible to attend and vote at the 2023 AGM, all transfer documents accompanied by the relevant share certificates must be lodged with the Company’s share registrar in Hong Kong, Tricor Secretaries Limited not later than 4:30 p.m. on Thursday, 1st June, 2023 for registration.

(b) 本公司之股東週年大會已議決於二零二三年六月八日(星期四)召開(「二零二三年度週年大會」)。為確定可出席二零二三年度週年大會並於會上投票的股東的資格,本公司將於二零二三年六月二日(星期五)至二零二三年六月八日(星期四)(包括首尾兩天)期間暫停辦理股份過戶登記手續。為確保有權出席二零二三年度週年大會並在會上投票,所有股份過戶文件連同有關股票必須不遲於二零二三年六月一日(星期四)下午四時三十分送抵本公司於香港之股份過戶登記處卓佳秘書商務有限公司辦理登記手續。

MAJOR CUSTOMERS AND SUPPLIERS

During the year under review, the Group’s five largest customers contributed approximately 32.37% of the Group’s gross proceeds from operations with the largest customer accounting for approximately 27.67% of the Group’s gross proceeds from operations while approximately 77.80% of the Group’s purchases were attributable to the Group’s five largest suppliers with the largest supplier accounting for approximately 53.33% of the Group’s purchases.

None of the Directors of the Company, their close associates or any shareholders (which to the knowledge of the Directors own more than 5% interest in the number of issued Shares) have any interest in the Group’s five largest customers or suppliers.

主要客戶及供應商

在回顧年度內,本集團之前五大客戶共約佔本集團經營收益總額之32.37%,其中最大客戶約佔本集團經營收益總額之27.67%。而本集團之前五大供應商共約佔本集團購貨額之77.80%,其中最大供應商約佔本集團購貨額之53.33%。

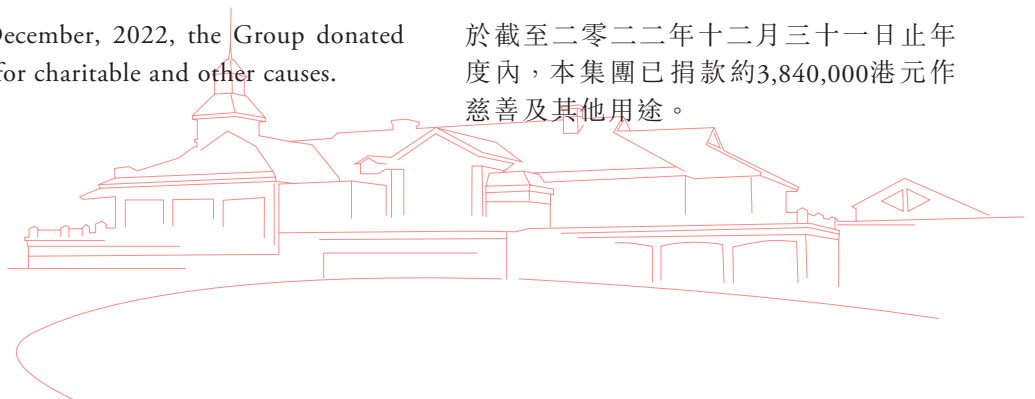
本公司各董事及其緊密聯繫人或任何股東(董事獲知其擁有已發行股份數目中5%以上權益者)概無擁有該五大客戶或供應商之任何權益。

DONATIONS

During the year ended 31st December, 2022, the Group donated approximately HK\$3,840,000 for charitable and other causes.

捐款

於截至二零二二年十二月三十一日止年度內,本集團已捐款約3,840,000港元作慈善及其他用途。



FIXED ASSETS

During the year ended 31st December, 2022, the Group added fixed assets amounting to HK\$206,647,000 (2021: HK\$9,542,000) while it wrote off fixed assets with an aggregate net book value of HK\$19,000 (2021: disposals and written off of HK\$664,000).

Movements in fixed assets of the Group during the year are shown in Notes 15 and 16 to the consolidated financial statements on pages 136 to 140.

A schedule of the principal properties held by the Group, either under development or for sale or investment purposes, is set out on pages 191 to 196.

BORROWINGS AND DEBENTURES

Details of borrowing of the Group as at 31st December, 2022 are set out in Note 26 to the consolidated financial statements on page 155.

No debentures of any class were issued by the Company or any of its subsidiaries, or were in issue, at any time during the year.

No interest expenses attributable to properties under development were capitalized by the Group during the year (2021: Nil).

SHARE CAPITAL

As at 31st December, 2022, 1,971,025,125 Shares were in issue and fully paid. The Company did not issue any new Shares or buy back any Shares during the year under review. Details of the share capital of the Company are set out in Note 24 to the consolidated financial statements on page 152.

固定資產

於截至二零二二年十二月三十一日止年度內，本集團添置為數206,647,000港元（二零二一年：9,542,000港元）之固定資產，而撇銷之固定資產總賬面淨值為19,000港元（二零二一年：出售及撇銷之固定資產總賬面淨值為664,000港元）。

本集團於年度內之固定資產之變動情況載於第136至第140頁綜合財務報表附註15及附註16。

一項列有本集團持有之主要物業（在發展中或作出售或投資用途）之附表載於第191至第196頁。

借貸及債權證

本集團在二零二二年十二月三十一日之借款之詳情載於第155頁綜合財務報表附註26。

本公司或其任何附屬公司於年度內任何時間概無發行或已發行任何類別之債權證。

本集團於本年度內並無將發展中物業之利息支出资本化（二零二一年：無）。

股本

於二零二二年十二月三十一日，共有1,971,025,125股已發行及已繳足股份。於回顧年度內，本公司並無發行任何新股份或購回任何股份。本公司之股本詳情載於第152頁綜合財務報表附註24。

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the year ended 31st December, 2022, there was no purchase, sale or redemption made by the Company, or any of its subsidiaries, of the Company's listed securities.

EQUITY-LINKED AGREEMENTS

Other than a share option scheme adopted by the Company in 2012 as disclosed in this Report, no equity-linked agreements were entered into by the Company during the year under review or subsisted at the end of the year.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Memorandum and Articles of Association of the Company and the Companies Act of the Cayman Islands.

RESERVES

The retained earnings and share premium of the Company as at 31st December, 2022 amounted to HK\$1,358,139,000 (2021: HK\$992,615,000) and HK\$343,349,000 (2021: HK\$451,755,000) respectively. These reserves are available for distribution.

The Board recommends that the retained earnings of the Group as at 31st December, 2022 amounting to HK\$9,410,846,000 be carried forward.

Other movements in reserves of the Group and the Company during the year are shown in the Consolidated Statement of Changes in Equity and Note 37 to the consolidated financial statements on pages 76 and 77, and page 180 respectively.

購買、出售或贖回上市證券

於截至二零二二年十二月三十一日止年度內，本公司或其任何附屬公司概無購買、出售或贖回本公司之上市證券。

股票掛鈎協議

除在本報告書內披露之本公司於二零一二年採納之購股權計劃外，本公司於回顧年度內並無訂立股票掛鈎協議，或於年結時並無此類協議存在。

優先購買權

本公司之《公司組織章程大綱及細則》及《開曼群島公司法》中並無優先購買權之條文。

儲備

本公司於二零二二年十二月三十一日之保留溢利及股份溢價賬分別為數1,358,139,000港元（二零二一年：992,615,000港元）及343,349,000港元（二零二一年：451,755,000港元）。該等儲備可供分派。

董事局建議將本集團於二零二二年十二月三十一日為數9,410,846,000港元之保留溢利滾存至下年度。

年度內本集團及本公司之其他儲備變動情況分別載於第76及第77頁之綜合權益變動表以及第180頁之綜合財務報表附註37。

FINANCIAL SUMMARY

A summary of the results and financial position of the Group for the preceding five financial years is set out on pages 198 and 199.

DIRECTORS

The Directors of the Company as at the date of this Report and those who were in office during the year under review and up to the date of this Report are:

Executive Directors

Madam Hsu Feng (*Chairman and Managing Director*)

Mr Albert Tong (*Vice-Chairman*)

Mr Tong Chi Kar Charles (*Vice-Chairman*)

Independent Non-Executive Directors

Mr Cheung Siu Ping, Oscar

Mr Lee Chan Fai

Mr Sean S J Wang

Mr Ng Chi Him

(*appointed on 1st January, 2023*)

A profile of the Directors of the Company is shown on pages 40 to 45.

Information relating to emoluments paid to the Company's Directors during the year is set out in Note 11 to the consolidated financial statements on pages 130 to 132.

Pursuant to Article 99 of the Articles of Association of the Company, any Director of the Company appointed by the Board shall hold office only until the next following annual general meeting of the Company. Mr Ng Chi Him has been appointed an independent non-executive Director of the Company by the Board with effect from January 2023, he shall therefore retire at the 2023 AGM and being eligible, he offers himself for re-election.

財務概要

本集團過往五個財政年度之業績及財務狀況概要載於第198及第199頁。

董事

於本報告書簽發日期以及於回顧年度內至本報告書簽發日期止期間在任之本公司董事如下：

執行董事

徐 楓女士 (*主席兼董事總經理*)

湯子同先生 (*副主席*)

湯子嘉先生 (*副主席*)

獨立非執行董事

張兆平先生

李燦輝先生

王少劍先生

吳自謙先生

(*於二零二三年一月一日獲委任*)

本公司董事之簡介載於第40至第45頁。

有關於年度內支付予本公司董事之酬金之相關資料載於第130至第132頁綜合財務報表附註11。

根據本公司之《公司組織章程細則》第99條細則之規定，任何獲董事局委任之本公司董事之任期僅至本公司下一屆股東週年大會。吳自謙先生獲董事局委任於二零二三年一月起出任本公司之獨立非執行董事，因此，彼須於二零二三年度週年大會上退任，惟彼合資格並願意競選連任。

In addition, all Directors of the Company are subject to retirement by rotation at annual general meetings of the Company in accordance with the Articles of Association of the Company. Article 116 of the Articles of Association of the Company provides that at each annual general meeting, one-third of the Directors of the Company for the time being or, if their number is not three or a multiple of three, then the nearest number to but not more than one-third shall retire from office by rotation provided that every Director shall be subject to retirement by rotation at least once every three years. The Directors to retire each year shall be those who have been longest in office since their last election and are eligible for re-election. In this connection, Mr Sean S J Wang and Madam Hsu Feng shall retire by rotation at the 2023 AGM. Mr Wang has informed the Company that he will not seek re-election while Madam Hsu, being eligible, offers herself for re-election.

The re-election of the retiring Directors of the Company is subject to separate resolutions to be approved by the shareholders at the 2023 AGM and details of those retiring Directors, who offer for re-election, will be disclosed in a circular of the Company to be despatched to the shareholders together with the notice of the 2023 AGM.

DIRECTORS' SERVICE CONTRACT

The Directors of the Company who are proposed for re-election at the 2023 AGM do not have any unexpired service contract with the Company or any of its subsidiaries which is not determinable by the employing company within one year without payment of compensation, other than statutory compensation.

PERMITTED INDEMNITY PROVISION

The Company has taken out and maintained directors' and officers' liability insurance throughout the year under review, which provides appropriate cover for the directors and officers of the Group.

此外，根據本公司之《公司組織章程細則》之規定，本公司所有董事均須於本公司之股東週年大會上輪值退任。按本公司《公司組織章程細則》第116條細則之規定，於每屆股東週年大會上，本公司當時為數三分之一（或如董事數目並非三或三之倍數，則最接近但不多於三分之一之數目）之董事須輪值退任，惟每位董事須至少每三年輪值退任一次；而每年退任之董事須為自其上次獲選擔任董事以來任期最長者；退任董事均可重選連任。因此，王少劍先生及徐楓女士將於二零二三年度週年大會上依章輪值退任。王先生已通知本公司表示不擬尋求連任，而徐女士符合資格並願意競選連任。

重選本公司退任董事連任一事須待股東以獨立決議案形式於二零二三年度週年大會上審議通過，有關該等退任並願意競選連任之董事之資料將於寄發予股東之本公司通函（連同二零二三年度週年大會通告）內披露。

董事之服務合約

獲提名在二零二三年度週年大會上重選連任之本公司董事與本公司或其任何附屬公司並無任何尚未屆滿之服務合約，而聘用之公司於一年內不作出賠償（法定賠償除外）則不得終止者。

獲准許的彌償條文

本公司於回顧年度內已購買及保持董事及高級行政人員責任保險，為本集團董事及高級行政人員提供適當的保障。

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SECURITIES

As at 31st December, 2022, the interests and short positions of the Directors of the Company in shares, debentures and underlying shares of the Company or any of its associated corporations (within the meaning of Part XV of the Hong Kong Securities and Futures Ordinance (the "SFO")), which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein (including interests and short positions which they were taken to have under Section 344 of the SFO) or which were required to be notified to the Company and the Stock Exchange pursuant to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

(I) The Company

Shares of HK\$0.50 each

Name of Directors 董事姓名	Number of Shares 股份數目			
	Personal Interests 個人權益	Family Interests 家屬權益	Corporate Interests 公司權益	Other Interests 其他權益
Madam Hsu Feng 徐楓女士 (A)	256,747,972 (B)(i)	Nil 無	557,741,354 (B)(ii), (iii)	Nil 無
Mr Albert Tong 湯子同先生 (A)	288,765,719 (C)	Nil 無	Nil 無 (B)(iii)	Nil 無
Mr Tong Chi Kar Charles 湯子嘉先生 (A)	294,592,140 (D)	Nil 無	Nil 無 (B)(iii)	Nil 無

(II) The Company's associated corporation

Tomson Entertainment Co. Limited
("Tomson Entertainment")

Shares of NTD10 each

Name of Director 董事姓名	Number of shares of Tomson Entertainment 於湯臣娛樂之股份數目			
	Personal Interests 個人權益	Family Interests 家屬權益	Corporate Interests 公司權益	Other Interests 其他權益
Madam Hsu Feng 徐楓女士 (E)	1,350,000	Nil 無	1,125,000	Nil 無

董事之證券權益及淡倉

於二零二二年十二月三十一日，本公司各董事於本公司或其任何相聯法團（按香港《證券及期貨條例》（「《證券及期貨條例》」）第XV部之定義詮釋）之股份、債權證及相關股份中擁有須遵照《證券及期貨條例》第352條之規定記載入該條例所述的登記冊內（包括根據《證券及期貨條例》第344條彼等被視為擁有之權益及淡倉），或須遵照聯交所《證券上市規則》（「《上市規則》」）之規定知會本公司及聯交所之權益及淡倉如下：

(I) 本公司

每股面值0.50港元之股份

Name of Directors 董事姓名	Number of Shares 股份數目			
	Personal Interests 個人權益	Family Interests 家屬權益	Corporate Interests 公司權益	Other Interests 其他權益
Madam Hsu Feng 徐楓女士 (A)	256,747,972 (B)(i)	Nil 無	557,741,354 (B)(ii), (iii)	Nil 無
Mr Albert Tong 湯子同先生 (A)	288,765,719 (C)	Nil 無	Nil 無 (B)(iii)	Nil 無
Mr Tong Chi Kar Charles 湯子嘉先生 (A)	294,592,140 (D)	Nil 無	Nil 無 (B)(iii)	Nil 無

(II) 本公司之相聯法團

湯臣娛樂股份有限公司
（「湯臣娛樂」）

每股面值新台幣10元之股份

Name of Director 董事姓名	Number of shares of Tomson Entertainment 於湯臣娛樂之股份數目			
	Personal Interests 個人權益	Family Interests 家屬權益	Corporate Interests 公司權益	Other Interests 其他權益
Madam Hsu Feng 徐楓女士 (E)	1,350,000	Nil 無	1,125,000	Nil 無

Notes:

- (A) Madam Hsu Feng is the mother of Mr Albert Tong and Mr Tong Chi Kar Charles. They are substantial shareholders and directors of Step Famous Investment Limited ("Step Famous").
- (B) Madam Hsu Feng was interested and deemed to be interested in an aggregate of 814,489,326 issued Shares, representing 41.323% interests in the total number of issued Shares, pursuant to the SFO in the following ways:
- (i) She held in her capacity as a beneficial owner an interest in 256,747,972 issued Shares (being 13.026% of the total number of issued Shares);
- (ii) She held the entire interests in the issued capital of the following shareholders of the Company and was therefore deemed to have an interest in 434,023,124 issued Shares (being 22.020% of the total number of issued Shares) which were beneficially held by these companies:

Name of companies
公司名稱

Number of Shares held
所持有股份之數目

King China Holdings Limited 錦華集團有限公司
E-Shares Investments Limited

252,919,265
181,103,859

434,023,124

- (iii) Step Famous held in its capacity as a beneficial owner an interest in 123,718,230 issued Shares (being 6.277% of the total number of issued Shares). Madam Hsu was entitled to exercise 66% interests in the issued capital of Step Famous. Pursuant to the SFO, Madam Hsu was therefore deemed to be interested in the aforesaid Shares through a corporation controlled by her.

- (C) Mr Albert Tong held in his capacity as a beneficial owner an interest in 288,765,719 issued Shares (being 14.651% of the total number of issued Shares).

附註：

- (A) 徐楓女士為湯子同先生及湯子嘉先生之母親。彼等均為進譽投資有限公司(「進譽」)之主要股東及董事。
- (B) 根據《證券及期貨條例》，徐楓女士以下列方式持有及被視為持有合共814,489,326股已發行股份，佔已發行股份總數之41.323%權益：
- (i) 彼以其作為實益擁有人之身份持有256,747,972股已發行股份(即已發行股份總數之13.026%)之權益；
- (ii) 彼擁有下列本公司之股東之已發行股本之全部權益，因此被視為擁有由該等公司實益持有之434,023,124股已發行股份(即已發行股份總數之22.020%)之權益：

- (iii) 進譽以其作為實益擁有人之身份持有123,718,230股已發行股份(即已發行股份總數之6.277%)之權益。徐女士可行使進譽之已發行股本中的66%權益。根據《證券及期貨條例》，徐女士故被視為透過一家由彼控制之公司持有上述股份權益。

- (C) 湯子同先生以其作為實益擁有人之身份持有288,765,719股已發行股份(即已發行股份總數之14.651%)之權益。

- (D) Mr Tong Chi Kar Charles held in his capacity as a beneficial owner an interest in 294,592,140 issued Shares (being 14.946% of the total number of issued Shares).
- (E) Madam Hsu Feng held, in her capacity as a beneficial owner, a personal interest in 1,350,000 shares (being 54%) in the capital of Tomson Entertainment. The Company held an interest in 1,125,000 shares (being 45%) in the capital of Tomson Entertainment through its wholly-owned subsidiary and Madam Hsu was (by virtue of her beneficial interest in the Company as disclosed in the above Note (B)) deemed to be indirectly interested in these shares through a corporation controlled by her pursuant to the SFO. In conclusion, Madam Hsu was interested and deemed to be interested in a total of 2,475,000 shares (being 99%) in the capital of Tomson Entertainment pursuant to the SFO.

Save as disclosed above, none of the Directors of the Company and their associates had any interests or short positions in the shares, debentures and underlying shares of the Company or any of its associated corporations as at 31st December, 2022, which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein (including interests or short positions which they were taken to have under Section 344 of the SFO) or which were required to be notified to the Company and the Stock Exchange pursuant to the Listing Rules.

SHARE OPTION SCHEME

The Company adopted a share option scheme (the “2012 Scheme”) on 1st June, 2012.

Major terms of the 2012 Scheme

The purpose of the 2012 Scheme was to provide incentives or rewards to selected persons for their contribution to any member of the Group or any entity in which any member of the Group held any equity interest (the “Invested Entity”).

- (D) 湯子嘉先生以其作為實益擁有人之身份持有294,592,140股已發行股份（即已發行股份總數之14.946%）之權益。
- (E) 徐楓女士以其作為實益擁有人之身份個人持有湯臣娛樂股本中之1,350,000股股份（即54%）之權益。本公司透過其全資附屬公司持有湯臣娛樂股本中之1,125,000股股份（即45%）之權益，而根據《證券及期貨條例》，徐女士因在上文附註(B)所披露彼於本公司之實益權益，被視為透過一家由彼控制之公司間接擁有該等股份權益。總括而言，根據《證券及期貨條例》，徐女士持有及被視為持有湯臣娛樂股本中合共2,475,000股股份（即99%）之權益。

除上文所披露者外，於二零二二年十二月三十一日，本公司各董事及彼等的聯繫人概無於本公司或其任何相聯法團之股份、債權證及相關股份中擁有須遵照《證券及期貨條例》第352條之規定記載入該條例所述的登記冊內（包括根據《證券及期貨條例》第344條彼等被視為擁有的權益或淡倉），或須遵照《上市規則》之規定知會本公司及聯交所的任何權益或淡倉。

購股權計劃

本公司於二零一二年六月一日採納了一項購股權計劃（「二零一二年計劃」）。

二零一二年計劃的主要條款

二零一二年計劃的目的為激勵或獎賞經甄選之人士對本集團任何成員公司或本集團任何成員公司持有任何股本權益之任何機構（「所投資機構」）作出貢獻。

The participants included, inter alia:

- (i) any employee or proposed employee (whether full time or part time) of any member of the Group or any Invested Entity, including any executive director of any of these companies; or
- (ii) any non-executive director (including independent non-executive director) of any member of the Group or any Invested Entity; or
- (iii) any adviser or consultant or customer of, or any supplier of goods or services to any member of the Group or any Invested Entity; or
- (iv) any shareholder of any member of the Group or any Invested Entity or any holder of any securities issued by any member of the Group or any Invested Entity.

The total number of Shares issued and to be issued upon exercise of the options granted and to be granted to each participant (including exercised and outstanding options) in any 12-month period up to the date of grant of options should not exceed 1% of the Shares in issue at the date of grant (the “Individual Limit”). If any further grant of options to a participant resulted in the total number of Shares issued and to be issued upon exercise of all options granted and to be granted to such person (including exercised, cancelled and outstanding options) in the 12-month period up to and including the date of such further grant to be in excess of the Individual Limit, such further grant had to be subject to the shareholders’ approval in general meeting of the Company with such participant and his or her associates abstaining from voting.

The acceptance of an offer of granting an option had to be made within 28 days from the date on which such offer was made with a non-refundable payment of HK\$1 from the grantee to the Company by way of a consideration for the grant thereof.

參與者其中包括：

- (i) 本集團任何成員公司或任何所投資機構之任何僱員或準僱員（不論全職或兼職），包括任何此等公司之任何執行董事；或
- (ii) 本集團任何成員公司或任何所投資機構之任何非執行董事（包括獨立非執行董事）；或
- (iii) 本集團任何成員公司或任何所投資機構之任何諮詢人或顧問或客戶，或向該等公司或機構提供商品或服務之任何供應商；或
- (iv) 本集團任何成員公司或任何所投資機構之任何股東，或本集團任何成員公司或任何所投資機構所發行之任何證券之任何持有人。

每位參與者在截至授出購股權當日止任何十二個月期間內，獲授及將獲授之購股權（包括已行使及尚未行使者）予以行使時而獲發行及將獲發行之股份總數，不得超過授出購股權當日之已發行股份數目之1%（「個別上限」）。倘向一位參與者再行授予購股權會導致在截至及包括再行授出購股權當日止十二個月內其獲授及將獲授之全部購股權（包括已行使、已被註銷及尚未行使者）予以行使時而獲發行及將獲發行之股份總數超逾個別上限，該再行授出購股權一事則須經股東在本公司股東大會上審批，而有關參與者及其聯繫人均須在會上放棄投票權。

承授人須於提議授出購股權之日起計二十八日內，提出接納購股權，並向本公司支付1港元，作為獲授購股權之代價，此款項將不予退回。



Report of the Directors 董事局報告書

The subscription price per Share in respect of any option that might be granted should be such price as the Board in its absolute discretion should determine, save that such price should not be less than the highest of:

- (i) the closing price of the Shares as stated in the daily quotations sheet of the Stock Exchange on the date of offer of the option, which had to be a business day;
- (ii) the average of the closing prices of the Shares as stated in the Stock Exchange's daily quotations sheets for the 5 business days immediately preceding the date of offer of the option; and
- (iii) the nominal value of the Shares on the date of offer.

An option might be exercised at any time during a period as the Board might determine which should not be more than 10 years commencing from the date of grant of the option.

Save as determined by the Board and stated in the offer of the relevant options, there was no minimum period for which an option had to be held before it could be exercised under the 2012 Scheme.

Under the 2012 Scheme, no options were granted, exercised, cancelled or lapsed during the year ended 31st December, 2022, nor was there any option outstanding at the beginning or at the end of the year. The 2012 Scheme ceased to be valid and effective at the close of business on 31st May, 2022.

Following the expiry of the 2012 Scheme at the close of business on 31st May, 2022, no further option can be granted.

可予授出之任何購股權項下之每股股份之認購價由董事局全權釐定，惟該認購價不得低於下列三者之最高者：

- (i) 提議授出購股權當日（必須為營業日）在聯交所每日報價表所列股份之收市價；
- (ii) 緊接提議授出購股權日期前五個營業日在聯交所每日報價表所列股份之收市價之平均數；及
- (iii) 於提議授出購股權當日之股份面值。

購股權可於董事局釐定之期間內隨時行使，惟該期間不得自授出購股權日期起計超過十年。

除董事局另有決定及於提議授出有關購股權時所規定者外，根據二零一二年計劃，並無設有購股權行使之前必須持有的最短期限。

於截至二零二二年十二月三十一日止年度內，在二零一二年計劃下，並無購股權被授出、獲行使、被註銷或失效，及在年度開始或結束時，均無任何尚未行使之購股權。二零一二年計劃自二零二二年五月三十一日營業時間結束時已不再有效及生效。

在二零一二年計劃於二零二二年五月三十一日營業時間結束時到期後，不可再根據該計劃授出購股權。

DIRECTORS' INTERESTS IN ARRANGEMENTS TO ACQUIRE SHARES OR DEBENTURES

Apart from the 2012 Scheme, at no time during the year nor at the end of the year ended 31st December, 2022 was the Company or any of its subsidiaries a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

Madam Hsu Feng, Chairman of the Board and Managing Director of the Company, along with Mr Albert Tong and Mr Tong Chi Kar Charles, being Vice-Chairmen of the Board and executive Directors of the Company, are directors and shareholders of Rivera (Holdings) Limited ("RHL").

RHL is engaged in property development and investment in Shanghai of China, particularly in Zhangjiang Hi-Tech Park, Pudong New Area, through its subsidiaries and associated company. Property development and investment, with particular focus on Pudong New Area in Shanghai, is one of the principal businesses of the Group. The business of RHL in the property sector in Shanghai (the "Excluded Business") may therefore potentially compete with the Group's business.

In this connection, Madam Hsu, Mr Albert Tong and Mr Tong Chi Kar Charles are considered to have interests in a business which may compete or is likely to compete, either directly or indirectly, with the business of the Group, other than that business where the Directors of the Company have been appointed or were appointed as directors to represent the interests of the Company and/or the Group, pursuant to the Listing Rules. Nevertheless, the Group's business and the Excluded Business are managed by their respective independent management and administration. The target market segments of the Group's business are different from that of the Excluded Business. Besides, the independent non-executive Directors of the Company will be monitoring the operations of the Group. The Group is capable of carrying on its business independently of, and at arm's length from, the Excluded Business.

董事於購買股份或債權證之 安排之利益

除二零一二年計劃外，於截至二零二二年十二月三十一日止年度內任何時間或年結日，本公司或其任何附屬公司概無參與任何安排，致使本公司董事可透過購買本公司或其他任何法人團體之股份或債權證而獲益。

董事在競爭業務中之權益

本公司董事局主席兼董事總經理徐楓女士以及董事局副主席兼執行董事湯子同先生及湯子嘉先生均為川河集團有限公司（「川河」）之董事及股東。

川河透過其附屬公司及聯營公司於中國上海市（尤其於浦東新區張江高科技園區）從事物業發展及投資事務，而本集團其中一項主要業務為從事物業發展及投資，並以上海市浦東新區為重點。因此，川河於上海市之房地產業務（「除外業務」）或可能與本集團之業務構成潛在競爭。

因此，根據《上市規則》，徐女士、湯子同先生及湯子嘉先生除因已獲委任或曾獲委任為董事以代表本公司及／或本集團之權益之業務外，被視為於也許或可能與本集團之業務直接或間接地構成競爭之業務中擁有權益。然而，本集團之業務及除外業務由彼等各自之獨立管理層及行政架構所管理。本集團之業務之目標市場分類與除外業務之目標市場分類有所不同。再者，本公司之獨立非執行董事將監察本集團之營運。本集團能夠獨立於除外業務，並基於各自利益經營其本身業務。

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS

No transactions, arrangements or contracts of significance to the business of the Group to which the Company or any of its subsidiaries was a party and in which a Director of the Company or any entity connected with him (within the meaning of Section 486 of the Hong Kong Companies Ordinance) had a material interest, whether directly or indirectly, were entered into during the year ended 31st December, 2022 or subsisted at the end of the year or at any time during the year.

MANAGEMENT CONTRACTS

No contracts for the management and administration of the whole or any substantial part of any business of the Group were entered into or subsisted during the year ended 31st December, 2022.

RELATIONSHIPS WITH SUPPLIERS AND CUSTOMERS

The Group understands that it is important to maintain good relationship with its suppliers and customers to achieve its short-term and long-term goals. To maintain its competitive status, the Group aims at providing quality products and services to its customers.

EMOLUMENT POLICY

The Company recognizes that employees are one of the Group's valuable assets and the Group is conscious of the importance of an effective staff management and incentive structure. The Group provides competitive remuneration packages and makes regular review to attract and motivate its employees. Remuneration and benefits packages are generally structured by reference to market terms, individual responsibilities, performance and qualifications.

董事於交易、安排及合約之利益

於截至二零二二年十二月三十一日止年度內，本公司或其任何附屬公司概無訂立就本集團之業務而言屬重要之交易、安排或合約，而本公司董事或任何與其有關連之實體（按香港《公司條例》第486條所載的定義）於當中直接或間接地擁有具相當份量的利益關係，且在年結日或年度內任何時間並無存在該等交易、安排或合約。

管理合約

在截至二零二二年十二月三十一日止年度內，概無訂立或存在任何涉及管理和處理本集團全部或任何重大部份業務之合約。

與供應商及客戶之關係

本集團明白與其供應商及客戶維持良好關係，對達致短期及長期目標十分重要。為維持競爭力，本集團致力向其客戶提供優質產品及服務。

薪酬政策

本公司認同僱員為本集團寶貴資產之一，且本集團一向著重具效益之僱員管理及獎勵計劃。本集團提供具競爭力之薪酬方案並作出定期檢討，以吸引及激勵其僱員。薪酬及福利待遇乃參考市場條款、個別人士所承擔之職責、表現及資歷而釐定。

Directors' emoluments are determined with reference to their responsibilities and prevailing market conditions. The emoluments of the executive Directors of the Company for their services in management of the Group are determined by the Board on the recommendation of its remuneration committee (the "Remuneration Committee"). The fees of the independent non-executive Directors of the Company are fixed by the Board under the authorization of the shareholders of the Company and on the recommendation of the Remuneration Committee.

In addition, the Company had adopted the 2012 Scheme, pursuant to which it was eligible to grant the directors and employees of the Group options to subscribe for Shares, during the year under review before the expiry of the scheme at the close of business on 31st May, 2022, as a long-term incentive.

PENSION SCHEMES

The Company participates in a pension scheme, which was registered under the Hong Kong Mandatory Provident Fund Schemes Ordinance (the "MPF Ordinance"), for all its employees in Hong Kong. The scheme is a defined contribution scheme effective from December 2000 and is funded by contributions from employer and employees in accordance with the provisions of the MPF Ordinance. If the employer makes any voluntary contributions for the employees under the scheme, forfeited contributions in this nature can be applied to reduce the amount of future voluntary contributions payable by the employer.

The employees of the Group in the Mainland of China are members of respective state-managed defined contribution retirement benefits schemes operated by the local governments. The employers and the employees are obliged to make contributions at a certain percentage of the payroll under rules of the schemes.

Furthermore, the Group and its employees in the Macao Special Administrative Region ("Macao") of China shall make contributions of a fixed amount per quarter to the Social Security Fund under the obligation system pursuant to the laws of Macau.

During the year under review, the total amount contributed by the Group to the said schemes and charged to the Consolidated Statement of Profit or Loss amounted to HK\$5,332,000 (2021: HK\$5,182,000) and no contributions were forfeited.

董事之酬金乃參照彼等之職責及現時之市況而釐定。本公司執行董事就管理本集團業務而享有之酬金由董事局參照其轄下之薪酬委員會（「薪酬委員會」）之建議而釐定。本公司獨立非執行董事之袍金則由董事局根據本公司股東之授權及參照薪酬委員會之建議而釐定。

此外，本公司曾採納二零一二年計劃。據此，本公司可於回顧年度內在該計劃到期（即於二零二二年五月三十一日營業時間結束時）前，授予本集團之董事及僱員購股權以認購股份，以作為一項長期激勵措施。

退休金計劃

本公司為其所有於香港之僱員參與了一項於香港《強制性公積金計劃條例》（「《強積金條例》」）下註冊之退休金計劃。該退休金計劃為界定供款計劃，並由二零零零年十二月起生效。該計劃乃根據《強積金條例》之條款由僱主及僱員作出供款。如僱主在該計劃下為僱員作出任何自願性之供款，則此性質之已被沒收之供款可用作抵銷僱主將來應付而未付之自願性供款款額。

本集團在中國內地之僱員均為各自由地方政府營辦之國家管理界定供款退休福利計劃之成員。根據此等計劃之規則，僱主及僱員均有責任按薪金之若干百分比作出供款。

此外，本集團及其在中國澳門特別行政區（「澳門」）之僱員須根據澳門法例向社會保障基金每季定額繳納強制性制度項下之供款。

於回顧年度內，本集團對上述計劃作出之供款及記入綜合損益表之款項總額達5,332,000港元（二零二一年：5,182,000港元），且並無已被沒收之供款。

ENVIRONMENTAL POLICIES AND PERFORMANCE

The Group is committed to the long term sustainability of the environment and communities in which it operates. It continually seeks to identify and manage environmental impacts attributable to its operation activities to minimize the impacts as far as possible. It adheres to the principle of recycling and reduction and implements green office practices such as double-sided printing and copying and reducing energy consumption by switching off idle lightings and electrical appliances.

The Group also seeks to reduce its material consumption and construction wastes in construction works. The Group has added environmental protection measures in its operation control.

COMPLIANCE WITH LAWS AND REGULATIONS

The Group commits itself to comply with the relevant laws and regulations including, inter alia, the Listing Rules, the Hong Kong Companies Ordinance and other applicable local laws and regulations in various jurisdictions in which it operates. Furthermore, the Group, acting as a property developer, is subject to environmental protection laws and regulations, including air and noise pollution and discharge of construction wastes and water in the Mainland and Macau of China. To the best knowledge of the Board, the Group has complied with all the relevant laws and regulations that have significant impact on the Group during the year under review.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The Company will publish its Environmental, Social and Governance Report 2022 (the “ESG Report 2022”) separately on the Company’s website at www.tomson.com.hk and on the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk (the “HKEXnews Website”) at the same time as the publication of this Report. The online version of the ESG Report 2022 will be accessed by (i) clicking “Financial Reports/Environmental, Social and Governance Reports” section in the menu on the home page on the Company’s website, then selecting “ESG Report 2022”; or (ii) browsing through the HKEXnews Website.

環境政策及表現

本集團致力達致其經營業務所在之環境及社區之長期可持續性。本集團持續辨識及管理其經營活動對環境造成之影響，務求盡可能將影響減至最少。本集團堅守循環再用及減廢之原則，並實施各項綠色辦公室措施，例如：雙面打印及影印並透過關掉閒置的電燈及電器以減少耗能。

本集團並致力減少其於建築過程中的材料消耗及建築廢料。本集團已於業務運作監控中加入環境保護之措施。

遵守法律及規例

本集團致力遵守相關法律及規例，其中包括《上市規則》、香港《公司條例》及本集團經營業務所在之不同司法管轄區適用之其他當地法律及規例。此外，本集團作為物業開發商，須要遵守中國內地及澳門的環保法律及規例，包括空氣及噪音污染，以及建築廢料和廢水的排放。據董事局所知，本集團在回顧年度內已遵守對本集團有重大影響之所有相關法律及規例。

環境、社會及管治報告

本公司將於本公司網站 (www.tomson.com.hk) 及香港交易及結算所有限公司網站 (www.hkexnews.hk) (「披露易網站」) 刊發本報告書當日，同時另行登載其《二零二二年度環境、社會及管治報告》。《二零二二年度環境、社會及管治報告》網上版本可 (i) 在本公司網站主頁選單中點擊「財務報告／環境、社會及管治報告」一欄，再選擇「二零二二年度環境、社會及管治報告」；或 (ii) 在披露易網站瀏覽。

SHAREHOLDERS' INTERESTS AND SHORT POSITIONS

As at 31st December, 2022, the following shareholders (other than the Directors of the Company) were interested, directly or indirectly, in 5% or more of the number of issued Shares and underlying shares of the Company and those interests were required to be recorded in the register required to be kept under Section 336 of the SFO:

(I) Substantial Shareholder of the Company

Name of shareholder	Number of Shares held (proportion to the number of issued Shares) 所持有股份之數目 (佔已發行股份數目之百分比)
股東名稱	
King China Holdings Limited 錦華集團有限公司 (a)	252,919,265 (12.832%)

(II) Other Persons

Name of shareholders	Number of Shares held (proportion to the number of issued Shares) 所持有股份之數目 (佔已發行股份數目之百分比)
股東名稱	
E-Shares Investments Limited (a)	181,103,859 (9.188%)
Step Famous Investment Limited ("Step Famous") 進譽投資有限公司 (「進譽」) (b)	123,718,230 (6.277%)

Notes:

- (a) King China Holdings Limited and E-Shares Investments Limited were the beneficial owners of these Shares respectively. They were wholly owned by Madam Hsu Feng in her capacity as a beneficial owner. Pursuant to the SFO, their interests in these Shares therefore constituted part of the total interests of Madam Hsu Feng in the capital of the Company as disclosed in Note (B) to the above paragraph headed "Directors' Interests and Short Positions in Securities" in this Report.

股東之權益及淡倉

於二零二二年十二月三十一日，下列股東（本公司董事除外）直接或間接地擁有本公司之已發行股份及相關股份數目達5%或以上的權益，而該等權益須遵照《證券及期貨條例》第336條之規定載錄於須予備存之登記冊內：

(I) 本公司之主要股東

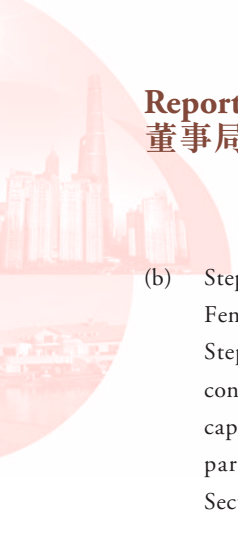
Name of shareholder	Number of Shares held (proportion to the number of issued Shares) 所持有股份之數目 (佔已發行股份數目之百分比)
股東名稱	
King China Holdings Limited 錦華集團有限公司 (a)	252,919,265 (12.832%)

(II) 其他人士

Name of shareholders	Number of Shares held (proportion to the number of issued Shares) 所持有股份之數目 (佔已發行股份數目之百分比)
股東名稱	
E-Shares Investments Limited (a)	181,103,859 (9.188%)
Step Famous Investment Limited ("Step Famous") 進譽投資有限公司 (「進譽」) (b)	123,718,230 (6.277%)

附註：

- (a) 錦華集團有限公司及 E-Shares Investments Limited 分別為該等股份之實益擁有人，而徐楓女士以實益擁有人身份全資擁有該等公司。因此，根據《證券及期貨條例》，該等公司擁有之股份權益構成本報告書內前述標題為「董事之證券權益及淡倉」一節之附註(B)所披露之徐楓女士所持有之本公司股本中之權益總額之一部份。



Report of the Directors 董事局報告書

(b) Step Famous was the beneficial owner of these Shares. Madam Hsu Feng was entitled to exercise 66% interests in the issued capital of Step Famous. Pursuant to the SFO, its interests in these Shares constituted part of the total interests of Madam Hsu Feng in the capital of the Company as disclosed in Note (B) to the above paragraph headed “Directors’ Interests and Short Positions in Securities” in this Report.

Save for the above interests, the Directors of the Company are not aware of any person (other than the Directors of the Company) who had, directly or indirectly, interests or short positions in the number of issued Shares and the underlying shares of the Company and those interests or short positions were required to be recorded in the register kept under Section 336 of the SFO as at 31st December, 2022.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors as at the date of this Report, the Company has maintained a sufficient public float as prescribed by the Listing Rules.

AUDITOR

The consolidated financial statements of the Group for the year ended 31st December, 2022 have been audited by the Auditor of the Company, Messrs Deloitte Touche Tohmatsu and there was no change in the Auditor of the Company in the previous three financial years. They will retire at the conclusion of the 2023 AGM and, being eligible, offer themselves for re-appointment.

Messrs Deloitte Touche Tohmatsu have been registered with the Accounting and Financial Reporting Council of Hong Kong as a Registered Public Interest Entity Auditor.

On behalf of the Board

Albert Tong

Vice-Chairman and Executive Director

Hong Kong, 30th March, 2023

(b) 進譽為該等股份之實益擁有人。徐楓女士可行使進譽之已發行股本中的66%權益。根據《證券及期貨條例》，該公司擁有之股份權益構成本報告書內前述標題為「董事之證券權益及淡倉」一節之附註(B)所披露之徐楓女士所持有之本公司股本中之權益總額之一部份。

除上述權益外，據本公司董事所知，概無本公司董事以外的任何人士於二零二二年十二月三十一日直接或間接地擁有本公司之已發行股份及相關股份數目中之權益或淡倉，而該等權益或淡倉須遵照《證券及期貨條例》第336條之規定載錄於須予備存之登記冊內。

足夠公眾持股量

本公司根據本報告書簽發日期之公開資料及就各董事所知，本公司維持了《上市規則》規定下之足夠公眾持股量。

核數師

本集團截至二零二二年十二月三十一日止年度的綜合財務報表由本公司核數師—德勤•關黃陳方會計師行審核。本公司於過往三個財政年度沒有更換核數師。該會計師行將於二零二三年度週年大會散會時退任，惟符合資格並願意競選連任。

德勤•關黃陳方會計師行已向香港之會計及財務匯報局註冊為註冊公眾利益實體核數師。

代表董事局

副主席兼執行董事

湯子同

香港，二零二三年三月三十日



德勤

**TO THE MEMBERS OF
TOMSON GROUP LIMITED**

(incorporated in the Cayman Islands with limited liability)

致湯臣集團有限公司股東

(於開曼群島註冊成立的有限公司)

OPINION

We have audited the consolidated financial statements of Tomson Group Limited (the “Company”) and its subsidiaries (collectively referred to as “the Group”) set out on pages 71 to 190 which comprise the consolidated statement of financial position as at 31st December, 2022, and the consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31st December, 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSAs”) issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

意見

本核數師(「我們」)已審計列載於第71至第190頁的湯臣集團有限公司(「貴公司」)及其附屬公司(以下統稱「貴集團」)的綜合財務報表，此等財務報表包括於二零二二年十二月三十一日的綜合財務狀況表與截至該日止年度的綜合損益表、綜合損益及其他全面收益表、綜合權益變動表和綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，該等綜合財務報表已根據香港會計師公會頒佈的《香港財務報告準則》真實而中肯地反映了貴集團於二零二二年十二月三十一日的綜合財務狀況及截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露要求妥為擬備。

意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告書「核數師就審計綜合財務報表承擔的責任」部份中作進一步闡述。根據香港會計師公會頒佈的《專業會計師道德守則》(「守則」)，我們獨立於貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment properties

We identified the valuation of investment properties as a key audit matter due to the significance of the assets and involvement of the management judgement and estimation in determining the fair value.

The fair value of investment properties (which included commercial properties, residential properties and industrial properties in Shanghai of the People's Republic of China (the "Mainland China")) at 31st December, 2022 was HK\$7,794,927,000, with loss on fair value changes recognised in the consolidated statement of profit or loss of HK\$75,204,000 for the year then ended.

As disclosed in Notes 4 and 15 to the consolidated financial statements, in estimating the fair value of these investment properties, the Group engaged a professional independent valuer (the "Valuer") to establish and determine the appropriate valuation technique and inputs to the valuation. The valuation was arrived by capitalising the net rental income derived from existing tenancies with due allowance for reversionary income potential of the properties on a recurring basis. This involves making certain assumptions and the use of estimates in respect of the reversionary yield by the Valuer. A slight increase in the reversionary yield would result in a significant decrease in fair value, and vice versa.

關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。

投資物業估值

我們識別投資物業的估值為關鍵審計事項，因其涉及的資產重大和涉及管理層的判斷及估計來釐定其公平值。

於二零二二年十二月三十一日，投資物業（包括位於中華人民共和國上海市（「中國內地」）的商用物業、住宅物業及工業物業）的公平值為7,794,927,000港元，在截至該日止年度的綜合損益表中確認的公平值變動時產生之虧損為75,204,000港元。

於綜合財務報表附註4及15中披露，在估計投資物業的公平值時，貴集團聘請獨立專業估值師（「估值師」）以設立及釐定合適估值技術及估值之輸入數據。估值乃透過按經常性原則資本化來自現有租賃之租金收入淨額作出，並計入物業復歸收入之潛力。這涉及估值師作出若干假設及使用有關復歸收益率之估計。復歸收益率輕微上升將導致公平值大幅下跌，反之亦然。

How our audit addressed the key audit matter

Our procedures in relation to the valuation of investment properties included:

- Evaluating the competence, capabilities and objectivity of the Valuer;
- Obtaining an understanding of the valuation process and significant assumptions and critical judgement areas from the management to assess if the investment approach is appropriate for the respective properties and industry norms;
- Evaluating the appropriateness of the estimations used, in particular, the underlying assumptions and methodologies, based on our knowledge of the properties market of the relevant locations; and
- Assessing the reasonableness of the key inputs used by the Valuer in the valuation model, including the reversionary yield, net rental income derived from existing tenancies and annual unit market rental by comparing them against current market data and entity specific information on a sample basis.

Provision for land appreciation tax

We identified the provision for land appreciation tax ("LAT") calculations as a key audit matter since significant judgement and estimation are required in determining the amount of LAT to be paid by the Group within each of the property development projects.

The Group is subject to LAT in the Mainland China. As disclosed in Note 12 to the consolidated financial statements, the Mainland China LAT of HK\$75,495,000 was recognised in the consolidated statement of profit or loss for the year ended 31st December, 2022. The Group had provision for LAT payable amounted to HK\$3,765,303,000 as at 31st December, 2022.

LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowing costs and the relevant property development expenditures, which are the key inputs in the calculation of the LAT based on the management's best estimates.

我們在審計中如何處理關鍵審計事項

我們就投資物業估值執行的程序包括：

- 評估估值師的資歷、能力及客觀性；
- 從管理層取得對估值過程、重大假設及重要判斷的瞭解，以評估投資方式是否符合相關物業及行業規範；
- 根據我們對相關地點的房地產市場的知識，評估所用之估算的適當性，特別是相關假設及方法；及
- 評估估值師在估值模型中所採用之關鍵輸入數據的合理性，包括復歸收益率、來自現有租賃之租金收入淨額及單位市場年度租金，並抽樣與目前市場數據及實體特定資料進行比較。

土地增值稅撥備

我們識別土地增值稅撥備的計算為關鍵審計事項，因其涉及重大判斷及估計來釐定貴集團在每一個物業發展項目中需要支付的土地增值稅。

貴集團須繳納中國內地之土地增值稅。於綜合財務報表附註12中披露，截至二零二二年十二月三十一日止年度的綜合損益表中確認的土地增值稅為75,495,000港元。於二零二二年十二月三十一日，貴集團的應付土地增值稅撥備金額為3,765,303,000港元。

於計及根據管理層之最佳估計以計算土地增值稅之關鍵輸入數據，即若干獲准扣減項目（包括土地成本、借貸成本及相關物業發展開支）後，已就增值部份按一系列遞增稅率作出土地增值稅撥備。

How our audit addressed the key audit matter

Our procedures in relation to the provision for LAT included:

- Obtaining an understanding from the management of the Group about the basis adopted in arriving at the provision for LAT;
- Assessing the Group's provision for LAT computation prepared by the management of the Group with reference to relevant rules and regulations with the assistance of our tax specialists; and
- Checking the financial information, including land costs, borrowing costs and relevant development expenditures, used in the calculation of provision for LAT to the Group's historical financial data.

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

我們在審計中如何處理關鍵審計事項

我們就土地增值稅撥備執行的程序包括：

- 從 貴集團管理層取得土地增值稅撥備時所採納的依據；
- 參考相關的條例及規則及在我們之稅務專家的協助下，評估 貴集團管理層對土地增值稅撥備的計算；及
- 檢查計算土地增值稅撥備中所採用的財務信息，包括土地成本、借款成本和相關開發支出，與 貴集團的歷史財務數據進行比較。

其他信息

貴公司董事需對其他信息負責。其他信息包括刊載於年報內的資料，但不包括綜合財務報表及我們的核數師報告書。

我們對綜合財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑑證結論。

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，及在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所瞭解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

董事及管理層就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的《香港財務報告準則》及香港《公司條例》的披露要求擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部監控負責。

在擬備綜合財務報表時，董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將貴集團清盤或停止經營，或別無其他實際的替代方案。

管理層須負責監督貴集團的財務報告過程。

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並按照我們商定的業務約定條款僅向全體股東出具包括我們意見的核數師報告書。除此以外，我們的報告書不可用作其他用途。我們並不就我們報告書之內容對任何其他人士承擔任何責任或接受任何義務。合理保證是高水準的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或匯總起來可能影響綜合財務報表使用者依賴財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

Independent Auditor's Report 獨立核數師報告書

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程式以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 瞭解與審計相關的內部監控，以設計適當的審計程序，但目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告書中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告書簽發日期止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映相關交易和事項。

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in the independent auditor's report is Wan Wai Nga.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong
30th March, 2023

- 就 貴集團內實體或業務活動的財務資訊獲取充足、適當的審計憑證，以對綜合財務報表發表意見。我們負責 貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

除其他事項外，我們與管理層溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部監控的任何重大缺陷。

我們還向管理層提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，相關的防範措施。

從與管理層溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告書中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告書中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告書中溝通該事項。

出具本獨立核數師報告書的審計項目合夥人是溫慧雅。

德勤•關黃陳方會計師行
執業會計師

香港
二零二三年三月三十日

Consolidated Statement of Profit or Loss

綜合損益表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

		Notes 附註	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Gross proceeds from operations	經營收益總額	5 & 6	533,078	787,012
Revenue	收入	5	460,049	779,066
Cost of sales	銷售成本		(145,710)	(102,602)
Gross profit	毛利		314,339	676,464
Net gain on financial assets at fair value through profit or loss	按公平值計入損益之財務資產之收益淨額		8,161	12,838
Other income	其他收入	7	136,081	163,245
Other gains and losses	其他收益及虧損	8	(27,605)	10,960
Selling expenses	銷售費用		(86,306)	(120,368)
Administrative expenses	行政費用		(112,547)	(129,619)
Loss on fair value changes of investment properties	投資物業公平值變動時產生之虧損	15	(75,204)	(3,540)
Finance costs	融資費用	9	(14,835)	(22,270)
Share of results of associates	應佔聯營公司之業績		142,084	587,710
Share of result of a joint venture	應佔一家合資企業之業績		(234)	(552)
			(15,289)	1,342
Profit before taxation	除稅前溢利	10	126,561	588,500
Taxation	稅項	12	(107,806)	(297,027)
Profit for the year	年度溢利		18,755	291,473
Profit for the year attributable to:	應佔年度溢利如下：			
Owners of the Company	本公司權益持有人		17,168	283,448
Non-controlling interests	非控股股東權益		1,587	8,025
			18,755	291,473
Earnings per share (HK cents)	每股盈利 (港仙)	14		
– Basic	– 基本		0.87	14.38

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Profit for the year	年度溢利	18,755	291,473
Other comprehensive (expense) income	其他全面(開支)收益		
<i>Items that may be subsequently reclassified to profit or loss:</i>	<i>其後可重新分類至損益表之項目：</i>		
Exchange difference arising from translation of:	換算時產生之匯兌差額：		
– subsidiaries	– 附屬公司	(1,055,229)	401,881
– a joint venture	– 一家合資企業	(14,822)	6,065
– associates	– 聯營公司	(804)	284
Reclassification adjustment from foreign currencies translation reserves:	外幣兌換儲備重新分類調整：		
– release upon liquidation of an associate	– 於清算一家聯營公司時解除	(27)	–
<i>Item that will not be reclassified to profit or loss:</i>	<i>將不會重新分類至損益表之項目：</i>		
Fair value gain on equity instruments at fair value through other comprehensive income (net of deferred tax)	按公平值計入其他全面收益之股本工具之公平值收益(經扣除遞延稅項)	33,180	35,264
Other comprehensive (expense) income for the year	年度其他全面(開支)收益	(1,037,702)	443,494
Total comprehensive (expense) income for the year	年度全面(開支)收益總額	(1,018,947)	734,967
Total comprehensive (expense) income attributable to:	應佔全面(開支)收益總額如下：		
Owners of the Company	本公司權益持有人	(1,004,197)	720,714
Non-controlling interests	非控股股東權益	(14,750)	14,253
		(1,018,947)	734,967

Consolidated Statement of Financial Position

綜合財務狀況表

At 31st December, 2022 於二零二二年十二月三十一日

		Notes 附註	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Non-Current Assets	非流動資產			
Fixed assets	固定資產			
– Investment properties	– 投資物業	15	7,794,927	8,598,847
– Property, plant and equipment	– 物業、廠房及設備	16	378,119	229,732
Goodwill	商譽	18	33,288	33,288
Interests in associates	於聯營公司之權益	19	9,222	13,962
Interest in a joint venture	於一家合資企業之權益	20	153,036	183,147
Club debentures	會所債券		515	515
Equity instrument at fair value through other comprehensive income	按公平值計入其他全面 收益之股本工具	21	312,824	293,452
Pledged bank deposit	抵押銀行存款	35	55,143	84,172
Other receivable	其他應收賬款		–	2,361
			8,737,074	9,439,476
Current Assets	流動資產			
Properties under development	發展中物業	17	4,420,814	4,734,530
Properties held for sale	待售物業		1,410,039	1,573,112
Trade and other receivables and prepayments	應收貿易賬款、其他 應收賬款及預付款項	23(a)	208,876	222,781
Financial assets at fair value through profit or loss	按公平值計入損益之 財務資產	22	36,724	101,593
Inventories	存貨	23(b)	3,369	3,754
Bank deposit	銀行存款	23(c)	12,347	13,490
Cash and bank balances	現金及銀行結餘	23(c)	3,966,071	4,445,869
			10,058,240	11,095,129
Current Liabilities	流動負債			
Trade and other payables and accruals	應付貿易賬款、其他 應付賬款及預提費用	23(d)	796,136	709,464
Lease liability	租賃負債	23(e)	4,209	7,536
Contract liabilities	合約負債	23(f)	121,653	208,603
Tax liabilities	稅項負債		3,796,411	4,200,054
Borrowing	借款	26	26,939	29,433
			4,745,348	5,155,090
Net Current Assets	流動資產淨值		5,312,892	5,940,039
Total Assets Less Current Liabilities	總資產減流動負債		14,049,966	15,379,515

Consolidated Statement of Financial Position

綜合財務狀況表

At 31st December, 2022 於二零二二年十二月三十一日

		Notes 附註	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Capital and Reserves	資本及儲備			
Share capital	股本	24	985,512	985,512
Share premium and reserves	股份溢價及儲備		11,402,835	12,515,438
Equity attributable to owners of the Company	本公司權益持有人 應佔權益		12,388,347	13,500,950
Non-controlling interests	非控股股東權益		318,235	337,485
Total Equity	總權益		12,706,582	13,838,435
Non-Current Liabilities	非流動負債			
Other payables	其他應付賬款	23(d)	15,544	23,194
Lease liability	租賃負債	23(e)	–	4,209
Borrowing	借款	26	215,512	264,900
Deferred tax liabilities	遞延稅項負債	27	1,112,328	1,248,777
			1,343,384	1,541,080
			14,049,966	15,379,515

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 30th March, 2023 and are signed on its behalf by:

綜合財務報表已於二零二三年三月三十日經由董事局批准並授權刊發，並由下列董事代表簽署：

Hsu Feng
徐 楓
Chairman
主席

Albert Tong
湯子同
Vice-Chairman
副主席

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

	Attributable to owners of the Company 本公司權益持有人應佔										
	Foreign currencies translation reserves					Enterprises expansion reserve (c)			Investment reserve		Total equity
	Share capital	Share premium	Special reserves (a)	Capital redemption reserve (b)	Foreign currencies translation reserves	Enterprises expansion reserve (c)	Statutory surplus reserve (d)	Revaluation reserve	Retained earnings (e)	Total capital and reserves	
	股本	股份溢價	特別儲備(a)	資本贖回儲備(b)	外幣兌換儲備	企業發展儲備(c)	法定盈餘儲備(d)	重估儲備	保留溢利(e)	資本及儲備總額	總權益
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	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	千港元	千港元	千港元	千港元	千港元	千港元
Balance at 1st January, 2021	985,512	560,161	296,276	72,014	1,222,239	44,704	401,473	27,387	9,044,400	12,888,642	13,216,374
Exchange difference arising from translation of:											
– subsidiaries	-	-	-	-	395,653	-	-	-	-	395,653	401,881
– a joint venture	-	-	-	-	6,065	-	-	-	-	6,065	6,065
– associates	-	-	-	-	284	-	-	-	-	284	284
Fair value gain on equity instruments at fair value through other comprehensive income (net of deferred tax)	-	-	-	-	-	-	-	-	-	-	-
Profit for the year	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	283,448	283,448	291,473
Total comprehensive income for the year	-	-	-	-	-	-	-	-	-	35,264	35,264
Cancellation and extinguishment of equity instrument at fair value through other comprehensive income	-	-	-	-	-	-	-	-	-	-	-
Transfer from retained profits of a subsidiary to statutory surplus reserve	-	-	-	-	-	-	8,217	-	-	-	-
Dividend paid for 2020 (Note 13)	-	(108,406)	-	-	-	-	-	-	-	(108,406)	(108,406)
Dividend paid to non-controlling shareholder	-	-	-	-	-	-	-	-	-	-	(4,500)
Balance at 31st December, 2021	985,512	451,755	296,276	72,014	1,624,241	44,704	409,690	27,387	9,405,283	13,500,950	13,838,435

於二零二一年一月一日之結餘

換算時產生之匯兌差額：
 – 附屬公司
 – 一家合資企業
 – 聯營公司
 按公平價值計入其他全面收益之股本工具之公平價值
 收益（經扣除遞延稅項）
 年度溢利

年度全面收益總額
 註銷及終結按公平價值計入其他全面收益之股本工具
 由一家附屬公司保留溢利轉撥至法定盈餘儲備
 派付二零二一年度股息（附註13）
 派付非控股股東股息

於二零二一年十二月三十一日之結餘

Consolidated Statement of Changes in Equity 綜合權益變動表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

Atributable to owners of the Company
本公司權益持有人應佔

	Share capital 股本	Share premium 股份溢價	Special reserves (a) 特別儲備(a)	Capital redemption reserve (b) 資本贖回儲備(b)	Foreign currencies translation reserves (c) 外幣兌換儲備(c)	Enterprises expansion reserve (c) 企業發展儲備(c)	Investment reserve 投資儲備	Statutory surplus reserve (d) 法定盈餘儲備(d)	Revaluation reserve 重估儲備	Retained earnings (e) 保留溢利(e)	Total capital and reserves 資本及儲備總額	Non-controlling interests 非控股股東權益	Total equity 總權益
	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Balance at 31st December, 2021 於二零二一年十二月三十一日之結餘	985,512	451,755	296,276	72,014	1,624,241	44,704	184,088	409,690	27,387	9,405,283	13,500,950	337,485	13,838,435
Exchange difference arising from translation of: — subsidiaries — a joint venture — associates Reclassification adjustments from foreign currencies transaction reserve — release upon liquidation of an associate 換算時產生之匯兌差額： — 附屬公司 — 一家合資企業 — 聯營公司 外幣兌換儲備重新分類調整 — 於清算一家聯營公司時解除	-	-	-	-	(1,038,892)	-	-	-	-	-	(1,038,892)	(16,337)	(1,055,229)
Fair value gain on equity instruments at fair value through other comprehensive income (net of deferred tax) 收益(經扣除遞延稅項)	-	-	-	-	(14,822)	-	-	-	-	-	(14,822)	-	(14,822)
Profit for the year 年度溢利	-	-	-	-	(804)	-	-	-	-	-	(804)	-	(804)
Total comprehensive (expense) income for the year 由一家附屬公司保留溢利	-	-	-	-	(27)	-	-	-	-	-	(27)	-	(27)
Transfer from retained profits of a subsidiary to statutory surplus reserve 轉撥至法定盈餘儲備	-	-	-	-	-	-	33,180	-	-	-	33,180	-	33,180
Dividend paid for 2021 (Note 13) (附註13)	-	(108,406)	-	-	-	-	-	-	-	17,168	17,168	1,587	18,755
Dividend paid to non-controlling shareholder 派付非控股股東股息	-	-	-	-	-	-	-	-	-	-	-	(4,500)	(4,500)
Balance at 31st December, 2022 於二零二二年十二月三十一日之結餘	985,512	343,349	296,276	72,014	569,696	44,704	217,268	421,295	27,387	9,410,846	12,388,347	318,235	12,706,582

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

Notes:

- (a) The special reserves of the Company and its subsidiaries (collectively the “Group”) arose from the difference between the aggregate amount of the then share capital and share premium account of Tomson Investment Limited, the former holding company of the Group, and the nominal amount of the Company’s shares issued pursuant to a scheme of arrangement in 1989.
- (b) Capital redemption reserve arose from repurchase of shares. The amounts represent the nominal amount of the shares repurchased.
- (c) The enterprises expansion reserve is an appropriation from retained earnings in relation to tax concession granted by the relevant government authorities. This reserve is only used for the future development or expansion of that company where concession is granted.
- (d) The statutory surplus reserve (“SSR”) is an appropriation from retained earnings by subsidiaries of the Company in the Mainland of the People’s Republic of China (“Mainland China”). In accordance with the Company Law of the Mainland China, the Mainland China subsidiaries of the Company are required to allocate 10% of their profit after tax to the SSR until such reserve reaches 50% of the registered capital of that subsidiary. The SSR may be converted to increase capital subject to certain restrictions set out in the Company Law of the Mainland China.
- (e) Of the retained earnings of HK\$9,410,846,000 (2021: HK\$9,405,283,000), accumulated losses of HK\$4,276,000 (2021: retained earnings of HK\$11,013,000) and HK\$4,325,000 (2021: HK\$6,066,000) are attributable to a joint venture and associates of the Group respectively.

附註：

- (a) 本公司及其附屬公司（統稱「本集團」）之特別儲備為本集團先前之控股公司湯臣投資有限公司之當時股本及股份溢價賬總額與本公司於一九八九年根據一項協議計劃發行股份之面值之差額。
- (b) 資本贖回儲備源自回購股份。該等金額為購回的股份票面價值金額。
- (c) 企業發展儲備乃由有關政府機構給予稅務優惠而撥自保留溢利。此儲備只用於獲稅務優惠之公司作日後發展或擴展之用。
- (d) 法定盈餘儲備是本公司在中華人民共和國內地（「中國內地」）的附屬公司從保留溢利提撥的款項。根據中國內地之《公司法》，本公司的中國內地附屬公司須分配除稅後溢利的10%至法定盈餘儲備，直至該儲備達到該附屬公司的註冊資本的50%。法定盈餘儲備可轉換，以提高資本，惟須遵照中國內地之《公司法》所載的若干限制。
- (e) 於保留溢利9,410,846,000港元（二零二一年：9,405,283,000港元）中，本集團應佔一家合資企業及聯營公司之累計虧損分別為4,276,000港元（二零二一年：保留溢利11,013,000港元）及4,325,000港元（二零二一年：6,066,000港元）。

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
OPERATING ACTIVITIES	經營業務		
Profit before taxation	除稅前溢利	126,561	588,500
Adjustments for:	經以下調整：		
Share of results of associates	應佔聯營公司之業績	234	552
Share of result of a joint venture	應佔一家合資企業之業績	15,289	(1,342)
Interest expenses	利息開支	14,835	22,270
Depreciation of property, plant and equipment	物業、廠房及設備折舊	39,755	42,346
Net impairment losses on trade and other receivables reversed	撥回應收貿易賬款及 其他應收賬款之減值虧損淨額	(964)	(182)
Net loss (gain) on write off/disposal of property, plant and equipment	撇銷／出售物業、廠房及設備之 虧損(收益)淨額	19	(516)
Loss on fair value changes of investment properties	投資物業公平值變動時產生之 虧損	75,204	3,540
Gain on fair value changes of financial assets at fair value through profit or loss	按公平值計入損益之財務資產 公平值變動時產生之收益	(388)	(5,345)
Gain on liquidation of an associate	清算一家聯營公司之收益	(27)	—
Interest income	利息收入	(70,210)	(76,865)
Dividend from equity instrument at fair value through other comprehensive income	按公平值計入其他全面收益之 股本工具之股息收入	(22,054)	(23,209)
Operating cash flows before movements in working capital	營運資金變動前之經營現金流	178,254	549,749
Decrease in properties held for sale	待售物業減少	70,076	12,435
Decrease (increase) in trade and other receivables and prepayments	應收貿易賬款、其他應收賬款及 預付款項減少(增加)	3,630	(9,071)
Decrease (increase) in financial assets at fair value through profit or loss	按公平值計入損益之財務資產 減少(增加)	60,977	(5,946)
Decrease in inventories	存貨減少	67	603
Increase (decrease) in trade and other payables and accruals	應付貿易賬款、其他應付賬款及 預提費用增加(減少)	186,707	(42,656)
(Decrease) increase in contract liabilities	合約負債(減少)增加	(104,628)	163,349
Increase in properties under development	發展中物業增加	(86,689)	(235,468)
Cash from operations	經營業務產生之現金	308,394	432,995
Income taxes paid	已付所得稅	(193,547)	(349,399)
NET CASH FROM OPERATING ACTIVITIES	經營業務產生之現金淨額	114,847	83,596

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

	Notes 附註	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
INVESTING ACTIVITIES	投資活動		
Withdrawal of pledged bank deposits	提取已抵押銀行存款	21,896	1,086,435
Additions in investment properties	添置投資物業	–	(3,295)
Purchase of property, plant and equipment	購置物業、廠房及設備	(206,647)	(6,247)
Interest received	已收利息	69,743	168,281
Dividend from equity instrument at fair value through other comprehensive income	按公平值計入其他全面收益之股本工具之股息收入	22,054	23,209
Receipt of cancellation price of cancellation and extinguishment of equity instrument at fair value through other comprehensive income	註銷及終絕按公平值計入其他全面收益之股本工具所收取之註銷價	–	166,190
Cash inflow from liquidation of an associate	清算一家聯營公司之現金流入	3,702	–
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備之所得款項	–	1,180
Advance to an associate	一家聯營公司之墊款	–	(5)
NET CASH (USED IN) FROM INVESTING ACTIVITIES	投資活動(所用)產生之現金淨額	(89,252)	1,435,748
FINANCING ACTIVITIES	融資活動		
Repayment of borrowing	償還借款	30 (26,564)	(735,733)
Interest paid	已付利息	30 (14,835)	(23,406)
Cash dividend paid	已付現金股息	(108,406)	(108,406)
Repayment of lease liability	償還租賃負債	30 (7,536)	(7,645)
Dividend paid to non-controlling shareholder	已付非控股股東股息	(4,500)	(4,500)
NET CASH USED IN FINANCING ACTIVITIES	融資活動所用之現金淨額	(161,841)	(879,690)
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等值項目淨額(減少)增加	(136,246)	639,654
CASH AND CASH EQUIVALENTS AT 1ST JANUARY	於一月一日之現金及現金等值項目	4,445,869	3,711,525
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	外匯匯率變動之影響	(343,552)	94,690
CASH AND CASH EQUIVALENTS AT 31ST DECEMBER, represented by cash and bank balances	於十二月三十一日之現金及現金等值項目，即現金及銀行結餘	3,966,071	4,445,869

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

1. GENERAL INFORMATION

The Company is a public limited company incorporated in the Cayman Islands and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The addresses of the registered office and principal place of business of the Company are disclosed in the Corporate Information of the annual report.

The principal activities of the Group for the year were property development and investment, hospitality and leisure business, securities trading, as well as operation of and investment in media and entertainment business.

The consolidated financial statements are presented in Hong Kong dollars (“HKD”), which is also the functional currency of the Company.

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) for the first time, which are mandatorily effective for the annual period beginning on or after 1st January, 2022 for the preparation of the consolidated financial statements:

Amendments to HKFRS 3	Reference to the Conceptual Framework
Amendments to HKFRS 16	COVID-19 – Related Rent Concessions beyond 30th June, 2021
Amendments to HKAS 16	Property, Plant and Equipment – Proceeds before Intended Use
Amendments to HKAS 37	Onerous Contracts – Cost of Fulfilling a Contract
Amendments to HKFRSs	Annual Improvements to HKFRSs 2018-2020

1. 一般資料

本公司為一家於開曼群島註冊成立之公眾有限公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。本公司之註冊辦事處及主要營業地點之地址已於年報之公司資料中披露。

本集團於本年度內之主要業務為物業發展及投資、款客及消閒業務、證券買賣以及經營及投資媒體及娛樂業務。

綜合財務報表以港元呈列，其亦為本公司的功能貨幣。

2. 應用新訂《香港財務報告準則》及其修訂本

本集團已於本年度內首次應用由香港會計師公會頒佈並自二零二二年一月一日或之後開始之年度期間強制生效之《香港財務報告準則》之修訂本，以編製本集團綜合財務報表：

《香港財務報告準則》第3號（修訂本）	就概念框架之提述
《香港財務報告準則》第16號（修訂本）	2019冠狀病毒病 — 於二零二一年六月三十日後 相關之租金優惠
《香港會計準則》第16號（修訂本）	物業、廠房及設備 — 擬定用途前之 所得款項
《香港會計準則》第37號（修訂本）	虧損性合約 — 履行合約之成本
《香港財務報告準則》（修訂本）	對二零一八年至 二零二零年週期 《香港財務報告 準則》的年度改進

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS

(Continued)

The application of the amendments to HKFRSs in the current year had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

The Group has not early applied the following new HKFRS and amendments to HKFRSs that have been issued but are not yet effective:

HKFRS 17	Insurance Contracts ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ²
Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback ³
Amendments to HKAS 1	Classification of Liabilities as Current or Non-Current and related amendments to Hong Kong Interpretation 5 (2020) ³
Amendments to HKAS 1	Non-Current Liabilities with Covenants ³
Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies ¹
Amendments to HKAS 8	Definition of Accounting Estimates ¹
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction ¹

¹ Effective for annual periods beginning on or after 1st January, 2023.

² Effective for annual periods beginning on or after a date to be determined.

³ Effective for annual periods beginning on or after 1st January, 2024.

The Directors of the Company anticipate that the application of all above new HKFRS and amendments to HKFRSs will have no material impact on the Group's consolidated financial statements in the foreseeable future.

2. 應用新訂《香港財務報告準則》及其修訂本 (續)

於本年度應用《香港財務報告準則》之修訂本對本集團於本期間及過往期間之財務狀況及表現及／或該等綜合財務報表所載之披露並無重大影響。

本集團尚未提早應用以下已頒佈但尚未生效之新訂《香港財務報告準則》及其修訂本：

《香港財務報告準則》第17號	保險合約 ¹
《香港財務報告準則》第10號及《香港會計準則》第28號 (修訂本)	投資者與其聯營公司或合資企業間資產出售或投入 ²
《香港財務報告準則》第16號 (修訂本)	售後租回的租賃負債 ³
《香港會計準則》第1號 (修訂本)	分類負債為流動或非流動及香港詮釋第5號之相關修訂 (二零二零年) ³
《香港會計準則》第1號 (修訂本)	附帶契諾的非流動負債 ³
《香港會計準則》第1號及《香港財務報告準則》實務報告第2號 (修訂本)	會計政策披露 ¹
《香港會計準則》第8號 (修訂本)	會計估計的定義 ¹
《香港會計準則》第12號 (修訂本)	與單一交易產生的資產及負債相關的遞延稅項 ¹

¹ 於二零二三年一月一日或其後開始之年度期間生效。

² 於將釐定之日期或其後開始之年度期間生效。

³ 於二零二四年一月一日或其後開始之年度期間生效。

本公司董事預期應用以上所有新訂《香港財務報告準則》及其修訂本將對本集團於可見將來之綜合財務報表並無重大影響。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with HKFRSs issued by HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange (“Listing Rules”) and by the Hong Kong Companies Ordinance.

The Directors of the Company have, at the time of approving the consolidated financial statements, a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the consolidated financial statements.

The consolidated financial statements have been prepared on the historical cost basis, except for investment properties and certain financial instruments, which are measured at fair values, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

3. 綜合財務報表編製基準及主要會計政策

本綜合財務報表乃按照香港會計師公會頒佈之《香港財務報告準則》編製。就編製綜合財務報表而言，倘有關資料合理預期會影響主要使用者作出的決定，則有關資料被視為重大。此外，綜合財務報表亦載有聯交所《證券上市規則》（「《上市規則》」）及香港《公司條例》所規定之適用披露事項。

本公司董事在批准綜合財務報表時合理地預期本集團有足夠的資源在可預見的未來持續經營。因此，其繼續採用持續經營的會計基準編製綜合財務報表。

如下列會計政策所述，本綜合財務報表乃按照歷史成本基準編製，惟投資物業及若干金融工具按公平值計算除外。

歷史成本一般根據商品及服務交換所得代價之公平值而釐定。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 “Share-based Payment”, leasing transactions that are accounted for in accordance with HKFRS 16 “Leases”, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 “Inventories” or value in use in HKAS 36 “Impairment of Assets”.

A fair value measurement of a non-financial asset takes into account a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

3. 綜合財務報表編製基準及主要會計政策 (續)

公平值為於計量日期市場參與者按有序交易出售一項資產而將收取或轉移一項負債而將支付之價格，而不論該價格是否可直接觀察或須運用另一種估值技術作出估計。倘市場參與者於計量日期對資產或負債定價時會考慮資產或負債之特點，則本集團於估計資產或負債之公平值時將考慮該等特點。此等綜合財務報表中作計量及／或披露用途之公平值乃按此基準釐定，惟屬於《香港財務報告準則》第2號「股權支付」範圍之股權支付之交易、根據《香港財務報告準則》第16號「租賃」列賬之租賃交易，以及與公平值有部份類似地方但並非公平值之計量（如《香港會計準則》第2號「存貨」之可變現淨值或《香港會計準則》第36號「資產減值」之使用價值）則除外。

非財務資產之公平值計量乃經計及一名市場參與者透過使用其資產之最高及最佳用途或透過將資產出售予將使用其最高及最佳用途之另一名市場參與者而能夠產生經濟利益之能力。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

3. 綜合財務報表編製基準及主要會計政策 (續)

此外，就財務報告而言，按公平值計量之輸入數據之可觀察程度及公平值計量之輸入數據對其整體之重要性而定，公平值計量可分類為第一級、第二級或第三級，詳情如下：

- 第一級輸入數據乃實體於計量日期可以取得之相同資產或負債於活躍市場中之未經調整報價；
- 第二級輸入數據乃除第一級計入之報價外，就資產或負債可直接或間接觀察之輸入數據；及
- 第三級輸入數據乃資產或負債之非可觀察輸入數據。

主要會計政策載列如下。

綜合基準

綜合財務報表包括本公司及本公司所控制實體及其附屬公司之財務報表。本公司在下列情況下擁有控制權：

- 擁有對被投資方之權力；
- 因參與被投資方之營運而可獲得或有權獲得可變回報；及
- 擁有對被投資方使用其權力影響其回報之能力。

倘有事實及情況顯示上述三項控制因素中有一項或以上出現變動，則本集團會重新評估其是否對被投資方擁有控制權。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of consolidation (Continued)

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. The results of subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date of the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with those used by the Group.

All significant inter-group transactions, balances, income and expenses are eliminated on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interest entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

3. 綜合財務報表編製基準及主要會計政策 (續)

綜合基準 (續)

當本集團取得對附屬公司之控制權時開始對其綜合入賬，並當本集團喪失對附屬公司之控制權時對其終止綜合入賬。於年內收購或出售附屬公司之業績自本集團取得附屬公司控制權之日期起直至本集團不再控制附屬公司之日止於綜合損益表內列賬。

損益及每項其他全面收益會分配予本公司權益持有人及非控股股東權益。附屬公司之全面收益總額由本公司權益持有人及非控股股東權益應佔，即使此舉將導致非控股股東權益結餘為負數。

倘有需要，本集團會對附屬公司之財務報表作出調整，使其會計政策與本集團所採用者保持一致。

本集團內公司之間所有重要交易、結餘、收入及開支均於綜合計算時撇銷。

附屬公司中之非控股股東權益與本集團於其中之權益分開呈列，而其指賦予其持有人於相關附屬公司清盤時可按比例分佔資產淨值之現時擁有權權益。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Goodwill

Goodwill arising on an acquisition of net assets and operations of another entity for which the agreement date is before 1st January, 2005 represents the excess of the cost of acquisition over the Group's interest in the fair value of the identifiable assets and liabilities of the relevant acquiree at the date of acquisition.

From 1st January, 2005 onward, the Group will carry goodwill at cost less any accumulated impairment losses.

Goodwill arising on an acquisition of a business is presented separately in the consolidated statement of financial position.

For the purposes of impairment testing, goodwill arising from an acquisition is allocated to each of the relevant cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the acquisition. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, and whenever there is an indication that the unit may be impaired. For goodwill arising on an acquisition in a financial year, the cash-generating unit to which goodwill has been allocated is tested for impairment before the end of that financial year. When the recoverable amount of the cash-generating unit is less than the carrying amount of the unit, the impairment loss is allocated to reduce the carrying amount of any goodwill allocated to the unit first, and then to the other assets of the unit pro rata on the basis of the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in the consolidated statement of profit or loss. An impairment loss for goodwill is not reversed in subsequent periods.

On subsequent disposal of the relevant cash-generating unit, the attributable amount of goodwill capitalised is included in the determination of the amount of profit or loss on disposal.

3. 綜合財務報表編製基準及主要會計政策 (續)

商譽

因收購另一實體的淨資產及業務產生的商譽(收購之協議日期為二零零五年一月一日前)，乃指收購成本於收購日超出本集團應佔有關被收購公司之可識別資產及負債的公平值權益的差額。

自二零零五年一月一日開始，本集團將商譽按成本減去任何累計減值虧損入賬。

收購業務所產生的商譽在綜合財務狀況表單獨呈列。

就減值測試而言，因收購產生之商譽會分配至預期自收購所產生協同效益受惠之各有關現金產生單位或多個現金產生單位。商譽所分配之現金產生單位會每年進行減值測試，及於有跡象顯示該單位可能出現減值時進行減值測試。就於財政年度因收購產生之商譽而言，商譽所分配之現金產生單位會於該財政年度結束前進行減值測試。倘現金產生單位之可收回數額少於其賬面值，則減值虧損會先用作減低任何分配至該單位之商譽之賬面值，其後則按該單位內各項資產賬面值之比例分配至該單位之其他資產。任何商譽減值虧損乃直接於綜合損益表內確認，商譽減值虧損不會於往後期間撥回。

於往後出售相關現金產生單位時，其應佔資本化商譽金額會計入以釐定出售之損益金額。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Interests in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates and joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, investments in associates or joint ventures are carried in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture, less any identified impairment loss. When the Group's share of losses of an associate or a joint venture exceeds its interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payment on behalf of that associate or joint venture.

The associate's and joint venture's financial statements used for the application of equity method of accounting are prepared using uniform accounting policies with the Group for transactions and events in similar circumstances.

3. 綜合財務報表編製基準及主要會計政策 (續)

於聯營公司及合資企業之權益

聯營公司為一家本集團對其行使重大影響力的實體。重大影響力乃有權參與被投資公司之財務及經營政策之決策而非控制或共同控制該等政策。

合資企業指一項合營安排，對安排擁有共同控制權之訂約方據此對合營安排之資產淨值擁有權利。共同控制權指按照合約協定對一項安排所共有之控制權，僅在相關活動必須獲得共同享有控制權之各方一致同意方能決定時存在。

聯營公司及合資企業之業績及資產與負債以會計權益法計入此等綜合財務報表內。根據權益法，於聯營公司或合資企業之投資乃按成本於綜合財務狀況表列賬，並於隨後作出調整，以確認本集團應佔聯營公司或合資企業之損益及其他全面收益減去任何已識別減值虧損。當本集團應佔聯營公司或合資企業之虧損超出於該聯營公司或合資企業之權益（包括任何實際為本集團於該聯營公司或合資企業之淨投資部份之任何長期權益）時，本集團將終止確認其應佔之進一步虧損。倘本集團須向聯營公司或合資企業承擔法律或推定義務，或須代其支付款項，方會確認額外虧損。

應用會計權益法編製聯營公司及合資企業之財務報表時，本集團在處理類似情況下交易及事件時採用統一會計政策。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Interests in associates and joint ventures (Continued)

The Group assesses whether there is an objective evidence that the interest in associates or joint ventures may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs to sell) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

Any excess of the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in the consolidated statement of profit or loss. When a group entity transacts with an associate or a joint venture of the Group, profits or losses are eliminated to the extent of the Group's interest in the relevant associate or joint venture.

3. 綜合財務報表編製基準及主要會計政策 (續)

於聯營公司及合資企業之權益 (續)

本集團評估於聯營公司或合資企業之權益是否可能有減值之客觀證據。於存在任何客觀證據時，該項投資之全部賬面值（包括商譽）會根據《香港會計準則》第36號以單一資產的方式進行減值測試，方法是比較其可收回金額（即使用價值與公平值減銷售成本的較高者）與其賬面值。任何已確認的減值虧損不會分配至構成該項投資的賬面值之一部份的任何資產（包括商譽）。有關減值虧損的任何撥回乃於該項投資之可收回金額其後增加的情況下根據《香港會計準則》第36號確認。

本集團應佔可識別資產、負債及或然負債之公平淨值超出收購成本之差額（重估後）即時於綜合損益表內確認。當一集團實體與本集團聯營公司或合資企業進行交易時，溢利或虧損會以本集團於相關聯營公司或合資企業之權益予以撇銷。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Interests in associates and joint ventures (Continued)

When the Group ceases to have significant influence over an associate or a joint venture, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former associate or joint venture and the retained interest is a financial asset within the scope of HKFRS 9 “Financial Instruments”, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the associate or joint venture and the fair value of any retained interest, and any proceeds from disposing of the relevant interests is included in the determination of the gain or loss on disposal of the associate or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant associate or joint venture.

When a group entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognised in the consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

3. 綜合財務報表編製基準及主要會計政策 (續)

於聯營公司及合資企業之權益 (續)

當本集團對聯營公司或合資企業不再有重大影響時，則入賬列為出售該被投資公司之全數權益，產生之收益或虧損於損益中確認。當本集團保留於前聯營公司或合資企業的權益及該保留權益為一項《香港財務報告準則》第9號「金融工具」範圍內之財務資產，則本集團按於該日的公平值計量該保留權益，而該公平值乃視為其首次確認時的公平值。聯營公司或合資企業之賬面值及任何保留權益之公平值與任何出售相關權益所得款項之差額，會於釐定出售該聯營公司或合資企業之收益或虧損時計入。此外，本集團會將先前在其他全面收益就該聯營公司或合資企業確認之所有金額入賬，基準與該聯營公司或合資企業直接出售相關資產或負債所需基準相同。因此，倘該聯營公司或合資企業先前已於其他全面收益確認之收益或虧損，會於出售相關資產或負債時重新分類至損益。本集團會於出售／部份出售相關聯營公司或合資企業時將收益或虧損由權益重新分類至損益（作為重新分類調整）。

當集團實體與本集團的聯營公司或合資企業進行交易時，與聯營公司或合資企業交易所產生之損益僅於聯營公司或合資企業的權益與本集團無關時，方於綜合財務報表中確認。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the financial instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15 “Revenue from Contracts with Customers”. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss (“FVTPL”)) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in the consolidated statement of profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具

財務資產及財務負債乃當集團實體成為金融工具合約條文之訂約方時確認。所有財務資產之日常買賣乃按交易日基準確認及取消確認。日常財務資產買賣指須根據市場規例或慣例確立之時間內交付之資產。

財務資產及財務負債首次按公平值計量，惟首次按《香港財務報告準則》第15號「來自客戶合約收益」計量產生自與客戶的合約之應收貿易賬款除外。因收購或發行財務資產及財務負債而直接產生之交易成本（不包括按公平值計入損益之財務資產或財務負債），於首次確認時按適用情況加入或扣減自該等財務資產或財務負債之公平值。因收購按公平值計入損益之財務資產或財務負債而直接產生之交易成本即時於綜合損益表中確認。

實際利率法乃計算財務資產或財務負債之攤銷成本及按有關期間攤分利息收入及利息開支之方法。實際利率指按財務資產或財務負債預計可使用年期或較短期間（如適用），將估計日後現金收入及付款（包括所有所支付或所收取能構成整體實際利率之費用、交易成本及其他溢價或折讓）準確貼現至首次確認時之賬面淨值之利率。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is not held for trading.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產

財務資產之分類及其後計量

符合下列條件之財務資產其後按攤銷成本計量：

- 根據商業模式以收取合約現金流量為目的而持有之財務資產；及
- 合約條款於指定日期產生之現金流量僅為支付本金及未償還本金之利息。

所有其他財務資產其後按公平值計入損益計量，惟在首次確認財務資產之日期，倘該股本投資並非持作買賣，本集團可不可撤銷地選擇於其他全面收益呈列股本投資公平值之其後變動。

倘符合下列條件，則財務資產為待售：

- 其收購之主要目的為短期出售；或
- 於首次確認時其為本集團共同管理之可識別金融工具組合之一部份，並具有短期套利之近期實際模式；或
- 其並非指定及作為有效之對沖工具之衍生工具。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

(ii) Equity instruments designated as at fair value through other comprehensive income ("FVTOCI")

Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the investment reserve and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, and will be transferred to retained earnings.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

財務資產之分類及其後計量 (續)

(i) 攤銷成本及利息收入

其後按攤銷成本計量之財務資產之利息收入乃按實際利率法予以確認。利息收入乃對一項財務資產賬面總值應用實際利率予以計算，惟其後出現信貸減值之財務資產除外（見下文）。對於其後出現信貸減值之財務資產，自下個報告期起，利息收入乃按財務資產之攤銷成本應用實際利率予以確認。若信貸減值之金融工具的信貸風險好轉，使財務資產不再有信貸減值後，則自釐定有關資產不再有信貸減值後之報告日起，利息收入按財務資產之賬面總值應用實際利率予以確認。

(ii) 指定為按公平值計入其他全面收益之股本工具

按公平值計入其他全面收益之股本工具之投資其後按公平值計量，其公平值變動所產生的收益及虧損於其他全面收益中確認及於投資儲備中累計及無須作減值評估。該累計收益或虧損於出售股本投資時將不會重新分類至損益，並將轉撥至保留溢利。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

(ii) Equity instruments designated as at fair value through other comprehensive income (Continued)

Dividends from these investments in equity instruments are recognised in the consolidated statement of profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment.

(iii) Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in the consolidated statement of profit or loss. The net gain or loss recognised in the consolidated statement of profit or loss includes any dividend or interest earned on the financial asset and is included in the "Net gain on financial assets at FVTPL".

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

財務資產之分類及其後計量 (續)

(ii) 指定為按公平值計入其他全面收益之股本工具 (續)

當本集團確認收取股息之權利時，除該股息明確表示乃收回部份投資成本外，該等來自投資於股本工具之股息於綜合損益表中確認。

(iii) 按公平值計入損益之財務資產

不符合按攤銷成本或指定為按公平值計入其他全面收益準則之財務資產按公平值計入損益計量。

按公平值計入損益之財務資產於各報告期末按公平值計量，而任何公平值收益或虧損則在綜合損益表中確認。在綜合損益表中確認之收益或虧損淨額包括財務資產所賺取之任何股息或利息，並計入「按公平值計入損益之財務資產之收益淨額」。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets

The Group performs impairment assessment under expected credit losses (“ECL”) model on financial assets (including trade and other receivables, amount due from an associate, pledged bank deposit, bank deposit and bank balances) which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment is done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables individually.

For other financial assets, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

財務資產之減值

本集團就根據《香港財務報告準則》第9號須受減值評估規限之財務資產（包括應收貿易賬款及其他應收賬款、一家聯營公司欠款、抵押銀行存款、銀行存款以及銀行結餘）使用預期信貸虧損模式進行減值評估。預期信貸虧損款項於各報告日期更新，以反映信貸風險自首次確認以來之變動。

全期預期信貸虧損指相關工具於預計年內所有可能違約事件將產生之預期信貸虧損。相反，12個月預期信貸虧損指預計於報告日期後12個月內可能發生之違約事件產生之部份全期預期信貸虧損。評估乃根據本集團過往信貸虧損經驗進行，並就債務人之特定因素、一般經濟狀況以及對於報告日期之當時狀況及未來狀況預測之評估作出調整。

本集團一直就個別應收貿易賬款確認全期預期信貸虧損。

就其他財務資產而言，本集團計量相等於12個月預期信貸虧損之虧損撥備，除非當信貸風險自首次確認以來顯著增加，則本集團確認全期預期信貸虧損。評估是否應確認全期預期信貸虧損時，乃基於自首次確認以來發生違約之可能性或風險顯著增加。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread or the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; and
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

信貸風險顯著增加

於評估信貸風險自首次確認以來是否顯著增加時，本集團對金融工具於報告日期發生違約之風險與金融工具於首次確認日期發生違約之風險作比較。作出此評估時，本集團會考慮具有合理及具支持性之定量及定性資料，包括過往經驗及無需付出不必要之成本或精力獲取之前瞻性資料。

具體而言，於評估信貸風險是否已顯著增加時會考慮以下資料：

- 金融工具的外部（如有）或內部信貸評級之實際或預期嚴重轉差；
- 信貸風險之外部市場指標嚴重轉差（如債務人的信貸息差或信貸違約掉期價格顯著增加）；
- 商業、金融或經濟情況目前或預期有不利變動，預期將導致債務人償還債項之能力顯著下降；
- 實際或預期債務人經營之業績嚴重轉差；及
- 債務人之監管、經濟或技術環境有實際或預期重大不利變動，導致債務人償還債項之能力顯著下降。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Significant increase in credit risk (Continued)

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when the financial instrument is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

信貸風險顯著增加 (續)

不論上述評估之結果，當合約付款已逾期超過30日，則本集團均假定信貸風險自首次確認以來顯著增加，除非本集團具有合理及具支持性之資料說明其他情況。

本集團定期監察就確定信貸風險是否顯著增加所用標準之成效，並適時按情況修訂有關標準，以確保其能夠於款項逾期前發現信貸風險顯著增加。

違約之定義

就內部信貸風險管理而言，倘內部建立或自外部來源獲得之資料顯示債務人不太可能向其債權人（包括本集團）悉數付款（不考慮本集團持有之任何抵押品），則本集團認為已發生違約事件。

本集團認為，當金融工具已逾期超過90日，則已經發生違約，除非本集團具有合理及具支持性之資料說明更為滯後之違約準則更為適用。

Notes to the Consolidated Financial Statements 綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events of default that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider; or
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation.

Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in the consolidated statement of profit or loss.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

財務資產信貸減值

當發生一項或多項違約事件對該財務資產的估計未來現金流量產生不利影響時，該財務資產即為信貸減值。財務資產信貸減值的證據包括可觀察到的數據，例如下列事件：

- (a) 發行人或借款人的重大財務困難；
- (b) 違反合約，如違約或逾期事件；
- (c) 向借款人作出貸款之貸款人出於與借款人財政困難有關的經濟或合約考慮，給予借款人在其他情況下貸款人不會作出的讓步；或
- (d) 借款人可能破產或進行其他財務重組。

撇銷政策

當有資料顯示交易方陷入嚴重財政困難，且並無實際收回款項的可能時（例如交易方被清盤或進入破產程序），本集團會撇銷財務資產。經適當考慮法律意見後，已撇銷的財務資產可能仍可於本集團收回程序下被強制執行。撇銷構成取消確認事件。其後收回的任何款項於綜合損益表內確認。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. For a lease receivable, the cash flows used for determining the ECL is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on the amortised cost of the financial asset.

The Group recognises an impairment gain or loss in the consolidated statement of profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade and other receivables and amount due from an associate where the corresponding adjustment is recognised through a loss allowance account.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

預期信貸虧損之計量及確認

預期信貸虧損之計量為違約概率、違約損失率(即出現違約時之損失幅度)及違約風險之函數。違約概率及違約損失率之評估乃根據過往數據及前瞻性資料進行。預期信貸虧損之估計反映無偏頗及概率加權之數額，其乃根據加權之相應違約風險而釐定。

一般而言，預期信貸虧損乃根據合約到期支付予本集團之所有合約現金流量與本集團預期收取之所有現金流量之間之差異，並按首次確認時釐定之實際利率貼現。對於租賃應收款項，用於釐定預期信貸虧損的現金流量與根據《香港財務報告準則》第16號計量租賃應收款項時使用的現金流量一致。

利息收入按財務資產的賬面總值計算，除非財務資產出現信貸減值，在此情況下，利息收入按財務資產的攤銷成本計算。

本集團透過調整所有金融工具之賬面值於綜合損益表內確認該等工具之減值收益或虧損，惟應收貿易賬款及其他應收賬款以及一家聯營公司欠款則透過虧損撥備賬確認相應調整。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in the consolidated statement of profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investment reserve is not reclassified to the consolidated statement of profit or loss, but is transferred to retained earnings.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務資產 (續)

取消確認財務資產

僅當資產收取現金流量之合約權利已屆滿，或本集團已將財務資產及當中擁有權之絕大部份風險及回報轉讓予另一實體時，本集團方會取消確認財務資產。

於取消確認一項以攤銷成本計量之財務資產時，該資產賬面值與已收及應收代價總和之差額會於綜合損益表確認。

取消確認一項本集團於首次確認時選擇按公平值計入其他全面收益計量之股本工具之投資時，先前於投資儲備內累計之累計收益或虧損不會重新分類至綜合損益表，但會轉撥至保留溢利。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial instruments (Continued)

Financial liabilities and equity

Debt and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instrument is recognised and deducted directly in share capital for par value and in share premium for total amount paid in excess of par value. The same amount recognised in share capital will be transferred from share premium to capital redemption reserve. No gain or loss is recognised in consolidated statement of profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial liabilities

All financial liabilities (including trade and other payables and borrowing) are subsequently measured at amortised cost, using the effective interest method.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the consolidated statement of profit or loss.

3. 綜合財務報表編製基準及主要會計政策 (續)

金融工具 (續)

財務負債及股本

由集團實體發行之債務及股本工具乃根據已訂立合約安排之性質，與財務負債及股本工具之定義分類。

股本工具

股本工具乃任何可證明本集團資產中擁有剩餘權益（經扣除其所有負債後）之合約。由本公司發行之股本工具按收取之款項扣除直接發行成本入賬。

購回本公司本身之股本工具乃直接於股本按面值確認及扣除，並於股份溢價按已付總額超出面值之差額確認及扣除。於股本確認之同一金額將自股份溢價轉撥至資本贖回儲備。購買、出售、發行或註銷本公司本身股本工具時不會於綜合損益表內確認盈虧。

財務負債

所有財務負債（包括應付貿易賬款及其他應付賬款，及借款）其後使用實際利率法按攤銷成本計量。

取消確認財務負債

本集團僅當責任獲解除、註銷或屆滿時取消確認財務負債。獲取消確認之財務負債之賬面值與已付及應付代價之差額於綜合損益表內確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment properties

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair values. Gains or losses arising from changes in the fair value of investment property are included in the consolidated statement of profit or loss for the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use or no future economic benefits is expected from its disposals. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of profit or loss in the year in which the property is derecognised.

Property, plant and equipment

Property, plant and equipment, including leasehold land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

If a property becomes an investment property because its use has changed as evidenced by end of owner-occupation, any difference between the carrying amount and the fair value of that item (including the relevant leasehold land classified as right-of-use assets) at the date of transfer is recognised in other comprehensive income and accumulated in revaluation reserve. On the subsequent sale or retirement of the property, the relevant revaluation reserve will be transferred directly to retained earnings.

3. 綜合財務報表編製基準及主要會計政策 (續)

投資物業

投資物業首次按成本(包括任何直接應佔費用)計量。於首次確認後,投資物業乃按公平值計量。在投資物業公平值變動時產生之收益或虧損計入其產生期間內之綜合損益表中。

投資物業於出售後或永久不再使用或預期不能從出售中獲取未來經濟利益時取消確認。取消確認物業時所產生之任何損益(根據資產出售所得款項淨額與賬面值之差額計算)會在該物業取消確認之年度內計入綜合損益表中。

物業、廠房及設備

物業、廠房及設備包括就生產或供應商品或服務或作行政用途而持有之租賃土地及樓宇,乃以成本值減去累計折舊及累計減值虧損(如有)列賬。

倘物業可證明其用途已不再自用而改變成為投資物業,該項目於轉撥日期之賬面值與其公平值之任何差額(包括分類為使用權資產的相關租賃土地)於其他全面收益內確認,並於重估儲備累計。倘資產其後出售或報廢,相關重估儲備將直接轉撥至保留溢利。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property, plant and equipment (Continued)

Depreciation is recognised so as to write off the cost of assets less their residual values over their estimated useful lives, using the straight-line method.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated statement of profit or loss in the year in which the item is derecognised.

Ownership interests in leasehold land and building

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition.

To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “right-of-use assets” under property, plant and equipment in the consolidated statement of financial position except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

3. 綜合財務報表編製基準及主要會計政策 (續)

物業、廠房及設備 (續)

折舊採用直線法予以確認，以便於其估計可使用年期撇銷資產成本減去其估計剩餘價值。

物業、廠房及設備項目於出售或預期持續使用該資產不會產生未來經濟利益時，該項目會被取消確認。在取消確認資產時所產生之任何盈虧（根據項目出售所得款項淨額與賬面值之差額計算）會在該項目被取消確認之年度內計入綜合損益表中。

於租賃土地及樓宇的擁有權權益

當本集團就於物業的擁有權權益（包括租賃土地及樓宇成份）付款時，全部代價於租賃土地及樓宇成份之間按首次確認時的相對公平值的比例分配。

在能夠可靠分配有關付款的範圍內，於租賃土地的權益作為經營租賃於綜合財務狀況表呈列為物業、廠房及設備項下的「使用權資產」，惟分類為投資物業並以公平值模式列賬者除外。當代價無法可靠分配租賃土地的非租賃樓宇成份及未分割權益時，整項物業分類為物業、廠房及設備。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Leases

The Group as a lessee

The Group applies the short-term lease recognition exemption to leases of premises that have lease terms of 12 months or less from the commencement dates and do not contain purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease terms.

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components, including contract for acquisition of ownership interests of a property which includes both leasehold land and non-lease building components, unless such allocation cannot be made reliably.

The cost of right-of-use assets includes:

- the amount of the initial measurement of the lease liabilities;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to be condition required by the terms and conditions of the lease.

3. 綜合財務報表編製基準及主要會計政策 (續)

租賃

本集團作為承租人

本集團對租期自開始日期起為期12個月或更短者且不包含購買選擇權的物業租賃應用短期租賃確認豁免。短期租賃之租賃款項於租期內按直線法確認為費用。

倘合約包含租賃組成部份及一項或多項額外租賃或非租賃組成部份，本集團根據租賃組成部份之相對單獨價格及非租賃組成部份之單獨價格總和將合約代價分配至各租賃組成部份，包括收購物業擁有權權益之合約（包括租賃土地及非租賃樓宇部份），惟不能可靠地作出相關分配時則作別論。

使用權資產的成本包括：

- 租賃負債的首次計量金額；
- 在開始日期或之前作出的任何租賃付款減去已收到的任何租賃優惠；
- 本集團產生之任何初始直接成本；及
- 本集團將於拆除及移除相關資產、復修相關資產位處之場址或將相關資產復修至租賃條款及條件規定之狀況時產生之估計成本。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Leases (Continued)

The Group as a lessee (Continued)

Except for those that are classified as investment properties and measured under fair value model, right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on a straight-line basis over the shorter of their estimated useful lives and the lease terms.

The Group presents right-of-use assets in “property, plant and equipment”, the same line item within which the corresponding underlying assets would be presented if they were owned.

Refundable rental deposits paid are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. The lease payments include fixed payments less any lease incentives receivables.

3. 綜合財務報表編製基準及主要會計政策 (續)

租賃 (續)

本集團作為承租人 (續)

除該等被分類為投資物業並按公平值模式計量的資產外，使用權資產按成本減去任何累計折舊及減值虧損計量，並就租賃負債之任何重新計量作出調整。

使用權資產按直線基準於估計可使用年期與租期之間之較短者計提折舊。

本集團在「物業、廠房及設備」(呈列相關資產(如擁有)的相同項目)中呈列使用權資產。

已付可退回租賃按金根據《香港財務報告準則》第9號入賬，初始按公平值計量。對首次確認之公平值的調整被視為額外租賃款項，並計入使用權資產成本。

於租賃開始日期，本集團按該日未償付租賃款項的現值確認及計量租賃負債。計算租賃款項的現值時，倘租賃內含利率不易釐定，本集團則應用租賃開始日期的增量借款利率計算。租賃付款包括固定付款減任何應收租賃優惠。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Leases (Continued)

The Group as a lessee (Continued)

After the commencement dates of the leases, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) when the lease term has changed, in such case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment. The Group presents leases liabilities as a separate line item on the consolidated statement of financial position.

The Group accounts for a lease modification as a separate lease if the modification increases the scope of the lease by adding the right to use one or more underlying assets and the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

3. 綜合財務報表編製基準及主要會計政策 (續)

租賃 (續)

本集團作為承租人 (續)

於租賃開始日期後，租賃負債按累計利息及租賃款項作出調整。

倘租期有所變動，本集團會重新計量租賃負債（並對相關使用權資產作出相應調整）。在此情況下，相關租賃負債透過使用重新評估日期的經修訂貼現率貼現經修訂之租賃付款而重新計量。本集團於綜合財務狀況表中單獨呈列租賃負債。

倘租賃修訂通過增加使用一項或多項相關資產之權利擴大租賃範圍，以及租賃代價增加，增加金額相當於範圍擴大之單獨價格及對該單獨價格作出可反映特定合約情況之任何適當調整，本集團將該項修訂作為一項單獨的租賃進行入賬。

就未作為一項單獨租賃入賬之租賃修訂而言，本集團基於透過使用修訂生效日期的經修訂貼現率貼現於經修改租賃之租期的經修訂租賃付款重新計量租賃負債。

於重新計量租賃負債時，本集團對相關使用權資產作出相應調整。倘經修訂合約包含租賃組成部份及一項或多項額外租賃或非租賃組成部份，本集團根據租賃組成部份之相對單獨價格及非租賃組成部份之單獨價格總和將經修訂合約代價分配至各租賃組成部份。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Leases (Continued)

The Group as a lessor

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership of an underlying asset to the lessee. All other leases are classified as operating leases.

Rental income from operating leases is recognised in the consolidated statement of profit or loss on a straight-line basis over the terms of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment properties measured under fair value model.

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications, including lease incentives provided through forgiveness or reduction of rentals.

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

3. 綜合財務報表編製基準及主要會計政策 (續)

租賃 (續)

本集團作為出租人

當租賃之條款實質上將相關資產擁有權之所有重大部份風險和回報轉至承租人，該租賃即歸類為融資租賃。其他租賃全部列作經營租賃。

經營租賃的租金收入乃按有關租賃年期以直線法於綜合損益表中確認。除按公平值模式計量之投資物業外，協商和安排經營租賃時發生的初始直接費用計入租賃資產的賬面價值，並使用直線法按租期確認為費用。

不屬於原定條款及條件一部份之租賃合約代價變動作為租賃修訂入賬，包括透過免租或減租所提供的租賃優惠。

已收可退回租賃按金按《香港財務報告準則》第9號入賬，並初始按公平值計量。首次確認時對公平值的調整被視為承租人的額外租賃付款。

本集團將經營租賃的修訂自修訂生效之日期起作為新租賃入賬，並將與原租賃有關的任何預付款或應計租賃付款作為新租賃的租賃付款的一部份。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

Impairment losses on fixed assets

At the end of the reporting period, the Group reviews the carrying amounts of its fixed assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any).

The recoverable amounts of its fixed assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero

3. 綜合財務報表編製基準及主要會計政策 *(續)*

固定資產減值虧損

於報告期末，本集團審核其固定資產之賬面值以確定該等資產是否出現減值虧損跡象。倘存在任何該等跡象，則會估計相關資產之可收回金額，以釐定減值虧損之程度（如有）。

固定資產之可收回金額單獨估計，當無法單獨估計可收回金額時，本集團將估計該資產所屬現金產生單位之可收回金額。

可收回金額為公平值減銷售成本與使用價值兩者之較高者。在評估使用價值時，估計未來現金流量採用稅前貼現率貼現至其現值，該稅前貼現率反映當前市場對貨幣時間價值及資產（或現金產生單位）特定風險的評估，就此而言未來現金流量的估計未經調整。

若估計某項資產（或現金產生單位）之可收回金額低於其賬面值時，則該項資產（或現金產生單位）之賬面值將調低至其可收回金額。就未能按合理一致基準分配至現金產生單位的企業資產或部份企業資產而言，本集團會比較一組現金產生單位之賬面值（包括已分配至該組現金產生單位之企業資產或部份企業資產之賬面值）與該組現金產生單位之可收回金額。於分配減值虧損時，減值虧損首先分配至減低任何商譽之賬面值（如適用），然後按該單位或一組現金產生單位各項資產的賬面值所佔比例分配至資產。資產賬面值不得減少至低於其公平值減出售成本（如可計量）、其使用價值（如可釐定）及零價值之中的最高

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Impairment losses on fixed assets (Continued)

value. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in the consolidated statement of profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the consolidated statement of profit or loss.

Properties held for sale/properties under development (current asset)

Except for the leasehold land element which is measured at cost model in accordance with the accounting policies of right-of-use assets, properties held for sale/properties under development (current asset) are stated at the lower of cost/deemed cost and estimated net realisable value. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. Net realisable value represents the estimated selling price less all estimated costs of completion and costs necessary to make the sale. Costs necessary to make the sale include incremental costs directly attributable to the sale and non-incremental costs which the Group must incur to make the sale. No depreciation charge is made on the leasehold lands included in the properties held for sale/properties under development (current asset). Properties under development which are intended for sale in the ordinary course of business upon completion are classified as current assets.

Properties under development are transferred to properties held for sale upon completion.

3. 綜合財務報表編製基準及主要會計政策 (續)

固定資產減值虧損 (續)

值。已另行分配至資產的減值虧損金額按比例分配至該單位或一組現金產生單位的其他資產。減值虧損將即時於綜合損益表中確認。

若隨後撥回減值虧損，則該項資產（或現金產生單位）之賬面值將增至調整後之估計可收回金額，惟此增加之賬面值不得超過以往年度確認該項資產（或現金產生單位）之減值虧損時已釐定之賬面值。減值虧損撥回將於綜合損益表內即時確認。

待售物業／發展中物業（流動資產）

除租賃土地部份根據使用權資產之會計政策按成本模式計量外，待售物業／發展中物業（流動資產）以成本值／視作成本值及估計可變現淨值兩者中之較低者列賬。成本乃按特定識別基準釐定，包括分配已產生的相關開發支出及（如適用）資本化的借貸成本。可變現淨值指估計售價減去所有估計的完成成本及進行銷售所需的成本。進行銷售所需的成本包括與銷售直接相關的增量成本及本集團為進行銷售必須產生的非增量成本。列入待售物業／發展中物業（流動資產）中的租賃土地不計提折舊。擬於竣工後作日常業務中出售的發展中物業分類為流動資產。

發展中物業於竣工後轉撥至待售物業。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in the consolidated statement of profit or loss in the year in which they are incurred.

Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a goods or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

3. 綜合財務報表編製基準及主要會計政策 (續)

借貸成本

因收購、建築或生產合資格資產直接產生之借貸成本(即需要一段頗長時間始能投入其擬定用途或出售的資產)會計入有關資產成本內,直至資產大致上可作原定用途或銷售為止。

於相關資產可投入其擬定用途或出售後仍未償還之任何特定借貸均計入一般借貸組合,以計算一般借貸之資本化率。特定借貸用於合資格資產之前作為短暫投資所賺取之投資收入於撥作資本之借貸成本中扣除。

所有其他借貸成本均計入在其產生之年度內的綜合損益表中。

來自客戶合約之收入

本集團於完成履約責任(或於履約)時,即特定履約責任所涉商品之「控制權」或服務轉讓予客戶之時確認收入。

履約責任指某一獨特商品或服務(或一批商品或服務)或一系列大致相同之獨特商品或服務。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue from contracts with customers (Continued)

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct goods or service.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from customer.

3. 綜合財務報表編製基準及主要會計政策 (續)

來自客戶合約之收入 (續)

倘符合以下其中一項標準，控制權按時間轉移，而收入乃經參考完全滿足相關履約責任之進度按時間確認：

- 客戶於本集團履約時同時取得及消耗本集團履約所提供之利益；
- 本集團之履約創造或提升客戶於本集團履約時控制之資產；或
- 本集團之履約並未產生對本集團具有替代用途之資產，而本集團有強制執行權收取迄今已完成履約部份之款項。

否則，於客戶獲得獨特商品控制權或服務時確認收入。

合約負債指本集團因收取客戶代價（或到期應收取代價金額）而須向客戶轉讓商品或服務之責任。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue from contracts with customers (Continued)

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

The Group recognises sales commissions as an asset if it expects to recover these costs. The asset so recognised is subsequently charged to the consolidated statement of profit or loss when the Group transfers to the customer of the relevant goods to which the assets relate.

The Group applies the practical expedient of expensing all incremental costs to obtain a contract if these costs would otherwise have been fully amortised to profit or loss within one year.

3. 綜合財務報表編製基準及主要會計政策 (續)

來自客戶合約之收入 (續)

完全滿足履約責任進度乃基於產出法計量，即基於迄今為止向客戶轉讓之商品或服務相對於合約下承諾之剩餘商品或服務之價值直接計量，以確認收入，此乃最佳反映本集團在轉讓商品控制權或服務方面之履約責任。

本集團與客戶簽署合約所產生成本為獲得合約之增量成本，如未能獲得合約，則該成本不會產生。

倘本集團預期收回銷售佣金成本，則將其確認為資產。已確認之資產當本集團其後按相關商品轉讓予客戶時計入綜合損益表。

本集團應用可行權宜方法，於取得合約之增量成本原應於一年內在損益全數攤銷之情況下，將所有該等成本支銷。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity “foreign currencies” are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date.

Exchange differences on monetary items are recognised in consolidated statement of profit or loss in the period in which they arise except for exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised initially in other comprehensive income and reclassified from equity to the consolidated statement of profit or loss on disposal or partial disposal of the Group’s interest in associates/a joint venture.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group’s foreign operations are translated into the presentation currency of the Group at the rate of exchange prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of foreign currencies translation reserves (attributed to non-controlling interests as appropriate). Such exchange differences accumulated in equity in respect of that operations attributable to the owners of the Company are reclassified to the consolidated statement of profit or loss in the period in which the foreign operation is disposed of.

3. 綜合財務報表編製基準及主要會計政策 (續)

外幣

於編製各集團實體之財務報表時，以該實體之功能貨幣以外之貨幣（「外幣」）進行之交易乃按交易日期之適用匯率折算以相關功能貨幣（即該實體經營業務之主要經濟環境之貨幣）記錄。於報告期末，以外幣列值之貨幣項目按該日期之適用匯率重新換算。

貨幣項目之匯兌差額乃於其產生期間於綜合損益表確認，惟應收或應付海外業務而結算並無計劃亦不可能發生（因此構成海外業務投資淨額之一部份）之貨幣項目之匯兌差額除外，該等匯兌差額首次於其他全面收益內確認，並於出售或部份出售本集團於聯營公司／一家合資企業之權益時自權益重新分類至綜合損益表。

就綜合財務報表呈列而言，本集團海外業務資產及負債乃按於報告期末之適用匯率換算為本集團之呈列貨幣，而其收入及開支則按該年度之平均匯率換算，除非於該期間之匯率大幅波動則除外，於此情況下，則按各個交易日所使用之適用匯率換算。產生之匯兌差額（如有）乃於其他全面收益內確認並於權益內之外幣兌換儲備累計（由非控股股東權益應佔（如適用））。由本公司權益持有人應佔有關該業務累計於權益之匯兌差額於出售海外業務之期間重新分類至綜合損益表。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Taxation

Taxation represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such deferred tax is not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and interests in associates and joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

3. 綜合財務報表編製基準及主要會計政策 (續)

稅項

稅項指即期應付稅項及遞延稅項之總和。

即期應付稅項乃按年度之應課稅溢利計算。應課稅溢利與除稅前溢利有所不同，乃由於在其他年度應課稅收入或可扣稅之收入或開支項目，及無需課稅或不可作稅項扣減之項目所致。本集團即期稅項負債採用於報告期末已頒佈或實際頒佈之稅率計算。

遞延稅項乃根據綜合財務報表內資產及負債賬面值與計算應課稅溢利所採用相應稅基之暫時差額確認。遞延稅項負債一般就所有應課稅暫時差異予以確認，而遞延稅項資產則於可扣減之暫時差異有可能用於抵銷應課稅溢利時予以確認。若於一項交易中，因商譽或因業務合併以外原因首次確認其他資產及負債而引致之暫時差異既不影響應課稅溢利及會計盈利，則不會確認該等遞延稅項。

遞延稅項負債乃按因於附屬公司之投資、於聯營公司及合資企業之權益而產生應課稅暫時差異時確認，惟若本集團可控制暫時差異之撥回及暫時差異有可能未必於可見將來撥回之情況除外。與該等投資及權益相關之可扣稅暫時差額所產生之遞延稅項資產僅於可能有足夠應課稅溢利可以使用暫時差額之得益且預計於可見將來可以撥回時確認。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred taxes for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time. If the presumption is rebutted, deferred tax for such investment properties are measured in accordance with the general principles set out in HKAS 12 "Income Taxes" (i.e. based on the expected manner as to how the properties will be recovered).

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

3. 綜合財務報表編製基準及主要會計政策 (續)

稅項 (續)

遞延稅項資產之賬面值乃於報告期末進行檢討，並予以相應扣減，直至並無足夠應課稅溢利可供全部或部分遞延稅項資產可予應用為止。

遞延稅項資產及負債乃按預期於負債獲償還或資產獲變現期間適用之稅率（以報告期末已生效或實質上已生效之稅率（及稅法）為基準）計算。

遞延稅項資產及負債之計量反映按照本集團預期於報告期末可收回或結算其資產及負債之賬面值方式計算而得出之稅務結果。

就計量使用公平值模式計量之投資物業之遞延稅項而言，有關物業之賬面值乃假定為透過出售獲悉數收回（除非此假定被推翻）。當投資物業為可折舊的並通過時間推移消耗投資物業所含絕大部份經濟利益為目標之商業模式持有投資物業時，則此假定被推翻。倘此假定被推翻，有關投資物業之遞延稅項則根據《香港會計準則》第12號「所得稅」所載之一般原則（即根據該等物業被收回之預期方式）計量。

倘有法定可行使權利將即期稅項資產及即期稅項負債抵銷，且兩者與同一稅務機關向統一課稅實體徵收之所得稅有關，則可抵銷遞延稅項資產及負債。

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3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Taxation (Continued)

Current tax and deferred tax are recognised in the consolidated statement of profit or loss, except when they relate to items that are recognised to other comprehensive income, in which case the current and deferred tax are also recognised in other comprehensive income.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the weighted average method.

Cash and cash equivalents

Cash and cash equivalents include cash in hand and held at call deposits with banks with original maturities of three months or less.

Cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

Share-based payment transactions

The fair value of share-based payments determined by reference to the fair value of equity instruments granted at the grant date is recognised as an expense in full at the grant date when the share options granted vest immediately, with a corresponding increase in share option reserve. If a director or an employee chooses to exercise options, the related share option reserve is transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the related share option reserve is transferred directly to retained earnings.

3. 綜合財務報表編製基準及主要會計政策 (續)

稅項 (續)

即期及遞延稅項於綜合損益表內確認，倘該稅項涉及於其他全面收益確認之項目，則即期及遞延稅項亦會於其他全面收益中確認。

存貨

存貨乃按成本值及可變現淨值兩者中之較低者入賬。成本以加權平均法計算。

現金及現金等值項目

現金及現金等值項目包括手頭現金及原到期日為三個月或更短的銀行活期存款。

持有現金等值項目是為了滿足短期現金承擔，而不是為了投資或其他目的。

股權支付交易

倘於購股權授出日即時歸屬，則參考購股權授出日的股本工具公平值而釐定之股權支付公平值將悉數確認為開支，並在購股權儲備中作出相應增加。倘董事或僱員選擇行使購股權，則相關購股權儲備轉撥至股份溢價。倘購股權於歸屬日期後被沒收或於屆滿日期仍未行使，則相關購股權儲備直接轉撥至保留溢利。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Retirement benefit cost

Payments to defined contribution retirement benefit schemes are charged as expenses when employees have rendered service entitling them to the contributions.

Short-term employee benefits and termination benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All the short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in Note 3, the Directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

3. 綜合財務報表編製基準及主要會計政策 (續)

退休福利成本

對界定供款退休福利計劃之供款於僱員提供服務而符合領取供款資格時列為費用。

短期僱員福利及離職福利

短期僱員福利在僱員提供服務期間按預期就服務所支付的福利未貼現金額確認。所有短期僱員福利確認為開支，除非另一項《香港財務報告準則》規定或許可將福利計入資產成本中。

4. 重要會計判斷及估計不明朗因素之主要來源

於應用載於附註3之本集團會計政策時，本公司董事須對未能依循其他途徑顯易地取得之資產及負債賬面值作出判斷、估計及假設。估計及相關假設乃根據過往經驗及其他被認為相關之因素作出。實際結果可能有別於此等估計。

本集團持續檢討估計及相關假設。倘修訂會計估計僅影響某一期間，則於修訂有關估計之期間內確認修訂，或倘修訂影響本期間及未來期間，則於作出修訂之期間及未來期間確認有關修訂。

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the Directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Deferred taxation on investment properties

For the purposes of measuring deferred tax arising from investment properties that are measured using the fair value model, the Directors of the Company have reviewed the Group's investment property portfolios and concluded that the certain Group's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in measuring the Group's deferred taxation on investment properties, the Directors of the Company have determined whether the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is rebutted and the Group has recognised deferred tax on changes in fair value of investment properties on the basis that the deferred tax reflects the tax consequences that will follow from the manner in which the Group expects at the end of the reporting period to recover the carrying amount of the investment properties. Deferred taxation on changes in fair value of investment properties please refer to Note 27.

Key sources of estimation uncertainty

The following are the key assumption concerning the future, and other key sources of estimation uncertainty at the date of reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

4. 重要會計判斷及估計不明朗因素之主要來源 *(續)*

應用會計政策的重要判斷

以下為本公司董事於應用本集團會計政策過程中所作出而對於綜合財務報表確認之金額具有最重大影響之重要判斷(涉及估計者除外(見下文))。

投資物業之遞延稅項

就計量使用公平值模式計量之投資物業產生之遞延稅項而言，本公司董事已審閱本集團之投資物業組合，認為本集團乃以通過時間推移消耗若干投資物業所含之絕大部份經濟利益為目標之商業模式持有投資物業。因此，於計量本集團之投資物業之遞延稅項時，本公司董事已測定，使用公平值模式計量之投資物業賬面值可透過出售而獲悉數收回之假定是否已被推翻。故此，本集團確認投資物業之公平值變動時產生之遞延稅項，基於遞延稅項將跟從本集團預期於報告期末收回投資物業賬面值之方式反映稅務影響。投資物業公平值變動之遞延稅項請參閱附註27。

估計不明朗因素之主要來源

對於未來之主要假設及報告日估計不明朗因素之其他主要來源(涉及導致下個財政年度資產及負債之賬面值出現大幅調整之重大風險)討論如下。

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Land Appreciation Tax (“LAT”)

The Group is subject to LAT in the Mainland China. However, the implementation and settlement of the tax vary amongst different jurisdictions in various cities in the Mainland China and certain subsidiaries of the Group have not finalised its LAT calculation and payments with local tax authorities in the Mainland China. Accordingly, significant judgement is required in determining the amount of the LAT and its related income tax provisions. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions including land costs, borrowing costs and the relevant property development expenditures, which are the key inputs in the calculation of the LAT, the Group recognised the LAT based on the management’s best estimates. The final tax outcome could be different from the amounts that were initially recorded, and these differences will have impact on the income tax provisions in the periods in which such tax is finalised with local tax authorities. The carrying amount of Group’s LAT provision at 31st December, 2022 was HK\$3,765,303,000 (2021: HK\$4,097,002,000).

Valuation of investment properties

Investment properties are carried in the consolidated statement of financial position at 31st December, 2022 at their fair values, details of which are disclosed in Note 15. The fair value of the investment properties was determined by reference to valuations conducted on these properties by an independent firm of qualified professional valuers (the “Valuer”) using investment approach which is reflective of current market conditions. Property valuation techniques involve key inputs including reversionary yield, net rental income derived from existing tenancies and annual unit market rentals. This involves making certain assumptions and the use of estimates in respect of the reversionary yield by the Valuer.

4. 重要會計判斷及估計不明朗因素之主要來源 (續)

估計不明朗因素之主要來源 (續)

土地增值稅

本集團須繳納中國內地之土地增值稅。然而，中國內地各個城市不同稅務管轄區的稅務實施及結算方式有所差異，而本集團若干附屬公司尚未與中國內地地方稅務部門最終確定土地增值稅之計算及支付。因此，於釐定土地增值稅金額及其相關所得稅撥備時須作出重大判斷。本集團根據管理層之最佳估計確認土地增值稅，乃以土地增值稅之若干獲准扣減項目之關鍵輸入數據（包括土地成本、借貸成本及相關物業發展開支），已就增值部份按一系列遞增稅率作出土地增值稅撥備計算。最終的稅務結果或會與首次列賬之金額有所不同，而此等差異將影響與地方稅務部門於確定該等稅項之期間內之所得稅撥備。於二零二二年十二月三十一日，本集團之土地增值稅撥備之賬面值為3,765,303,000港元（二零二一年：4,097,002,000港元）。

投資物業之估值

投資物業按公平值於二零二二年十二月三十一日之綜合財務狀況表內列賬，有關詳情於附註15披露。投資物業之公平值乃參考獨立合資格專業估值師（「估值師」）採用反映市場現況之投資法對該等物業所進行之估值而釐定。物業估值技術涉及關鍵輸入數據，包括復歸收益率、來自現有租賃之租金收入淨額及單位市場年度租金。這涉及估值師作出若干假設及使用有關復歸收益率之估計。

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Valuation of investment properties (Continued)

The Group considers these valuations are the best estimates. Changes to these assumptions may result in changes in the fair value of the Group's investment properties and corresponding adjustments to the changes in fair value reported in the consolidated statement of profit or loss. The carrying amount of Group's investment properties at 31st December, 2022 was HK\$7,794,927,000 (2021: HK\$8,598,847,000).

Valuation of unlisted equity instrument

Unlisted equity instrument is measured at fair values being determined based on valuation techniques that involve unobservable inputs with reference to the market capitalisation of listed entities in similar industries with consideration of marketability discount of 25% and adjustment of idle cash. Judgements and estimation are required in establishing the relevant valuation techniques and the relevant inputs thereof. The Group considers these valuations are the best estimates. Changes in assumptions relating to these factors could affect the reported fair values of the instruments. The carrying amount of Group's unlisted equity instrument at 31st December, 2022 was HK\$312,824,000 (2021: HK\$293,452,000).

4. 重要會計判斷及估計不明朗因素之主要來源 (續)

估計不明朗因素之主要來源 (續)

投資物業之估值 (續)

本集團認為該等估值為最佳估計。該等假設之變動可能導致本集團投資物業之公平值變動及對於綜合損益表內呈報之公平值變動作出相應調整。於二零二二年十二月三十一日，本集團之投資物業之賬面值為7,794,927,000港元（二零二一年：8,598,847,000港元）。

非上市股本工具之估值

非上市股本工具乃按公平值計量，即基於涉及不可觀察數據（參考類似行業上市實體的市值並考慮25%的市場流通性折讓及閒置現金調整）之估值技術釐定。於設立有關估值技術及其相關輸入數據時要求作出判斷及估計。本集團認為該等估值為最佳估計。與該等因素有關之假設變動可能影響該等工具之已呈報公平值。於二零二二年十二月三十一日，本集團之非上市股本工具之賬面值為312,824,000港元（二零二一年：293,452,000港元）。

5. GROSS PROCEEDS FROM OPERATIONS AND REVENUE

Revenue represents the aggregate of revenue under the following headings:

(i) Property investment

- represents revenue from property management and rental income

(ii) Property development and trading

- represents gross revenue received and receivable from sale of properties

(iii) Leisure

- represents the income from golf club operations and its related services

(iv) Media and entertainment

- represents the gross revenue received and receivable from investment in the production of live entertainment shows, film distribution and related income

Gross proceeds from operations include the gross proceeds from sale of and dividend income received and receivable from financial assets at FVTPL under the business of securities trading, in addition to the above aggregated revenue.

5. 經營收益總額及收入

收入指以下各項收入總額：

(i) 物業投資

- 指物業管理收入及租金收入

(ii) 物業發展及銷售

- 指物業銷售之已收及應收總收益

(iii) 消閒業務

- 指經營高爾夫球會業務及其相關服務收入

(iv) 媒體及娛樂業務

- 指投資製作現場表演節目、電影發行及相關收入之已收及應收總收益

除以上收入總額外，經營收益總額亦包括證券買賣業務中按公平值計入損益之財務資產之出售收益總額及其已收及應收之股息收入。

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5. GROSS PROCEEDS FROM OPERATIONS AND REVENUE (Continued)

Revenue and gross proceeds from each type of business consist of the following:

5. 經營收益總額及收入 (續)

各類業務之收入及經營收益總額包括下列各項：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Revenue from sale of properties	銷售物業之收入	164,374	435,487
Revenue from rendering of services from golf club operations	高爾夫球會業務 提供服務之收入	44,994	63,487
Revenue from property management fee	物業管理費收入	31,428	40,723
Revenue from media and entertainment business	媒體及娛樂業務 之收入	367	829
Revenue from contracts with customers	來自客戶合約之收入	241,163	540,526
Revenue from lease payments that are fixed	固定租賃付款之收入	218,886	238,540
Total revenue	總收入	460,049	779,066
Gross proceeds from sale of and dividend income from financial assets at FVTPL	按公平值計入損益之 財務資產之出售 收益總額及其股息 收入	73,029	7,946
Gross proceeds from operations	經營收益總額	533,078	787,012

The Group's revenue from contracts with customers are mainly derived from the Mainland China except for revenue from media and entertainment business which are derived in Hong Kong and certain properties sales derived in Macau as disclosed in Note 6.

本集團來自客戶合約之收入主要來自中國內地，惟來自香港的媒體及娛樂業務收入及澳門若干物業銷售除外（如附註6所披露）。

5. GROSS PROCEEDS FROM OPERATIONS AND REVENUE (Continued)

Performance obligation for contracts with customers

Revenue from property management fee is recognised over time as income when the services and facilities are provided. Other revenue from contracts with customers are recognised at a point in time when customer obtains control of the distinct goods and services. For the revenue from sale of properties, the payment term is less than one year upon signing the sales and purchase agreement.

Transaction price allocated to the remaining performance obligation for contracts with customers

Except for the revenue from property management fee, all other revenue from contracts with customers are contracted for periods of one year or less.

Contracts for property management services typically have more than one year non-cancellable term in which the Group bills a fixed amount each month according to the terms.

5. 經營收益總額及收入 (續)

客戶合約的履約責任

來自物業管理費的收益於提供服務及設施時隨時間確認為收入。來自客戶合約的其他收益於客戶獲得獨特商品的控制權及服務時於某個時間點確認。對於銷售物業之收入，付款期限為由簽訂買賣協議時起少於一年。

分配到客戶合約餘下履約責任的交易價格

除來自物業管理費的收益外，來自客戶合約的其他所有收益均訂立一年或以內的合約期。

物業管理服務合約通常訂立一年以上不可撤銷期限，本集團根據條款每月開出固定金額賬單。

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6. SEGMENT INFORMATION

The Group's operating and reportable segments are based on information reported to the chief operating decision makers, the Executive Directors of the Company, for the purposes of resources allocation and performance assessment. In addition to those set out in Note 5(i) to (iv), the Group's operating segments under HKFRS 8 "Operating Segments" include securities trading segment which is dealing in financial assets at FVTPL.

6. 分類資料

本集團之營運及報告分類乃按就資源分配及業績評估目的而向主要營運決策者（即本公司執行董事）所報告之資料而劃分。除附註5(i)至(iv)外，本集團根據《香港財務報告準則》第8號「營運分類」界定之營運分類還包括買賣按公平值計入損益之財務資產之證券買賣分類。

		Property Investment 物業投資 HK\$'000 千港元	Property Development and Trading 物業發展 及銷售 HK\$'000 千港元	Leisure 消閒業務 HK\$'000 千港元	Media and Entertainment 媒體及 娛樂業務 HK\$'000 千港元	Securities Trading 證券買賣 HK\$'000 千港元	Total 合計 HK\$'000 千港元
2022	二零二二年						
GROSS PROCEEDS FROM OPERATIONS	經營收益總額						
– SEGMENT REVENUE	– 分類收入	250,314	164,374	44,994	367	73,029	533,078
RESULTS	業績						
Segment profit (loss)	分類溢利（虧損）	94,780	4,048	(8,923)	(650)	7,984	97,239
Other unallocated income	其他不予分類收入						136,108
Unallocated expenses	不予分類開支						(76,428)
Finance costs	融資費用						(14,835)
							142,084
Share of results of associates	應佔聯營公司之業績						(234)
Share of result of a joint venture	應佔一家合資企業之業績						(15,289)
Profit before taxation	除稅前溢利						126,561

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6. SEGMENT INFORMATION (Continued)

6. 分類資料 (續)

		Property Investment	Property Development and Trading 物業發展 及銷售	Leisure	Media and Entertainment 媒體及 娛樂業務	Securities Trading 證券買賣	Total
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
2021	二零二一年						
GROSS PROCEEDS FROM OPERATIONS	經營收益總額						
– SEGMENT REVENUE	– 分類收入	279,263	435,487	63,487	829	7,946	787,012
RESULTS	業績						
Segment profit (loss)	分類溢利 (虧損)	178,676	277,287	12,892	(622)	12,580	480,813
Other unallocated income	其他不予分類收入						173,507
Unallocated expenses	不予分類開支						(44,340)
Finance costs	融資費用						(22,270)
							587,710
Share of results of associates	應佔聯營公司之業績						(552)
Share of result of a joint venture	應佔一家合資企業之業績						1,342
Profit before taxation	除稅前溢利						588,500

Except for the presentation of segment revenue which is different from the reported revenue in the consolidated statement of profit or loss, the accounting policies of the operating segments are the same as the Group's accounting policies described in Note 3. For details of revenue from each type of business and reconciliation of segment revenue to the Group's revenue of HK\$460,049,000 (2021: HK\$779,066,000), please refer to Note 5.

除分類收入與綜合損益表中的報告收入之呈列方式不同外，營運分類之會計政策與附註3所載的本集團之會計政策相同。各分類業務收入的詳情及分類收入與本集團收入460,049,000港元（二零二一年：779,066,000港元）之對賬詳情載於附註5。

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Segment profit (loss) represents the results by each segment without allocation of central administration costs, directors' salaries, share of results of associates and a joint venture, other non-recurring income and expenses and finance costs. This is the measure reported to the Executive Directors for the purposes of resource allocation and performance assessment.

Segment assets and liabilities are not presented as the chief operating decision makers review the consolidated financial position of the Group as a whole to assess their performance. The management focuses more on the results of the Group.

Other Information

Amounts included in the measure of segment profit or loss:

6. 分類資料 (續)

分類溢利(虧損)指各分類的業績，並沒有計入中央行政成本、董事薪酬、應佔聯營公司及一家合資企業之業績、其他非經常性收入及開支以及融資費用。此乃向執行董事呈報資源分配及業績評估之計量。

主要營運決策者審閱本集團之綜合財務狀況以評估資產及負債整體的表現，故並無呈列分類資產及負債。管理層較為專注本集團之業績。

其他資料

計量分類損益之金額包括：

		Property Investment	Property Development and Trading 物業發展 及銷售	Leisure	Media and Entertainment 媒體及 娛樂業務	Securities Trading 證券買賣	Unallocated	Total
		物業投資	物業發展 及銷售	消閒業務	娛樂業務	證券買賣	不予分類	合計
		HK\$'000	HK\$'000	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	千港元	千港元
2022	二零二二年							
Depreciation of property, plant and equipment	物業、廠房及設備折舊	5,433	5,384	18,958	-	-	9,980	39,755
Impairment losses on trade and other receivables reversed	撥回應收貿易賬款及其他應收賬款之減值虧損	382	-	-	582	-	-	964
Loss on fair value changes of investment properties	投資物業公平值變動時產生之虧損	75,204	-	-	-	-	-	75,204
Gain on fair value changes of financial assets at FVTPL	按公平值計入損益之財務資產公平值變動時產生之收益	-	-	-	-	388	-	388

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

6. 分類資料 (續)

		Property Investment	Property Development and Trading 物業發展 及銷售	Leisure	Media and Entertainment 媒體及 娛樂業務	Securities Trading 證券買賣	Unallocated	Total
		HK\$'000	HK\$'000	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	千港元	千港元
2021	二零二一年							
Depreciation of property, plant and equipment	物業、廠房及設備折舊	7,100	6,119	20,908	-	-	8,219	42,346
Impairment losses on trade and other receivables recognised (reversed)	確認(撥回)應收貿易賬款及 其他應收賬款之減值虧損	274	-	-	(456)	-	-	(182)
Loss on fair value changes of investment properties	投資物業公平值變動時 產生之虧損	3,540	-	-	-	-	-	3,540
Gain on fair value changes of financial assets at FVTPL	按公平值計入損益之 財務資產公平值變動時 產生之收益	-	-	-	-	5,345	-	5,345

Information about major customers

For the year ended 31st December, 2022, revenue from one single customer in property development and trading segment amounted to HK\$147,523,000 which contributed to approximately 32.07%, of the Group's total revenue.

For the year ended 31st December, 2021, revenue from two single customers in property development and trading segment amounted to HK\$224,435,000 and HK\$179,729,000 which contributed to approximately 28.81% and 23.07% respectively, of the Group's total revenue.

有關主要客戶之資料

截至二零二二年十二月三十一日止年度，於物業發展及銷售分類中來自一位單一客戶之收入為147,523,000港元，佔本集團之總收入貢獻約32.07%。

截至二零二一年十二月三十一日止年度，於物業發展及銷售分類中來自兩位單一客戶之收入分別為224,435,000港元及179,729,000港元，分別佔本集團之總收入貢獻約28.81%及23.07%。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

6. SEGMENT INFORMATION (Continued)

Geographical Information

The Group's operations are located in Hong Kong, Macau and Mainland China.

The Group's revenue from external customers based on the location of the operations and information about its non-current assets (excluding amount due from an associate and a joint venture, club debentures, other receivable, pledged bank deposit and equity instrument at FVTOCI) by geographical location of the assets are detailed below:

		Revenue from external customers 源自對外客戶之收入		Non-current assets 非流動資產	
		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Hong Kong	香港	367	829	241,671	52,733
Macau	澳門	—	19,949	—	—
The Mainland China	中國內地	459,682	758,288	8,116,907	8,996,229
		460,049	779,066	8,358,578	9,048,962

Analysis of the Group's revenue by each type of business is set out in Note 5.

6. 分類資料 (續)

地區分類資料

本集團之業務位於中國內地、香港及澳門。

按經營地點列示本集團源自對外客戶之收入及按資產地理位置列示有關其非流動資產 (不包括一家聯營公司及一家合資企業欠款、會所債券、其他應收賬款、抵押銀行存款及按公平值計入其他全面收益之股本工具) 的資料詳述如下：

本集團各類業務收入之分析載於附註5。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

7. OTHER INCOME

7. 其他收入

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Other income included:	其他收入包括：		
Interest income	利息收入	70,210	76,865
Dividend from unlisted equity instrument at FVTOCI	按公平值計入其他 全面收益之非上市 股本工具之股息 收入	22,054	23,209

8. OTHER GAINS AND LOSSES

8. 其他收益及虧損

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Net impairment losses on trade and other receivables reversed	撥回應收貿易賬款及 其他應收賬款之 減值虧損淨額	964	182
Net (loss) gain on write off/disposal of property, plant and equipment	撇銷／出售物業、廠房 及設備之(虧損) 收益淨額	(19)	516
Net exchange (loss) gain	匯兌(虧損)收益淨額	(28,577)	10,262
Gain on liquidation of an associate	清算一家聯營公司之 收益	27	—
		(27,605)	10,960

9. FINANCE COSTS

9. 融資費用

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Interest on borrowing	借款利息	14,583	21,791
Interest on lease liability	租賃負債利息	252	479
		14,835	22,270

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

10. PROFIT BEFORE TAXATION

10. 除稅前溢利

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Profit before taxation has been arrived at after charging:	除稅前溢利已扣除：		
Staff costs	員工成本	62,279	63,487
Retirement benefits scheme contributions	退休福利計劃供款	5,332	5,182
Total staff costs (including Directors' emoluments)	總員工成本 (包括董事酬金)	67,611	68,669
Auditor's remuneration	核數師酬金	3,204	3,045
Depreciation of property, plant and equipment	物業、廠房及設備折舊	39,755	42,346
Cost of inventories recognised as expenses	確認為費用之存貨成本	99,221	45,128
and after crediting:	並已計入：		
Gross rental income from investment properties	投資物業租金收入總額	218,886	238,540
Less: direct operating expenses from investment properties that generated rental income during the year	減：年內產生租金收入之投資物業之直接營運費用	(17,569)	(27,105)
Net rental income from investment properties	投資物業租金收入淨額	201,317	211,435

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

The emoluments paid or payable to Directors of the Company as follows:

11. 董事及僱員酬金

已付或應付予本公司董事之酬金如下：

Name of Director	董事姓名	Fees	Salaries, allowances and other benefits (Note (i)) 薪金、津貼及其他福利 (附註(i))	Employer's contribution to pension scheme 僱主之退休計劃供款	Total emoluments
		袍金 HK\$'000 千港元	袍金 HK\$'000 千港元	供款 HK\$'000 千港元	酬金總額 HK\$'000 千港元
2022	二零二二年				
Executive Directors	執行董事				
Madam Hsu Feng (Managing Director)	徐 楓女士 (董事總經理)	–	14,807	–	14,807
Mr Albert Tong	湯子同先生	–	3,695	18	3,713
Mr Tong Chi Kar Charles	湯子嘉先生	–	8,105	18	8,123
Independent Non-Executive Directors	獨立非執行董事				
Mr Cheung Siu Ping, Oscar	張兆平先生	177	–	–	177
Mr Lee Chan Fai	李燦輝先生	177	–	–	177
Mr Sean S J Wang	王少劍先生	177	–	–	177
		531	26,607	36	27,174

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS (Continued)

11. 董事及僱員酬金 (續)

Name of Director	董事姓名	Fees	Salaries, allowances and other benefits (Note (i))	Employer's contribution to pension scheme	Total emoluments
		袍金	薪金、津貼及其他福利 (附註(i))	僱主之退休計劃供款	酬金總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
2021	二零二一年				
Executive Directors	執行董事				
Madam Hsu Feng (Managing Director)	徐楓女士 (董事總經理)	—	15,155	—	15,155
Mr Albert Tong	湯子同先生	—	3,720	18	3,738
Mr Tong Chi Kar Charles	湯子嘉先生	—	8,216	18	8,234
Independent Non-Executive Directors	獨立非執行董事				
Mr Cheung Siu Ping, Oscar	張兆平先生	174	—	—	174
Mr Lee Chan Fai	李燦輝先生	174	—	—	174
Mr Sean S J Wang	王少劍先生	174	—	—	174
		522	27,091	36	27,649

Note (i): Other benefits include the market rentals of directors' quarters occupied by Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles as their residence.

附註(i): 其他福利包括徐楓女士、湯子同先生及湯子嘉先生居住的董事住所的市場租金。

11. DIRECTORS' AND EMPLOYEES' EMOLUMENTS (Continued)

No Director waived any emoluments for both years.

There has been no inducement for Directors to join the Group or compensation for the loss of office for both years.

The Executive Directors' emoluments shown above were for their services in connection with the management of the affairs of the Group. The Independent Non-Executive Directors' emoluments shown above were for their services as Directors of the Company.

Senior management only comprises the Executive Directors listed above, so no separate disclosure for remuneration of senior management is presented.

During the year, the five highest paid individuals of the Group included three (2021: three) Executive Directors whose emoluments are reflected in the analysis presented above. The emolument of the remaining two (2021: two) highest paid fell within the band from HK\$1,000,000 to HK\$1,500,000 are as follows:

11. 董事及僱員酬金 (續)

於兩個年度內概無董事放棄任何酬金。

於兩個年度內概無對董事加入本集團提供任何獎勵或對失去董事職位提供任何補償。

上述執行董事之酬金是就彼等有關管理本集團事務所提供的服務而支付。上述獨立非執行董事之酬金是就彼等擔任本公司董事所提供的服務而支付。

高級管理人員僅包括上文載列之執行董事，故並無獨立披露高級管理人員之薪酬。

年內，本集團五名最高薪酬人士包括三名（二零二一年：三名）執行董事，彼等之酬金已於上文分析中反映。餘下兩名（二零二一年：兩名）最高薪酬人士之酬金介乎1,000,000港元至1,500,000港元範圍，詳情如下：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Salaries, allowances and other benefits	薪金、津貼及其他福利	2,557	2,478
Retirement benefits scheme contributions	退休福利計劃供款	36	36
		2,593	2,514

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

12. TAXATION

12. 稅項

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
The charge (credit) comprises:	支出(抵免)包括：		
Mainland China Enterprise Income Tax ("EIT")	中國內地企業所得稅	55,745	132,544
Mainland China LAT	中國內地土地增值稅	75,495	198,781
Macau Complementary Tax	澳門所得補充稅	–	820
Dividend withholding tax	股息扣繳稅	5,222	3,659
Underprovision (overprovision) in prior years	過往年度撥備不足 (超額撥備)		
– Mainland China EIT	– 中國內地企業 所得稅	5,781	(35,658)
		142,243	300,146
Deferred tax credit (Note 27)	遞延稅項抵免(附註27)	(34,437)	(3,119)
Total tax charges for the year	年度稅項開支總額	107,806	297,027

The Hong Kong Profits Tax is calculated at 16.5% (2021: 16.5%). No provision for Hong Kong Profits Tax has been made since the assessable profit is wholly absorbed by tax losses brought forward for both years.

香港利得稅所應用之稅率為16.5% (二零二一年：16.5%)。由於兩個年度應課稅溢利由承前稅項虧損全面抵銷，因此並無為香港利得稅作出撥備。

The Macau Complementary Tax is levied at 12% (2021: 12%) on the taxable income for the year.

年內澳門所得補充稅乃以應課稅收入之12% (二零二一年：12%) 徵收。

The income tax rate of the subsidiaries in the Mainland China is 25% (2021: 25%).

在中國內地之附屬公司所得稅稅率為25% (二零二一年：25%)。

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

12. TAXATION (Continued)

The charge for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

12. 稅項 (續)

年度支出與綜合損益表之除稅前溢利之對賬如下：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Profit before taxation (excluding share of results of associates and a joint venture)	除稅前溢利 (不包括應佔聯營公司及一家合資企業之業績)	142,084	587,710
Tax at the domestic income tax rate of 25% (2021: 25%) (Note)	按當地所得稅稅率25% (二零二一年：25%) 計算之稅項 (附註)	35,521	146,928
Tax effect of tax losses not recognised	未確認稅項虧損之稅務影響	1,246	3,387
Tax effect of expenses that are not deductible in determining taxable profit	釐定應課稅溢利時不可作扣稅開支之稅務影響	35,259	38,652
Tax effect of income that is not assessable in determining taxable profit	釐定應課稅溢利時毋須作課稅收入之稅務影響	(10,540)	(6,054)
Utilisation of tax losses previously not recognized	動用先前未確認之稅項虧損	(1,171)	(2,698)
Effect of tax rate in different jurisdiction	不同司法權區之稅率影響	—	202
Underprovision (overprovision) of income taxes in prior years	過往年度所得稅撥備不足 (超額撥備)	5,781	(35,658)
Effect on Mainland China LAT	中國內地土地增值稅之影響	36,488	148,609
Dividend withholding tax	股息扣繳稅	5,222	3,659
Tax charges for the year	年度稅項開支	107,806	297,027

Details of deferred taxation are set out in Note 27.

遞延稅項之詳情載於附註27。

Note:

附註：

The domestic income tax rate is the income tax rate of the jurisdiction where the major operations of the Group are based.

當地所得稅稅率為本集團主要業務所處之司法權區之所得稅稅率。

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13. DIVIDEND

In 2022, a dividend of approximately HK\$108,406,000 (2021: HK\$108,406,000) in aggregate was paid to shareholders in respect of the interim dividend for the year ended 31st December, 2021 (2021: interim dividend for the year ended 31st December, 2020).

Subsequent to the end of reporting period, the Directors have declared payment of an interim dividend of 8.50 HK cents per share (2021: 5.50 HK cents per share) amounting to approximately HK\$167,537,000 (2021: HK\$108,406,000) for the year ended 31st December, 2022.

13. 股息

於二零二二年內已派付截至二零二一年十二月三十一日止年度之中期股息(二零二一年：已派付截至二零二零年十二月三十一日止年度之中期股息)合共約108,406,000港元(二零二一年：108,406,000港元)予股東。

於報告期末後，董事宣派截至二零二二年十二月三十一日止年度之中期股息每股8.50港仙(二零二一年：每股5.50港仙)，金額約為167,537,000港元(二零二一年：108,406,000港元)。

14. EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the owners of the Company is based on the following data:

14. 每股盈利

本公司權益持有人應佔每股基本盈利乃根據以下資料計算：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Earnings	盈利		
Profit for the year attributable to owners of the Company for the purposes of basic earnings per share	年內用以計算每股基本盈利之本公司權益持有人應佔溢利	17,168	283,448
Number of shares	股份數目		
Weighted average number of ordinary shares for the purpose of basic earnings per share	計算每股基本盈利之普通股加權平均數	1,971,025,125	1,971,025,125

No diluted earnings per share is presented as there was no potential ordinary share in issue during both years.

由於兩個年度均無潛在普通股發行，故並無呈列每股攤薄後盈利。

15. INVESTMENT PROPERTIES

15. 投資物業

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
AT FAIR VALUE	按公平值		
At 1st January	於一月一日	8,598,847	8,311,639
Additions	添置	—	3,295
Loss on fair value changes	公平值變動時產生之虧損	(75,204)	(3,540)
Exchange adjustments	匯兌調整	(728,716)	287,453
At 31st December	於十二月三十一日	7,794,927	8,598,847

The Group's investment properties are held outside Hong Kong and are held under operating leases.

本集團的投資物業於香港境外持有，並按經營租賃持有。

The fair value hierarchy of investment properties is Level 3.

投資物業公平值等級為第三級。

There were no transfers into or out of Level 3 during the year.

年內，並無轉入第三級或自第三級轉出。

The fair value of the Group's investment properties at 31st December, 2022 has been arrived at on the basis of a valuation as at that date carried out by the Valuer not connected with the Group. The valuation was arrived by capitalising the net rental income derived from existing tenancies with due allowance for reversionary income potential of the properties on a recurring basis. This involves making certain assumptions and the use of estimates in respect of the reversionary yield by the Valuer. As a result of the valuation, an unrealised loss on property valuation of approximately HK\$75,204,000 (2021: HK\$3,540,000) was charged to the consolidated statement of profit or loss for the year ended 31st December, 2022.

本集團之投資物業於二零二二年十二月三十一日之公平值乃按與本集團概無關連的估值師進行的當日估值為基準入賬。估值乃透過按經常性原則資本化來自現有租賃之租金收入淨額作出，並計及物業復歸收入的潛力。此涉及估值師作出若干假設及使用有關復歸收益率之估計。根據估值之結果，物業估值之未變現虧損約75,204,000港元（二零二一年：3,540,000港元）已於截至二零二二年十二月三十一日止年度之綜合損益表中扣除。

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

估計物業之公平值時，物業之最高及最佳使用為其目前用途。

The Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties.

本集團按經營租賃持有，以賺取租金或作資本增值用途的物業權益乃按公平值模式計算，並分類及列作為投資物業。

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

15. INVESTMENT PROPERTIES (Continued)

The following table shows the valuation techniques used in determination of the fair values of the investment properties:

Description 說明	Fair value 公平值		Valuation techniques 估值技術	Reversionary yield 復歸收益率	
	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元		2022 二零二二年	2021 二零二一年
Commercial properties – not developed by the Group 商用物業 – 並非由本集團發展	326,636	361,786	Investment approach 投資方式	2.75%	2.75%
Commercial properties – developed by the Group 商用物業 – 由本集團發展	1,322,932	1,472,529	Investment approach 投資方式	6.25%-8.50%	6.25%-8.50%
Residential properties 住宅物業	5,623,527	6,193,279	Investment approach 投資方式	0.75%	0.75%
Industrial properties 工業物業	521,832	571,253	Investment approach 投資方式	6.75%	6.75%
	7,794,927	8,598,847			

Notes:

- (i) The key inputs of investment approach are: (a) reversionary yield; (b) net rental income derived from existing tenancies; and (c) annual unit market rental.
- (ii) Reversionary yield takes into account annual unit market rental and unit market value of the comparable properties and adjustment factors for location and other individual factors such as road frontage, size of property and facilities.
- (iii) The slight increase in the reversionary yield would result in a significant decrease in fair value, and vice versa.
- (iv) The increase in annual unit market rental would result in an increase in fair value, and vice versa.

15. 投資物業 (續)

下表顯示用於釐定投資物業公平值之估值技術：

附註：

- (i) 投資方式之主要輸入數據為：(a)復歸收益率；(b)來自現有租賃之租金收入淨額；及(c)單位市場年度租金。
- (ii) 復歸收益率已計及可比較物業的單位市場年度租金及單位市場價值，以及所在地的調整因素及其他個別因素（如臨街道路、物業大小及設施規模）。
- (iii) 復歸收益率的輕微上升將導致公平值大幅下跌，反之亦然。
- (iv) 單位市場年度租金上升將導致公平值上升，反之亦然。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

16. PROPERTY, PLANT AND EQUIPMENT

16. 物業、廠房及設備

		Leasehold land and buildings 租賃土地 及樓宇 HK\$'000 千港元	Plant and equipment 廠房及設備 HK\$'000 千港元	Furniture, fixtures and equipment and motor vehicles 傢俱、裝置 與設備 及車輛 HK\$'000 千港元	Total 總額 HK\$'000 千港元
At cost	按成本				
At 1st January, 2021	於二零二一年一月一日	710,712	26,746	134,020	871,478
Additions	添置	–	8	6,239	6,247
Written off	撇銷	(662)	–	(3,245)	(3,907)
Disposals	出售	–	(1,038)	(2,361)	(3,399)
Exchange adjustments	匯兌調整	25,089	925	4,166	30,180
At 31st December, 2021	於二零二一年十二月三十一日	735,139	26,641	138,819	900,599
Additions	添置	202,747	–	3,900	206,647
Written off	撇銷	–	–	(195)	(195)
Exchange adjustments	匯兌調整	(63,604)	(2,258)	(10,576)	(76,438)
At 31st December, 2022	於二零二二年十二月三十一日	874,282	24,383	131,948	1,030,613
Accumulated depreciation and impairment	累計折舊及減值				
At 1st January, 2021	於二零二一年一月一日	490,358	23,454	99,464	613,276
Provided for the year	年內撥備	31,692	211	10,443	42,346
Eliminated on written off	撇銷時對銷	(662)	–	(2,920)	(3,582)
Eliminated on disposals	售後對銷	–	(934)	(2,126)	(3,060)
Exchange adjustments	匯兌調整	18,015	811	3,061	21,887
At 31st December, 2021	於二零二一年十二月三十一日	539,403	23,542	107,922	670,867
Provided for the year	年內撥備	31,430	151	8,174	39,755
Eliminated on written off	撇銷時對銷	–	–	(176)	(176)
Exchange adjustments	匯兌調整	(47,801)	(1,995)	(8,156)	(57,952)
At 31st December, 2022	於二零二二年十二月三十一日	523,032	21,698	107,764	652,494
Carrying values	賬面值				
At 31st December, 2022	於二零二二年十二月三十一日	351,250	2,685	24,184	378,119
At 31st December, 2021	於二零二一年十二月三十一日	195,736	3,099	30,897	229,732

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

16. PROPERTY, PLANT AND EQUIPMENT

(Continued)

The Group's leasehold land is situated in Hong Kong and Mainland China.

Depreciation of the above property, plant and equipment is provided to their cost less residual values over their estimated useful lives by equal annual instalments at the following rates per annum:

Leasehold land and buildings	2% to 4% or over the terms of the relevant leases, whichever is the shorter
Plant and equipment	9% to 13%
Furniture, fixtures and equipment and motor vehicles	18% to 40%

The Group as lessee

Right-of-use assets (included in the property, plant and equipment)

16. 物業、廠房及設備 (續)

本集團之租賃土地位於香港及中國內地。

上述物業、廠房及設備乃按其估計可使用年期，以每年相等的數額就其估計殘值分期計提折舊，年率如下：

租賃土地及樓宇	2%至4%或有關租賃之年期(以較短者為準)
廠房及設備	9%至13%
傢俱、裝置與設備及車輛	18%至40%

本集團作為承租人

使用權資產(計入物業、廠房及設備)

		Leasehold lands 租賃土地 HK\$'000 千港元	Leasehold buildings 租賃樓宇 HK\$'000 千港元	Total 總額 HK\$'000 千港元
As at 31st December, 2022	於二零二二年十二月三十一日			
Carrying amount	賬面值	5,379	4,353	9,732
As at 31st December, 2021	於二零二一年十二月三十一日			
Carrying amount	賬面值	12,336	11,816	24,152
For the year ended 31st December, 2022	截至二零二二年十二月三十一日止年度			
Depreciation charge	折舊開支	5,638	7,463	13,101
For the year ended 31st December, 2021	截至二零二一年十二月三十一日止年度			
Depreciation charge	折舊開支	6,296	7,794	14,090

16. PROPERTY, PLANT AND EQUIPMENT

(Continued)

The Group as lessee (Continued)

Right-of-use assets (included in the property, plant and equipment) (Continued)

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Total cash outflow for leases	租賃之現金流出總額	7,788	8,124

For both years, the Group leases office and director's quarter for its operations. Lease contracts are entered into for fixed terms from one to three years. Lease terms are negotiated on an individual basis with different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

In addition, lease liability of HK\$4,209,000 (2021: HK\$11,745,000) were recognised with related right-of-use assets of HK\$4,353,000 (2021: HK\$11,816,000) as at 31st December, 2022. The lease agreements did not impose any covenants other than the security interests in the leased assets that were held by the lessors. Leased assets may not be used as security for borrowing purposes.

16. 物業、廠房及設備 (續)

本集團作為承租人 (續)

使用權資產 (計入物業、廠房及設備) (續)

於兩個年度，本集團就其營運租用辦公室及董事宿舍。租賃合約為固定租期一至三年。租賃條款乃按多種不同條款及條件分別磋商。於釐定租期及評估不可撤銷期間之長度時，本集團採用合約之定義並釐定可強制執行合約之期間。

此外，於二零二二年十二月三十一日，已確認與使用權資產4,353,000港元(二零二一年：11,816,000港元)相關之租賃負債4,209,000港元(二零二一年：11,745,000港元)。租賃協議並無施加任何契諾，惟出租人所持有之租賃資產之抵押權益除外。租賃資產不得作為借款擔保。

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

17. PROPERTIES UNDER DEVELOPMENT

17. 發展中物業

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
At 1st January, at cost	於一月一日，按成本	4,734,530	4,348,666
Additions	添置	87,515	235,468
Exchange adjustments	匯兌調整	(401,231)	150,396
At 31st December, at cost	於十二月三十一日， 按成本	4,420,814	4,734,530

Properties under development under current assets of approximately HK\$4,420,814,000 (2021: HK\$4,734,530,000) are not expected to be completed within twelve months from the end of reporting period.

流動資產內的發展中物業約4,420,814,000港元(二零二一年：4,734,530,000港元)預計不會於報告期末起計十二個月內落成。

18. GOODWILL

18. 商譽

		HK\$'000 千港元
Cost and carrying value	成本及賬面值	
At 1st January, 2021, 31st December, 2021 and 31st December, 2022	於二零二一年一月一日、 二零二一年十二月三十一日及 二零二二年十二月三十一日	33,288

Goodwill is allocated to the cash-generating unit of a wholly owned subsidiary which is engaged in property development and trading activities.

商譽分配至一家全資附屬公司的現金產生單位，該公司從事物業發展及銷售業務。

During the years ended 31st December, 2022 and 2021, the management of the Group determined that there was no impairment of the cash-generating unit containing goodwill.

截至二零二二年及二零二一年十二月三十一日止年度，本集團管理層認為並無現金產生單位有商譽減值。

The recoverable amount of the cash-generating unit was measured based on fair value less costs to disposal calculation by reference to observable market price using market comparable approach for similar properties, adjusted for location and other individual factors such as road frontage and size. It was determined by the management's past experience, based on the estimated gross profit from selling of properties, taking into the consideration prevailing market price.

現金產生單位的可收回金額乃根據可觀察市場價格就類似物業以市場比較法作參考，就所在地及其他個別因素(如臨街道路及其大小)作調整後以公平值減出售成本計算而計量。其由管理層的過往經驗決定，根據物業銷售的預計毛利計算，計及當時的市價。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

19. INTERESTS IN ASSOCIATES

19. 於聯營公司之權益

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Cost of unlisted investments in associates	於非上市聯營公司之投資成本	2,706	8,356
Share of post-acquisition losses, net of dividend received	應佔收購後虧損，已扣除已收股息	(4,325)	(6,066)
Exchange difference arising from translation of associates	換算聯營公司時產生之匯兌差額	1,340	2,171
		(279)	4,461
Amount due from an associate	一家聯營公司欠款	9,501	9,501
		9,222	13,962

The amount due from an associate is unsecured, interest free and have no fixed repayment terms.

一家聯營公司欠款乃無抵押、免息及無固定還款期。

In the opinion of the Directors, the amount due from an associate will not be repayable within twelve months from the end of the reporting period and accordingly, the amounts have been classified as non-current assets.

董事認為，一家聯營公司欠款不會於報告期末起計十二個月內償還。因此，該款項已列作非流動資產。

Details of principal associates at 31st December, 2022 are included in Note 38.

主要聯營公司於二零二二年十二月三十一日之詳情載於附註38。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

19. INTERESTS IN ASSOCIATES (Continued)

Summarised financial information in respect of the Group's associates that are not individually material is set out below. The summarised financial information below represents amounts shown in the associates' financial statements prepared in accordance with HKFRSs.

The associates are accounted for using the equity method in these consolidated financial statements.

19. 於聯營公司之權益 (續)

有關本集團不屬於個別重大之聯營公司的財務資料概要載列如下。以下財務資料概要乃指聯營公司根據《香港財務報告準則》編製的財務報表所示金額。

本綜合財務報表將聯營公司以權益法入賬。

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Total assets	總資產	27,260	39,626
Total liabilities	總負債	(32,451)	(32,839)
Net (liabilities) assets	淨(負債)資產	(5,191)	6,787
Group's share of associates' net (liabilities) assets	本集團應佔聯營公司之淨(負債)資產	(279)	4,461
Revenue	收入	2,778	6,714
Loss for the year	年度虧損	(929)	(2,001)
Other comprehensive (expense) income	其他全面(開支)收益	(2,584)	961
Group's share of associates' loss for the year	本集團年度應佔聯營公司之虧損	(234)	(552)
Group's share of associates' other comprehensive (expense) income for the year	本集團年度應佔聯營公司之其他全面(開支)收益	(804)	284
Group's share of associates' total comprehensive expense for the year	本集團年度應佔聯營公司之全面開支總額	(1,038)	(268)

20. INTEREST IN A JOINT VENTURE

20. 於一家合資企業之權益

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Cost of unlisted investments in a joint venture	於一家非上市合資企業之投資成本	130,185	130,185
Share of post-acquisition (losses) profits, net of dividend received	應佔收購後(虧損)溢利，已扣除已收股息	(4,276)	11,013
Exchange difference arising from translation of a joint venture	換算一家合資企業時產生之匯兌差額	26,614	41,436
		152,523	182,634
Amount due from a joint venture	一家合資企業欠款	513	513
		153,036	183,147

The amount due from a joint venture is unsecured, interest free and has no fixed repayment terms.

一家合資企業欠款為無抵押、免息及無固定還款期。

In the opinion of the Directors of the Company, the amount due from a joint venture will not be repayable within twelve months of the end of the reporting period and accordingly, the amount has been classified as non-current assets.

本公司董事認為，一家合資企業欠款將不會於報告期末起計十二個月內獲償還，因此，該款項已分類為非流動資產。

Details of a joint venture at 31st December, 2022 are included in Note 38.

於二零二二年十二月三十一日的一家合資企業詳情載於附註38。

Summarised financial information in respect of the Group's joint venture is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance with HKFRSs.

有關本集團合資企業的財務資料概要載列如下。以下財務資料概要乃指合資企業根據《香港財務報告準則》編製的財務報表所示金額。

The joint venture is accounted for using the equity method in these consolidated financial statements.

本綜合財務報表將合資企業以權益法入賬。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

20. INTEREST IN A JOINT VENTURE

(Continued)

Shanghai Jinjiang Tomson Hotel Co., Ltd.

20. 於一家合資企業之權益

(續)

上海錦江湯臣大酒店有限公司

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Current assets	流動資產	277,389	329,356
Non-current assets	非流動資產	65,268	74,645
Current liabilities	流動負債	37,612	38,733

The above amounts of assets and liabilities include the following:

上述資產及負債金額包括下列各項：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Cash and cash equivalents	現金及現金等值項目	259,103	308,680
Current financial liabilities (excluding trade and other payable and accruals)	流動財務負債 (不包括應付貿易 賬款、其他應付賬款 及預提費用)	610	661
Revenue	收入	53,039	115,911
(Loss) profit for the year	年度(虧損)溢利	(30,578)	2,684
Other comprehensive (expense) income for the year	年度其他全面(開支) 收益	(29,645)	12,131
Total comprehensive (expense) income for the year	年度全面(開支) 收益總額	(60,223)	14,815

20. INTEREST IN A JOINT VENTURE*(Continued)***Shanghai Jinjiang Tomson Hotel Co., Ltd.***(Continued)*

The above (loss) profit for the year includes the following:

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Depreciation	折舊	1,126	9,191
Interest income	利息收入	8,897	9,547

Reconciliation of the above summarised financial information to the carrying amount of the interest in the joint venture recognised in the consolidated financial statements:

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Net assets	淨資產	305,045	365,268
Proportion of the Group's ownership interest	本集團之擁有權益比例	50%	50%
Carrying amount of the Group's interest	本集團權益之賬面值	152,523	182,634

20. 於一家合資企業之權益*(續)***上海錦江湯臣大酒店有限公司***(續)*

上述年度(虧損)溢利包括下列各項：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Depreciation	折舊	1,126	9,191
Interest income	利息收入	8,897	9,547

上述財務資料概要與於綜合財務報表內確認之合資企業之權益的賬面值之對賬：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Net assets	淨資產	305,045	365,268
Proportion of the Group's ownership interest	本集團之擁有權益比例	50%	50%
Carrying amount of the Group's interest	本集團權益之賬面值	152,523	182,634

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21. EQUITY INSTRUMENT AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

21. 按公平值計入其他全面收益之股本工具

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Equity instrument at FVTOCI (Note (i)):	按公平值計入其他全面收益之股本工具 (附註(i)) :		
Unlisted equity investment (Note (ii))	非上市股本投資 (附註(ii))	312,824	293,452

Notes:

- (i) The above equity investment is not held for trading, instead, they are held for long-term strategic purposes. The Directors of the Company have elected to designate this investment in equity instrument as at FVTOCI.
- (ii) The unlisted equity investment represent investment in private entities incorporated in the Mainland China mainly engaging in property development and investment business. The valuation techniques and assumptions used in the determination of the fair value is set out in Note 29(c).

附註：

- (i) 上述股本投資並非持作買賣，而是持作長期策略目的。本公司董事已選擇將該等投資指定為按公平值計入其他全面收益之股本工具。
- (ii) 非上市股本投資為投資於中國內地註冊成立及主要從事物業發展及投資業務的私人企業。釐定公平值所採用之估值技術及假設載於附註29(c)。

22. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

22. 按公平值計入損益之財務資產

Financial assets at FVTPL represented equity securities held for trading which are listed in Hong Kong.

按公平值計入損益之財務資產指於香港上市之待售股本證券。

23. NET CURRENT ASSETS

(a) Trade and other receivables and prepayments

The general credit term of the Group given to trade customers is 60 days. A longer credit period may be granted to customers with long business relationship. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risk.

Included in trade and other receivables and prepayments are trade receivables, net of allowance for credit losses and their aged analysis based on invoice date as at the end of the reporting period is as follows:

23. 流動資產淨值

(a) 應收貿易賬款、其他應收賬款及預付款項

本集團給予其貿易客戶之一般信貸期為六十日。本集團或會給予有長期業務關係之客戶較長之信貸期。本集團會對逾期未付的應收賬作出嚴謹監控以減低信貸風險。

在應收貿易賬款、其他應收賬款及預付款項內包括應收貿易賬款（經扣除信貸虧損撥備），其於報告期末根據發票日期之賬齡分析如下：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
0 – 3 months	零至三個月	339	364

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23. NET CURRENT ASSETS (Continued)

(a) Trade and other receivables and prepayments (Continued)

Movement in the allowance for credit losses on trade receivables:

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Balance at beginning of the year	年初結餘	4,373	4,832
Impairment losses recognised	已確認之減值虧損	—	92
Impairment losses reversed	已撥回之減值虧損	(941)	(613)
Exchange adjustments	匯兌調整	(145)	62
Balance at end of the year	年終結餘	3,287	4,373

Details of impairment assessment of other receivables are set out in Note 29(b).

Included in the other receivables and prepayments of HK\$44,011,000 (2021: HK\$48,086,000) related to prepaid sale tax.

(b) Inventories

Details of inventories are as follows:

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Packaging materials and accessories	包裝材料及配件	3,369	3,754

23. 流動資產淨值 (續)

(a) 應收貿易賬款、其他應收賬款及預付款項 (續)

應收貿易賬款之信貸虧損撥備之變動：

	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Balance at beginning of the year	4,373	4,832
Impairment losses recognised	—	92
Impairment losses reversed	(941)	(613)
Exchange adjustments	(145)	62
Balance at end of the year	3,287	4,373

其他應收賬款之減值評估詳情載於附註29(b)。

其他應收賬款及預付款項包括44,011,000港元(二零二一年：48,086,000港元)乃有關預付銷售稅。

(b) 存貨

存貨詳情如下：

	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Packaging materials and accessories	3,369	3,754

23. NET CURRENT ASSETS (Continued)**(c) Bank deposit and cash and bank balances**

Bank deposit comprised the time deposit with an original maturity over three months.

Included in cash and bank balances are the following amounts denominated in a currency other than the functional currency of the entities to which they relate:

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
United States Dollars ("USD")	美元	56,661	57,399
Renminbi ("RMB")	人民幣	1,461	19,002

Details of impairment assessment of bank deposit and bank balances are set out in Note 29(b).

(d) Trade and other payables and accruals

Included in trade and other payables and accruals are trade payables and their aged analysis based on invoice date as at the end of the reporting period is as follows:

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
0 – 3 months	零至三個月	24,125	24,929
4 – 6 months	四至六個月	22	83
7 – 12 months	七至十二個月	49	38
Over 1 year	一年以上	79,121	84,635
		103,317	109,685

23. 流動資產淨值 (續)**(c) 銀行存款以及現金及銀行結餘**

銀行存款包括原到期日三個月以上的定期存款。

在現金及銀行結餘內，有關實體之功能貨幣以外之貨幣為：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
United States Dollars ("USD")	美元	56,661	57,399
Renminbi ("RMB")	人民幣	1,461	19,002

銀行存款以及銀行結餘之減值評估詳情載於附註29(b)。

(d) 應付貿易賬款、其他應付賬款及預提費用

在應付貿易賬款、其他應付賬款及預提費用內包括應付貿易賬款，其於報告期末根據發票日期之賬齡分析如下：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
0 – 3 months	零至三個月	24,125	24,929
4 – 6 months	四至六個月	22	83
7 – 12 months	七至十二個月	49	38
Over 1 year	一年以上	79,121	84,635
		103,317	109,685

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23. NET CURRENT ASSETS (Continued)

(d) Trade and other payables and accruals (Continued)

The credit period on purchases is 90 days. The Group has financial risk management policies in place to ensure that all payables are settled within the credit timeframe.

Included in the other payables and accruals of HK\$261,557,000 (2021: HK\$275,941,000) and HK\$162,878,000 (2021: HK\$170,953,000) related to the refundable deposit for golf course and accrued land use tax respectively.

Other payables of HK\$67,509,000 (2021: HK\$80,838,000) represent the refundable rental deposits received and out of which HK\$15,544,000 (2021: HK\$23,194,000) is included in non-current other payables.

(e) Lease liability

Lease liability payable:	應付之租賃負債：
Within one year	一年內
Within a period more than one year but not exceeding two years	一年以上但不超過 兩年之期間

The weighted average incremental borrowing rate applied to lease liability was 3.02% (2021: 3.02%) per annum.

23. 流動資產淨值 (續)

(d) 應付貿易賬款、其他 應付賬款及預提費用 (續)

購貨之信貸期為九十天。本集團已制訂財務風險管理政策以確保所有應付賬款均於信貸期內繳清。

其他應付賬款及預提費用中包括261,557,000港元(二零二一年：275,941,000港元)及162,878,000港元(二零二一年：170,953,000港元)乃分別有關高爾夫球場之可退還押金及預提土地使用稅。

其他應付賬款67,509,000港元(二零二一年：80,838,000港元)乃已收可退回租賃按金，其中15,544,000港元(二零二一年：23,194,000港元)計入非流動其他應付賬款。

(e) 租賃負債

2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
4,209	7,536
—	4,209
4,209	11,745

租賃負債所應用之加權平均增量借款年利率為3.02厘(二零二一年：3.02厘)。

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23. NET CURRENT ASSETS (Continued)

(f) Contract liabilities

Contract liabilities of HK\$121,653,000, HK\$208,603,000 and HK\$46,874,000 represented the deposits received from sales of properties as at 31st December, 2022, 31st December, 2021 and 1st January, 2021 respectively.

The Group receives 20% to 30% of the contract value as deposits from customers when they sign the sale and purchase agreement. The deposits will be recognised as revenue when the customer obtains control of the completed property.

During the year ended 31st December, 2022, the amount of HK\$155,109,000 (2021: HK\$46,874,000) included in the contract liabilities balance at the beginning of the year was recognised as revenue.

23. 流動資產淨值 (續)

(f) 合約負債

於二零二二年十二月三十一日、二零二一年十二月三十一日及二零二一年一月一日，合約負債金額分別為121,653,000港元、208,603,000港元及46,874,000港元，乃銷售物業收取之訂金。

本集團於客戶簽訂買賣協議時向彼等收取合約價值之20%至30%作為訂金。該等訂金將於客戶獲得已竣工物業之控制權時確認為收入。

於截至二零二二年十二月三十一日止年度，包括在年初合約負債之結餘金額155,109,000港元(二零二一年：46,874,000港元)已確認為收入。

24. SHARE CAPITAL

24. 股本

		Number of shares 股份數目		Amount 金額	
		2022 二零二二年	2021 二零二一年	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Ordinary shares of HK\$0.50 each	每股面值0.50港元之普通股				
Authorised	法定				
– Balance as at 1st January and 31st December	– 於一月一日及於十二月三十一日之結餘	3,000,000,000	3,000,000,000	1,500,000	1,500,000
Issued and fully paid	已發行及已繳足				
– Balance as at 1st January and 31st December	– 於一月一日及於十二月三十一日之結餘	1,971,025,125	1,971,025,125	985,512	985,512

25. SHARE-BASED PAYMENT TRANSACTIONS

A share option scheme was adopted by the Company pursuant to a resolution passed on 1st June, 2012 (the “2012 Scheme”). The 2012 Scheme was set up for the primary purpose to provide incentives or rewards to selected persons for their contribution to any member of the Group or any entity in which any member of the Group holds any equity interest (“Invested Entity”). The 2012 Scheme ceased to be valid and effective at the close of business on 31st May, 2022.

Under the 2012 Scheme, the Board of Directors of the Company (the “Board”) might grant options to, inter alia, (i) any employee or proposed employee (whether full time or part time) of any member of the Group or any Invested Entity, including any executive director of these companies; or (ii) any non-executive director (including independent non-executive director) of any member of the Group or any Invested Entity; or (iii) any adviser, consultant or customer of or supplier of goods or services to any member of the Group or any Invested Entity; or (iv) any shareholder of any member of the Group or any Invested Entity or any holder of any securities issued by any member of the Group or any Invested Entity.

The maximum number of shares of the Company in respect of which options might be granted under the 2012 Scheme was 141,452,380 shares, representing 10% of the Company’s issued share capital at the date of adoption of the 2012 Scheme, save as otherwise approved by shareholders of the Company. The total number of shares of the Company issued and to be issued upon exercise of the options granted and to be granted to each participant or grantee (including exercised and outstanding options) in any 12-month period up to the date of grant should not exceed 1% of the shares of the Company in issue at the date of grant (the “Individual Limit”). Any further grant of options in excess of the Individual Limit had to be subject to shareholders’ approval in general meeting with such participant and his or her associates abstaining from voting.

25. 股權支付交易

本公司根據於二零一二年六月一日通過的決議案採納一項購股權計劃（「二零一二年計劃」）。設立二零一二年計劃的主要目的是為就經甄選之人士對本集團任何成員公司或本集團任何成員公司持有任何股權之任何機構（「所投資機構」）之貢獻作出激勵或獎賞。二零一二年計劃自二零二二年五月三十一日營業時間結束時已不再有效及生效。

根據二零一二年計劃，本公司董事局（「董事局」）可向（其中包括）以下人士授出購股權：(i)本集團任何成員公司或任何所投資機構之任何僱員或準僱員（不論全職或兼職），包括此等公司之任何執行董事；或(ii)本集團任何成員公司或任何所投資機構之任何非執行董事（包括獨立非執行董事）；或(iii)本集團任何成員公司或任何所投資機構之任何諮詢人、顧問或客戶或向該等公司或機構提供商品或服務之供應商；或(iv)本集團任何成員公司或任何所投資機構之任何股東，或本集團任何成員公司或任何所投資機構發行任何證券之任何持有人。

除非另行獲本公司股東之批准，根據二零一二年計劃可授出之購股權而發行之本公司股份最高限額總數為141,452,380股，即本公司於採納二零一二年計劃當日已發行股本的10%。每名參與者或承授人在截至授出購股權當日止任何十二個月內，獲授及將獲授之購股權（包括已行使及尚未行使者）予以行使時而發行及將發行之本公司股份總數，不得超過授出購股權當日之本公司已發行股份數目之1%（「個別上限」）。倘向參與者再行授出超逾個別上限之購股權，則須經股東在股東大會上批准，而有關參與者及其聯繫人士均須放棄投票權。

25. SHARE-BASED PAYMENT TRANSACTIONS (Continued)

The acceptance of an offer of granting an option had to be made within 28 days from the date on which such offer was made with a non-refundable payment of HK\$1 from the grantee to the Company by way of consideration for the grant thereof. An option might be exercised at any time during a period as the Board might determine which should not be more than 10 years commencing from the date of grant of option. Save as determined by the Board and provided in the offer of the relevant options, there was no minimum period for which an option had to be held before it could be exercised under the 2012 Scheme. The subscription price per share of the Company in respect of any option granted under the 2012 Scheme should be such price as the Board in its absolute discretion should determine, save that such price would not be less than the highest of (i) the closing price of the shares as stated in the daily quotations sheet of the Stock Exchange on the date of offer of the option, which had to be a business day; (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotations sheets on the 5 business days immediately preceding the date of offer of the option; and (iii) the nominal value of the shares on the date of offer.

Under the 2012 Scheme, 4,200,000 shares of the Company were issued upon exercise of share options in 2013. Under the 2012 Scheme, no option was granted, exercised, cancelled or lapsed in 2022. There were no outstanding options granted under the 2012 Scheme during 2021 and 2022.

25. 股權支付交易 (續)

承授人須於提議授出購股權之日起計二十八日內提出接納購股權，並向本公司支付1港元，作為獲授購股權之代價，此款項將不可退回。購股權可在董事局釐定的期間內隨時行使，惟該期間不得自授出購股權日期起計超過十年。根據二零一二年計劃，除董事局另有決定及根據有關購股權授出時所規定者外，並無設有購股權行使之前必須持有的最短限期。根據二零一二年計劃所授出的任何購股權而言，本公司每股股份的認購價將由董事局全權釐定，惟該認購價不得低於以下三者之最高者：(i)提議授出購股權當日（必須為營業日）在聯交所每日報價表所列股份之收市價；(ii)緊接提議授出購股權日期前五個營業日在聯交所每日報價表所列股份之平均收市價；及(iii)於提議授予購股權當日的股份面值。

根據二零一二年計劃，4,200,000股本公司股份於二零一三年行使購股權後獲發行。根據二零一二年計劃，於二零二二年，概無已授出、行使、註銷或失效的購股權。根據二零一二年計劃，於二零二一年及二零二二年度內，概無尚未行使購股權。

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26. BORROWING

26. 借款

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Current portion of long-term borrowing, secured	長期借款之即期部份，有抵押	26,939	29,433
Amounts shown under non-current liabilities	於非流動負債下列示之金額	215,512	264,900
		242,451	294,333
Carrying amount repayable:	須償還之賬面值：		
Within one year	一年內	26,939	29,433
Within a period more than one year but not exceeding two years	一年以上但不超過兩年之期間	26,939	29,433
Within a period more than two years but not exceeding five years	兩年以上但不超過五年之期間	80,817	88,300
More than five years	五年以上	107,756	147,167
		242,451	294,333

The borrowing was secured by assets of the Group as disclosed in Note 35.

本集團用作借款抵押之資產於附註35中披露。

Borrowing was floating-rate borrowing of HK\$242,451,000 (2021: HK\$294,333,000) which carried interest rate at 5.39% (2021: 5.39%) per annum.

借款為浮動利率借款242,451,000港元（二零二一年：294,333,000港元），年利率5.39厘（二零二一年：5.39厘）。

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27. DEFERRED TAXATION

27. 遞延稅項

		Accelerated tax depreciation 加速 稅項折舊 HK\$'000 千港元	Revaluation of properties 重估 物業價值 HK\$'000 千港元	LAT 土地 增值稅 HK\$'000 千港元	Exchange difference recognition 匯兌 差額確認 HK\$'000 千港元	Dividend withholding tax 股息 扣繳稅 HK\$'000 千港元	Tax losses 稅項虧損 HK\$'000 千港元	Others 其他 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Balance as at	於二零二一年								
1st January, 2021	一月一日之結餘	(168,460)	(1,873,316)	968,414	(49,829)	-	-	(72,897)	(1,196,088)
(Charge) credit to	於本年度綜合損益表								
consolidated statement	(扣減)撥回								
of profit or loss									
for the year		(13,709)	1,956	3,367	-	(1,091)	-	12,596	3,119
Charge to other	於其他全面開支扣減								
comprehensive expense		-	-	-	-	-	-	(6,641)	(6,641)
Exchange adjustments	匯兌調整	(5,827)	(73,573)	34,418	(1,725)	-	-	(2,460)	(49,167)
Balance as at	於二零二一年								
31st December, 2021	十二月三十一日	(187,996)	(1,944,933)	1,006,199	(51,554)	(1,091)	-	(69,402)	(1,248,777)
(Charge) credit to	於本年度綜合損益表								
consolidated statement	(扣減)撥回								
of profit or loss									
for the year		(12,769)	61,581	4,694	-	(27,980)	9,711	(800)	34,437
Charge to other	於其他全面開支扣減								
comprehensive expense		-	-	-	-	-	-	(11,060)	(11,060)
Exchange adjustments	匯兌調整	15,933	172,066	(86,270)	4,370	92	-	6,881	113,072
Balance as at	於二零二二年								
31st December, 2022	十二月三十一日	(184,832)	(1,711,286)	924,623	(47,184)	(28,979)	9,711	(74,381)	(1,112,328)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

27. DEFERRED TAXATION (Continued)

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

Deferred tax liabilities

遞延稅項負債

At 31st December, 2022, the Group has unused tax losses of HK\$498.2 million (2021: HK\$478.29 million) available to offset against future profits. A deferred tax asset has been recognised in respect of such losses to the extent of HK\$38.84 million (2021: Nil). No deferred tax asset has been recognised in respect of the remaining tax losses of HK\$459.36 million (2021: HK\$478.29 million) due to the unpredictability of future profit streams. Included in unrecognised tax losses are losses of HK\$26.76 million (2021: HK\$40.46 million) which will expire within five years. Other losses may be carried forward indefinitely.

At 31st December, 2022, except the amount of distributable earnings of HK\$579.58 million (2021: HK\$21.82 million), the aggregate amount of distributable earnings of the Group's Mainland China subsidiaries in respect of which the Group has not provided for dividend withholding tax amounted to approximately HK\$5,546.32 million (2021: HK\$5,938.35 million). No deferred tax has been recognised in respect of these amounts because the Group is in a position to control the timing of the reversal of the temporary differences and it is probable that such differences will not reverse in the foreseeable future.

27. 遞延稅項 (續)

就呈列綜合財務狀況表而言，若干遞延稅項資產及負債已予抵銷。以下為就財務報告用途的遞延稅項結餘分析：

2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
1,112,328	1,248,777

於二零二二年十二月三十一日，本集團可用作抵銷未來溢利之未動用稅項虧損約為498,200,000港元（二零二一年：478,290,000港元），並已就該等虧損確認遞延稅項資產38,840,000港元（二零二一年：無）。由於未來溢利趨勢的不可預測性，故概無就餘下稅項虧損459,360,000港元（二零二一年：478,290,000港元）確認遞延稅項資產。未確認稅項虧損中，約26,760,000港元（二零二一年：40,460,000港元）之虧損將於五年內屆滿。其他虧損可無限期結轉。

於二零二二年十二月三十一日，除可分派盈利約579,580,000港元（二零二一年：21,820,000港元）外，本集團尚未就其中國內地附屬公司之可分派盈利總額約5,546,320,000港元（二零二一年：5,938,350,000港元），作出股息扣繳稅撥備。由於本集團有能力控制撥回暫時差額之時間及該等差額可能不會於可見未來撥回，因此並無就該等款項確認遞延稅項。

28. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balances. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debt, which includes the borrowing disclosed in Note 26 and equity attributable to owners of the Company, comprising issued share capital, share premium, reserves and retained earnings.

The Directors of the Company review the capital structure periodically by considering the cost of capital and the risks associated with each class of capital. When necessary, the Group will balance its overall capital structure through the payment of dividends, new share issues and share buy-backs as well as the issue of new debt or the repayment of existing debt.

28. 資本風險管理

本集團之資本管理目的為確保本集團內之實體均可持續經營，同時透過優化債務及權益結餘為股東謀求最大回報。本集團之整體策略與過往年度維持不變。

本集團之資本架構包括債務（當中包括借款（於附註26披露）及本公司權益持有人應佔權益（包括已發行股本、股份溢價、儲備及保留溢利）。

本公司董事定期檢討資本結構，當中包括考慮資本成本及與各資本類別所附帶之風險。如有需要，本集團將透過派付股息、發行新股及股份回購，以及發行新債務或償還現有債務以平衡其整體資本結構。

29. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

Financial assets	財務資產
Financial assets at FVTPL	按公平值計入損益之財務資產
Financial assets at amortised cost	按攤銷成本計量之財務資產
Equity instrument at FVTOCI	按公平值計入其他全面收益之股本工具
Financial liabilities	財務負債
At amortised cost	按攤銷成本

29. 金融工具

(a) 金融工具之類別

2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
36,724	101,593
4,169,739	4,690,982
312,824	293,452
861,664	806,190

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies

The Group's major financial instruments include equity instrument at FVTOCI, financial assets at FVTPL, trade and other receivables, amount due from an associate, pledged bank deposit, bank deposit, bank balances, trade and other payables and borrowing. Details of these financial instruments are disclosed in the respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented in a timely and effective manner. There has been no significant change to the Group's exposure to financial risks or the manner in which it manages and measures the risks.

Market risks

(i) Currency risk

Certain bank balances of the Group are denominated in USD and RMB which are foreign currencies other than functional currency (i.e. HKD) of the relevant group entities (see Note 23(c)). The Group currently does not have a foreign currency hedging policy. However, the management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

29. 金融工具 (續)

(b) 財務風險管理目標及政策

本集團之主要金融工具包括按公平值計入其他全面收益之股本工具、按公平值計入損益之財務資產、應收貿易賬款及其他應收賬款、一家聯營公司欠款、抵押銀行存款、銀行存款、銀行結餘、應付貿易賬款及其他應付賬款以及借款。該等金融工具之詳情已於相關附註內披露。下文載列該等金融工具有關之風險及如何減低該等風險之政策。管理層管理及監控該等風險，以確保能及時和有效地採取合適的措施。本集團面臨之財務風險或其管理及計量風險之措施並無重大變動。

市場風險

(i) 貨幣風險

本集團若干銀行結餘乃以美元及人民幣(為外幣)而非各相關集團實體的功能貨幣(即港元)列值(見附註23(c))。本集團目前並無採取外幣對沖政策。然而，管理層會監控外匯風險，並將於有需要時考慮對沖所面對的重大外幣風險。

29. FINANCIAL INSTRUMENTS (Continued)

29. 金融工具 (續)

(b) Financial risks management objectives and policies (Continued)

(b) 財務風險管理目標及政策 (續)

Market risks (Continued)

市場風險 (續)

(i) Currency risk (Continued)

(i) 貨幣風險 (續)

Sensitivity analysis

敏感度分析

The sensitivity analyses below have been determined based on the exposure to currency risk at the end of the reporting period.

下列之敏感度分析乃以於報告期末之貨幣風險為基準而釐定。

No analysis is presented on HKD against USD as HKD is pegged to USD and the management of the Company believes the foreign exchange exposure is insignificant.

由於港元與美元掛鈎，故並無呈列港元兌換美元之分析，且本公司管理層相信並無重大外匯風險。

The following details the Group's sensitivity to a 5% (2021: 5%) appreciation/depreciation in HKD against RMB.

下列詳載本集團對港元兌人民幣升值／貶值5% (二零二一年：5%) 的敏感度。

- Profit for the year ended 31st December, 2022 would decrease/increase by HK\$73,000 (2021: HK\$950,000).

- 本集團截至二零二二年十二月三十一日止年度之溢利將減少／增加73,000港元 (二零二一年：950,000港元)。

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Market risks (Continued)

(ii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to bank deposit and lease liability (see Notes 23(c) and 23(e) respectively for details). The Group is also exposed to cash flow interest rate risk in relation to bank deposit, bank balances, pledged bank deposit and variable-rate borrowing (see Note 26 for details of borrowing). It is the Group's policy to keep its borrowing at variable-rate of interest so as to minimise the fair value interest rate risk. The Group currently does not have an interest rate hedging policy. However, the management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arise.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of the market deposit rate and the Mainland China official lending rate arising from the Group's RMB borrowing.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to interest rates risks for pledged bank deposit, bank balances and variable-rate borrowing. The analysis is prepared on the balances at the end of reporting period. 100 basis points (2021: 100 basis points) increase or decrease is used which represents the management's assessment of the reasonably possible change in interest rates.

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

市場風險 (續)

(ii) 利率風險

本集團因銀行存款及租賃負債(詳情分別見附註23(c)及23(e))而須承受公平值利率風險。本集團亦因銀行存款、銀行結餘、抵押銀行存款及浮息借款(借款詳情見附註(26))而須承受現金流利率風險。本集團之政策為維持浮息借貸以減低公平值利率風險。本集團目前並無利率對沖政策。然而，管理層監察利率風險，倘有需要時將會考慮對沖顯著的利率風險。

本集團之現金流利率風險主要集中在市場存款利率浮動以及本集團人民幣借款因中國內地官方貸款利率浮動之風險。

敏感度分析

以下的敏感度分析乃根據抵押銀行存款、銀行結餘及浮息借款之利率風險為基準而釐定。此項分析基於報告期末之結餘而編製。採用100基點(二零二一年：100基點)的增加或減少為管理層對有關利率變動可能性的合理估計。

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Market risks (Continued)

(ii) Interest rate risk (Continued)

Sensitivity analysis (Continued)

In relation to the Group's exposure to interest rates risk on bank balances and pledged bank deposit, if interest rates had been 100 basis points (2021: 100 basis points) higher/lower and all other variables were held constant, the Group's profit for the year ended 31st December, 2022 would increase/decrease by HK\$30,734,000 (2021: HK\$35,034,000).

Furthermore, in relation to the Group's exposure to interest rates risk on its variable-rate borrowing, if interest rates had been 100 basis points (2021: 100 basis points) higher/lower and all other variables were held constant, the Group's profit for the year ended 31st December, 2022 would decrease/increase by HK\$1,818,000 (2021: HK\$2,208,000).

(iii) Equity price risk

The Group is exposed to equity price risk through its equity instruments measured at FVTPL quoted in the Stock Exchange. For equity instruments measured at FVTPL quoted in the Stock Exchange, the management intends to manage this exposure by maintaining a portfolio of investments with different risk profiles. In addition, the Group also invested in certain unquoted equity instrument for long term strategic purposes which had been designed as FVTOCI. The Directors of the Company closely manage the price risk by regularly reviewing the performance of the unquoted equity instruments.

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

市場風險 (續)

(ii) 利率風險 (續)

敏感度分析 (續)

有關本集團面對銀行結餘及抵押銀行存款利率風險，倘利率上升／下跌100基點（二零二一年：100基點），而所有其他可變因素維持不變，則本集團截至二零二二年十二月三十一日止年度之溢利將增加／減少30,734,000港元（二零二一年：35,034,000港元）。

此外，有關本集團面對其浮息借款利率風險，倘利率上升／下跌100基點（二零二一年：100基點），而所有其他可變因素維持不變，則本集團截至二零二二年十二月三十一日止年度之溢利將減少／增加1,818,000港元（二零二一年：2,208,000港元）。

(iii) 股本價格風險

本集團因其於聯交所上市的按公平值計入損益之股本工具而須承受股本價格風險。就按公平值計入損益，並於聯交所上市之股本工具，管理層擬透過維持一個涉及不同風險程度之投資組合來控制有關風險。此外，本集團亦投資於若干作長期策略目的並已指定為按公平值計入其他全面收益之非上市股本工具。本公司董事定期審閱非上市股本工具之表現，密切管理價格風險。

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Market risks (Continued)

(iii) Equity price risk (Continued)

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to equity price risks at the end of reporting period for equity instruments. Sensitivity analysis for unlisted equity security with fair value measurement categorised within Level 3 is disclosed in Note 29(c).

If the prices of the respective equity instruments had been 10% (2021: 10%) higher/lower:

- profit for the year ended 31st December, 2022 would increase/decrease by HK\$3,672,000 (2021: HK\$10,159,000) as a result of the changes in fair value of financial assets at FVTPL; and

In the management's opinion, the sensitivity analysis is not representative of the Group's equity price risk as it only reflects the impact of equity price changes to equity securities held at the year end but not the exposure during the year.

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

市場風險 (續)

(iii) 股本價格風險 (續)

敏感度分析

下列之敏感度分析乃根據於報告期末之股本工具之股本價格風險為基準而釐定。公平值計量歸類為第三級的非上市股本證券之敏感度分析披露於附註29(c)。

倘有關股本工具之價格上升／下跌10%（二零二一年：10%），則：

- 截至二零二二年十二月三十一日止年度之溢利將因按公平值計入損益之財務資產公平值變動而增加／減少3,672,000港元（二零二一年：10,159,000港元）；及

管理層認為，由於敏感度分析僅能反映於年底持有之股本證券因股本價格變動帶來之影響，而非反映年內之風險，因此敏感度分析未能代表本集團全面之股本價格風險。

29. FINANCIAL INSTRUMENTS (Continued)**(b) Financial risks management objectives and policies (Continued)****Credit risk and impairment assessment**

The Group's maximum exposure to credit risk in the event of counterparties' failure to perform their obligations in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position. In order to minimise the credit risk, the management will monitor the payment status of customers and perform necessary procedures to ensure that follow-up action is taken to recover overdue debts.

The credit risk on bank balances, pledged bank deposit and bank deposit with original maturity over three months is limited because the counterparties are banks with good reputation. The Group uses 12m ECL to perform the assessment under ECL model individually. The impairment yet to be recognised is insignificant. Other than concentration of credit risk on bank balances, pledged bank deposit and bank deposit with original maturity over three months which are deposited with several banks with high credit ratings assigned by international credit-rating agencies, the Group does not have any other significant concentration of credit risk.

29. 金融工具 (續)**(b) 財務風險管理目標及政策 (續)****信貸風險及減值評估**

本集團因交易對手無法履行責任所可能蒙受的最大信貸風險是綜合財務狀況表內所列各項已確認之財務資產的賬面值。為了減低信貸風險，管理層將會監察客戶的償還狀況，實施所需的程序，以確保已採取適當的跟進行動收回逾期未付的債務。

因為交易方是信譽良好的銀行，故銀行結餘、抵押銀行存款及原到期日三個月以上的銀行存款的信貸風險有限。本集團根據預期信貸虧損模式使用12個月預期信貸虧損進行個別評估。尚未確認的減值並不重大。除存放於若干國際信貸評級機構確定之高信貸評級銀行之銀行結餘、抵押銀行存款及原到期日三個月以上的銀行存款之集中信貸風險外，本集團並無任何其他重大集中信貸風險。

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The Directors of the Company regularly reviewed and assessed the gross amount of the Group's trade receivables of HK\$3,626,000 (2021: HK\$4,737,000) for impairment under lifetime ECL using reasonable and supportable information that is available without undue cost or effort in accordance with requirements of HKFRS 9. Since the balances of the trade receivables are insignificant, no further disclosure on the impairment was made.

For other receivables and amount due from an associate, the Directors of the Company regularly reviewed and assessed the credit quality of the counterparties. The Group performs impairment assessment under ECL model individually. In this regard, the Directors of the Company consider the exposure of credit risk, historical settlement and other forward-looking information. The losses under lifetime ECL of HK\$6,000 (2021: HK\$340,000) are recognised.

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險及減值評估 (續)

本公司董事根據《香港財務報告準則》第9號的規定，使用無需付出不必要的成本或精力下獲得合理的及具支持性的資料對本集團的應收貿易賬款賬面總值3,626,000港元（二零二一年：4,737,000港元）之減值按全期預期信貸虧損定期作出檢討並評估。鑑於應收貿易賬款結餘甚微，概無就減值作出進一步披露。

就其他應收賬款及一家聯營公司欠款，本公司董事定期作出檢討並評估交易對手的信貸質素。本集團根據預期信貸虧損模式進行個別減值評估。就此而言，本公司董事考慮信貸風險、過往結算記錄及其他前瞻性資料。已確認全期預期信貸虧損下的虧損6,000港元（二零二一年：340,000港元）。

29. FINANCIAL INSTRUMENTS (Continued)

29. 金融工具 (續)

(b) Financial risks management objectives and policies (Continued)

(b) 財務風險管理目標及政策 (續)

Credit risk and impairment assessment (Continued)

信貸風險及減值評估 (續)

The Group's internal credit risk grading assessment comprises the following categories:

本集團的內部信貸風險評級評估包括以下類別：

Internal credit rating 內部信貸評級	Description 說明	Amount due from an associate and other receivables 一家聯營公司欠款及其他應收賬款
Low risk 低風險	The counterparty has a low risk of default and does not have any past-due amounts 交易方的違約風險低，且並無任何逾期款項	12m ECL 12個月預期信貸虧損
Watch list 監察名單	Debtor usually settles after due date 債務人經常於到期日後償付	12m ECL 12個月預期信貸虧損
Doubtful 存疑	There have been significant increases in credit risk since initial recognition through information developed internally or external resources 透過內部建立的資料或外部資源顯示自首次確認以來信貸風險顯著增加	Lifetime ECL (not credit-impaired) 全期預期信貸虧損 (未作信貸減值)
Loss 虧損	There is evidence indicating that the asset is credit-impaired 有證據顯示資產出現信貸減值	Lifetime ECL (credit-impaired) 全期預期信貸虧損 (已作信貸減值)
Write-off 撤銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 有證據顯示債務人有嚴重財務困難及本集團並無實際可收回之展望	Amount is written off 金額已撤銷

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29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

The tables below detail the credit risk exposures of the Group's pledged bank deposit, bank deposit and bank balances, amount due from an associate and other receivables, which are subject to ECL assessment:

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險及減值評估 (續)

下表詳述本集團須接受預期信貸虧損評估之抵押銀行存款、銀行存款以及銀行結餘、一家聯營公司欠款及其他應收賬款之信貸風險：

	External credit rating 外部 信貸評級	Internal credit rating 內部 信貸評級	12m or lifetime ECL 12個月或全期 預期信貸虧損	Gross carrying amount 賬面總值	
				2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Financial assets at amortised cost 按攤銷成本計量之 財務資產					
Other receivables 其他應收賬款	N/A 不適用	Low risk 低風險	12m ECL 12個月預期信貸虧損	1,403	2,899
		Watch list 監察名單	12m ECL 12個月預期信貸虧損	9,547	5,613
		Doubtful 存疑	Lifetime ECL (not credit-impaired) 全期預期信貸虧損 (未作信貸減值)	115,388	129,074
		Loss 虧損	Lifetime ECL (credit-impaired) 全期預期信貸虧損 (已作信貸減值)	3,707	4,024
				130,045	141,610
Amount due from an associate 一家聯營公司欠款	N/A 不適用	Doubtful 存疑	Lifetime ECL (not credit-impaired) 全期預期信貸虧損 (未作信貸減值)	9,501	9,501
Pledged bank deposit, bank deposit and bank balances 抵押銀行存款、銀行 存款及銀行結餘	BB+ or above BB+或以上	N/A 不適用	12m ECL 12個月預期信貸虧損	4,033,561	4,543,531

29. FINANCIAL INSTRUMENTS (Continued)

29. 金融工具 (續)

(b) Financial risks management objectives and policies (Continued)

(b) 財務風險管理目標及政策 (續)

Credit risk and impairment assessment (Continued)

信貸風險及減值評估 (續)

The following tables show reconciliation of loss allowances that has been recognised for other receivables:

下表列示就其他應收賬款確認之虧損撥備之對賬：

		Lifetime ECL (credit-impaired) 全期預期 信貸虧損 (已作信貸減值) HK\$'000 千港元
As at 1st January, 2021	於二零二一年一月一日	3,579
Changes due to financial instruments recognised as at 1st January, 2021:	於二零二一年一月一日確認之財務工具所導致之變動：	
– Impairment losses recognised	– 已確認之減值虧損	340
– Impairment losses reversed	– 已撥回之減值虧損	(1)
– Exchange adjustments	– 匯兌調整	106
As at 31st December, 2021	於二零二一年十二月三十一日	4,024
Changes due to financial instruments recognised as at 1st January, 2022:	於二零二二年一月一日確認之財務工具所導致之變動：	
– Impairment losses recognised	– 已確認之減值虧損	6
– Impairment losses reversed	– 已撥回之減值虧損	(29)
– Exchange adjustments	– 匯兌調整	(294)
As at 31st December, 2022	於二零二二年十二月三十一日	3,707

In accordance with HKFRS 9, the management has assessed the impairment in relation to pledged bank deposit, bank deposit, bank balances, the amount due from an associate and other receivables which are categorised under 12m ECL and lifetime ECL (not credit impaired). The impairment yet to be recognised is insignificant.

根據《香港財務報告準則》第9號，管理層已就抵押銀行存款、銀行存款、銀行結餘、一家聯營公司欠款及其他應收賬款評估減值，其分類為根據12個月預期信貸虧損及全期預期信貸虧損（未作信貸減值）。尚未確認之減值之金額甚微。

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Liquidity risk

The Group is not exposed to any significant liquidity risk as it has sufficient funds to meet its financial obligations when they fall due.

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents generated from operations which are deemed adequate by the management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows. The Group will consider to raise bank borrowing when it is necessary.

Liquidity risk table

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate at the end of the reporting period.

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

流動資金風險

由於本集團持有充裕資金足以於到期日償付有關財務債項，故本集團面對之流動資金風險並不重大。

在管理流動資金風險時，本集團會監察及維持從營運所得的現金及現金等值項目至管理層視為充足的水平以應付本集團營運所需及減低現金流量波動影響。本集團將在有需要時考慮向銀行借貸。

流動資金風險表

下表詳列本集團的非衍生財務負債之餘下合同到期情況。此表乃根據本集團於可能被要求償還財務負債的最早日期之財務負債未貼現現金流量而制訂。此表包括利息及本金之現金流量。在利息流量為浮動利率之前提下，未貼現數額乃以報告期末之利率得出。

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29. FINANCIAL INSTRUMENTS (Continued)

29. 金融工具 (續)

(b) Financial risks management objectives and policies (Continued)

(b) 財務風險管理目標及政策 (續)

Liquidity risk (Continued)

流動資金風險 (續)

Liquidity risk table (Continued)

流動資金風險表 (續)

		Weighted average effective interest rate 加權平均 實際利率	On demand or less than 3 months 應要求或 三個月以內 HK\$'000 千港元	3 months to 6 months 三個月至 六個月 HK\$'000 千港元	7 months to 1 year 七個月 至一年 HK\$'000 千港元	Over 1 year 一年以上 HK\$'000 千港元	Total undiscounted cash flows 未貼現現金 流量總額 HK\$'000 千港元	Total carrying amount 賬面總值 HK\$'000 千港元
As at 31st December, 2022	於二零二二年 十二月三十一日							
Non-derivative financial liabilities	非衍生財務負債							
Trade and other payables	應付貿易賬款及 其他應付賬款	-	603,669	-	-	15,544	619,213	619,213
Leases liability	租賃負債	3.02%	2,124	1,416	708	-	4,248	4,209
Borrowing - variable rate	借款 - 浮息	5.39%	3,604	3,263	33,127	296,825	336,819	242,451
			609,397	4,679	33,835	312,369	960,280	865,873
As at 31st December, 2021	於二零二一年 十二月三十一日							
Non-derivative financial liabilities	非衍生財務負債							
Trade and other payables	應付貿易賬款及 其他應付賬款	-	488,663	-	-	23,194	511,857	511,857
Leases liability	租賃負債	3.02%	2,124	1,416	4,248	4,248	12,036	11,745
Borrowing - variable rate	借款 - 浮息	3.49%	4,334	3,961	36,988	379,126	424,409	294,333
			495,121	5,377	41,236	406,568	948,302	817,935

29. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Liquidity risk (Continued)

Liquidity risk table (Continued)

The above undiscounted cash flows amounts could change if there are movements in floating interest rates subsequent to the reporting period.

(c) Fair value measurements of financial instruments

Some of the Group's financial instruments are measured at fair value at the end of each reporting period on a recurring basis. The following table gives information about how the fair values of these financial instruments are determined (in particular, the valuation techniques and inputs used).

29. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

流動資金風險 (續)

流動資金風險表 (續)

倘於報告期後浮息變動，則上述未貼現現金流量數額將會變動。

(c) 金融工具之公平值計量

本集團部份金融工具於各報告期末按經常性基準以公平值計量。下表提供有關如何釐定該等金融工具之公平值(特別是所使用的估值技術及輸入數據)的資料。

29. FINANCIAL INSTRUMENTS (Continued)

29. 金融工具 (續)

(c) Fair value measurements of financial instruments (Continued)

(c) 金融工具之公平值計量 (續)

Financial assets 財務資產	Fair value as at 31st December 於十二月三十一日之 公平值		Fair value hierarchy 公平值 等級	Valuation techniques and key inputs 估值技術及 主要輸入數據
	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元		
Financial assets at FVTPL 按公平值計入損益之 財務資產	36,724	101,593	Level 1 第一級	Quoted prices in an active market 於活躍市場之報價
Equity instrument at FVTOCI 按公平值計入其他全面 收益之股本工具				
– Unlisted equity investment 非上市股本投資	312,824	293,452	Level 3 第三級	Market approach for business enterprises valuation with reference to the market capitalisation of listed entities in similar industries with consideration of marketability discount of 25% and adjustment of idle cash 參考類似行業的上市 實體的市值並考慮 25%市場流通性折讓 及閒置現金調整後對 商業企業進行估值的 市場方法
	349,548	395,045		

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29. FINANCIAL INSTRUMENTS (Continued)

(c) Fair value measurements of financial instruments (Continued)

Note:

A slight increase in the marketability discount used in valuation would result in a significant decrease in the fair value measurement of the private equity investment, and vice versa.

At the end of the reporting period, the Group had no Level 2 fair value measurements financial instruments.

There were no transfers into or out of Level 1 and Level 3 during the year.

Reconciliation of Level 3 fair value measurements

Unlisted equity investment measured at FVTOCI

		HK\$'000 千港元
As at 1st January, 2021	於二零二一年一月一日	257,967
Fair value gain recognised in other comprehensive income	於其他全面收益確認之公平值收益	26,564
Effect of foreign exchange rate changes	外匯匯率變動之影響	8,921
As at 31st December, 2021	於二零二一年十二月三十一日	293,452
Fair value gain recognised in other comprehensive income	於其他全面收益確認之公平值收益	44,240
Effect of foreign exchange rate changes	外匯匯率變動之影響	(24,868)
As at 31st December, 2022	於二零二二年十二月三十一日	312,824

Except the financial assets that are measured at fair value on a recurring basis, the Directors of the Company consider that financial assets and financial liabilities carried at amortised cost recognised in the consolidated financial statements approximate their fair values.

29. 金融工具 (續)

(c) 金融工具之公平值計量 (續)

附註：

估值使用的市場流通性折讓略微增加將導致私募股權投資的公平值計量顯著減少，反之亦然。

於報告期末，本集團並無第二級公平值計量金融工具。

年內，概無轉入第一級及第三級或自第一級及第三級轉出。

第三級公平值計量之對賬

按公平值計入其他全面收益之非上市股本投資

除按經常性基準以公平值計量之財務資產外，本公司董事認為，於綜合財務報表內確認之按攤銷成本列賬之財務資產及財務負債值與其公平值相若。

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30. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing are those from which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

30. 融資活動產生之負債對賬

下表詳列本集團融資活動產生之負債變動，包括現金及非現金變動。融資活動產生之負債乃指其現金流量或未來現金流量於本集團綜合現金流量表中分類為融資活動產生之現金流量之負債。

		Borrowing	Lease liability	Interest payable (included in trade and other payables and accruals) 應付利息 (計入應付貿易賬款、其他應付賬款及預提費用)	Total
		借款 HK\$'000 千港元	租賃負債 HK\$'000 千港元	應付利息 HK\$'000 千港元	合計 HK\$'000 千港元
At 1st January, 2021	於二零二一年一月一日	1,019,758	19,390	1,136	1,040,284
Financing cash flows	融資現金流量	(735,733)	(8,124)	(22,927)	(766,784)
Interest expenses	利息開支	–	479	21,791	22,270
Effect of foreign exchange rate changes	外匯匯率變動之影響	10,308	–	–	10,308
At 31st December, 2021	於二零二一年十二月三十一日	294,333	11,745	–	306,078
Financing cash flows	融資現金流量	(26,564)	(7,788)	(14,583)	(48,935)
Interest expenses	利息開支	–	252	14,583	14,835
Effect of foreign exchange rate changes	外匯匯率變動之影響	(25,318)	–	–	(25,318)
At 31st December, 2022	於二零二二年十二月三十一日	242,451	4,209	–	246,660

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31. CONTINGENT LIABILITIES

At the end of the reporting period, the Group had no material contingent liabilities for both years.

32. COMMITMENTS

At the end of the reporting period, the Group had the following material commitments:

- (a) Commitments in relation to expenditure on properties under development and property, plant and equipment:

Properties under development	發展中物業
– Contracted but not provided for	– 已訂約但未撥備

- (b) Operating lease arrangements:

The Group as lessor

The properties held have committed tenants from the majority of one year up to the maximum of eight years (2021: nine years).

Undiscounted lease payments receivable on leases are as follows:

Within one year	一年內
In the second year	第二年
In the third year	第三年
In the fourth year	第四年
In the fifth year	第五年
After five years	五年後

31. 或然負債

於報告期末，本集團於兩個年度均並無重大或然負債。

32. 承擔

於報告期末，本集團之主要承擔如下：

- (a) 有關發展中物業以及物業、廠房及設備支出之承擔：

2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
384,951	428,732

- (b) 經營租賃安排：

本集團作為出租人

所持物業之承租人之承諾租期大多為一年，最長為八年（二零二一年：九年）。

租賃之未貼現應收租金如下：

2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
158,772	197,199
43,866	67,988
23,795	27,787
8,248	16,274
6,831	7,268
5,856	9,557
247,368	326,073

33. RETIREMENT BENEFITS SCHEMES

The Group participates in a Mandatory Provident Fund (“MPF”) Scheme established under the Hong Kong Mandatory Provident Fund Schemes Ordinance in December 2000. The assets of the MPF Scheme are held separately from those of the Group, in funds under the control of an independent trustee. Under the rules of the MPF Scheme, the employer and the employees are obliged to make contributions at the specified rate under the scheme.

The contributions arising from the MPF Scheme charged to the consolidated statement of profit or loss represent contributions paid and payable to the fund by the Group at rates specified in the rules of the scheme.

The employees in the Mainland China are members of respective state-managed defined contribution retirement benefits schemes operated by the local governments. The employers and the employees are obliged to make contributions at a certain percentage of the payroll under rules of the schemes. The only obligation of the Group with respect to the retirement benefit schemes is to make the specified contributions.

33. 退休福利計劃

本集團於二零零零年十二月根據香港《強制性公積金計劃條例》參與一項強制性公積金（「強積金」）計劃。強積金計劃之資產與本集團之資產分開持有，並以基金形式由一獨立信託人管理。根據強積金計劃之規則，僱主及僱員均有責任按計劃訂明的比率作出供款。

於綜合損益表扣除之就強積金計劃產生之供款，指本集團按計劃規則訂明之比率已付及應付予基金之供款。

中國內地僱員乃各自由地方政府營辦之國家管理界定供款退休福利計劃之成員。根據計劃規則，僱主及僱員均有責任按薪金之若干百分比作出供款。本集團對於退休福利計劃之僅有責任為作出訂明供款。

34. RELATED AND CONNECTED PARTY TRANSACTIONS

The Group had the following significant transactions with related and connected parties:

- (a) A substantial shareholder of Rivera (Holdings) Limited (“RHL”) together with her close family members control the Company and that shareholder has significant influence over RHL. Accordingly, RHL is considered as a related party of the Company. The Company agreed to share administrative resources and office premises with RHL and its subsidiaries in Hong Kong, and in return, RHL is required to share an attributable portion of the administrative expense of the Company on a cost basis. During the year ended 31st December, 2022, the administrative expense of the Company shared by RHL amounted to HK\$4,164,000 (2021: HK\$4,656,000). As at 31st December, 2022 and 2021, no outstanding balance was owed by RHL.

The above transaction constitutes a continuing connected transaction of the Company but is exempted from disclosure and independent shareholders’ approval requirements under the Listing Rules.

- (b) Compensation of key management personnel

The remuneration of Directors of the Company during the year was as follows:

Short-term benefits	短期福利
Post-employment benefits	退休福利

34. 關連方及關連人士交易

本集團與關連方及關連人士有以下重大交易：

- (a) 本公司由川河集團有限公司(「川河」)一位主要股東及其近親控制，而該名股東對川河有重大影響力。故此，川河被視為本公司之關連方。本公司同意於香港與川河及其附屬公司共同使用行政資源及辦公室，而川河須按成本基準分擔本公司行政費用之應佔部份。截至二零二二年十二月三十一日止年度，川河分擔本公司之行政費用為4,164,000港元(二零二一年：4,656,000港元)。於二零二二年及二零二一年十二月三十一日，川河並無欠付本公司任何未償還結餘。

以上交易構成本公司之持續關連交易，惟獲豁免遵守《上市規則》之披露及獨立股東批准之規定。

- (b) 主要管理人員之酬金

年內本公司董事之薪酬如下：

	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Short-term benefits	27,138	27,613
Post-employment benefits	36	36
	27,174	27,649

34. RELATED AND CONNECTED PARTY TRANSACTIONS (Continued)

(b) Compensation of key management personnel (Continued)

The remuneration of Directors is determined by the Board (or under the authorisation of the shareholders of the Company as the case may be) by reference to market terms, individual responsibilities and performance, and recommendation from the remuneration committee of the Board.

(c) The balances due from an associate and a joint venture at the end of the reporting period are set out in Notes 19 and 20 respectively.

The above transactions were conducted in accordance with terms mutually agreed between the Group and the respective related parties.

34. 關連方及關連人士交易 (續)

(b) 主要管理人員之酬金 (續)

董事薪酬乃由董事局 (或根據本公司股東之授權，視情況而定) 參考市場薪酬水平、個別人士之職責及表現，以及董事局轄下之薪酬委員會之建議而釐定。

(c) 於報告期末之應收一家聯營公司及一家合資企業結餘已分別載於附註19及20。

上述交易已根據本集團與各關連方雙方同意之條款進行。

35. PLEDGE OF ASSETS

Assets with the following carrying amounts have been pledged to secure the Group's borrowing of HK\$242.45 million (2021: HK\$294.33 million):

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Properties held for sale	待售物業	421,178	460,001
Pledged bank deposit (Note)	抵押銀行存款 (附註)	55,143	84,172
		476,321	544,173

Note:

The deposit of HK\$55,143,000 (2021: HK\$84,172,000) has been pledged to secure long-term borrowing and was therefore classified as non-current asset. The pledged bank deposit pledged to secure the Group's borrowing carries interest at rate of 0.25% (2021: 0.30%) per annum.

35. 資產之抵押

下列賬面值之資產已就擔保本集團借貸額約為242,450,000港元 (二零二一年：294,330,000港元) 作抵押：

附註：

存款55,143,000港元 (二零二一年：84,172,000港元) 已作抵押，以擔保長期借款，因此被歸類為非流動資產。為擔保本集團借款而抵押的已抵押銀行存款按年利率0.25厘 (二零二一年：0.30厘) 計息。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

36. FINANCIAL INFORMATION OF THE COMPANY

36. 本公司之財務資料

The Company's Statement of Financial Position is as follows:

本公司之財務狀況表如下：

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Non-Current Assets	非流動資產		
Investments in subsidiaries	附屬公司投資	476,904	537,404
Amounts due from subsidiaries	應收附屬公司款項	2,591,743	2,267,532
Right-of-use asset	使用權資產	4,353	11,816
Club debenture	會所債券	315	315
Other receivable	其他應收賬款	—	2,361
		3,073,315	2,819,428
Current Assets	流動資產		
Amounts due from subsidiaries	應收附屬公司款項	331,232	386,416
Other receivables and prepayments	其他應收賬款及預付款項	3,233	715
Cash and bank balances	現金及銀行結餘	92,650	219,664
		427,115	606,795
Current Liabilities	流動負債		
Amounts due to subsidiaries	應付附屬公司款項	407,790	571,008
Other payables and accruals	其他應付賬款及預提費用	1,772	13,929
Lease liability	租賃負債	4,209	7,536
		413,771	592,473
Net Current Assets	流動資產淨值	13,344	14,322
Total Assets Less Current Liabilities	總資產減流動負債	3,086,659	2,833,750
Capital and Reserves	資本及儲備		
Share capital	股本	985,512	985,512
Share premium and reserves	股份溢價及儲備	2,101,147	1,844,029
Total Equity	總權益	3,086,659	2,829,541
Non-Current Liability	非流動負債		
Lease liability	租賃負債	—	4,209
		3,086,659	2,833,750

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

37. COMPANY'S SHARE PREMIUM AND RESERVES

37. 本公司股份溢價及儲備

		Share premium	Capital redemption reserve	Contributed surplus	Retained earnings	Total
		股份溢價	贖回儲備	繳入盈餘	保留溢利	合計
		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
Balance at	於二零二一年					
1st January, 2021	一月一日之結餘	560,161	72,014	327,645	1,085,727	2,045,547
Loss for the year	年度虧損	—	—	—	(93,112)	(93,112)
Dividend paid for 2020	派付二零二零年度股息	(108,406)	—	—	—	(108,406)
Balance at	於二零二一年十二月					
31st December, 2021	三十一日之結餘	451,755	72,014	327,645	992,615	1,844,029
Profit for the year	年度溢利	—	—	—	365,524	365,524
Dividend paid for 2021	派付二零二一年度股息	(108,406)	—	—	—	(108,406)
Balance at	於二零二二年十二月					
31st December, 2022	三十一日之結餘	343,349	72,014	327,645	1,358,139	2,101,147

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

Principal subsidiaries as at 31st December, 2022

38. 主要附屬公司、聯營公司及一家合資企業

於二零二二年十二月三十一日之主要附屬公司

Name of subsidiary	Place of incorporation and operation	Paid up issued ordinary share capital/registered capital	Proportion of issued share capital/voting power/effective interest in registered capital held by the Company		Principal activities
附屬公司名稱	註冊成立及經營地點	繳足已發行普通股股本／註冊資本	本公司持有已發行股本／投票權／註冊資本實際權益比率		主要業務
			Directly 直接 %	Indirectly 間接 %	
Charlesville Limited	British Virgin Islands 英屬維爾京群島	US\$100 100美元	100	–	Investment holding 投資控股
Classic Era Limited 復新有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Cosmos Success Development Limited 國勝發展有限公司	Hong Kong 香港	HK\$10,000 10,000港元	–	100	Under liquidation 清盤中
Farskill Development Limited 恒藝發展有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Garland Limited 嘉地有限公司	Hong Kong 香港	HK\$10,000 10,000港元	–	100	Investment holding 投資控股
Grand Lion Limited 浩君有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Grand View Property Management (Shanghai) Co., Ltd. (Note (1)) 中觀物業管理(上海)有限公司 (附註(1))	Mainland China 中國內地	US\$500,000 500,000美元	–	100	Property management 物業管理
Humphreys Estate (Strawberry Houses) Limited	Hong Kong 香港	HK\$200 200港元	–	100	Securities trading 證券買賣
Ideal Movement Limited 思序有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Property holding 物業持有
Island Sky Limited 銓瑋有限公司	Hong Kong 香港	HK\$1 1港元	–	100	Property holding 物業持有

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

Principal subsidiaries as at 31st December, 2022

(Continued)

38. 主要附屬公司、聯營公司及一家合資企業 (續)

於二零二二年十二月三十一日之主要附屬公司 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation and operation 註冊成立及經營地點	Paid up issued ordinary share capital/ registered capital 繳足已發行普通股股本／註冊資本	Proportion of issued share capital/voting power/effective interest in registered capital held by the Company 本公司持有已發行股本／投票權／註冊資本實際權益比率		Principal activities 主要業務
			Directly 直接 %	Indirectly 間接 %	
Jentime Limited 震時有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Providing property services to the Group 為本集團提供物業服務
Kuto Limited 固滔有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Maxi Charm Holdings Ltd.	British Virgin Islands 英屬維爾京群島	US\$1 1美元	–	100	Investment holding 投資控股
MHK (Penha Hill) Limited	British Virgin Islands 英屬維爾京群島	US\$30,000 30,000美元	–	70	Property development 物業發展
Model Year Limited 日範有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Multiclassic Investments Inc.	British Virgin Islands 英屬維爾京群島	US\$40,200,000 40,200,000美元	–	100	Investment holding 投資控股
Owina Limited 奧詠有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Shanghai Cheng Qi Technology Limited (Note (1)) 上海城其科技有限公司 (附註(1))	Mainland China 中國內地	US\$15,000,000 15,000,000美元	–	100	Property development 物業發展
Shanghai Tomson Huangpu Real Estate Development Co., Ltd. (Note (1)) 上海湯臣黃浦房地產開發有限公司 (附註(1))	Mainland China 中國內地	US\$18,500,000 18,500,000美元	–	100	Property development 物業發展

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For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

Principal subsidiaries as at 31st December, 2022

(Continued)

38. 主要附屬公司、聯營公司及一家合資企業 (續)

於二零二二年十二月三十一日之主要附屬公司 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation and operation 註冊成立及經營地點	Paid up issued ordinary share capital/ registered capital 繳足已發行普通股股本／註冊資本	Proportion of issued share capital/voting power/effective interest in registered capital held by the Company 本公司持有已發行股本／投票權／註冊資本實際權益比率		Principal activities 主要業務
			Directly 直接 %	Indirectly 間接 %	
Shanghai Tomson Investment Management Co. Limited (Note (3)) 上海湯臣投資管理有限公司 (附註(3))	Mainland China 中國內地	RMB1,000,000 人民幣1,000,000元	–	100	Investment holding 投資控股
Shanghai Tomson Pudong Real Estate Development Co., Ltd. (Note (2)) 上海湯臣浦東房地產開發有限公司 (附註(2))	Mainland China 中國內地	US\$46,000,000 46,000,000美元	–	70	Property development 物業發展
Shanghai Tomson Real Estate Investment & Development Co., Ltd. (Note (1)) 上海湯臣房地產開發有限公司 (附註(1))	Mainland China 中國內地	US\$100,000,000 100,000,000美元	–	100	Property development and investment holding 物業發展及投資控股
Toben Limited 濤邦有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment 投資業務
Tomson Administration Limited	Hong Kong 香港	HK\$10,000 10,000港元	100	–	Providing administrative services to the Group and property holding 向本集團提供行政服務及物業持有
Tomson (China) Limited 湯臣(中國)有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Investment holding 投資控股
Tomson Corporate (I.P.) Limited 湯臣(知識產權)有限公司	Hong Kong 香港	HK\$2 2港元	100	–	Trademark holding 商標持有
Tomson Corporation	British Virgin Islands 英屬維爾京群島	US\$1 1美元	100	–	Investment holding 投資控股

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

Principal subsidiaries as at 31st December, 2022

(Continued)

38. 主要附屬公司、聯營公司及一家合資企業 (續)

於二零二二年十二月三十一日
之主要附屬公司 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation and operation 註冊成立及 經營地點	Paid up issued ordinary share capital/ registered capital 繳足已發行普通股 股本／註冊資本	Proportion of issued share capital/voting power/effective interest in registered capital held by the Company 本公司持有已發行股本／ 投票權／註冊資本 實際權益比率		Principal activities 主要業務
			Directly 直接 %	Indirectly 間接 %	
Tomson Empire View Co. Limited 湯臣帝景控股有限公司	British Virgin Islands 英屬維爾京群島	US\$65,010,000 65,010,000美元	–	100	Investment holding 投資控股
Tomson Financial Investment Limited 湯臣財經投資有限公司	Hong Kong 香港	HK\$10,000 10,000港元	–	100	Investment holding 投資控股
Tomson Golf (Shanghai) Limited (Note (1))	Mainland China	US\$40,000,000	–	100	Golf course and club operation, and property development
湯臣高爾夫(上海)有限公司 (附註(1))	中國內地	40,000,000美元			高爾夫球場及會所 經營，以及物業發展
Tomson Group Garland (Shanghai) Housing & Estate Ltd. (Note (1))	Mainland China	US\$16,000,000	–	100	Property development
湯臣集團嘉地(上海)房地產 有限公司 (附註(1))	中國內地	16,000,000美元			物業發展
Tomson Group (Nominees) Limited	Hong Kong	HK\$20	–	100	Providing nominee services to the Group
湯臣集團(代理人)有限公司	香港	20港元			為本集團提供代理人 服務
Tomson Haijing Garden (Shanghai Pudong New Area) Co., Ltd. (Note (1))	Mainland China	US\$58,200,000	–	100	Property development
湯臣海景花園(上海浦東新區) 有限公司 (附註(1))	中國內地	58,200,000美元			物業發展

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

Principal subsidiaries as at 31st December, 2022

(Continued)

38. 主要附屬公司、聯營公司及一家合資企業 (續)

於二零二二年十二月三十一日
之主要附屬公司 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation and operation 註冊成立及 經營地點	Paid up issued ordinary share capital/ registered capital 繳足已發行普通股 股本／註冊資本	Proportion of issued share capital/voting power/effective interest in registered capital held by the Company 本公司持有已發行股本／ 投票權／註冊資本 實際權益比率		Principal activities 主要業務
			Directly 直接 %	Indirectly 間接 %	
Tomson International Entertainment Company Limited	Hong Kong	HK\$2	–	100	Investment holding and investment in live entertainment shows business
湯臣國際娛樂有限公司	香港	2港元			投資控股及投資現場 表演節目業務
Tomson International Entertainment Distribution Limited	Hong Kong	HK\$1	–	100	Film distribution
湯臣國際娛樂發行有限公司	香港	1港元			影片發行
Tomson International Trade Building (Shanghai) Co., Ltd. (Note (4))	Mainland China	US\$16,800,000	–	100	Property development
湯臣國貿大廈(上海)有限公司(附註(4))	中國內地	16,800,000美元			物業發展
Tomson Investment Limited	Hong Kong	HK\$3	100	–	Investment holding
湯臣投資有限公司	香港	3港元			投資控股
TPR Secretarial Services Limited	Hong Kong	HK\$10,000	100	–	Providing secretarial services to the Group and investment holding
	香港	10,000港元			提供秘書服務予 本集團及投資控股
Yamako Limited	Hong Kong	HK\$2	–	100	Investment holding
欣文有限公司	香港	2港元			投資控股

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE*(Continued)***Principal subsidiaries as at 31st December, 2022***(Continued)**Notes:*

For those subsidiaries established in the Mainland China, their classification of establishment is as follows:

- (1) limited liability company (solely funded by Taiwan, Hong Kong or Macau corporate)
- (2) limited liability company (Taiwan, Hong Kong or Macau and domestic equity joint venture)
- (3) limited liability company solely funded by a foreign invested enterprise
- (4) limited liability company (Taiwan, Hong Kong or Macau equity joint venture)

There have been no material changes on the details of the principal subsidiaries for both years 2021 and 2022.

None of the subsidiaries had any debt securities outstanding at the end of the year, or at any time during the year.

38. 主要附屬公司、聯營公司及一家合資企業 (續)**於二零二二年十二月三十一日之主要附屬公司 (續)***附註：*

於中國內地成立的附屬公司，其成立分類為：

- (1) 有限責任公司 (台港澳法人獨資)
- (2) 有限責任公司 (台港澳與境內合資)
- (3) 外商投資企業法人獨資有限責任公司
- (4) 有限責任公司 (台港澳合資)

在二零二一年及二零二二年兩個年度內主要附屬公司的詳情並無重大變動。

各附屬公司於年結日或年內任何時間概無任何尚未償還之債務證券。

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綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

Principal subsidiaries as at 31st December, 2022

(Continued)

Summarised financial information in respect of the Group's non-wholly owned subsidiary that has material non-controlling interest is set out below. The summarised financial information below represents amounts before intergroup eliminations.

MHK (Penha Hill) Limited

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Properties held for sale	待售物業	457,230	457,230
Other current assets	其他流動資產	31,314	54,706
Total current assets	總流動資產	488,544	511,936
Non-current assets	非流動資產	—	—
Current liabilities	流動負債	(16,909)	(22,610)
Equity attributable to owner of the Company	本公司權益持有人應佔權益	330,144	342,528
Non-controlling interest	非控股股東權益	141,491	146,798
Revenue	收入	—	20,094
Expenses	開支	(2,691)	(16,353)
(Loss) profit for the year	年度(虧損)溢利	(2,691)	3,741
(Loss) profit and total comprehensive (expense) income attributable to:	應佔(虧損)溢利及全面(開支)收益總額如下：		
Owner of the Company	本公司權益持有人	(1,884)	2,619
Non-controlling interest	非控股股東權益	(807)	1,122
		(2,691)	3,741

38. 主要附屬公司、聯營公司及一家合資企業 (續)

於二零二二年十二月三十一日之主要附屬公司 (續)

有關本集團有重大非控股股東權益之非全資附屬公司之財務資料概要載列如下。以下財務資料概要乃指集團間對銷前金額。

MHK (Penha Hill) Limited

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE*(Continued)***Principal subsidiaries as at 31st December, 2022***(Continued)***MHK (Penha Hill) Limited (Continued)**

		2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Net cash (outflows) inflows from operating activities	經營業務現金(流出)流入淨額	(8,400)	11,384
Net cash inflows from investing activities	投資活動現金流入淨額	8	13
Net cash outflows from financing activities	融資活動現金流出淨額	(15,000)	(15,000)
Net cash outflows for the year	年度現金流出淨額	(23,392)	(3,603)

The Directors of the Company are of the opinion that a complete list of the particulars of all subsidiaries would be of excessive length and therefore the above list contains only the particulars of those subsidiaries which significantly affect the results or assets of the Group.

38. 主要附屬公司、聯營公司及一家合資企業 (續)**於二零二二年十二月三十一日之主要附屬公司 (續)****MHK (Penha Hill) Limited (續)**

本公司董事認為完整載列所有附屬公司之資料會導致篇幅過於冗長，故上表僅列出該等對本集團業績或資產構成重大影響之附屬公司之資料。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2022 截至二零二二年十二月三十一日止年度

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

Associates as at 31st December, 2022

Name of associate 聯營公司名稱	Form of business structure 業務結構形式	Place of incorporation and operation 註冊成立及經營地點	Paid up issued ordinary share capital/ registered capital 繳足已發行普通股股本／註冊資本	Proportion of issued share capital/ voting power/ effective interest in registered capital held by the Company 本公司持有已發行股本／投票權／註冊資本實際權益比率		Principal activities 主要業務
				Directly 直接 %	Indirectly 間接 %	
Roma Era Limited 遠代有限公司	Incorporated 註冊成立	Hong Kong 香港	HK\$3,935,206 3,935,206港元	–	26.7	Investment holding 投資控股
Tomson Entertainment Co. Limited 湯臣娛樂股份有限公司	Incorporated 註冊成立	Taiwan 台灣	NTD25,000,000 25,000,000新台幣	–	45	Investment in film, television and entertainment businesses 投資電影、電視及娛樂業務

There have been no material changes on the details of the associates for both years 2021 and 2022.

38. 主要附屬公司、聯營公司及一家合資企業 (續)

於二零二二年十二月三十一日之聯營公司

在二零二一年及二零二二年兩個年度內聯營公司的詳情並無重大變動。

38. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

(Continued)

38. 主要附屬公司、聯營公司及一家合資企業 (續)

A joint venture as at 31st December, 2022

於二零二二年十二月三十一日之一家合資企業

Name of joint venture 合資企業名稱	Form of business structure 業務結構形式	Place of incorporation and operation 註冊成立及經營地點	Paid up registered capital 繳足註冊資本	Proportion of issued share capital/ voting power/ effective interest in registered capital held by the Company 本公司持有已發行股本／投票權／註冊資本實際權益比率		Principal activities 主要業務
				Directly 直接 %	Indirectly 間接 %	
Shanghai Jinjiang Tomson Hotel Co., Ltd.	Limited liability company (Taiwan, Hong Kong or Macau and domestic equity joint venture)	Mainland China	US\$24,340,000	–	50	Hotel owning and operation
上海錦江湯臣大酒店有限公司	有限責任公司 (台港澳與境內合資)	中國內地	24,340,000美元			擁有及經營酒店

There have been no material changes on the details of a joint venture for both years 2021 and 2022.

在二零二一年及二零二二年兩個年度內一家合資企業的詳情並無重大變動。

Schedule of Principal Properties

主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY THE GROUP

本集團持有之物業

Investment Properties

投資物業

Description	Lot Number	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest
詳情	地段編號	租期		用途	本集團之權益
The whole of basement level 1, part of the level 1 and the whole of level 2 to 5 of the commercial podium and 141 car parking spaces of Tomson Commercial Building, 710 Dongfang Road, Lujiazui Finance and Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot 2-2-1 Lujiazui Finance and Trade Zone	Medium term	19,521 for offices and podium; 7,594 for car parks	Commercial	100%
中華人民共和國上海市浦東新區陸家嘴金融貿易區東方路710號湯臣金融大廈地庫第1層全層、商場第1層之部份及第2至第5層全層及141個泊車位	陸家嘴金融貿易區2-2-1號地段	中期	辦公樓及商場 19,521平方米； 泊車位 7,594平方米	商業	100%
The whole of level 1 to 3 of the commercial podium, 4/F., 9/F. to 12/F., 17/F. to 25/F. and part of 7/F. to 8/F., 12A/F. and 14/F. of the office tower and 105 car parking spaces of Tomson International Trade Building, No.1 Jilong Road, Waigaoqiao Free Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot C3-001 Waigaoqiao Free Trade Zone	Medium term	36,082 for offices and podium; 4,299 for car parks	Commercial	100%
中華人民共和國上海市浦東新區外高橋保稅區基隆路1號湯臣國際貿易大樓商場第1至第3層全層、辦公大樓4樓、9樓至12樓、17樓至25樓全層及7樓至8樓、12A樓與14樓之部份及105個泊車位	外高橋保稅區C3-001號地段	中期	辦公樓及商場 36,082平方米； 泊車位 4,299平方米	商業	100%

Schedule of Principal Properties 主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Investment Properties (Continued)

投資物業 (續)

Description	Lot Number	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest
詳情	地段編號	租期		用途	本集團之權益
Whole of level 1 to 4 of the commercial podium and 136 car parking spaces of Tomson Business Centre, 158, 188, 228 Zhangyang Road, Lujiazui Finance and Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot 1/1, 244 Street, Weifangxincunjiedao, Lujiazui Finance and Trade Zone	Medium term	11,903 for offices and podium; 5,054 for car parks	Commercial	100%
中華人民共和國上海市 浦東新區陸家嘴金融貿易區 張楊路158、188、228號 湯臣商務中心大廈 商場第1至第4層全層及 136個泊車位	陸家嘴金融貿易區 灘坊新村街道， 244街坊1/1丘	中期	辦公樓及商場 11,903平方米； 泊車位 5,054平方米	商業	100%
Tower B, Tomson Riviera, 28 Huayuanshiqiao Road, Lujiazui Finance and Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot No.1, 17 Jiefang, Meiyuan Road	Long-term	35,423	Residential	100%
中華人民共和國上海市 浦東新區陸家嘴金融貿易區 花園石橋路28弄 湯臣一品B棟	梅園路17街坊 1號地段	長期	35,423	住宅	100%

Schedule of Principal Properties 主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Investment Properties (Continued)

投資物業 (續)

Description	Lot Number	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest 本集團之權益
詳情	地段編號	租期		用途	
Tomson Waigaoqiao Industrial Park, No. 381, 383, 1 Futexi Road, 27 & 29 Huashen Road, 358 Futebei Road, Waigaoqiao Free Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot 1/1 & 1/4, 19 Jiefang, Waigaoqiao Free Trade Zone	Medium term	108,561	Industrial	100%
中華人民共和國上海市 浦東新區外高橋保稅區 富特西一路381及383號、 華申路27及29號、富特北路358號 湯臣外高橋工業園區	外高橋保稅區 19街坊1/1丘 及1/4丘	中期	108,561	工業	100%
72/F., Shanghai World Financial Center, No. 100, Century Avenue, Pudong New Area, Shanghai, People's Republic of China	Lot 1, 20 Jiefang, Meiyuan Xincun Jiedao, Pudong New Area	Medium term	3,222	Commercial	100%
中華人民共和國上海市 浦東新區世紀大道100號 上海環球金融中心72樓	浦東新區 梅園新村街道 20街坊1丘	中期	3,222	商業	100%

Schedule of Principal Properties 主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Golf Course

高爾夫球場

Description	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest
詳情	租期		用途	本集團之權益
Tomson Shanghai Pudong Golf Club, No.1 Long Dong Avenue, Pudong New Area, Shanghai, People's Republic of China	Medium term	12,652 for club houses, driving range and maintenance room with site area of 952,154	An 18-hole golf course	100%
中華人民共和國上海市 浦東新區龍東大道1號 湯臣上海浦東高爾夫球會	中期	會所、高爾夫球練習場及 機房為12,652平方米 (地盤面積為952,154平方米)	18個洞高爾夫 球場	100%

Properties under Development

發展中物業

Description	Lot Number	Gross Site Area (Sq.m.) 地盤總面積 (平方米)	Approximate Gross Floor Area (Sq.m.) 概約 總樓面面積 (平方米)	Use	Group's Interest	Stage of Completion	Estimated Date of Completion 估計之 完成日期
詳情	地段編號			用途	本集團之權益	完成階段	
Three land lots near the junction of Loushan Road and Long Dong Avenue, Jinqiao Town, Pudong New Area, Shanghai, People's Republic of China	Lot 10/11 & 10/40, 2 Jiefang and lot 3/10, 5 Jiefang Jinqiao Town Pudong New Area	328,687	496,041	Residential	100%	The land lots will be developed in phases. Superstructure for Phase I and revised Phase V was topped out in December 2014	Phase I – 2024
位於中華人民共和國 上海市浦東新區 金橋鎮 接近羅山路及龍東大道 交界之三幅土地	浦東新區金橋鎮 2街坊10/11丘及 10/40丘及 5街坊3/10丘	328,687	496,041	住宅	100%	該等土地將分數期 發展。第一期及 經調整第五期已於 二零一四年十二月 主體結構封頂	第一期— 二零二四年

Schedule of Principal Properties

主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY THE GROUP

(Continued)

本集團持有之物業 (續)

Properties Held for Sale

待售物業

Description	Lot Number	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest
詳情	地段編號	租期		用途	本集團之權益
Part of 6/F. to 7/F., 10/F., 11/F., 17/F. of Tomson Commercial Building, 710 Dongfang Road, Lujiazui Finance and Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot 2-2-1 Lujiazui Finance and Trade Zone	Medium term	3,039	Commercial	100%
中華人民共和國上海市浦東新區陸家嘴金融貿易區東方路710號湯臣金融大廈6至7樓、10樓、11樓及17樓之部份	陸家嘴金融貿易區2-2-1號地段	中期	3,039	商業	100%
Part of 5/F., 6/F., 15/F., and 16/F. of Tomson International Trade Building, No.1 Jilong Road, Waigaoqiao Free Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot C3-001 Waigaoqiao Free Trade Zone	Medium term	4,035	Commercial	100%
中華人民共和國上海市浦東新區外高橋保稅區基隆路1號湯臣國際貿易大樓5樓、6樓、15樓及16樓之部份	外高橋保稅區C3-001號地段	中期	4,035	商業	100%
Part of Towers A & C & Tower D, Tomson Riviera, 28 Huayuanshiqiao Road, Lujiazui Finance and Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot No.1 17 Jiefang, Meiyuan Road	Long-term	27,716	Residential	100%
中華人民共和國上海市浦東新區陸家嘴金融貿易區花園石橋路28弄湯臣一品A棟及C棟之部份以及D棟	梅園路17街坊1號地段	長期	27,716	住宅	100%

Schedule of Principal Properties 主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Properties Held for Sale (Continued)

待售物業 (續)

Description	Lot Number	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest
詳情	地段編號	租期		用途	本集團之權益
Phases VI, VIII and IX, Tomson Golf Villas, 1 Long Dong Avenue, Pudong New Area, Shanghai, People's Republic of China	Lot 23/10 Tong Le Cun, Hua Mu Xiang	Long-term	1,741	Residential	100%
中華人民共和國上海市 浦東新區龍東大道1號 湯臣高爾夫別墅 第六、第八及第九期	花木鄉 同樂村23/10丘	長期	1,741	住宅	100%
Part of Block B & F and 131 car parking spaces of Tomson Golf Garden, 1 Long Dong Avenue (2 of North District), Pudong New Area, Shanghai, People's Republic of China	Lot 47/1, Zhangbang Cun, Jinqiaozhen, Pudong New Area	Long-term	363 for residential; 3,702 for car parks	Residential	100%
中華人民共和國上海市 浦東新區龍東大道1號(北2區) 湯臣高爾夫花園 B及F座之部份, 以及131個泊車位	浦東新區 金橋鎮張濱村 47/1丘	長期	住宅 363平方米; 泊車位 3,702平方米	住宅	100%
Part of One Penha Hill, Travessa do Colégio No.7 e Calçada do Bom Parto No.2, Macao Special Administrative Region, People's Republic of China	No. 22356 folio 100, Book B16K	Long-term	9,240 for residential; 3,244 for car parks	Residential	70%
中華人民共和國澳門特別行政區 學校巷7號及灰爐斜巷2號 湯臣主教山壹號之部份	B16K簿冊 第100頁 註冊編號22356	長期	住宅 9,240平方米; 泊車位 3,244平方米	住宅	70%

Schedule of Principal Properties 主要物業表

At 31st December, 2022 於二零二二年十二月三十一日

PROPERTIES HELD BY A JOINT VENTURE

一家合資企業持有之物業

Properties Held for Investment

持作投資之物業

Description	Lot Number	Term of Lease	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use	Group's Interest
詳情	地段編號	租期		用途	本集團之權益
InterContinental Shanghai Pudong hotel, 777 Zhangyang Road, Lujiazui Finance and Trade Zone, Pudong New Area, Shanghai, People's Republic of China	Lot 12 Zhangyang Road Commercial District	Medium term	52,622	Hotel	50%
中華人民共和國上海市浦東新區 陸家嘴金融貿易區 張楊路777號 上海錦江湯臣洲際大酒店	張楊路商業區 12號地段	中期	52,622	酒店	50%

Five-Year Financial Summary

五年財務概要

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

綜合損益表

		Year Ended 31st December 截至十二月三十一日止年度				
		2018 二零一八年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元
Gross proceeds from operations	經營收益總額	684,829	938,057	936,303	787,012	533,078
Profit before taxation	除稅前溢利	700,722	391,398	406,761	588,500	126,561
Taxation	稅項	(313,244)	(160,855)	(226,639)	(297,027)	(107,806)
Profit for the year	年度溢利	387,478	230,543	180,122	291,473	18,755
Attributable to:	應佔如下：					
Owners of the Company	本公司權益持有人	407,681	172,513	174,993	283,448	17,168
Non-controlling interests	非控股股東權益	(20,203)	58,030	5,129	8,025	1,587
		387,478	230,543	180,122	291,473	18,755

CONSOLIDATED STATEMENT OF
FINANCIAL POSITION

綜合財務狀況表

		At 31st December 於十二月三十一日				
		2018 二零一八年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元
Fixed assets	固定資產	8,176,159	8,048,908	8,569,841	8,828,579	8,173,046
Lease premium for land	土地租賃費用	22,753	–	–	–	–
Film distribution rights	影片發行權	150	–	–	–	–
Goodwill	商譽	33,288	33,288	33,288	33,288	33,288
Deferred tax assets	遞延稅項資產	273,982	35,503	37,941	–	–
Interests in associates and a joint venture	於聯營公司及 一家合資企業之 權益	196,809	195,575	189,965	197,109	162,258
Other receivable	其他應收賬款	–	–	2,361	2,361	–
Equity instruments at fair value through other comprehensive income	按公平值計入其他 全面收益之 股本工具	436,031	389,399	408,816	293,452	312,824
Club debentures	會所債券	515	515	515	515	515
Pledged bank deposits	抵押銀行存款	798,733	627,778	218,721	84,172	55,143
Net current assets	流動資產淨值	5,792,887	5,359,329	5,297,736	5,940,039	5,312,892
		15,731,307	14,690,295	14,759,184	15,379,515	14,049,966
Equity attributable to owners of the Company	本公司權益持有人 應佔權益	13,027,057	12,259,425	12,888,642	13,500,950	12,388,347
Non-controlling interests	非控股股東權益	256,316	312,388	327,732	337,485	318,235
Total equity	總權益	13,283,373	12,571,813	13,216,374	13,838,435	12,706,582
Other payables and lease liabilities	其他應付賬款及 租賃負債	–	14,166	24,286	27,403	15,544
Borrowings	借款	944,673	785,302	284,495	264,900	215,512
Deferred tax liabilities	遞延稅項負債	1,503,261	1,319,014	1,234,029	1,248,777	1,112,328
		15,731,307	14,690,295	14,759,184	15,379,515	14,049,966



Tomson Group

Tomson Group Limited
湯臣集團有限公司