



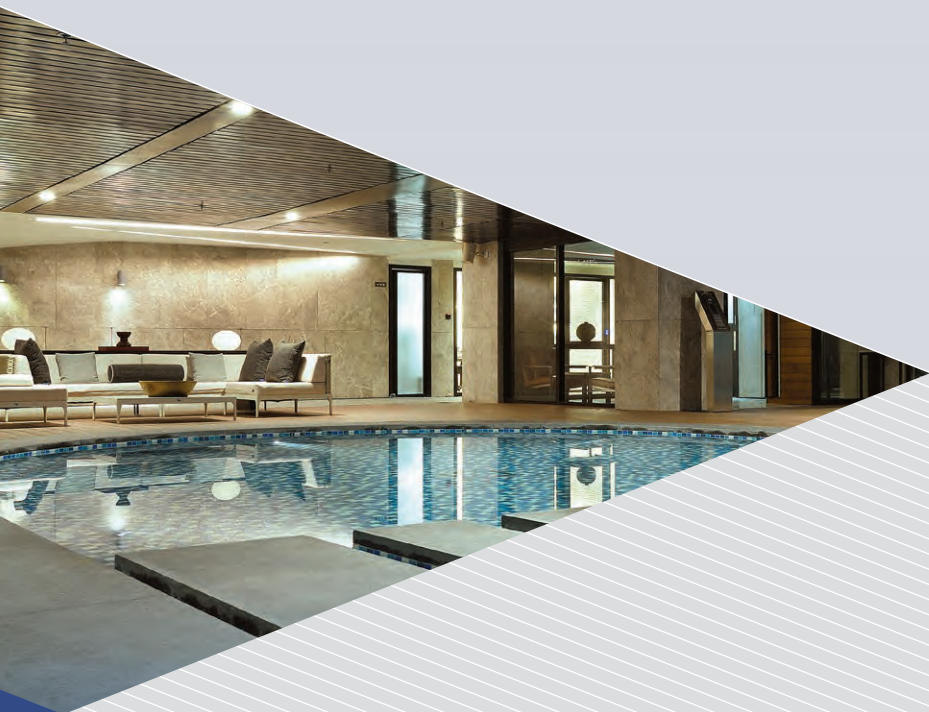
Tomson Group

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



ANNUAL REPORT

2015 年報

Contents

目錄

		<i>Page</i> 頁次
Corporate Information	公司資料	1
Group Profile	集團組織圖	3
Management Discussion and Analysis	管理層討論及分析	4
Corporate Governance Report	企業管治報告	25
Profile of the Directors and Officers	董事及高級行政人員簡介	39
Report of the Directors	董事局報告書	44
Independent Auditor's Report	獨立核數師報告書	64
Consolidated Statement of Profit or Loss	綜合損益表	66
Consolidated Statement of Profit or Loss and Other Comprehensive Income	綜合損益及其他全面收益表	67
Consolidated Statement of Financial Position	綜合財務狀況表	68
Consolidated Statement of Changes in Equity	綜合權益變動表	70
Consolidated Statement of Cash Flows	綜合現金流量表	73
Notes to the Consolidated Financial Statements	綜合財務報表附註	75
Other Connected Transactions	其他關連交易	177
Schedule of Principal Properties	主要物業表	178
Five-Year Financial Summary	五年財務概要	186

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*)

Yeung Kam Hoi

Independent Non-Executive Directors

Cheung Siu Ping, Oscar

Lee Chan Fai

Sean S J Wang

COMPANY SECRETARY

Lee Yuen Han

REGISTERED OFFICE

P.O. Box 309

Ugland House

Grand Cayman

KY1-1104

Cayman Islands

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Rooms 1501-2 and 1507-12

15th Floor, Wing On Centre

111 Connaught Road Central

Hong Kong

Telephone: (852) 2848-1668

Facsimile: (852) 2845-0341

E-mail: mail_box@tomson.com.hk

AUDITOR

Deloitte Touche Tohmatsu

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*)

楊錦海

獨立非執行董事

張兆平

李燦輝

王少劍

公司秘書

李婉嫻

註冊辦事處

P.O. Box 309

Ugland House

Grand Cayman

KY1-1104

Cayman Islands

於香港之主要營業地點

香港

干諾道中111號

永安中心15樓

1501-2及1507-12室

電話: (852) 2848-1668

傳真: (852) 2845-0341

電子郵件: mail_box@tomson.com.hk

核數師

德勤•關黃陳方會計師行

SHARE REGISTRAR IN HONG KONG

Tricor Secretaries Limited
Level 22, Hopewell Centre
183 Queen's Road East
Hong Kong

Telephone: (852) 2980-1333

PRINCIPAL BANKERS

China CITIC Bank International Limited
The Bank of East Asia (China) Limited
Hang Seng Bank Limited
Bank of China Limited
Bank of Communications Co., Ltd.
Fubon Bank (Hong Kong) Limited
The Hongkong and Shanghai Banking Corporation Limited

SOLICITORS

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

SHARE LISTING

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

Stock Code: 258

INVESTOR RELATIONS

Please write to the Company
at principal place of business in Hong Kong, or
by fax at (852) 2845-0341 or
email to ir@tomson.com.hk

Website: <http://www.tomson.com.hk>

於香港之股份過戶登記處

卓佳秘書商務有限公司
香港
皇后大道東183號
合和中心22樓

電話: (852) 2980-1333

主要往來銀行

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

律師

中倫律師事務所
張葉司徒陳律師事務所
胡關李羅律師行
貝克·麥堅時律師事務所
羅國貴律師事務所

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

投資者關係

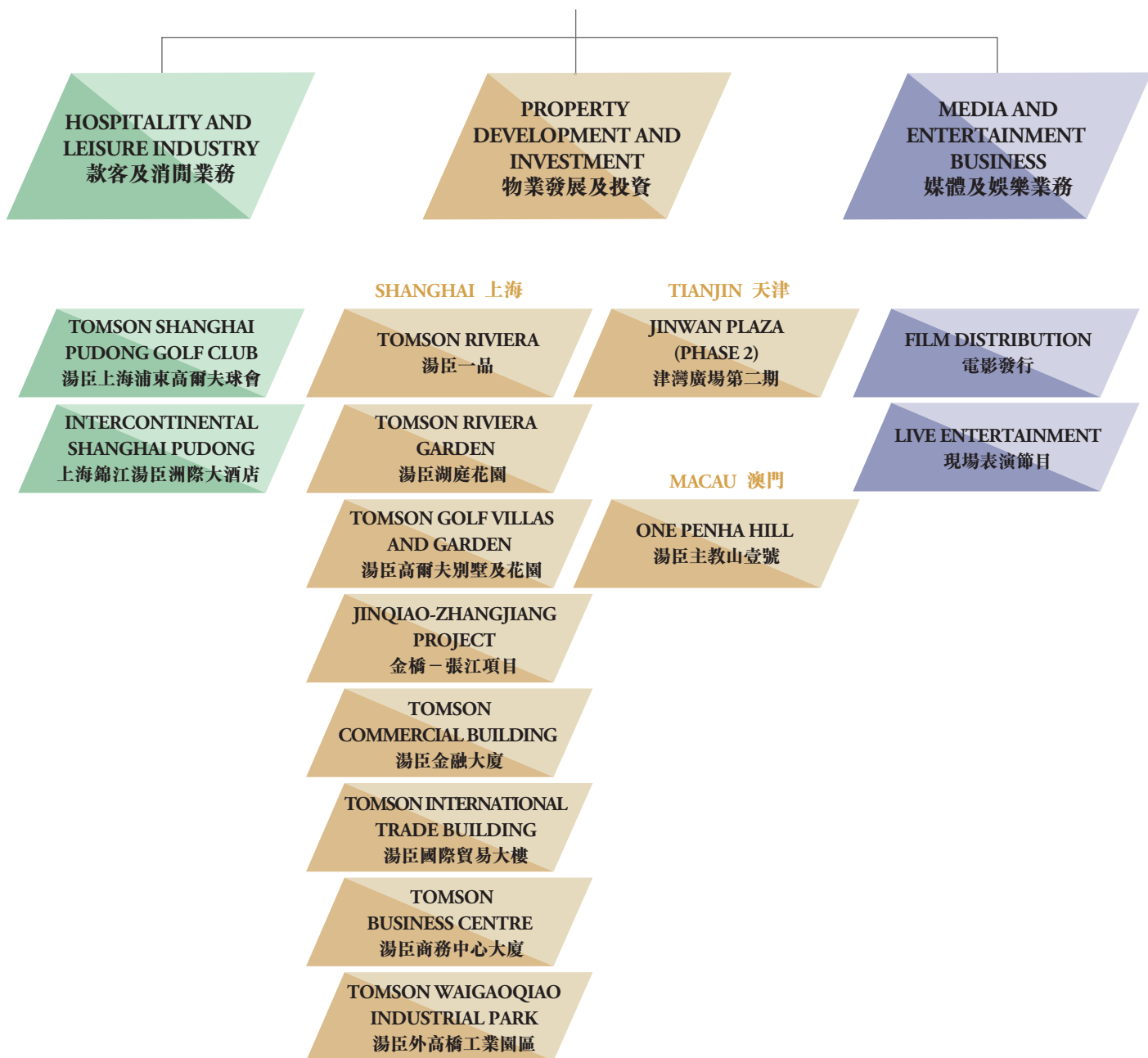
請致函本公司
於香港之主要營業地點
或傳真至 (852) 2845-0341
或電郵至 ir@tomson.com.hk

網址: <http://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

In respect of the consolidated results of the Company and its subsidiaries (collectively the “Group”) for the year ended 31st December, 2015, the Board of Directors of the Company (the “Board”) is pleased to report a consolidated profit after taxation attributable to shareholders of the Company of approximately HK\$534.07 million (2014: HK\$95.99 million) and basic earnings per share of 34.23 HK cents (2014: 6.40 HK cents).

The noticeable progress in the results for the year 2015 was mainly related to the performance of property development and investment of the Group in the People’s Republic of China (“China”). This was principally attributable to a significant increase in profit generated from the property development and trading segment of the Group in Shanghai and Tianjin and it was represented by a segment profit of approximately HK\$727.91 million for the year under review (2014: HK\$28.74 million). In addition, there was a higher unrealized gain on fair value changes of investment properties of the Group in Shanghai of approximately HK\$392.08 million for the year 2015 (2014: HK\$33.38 million) arising from market valuation as at the year-end date pursuant to the applicable accounting standards. However, in view of the reduction in the transactions of securities trading in 2015 and the negative impact from the overall decline in stock market prices in the second half of the year, a net loss in investments held for trading of approximately HK\$9.58 million was recorded for the year under review (2014: net gain of approximately HK\$53.11 million). Taking into account an increase in taxation mainly attributable to Land Appreciation Tax in the mainland of China, there was an increase of approximately 4.56 times in the consolidated profit after taxation attributable to the shareholders of the Company for the year ended 31st December, 2015 as compared with that for the corresponding period in 2014.

概覽

就本公司及其附屬公司（統稱「本集團」）截至二零一五年十二月三十一日止年度之綜合業績而言，本公司董事局（「董事局」）欣然報告，本公司股東應佔除稅後綜合溢利約為534,070,000港元（二零一四年：95,990,000港元），每股基本盈利為34.23港仙（二零一四年：6.40港仙）。

二零一五年度業績顯著增長，乃主要與本集團位於中華人民共和國（「中國」）之物業發展及投資業務之表現有關。此首要歸因於本集團位於上海市及天津市之物業發展及銷售分類所產生之溢利大幅增長所致，並反映於回顧年度之分類溢利約為727,910,000港元（二零一四年：28,740,000港元）。此外，根據適用之會計準則，本公司於年結日對本集團位於上海市之投資物業進行市場估值，在二零一五年度錄得公平值變動時所產生之未變現收益金額較高，約為392,080,000港元（二零一四年：33,380,000港元）。然而，鑑於在二零一五年證券買賣交易減少及該年度下半年股票市場價格整體下調所帶來之負面影響，於回顧年度錄得待售投資虧損淨額約9,580,000港元（二零一四年：收益淨額約53,110,000港元）。經計及主要因中國內地土地增值稅導致之稅項增加，本公司股東應佔截至二零一五年十二月三十一日止年度除稅後綜合溢利較二零一四年同期增長約4.56倍。

Management Discussion and Analysis

管理層討論及分析

DIVIDEND

To expedite dividend payment to the shareholders of the Company, the Board has declared payment of an interim dividend (instead of recommending a final dividend) of 21 HK cents per share for the year ended 31st December, 2015 (2014: 11 HK cents per share) to the shareholders whose names appear on the register of members of the Company on Monday, 9th May, 2016 (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 will be subject to the 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 that gives 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. Dividend warrants and/or share certificates for the scrip dividend are expected to be despatched on Thursday, 16th June, 2016.

OPERATIONS REVIEW

The mainland of China is the base of the Group’s major operations and property development and investment are the Group’s most significant operating segments. There was a significant increase in proceeds from sale of the Group’s properties in both Shanghai and Tianjin that could be recognized during the year under review. This resulted in a substantial increase in the gross proceeds from operations of the Group for the year 2015 to approximately HK\$2,738.73 million (2014: HK\$1,000.52 million), an increase of approximately 1.74 times. Excluding the unrealized gain on fair value changes of investment properties, the Group reported an operating profit of approximately HK\$802.03 million for the year under review (2014: HK\$175.23 million), an increase of approximately 3.58 times.

股息

為了可加快向本公司股東派發股息，董事局宣佈向於二零一六年五月九日（星期一）（「記錄日期」）名列本公司股東名冊之股東宣派截至二零一五年十二月三十一日止年度之中期股息（代替建議派付末期股息）每股21港仙（二零一四年：每股11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。股息單及／或代息股份股票預期將於二零一六年六月十六日（星期四）寄發。

業務回顧

中國內地為本集團之主要營運基地，物業發展及投資為本集團最重要之營運分類。本集團於上海市及天津市之物業項目於回顧年度內可予確認之銷售收益金額大幅增加，令本集團於二零一五年度之經營收益總額大幅增加約1.74倍至約2,738,730,000港元（二零一四年：1,000,520,000港元）。倘不計及投資物業公平值變動時所產生之未變現收益，本集團於回顧年度錄得經營溢利約802,030,000港元（二零一四年：175,230,000港元），增加約3.58倍。

For the year ended 31st December, 2015, the property development and trading segment was the primary profit contributor of the Group and this generated a segment profit of approximately HK\$727.91 million (2014: HK\$28.74 million).

Property investment was the secondary profit maker of the Group by contributing a segment profit of approximately HK\$606.33 million for the year 2015 (2014: HK\$223.75 million), derived from the steady recurrent rental and management income from the investment properties of the Group as well as the unrealized gain on fair value changes of those investment properties.

The Group set up a wholly-owned subsidiary in Shanghai in mid-2013 to engage in export trade of PVC fittings while its manufacturing operation of PVC pipes and fittings in Shanghai is under liquidation. Taking account of the profit generated from the sale of a property of the manufacturing operation, the PVC operations recorded a segment profit of approximately HK\$0.50 million for the year under review (2014: HK\$1.74 million) and was the tertiary profit contributor of the Group.

The operations of media and entertainment segment reported a loss of approximately HK\$8.81 million for the year under review (2014: HK\$2.85 million).

Owing to an unrealized loss on changes in fair value of the trading securities investments under the applicable accounting standards arising from the overall decline in stock market prices, securities trading business in the Hong Kong Special Administrative Region of China ("Hong Kong") reported a net loss of approximately HK\$9.58 million (2014: net gain of approximately HK\$53.11 million).

The golf club operations of the Group recorded a loss of approximately HK\$38.04 million for the year 2015 (2014: HK\$21.66 million). On the other hand, the Group shared a net profit of approximately HK\$15.16 million from its hotel investment in 2015 (2014: HK\$12.07 million).

截至二零一五年十二月三十一日止年度，物業發展及銷售分類為本集團之主要溢利貢獻者，並產生分類溢利約727,910,000港元（二零一四年：28,740,000港元）。

物業投資為本集團於二零一五年度之第二大溢利來源，貢獻分類溢利約606,330,000港元（二零一四年：223,750,000港元），此乃來自本集團於投資物業之穩定經常性租金及管理費收入，以及該等投資物業公平值變動時所產生之未變現收益。

本集團於二零一三年中在上海市成立一家全資附屬公司從事塑膠配件出口貿易，而其在上海市之膠管及配件製造業務正在進行清算。經計及出售製造業務之一間廠房所產生之溢利，塑膠業務於回顧年度錄得分類溢利約500,000港元（二零一四年：1,740,000港元），為本集團之第三大溢利貢獻者。

媒體及娛樂業務分類於回顧年度錄得虧損約8,810,000港元（二零一四年：2,850,000港元）。

由於股票市場價格整體下調導致根據適用之會計準則呈列因待售證券投資公平值變動時所產生之未變現虧損，於中國香港特別行政區（「香港」）之證券買賣業務錄得虧損淨額約9,580,000港元（二零一四年：收益淨額約53,110,000港元）。

本集團之高爾夫球會業務於二零一五年度錄得虧損約38,040,000港元（二零一四年：21,660,000港元）。另一方面，本集團於二零一五年度從其酒店投資分佔純利約15,160,000港元（二零一四年：12,070,000港元）。

Management Discussion and Analysis

管理層討論及分析

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, 2015. Property projects of the Group were located in different first tier cities of China. For the year under review, the projects in Pudong of Shanghai generated total revenue of approximately HK\$1,719.62 million, which accounted for approximately 62.79% of the gross proceeds from operations of the Group whereas the project in Tianjin generated total revenue of approximately HK\$932.36 million, which accounted for approximately 34.04% of the gross proceeds from operations of the Group. In addition, an unrealized gain on fair value changes of the investment properties of the Group in Shanghai of approximately HK\$392.08 million was recorded at the year-end date. Tomson Riviera continued to be the prime source of profit of the Group in 2015.

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. Based on the business strategy of the Group, two residential towers are earmarked for sale while the other two towers are retained for leasing.

As at 31st December, 2015, a total of residential gross floor area of Towers A and C of approximately 17,000 square meters were available for sale while of the total residential gross floor area of Towers B and D of approximately 58,400 square meters, approximately 82% were leased.

For the year 2015, sale proceeds, rental income and management fee were derived from the project and total revenue of approximately HK\$859.12 million was recognized and this accounted for approximately 31.37% of the gross proceeds from operations of the Group. The Group also recorded an unrealized gain on fair value changes of the property of approximately HK\$175.08 million as at the year-end date. Besides, a number of residential units of the project were contracted for sale in the second half of 2015 and receipts in advance of approximately HK\$215.57 million were credited to the Group as at the end of the year under review and such amount is expected to be recognized in 2016.

物業發展及投資

物業發展及投資業務仍為本集團於截至二零一五年十二月三十一日止年度之核心業務及主要溢利來源。本集團之物業項目位於中國不同的一線城市。於回顧年度，位於上海市浦東之項目產生之總收入約為1,719,620,000港元，佔本集團之經營收益總額約62.79%，而位於天津市之項目產生之總收入約為932,360,000港元，佔本集團之經營收益總額約34.04%。此外，於年結日錄得本集團於上海市之投資物業公平值變動時產生之未變現收益約為392,080,000港元。於二零一五年度，湯臣一品仍為本集團之首要溢利來源。

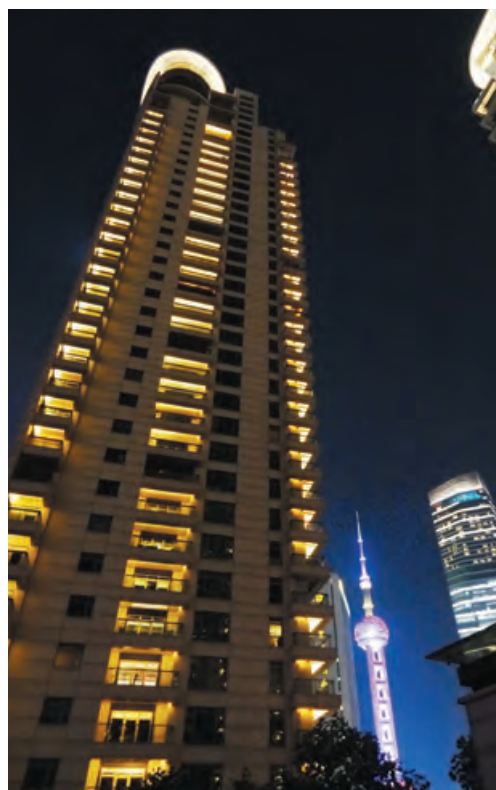
上海市湯臣一品

湯臣一品為一項著名的高樓住宅發展項目，聳立於浦東陸家嘴之江畔，對望外灘。該項目共有四棟住宅大樓。根據本集團之業務策略，兩棟住宅大樓劃作銷售，而另外兩棟住宅大樓則留作租賃用途。

於二零一五年十二月三十一日，A棟及C棟大樓中約有總住宅樓面面積17,000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82%。

於二零一五年度，本集團自該項目獲得銷售收益、租金收入及管理費，已確認總收入約為859,120,000港元，佔本集團之經營收益總額約31.37%。本集團於年結日亦錄得該物業之公平值變動所產生之未變現收益約175,080,000港元。此外，該項目中若干住宅單位於二零一五年下半年訂約銷售，預收款項約215,570,000港元已於回顧年度末記入本集團賬目內，預期該款項將於二零一六年確認入賬。

TOMSON RIVIERA
湯臣一品





TOMSON RIVIERA GARDEN (PHASE 3)

湯臣湖庭花園 (三期)



Tomson Riviera Garden, Shanghai

Tomson Riviera Garden is a low-density residential project of the Group adjacent to Tomson Shanghai Pudong Golf Club in Sanba River District of Pudong and the Group holds a 70% interest in this project.

Development of the whole project has been completed and all the residential units of the first two phases were sold out. The occupation permit of Phase 3, being the last phase of the project, was obtained in November 2015 and delivery of the sold properties to the buyers commenced that month. There are 31 units of townhouses with a saleable gross floor area of approximately 9,400 square meters of which approximately 90% were contracted for sale as at 31st December, 2015. In this connection, total revenue of approximately HK\$707.77 million was recognized for the year 2015 and this accounted for approximately 25.84% of the gross proceeds from operations of the Group. The revenue was principally attributable to

上海市湯臣湖庭花園

湯臣湖庭花園為本集團於浦東三八河區域毗鄰湯臣上海浦東高爾夫球會之一項低密度住宅項目，本集團持有該項目70%權益。

整個項目經已發展完成，且首兩期中所有住宅單位已售出。該項目於二零一五年十一月取得第三期（即該項目之最後一期）之使用准照，並於該月開始將已售出物業交付予買家。該項目共有31戶聯排洋房單位，其可供銷售樓面面積約為9,400平方米，其中約90%於二零一五年十二月三十一日已訂約銷售。就此而言，於二零一五年已確認總收入約為707,770,000港元，佔本集團之經營收益總額約25.84%。收入主要歸因於第三期之銷售收益，而餘額乃源自租金收入及管理費。此

the sales proceeds of Phase 3 and the rest was derived from the rental income and management fee. Furthermore, deposits of approximately HK\$8.86 million were credited to the Group as at the end of the year under review and such amount is expected to be recognized in the interim results of the Group for 2016.

Commercial and Industrial Buildings, Shanghai

Rental income and 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 Centre, provided a steady recurrent revenue of approximately HK\$150.23 million to the Group and this accounted for approximately 5.49% of the gross proceeds from operations of the Group for the year 2015. The Group also recorded an unrealized gain on fair value changes of the aforesaid investment properties of approximately HK\$217.00 million in the annual results of the Group for the year under review.

外，在回顧年度末，訂金約8,860,000港元已記入本集團賬目內，並預計該款項將於本集團於二零一六年度之中期業績內確認入賬。

上海市之商業及工業物業

本集團來自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）之租金收入及管理費為本集團帶來穩定經常性收入約150,230,000港元，佔本集團於二零一五年度之經營收益總額約5.49%。本集團亦在回顧年度之全年業績中就上述投資物業錄得公平值變動時產生之未變現收益約217,000,000港元。

COMMERCIAL AND INDUSTRIAL BUILDINGS

商業及工業物業



Tomson Commercial Building
湯臣金融大廈



Tomson International Trade Building
湯臣國際貿易大樓



Tomson Waigaoqiao Industrial Park
湯臣外高橋工業園區



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 Development 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 10 residential units available for sale. During the year under review, an insignificant amount of proceeds was generated from sale of car parking spaces and leasing of residential units, which accounted for approximately 0.09% of the gross proceeds from operations of the Group.

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湯臣上海浦東高爾夫球會周邊分期開發，現時僅餘不足10個住宅單位可供出售。於回顧年度內，銷售停車位及出租住宅單位產生少量收益，佔本集團之經營收益總額約0.09%。

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



The Group also holds less than 10 car parking spaces at Xingguo Garden, the sole residential development of the Group in Puxi, for sale.

本集團亦持有位於浦西之唯一住宅發展項目—湯臣怡園中不足10個停車位待售。

Jinqiao-Zhangjiang Project, Shanghai

In September 2010, the Company acquired through a wholly-owned subsidiary the land use rights of a plot of land with a site area of approximately 300,700 square meters (the “Tomson Portion”) located at Jinqiao-Zhangjiang District of Pudong and adjacent to Tomson Shanghai Pudong Golf Club. Vacant possession of over 80% of the site area of the Tomson Portion has been delivered to the Group and the time for delivery of vacant possession of the last phase has been extended to the end of 2016.

Initial plans called for the Tomson Portion to be developed into a low-density residential development in phases. The first phase of the project will comprise 43 low-density residential units with total saleable gross floor area of approximately 16,000 square meters, a club house and ancillary facilities. The superstructure of the residential units had been topped out in December 2014 but construction works relating to the club house and ancillary facilities were behind schedule and completion is expected to be deferred to the first half of 2017.

In January 2013, the said wholly-owned subsidiary entered into a conditional framework agreement to acquire the land use rights of a plot of land with a site area of approximately 422,174.6 square meters (the “Sports Portion”) for landscaping and sports facilities purposes and a residential development project (the “Development Project”) at a plot of land with a site area of approximately 28,286.2 square meters in Jinqiao-Zhangjiang District of Pudong at a tentative total consideration of approximately RMB1,098.16 million. As these two plots of land are intermingled with the Tomson Portion, the Group had intended to incorporate these land lots into the master development plan of the Tomson Portion. Construction of the Development Project is under way and pursuant to the provisions of the above framework agreement, completion of the transfers of the land use rights of the Sports Portion and the Development Project is interconditional. There have been some delay in achieving this goal but all contracting parties have been collaborating closely towards resolving and satisfying the requisite formalities for consummation of the acquisition of the Sports Portion and Development Project by the Group as envisaged in the framework agreement and in the best interest of all parties concerned.

上海市金橋—張江項目

於二零一零年九月，本公司透過一家全資附屬公司收購一幅位於浦東金橋—張江地區與湯臣上海浦東高爾夫球會毗鄰及地塊面積約300,700平方米之土地（「湯臣地塊」）之土地使用權。湯臣地塊中逾80%之地塊面積已交付予本集團，而最後一期地塊之交付時間已延至二零一六年年底。

初步計劃將湯臣地塊分期開發為一項低密度住宅發展項目。該項目第一期將包括43個低密度住宅單位（總可供銷售樓面面積約16,000平方米）、一個會所及配套設施。住宅單位已於二零一四年十二月主體結構封頂，但有關會所及配套設施之建築工程進度滯後，預期將延至二零一七年上半年竣工。

於二零一三年一月，上述全資附屬公司訂立了一份有條件的框架協議以收購位於浦東金橋—張江地區內一幅地塊面積約為422,174.6平方米之土地（「體育用地」）之土地使用權，以作為景觀及體育設施之用，及在區內一幅地塊面積約為28,286.2平方米之土地上的住宅發展項目（「發展項目」），暫定總代價約為人民幣1,098,160,000元。由於該兩塊地塊與湯臣地塊相互穿插環繞，本集團有意將此等地塊納入湯臣地塊之總體規劃中。該發展項目之建築工程在進行中，且根據前述框架協議之條款，完成轉讓體育用地之土地使用權及發展項目乃互為條件。現時距離達成目標有若干延誤，但協議各方正緊密合作以解決及滿足框架協議項下就本集團完成購入體育用地及發展項目之所需手續，並以協議各方的最大利益為依歸。

Management Discussion and Analysis

管理層討論及分析

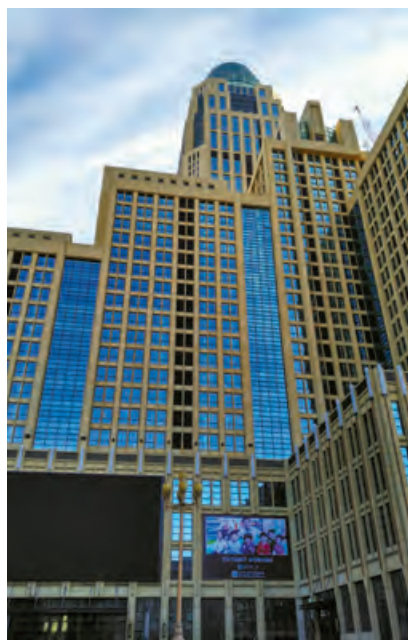
Phase 2 of Jinwan Plaza, Tianjin

Since 2010, the Group has participated in the development of phase two of Jinwan Plaza, which is situated in the central area of Heping District, Tianjin, by holding a 75% equity interest in Tianjin Jinwan Real Estate Development Co., Limited (“Jinwan Real Estate”) and a 51% equity interest in Tianjin Jinwan Property Co., Limited (“Jinwan Property”). Phase two of Jinwan Plaza will include 3 high-rise buildings.

天津市津灣廣場第二期

本集團自二零一零年透過持有天津津灣房產建設有限公司（「津灣房產建設」）之75%權益及天津津灣置業有限公司（「津灣置業」）之51%權益，以參與開發位於天津市和平區中心區域之津灣廣場第二期。津灣廣場第二期將包括三棟高樓。

TOMSON RIVIERA TIANJIN 湯臣津灣一品



Jinwan Real Estate has completed the development of two high-rise buildings of 25 and 57 stories respectively (including a 4-level podium) in 2015 for residential and commercial purposes with total gross floor area of approximately 294,900 square meters. The residential portion of these two buildings, named “Tomson Riviera Tianjin”, is earmarked for sale and provides 749 units of total saleable gross floor area of approximately 155,500 square meters which have been launched to the market for pre-sale since May 2014. As at 31st December, 2015, approximately 24% of the total saleable gross floor area was contracted for sale. Revenue of approximately HK\$932.36 million was recognized for the year under review upon delivery of the units sold starting from November 2015 and this accounted for approximately 34.04% of the gross proceeds from operations of the Group. In addition, sale deposits totaling approximately HK\$178.80 million were credited to the Group and such amount is expected to be recognized in 2016. In addition, Jinwan Real Estate is considering commencement of advance leasing of the commercial portion of these two buildings, named “One Mall”, at the end of 2016.

Jinwan Property is developing a high-rise building of 70 stories (including a 4-level podium) with total gross floor area of approximately 209,500 square meters for commercial-cum-office uses. Construction of the superstructure is in progress and is scheduled to be topped out in the third quarter of 2016. Construction works are planned for completion in the fourth quarter of 2017. It is the current intention to launch the office portion for pre-sale in mid-2016 and it is considering commencement of advance leasing of the commercial portion at the end of 2016.

津灣房產建設已於二零一五年完成興建兩棟分別樓高25層及57層(包括四層裙房)並作住宅及商業用途之高樓,總樓面面積約為294,900平方米。此兩棟大樓之住宅部份名為「湯臣津灣一品」,乃劃作銷售及提供749個單位,總可銷售樓面面積約155,500平方米,自二零一四年五月起已推出市場預售。截至二零一五年十二月三十一日,約24%的總可供銷售樓面面積已訂約銷售。自二零一五年十一月起開始交付已售物業後,於回顧年度已確認收入約為932,360,000港元,佔本集團之經營收益總額約34.04%。此外,總金額約178,800,000港元之預售訂金已記入本集團之賬目內,並預計該款項於二零一六年確認入賬。此外,津灣房產建設正考慮於二零一六年年底開始對此兩棟大樓之商業部份(名為「One Mall」)展開招商程序。

津灣置業正在發展一棟樓高70層之高樓(包括四層裙房),總樓面面積約為209,500平方米,作商業及辦公用途。現正進行主體結構的建築工程,預期大樓將於二零一六年第三季度封頂。建築工程計劃於二零一七年第四季度完成。目前有意於二零一六年中推出辦公樓部份預售及考慮於二零一六年年底對商業部份展開招商程序。

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 at Penha Hill within a designated World Heritage zone of the Macau Special Administrative Region of China (“Macau”). The development project is named “One Penha Hill” and consists of four blocks of residential towers with a club house, swimming pool, roof garden and car parking spaces with an estimated total gross floor area of approximately 22,800 square meters.

Practical completion of the entire project had been achieved in 2015. As at 31st December, 2015, approximately 35% of the residential gross floor area were contracted for sale and pre-sale deposits of a total amount of approximately HK\$234.22 million were received and will be recognized upon delivery of the properties. Since the occupation permit of the project was only issued in mid-January 2016, the pre-sale deposits could not be recognized in the annual results for 2015. Property handover is in progress and it is expected that this project will be one of the major sources of profit of the Group for the first six months of 2016.

澳門湯臣主教山壹號

本集團持有座落於中國澳門特別行政區（「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之70%權益。該發展項目命名為「湯臣主教山壹號」，包括四幢住宅大樓、會所、游泳池、天台花園及停車場，估計總樓面面積約為22,800平方米。

項目整體建築工程於二零一五年基本竣工。於二零一五年十二月三十一日，約35%的住宅樓面面積已訂約預售，已收取總金額約234,220,000港元之預售訂金，並將於該等物業交付後確認入賬。由於在二零一六年一月中旬方發出該項目之使用准照，故預售訂金未能於二零一五年度業績中確認。現正進行物業交付，並預期該項目將成為本集團於二零一六年首六個月之主要溢利來源之一。



ONE PENHA HILL 湯臣主教山壹號



PVC Operations

The manufacturing operation of PVC pipes and fittings in Shanghai, in which the Group holds a 58% interest, commenced liquidation in the first quarter of 2013 after the expiry of the land use rights of the factory lot. To capitalize on the Group's established brand in the industry, the Group set up a wholly-owned subsidiary in mid-2013 to engage in export trade of PVC fittings. Both the manufacturing operation and trading business generated insignificant revenue totaling approximately HK\$2.83 million to the Group and this accounted for approximately 0.11% of the gross proceeds from operations of the Group for the year under review. Taking account of the profit generated from sale of a property of the manufacturing operation, the PVC operations recorded a segment profit of approximately HK\$0.50 million. Owing to a delay in tax clearance by the local authorities, completion of the liquidation of the manufacturing operation will be deferred and the Group anticipates a final distribution upon dissolution in 2016.

Media and Entertainment Business

In anticipation of the potential increase in demand for leisure activities from visitors from the mainland of China and the local population in Hong Kong, the Group set up its film distribution business in 2011 and has participated in the production of live entertainment shows. An action film, "The Gunman", was theatrically released in Hong Kong in 2015.



塑膠業務

位於上海市之膠管及配件製造業務（本集團持有58%權益）在工廠土地之土地使用權屆滿後，於二零一三年第一季度開始清算。為了善用本集團在行業內已建立之品牌效益，本集團於二零一三年中成立了一家全資附屬公司從事塑膠配件出口貿易。於回顧年度，製造業務與貿易業務為本集團帶來微小收入，合共約2,830,000港元及佔本集團經營收益總額約0.11%。經計及出售製造業務之一間廠房所產生之溢利，塑膠業務錄得分類溢利約500,000港元。由於當地機關之完稅程序遲延，該製造業務將延緩完成清算，而本集團預期將於該業務在二零一六年解散時享有最終分派。

媒體及娛樂業務

預期中國內地遊客及香港本地居民對休閒活動之需求具有增長潛力，本集團在二零一一年開展電影發行業務，並已參與現場表演節目製作。本集團於二零一五年在香港上映了一部動作片，名為「猛火鎗」。

FILM DISTRIBUTION 電影發行

Management Discussion and Analysis

管理層討論及分析

Gross revenue received and receivable from this segment amounted to approximately HK\$7.20 million and this accounted for approximately 0.26% of the Group's gross proceeds from operations for the year ended 31st December, 2015. Taking account of diminution in value of film distribution rights, a segment loss of approximately HK\$8.81 million was recorded for the year 2015.

The revenue for the year under review was principally generated from investments in concert production. The Group has taken part in the production of live entertainment shows, principally local pop concerts. In view of the Group's minority stake in such business, the revenue generated was insignificant. The Group intends to continue participating in investments in various live performances in 2016.

Revenue recognized under the film distribution business was generated from receipt of licence fee, and exploitation of theatrical rights and video rights.

該分類之已收及應收總收入約為7,200,000港元，佔本集團於截至二零一五年十二月三十一日止年度之經營收益總額約0.26%。經計及影片發行權減值，此分類於二零一五年度錄得分類虧損約8,810,000港元。

於回顧年度之收益主要來自演唱會製作投資。本集團參與多項現場表演節目製作，主要為本地流行演唱會。鑑於本集團在該業務中只持有少數份額，故其產生之收入微小。本集團有意於二零一六年繼續參與不同現場表演節目之投資。

電影發行業務之確認收入源自版權費收入，以及使用影院放映權及錄像權之收入。

LIVE ENTERTAINMENT 現場表演節目



Securities Trading

The Group has invested in various listed securities in Hong Kong to diversify its business portfolio and maximize its return on investment. Sale proceeds from disposal of and dividend receipts from trading securities of the Group amounted to approximately HK\$25.54 million and this accounted for approximately 0.93% of the gross proceeds from operations of the Group for the year under review. After taking into account an unrealized loss on changes in fair value of the trading securities suffered from the negative impact of the overall decline in the stock market prices, the Group recorded a net loss in securities investments held for trading of approximately HK\$9.58 million for the year 2015.

Hospitality and Leisure Industry

Tomson Shanghai Pudong Golf Club, Shanghai

Tomson Shanghai Pudong Golf Club, situated in Pudong of Shanghai, generated revenue of approximately HK\$51.18 million, being approximately 1.87% of the gross proceeds from operations of the Group, for the year 2015. There was a decline in the operating results of the Club during the year under review and it was mainly attributable to a drop in operation revenue from the Club. As a result, the Club reported a segment loss of approximately HK\$38.04 million for the year 2015.



證券買賣

本集團於香港投資多項上市證券，以令業務組合多元化及為其投資爭取最大之回報。於回顧年度，本集團待售證券之出售收益及股息收益共約為25,540,000港元，佔本集團之經營收益總額約0.93%。經計及因股票市場價格整體下調之負面影響而引致待售證券公平值變動時所產生之未變現虧損後，本集團之待售證券投資於二零一五年度錄得虧損淨額約9,580,000港元。

款客及消閒業務

上海市湯臣上海浦東高爾夫球會

湯臣上海浦東高爾夫球會位於上海市浦東，於二零一五年度產生收入約51,180,000港元，佔本集團經營收益總額約1.87%。該球會於回顧年度內之經營業績下調，此乃主要歸因於該球會之經營收入減少所致。因此，於二零一五年度，該球會錄得分類虧損約38,040,000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

The Club was selected as the venue to host the 21st tournament of the Volvo China Open in late April 2015. It will strive to improve its results by upgrading the quality of services to its members.

InterContinental Shanghai Pudong, Shanghai

InterContinental Shanghai Pudong hotel, situated in Lujiazui of Pudong, Shanghai, reported an average occupancy rate of approximately 80% in 2015 despite intense competition in the market. The Group, which holds a 50% interest in the hotel, shared a net profit of approximately HK\$15.16 million from this investment for the year 2015. Improvements in both the revenue and profit of the hotel operation had been recorded for the year under review. To maintain the profitability of the hotel, the hotel management has focused its efforts to control operating costs, to promote the variety and quality of the food and beverage operations and to further raise the occupancy rate.

該球會被選為於二零一五年四月下旬舉行之第21屆沃爾沃中國公開賽之主辦場地，並將力爭透過提升向其會員提供之服務質素以改善其業績。

上海市上海錦江湯臣洲際大酒店

儘管面對劇烈市場競爭，位於上海市浦東陸家嘴之上海錦江湯臣洲際大酒店於二零一五年度仍錄得平均入住率約80%。本集團持有該酒店之50%權益，於二零一五年度從該項投資分佔約15,160,000港元之純利。酒店業務之收入及溢利兩者於回顧年度錄得改善。該酒店管理層已集中力量控制經營成本及提升餐飲業務之種類及水準，並進一步提高入住率，以維持酒店之盈利。

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



Investment Holding

In addition to its own property development projects, the Group holds a 9.8% interest in the issued shares of Rivera (Holdings) Limited (“RHL”), a listed company in Hong Kong, and a 13.5% interest in the registered capital of an unlisted associated company of RHL established in the mainland of China as long-term investments. Both companies are principally engaged in property development and investment in Shanghai. Dividends of approximately HK\$67.34 million were received during the year under review and an unrealized gain on changes in fair value of the long-term securities investments of approximately HK\$5.11 million was credited to the investment reserve of the Group as at 31st December, 2015 pursuant to the applicable accounting standards.

FINANCIAL REVIEW

Liquidity and Financial Position

As at 31st December, 2015, the total assets of the Group increased by approximately 3.26% to approximately HK\$24,349.18 million and the equity attributable to owners of the Company was approximately HK\$11,269.13 million in total, an increase of approximately 0.23%, and approximately HK\$7.09 per share, a decrease of approximately 3.71%.

The Group's operations and investments for the year ended 31st December, 2015 were funded by cash on hand, revenue from operating activities and investing activities.

At the end of the reporting period, the cash and cash equivalents of the Group amounted to approximately HK\$2,780.45 million, an increase of approximately 68.11%. During the year under review, the Group achieved a net cash inflow of approximately HK\$1,081.76 million and HK\$476.26 million from its operating and investing activities respectively. After taking into account the net cash outflow of approximately HK\$262.83 million from its financing activities, the Group recorded a net increase in cash and cash equivalents of approximately HK\$1,295.19 million for the year under review (2014: decrease of approximately HK\$850.43 million). The net increase in cash and cash equivalents was mainly attributable to receipt of sale proceeds of properties held for sale, new borrowings raised and withdrawal of time deposits with original maturity over three months but this was partly offset by repayment of bank borrowings and the addition to properties under development during the year under review.

投資控股

除本集團本身之物業發展項目外，本集團亦持有川河集團有限公司（「川河」，一家香港上市公司）之已發行股份中9.8%權益，以及持有一家在中國內地成立之公司亦為川河之非上市聯營公司之註冊資本中13.5%權益，以作為長期投資。該兩家公司之主要業務均為於上海市從事物業發展及投資業務。於回顧年度內，本集團收取股息約67,340,000港元，及長期證券投資之公平值變動時所產生之未變現收益約5,110,000港元已根據適用之會計準則於二零一五年十二月三十一日計入本集團之投資儲備內。

財務回顧

流動資金及財政狀況

於二零一五年十二月三十一日，本集團之總資產增加約3.26%至約24,349,180,000港元及本公司權益持有人應佔權益整體增加約0.23%至約11,269,130,000港元，而每股減少約3.71%至約7.09港元。

本集團於截至二零一五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。

於報告期末，本集團之現金及現金等值項目約為2,780,450,000港元，增加約68.11%。於回顧年度內，本集團從其經營及投資業務分別產生現金流入淨額約1,081,760,000港元及476,260,000港元。經計及其融資活動所動用之現金流出淨額約262,830,000港元後，本集團於回顧年度錄得現金及現金等值項目淨額增加約1,295,190,000港元（二零一四年：減少約850,430,000港元）。現金及現金等值項目淨額增加，主要由於收取待售物業之銷售收益、新增借款及提取原到期日逾三個月之定期存款所致，但部份金額已被於回顧年度償還銀行借款及增添發展中物業所抵銷。

Management Discussion and Analysis

管理層討論及分析

As at 31st December, 2015, excluding receipts in advance, of the liabilities of the Group of approximately HK\$11,507.69 million (2014: HK\$10,848.79 million), about 39.51% were borrowings, about 34.99% were taxation under current liabilities, about 12.57% were deferred tax liabilities, about 11.99% were trade and other payables and accruals while the balance was the amounts due to joint ventures. Details of the trade payables, borrowings and deferred taxation are shown in Notes 29(c), 32 and 33 to the consolidated financial statements of the Group for the year under review on page 149, page 155 and pages 156 to 157 respectively.

The Group's borrowings as at 31st December, 2015 amounted to approximately HK\$4,546.63 million (2014: HK\$4,632.39 million), equivalent to 40.35% (2014: 41.20%) of the equity attributable to owners of the Company at the same date. The Group did not employ any financial instruments for financing and treasury management. All of the borrowings were under security and approximately 28% were subject to fixed interest rates. Of those borrowings, approximately 69.94% were due for repayment on demand or within one year from the end of the reporting period, approximately 8.76% were repayable more than one year but not exceeding two years from the end of the reporting period, approximately 20.67% were due for repayment more than two years but not more than five years from the end of the reporting period, while the remainder was due for repayment more than five years from the end of the reporting period.

At the end of the reporting period, the Group had commitments in relation to expenditure on properties under development of approximately HK\$596.94 million (2014: HK\$1,830.09 million) 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, 2015, the Group recorded a current ratio of 1.64 times (2014: 2.04 times) and a gearing ratio (total liabilities to equity attributable to the owners of the Company) of 107.93% (2014: 102.07%). The drop in current ratio mainly resulted from an increase in current liabilities as some borrowings were classified as repayable within one year during the year under review. The rise in gearing ratio was mainly attributable to an increase in tax payable and an increase in trade payables for the property development projects.

於二零一五年十二月三十一日，除預收款項外，本集團負債約11,507,690,000港元（二零一四年：10,848,790,000港元）中，約39.51%為借款、約34.99%為流動負債項下之稅項、約12.57%為遞延稅項負債、約11.99%為應付貿易賬款、其他應付賬款及預提費用，而餘下則為應付合資企業之款項。應付貿易賬款、借款及遞延稅項之詳情分別載於第149頁、第155頁及第156至第157頁之本集團於回顧年度之綜合財務報表附註29(c)、附註32及附註33。

於二零一五年十二月三十一日，本集團之借款約為4,546,630,000港元（二零一四年：4,632,390,000港元），相等於同日之本公司權益持有人應佔權益之40.35%（二零一四年：41.20%）。本集團在融資及財資管理方面並無採用任何金融工具。所有借款均為有抵押，及約28%之借款按固定利率計息。在該等借款中，約69.94%須應要求或於報告期末起計一年內償還，約8.76%須於報告期末起計一年以上但不超過兩年內償還，約20.67%須於報告期末起計兩年以上但不超過五年內償還，而餘額則須於報告期末起計五年後償還。

於報告期末，本集團有關發展中物業開支之承擔約為596,940,000港元（二零一四年：1,830,090,000港元）且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。

於二零一五年十二月三十一日，本集團錄得流動比率為1.64倍（二零一四年：2.04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107.93%（二零一四年：102.07%）。流動比率下跌乃主要由於因若干借貸於回顧年度內被列為須於一年內償還而導致流動負債增加所致。資本負債比率上升乃主要由於應付稅項增加及物業發展項目之應付貿易賬款增加所致。

Charge on Assets

As at 31st December, 2015, assets of the Group with an aggregate carrying value of approximately HK\$12,809.17 million (2014: HK\$12,446.21 million) were pledged to borrowers to secure borrowings of the Group.

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. The recent depreciation in value of Renminbi may have adverse effects on the Group. The exchange difference may have a negative impact mainly on the net asset value of the Group in the short run. All of 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

As at 31st December, 2015, the Group had a contingent liability of approximately US\$0.71 million (2014: US\$0.86 million) in respect of a provision of a guarantee to indemnify the management company of InterContinental Shanghai Pudong hotel a pro-rata share of the funds paid for hotel renovation and system upgrading. The Board is of the opinion that it would be unlikely for the Group to suffer any material financial loss as a result of giving the aforesaid guarantee.

In addition, the Group has provided a financial guarantee of approximately HK\$472.67 million (2014: HK\$435.05 million) to a bank to secure banking facilities for a property development project of a joint venture. Such banking facilities are secured by the floating charge over the property under development of the joint venture with a carrying amount which is much higher than the utilized loan balance at the end of the reporting period. The Board therefore considers that it is unlikely that the guarantee will be enforced.

Details of the contingent liabilities are shown in Note 34 to the consolidated financial statements of the Group for the year under review on pages 157 and 158.

資產抵押

於二零一五年十二月三十一日，本集團賬面總值約12,809,170,000港元（二零一四年：12,446,210,000港元）之資產已抵押予貸款人，以作為本集團借款之擔保。

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。人民幣幣值近期貶值或會對本集團構成不利影響。匯兌差額可能主要於短期對本集團資產淨值造成負面影響。本集團所有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

於二零一五年十二月三十一日，本集團有一項或然負債約710,000美元（二零一四年：860,000美元），為向上海錦江湯臣洲際大酒店之管理公司就酒店翻新及系統升級工程所付資金而按比例提供之賠償保證。董事局認為，本集團不大可能就提供上述保證而招致任何重大財務虧損。

此外，本集團已向一家銀行提供約472,670,000港元（二零一四年：435,050,000港元）之財務擔保，以作為一家合資企業為其一項物業發展項目獲取銀行信貸之保證。有關銀行信貸並以該合資企業之發展中物業以浮動抵押方式作保證，該物業的賬面值遠高於於報告期末之已動用貸款結餘。因此，董事局認為，該擔保將不大可能予以強制執行。

或然負債之詳情載於第157及第158頁之本集團於回顧年度之綜合財務報表附註34。

Management Discussion and Analysis

管理層討論及分析

PRINCIPAL RISKS AND UNCERTAINTIES

The Group's financial situation, operation results and business prospects may be directly or indirectly affected by a number of risks and uncertainties including business risks, operational risks, financial risk and changes of local laws and regulations in the jurisdictions in which it operates. Information on the estimation uncertainty, capital risk management and financial risk management is set out in Notes 5, 6 and 7(b) to the consolidated financial statements on pages 104 to 114.

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 material now but could turn out to be material in the future.

PROSPECTS

Faced with various regulations and measures imposed by both the local and central governments of the mainland of China on the real estate market, the downturn in gaming revenue in Macau and recent fluctuations in the global stock markets, the Group envisages challenges on the pace and volume of its property sale in 2016 and in the medium-term. Nevertheless, the Group will endeavour to maintain the momentum in its sale and leasing of its property portfolio in Shanghai, Tianjin as well as Macau.

Tomson Riviera will be the Group's principal source of profit while Tomson Riviera Tianjin and One Penha Hill project are expected to become other significant sources of revenue of the Group for the year 2016. The Group will use its best effort to boost sales and accomplish the delivery of these projects within 2016.

The Group has built up its reputation as a developer of high-end residential properties on the mainland of China. The Group anticipates that, in tandem with the projected economic development on the mainland of China, there is potential for growth in the demand for properties catering to a high-income middle class and high net worth individuals. Investments in Jinqiao-Zhangjiang project in Pudong, Shanghai, and the Jinwan Plaza in Tianjin represent important components of the Group's strategy.

It is expected that the global and Hong Kong financial markets will remain relatively volatile in 2016. Management will remain cautious in managing the securities trading portfolio of the Group, with an emphasis on securities with recurrent yield.

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當地的法律及規例變動。有關估計之不確定因素、資本風險管理及財務風險管理之資料載於第104至第114頁綜合財務報表附註5、附註6及附註7(b)。

除上述提及者外，亦可能存在其他本集團未知之風險及不明朗因素，或目前未必屬於重大但日後可能變成重大之其他風險及不明朗因素。

展望

面對中國內地之地方及中央政府對房地產市場施加之多項法規及措施，加上澳門博彩業收益下滑及全球股票市場近期波動，本集團預期於二零一六年及中期內之物業銷售之速度及數量將面臨挑戰。儘管如此，本集團將努力繼續保持其上海市、天津市以及澳門之物業組合之銷售及出租勢頭。

湯臣一品將為本集團之主要溢利來源，而湯臣津灣一品及湯臣主教山壹號預期會成為本集團於二零一六年度之其他重要收入來源。本集團將力爭於二零一六年內促進銷售及完成交付該等項目。

本集團作為中國內地優質住宅物業的開發商略有名氣。本集團預期，隨著中國內地經濟按計劃發展，符合高收入中產階層人士及高資產淨值人士所需求的物業市場仍具備增長潛力。於上海市浦東的金橋一張江項目以及位於天津市的津灣廣場的投資乃本集團策略上的重要部署。

預計環球及香港金融市場在二零一六年仍相對波動。管理層將繼續謹慎地管理本集團之證券買賣組合，並將側重有經常性收益之證券。

Whilst property development and investment will remain the Group's business focus, the Group will continue to explore and evaluate prudently other potential investment opportunities. Nevertheless, 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.

HUMAN RESOURCES

As at 31st December, 2015, the Group engaged around 700 employees in total in its various offices in Hong Kong, Shanghai, Tianjin and Taiwan. Total emoluments paid to staff and directors of the Group during the year under review amounted to approximately HK\$94.65 million. Remuneration and benefit 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, the Company has established a share option scheme pursuant to which directors and employees of the Group are eligible for options that may be granted to subscribe for shares of the Company.

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

On behalf of the Board

Hsu Feng

Chairman and Managing Director

Hong Kong, 30th March, 2016

物業發展及投資將繼續為本集團之業務重心，本集團將繼續審慎探索及評估其他潛在投資機會。然而，本集團的目標旨在於地域上及不同業務分類間的資源分配中維持最適當之平衡。

人力資源

於二零一五年十二月三十一日，本集團於香港、上海市、天津市及台灣之多個辦事處共僱用大概700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約94,650,000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，本公司已設立購股權計劃，據此，本集團之董事及僱員符合資格可獲本公司授予購股權，以認購本公司股份。

董事局藉此機會向本集團管理層及全體員工多年來對本集團之投入及忠心表示謝意。

代表董事局

主席兼董事總經理

徐 楓

香港，二零一六年三月三十日

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 the Corporate Governance Code (the “Code”) contained in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) and complied with the code provisions contained therein during the year ended 31st December, 2015 and up to the date of publication of the annual report for 2015, 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 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 internal control of the Company;
- (b) none of the existing 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”);

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

本公司在截至二零一五年十二月三十一日止年度內及直至刊發二零一五年度年報之日期止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》」）附錄十四之《企業管治守則》（「該《守則》」）內之原則並遵守有關守則條文，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，故偏離該《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公司之《內部監控守則》內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；
- (b) 本公司之現任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；

- (c) in accordance with the Articles, any Director of the Company appointed by the Board to fill a casual vacancy shall hold office until the next following annual general meeting of the Company instead of being subject to election at the first general meeting of the Company after his appointment as stipulated in the Code. Such arrangement not only complies with Appendix 3 to the Listing Rules but also streamlines the mechanism of re-election of Directors so that both new Directors appointed by the Board (either for filling a causal vacancy or as an additional member) and existing Directors retiring by rotation shall be subject to re-election at the annual general meeting for the relevant year. Furthermore, extraordinary general meetings will be reserved for considering and approving notifiable/connected transactions or other corporate actions under the Listing Rules only, which should enhance efficiency in procedures for corporate matters; and
- (d) the Company has not established a nomination committee comprising a majority of independent non-executive Directors as stipulated in the Code. This is because when identifying individuals of the appropriate calibre and qualification to be Board members and when assessing the independence of independent non-executive Directors, it is necessary to have a thorough understanding of the structure, business strategy and daily operation of the Company. The participation of executive Directors during the process is therefore indispensable. Accordingly, the Board as a whole remains responsible for reviewing its own structure, size and composition annually, and also for considering the appointment and re-appointment of Directors as well as assessing the independence of independent non-executive Directors.
- (c) 根據《章程細則》之規定，任何就填補董事局臨時空缺而獲董事局委任之本公司董事，其任期直至本公司下一屆股東週年大會為止，而並非根據該《守則》所要求，須在獲委任後之本公司首次股東大會上退任。此安排除了確保遵守《上市規則》附錄三外，獲董事局委任之新董事（為填補臨時空缺或作為新增成員）與輪值告退之現任董事將同於有關年度之股東週年大會上進行重選，遂令重選董事之運作更為順暢一致。此外，股東特別大會將只會專注按《上市規則》考慮及審批須予公佈／關連交易或其他公司行動，從而提升處理企業事項程序時之效率；及
- (d) 本公司並沒有根據該《守則》之規定成立主要由獨立非執行董事組成之提名委員會，因本公司認為物色具備合適才幹及資格可擔任董事局成員的人士及評核獨立非執行董事的獨立性時，需清楚明瞭本公司之架構、業務策略及日常運作，故執行董事的參與至為重要。因此，仍由董事局整體負責每年檢討董事局的架構、人數及組成，並審議董事委任或重新委任事宜，且評核獨立非執行董事的獨立性。

THE BOARD

The Board is composed of seven members, including four executive Directors, namely Madam Hsu Feng (Chairman and Managing Director), Mr Albert Tong (Vice-Chairman), Mr Tong Chi Kar Charles (Vice-Chairman) and Mr Yeung Kam Hoi, and three independent non-executive Directors, namely Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai and Mr Sean S J Wang. 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.

董事局

董事局由七位成員組成，包括四位執行董事，即徐楓女士（主席兼董事總經理）、湯子同先生（副主席）、湯子嘉先生（副主席）和楊錦海先生，以及三位獨立非執行董事，即張兆平先生、李燦輝先生和王少劍先生。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。

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 39 to 43.

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 which sets out the approach to achieve diversity on the Board. It believes that diversity should be viewed from its widest sense. Accordingly, selection of candidates to the Board is based on 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. During the year under review, the Board has conducted a review of the Board structure and composition at one of its regular meetings. With the Board members coming from a variety of business and professional background and one out of the seven Board members being female, the Company considers that 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.

There are three independent non-executive Directors of the Company representing more than one-third 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 Company has received an annual written confirmation for the year 2015 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.

The Board meets regularly throughout the year 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 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 2015, four regular meetings were held by the Board. Besides, a Vice-Chairman of the Board had an annual interchange in 2015 with the independent non-executive Directors of the Company without the other executive Directors present.

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39至第43頁董事及高級行政人員簡介中。

本公司認為，一個多元化的董事局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的政策，當中載有達致董事局成員多元化的方針，彼相信應從最廣闊之角度考量多元化。因此，在甄選董事局之候選人時，會以多種可計量目標為基準，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。於回顧年度內，董事局於其中一次定期會議上對董事局架構及組成進行了檢討。鑒於董事局成員來自不同業務及專業背景，且七位董事局成員中一位為女性，本公司認為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。

本公司有三位獨立非執行董事，佔董事局超過三分之一席位，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。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二零一五年度書面確認，並認為全體獨立非執行董事均屬獨立人士。

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。所有董事均被諮詢提出商討事項以列入議程中。議程及相關的董事局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。於二零一五年度內，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二零一五年進行了一次沒有其他執行董事在場的年度交流。

The Board commits itself to acting in the best interests of the Group and the shareholders. It is accountable to the shareholders for the long-term performance of the Group, while taking into consideration the interests of other stakeholders. The principal functions of the Board are to formulate strategy, to consider and approve the Group's major corporate matters, and to monitor and control significant operational and financial matters of the Group. The independent non-executive Directors have contributed valuable independent views and proposals for the Board's deliberation and decisions.

The Board has reserved for its decision or consideration matters covering corporate strategy, approval of annual and interim results, changes of members of the Board and its committees, major acquisitions, disposals and capital transactions, and other significant operational and financial matters. The Board has established an executive committee, an audit committee and a remuneration committee (collectively the "Committees") with clear written terms of reference to oversee particular aspects of the Company's affairs and to assist in sharing the Board's responsibilities. The Committees have to report regularly to the Board on their decisions and recommendations.

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 internal control and check-and-balance mechanisms. The management is responsible for implementing the strategies and plans adopted by the Board and the Committees and assumes full accountability to the Board for the operation of the Group.

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 independent professional advice whenever deemed necessary, at the Company's expense, to assist them to perform their duties.

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.

董事局承諾以本集團和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。董事局的主要功能為制訂策略、考慮和審批本集團的主要企業事項，以及監控本集團的重大營運和財務事項。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。

董事局已保留有關權力，以決定或審議企業策略、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，以及其他重大營運和財務事項。董事局已成立了一個執行委員會、一個審核委員會以及一個薪酬委員會（統稱「委員會」）。委員會根據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。委員會須定期向董事局匯報其決策及建議。

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。通過不同的內部監控及制衡機制，董事局及管理層均有清楚界定的權力及責任。管理層須負責落實董事局及委員會所採納的策略和計劃，並就本集團之營運向董事局負責。

管理層向董事局全體成員提供每月之更新資料，以使其不時知悉有關本集團的營運、表現、財務狀況及前景最新之重大發展。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。

本公司已就彌償其董事因履行其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。

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 shareholders' value. The Board is responsible for the corporate governance functions. During the year ended 31st December, 2015, the Board has discharged the following corporate governance duties:

- (a) review the Company's policies and practices on corporate governance, including reviewing board diversity policy and revising the terms of reference of the audit committee of the Board;
- (b) 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;
- (c) review and monitor the Company's policies and practices on compliance with legal and regulatory requirements, including reviewing and revising the provisions of the code on internal control of the Group;
- (d) review and monitor code of practice for securities transactions by the Directors and relevant employees (the "Code of Practice for Securities Transactions") and whistleblowing policy; and
- (e) review the Company's compliance with the code provisions of the Code and relevant disclosure in interim and annual reports.

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，因而增加股東價值。董事局負責履行企業管治職能。於截至二零一五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) 檢討本公司的企業管治政策及常規，包括檢討董事局成員多元化政策及修訂董事局轄下之審核委員會之職權範圍書；
- (b) 為董事安排培訓課程及簡報，並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；
- (c) 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，包括檢討及修訂本集團之《內部監控守則》之條文；
- (d) 檢討及監察董事及指定僱員進行證券交易的守則（「《證券交易守則》」）及《機密舉報制度及指引》；及
- (e) 檢討本公司遵守該《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。

Executive Committee

An executive committee (the “Executive Committee”) was established by the Board with specific written terms of reference in June 2005. The Executive Committee comprises all the executive Directors of the Company, namely Madam Hsu Feng, Mr Albert Tong, Mr Tong Chi Kar Charles and Mr Yeung Kam Hoi, and 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.

Remuneration Committee

A 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. Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai and Mr Sean S J Wang, 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.

During the year 2015, a meeting of the Remuneration Committee was held for an annual review of the remuneration policy and packages for all the Directors and senior management of the Company. Details of the emoluments paid to the Directors and senior management of the Company for the year ended 31st December, 2015 are set out in Note 13 to the consolidated financial statements on page 125.

執行委員會

董事局已於二零零五年六月成立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」）。執行委員會由本公司全體執行董事（即徐楓女士、湯子同先生、湯子嘉先生和楊錦海先生）組成，而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處理的任何事項。

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」）。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。本公司全體獨立非執行董事張兆平先生、李燦輝先生和王少劍先生，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。

在二零一五年度內，薪酬委員會舉行了一次會議，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。於截至二零一五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125頁綜合財務報表附註13。

Audit Committee

An audit committee (the “Audit Committee”) has already been set up by the Board with specific written terms of reference. 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 and Mr Sean S J Wang. 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 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 2015, the Audit Committee held three meetings for reviewing the interim and annual financial statements as well as the financial reporting matters of the Group, evaluating the internal control system of the Group and the significant risks faced by the Group, considering the engagement and scope of services of the Auditor and reviewing the whistleblowing policy.

The Audit Committee concluded that the internal control system of the Group was effective in 2015 and was satisfied with the resources, staff qualifications and experience, and training programmes and related budget of the Company’s accounting and financial reporting function as well as the implementation, application and effectiveness of the whistleblowing policy.

In March 2016, the Audit Committee held a meeting to review the annual financial statements of the Group for 2015 and consider the re-appointment of the Auditor. The Audit Committee recommended the Board to approve the Group’s financial statements for 2015 and propose the re-appointment of the Auditor at the annual general meeting of the Company for 2016.

審核委員會

董事局已成立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」）。審核委員會由本公司全體獨立非執行董事（即張兆平先生、李燦輝先生和王少劍先生）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。

於二零一五年度內，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財務申報事宜、檢討本集團的內部監控系統及本集團所面對的重大風險、考慮核數師之委聘事宜及由核數師提供的服務範疇，以及審視《機密舉報制度及指引》之安排。

審核委員會認為本集團的內部監控制度在二零一五年內有效運作，且對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，彼等所接受培訓課程及有關預算，以及《機密舉報制度及指引》的執行、應用及有效性滿意。

在二零一六年三月，審核委員會舉行了一次會議，以審閱本集團之二零一五年度財務報表及考慮核數師之重選事宜。審核委員會建議董事局審批本集團的二零一五年度財務報表及提議於本公司之二零一六年度股東週年大會上重選核數師。

Attendance Records at Meetings

The attendance of individual Directors at general meetings, regular meetings of the Board and meetings of the Remuneration Committee and Audit Committee held during the year ended 31st December, 2015 is set out below:

Name of Directors	董事姓名	Number of meetings attended/held 已出席／舉行的會議數目			
		General Meetings 股東大會	Board 董事局	Remuneration Committee 薪酬委員會	Audit Committee 審核委員會
Executive Directors		執行董事			
Madam Hsu Feng (Chairman of the Board and Managing Director)	徐楓女士 (董事局主席兼 董事總經理)	1/1	4/4	N/A 不適用	N/A 不適用
Mr Albert Tong (Vice-Chairman of the Board)	湯子同先生 (董事局副主席)	1/1	4/4	1/1	N/A 不適用
Mr Tong Chi Kar Charles (Vice-Chairman of the Board)	湯子嘉先生 (董事局副主席)	1/1	4/4	N/A 不適用	N/A 不適用
Mr Yeung Kam Hoi	楊錦海先生	1/1	4/4	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 (Chairman of the Audit Committee and the Remuneration Committee)	張兆平先生 (審核委員會及 薪酬委員會主席)	0/1	4/4	1/1	3/3
Mr Lee Chan Fai	李燦輝先生	1/1	4/4	1/1	3/3
Mr Sean S J Wang	王少劍先生	1/1	3/4	1/1	3/3

Appointment and Re-election of Directors

In accordance with the Articles, new Directors could be elected by the Company or appointed by the Board. Any Director so appointed by the Board shall hold office only until the next following annual general meeting of the Company and the retiring Director shall be eligible for re-election.

The Company did not establish a nomination committee pursuant to the code provisions of the Code and the Board is responsible for reviewing its own structure, size and composition (including the skills, knowledge and experience of its members), and identifying, selecting and considering any appointment or re-appointment of its own members. The Board is also responsible for assessing the independence of the independent non-executive Directors.

會議出席記錄

個別董事於截至二零一五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、以及薪酬委員會和審核委員會會議之出席率列載如下：

Name of Directors	董事姓名	Number of meetings attended/held 已出席／舉行的會議數目			
		General Meetings 股東大會	Board 董事局	Remuneration Committee 薪酬委員會	Audit Committee 審核委員會
Executive Directors		執行董事			
Madam Hsu Feng (Chairman of the Board and Managing Director)	徐楓女士 (董事局主席兼 董事總經理)	1/1	4/4	N/A 不適用	N/A 不適用
Mr Albert Tong (Vice-Chairman of the Board)	湯子同先生 (董事局副主席)	1/1	4/4	1/1	N/A 不適用
Mr Tong Chi Kar Charles (Vice-Chairman of the Board)	湯子嘉先生 (董事局副主席)	1/1	4/4	N/A 不適用	N/A 不適用
Mr Yeung Kam Hoi	楊錦海先生	1/1	4/4	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 (Chairman of the Audit Committee and the Remuneration Committee)	張兆平先生 (審核委員會及 薪酬委員會主席)	0/1	4/4	1/1	3/3
Mr Lee Chan Fai	李燦輝先生	1/1	4/4	1/1	3/3
Mr Sean S J Wang	王少劍先生	1/1	3/4	1/1	3/3

董事之委任和重選

根據《章程細則》之規定，新董事可由本公司推選或由董事局委任。任何由董事局委任之董事，其任期將僅至本公司下一屆股東週年大會止。退任董事可競選連任。

本公司並無按照該《守則》的守則條文設立提名委員會。董事局負責檢討其成員之架構、人數和組成（包括其成員之技能、知識和經驗方面），以及物色、選擇及考慮其任何成員的委任或重新委任事宜。董事局亦負責評估獨立非執行董事的獨立性。

No new Board member was appointed during the year under review. Madam Hsu Feng, Mr Albert Tong and Mr Lee Chan Fai retired by rotation and were re-elected at the Company's annual general meeting for 2015.

An annual review of the Board structure and composition was made by the Board during the year under review and the Board resolved to keep the structure and composition of the Board unchanged.

In addition, Mr Cheung Siu Ping, Oscar and Mr Tong Chi Kar Charles will retire by rotation at the Company's annual general meeting for 2016 and will be subject to re-election at that general meeting.

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 Committees and other related regulatory requirements.

Throughout the course of their directorship, to keep them abreast of 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, 2015, the Company organized four in-house seminars on the areas of corporate governance, risk management, taxation and the development of the mainland of the People's Republic of China ("China") so as to help the Directors refresh their knowledge and skills.

於回顧年度內並沒有委任新董事局成員。徐楓女士、湯子同先生及李燦輝先生已於本公司之二零一五年度之股東週年大會上輪值退任，並獲重選為董事。

董事局於回顧年度內對董事局架構及組成進行年度檢討，董事局決議董事局架構及組成維持不變。

此外，張兆平先生及湯子嘉先生將於本公司之二零一六年度股東週年大會上輪值退任，並於該股東大會上競選連任。

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、相關委員會的職權範圍書，以及其他相關的規管要求的資料。

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告或指引（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。於截至二零一五年十二月三十一日止年度內，本公司曾為董事舉辦四次內部培訓，內容有關企業管治、風險管理、稅務以及中華人民共和國（「中國」）內地之發展，以協助各董事更新其知識及技能。

A summary of the continuous professional development in which the Directors participated during the year ended 31st December, 2015 is as follows:

於截至二零一五年十二月三十一日止年度，董事所參與的持續專業培訓摘要如下：

		Continuing Professional Development 持續專業發展	
Name of Directors	董事姓名	Type 種類	Subject 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
Mr Yeung Kam Hoi	楊錦海先生	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

Types:

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

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

Subjects:

- A: Subjects relevant to the businesses of the Company
- B: Legal, regulatory, finance and general management updates

主題:

- A: 與本公司業務有關的主題
- 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 Directors of the Company and each of the Directors 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《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。

本公司已向其全體董事作出特定查詢，各董事均已確認於年度內彼等一直遵守載於《標準守則》及《證券交易守則》內所規定之標準。

ACCOUNTABILITY AND AUDIT

Internal Controls

The Board is responsible for ensuring that a proper and effective internal control system is maintained within the Group in order to safeguard the shareholders' investment and the Group's assets. The Company has adopted a code on internal control applicable to the Group in terms of financial, operational and compliance controls and risk management functions since 2005. The code on internal control is reviewed by the Company regularly and modified pursuant to operational requirements of the Group.

The Audit Committee has been authorized by the Board to review the effectiveness of the system of internal control of the Group regularly and a meeting was held in 2015 for that purpose. The Board, through the review of the Audit Committee, considers that the Group's internal control system is effective and adequate.

The Board also considers that, after a review made by the Audit Committee, the resources, staff qualifications and experience, and training programmes and related budget of the Company's accounting and financial reporting function are adequate.

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, 2015, 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, 2015 is set out in the Independent Auditor's Report on pages 64 and 65.

問責和審核

內部監控

董事局負責確保本集團維持適當及有效之內部監控制度，藉以保障股東之投資及本集團之資產。本公司自二零零五年起就財務、營運、合規監控和風險管理各方面採納了一套適用於本集團之《內部監控守則》。本公司對《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。

審核委員會已獲董事局授權定期檢討本集團內部監控制度的有效性，並就此於二零一五年舉行了一次會議。經審核委員會檢討後，董事局認為本集團的內部監控制度有效及足夠。

透過審核委員會之檢討，董事局亦認為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，以及員工所接受的培訓課程及有關預算已足夠。

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。在編製本集團截至二零一五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二零一五年十二月三十一日止年度綜合財務報表的意見載於第64及第65頁的獨立核數師報告書中。

Auditor's Remuneration

The fees in respect of audit services provided to the Group by the Auditor for the year ended 31st December, 2015 amounted to approximately HK\$3,529,000.

COMPANY SECRETARY

The Company Secretary supports the Board by ensuring board procedures are followed and board proceedings are efficiently and effectively conducted. The incumbent is also responsible for ensuring that the Board is fully apprised 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 the Rule 3.29 of the Listing Rules.

COMMUNICATION WITH SHAREHOLDERS

The Board maintains a continuing dialogue with the Company's shareholders through various channels including the Company's annual general meetings. In 2015, a majority of the Directors of the Company (including the Chairman of the Board and members of the Audit Committee and Remuneration Committee) attended the annual general meeting of the Company to answer questions from the shareholders. 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, 2014.

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 <http://www.tomson.com.hk> where corporate information, interim and annual reports, announcements, circulars, business development and other information of the Company are posted.

核數師的酬金

於截至二零一五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約為3,529,000港元。

公司秘書

公司秘書協助董事局，確保董事局程序予以遵守及董事局會議有效率及有效地進行。彼亦負責確保董事局充份了解所有適用法律、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。

與股東之溝通

董事局透過不同途徑（包括本公司之股東週年大會）與本公司股東維持經常溝通。在二零一五年，本公司大部份董事（包括董事局主席以及審核委員會及薪酬委員會成員）出席了本公司之股東週年大會，以回答股東之提問。核數師之代表亦出席該大會，以回答有關本集團截至二零一四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<http://www.tomson.com.hk>，並於其上登載本公司之企業資料、中期及年度報告、公告、通函、業務發展及其他資料。

SHAREHOLDERS' RIGHTS

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

- (a) Any three shareholders of the Company holding in aggregate not less than 5% of the paid up capital of the Company and having the right to vote at general meetings of the Company have the right to ask the Board to convene an EGM by depositing a duly signed 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 Special Administrative Region of China (“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 an EGM.

- (b) The procedures for nomination of Directors by the shareholders of the Company are available on the Company’s website at <http://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 Level 22, Hopewell Centre, 183 Queen’s Road East, Hong Kong. To the extent such information is publicly available, 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.

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) 持有不少於本公司已繳足股本的5%並有權於本公司股東大會上投票的任何三位股東有權以投送一份已妥為簽署的請求書的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中國香港特別行政區（「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，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召開股東特別大會。

- (b) 本公司股東提名董事之程序已載列於本公司的網站上，網址為 <http://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（地址為香港皇后大道東183號合和中心22樓）提出有關其股份之查詢。若所查詢之資料為公眾所知，股東可隨時將其向董事局提出之查詢透過公司秘書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。

SIGNIFICANT CHANGES IN CONSTITUTIONAL DOCUMENTS

There was no change in the constitutional documents of the Company during the year ended 31st December, 2015 and up to the date of publication of the annual report for 2015.

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 established in Hong Kong and the mainland of China, including World Vision Hong Kong and Orbis Hong Kong, to support their activities in the provision of relief against poverty and disaster, education, children sponsorship, health promotion and communal welfare.

The Company has again participated in the “Heart to Heart Project” organized by The Hong Kong Federation of Youth Groups in 2015, 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.

組織章程文件之重大變動

於截至二零一五年十二月三十一日及直至刊發二零一五年度年報之日期，本公司之組織章程文件並沒有變動。

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，本集團已向於香港及中國內地成立之多個不同國際及本地慈善團體作出慈善捐贈，以支持其在扶貧及賑災、教育、兒童福利、健康推廣以及社會福利方面之活動，其中包括香港世界宣明會及香港奧比斯。

本公司並於二零一五年再次參加了由香港青年協會舉辦的《有心計劃》，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。



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

EXECUTIVE DIRECTORS

Madam Hsu Feng, aged 65, has been a director of the Company and its subsidiaries (collectively the “Group”) since January 1990. 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.

She has over 10 years’ experience in film production, and in property development and investment as well as retail industry in Taiwan. She has been engaged in the property development, and hospitality and leisure business in the mainland of the People’s Republic of China (“China”) during the last 20 years. She is also the Honorary Consul of the Principality of Monaco in Shanghai, China.

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. All of them are directors of E-Shares Investments Limited (“E-Shares”). In addition, both Madam Hsu and Mr Albert Tong are directors of King China Holdings Limited (“King China”) and executive directors of a listed company in Hong Kong Special Administrative Region of China (“Hong Kong”), Rivera (Holdings) Limited (“RHL”). Madam Hsu is also the owner of E-Shares and King China and a substantial shareholder of RHL. E-Shares, King China and RHL are substantial shareholders of the Company under the Hong Kong Securities and Futures Ordinance (the “SFO”).

As at 30th March, 2016, pursuant to the SFO, Madam Hsu together with her persons acting in concert, Mr Albert Tong and Mr Tong Chi Kar Charles, are interested and taken to be interested in a total of 850,512,448 shares in the capital of the Company.

Mr Albert Tong, aged 33, 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 also elected as Vice-Chairman of the Board in December 2006. 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 many years.

執行董事

徐楓女士，65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，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。

她在電影製作，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。彼過往二十年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。彼亦為摩納哥公國駐中國上海市之名譽領事。

徐女士乃本公司之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。三位均為 E-Shares Investments Limited（「E-Shares」）之董事。此外，徐女士與湯子同先生均為錦華集團有限公司（「錦華」）之董事及一家於中國香港特別行政區（「香港」）上市之公司一川河集團有限公司（「川河」）之執行董事。徐女士亦為 E-Shares 及錦華之持有人，以及川河之主要股東。根據香港《證券及期貨條例》（「《證券及期貨條例》」），E-Shares、錦華及川河為本公司之主要股東。

於二零一六年三月三十日，根據《證券及期貨條例》之詮釋，徐女士連同其一致行動的人士（湯子同先生及湯子嘉先生）擁有及被視為擁有本公司股本中合共850,512,448股股份權益。

湯子同先生，33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。彼並於二零零六年十二月獲推選為董事局副主席。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。彼多年來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。

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 E-Shares. Both Mr Albert Tong and Madam Hsu are directors of King China and executive directors of RHL. He is deemed to be a substantial shareholder of RHL. E-Shares, King China and RHL are substantial shareholders of the Company under the SFO.

Besides, as at 30th March, 2016, pursuant to the SFO, Mr Albert Tong together with his persons acting in concert, Madam Hsu Feng and Mr Tong Chi Kar Charles, are interested and taken to be interested in a total of 850,512,448 shares in the capital of the Company.

Mr Tong Chi Kar Charles, aged 35, 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 now principally engages in property development and trading business in the mainland of China.

In addition, Mr Tong Chi Kar Charles was appointed a member of the 13th Tianjin Municipal Committee of the Chinese People's Political Consultative Conference in January 2013.

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 E-Shares. Mr Tong Chi Kar Charles is deemed to be a substantial shareholder of RHL. E-Shares and RHL are substantial shareholders of the Company under the SFO.

As at 30th March, 2016, pursuant to the SFO, Mr Tong Chi Kar Charles, together with his persons acting in concert, Madam Hsu Feng and Mr Albert Tong, are interested and taken to be interested in a total of 850,512,448 shares in the capital of the Company.

湯子同先生為本公司之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 E-Shares 之董事。湯子同先生與徐女士均為錦華之董事及川河之執行董事。彼被視為川河之主要股東。根據《證券及期貨條例》，E-Shares、錦華及川河為本公司之主要股東。

此外，於二零一六年三月三十日，根據《證券及期貨條例》之詮釋，湯子同先生連同其一致行動的人士（徐楓女士及湯子嘉先生）擁有及被視為擁有本公司股本中合共 850,512,448 股股份權益。

湯子嘉先生，35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，湯子嘉先生於二零一三年一月獲委任為中國人民政治協商會議天津市第十三屆委員會委員。

湯子嘉先生為本公司之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 E-Shares 之董事。湯子嘉先生被視為川河之主要股東。根據《證券及期貨條例》，E-Shares 及川河為本公司之主要股東。

於二零一六年三月三十日，根據《證券及期貨條例》之詮釋，湯子嘉先生連同其一致行動的人士（徐楓女士及湯子同先生）擁有及被視為擁有本公司股本中合共 850,512,448 股股份權益。

Profile of the Directors and Officers

董事及高級行政人員簡介

Mr Yeung Kam Hoi, aged 66, has been appointed an executive Director of the Company and a member of the executive committee of the Board since August 2010. He is the Chief Deputy General Manager of the Group and has been appointed a director of a number of subsidiaries of the Company since August 2010.

Mr Yeung is an associate of The Institute of Chartered Secretaries and Administrators and The Hong Kong Institute of Chartered Secretaries, and a member of the Hong Kong Securities and Investment Institute. He also holds a Master of Accountancy degree of The Chinese University of Hong Kong. Mr Yeung served as the company secretary of various listed companies in Hong Kong during the period from 1988 to 2010, and acted as group company secretary of a listed conglomerate consisting of five listed companies during the period from 1998 to 2010. He has over 20 years' experience in an extensive range of corporate exercises and regulatory compliance matters of public listed companies in Hong Kong.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr Cheung Siu Ping, Oscar, aged 51, 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 was appointed as the chairman of this committee in April 2011.

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\$135,600 to HK\$142,800 with effect from 1st January, 2016, which was approved by the Board, under the authorization of the shareholders at the 2015 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 53, 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.

楊錦海先生，66歲，自二零一零年八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。彼為本集團之首席副總經理及自二零一零年八月起獲委任為本公司旗下多家附屬公司之董事。

楊先生為英國特許秘書及行政人員公會及香港特許秘書公會之會士，亦為香港證券及投資學會之會員。彼並持有香港中文大學之會計碩士學位。楊先生於一九八八年至二零一零年期間出任香港多家上市公司之公司秘書，其中在一九九八年至二零一零年期間在一個擁有五家上市公司之上市集團內擔任集團公司秘書一職。彼在企業活動之層面涉獵廣泛，於此方面及於香港上市的公眾公司的合規監管事宜方面擁有逾二十年經驗。

獨立非執行董事

張兆平先生，51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獲委任為該委員會之主席。

張先生為英國特許公認會計師公會資深會員及香港會計師公會會員。彼現為香港之執業會計師及張兆平會計師事務所之東主。

由二零一六年一月一日起，張先生享有之董事袍金由每年135,600港元增至142,800港元。此乃由董事局根據股東於本公司之二零一五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，53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。

He graduated from 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.

The annual director's fee of Mr Lee has been increased from HK\$135,600 to HK\$142,800 with effect from 1st January, 2016, which was approved by the Board, under the authorization of the shareholders at the 2015 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 52, 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 studied economics at Peking University and 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. He is now an executive director and the chief financial officer of China Huarong Energy Company Limited (formerly known as "China Rongsheng Heavy Industries Group Holdings Limited"), a company listed in Hong Kong. Mr Wang has in-depth and extensive experience in corporate management and funds operation. He also 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. Previously, he also 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. He was awarded "CFO of the Year in China" in 2009.

彼畢業於香港大學，為香港建築師學會會員，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。

由二零一六年一月一日起，李先生享有之董事袍金由每年135,600港元增至142,800港元。此乃由董事局根據股東於本公司之二零一五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，52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。

彼曾於北京大學修讀經濟學，後赴美國於一九八六年獲取哈姆萊大學理學學士學位，並於一九八九年獲取明尼蘇達大學工商管理碩士學位。彼現為中國華榮能源股份有限公司（前稱「中國熔盛重工集團控股有限公司」）（一家在香港上市之公司）之執行董事兼首席財務官。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之多家跨國企業的財務營運及項目管理方面亦累積多年經驗。彼亦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。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\$135,600 to HK\$142,800 with effect from 1st January, 2016, which was approved by the Board, under the authorization of the shareholders at the 2015 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.

OFFICERS

Ms Lee Yuen Han, aged 49, joined the Group in 1991 and was appointed the Company Secretary of the Company in March 1998 and has acted as the Deputy General Manager of the Company since August 2005.

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

Mr Kwok Sau King, aged 57, joined the Group in 1990. He was appointed the Financial Controller of the Company in September 1999.

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

由二零一六年一月一日起，王先生享有之董事袍金由每年135,600港元增至142,800港元。此乃由董事局根據股東於本公司之二零一五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。

高級行政人員

李婉嫻女士，49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，並自二零零五年八月起出任本公司之副總經理。

彼獲取經濟學學士和商貿管理碩士學歷，並為英國特許秘書及行政人員公會及香港特許秘書公會之會士。

郭守敬先生，57歲，於一九九零年加盟本集團，並於一九九九年九月獲委任為本公司之財務總監。

彼為英國特許公認會計師公會資深會員及香港會計師公會會員。

Report of the Directors 董事局報告書

The Board of Directors of the Company (the “Board”) is pleased to present its Report together with the audited consolidated financial statements of the Company and its subsidiaries (collectively the “Group”) for the year ended 31st December, 2015 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, PVC operations 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 42 to the consolidated financial statements on pages 167 to 173.

BUSINESS REVIEW

A review of the performance and position of the Group’s business for the year under review, an indication of the future development of the Group’s business as well as an analysis of the Group’s principal risk and uncertainties are set out in the Management Discussion and Analysis on pages 4 to 24. 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, 2015 and the Group’s financial position as at the end thereof are set out on pages 66 to 176. An analysis by operating segments and geographical location is set out in Note 9 to the consolidated financial statements on pages 118 to 121.

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」）截至二零一五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、塑膠業務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167至第173頁綜合財務報表附註42。

業務審視

就回顧年度內對本集團業務之表現及狀況之審視，其未來發展之揭示，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24頁之管理層討論及分析內。此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、客戶及供應商的重要關係之說明列載於本報告書內以後部份。

本集團截至二零一五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66至第176頁。按營運分類及地區之分析載於第118至第121頁綜合財務報表附註9。

於本報告書日期，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。

Report of the Directors

董事局報告書

DIVIDEND

The Board has declared an interim dividend of 21 HK cents per share for the year ended 31st December, 2015 (2014: 11 HK cents per share) to shareholders whose names appear on the register of members of the Company on Monday, 9th May, 2016 (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. Dividend warrants and/or share certificates for the scrip dividend are expected to be despatched on Thursday, 16th June, 2016.

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 2015, the register of members of the Company will be closed from Thursday, 5th May, 2016 to Monday, 9th May, 2016, 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 Hong Kong Special Administrative Region of the People’s Republic of China (“China”) (“Hong Kong”), not later than 4:30 p.m. on Wednesday, 4th May, 2016 for registration; and

股息

董事局宣佈向於二零一六年五月九日（星期一）（「記錄日期」）名列本公司股東名冊之股東宣派截至二零一五年十二月三十一日止年度之中期股息每股21港仙（二零一四年：每股11港仙）。股東將有權選擇就全部或部分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%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。股息單及／或代息股份股票預期於二零一六年六月十六日（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) 為釐定可享有二零一五年度之中期股息之股東名單，本公司將於二零一六年五月五日（星期四）至二零一六年五月九日（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二零一六年五月四日（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 is scheduled to be held on Thursday, 26th May, 2016 (the “2016 AGM”). For the purpose of determining the shareholders who are entitled to attend and vote at the 2016 AGM, the register of members of the Company will be closed from Tuesday, 24th May, 2016 to Thursday, 26th May, 2016, both days inclusive, during which period no transfer of Shares will be effected. In order to be eligible to attend and vote at the 2016 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 Monday, 23rd May, 2016 for registration.

(b) 本公司之股東週年大會謹訂於二零一六年五月二十六日(星期四)舉行(「二零一六年度股東週年大會」)。為確定可出席二零一六年度股東週年大會並於會上投票的股東的資格,本公司將於二零一六年五月二十四日(星期二)至二零一六年五月二十六日(星期四)(包括首尾兩天)期間暫停辦理股份過戶登記手續。為確保有權出席二零一六年度股東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二零一六年五月二十三日(星期一)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 23.04% of the Group’s gross proceeds from operations with the largest customer accounting for approximately 10.69% of the Group’s gross proceeds from operations while approximately 26.74% of the Group’s purchases were attributable to the Group’s five largest suppliers with the largest supplier accounting for approximately 7.82% 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.

DONATIONS

During the year ended 31st December, 2015, the Group donated approximately HK\$323,000 for charitable and other causes.

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23.04%,其中最大客戶約佔本集團經營收益總額之10.69%。而本集團之前五大供應商共約佔本集團購貨額之26.74%,其中最大供應商約佔本集團購貨額之7.82%。

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

捐款

於截至二零一五年十二月三十一日止年度內,本集團已捐款約323,000港元作慈善及其他用途。

Report of the Directors

董事局報告書

FIXED ASSETS

During the year ended 31st December, 2015, the Group added fixed assets amounting to approximately HK\$17,382,000 (2014: HK\$4,893,000) and disposed of and wrote off fixed assets with an aggregate net book value of approximately HK\$8,565,000 (2014: HK\$555,000).

Movements in fixed assets of the Group during the year are shown in Notes 17 and 18 to the consolidated financial statements on pages 129 to 134.

A schedule of the principal properties held by the Group, either under development or for sale or investment purposes, is set out on pages 178 to 184.

BORROWINGS AND DEBENTURES

Details of borrowings of the Group as at 31st December, 2015 are set out in Note 32 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.

Interest expenses of approximately HK\$179,785,000 (2014: HK\$117,853,000) attributable to properties under development were capitalized by the Group during the year.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the year ended 31st December, 2015, there was no purchase, sale or redemption made by the Company, or any of its subsidiaries, of the Company's listed securities.

SHARE CAPITAL

During the year under review, the Company issued and allotted 62,536,985 new Shares at a price of HK\$2.132 per Share to the shareholders who elected to receive Shares credited as fully paid in lieu of cash for the interim dividend of the Company for the year ended 31st December, 2014.

固定資產

於截至二零一五年十二月三十一日止年度內，本集團添置為數約17,382,000港元（二零一四年：4,893,000港元）之固定資產，並出售及撇銷總賬面淨值約8,565,000港元（二零一四年：555,000港元）之固定資產。

本集團於年度內之固定資產之變動情況載於第129至第134頁綜合財務報表附註17及18。

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178至第184頁。

借貸及債權證

本集團在二零一五年十二月三十一日之貸款之詳情載於第155頁綜合財務報表附註32。

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。

本集團於本年度內將發展中物業所佔為數約179,785,000港元（二零一四年：117,853,000港元）之利息支出资本化。

購買、出售或贖回上市證券

於截至二零一五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任何上市證券。

股本

於回顧年度內，本公司向選擇了以已繳足股份代替現金之方式收取本公司截至二零一四年十二月三十一日止年度中期股息之股東，按每股股份2.132港元之價格發行及配發了62,536,985股新股份。

All those new Shares issued rank pari passu in all respects with the then existing issued Shares.

As at 31st December, 2015, 1,588,664,871 Shares were in issue. Details of the share capital of the Company are set out in Note 30 to the consolidated financial statements on pages 150 and 151.

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.

RESERVES

The retained earnings and share premium of the Company as at 31st December, 2015 amounted to approximately HK\$4,694,000 (2014: HK\$13,906,000) and HK\$2,193,168,000 (2014: HK\$2,258,982,000) respectively. These reserves are available for distribution.

The Board recommends that the retained earnings of the Group as at 31st December, 2015 amounting to approximately HK\$6,286,908,000 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 40 to the consolidated financial statements on pages 70 to 72 and page 166 respectively.

PRE-EMPTIVE RIGHTS

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

FINANCIAL SUMMARY

A summary of the results and financial position of the Group for the preceding five financial years is set out on pages 186 and 187.

該等新股份於各方面與當時之已發行股份享有同等權益。

於二零一五年十二月三十一日，共有1,588,664,871股已發行股份。本公司之股本詳情載於第150及第151頁綜合財務報表附註30。

股票掛鈎協議

除在本報告書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任何股票掛鈎協議，及於年度終結時並無這類協議存在。

儲備

本公司於二零一五年十二月三十一日之保留溢利及股份溢價賬分別為數約4,694,000港元（二零一四年：13,906,000港元）及2,193,168,000港元（二零一四年：2,258,982,000港元）。該等儲備可供分派。

董事局建議將本集團於二零一五年十二月三十一日為數約6,286,908,000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70至第72頁之綜合權益變動表及第166頁綜合財務報表附註40。

優先購買權

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

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186及第187頁。

Report of the Directors

董事局報告書

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*)

Mr Yeung Kam Hoi

Independent Non-Executive Directors

Mr Cheung Siu Ping, Oscar

Mr Lee Chan Fai

Mr Sean S J Wang

A profile of the Directors of the Company is shown on pages 39 to 43.

Information relating to emoluments paid to the Company's Directors during the year is set out in Note 13 to the consolidated financial statements on page 125.

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 who are eligible for re-election. In this connection, Mr Cheung Siu Ping, Oscar and Mr Tong Chi Kar Charles will retire by rotation at the 2016 AGM. Being eligible, they offer themselves for re-election.

董事

於本報告書刊發之日以及於回顧年度內至本報告書刊發之日止期間在任之本公司董事局成員如下：

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*)

楊錦海先生

獨立非執行董事

張兆平先生

李燦輝先生

王少劍先生

本公司董事之簡介載於第39至第43頁。

有關於年度內支付予本公司董事之酬金之資料載於第125頁綜合財務報表附註13。

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；退任董事均可競選連任。因此，張兆平先生及湯子嘉先生將於二零一六年度股東週年大會上依章輪值退任。彼等符合資格並願意在膺選後連任。

The re-election of the retiring Directors of the Company is subject to separate resolutions to be approved by shareholders at the 2016 AGM and details of those Directors will be disclosed in a circular of the Company to be despatched to the shareholders together with the notice of the annual general meeting.

DIRECTORS' SERVICE CONTRACT

The Directors of the Company who are proposed for re-election at the 2016 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.

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SECURITIES

As at 31st December, 2015, 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:

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二零一六年度股東週年大會上審議通過，有關該等董事之資料將於寄發予股東之本公司通函（連同股東週年大會通告）內披露。

董事之服務合約

獲提名在二零一六年度股東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維持董事及行政人員責任保險，為本集團董事及行政人員提供適當的保障。

董事之證券權益及淡倉

於二零一五年十二月三十一日，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：

Report of the Directors

董事局報告書

(I) The Company:

Shares of HK\$0.50 each

Name of Directors	董事姓名	Number of Shares			
		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 (A)	徐 楓女士 (A)	158,744,090 (B)	Nil 無	303,939,239 (C) Nil 無 (D)	235,040,000 (E) 152,789,119 (F)
Mr Albert Tong (A)	湯子同先生 (A)	77,851,102 (B)	Nil 無	Nil 無 (D)	772,661,346 (G)
Mr Tong Chi Kar Charles (A)	湯子嘉先生 (A)	74,938,017 (B)	Nil 無	Nil 無 (D)	775,574,431 (G)

(I) 本公司：

每股面值0.50港元之股份

(II) The Company's associated corporations:

(1) China Boom Enterprises Limited (“China Boom”)

Shares of US\$1 each

Name of Director	董事姓名	Number of shares of China Boom			
		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 (H)	徐 楓女士 (H)	716,800	Nil 無	563,200	Nil 無

(II) 本公司之相聯法團：

(1) 昌華企業有限公司（「昌華」）

每股面值1美元之股份

(2) Tomson Entertainment Co. Limited
("Tomson Entertainment")

Shares of NTD10 each

(2) 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

		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
Name of Director	董事姓名				
Madam Hsu Feng (I)	徐 楓女士 (I)	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. As at 31st December, 2015, they, being considered to be persons acting in concert, were interested in an aggregate of 850,512,448 Shares, representing 53.53% interests in the number of issued Shares, pursuant to the SFO.
- (B) These Shares were held by the relevant Directors of the Company in their capacities as beneficial owners.
- (C) The 303,939,239 Shares were beneficially held by the following shareholders of the Company:

附註：

- (A) 徐楓女士為湯子同先生及湯子嘉先生之母親。於二零一五年十二月三十一日，根據《證券及期貨條例》，彼等（被視為一致行動的人士）持有合共850,512,448股股份（佔本公司之已發行股份數目之53.53%權益）。
- (B) 該等股份由本公司有關董事以其實益擁有人之身份持有。
- (C) 該等303,939,239股股份由下列本公司之股東實益持有：

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	177,114,501
E-Shares Investments Limited	E-Shares Investments Limited	126,824,738
		303,939,239

As Madam Hsu Feng held the entire interests of King China Holdings Limited and E-Shares Investments Limited, she was deemed to be interested in these shares pursuant to the SFO.

由於徐楓女士擁有錦華集團有限公司及E-Shares Investments Limited之全部權益，故根據《證券及期貨條例》，彼被視為擁有該等股份之權益。

Report of the Directors

董事局報告書

(D) As at 31st December, 2015, the following companies, being wholly-owned subsidiaries of Rivera (Holdings) Limited (“RHL”, a listed company in Hong Kong), beneficially held an aggregate of 182,000,000 Shares:

(D) 於二零一五年十二月三十一日，下列公司（均為一家於香港上市之公司－川河集團有限公司（「川河」）的全資附屬公司）實益持有合共182,000,000股股份：

Name of companies	公司名稱	Number of Shares held 所持有股份之數目
Forty Enterprises Company Limited	富義企業有限公司	13,361,530
Shine Trip Limited	瑞展有限公司	168,638,470
		<hr/> 182,000,000

Madam Hsu Feng and Mr Albert Tong were directors of RHL. In addition, Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles were or were deemed to be substantial shareholders of RHL pursuant to the SFO.

徐楓女士與湯子同先生均為川河的董事。此外，根據《證券及期貨條例》，徐楓女士、湯子同先生及湯子嘉先生為或被視為川河之主要股東。

(E) Madam Hsu Feng has entered into agreements with Mr Albert Tong and Mr Tong Chi Kar Charles, to sell to each of them 117,520,000 Shares, in an aggregate of 235,040,000 Shares, which have been pledged by Mr Albert Tong and Mr Tong Chi Kar Charles in favour of Madam Hsu Feng as a security for their performance of the duties under the aforesaid agreements. Hence, Madam Hsu Feng had a security interest in these issued Shares pursuant to the SFO.

(E) 徐楓女士與湯子同先生及湯子嘉先生簽訂了協議，向彼等分別出售117,520,000股股份（合共235,040,000股股份），而湯子同先生及湯子嘉先生抵押了該等股份予徐楓女士作為履行彼等於上述協議項下之責任及義務之擔保。因此，根據《證券及期貨條例》，徐楓女士持有該等已發行股份之一項保證權益。

(F) On account of the agreements as mentioned in Note (E) above, Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles were considered to be persons acting in concert pursuant to the SFO. In this connection, as at 31st December, 2015, Madam Hsu Feng was taken to be interested in a total of 152,789,119 Shares beneficially held by Mr Albert Tong and Mr Tong Chi Kar Charles.

(F) 基於上述附註(E)所述之協議及根據《證券及期貨條例》，徐楓女士、湯子同先生及湯子嘉先生被視為一致行動的人士。因此，於二零一五年十二月三十一日，徐楓女士被視為擁有由湯子同先生及湯子嘉先生實益持有之合共152,789,119股股份權益。

(G) On account of the agreements as mentioned in Note (E) above, Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles were considered to be persons acting in concert pursuant to the SFO.

(G) 基於上述附註(E)所述之協議及根據《證券及期貨條例》，徐楓女士、湯子同先生及湯子嘉先生被視為一致行動的人士。

In this connection, as at 31st December, 2015, Mr Albert Tong was not only interested in the 117,520,000 Shares transferred from Madam Hsu Feng, but taken to be interested in a total of 655,141,346 Shares beneficially held by Madam Hsu Feng and Mr Tong Chi Kar Charles.

因此，於二零一五年十二月三十一日，湯子同先生不但擁有由徐楓女士轉讓之117,520,000股股份權益，且被視為擁有由徐楓女士及湯子嘉先生實益持有之合共655,141,346股股份權益。

Furthermore, as at 31st December, 2015, Mr Tong Chi Kar Charles was not only interested in the 117,520,000 Shares transferred from Madam Hsu Feng, but taken to be interested in a total of 658,054,431 Shares beneficially held by Madam Hsu Feng and Mr Albert Tong.

另一方面，於二零一五年十二月三十一日，湯子嘉先生不但擁有由徐楓女士轉讓之117,520,000股股份權益，且被視為擁有由徐楓女士及湯子同先生實益持有之合共658,054,431股股份權益。

- (H) Madam Hsu Feng held, in her capacity as a beneficial owner, a personal interest in 716,800 shares (being 56%) in the capital of China Boom while the Company held the balance of interest of 563,200 shares (being 44%) in the capital of China Boom through its wholly-owned subsidiary. Madam Hsu was deemed to control the exercise of more than one-third of voting power at general meetings of the Company, hence, she was also taken to be interested in those shares held by the Company. In conclusion, Madam Hsu was interested and deemed to be interested in 1,280,000 issued shares (being 100%) of China Boom pursuant to the SFO.
- (I) 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 while the Company held an interest in 1,125,000 shares (being 45%) in the capital of Tomson Entertainment through its wholly-owned subsidiary. Madam Hsu was deemed to control the exercise of more than one-third of voting power at general meetings of the Company, hence, she was also taken to be interested in those shares held by the Company. In conclusion, Madam Hsu was interested and deemed to be interested in 2,475,000 issued shares (being 99%) 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, 2015, 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 SCHEMES

The Company previously adopted a share option scheme (the “2002 Scheme”) on 29th May, 2002 which expired on 28th May, 2012. The outstanding options granted under the 2002 Scheme were lapsed in November 2015. Following the expiry of the 2002 Scheme, the Company adopted a new share option scheme (the “2012 Scheme”) on 1st June, 2012.

- (H) 徐楓女士以其實益擁有人之身份持有716,800股昌華股份(即56%)之個人權益,而本公司透過其全資附屬公司持有餘下之563,200股昌華股份(即44%)之權益。徐女士被視為可控制本公司股東大會上三分之一以上之投票權,故彼亦被視為擁有該等由本公司持有之股份權益。總括而言,根據《證券及期貨條例》,徐女士持有及被視為持有昌華之1,280,000股(即100%)已發行股份權益。
- (I) 徐楓女士以其實益擁有人之身份持有1,350,000股湯臣娛樂股份(即54%)之個人權益,而本公司透過其全資附屬公司持有1,125,000股湯臣娛樂股份(即45%)之權益。徐女士被視為可控制本公司股東大會上三分之一以上之投票權,故彼亦被視為擁有該等由本公司持有之股份權益。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之2,475,000股(即99%)已發行股份權益。

除上文所披露者外,於二零一五年十二月三十一日,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

本公司之前於二零零二年五月二十九日採納了一項購股權計劃(「二零零二年計劃」),該計劃已於二零一二年五月二十八日屆滿。於二零零二年計劃項下尚未行使之購股權已於二零一五年十一月失效。繼二零零二年計劃屆滿後,本公司於二零一二年六月一日採納了一項新購股權計劃(「二零一二年計劃」)。

Major terms of the 2012 Scheme

The purpose of the 2012 Scheme is 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 (the “Invested Entity”).

The participants include:

- (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.

As at the date of this Report, save as otherwise approved by shareholders of the Company, the maximum number of Shares available for issue under options which may be granted is 137,252,380, representing approximately 8.64% of the number of issued Shares.

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權之任何機構（「所投資機構」）作出貢獻。

參與者包括：

- (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貨物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。

除另行獲本公司股東審批外，於本報告書刊發之日，可授出之購股權而可予發行之股份數目上限為137,252,380股，佔本公司之已發行股份數目約8.64%。

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 shall 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 would result in the 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 must be subject to shareholders’ approval in general meeting of the Company with such participant and his or her associates abstaining from voting.

An option may be exercised at any time during a period as the Board may determine which shall 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 is no minimum period for which an option must be held before it can be exercised under the share option schemes of the Company.

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

The subscription price per Share in respect of any option that may be granted shall be such price as the Board in its absolute discretion shall determine, save that such price will 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 must 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.

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。

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，根據本公司之購股權計劃，並無設有購股權行使之前必須持有的最短期限。

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。

可予授出之任何購股權項下之每股股份之認購價將由董事局全權釐定，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。

Report of the Directors

董事局報告書

The 2012 Scheme shall be valid and effective until 31st May, 2022 subject to earlier termination by the Company in general meeting or by the Board. After the expiry of such valid period, no further options will be offered or granted but in all other respects the provisions of the 2012 Scheme shall remain in full force and effect.

Movements during the year

The carrying rights to subscribe for Shares under the 2002 Scheme during the year ended 31st December, 2015 are shown as follows:

二零一二年計劃將有效至二零二二年五月三十一日止，惟若本公司在股東大會上提早終止或董事局提早終止計劃則除外。於有效期限屆滿後將不會再行提議授予或授出購股權，惟二零一二年計劃之條款在其他各方面將仍全面有效。

於年度內購股權之變動

於截至二零一五年十二月三十一日止年度內，二零零二年計劃項下之可認購股份之權利列載如下：

Name of grantees	Date of grant	Exercise price per Share	Exercise period	Number of Shares subject to the options 購股權項下之股份數目				
				Balance as at 1.1.2015 於2015年1月1日之結餘	Granted during the year 於年度內授出	Exercised during the year 於年度內行使	Cancelled/ Lapsed during the year 於年度內註銷/ 失效	Balance as at 31.12.2015 於2015年12月31日之結餘
Directors 董事								
Madam Hsu Feng 徐楓女士	13.11.2007	3.644	13.11.2007-12.11.2015	1,300,000	-	-	1,300,000	-
Mr Albert Tong 湯子同先生	13.11.2007	3.644	13.11.2007-12.11.2015	13,000,000	-	-	13,000,000	-
Mr Tong Chi Kar Charles 湯子嘉先生	13.11.2007	3.644	13.11.2007-12.11.2015	13,000,000	-	-	13,000,000	-
Total 總額				27,300,000	-	-	27,300,000	-

Save as disclosed above, no other options under either the 2002 Scheme or the 2012 Scheme were outstanding at the beginning or at the end of the year ended 31st December, 2015 and no other options were granted, exercised, cancelled or lapsed at any time during the year.

除上文所披露者外，於截至二零一五年十二月三十一日止年度開始或終結時，在二零零二年計劃或二零一二年計劃下並無其他尚未行使之購股權，且於該年度內任何時間，概無其他在上述計劃下已授出、已行使、已註銷或已失效之購股權。

DIRECTORS' INTERESTS IN ARRANGEMENTS TO ACQUIRE SHARES OR DEBENTURES

Apart from the 2002 Scheme and 2012 Scheme, at no time during the year nor at the end of the year ended 31st December, 2015 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, is a director and substantial shareholder of RHL. Mr Albert Tong and Mr Tong Chi Kar Charles, being Vice-Chairmen of the Board and executive Directors of the Company, are deemed to be substantial shareholders of RHL pursuant to the SFO. In addition, Mr Albert Tong is a director of RHL.

RHL is engaged in property development and investment in Shanghai of China, in particular, 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 and Tianjin of China, is one of the principal businesses of the Group. The business of RHL in the property sector in Shanghai (the "Excluded Business") therefore may 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, RHL is a listed company in Hong Kong and the Excluded Business is managed by its independent management and administration. Besides, the Board is independent of the board of directors and management of RHL and the independent non-executive Directors of the Company will also be monitoring the operations of the Group. The Group is therefore 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

除二零零二年計劃及二零一二年計劃外，於截至二零一五年十二月三十一日止年度內任何時間或年度終結日，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為川河之董事及主要股東。根據《證券及期貨條例》，本公司董事局副主席兼執行董事湯子同先生及湯子嘉先生被視為川河之主要股東。另外，湯子同先生為川河之董事。

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）從事房地產發展及投資事務。本集團其中一項主要業務為從事物業發展及投資，並以中國上海市浦東新區及天津市為重點。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，川河為一家在香港上市之公司，而除外業務由其獨立管理層及行政架構所管理。再者，本公司董事局獨立於川河之董事局及管理層，且本公司之獨立非執行董事將監察本集團之營運。因此，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。

Report of the Directors

董事局報告書

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 an 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, 2015 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, 2015.

EMOLUMENT POLICY

The Group is conscious of the importance of a highly-effective staff management and incentive structure. Remuneration and benefit packages are generally structured by reference to market terms, individual responsibilities, performance and qualifications.

The emoluments of the executive Directors of the Company are determined by the Board on the recommendation of its remuneration committee (the "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 Committee. In addition, the Company has adopted the 2012 Scheme pursuant to which the directors and employees of the Group are eligible for grant of options to subscribe for Shares as a long-term incentive.

董事於交易、安排及合約之利益

於截至二零一五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，且在年度終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

在截至二零一五年十二月三十一日止年度內，本公司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。

薪酬政策

本集團一向著重高效益之僱員管理及獎勵計劃。薪酬及福利乃參考市場條款、個別人士所承擔之職責、表現及資歷而釐定。

本公司執行董事之薪酬由董事局參照其轄下之薪酬委員會（「該委員會」）之建議而釐定。本公司獨立非執行董事之董事袍金則由董事局根據本公司股東之授權及參照該委員會之建議而釐定。此外，本公司已採納二零一二年計劃；據此，本公司可向本集團之董事及僱員授予購股權以認購股份，以作為一項長期激勵措施。

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.

Furthermore, 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.

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 approximately HK\$7,759,000 (2014: HK\$8,626,000) and no contributions were forfeited.

RELATIONSHIPS WITH EMPLOYEES, SUPPLIERS AND CUSTOMERS

The Company recognizes that employees are one of the Group’s valuable assets. The Group provides competitive remunerations package and makes regular review to attract and motivate the employees.

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

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。

此外，本集團在中國內地之僱員均為個別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酬之若干百分比作出供款。

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約為7,759,000港元（二零一四年：8,626,000港元），且並無已被沒收之供款。

與僱員、供應商及客戶之關係

本公司認同僱員為本集團寶貴資產之一。本集團提供具競爭力之薪酬方案並作出定期檢討，以吸引及激勵僱員。

本集團亦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。

Report of the Directors

董事局報告書

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSON'S INTERESTS AND SHORT POSITIONS

As at 31st December, 2015, 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:

Name of shareholders 股東名稱	Number of Shares held (proportion to the number of issued Shares) 所持有股份數目 (佔已發行股份數目之百分比)
Rivera (Holdings) Limited (“RHL”) 川河集團有限公司 (「川河」) (a)	182,000,000 (11.45%)
King China Holdings Limited 錦華集團有限公司 (b)	177,114,501 (11.14%)
E-Shares Investments Limited (b)	126,824,738 (7.98%)

Notes:

- (a) Amongst these shares disclosed, 168,638,470 Shares were beneficially held by Shine Trip Limited, which was a wholly-owned subsidiary of Superwell Development Limited in which RHL held its entire equity interest. Therefore, Shine Trip Limited, Superwell Development Limited and RHL were interested or were taken to be interested in these Shares pursuant to the SFO.

Details of the interest taken to be held by RHL under the SFO are set out in Note (D) to the above paragraph headed “Directors’ Interests and Short Positions in Securities” in this Report.

- (b) 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 the Shares therefore constituted part of the total interests of Madam Hsu Feng, Mr Albert Tong and Mr Tong Chi Kar Charles in the capital of the Company as disclosed in the above paragraph headed “Directors’ Interests and Short Positions in Securities” in this Report.

主要股東及其他人士之權益及淡倉

於二零一五年十二月三十一日，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：

Number of Shares held (proportion to the number of issued Shares) 所持有股份數目 (佔已發行股份數目之百分比)
--

附註：

- (a) 於該等披露之股份中，168,638,470股股份由瑞展有限公司實益持有。瑞展有限公司為高賢發展有限公司之全資附屬公司，而川河持有後者之全部權益。因此，根據《證券及期貨條例》，瑞展有限公司、高賢發展有限公司及川河擁有或被視為擁有該等股份之權益。

有關川河根據《證券及期貨條例》被視作持有的權益的詳情，載於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(D)內。

- (b) 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錦華集團有限公司及E-Shares Investments Limited。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」一節所披露之徐楓女士、湯子同先生及湯子嘉先生所持有之該等股份權益總額之一部份。

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, 2015.

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.

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 if 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. During the year under review, the Group strived to comply with local regulations for treatment of construction wastes.

COMPLIANCE WITH LAWS AND REGULATIONS

The Group commits to comply with the relevant laws and regulations including, inter alia, the Listing Rules, 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 the Macau Special Administrative Region of China. During the year under review, the Group has complied, to the best knowledge of the Board, all the relevant laws and regulations that have significant impact on the Group.

除上文所披露者外，據本公司董事所知，概無任何本公司董事以外的人士於二零一五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刊發之日之公開資料及就各董事所知，本公司已維持《上市規則》規定下之足夠公眾持股量。

環境政策及表現

本集團致力於其經營所在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：雙面打印及影印及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。本集團在回顧年度內努力遵守有關處置建築廢料之當地規例。

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》及本集團經營所在地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特別行政區的環保法律及規例，包括空氣及噪音污染，以及建築廢料和廢水的排放。在回顧年度內，據董事局所知，本集團已遵守對本集團有重大影響之有關法律及規例。

Report of the Directors

董事局報告書

AUDITOR

The consolidated financial statements of the Group for the year ended 31st December, 2015 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 2016 AGM and, being eligible, offer themselves for re-appointment.

On behalf of the Board

Albert Tong

Vice-Chairman and Executive Director

Hong Kong, 30th March, 2016

核數師

本集團截至二零一五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。

該會計師行將於二零一六年度股東週年大會散會時退任，惟合資格並願意在膺選後連任。

代表董事局

副主席兼執行董事

湯子同

香港，二零一六年三月三十日

Deloitte.

德勤

TO THE MEMBERS OF TOMSON GROUP LIMITED

(incorporated in the Cayman Islands with limited liability)

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 66 to 176, which comprise the consolidated statement of financial position as at 31st December, 2015, and the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants 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.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report 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. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

致湯臣集團有限公司股東 (於開曼群島註冊成立之有限公司)

本核數師行已完成審核載於第66至176頁湯臣集團有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)的綜合財務報表,此等綜合財務報表包括於二零一五年十二月三十一日的綜合財務狀況表以及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,以及主要會計政策概要及其他解釋資料。

董事就綜合財務報表須承擔的責任

貴公司的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》的披露要求編製真實及公平之綜合財務報表,以及落實其認為編製綜合財務報表所必要的內部監控,以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

核數師之責任

本核數師的責任乃根據我們的審核對該等綜合財務報表發表意見,並根據吾等協定之委聘條款,僅向全體股東報告,而不作其他用途。本核數師概不會就本報告之內容對其他任何人士負責或承擔任何責任。本核數師已根據香港會計師公會頒佈之《香港審計準則》進行審核工作。該等準則要求本核數師遵守道德規範,並規劃及執行審核,以合理確定此等綜合財務報表是否不存有重大錯誤陳述。

Independent Auditor's Report

獨立核數師報告書

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the consolidated financial statements that give a true and fair view 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31st December, 2015 and of its financial performance and cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong,
30th March, 2016

審核涉及執行情序以取得與綜合財務報表所載數額及披露事項有關的審核憑證。選用的程序取決於核數師之判斷，包括評估綜合財務報表由欺詐或錯誤引起的重大錯誤陳述的風險。在作出該等風險評估時，核數師考慮與公司編製並真實公平地呈列綜合財務報表有關的內部監控，以為不同情況設計適當審核程序，但並非旨在就公司內部監控之效能發表意見。審核亦包括評估董事所用會計政策的合適性及所作會計估算的合理性，以及評價綜合財務報表的整體呈報方式。

本核數師相信，我們所獲得的審核憑證是充足和適當地為我們的審核意見提供基礎。

意見

本核數師認為，綜合財務報表均已根據《香港財務報告準則》真實及公平地反映貴集團於二零一五年十二月三十一日的財務狀況以及貴集團截至該日止年度的財務表現及現金流量，並已按照香港《公司條例》的披露規定妥善編製。

德勤•關黃陳方會計師行
執業會計師

香港
二零一六年三月三十日

Consolidated Statement of Profit or Loss

綜合損益表

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

		Notes 附註	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Gross proceeds from operations	經營收益總額	8 & 9	2,738,725	1,000,520
Revenue	收入	8	2,713,186	624,001
Cost of sales	銷售成本		(1,364,994)	(131,598)
Gross profit	毛利		1,348,192	492,403
Net (loss) gain in investments held for trading	待售投資(虧損)收益淨額		(9,577)	53,113
Other income	其他收入	10	118,308	136,126
Other gains and losses	其他收益及虧損	11	539	1,959
Selling expenses	銷售費用		(335,305)	(155,983)
Administrative expenses	行政費用		(170,699)	(193,813)
Gain on fair value changes of investment properties	投資物業公平值變動時產生之收益	17	392,079	33,379
Finance costs	融資費用	12	(149,429)	(158,573)
Share of results of associates	應佔聯營公司之業績		1,194,108	208,611
Share of results of joint ventures	應佔合資企業之業績		448	1,476
			12,250	11,219
Profit before taxation	除稅前溢利	13	1,206,806	221,306
Taxation	稅項	14	(582,044)	(118,477)
Profit for the year	年度溢利		624,762	102,829
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		534,074	95,985
Non-controlling interests	非控股股東權益		90,688	6,844
			624,762	102,829
Earnings per share (HK cents)	每股盈利(港仙)	16		
– Basic	– 基本		34.23	6.40
– Diluted	– 攤薄後		34.23	6.40

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, 2015 截至二零一五年十二月三十一日止年度

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Profit for the year	年度溢利	624,762	102,829
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:		
– other foreign operations	– 其他海外業務	(485,180)	(245,208)
– joint ventures	– 合資企業	(48,519)	(26,127)
– associates	– 聯營公司	(525)	(322)
Gain on changes in fair value of available-for-sale investments	可供出售投資公平值變動時產生之收益	5,113	16,984
Reclassification adjustments:	重新歸類調整:		
– release from reserve on acquisition upon sale of properties held for sale	– 出售待售物業時轉自收購儲備	–	229
– release from investment reserve upon disposal of available-for-sale investments	– 出售可供出售投資時轉自投資儲備	(350)	9
– release from foreign currencies translation reserves upon disposal of a subsidiary	– 出售一家附屬公司時轉自外幣兌換儲備	(14)	–
<i>Items that may not be reclassified to profit or loss:</i>	<i>不重新分類至損益表之項目:</i>		
Gain on revaluation of property transferred from property, plant and equipment to investment properties	物業、廠房及設備轉撥至投資物業時產生之物業重估收益	27,209	–
Deferred taxation arising on revaluation of property transferred from property, plant and equipment to investment properties	物業、廠房及設備轉撥至投資物業時產生之物業重估遞延稅項	(6,802)	–
Other comprehensive expense for the year	年度其他全面開支	(509,068)	(254,435)
Total comprehensive income (expense) for the year	年度全面收益(開支)總額	115,694	(151,606)
Total comprehensive income (expense) attributable to:	應佔全面收益(開支)總額如下:		
Owners of the Company	本公司權益持有人	60,623	(139,500)
Non-controlling interests	非控股股東權益	55,071	(12,106)
		115,694	(151,606)

Consolidated Statement of Financial Position

綜合財務狀況表

At 31st December, 2015 於二零一五年十二月三十一日

			2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
	Notes 附註			
Non-Current Assets				
非流動資產				
Fixed assets				
固定資產				
– Investment properties	17		7,258,654	7,105,014
– Property, plant and equipment	18		236,467	305,371
Lease premium for land	19		42,504	51,511
Film distribution rights	20		5,491	10,000
Prepayment for film distribution rights	21		–	85
Goodwill	24		33,288	33,288
Deferred tax assets	33		317,600	277,682
Interests in associates	25		14,289	14,360
Interests in joint ventures	26		1,025,781	1,076,595
Other receivables	37(b)		60,874	157,520
Available-for-sale investments	27		149,598	146,134
			9,144,546	9,177,560
Current Assets				
流動資產				
Lease premium for land	19		5,955	6,236
Properties under development	22		3,136,392	7,206,630
Deposits paid for land use rights	23		1,690,407	1,770,500
Properties held for sale			6,680,195	2,634,286
Trade and other receivables and prepayments	29(a)		484,312	420,126
Investments held for trading	28		83,145	8,842
Inventories	29(b)		5,994	7,206
Prepaid tax			–	12,813
Pledged bank deposits	38		337,778	262,945
Cash and bank balances	29(d)		2,780,454	2,072,759
			15,204,632	14,402,343
Current Liabilities				
流動負債				
Trade and other payables and accruals	29(c)		1,380,007	879,879
Receipts in advance			655,148	626,483
Taxation			4,026,295	3,617,705
Borrowings	32		3,179,898	1,931,678
Amount due to a joint venture	26		48,699	–
			9,290,047	7,055,745
Net Current Assets			5,914,585	7,346,598
Total Assets Less Current Liabilities			15,059,131	16,524,158

Consolidated Statement of Financial Position

綜合財務狀況表

At 31st December, 2015 於二零一五年十二月三十一日

		Notes 附註	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Capital and Reserves	資本及儲備			
Share capital	股本	30	794,333	763,064
Share premium and reserves	股份溢價及儲備		10,474,794	10,479,985
Equity attributable to owners of the Company	本公司權益持有人應佔權益		11,269,127	11,243,049
Non-controlling interests	非控股股東權益		917,215	861,578
Total Equity	總權益		12,186,342	12,104,627
Non-Current Liabilities	非流動負債			
Amounts due to joint ventures	應付合資企業款項	26	59,680	113,514
Borrowings	借款	32	1,366,734	2,700,713
Deferred tax liabilities	遞延稅項負債	33	1,446,375	1,605,304
			2,872,789	4,419,531
			15,059,131	16,524,158

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 30th March, 2016 and are signed on its behalf by:

綜合財務報表已於二零一六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, 2015 截至二零一五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														
		Share capital	Share premium	Special reserves (a)	Capital redemption reserve (b)	Foreign currencies translation reserves (c)	Enterprises expansion reserve (c)	Investment reserve	Share option reserve	Statutory surplus reserve (d)	Reserve on acquisition (e)	Revaluation reserve	Retained earnings (f)	Total capital and reserves	Non-controlling interests	Total equity
		股本	股份溢價	特別儲備(a)	資本贖回儲備(b)	外幣兌換儲備(c)	企業發展儲備(c)	投資儲備	購股權儲備	法定盈餘儲備(d)	收購儲備(e)	重估儲備	保留溢利(f)	資本及儲備總額	非控股股東權益	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	HK\$'000	千港元	千港元	千港元
Balance at 1st January, 2014	於二零一四年一月一日之結餘	733,992	2,194,443	296,276	16,608	2,069,244	44,865	30,913	28,321	281,780	(49,897)	6,980	5,782,499	11,436,024	873,684	12,309,708
Exchange difference arising from translation of:	換算時產生之匯兌差額：	-	-	-	-	(226,258)	-	-	-	-	-	-	-	(226,258)	(18,950)	(245,208)
- other foreign operations	- 其他海外業務	-	-	-	-	(226,258)	-	-	-	-	-	-	-	(226,258)	(18,950)	(245,208)
- joint ventures	- 合資企業	-	-	-	-	(261,127)	-	-	-	-	-	-	-	(261,127)	-	(261,127)
- associates	- 聯營公司	-	-	-	-	(322)	-	-	-	-	-	-	-	(322)	-	(322)
Gain on changes in fair value of available-for-sale investments	可供出售投資公平值變動時產生之收益	-	-	-	-	-	-	16,984	-	-	-	-	-	16,984	-	16,984
Reclassification adjustments:	重新歸類調整：	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- release from reserve on acquisition upon sale of properties held for sale	- 出售待售物業時轉自收購儲備	-	-	-	-	-	-	-	-	-	229	-	-	229	-	229
- release from investment reserve upon disposal of available-for-sale investments	- 出售可供出售投資時轉自投資儲備	-	-	-	-	-	-	9	-	-	-	-	-	9	-	9
Profit for the year	年度溢利	-	-	-	-	-	-	-	-	-	-	-	95,985	95,985	6,844	102,829
Total comprehensive (expense) income for the year	年度全面(開支)收益總額	-	-	-	-	(252,707)	-	16,993	-	-	229	-	95,985	(139,500)	(12,106)	(151,606)
Issue of shares under scrip dividend scheme	根據以股代息計劃發行股份	29,072	93,611	-	-	-	-	-	-	-	-	-	-	122,683	-	122,683
Dividend paid for 2013	派付二零一三年股息	-	(29,072)	-	-	-	-	-	-	-	-	-	(147,086)	(176,158)	-	(176,158)
Balance at 31st December, 2014	於二零一四年十二月三十一日之結餘	763,064	2,258,982	296,276	16,608	1,816,537	44,865	47,906	28,321	281,780	(49,668)	6,980	5,731,398	11,248,049	861,578	12,109,627

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31st December, 2015 截至二零一五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													
	Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Special reserves (a) 特別儲備(a) HK\$'000 千港元	Capital redemption reserve (b) 資本贖回儲備(b) HK\$'000 千港元	Foreign currencies translation reserves 外幣兌換儲備 HK\$'000 千港元	Enterprises expansion reserve (c) 企業發展儲備(c) HK\$'000 千港元	Investment reserve 投資儲備 HK\$'000 千港元	Share option reserve 購股權儲備 HK\$'000 千港元	Statutory surplus reserve (d) 法定盈餘儲備(d) HK\$'000 千港元	Reserve on acquisition (e) 收購儲備(e) HK\$'000 千港元	Revaluation reserve 重估儲備 HK\$'000 千港元	Retained earnings (f) 保留溢利(f) HK\$'000 千港元	Total capital and reserves 資本及儲備總額 HK\$'000 千港元	Non-controlling interests 非控股股東權益 HK\$'000 千港元
Balance at 31st December, 2014	763,064	2,258,982	296,276	16,608	1,816,537	44,865	47,906	28,321	(49,668)	6,980	5,731,398	11,243,049	861,578	12,104,627
Exchange difference arising from translation of: - other foreign operations - joint ventures - associates	-	-	-	-	(449,563)	-	-	-	-	-	-	(449,563)	(65,617)	(485,180)
Gain on changes in fair value of available-for-sale investments	-	-	-	-	(48,519)	-	-	-	-	-	-	(48,519)	-	(48,519)
Reclassification adjustments: - release from investment reserve upon disposal of available-for-sale investments	-	-	-	-	(525)	-	-	-	-	-	-	(525)	-	(525)
Gain on revaluation of property transferred from property, plant and equipment to investment properties	-	-	-	-	-	-	5,113	-	-	-	-	5,113	-	5,113
Deferred taxation arising on revaluation of property transferred from property, plant and equipment to investment properties	-	-	-	-	-	-	(350)	-	-	-	-	(350)	-	(350)
Profit for the year	-	-	-	-	(14)	-	-	-	-	-	-	(14)	-	(14)
Total comprehensive (expense) income for the year	-	-	-	-	(498,621)	-	4,763	-	-	27,209	-	(498,621)	-	(498,621)
Disposal of a subsidiary (Note 43)	-	-	-	-	-	-	-	(28,321)	-	-	28,321	-	-	-
Shares options lapsed	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transferred from retained earnings to statutory surplus reserve	-	-	-	-	-	-	-	-	-	-	(6,885)	-	-	(6,885)
Issue of shares under scrip dividend scheme	31,269	102,060	-	-	-	-	-	-	-	-	-	133,329	-	133,329
Dividend paid for 2014	-	(167,874)	-	-	-	-	-	-	-	-	-	(167,874)	-	(167,874)
Balance at 31st December, 2015	794,333	2,193,168	296,276	16,608	1,317,916	44,865	52,669	-	(49,668)	27,387	6,286,908	11,269,127	917,215	12,186,342

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

Notes:

附註：

- (a) The special reserves of 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.
- (a) 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，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) Capital redemption reserve arose from repurchase of shares. The amounts represent the nominal amount of the shares repurchased.
- (b) 資本贖回儲備源自回購股份。該金額為購回的股份票面價值金額。
- (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 distributable only for the future development or expansion of that company where concession is granted.
- (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。此儲備之分派只可用於獲稅務優惠之公司作日後發展或擴展之用。
- (d) The statutory surplus reserve ("SSR") is an appropriation from retained earnings by the Mainland of the People's Republic of China (the "PRC") subsidiaries of the Company. In accordance with the Company Law of the PRC, the PRC 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 PRC.
- (d) 法定盈餘儲備是本公司的中華人民共和國內地（「中國」）附屬公司從保留溢利提撥的款項。根據《中華人民共和國公司法》，本公司的中國附屬公司須分配除稅後溢利的10%至法定盈餘儲備，直至該儲備金額達到該附屬公司的註冊資本的50%。法定盈餘儲備可轉換，以提高資本金額，惟須遵照《中華人民共和國公司法》所載的若干限制。
- (e) Reserve on acquisition arose on acquisition of additional interest in subsidiary, being the excess of the fair value over the carrying value of the identifiable assets, liabilities and contingent liabilities attributable to the additional interests of the subsidiary acquired on the date of acquisition. When the identifiable assets are revalued or disposed of, the relevant amount of the reserve on acquisition is released to the consolidated statement of profit or loss.
- (e) 於購入附屬公司之額外權益時，收購儲備之產生乃由於公平值高於收購日收購之附屬公司之額外權益之可識別資產、負債及或然負債之賬面值。當可識別資產重估時或已出售，相關的收購儲備金額撥入綜合損益表中。
- (f) Of the retained earnings of HK\$6,286,908,000 (2014: HK\$5,731,398,000), retained earnings of HK\$1,008,000 (2014: HK\$3,303,000) are attributable to joint ventures of the Group and accumulated losses of HK\$5,109,000 (2014: HK\$5,557,000) are attributable to associates of the Group.
- (f) 於保留溢利6,286,908,000港元（二零一四年：5,731,398,000港元）中，本集團合資企業應佔保留溢利為1,008,000港元（二零一四年：3,303,000港元），而本集團聯營公司應佔累計虧損則為5,109,000港元（二零一四年：5,557,000港元）。

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
OPERATING ACTIVITIES	經營業務		
Profit before taxation	除稅前溢利	1,206,806	221,306
Adjustments for:	經以下調整：		
Share of results of associates	應佔聯營公司之業績	(448)	(1,476)
Share of results of joint ventures	應佔合資企業之業績	(12,250)	(11,219)
Release from reserve on acquisition upon sales of properties held for sale	出售待售物業時轉自收購儲備	-	229
Loss on disposal of a subsidiary	出售一家附屬公司之虧損	2,107	-
Interest expenses	利息開支	149,429	158,573
Depreciation of property, plant and equipment	物業、廠房及設備折舊	19,432	19,886
Amortisation of lease premium for land	土地租賃費用攤銷	6,089	6,444
Net gain on disposal of available-for-sale investments	出售可供出售投資之收益淨額	(361)	(223)
Impairment loss on available-for-sale investments	可供出售投資之減值虧損	931	-
Amortisation of film distribution rights	影片發行權攤銷	908	4,511
Impairment of film distribution rights	影片發行權減值	4,028	529
Recovery for bad and doubtful debts, net	呆壞賬收回淨額	(2,102)	(1,925)
Net gain on disposal/write off of property, plant and equipment	出售／撇銷物業、廠房及設備之收益淨額	(14,510)	(3,069)
Gain on fair value changes of investment properties	投資物業公平值變動時產生之收益	(392,079)	(33,379)
Unrealised loss (gain) on fair value changes of investments held for trading	待售投資公平值變動時產生之未變現虧損(收益)	13,594	(27)
Interest income	利息收入	(34,373)	(51,602)
Dividends from available-for-sale investments	可供出售投資之股息收入	(67,338)	(73,012)
Operating cash flows before movements in working capital	營運資金變動前之經營現金流	879,863	235,546
Decrease in properties held for sale	待售物業減少	1,433,539	67,617
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)	14,411	(18,450)
Increase in deposits paid for land use rights and related stamp duty	土地使用權已付訂金及相關印花稅增加	-	(677,885)
(Increase) decrease in investments held for trading	待售投資(增加)減少	(87,897)	231,465
Decrease (increase) in inventories	存貨減少(增加)	1,538	(345)
Increase 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	463,180	91,012
Increase in receipts in advance	預收款項增加	10,100	480,570
Addition in properties under development	發展中物業增加	(1,492,120)	(1,085,058)
Cash from (used in) operations	經營業務產生(所用)之現金	1,222,614	(675,528)
Taxes paid	已付稅款	(140,856)	(169,949)
NET CASH FROM (USED IN) OPERATING ACTIVITIES	經營業務產生(所用)之現金淨額	1,081,758	(845,477)

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

	<i>Note</i> 附註	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
INVESTING ACTIVITIES	投資活動		
Placement of pledged bank deposits	絃造已抵押銀行存款	(76,626)	(96,971)
Withdrawal of pledged bank deposits	提取已抵押銀行存款	-	625,264
Prepayment for film distribution rights	影片發行權預付款	(342)	(2,877)
Addition in investment properties	添置投資物業	(376)	-
Purchase of property, plant and equipment	購置物業、廠房及設備	(17,006)	(4,893)
Repayment from (advance to) non-controlling shareholders	償還自(墊付予)非控股股東之款項	29,815	(63,758)
Withdrawal (placement) of time deposits with original maturity over three months	提取(絃造)原到期日逾三個月之定期存款	399,856	(418,802)
Interest received	已收利息	34,302	53,750
Dividends from available-for-sale investments	可供出售投資之股息收入	67,338	73,012
Dividend from a joint venture (net of withholding tax)	收取一家合資企業之股息收入(已扣除扣繳稅)	17,260	-
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備之所得款項	23,075	3,624
Net cash outflow of disposal of a subsidiary	出售一家附屬公司之現金流出淨額	(1,753)	-
Advance to an associate	墊付予一家聯營公司之款項	(6)	(9)
Dividend from an associate	收取一家聯營公司之股息收入	-	31
Proceeds from disposal of available-for-sale investments	出售可供出售投資之所得款項	730	460
NET CASH FROM INVESTING ACTIVITIES	投資活動產生之現金淨額	476,267	168,831
FINANCING ACTIVITIES	融資活動		
New borrowings raised	新增借款	1,746,130	1,315,578
Repayment of borrowings	償還借款	(1,644,246)	(1,224,056)
Interest paid	已付利息	(330,170)	(274,339)
Cash dividend paid	已付現金股息	(34,545)	(53,475)
Advance from a joint venture	來自一家合資企業之墊款	-	62,508
NET CASH USED IN FINANCING ACTIVITIES	融資活動所用之現金淨額	(262,831)	(173,784)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS AT 1ST JANUARY	現金及現金等值項目淨額增加(減少)於一月一日之現金及現金等值項目	1,295,194	(850,430)
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	外幣兌換率轉變之影響	(168,697)	(53,925)
CASH AND CASH EQUIVALENTS AT 31ST DECEMBER	於十二月三十一日之現金及現金等值項目	2,780,454	1,653,957
TIME DEPOSITS WITH ORIGINAL MATURITY OVER THREE MONTHS	原到期日逾三個月之定期存款	-	418,802
TOTAL CASH AND BANK BALANCES	現金及銀行結餘總額	2,780,454	2,072,759

Note: Cash and cash equivalents comprise cash at banks and cash on hand, and deposits with banks subjected to insignificant risk of change in value and with a maturity of three months or less from date of placing.

附註：現金及現金等值項目包括銀行存款及手頭現金和絃造日期起三個月或以內到期，並所承受價值變動風險不大之定期存款。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

1. GENERAL

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 Company and its subsidiaries (collectively the “Group”) for the year were property development and investment, hospitality and leisure business, securities trading, PVC operations as well as operation of and investment in media and entertainment business.

2. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). 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 (Cap. 622).

The disclosure requirements set out in the Listing Rules regarding annual accounts have been amended with reference to certain provisions of the Hong Kong Companies Ordinance (Cap. 622) regarding preparation of accounts and directors’ reports and to tie in with HKFRSs. Accordingly the presentation and disclosure of information in the consolidated financial statements for the financial year ended 31st December, 2015 have been changed to comply with these new requirements. Comparative information in respect of the financial year ended 31st December, 2014 are presented or disclosed in the consolidated financial statements based on the new requirements. Information previously required to be disclosed under the predecessor Hong Kong Companies Ordinance (Cap. 32) or Listing Rules but not under the Hong Kong Companies Ordinance (Cap. 622) or amended Listing Rules are not disclosed in these consolidated financial statements.

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。

本公司及其附屬公司（統稱「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、塑膠業務以及經營及投資媒體及娛樂業務。

2. 綜合財務報表編製基準

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。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》（第622章）所規定之適用披露事項。

《上市規則》所載有關年度賬目之披露規定已參考香港《公司條例》（第622章）就有關編製賬目及董事報告書之若干條文作出修訂並與《香港財務報告準則》一致。因此，截至二零一五年十二月三十一日止財政年度之綜合財務報表內之資料呈列及披露已予更改以遵守此等新規定。有關截至二零一四年十二月三十一日止財政年度之比較資料已根據新規定於綜合財務報表內呈列或披露。根據前香港《公司條例》（第32章）或《上市規則》在以往須予披露但根據香港《公司條例》（第622章）或經修訂《上市規則》毋須披露之資料，於本綜合財務報表中已再無披露。

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current year, the Group has applied the following amendments to HKFRSs issued by the HKICPA:

Amendments to HKAS 19	Defined Benefit Plans: Employee Contributions
Amendments to HKFRSs	Annual Improvements to HKFRSs 2010-2012 Cycle
Amendments to HKFRSs	Annual Improvements to HKFRSs 2011-2013 Cycle

The application of the above amendments to HKFRSs had no material impact on the Group's financial performance and positions 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 and revised HKFRSs that have been issued but are not yet effective:

HKFRS 9	Financial Instruments ²
HKFRS 15	Revenue from Contracts with Customers ²
Amendments to HKFRS 11	Accounting for Acquisitions of Interests in Joint Operations ¹
Amendments to HKAS 1	Disclosure Initiative ¹
Amendments to HKAS 16 and HKAS 38	Clarification of Acceptable Methods of Depreciation and Amortisation ¹
Amendments to HKAS 16 and HKAS 41	Agriculture: Bearer Plants ¹
Amendments to HKAS 27	Equity Method in Separate Financial Statements ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³

3. 應用新訂及經修改《香港財務報告準則》

於本年度，本集團已採納以下由香港會計師公會頒佈之《香港財務報告準則》修訂本：

《香港會計準則》第19號 (修訂本)	界定福利計劃：僱員供款
《香港財務報告準則》(修訂本)	二零一零年至二零一二年週期《香港財務報告準則》的年度改進
《香港財務報告準則》(修訂本)	二零一一年至二零一三年週期《香港財務報告準則》的年度改進

應用以上《香港財務報告準則》修訂本對本集團於本年度及過往年度之財務表現及狀況及／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及經修改《香港財務報告準則》：

《香港財務報告準則》第9號	金融工具 ²
《香港財務報告準則》第15號	來自客戶合約收益 ²
《香港財務報告準則》第11號 (修訂本)	收購合資經營權益的會計處理 ¹
《香港會計準則》第1號 (修訂本)	披露主動性 ¹
《香港會計準則》第16號及第38號 (修訂本)	澄清可接受的折舊及攤銷方法 ¹
《香港會計準則》第16號及第41號 (修訂本)	農業：生產性植物 ¹
《香港會計準則》第27號 (修訂本)	獨立財務報表的權益會計法 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資產出售或投入 ³

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

Amendments to HKFRS 10, HKFRS 12 and HKAS 28 Investment Entities: Applying the Consolidation Exception¹

Amendments to HKFRSs Annual Improvements to HKFRSs 2012-2014 Cycle¹

- 1 Effective for annual periods beginning on or after 1st January, 2016
- 2 Effective for annual periods beginning on or after 1st January, 2018
- 3 Effective for annual periods beginning on or after a date to be determined

HKFRS 9 issued in 2009 introduces new requirements for the classification and measurement of financial assets. HKFRS 9 was subsequently amended in 2010 to include the requirements for the classification and measurement of financial liabilities and for derecognition, and further amended in 2013 to include the new requirements for hedge accounting. Another revised version of HKFRS 9 was issued in 2014 mainly to include (a) impairment requirements for financial assets and (b) limited amendments to the classification and measurement requirements by introducing a “fair value through other comprehensive income” measurement category for certain simple debt instruments.

Under HKFRS 9, all recognised financial assets that are within the scope of HKAS 39 “Financial Instruments: Recognition and Measurement” are subsequently measured at either amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. All other debt investments and equity investments are measured at their fair values at the end of subsequent accounting periods. In addition, under HKFRS 9, the Group may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held-for-trading) in other comprehensive income, with only dividend income generally recognised in the consolidated statement of profit or loss.

3. 應用新訂及經修改《香港財務報告準則》(續)

《香港財務報告準則》第10號、第12號及《香港會計準則》第28號(修訂本)

《香港財務報告準則》(修訂本)

- 1 於二零一六年一月一日或其後開始之年度期間生效
- 2 於二零一八年一月一日或其後開始之年度期間生效
- 3 於將釐定之日期或其後開始之年度期間生效

於二零零九年頒佈之《香港財務報告準則》第9號引入了有關財務資產分類及計量之新規定。《香港財務報告準則》第9號其後於二零一零年修訂以增加財務負債之分類及計量及終止確認之規定，並於二零一三年再次修訂以包括對沖會計法之新規定。另一經修訂版本之《香港財務報告準則》第9號於二零一四年頒佈，主要包括(a)財務資產減值規定，及(b)就若干簡單債務工具引入「按公平值計入其他全面收益」計量分類，對分類及計量規定作出有限度修訂。

根據《香港財務報告準則》第9號，《香港會計準則》第39號「金融工具：確認及計量」範疇內之所有已確認之財務資產，其後均按攤銷成本或公平值計量。具體而言，根據商業模式以收取合約現金流量為目的而持有的債務投資，及僅為支付本金及未償還本金之利息而產生合約現金流量之債務投資，一般於其後的會計期末按攤銷成本計量。所有其他債務投資及股本投資均於其後的會計期末按其公平值計量。此外，根據《香港財務報告準則》第9號，本集團可在不可撤回之情況下選擇在其他全面收益中呈列股本投資的公平值變動(待售投資除外)，並只在綜合損益表中確認股息收入。

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

The Directors of the Company anticipate that the application of HKFRS 9 in the future may affect the classification and measurement of the Group's available-for-sale investments. However, it is not practicable to provide a reasonable estimate of that effect until a detailed review has been completed. Regarding the Group's other financial assets and financial liabilities, it is unlikely to have a significant impact on the consolidated financial statements.

HKFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. HKFRS 15 will supersede the current revenue recognition guidance including HKAS 18 "Revenue", HKAS 11 "Construction Contracts" and the related interpretations when it becomes effective.

The core principle of HKFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

3. 應用新訂及經修改《香港財務報告準則》(續)

本公司董事預期本集團於未來應用《香港財務報告準則》第9號可能對本集團之可供出售投資的分類及計量造成影響。然而，本集團未能提供此等影響的合理估計，直到完成詳細評估後。對於本集團其他財務資產及財務負債，應用該準則對綜合財務報表產生重大影響之機會甚低。

《香港財務報告準則》第15號已頒佈並制定一項單一全面模式供實體用作將自客戶合約所產生之收益入賬。於《香港財務報告準則》第15號生效後，其將取代現時載於《香港會計準則》第18號「收入」、《香港會計準則》第11號「建築合約」及相關詮釋之收入確認指引。

《香港財務報告準則》第15號之核心原則為描述實體確認向客戶轉讓承諾貨品或服務之收入款項，應為能反映該實體預期就交換貨品或服務所有權獲得之代價。具體而言，該準則引入五個確認收入之步驟：

- 第一步：識別與客戶訂立之合約
- 第二步：識別合約中之履約責任
- 第三步：釐定交易價
- 第四步：將交易價分配至合約中之履約責任
- 第五步：於實體完成履約責任時確認收入

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

Under HKFRS 15, an entity 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. Far more prescriptive guidance has been added in HKFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by HKFRS 15.

The Directors of the Company anticipate that the application of HKFRS 15 in the future may have impact on the amounts reported and disclosures made in the Group’s consolidated financial statements. However, it is not practicable to provide a reasonable estimate of the effect of HKFRS 15 until a detailed review has been completed.

The amendments to HKAS 16 “Property, Plant and Equipment” prohibit entities from using a revenue-based depreciation method for items of property, plant and equipment. The amendments to HKAS 38 “Intangible Assets” introduce a rebuttable presumption that revenue is not an appropriate basis for amortisation of an intangible asset. This presumption can only be rebutted in the following two limited circumstances:

- (a) when the intangible asset is expressed as a measure of revenue; or
- (b) when it can be demonstrated that revenue and consumption of the economic benefits of the intangible asset are highly correlated.

The Directors of the Company do not anticipate that the application of these amendments to HKAS 16 and HKAS 38 will have a material impact on the Group’s consolidated financial statements.

The Directors of the Company anticipate that the application of other new and revised HKFRSs will have no material impact on the results and the financial position of the Group.

3. 應用新訂及經修改《香港財務報告準則》(續)

根據《香港財務報告準則》第15號，實體於完成履約責任時確認收入，即於特定履約責任相關之商品或服務之「控制權」轉讓予客戶時。《香港財務報告準則》第15號已就特別情況之處理方法加入更明確指引。此外，《香港財務報告準則》第15號規定作出更詳盡之披露。

本公司董事預期，於日後應用《香港財務報告準則》第15號可能會對本集團綜合財務報表呈報金額及相關披露事項造成影響。然而，本集團未能對《香港財務報告準則》第15號之影響作出合理估計，直到完成詳細評估後。

《香港會計準則》第16號(修訂本)「物業、廠房及設備」禁止實體的物業、廠房及設備使用以收入為基準之折舊法。《香港會計準則》第38號(修訂本)「無形資產」引入可推翻的推斷，該推斷指出以收入用作攤銷無形資產之基準並不合適。該推斷只會於以下兩種有限度的情況下被推翻：

- (a) 當無形資產以計量收入之方式表達時；或
- (b) 當可證明無形資產之經濟利益消耗與收入有高度關聯。

本公司董事並不預期應用《香港會計準則》第16號及第38號(修訂本)會對本集團之綜合財務報表有重大影響。

本公司董事預期應用其他新訂及經修改《香港財務報告準則》對本集團之業績及財務狀況並無重大影響。

4. SIGNIFICANT ACCOUNTING POLICIES

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.

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 within the scope of HKAS 17 “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.

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;

4. 主要會計政策

如下列之會計政策所述，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。

歷史成本一般根據貨物及服務交換所得代價之公平值而釐定。

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、屬於《香港會計準則》第17號「租賃」範圍之租賃交易，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。

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所報未經調整價格；

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

- 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.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (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.

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 subsidiaries 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.

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

4. 主要會計政策 (續)

- 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。

綜合基準

綜合財務報表包括本公司及本公司所控制實體（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對其可變回報之風險或權利；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。

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。

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其他成員公司所採用者保持一致。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Basis of consolidation *(Continued)*

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

Profit or loss and each item of total comprehensive income are 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.

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in existing subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid is recognised directly in equity and attributed to owners of the Company.

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.

4. 主要會計政策 (續)

綜合基準 (續)

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。

損益及每項全面收益總額會分配予本公司擁有人及非控股股東權益，即使此舉將導致非控股股東權益金額為負數。

本集團對現有附屬公司擁有權權益之變動

本集團對現有附屬公司擁有權權益之變動如並無導致本集團失去對該等附屬公司之控制權，將作為權益交易入賬。本集團之權益及非控股股東權益之賬面值已予以調整，以反映彼等於附屬公司之相關權益之變動。非控股股東權益所調整之金額與所付代價之公平值兩者之間的任何差額，均直接於權益確認並歸屬本公司擁有人。

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。

自二零零五年一月一日開始，本集團將商譽按成本減任何累計減值虧損入賬。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Goodwill (Continued)

Capitalised 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.

4. 主要會計政策 (續)

商譽 (續)

收購業務所產生的資本化商譽在綜合財務狀況表分開呈列。

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。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Interests in associates and joint ventures

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. Where necessary, adjustments are made to the financial statements of the associate and joint venture to bring their accounting policies into line with those used in the Group's consolidated financial statements.

The requirements of HKAS 39 are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's investment in associates or joint ventures. When necessary, 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 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.

4. 主要會計政策 (續)

於聯營公司及合資企業之權益

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。倘有需要，會對聯營公司及合資企業之財務報表作出調整，使其會計政策與於本集團綜合財務報表中所採用者保持一致。

《香港會計準則》第39號之規定被應用以釐定是否需要就本集團於聯營公司或合資企業之投資確認任何減值虧損。於需要時，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出售成本的較高者）與其賬面值。任何已確認的減值虧損構成該項投資的賬面值之一部份。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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Interests in associates and joint ventures (Continued)

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.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment (or a portion thereof) is classified as held for sale. The difference between the carrying amount of the associate or joint venture at the date the equity method was discontinued, and any proceeds from the disposal 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) when the equity method is discontinued.

4. 主要會計政策 (續)

於聯營公司及合資企業之權益 (續)

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。

本集團自投資不再成為聯營公司或合資企業當日起或投資(或其中一部分)被分類為持作出售時終止採用權益法。聯營公司或合資企業於終止採用權益法當日之賬面值與任何出售所得款項之差額,以釐定出售該聯營公司或合資企業之收益或虧損。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。本集團會於終止採用權益法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)。

4. 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 instrument. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets at fair value through profit or loss) 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 fair value through profit or loss are recognised immediately in the consolidated statement of profit or loss.

Financial assets

The Group's financial assets are classified into one of the three categories, including financial assets at fair value through profit or loss, loans and receivables and available-for-sale financial assets. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognised and derecognised on a trade date basis.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (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 debt instrument or where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest income is recognised on an effective interest basis for debt instruments.

4. 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。財務資產及財務負債初步按公平值計算。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)，於初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。

財務資產

本集團之財務資產可分為三種類別，包括按「公平值計入損益之財務資產」、「貸款及應收賬款」及「可供出售財務資產」。分類取決於財務資產之性質及目的並於初次確認時予以釐定。所有財務資產之日常買賣須根據市場規則或慣例確立之時間內交付財務資產，該等買賣乃按交易日基準確認及取消確認。

實際利率法

實際利率法乃計算債務工具之攤銷成本及按有關期間攤分利息收入之方法。實際利率指按債務工具預計可使用年期或較短期間(如適用)，將估計日後現金收入(包括所有所支付或所收取能構成整體實際利率之費用、交易成本及其他所有溢價或折讓)準確貼現至初步確認時之賬面淨值之利率。

債務工具之利息收入乃按實際利率基準確認

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Financial instruments *(Continued)*

Financial assets *(Continued)*

Financial assets at fair value through profit or loss

The Group's financial assets at fair value through profit or loss are investments held for trading. The Group classified such financial assets as held for trading investments as they have been acquired principally for the purpose of selling in the near future.

Subsequent to initial recognition, the financial assets at fair value through profit or loss are measured at fair value, with changes in fair value arising from remeasurement recognised directly in the consolidated statement of profit or loss in the period in which they arise. The net gain or loss recognised in the consolidated statement of profit or loss includes any dividend or interest earned on the financial assets.

Loans and receivables

Loans and receivables (including trade and other receivables, pledged bank deposits, cash and bank balances, amounts due from associates and a joint venture) are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables are carried at amortised cost using the effective interest method, less any identified impairment losses.

For certain categories of financial assets, such as trade receivables, assets that are assessed not to be impaired individually are subsequently assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include that Group's past experience of collecting payments, significant financial difficulty of the issuer or counterparty, default or delinquency in interest or principal payments, the borrower being probable to enter bankruptcy or financial re-organisation, observable changes in national or local economic conditions that correlate with default on receivables.

4. 主要會計政策 (續)

金融工具 (續)

財務資產 (續)

按公平值計入損益之財務資產

本集團之「按公平值計入損益之財務資產」為待售投資。本集團將主要作短期出售而購入之財務資產分類為待售投資。

於初次確認後，按公平值計入損益之財務資產乃按公平值計量，而因重新計量而產生之公平值變動於產生期間內直接於綜合損益表中確認。於綜合損益表確認之盈虧淨額包括財務資產所賺取之任何股息或利息。

貸款及應收賬款

「貸款及應收賬款」（包括應收貿易賬款及其他應收賬款、抵押銀行存款、現金及銀行結餘、聯營公司及合資企業欠款）為附帶固定或可釐定付款之非衍生性質財務資產，且並無在活躍市場報價。於初次確認後，貸款及應收賬款採用實際利率法以其攤銷成本計算，減任何已識別減值虧損列賬。

就若干類別之財務資產（如應收貿易賬款）而言，已評定為毋須個別減值之資產會於其後按集體基準進行減值評估。應收賬款組合之客觀減值證據可包括本集團過往收款記錄、發行人或交易對手之重大財務困難、拖欠或逾期未付利息或本金、借款人可能破產或進行財務重組、以及全國或地區經濟狀況出現與拖欠應收賬款相關之可觀察變化。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Financial instruments *(Continued)*

Financial assets *(Continued)*

Loans and receivables *(Continued)*

An impairment loss is recognised in the consolidated statement of profit or loss when there is objective evidence that the loans and receivables are impaired, and is measured as the difference between the carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate.

The carrying amounts of the loans and receivables are reduced by the impairment loss directly with the exception of trade and other receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in the consolidated statement of profit or loss. When trade and other receivables are considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to the consolidated statement of profit or loss.

Impairment losses are reversed in subsequent periods when an increase in the recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to a restriction that the carrying amount of the loans and receivables at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated or not classified as financial assets at fair value through profit or loss, held-for-maturity investments and loans and receivables.

4. 主要會計政策 (續)

金融工具 (續)

財務資產 (續)

貸款及應收賬款 (續)

當客觀證據出現顯示貸款及應收賬款出現減值時，需於綜合損益表中確認減值虧損，減值虧損為賬面值與估計未來現金流量以原實際利率貼現之現值間之差異。

減值虧損會直接於貸款及應收賬款之賬面值扣減，惟應收貿易賬款及其他應收賬款除外，其賬面值會透過撥備賬作出扣減。撥備賬內之賬面值變動會於綜合損益表確認。當應收貿易賬款及其他應收賬款被視為不可收回時，其將於撥備賬內撇銷。如其後收回之前已撇銷的款項，將計入綜合損益表內。

當能客觀地確實可收回金額增加與已確認減值後所發生之事件有關時，則減值虧損會於隨後期間撥回，惟該貸款及應收賬款於撥回減值之日之賬面值不得超出未確認減值時之已攤銷成本。

可供出售財務資產

「可供出售財務資產」為非衍生項目，其須指定為可供出售財務資產或未歸類為「按公平值計入損益之財務資產」、「持有至到期之投資」以及「貸款及應收賬款」。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Financial instruments (Continued)

Financial assets (Continued)

Available-for-sale financial assets (Continued)

Available-for-sale financial assets are measured at fair value at the end of the reporting period. Changes in fair value are recognised in other comprehensive income and accumulated in investment reserve, until the financial asset is disposed of or is determined to be impaired, at which time, the cumulative gain or loss previously accumulated in investment reserve is reclassified to the consolidated statement of profit or loss.

A significant or prolonged decline in the fair value of an available-for-sale equity investment below its cost is considered to be objective evidence of impairment. Any impairment losses on available-for-sale financial assets are recognised in the consolidated statement of profit or loss. Impairment losses on available-for-sale equity investments will not reverse in the consolidated statement of profit or loss in subsequent periods. Any increase in fair value subsequent to impairment loss is recognised in other comprehensive income and accumulated in investment reserve.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured are measured at cost less any identified impairment losses at the end of the reporting period. An impairment loss is recognised in the consolidated statement of profit or loss when there is objective evidence that the asset is impaired. The amount of the impairment loss is measured as the difference between the carrying amount of the asset and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment losses will not reverse in subsequent periods.

4. 主要會計政策 (續)

金融工具 (續)

財務資產 (續)

可供出售財務資產 (續)

於報告期末，可供出售財務資產按公平值計算。公平值之變動於其他全面收益內確認並於投資儲備內累算，直至該財務資產被出售或被釐定有所減值，屆時過往於投資儲備內累算之收益或虧損會重新分類計入綜合損益表。

可供出售股本投資的公平值若出現大幅或持續下降至低於成本，則被視為客觀的減值證據。「可供出售財務資產」之任何減值虧損需於綜合損益表中確認。可供出售股本投資之減值虧損將不會於以後期間於綜合損益表撥回。減值虧損後公平值之任何增加會於其他全面收益內確認並於投資儲備內累算。

在活躍市場並無市場報價且未能可靠衡量公平值之可供出售股本投資，於報告期末按成本減任何已識別減值虧損計算。當有客觀證據證明該資產出現減值，則減值虧損計入綜合損益表。減值虧損金額以資產賬面值與按類近財務資產現行市場回報率貼現之估計日後現金流量現值之差額計算。該等減值虧損不會於其後期間撥回。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Financial instruments *(Continued)*

Financial liabilities and equity instruments

Financial liabilities 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.

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities.

The Group's financial liabilities including trade and other payables, amounts due to joint ventures and borrowings are subsequently measured at amortised cost, using the effective interest method.

Equity instruments

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 retained earnings 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.

4. 主要會計政策 (續)

金融工具 (續)

財務負債及股本工具

由集團實體發行之財務負債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。

本集團財務負債包括應付貿易賬款及其他應付賬款、應付合資企業款項以及借款，其後採用實際利率法以攤銷成本計算。

股本工具

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保留溢利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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Financial instruments *(Continued)*

Financial liabilities and equity instruments *(Continued)*

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash 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 liability, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest expense is recognised on an effective interest basis for debt instruments.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Group are initially measured at their fair values and, if not designated as at fair value through profit or loss, are subsequently measured at the higher of:

- (i) the amount of obligation under the contract, as determined in accordance with HKAS 37 “Provisions, Contingent Liabilities and Contingent Assets”; and
- (ii) the amount initially recognised less, where appropriate, cumulative amortisation recognised in accordance with the revenue recognition policies.

4. 主要會計政策 (續)

金融工具 (續)

財務負債及股本工具 (續)

實際利率法

實際利率法乃計算財務負債之攤銷成本及按有關期間攤分利息開支之方法。實際利率指於初步確認時按財務負債預計年期或較短期間(如適用)將估計日後現金付款(包括實際利率組成部份之所有已付或已收費用、交易成本及其他溢價或折讓)準確貼現至賬面淨值之利率。

利息開支乃按債務工具之實際利率基準確認。

財務擔保合約

財務擔保合約乃規定發行人向持有人支付指定金額，以補償持有人由於指定債務人未能根據債務工具條款於到期時履行付款而蒙受之損失。

本集團發出之財務擔保合約初步按其公平值計量，且倘有關財務擔保合約並非指定為按公平值計入損益，則其後乃按以下各項較高者計量：

- (i) 合約責任金額(根據《香港會計準則》第37號「撥備、或然負債及或然資產」釐定)；及
- (ii) 初步確認金額減(如適用)根據收入確認政策確認之累計攤銷。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Financial instruments (Continued)

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income is recognised in the consolidated statement of profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. 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.

Impairment losses other than goodwill and financial assets

At the end of the reporting period, the Group reviews the carrying amounts of its assets to determine whether there is any indication that those assets have suffered an impairment loss. Recoverable amount is the higher of fair value less costs to sell and value in use. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

Where an impairment loss subsequently reverses, the carrying amount of the asset 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 in prior years. A reversal of an impairment loss is recognised as income immediately.

4. 主要會計政策 (續)

金融工具 (續)

取消確認

當資產收取現金之權利已屆滿或財務資產已轉讓及本集團已將其於財務資產擁有權之絕大部份風險及回報轉移，則財務資產將被取消確認。於取消確認財務資產時，資產賬面值與已收及應收代價及已直接於其他全面收益確認之累計損益之總和之差額，將於綜合損益表中確認。

財務負債於有關合約訂明的責任獲解除、取消或屆滿時取消確認。取消確認之財務負債賬面值與已付及應付代價之差額乃於綜合損益表中確認。

減值虧損 (商譽及財務資產除外)

於報告期末，本集團審核其資產之賬面值以確定該等資產是否出現減值虧損跡象。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。若估計某項資產之可收回金額低於其賬面值時，則該項資產之賬面值將調低至其可收回金額。減值虧損將即時確認為開支。

若隨後撥回減值虧損，則該項資產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減值虧損前已釐定之賬面值。減值虧損撥回將即時確認為收入。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation.

On initial recognition, investment properties are measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values using the fair value model. 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 asset (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 item 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 other than construction work-in-progress, are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

Construction work-in-progress is stated at cost less any identified impairment loss. When the construction is completed and the asset is available for use, the related cost is transferred to appropriate category of property, plant and equipment and depreciated in accordance with the following policy.

4. 主要會計政策 (續)

投資物業

投資物業指持作賺取租金及／或資本增值之物業。

於初次確認時，投資物業按成本（包括任何直接應佔費用）計算。於初次確認後，投資物業乃採用公平值模式按彼等之公平值計算。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。取消確認資產後，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）會在該項目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，包括就生產或供應貨物或服務或作行政用途而持有之租賃土地及樓宇（在建工程除外）乃以成本值減累計折舊及累計減值虧損（如有）列賬。

在建工程按成本值減去任何已識別之減值虧損入賬。當工程完成後及該資產可投入使用時，有關成本則按適當類別撥入物業、廠房及設備，並按以下政策作折舊撥備。

4. SIGNIFICANT ACCOUNTING POLICIES*(Continued)***Property, plant and equipment** *(Continued)*

Depreciation is provided to write off the cost of the assets other than construction work-in-progress less their estimated residual value 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 lease
Plant and equipment	4% to 13%
Furniture, fixtures and equipment and motor vehicles	18% to 40%

If an item of property, plant and equipment 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 at the date of transfer is recognised in other comprehensive income and accumulated in revaluation reserve. On the subsequent sale or retirement of the asset, the relevant revaluation reserve will be transferred directly to retained earnings.

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.

Properties held for sale/properties under development (current asset)

Properties held for sale/properties under development (current asset) are stated at the lower of cost/deemed cost and estimated net realisable value. Properties under development which are intended for sale in the ordinary course of business upon completion are classified as current assets.

Properties transferred from investment properties to properties held for sale are stated at deemed cost on date of transfer.

4. 主要會計政策 (續)**物業、廠房及設備 (續)**

除在建工程以外，資產的折舊乃按其估計可使用年期，以每年相等的數額分期撇銷超出其估計殘值之成本值，年率如下：

租賃土地及樓宇	2%至4%或有關租賃之年期
廠房及設備	4%至13%
傢俱、裝置和設備及車輛	18%至40%

倘物業、廠房及設備項目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。

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（根據資產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。

待售物業／發展中物業（流動資產）

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。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。

自投資物業轉撥至待售物業之物業於轉撥日以視作成本值入賬。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, are capitalised as part of the cost of those assets. Capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. 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 recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold and services provided in the normal course of business, net of discount.

When properties are developed for sale, income is recognised only when the respective properties have been completed and delivered to the buyers. Payments received from purchasers prior to this stage are recorded as receipts in advance under current liabilities.

Interest income from a financial asset excluding financial assets at fair value through profit or loss is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Revenue from sale of goods is recognised when the goods are delivered and title has passed.

Revenue from provision of services is recognised when the services are rendered.

4. 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，會資本化作該等資產之部份成本。當資產大致上可作原定用途或銷售時，即停止將借貸成本資本化。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。

收入確認

收入是按已收或應收代價的公平值計算，即於日常業務過程中所出售的貨品及提供服務扣除折扣後之應收賬款。

待售物業之收入須在各物業竣工及交付買家時，始行確認入賬。此階段前買家所支付的款項概列於流動負債項下作預收款項。

財務資產（不包括按公平值計入損益之財務資產）之利息收入乃以時間為基準，按未償還本金及適用之實際利率計提，而實際利率為於初步確認時透過財務資產預計年期將估計日後現金收入準確貼現至該資產賬面淨值之利率。

出售貨品之收入在貨品交付及所有權轉移時入賬。

從提供服務所得的收入，在提供服務時入賬。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Revenue recognition (Continued)

Sales of investments held for trading is recognised on a trade date basis.

Property management fee income is recognised on an appropriate basis over the relevant period in which the services are rendered.

Rental income under operating leases is recognised on a straight-line basis over the terms of the relevant lease.

Revenue from media and entertainment events organised by co-investors is recognised, when the events are completed and the revenue is agreed with co-investors.

Dividend income from investments is recognised when the Group's rights to receive payment have been established.

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. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

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 profit or loss on repayment of the monetary items.

4. 主要會計政策 (續)

收入確認 (續)

出售待售投資按銷售日期基準確認。

物業管理費收入按適當的基準，在有關期間內提供服務時入賬。

經營租賃下之租金收入以直線法按有關租約年期確認。

共同投資者舉辦的媒體及娛樂項目的收入，在項目完成後該收入與共同投資者協定時確認。

來自投資之股息收入在本集團獲得收取付款之權利時入賬。

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。按公平值入賬及以外幣結算之非貨幣項目按公平值釐定當日之適用匯率重新換算。以外幣過往成本計算之非貨幣項目毋須重新換算。

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分）之貨幣項目之匯兌差額除外，該等匯兌差額初步於其他全面收益內確認，並於償還貨幣項目時自權益重新分類至損益表。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Foreign currencies *(Continued)*

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 (i.e. Hong Kong dollars ("HKD")) 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 (foreign currencies translation reserves). Such exchange differences are recognised in the consolidated statement of profit or loss in the period in which the foreign operation is disposed of.

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" as reported in the consolidated statement of profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes 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.

4. 主要會計政策 (續)

外幣 (續)

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（即港元），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，則按各項交易之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累計計算（外幣兌換儲備）。該等匯兌差額乃於出售海外業務期間內之綜合損益表中確認。

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。由於應課稅溢利不包括於其他年度應課稅收入或可扣稅之開支項目，亦不包括無需課稅或不可作稅項扣減之開支，故應課稅溢利與於綜合損益表所報之「除稅前溢利」有所不同。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。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Taxation (Continued)

Deferred tax is recognised on 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 assets and liabilities are 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.

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.

4. 主要會計政策 (續)

稅項 (續)

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初步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，則不會確認該等資產及負債。

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。

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份遞延稅項資產可予應用為止。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Taxation (Continued)

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 tax 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).

Current tax and deferred tax are recognised in the consolidated statement of profit or loss, except when they relate to items charged or credited directly to other comprehensive income, in which case the current and deferred tax are also recognised in other comprehensive income.

4. 主要會計政策 (續)

稅項 (續)

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(即根據投資物業被收回之預期方式)計量。

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直接扣除或計入之項目，則即期及遞延稅項亦會於其他全面收益中確認。

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Film distribution rights

Film distribution rights are rights acquired or licensed from outsiders for exhibition of films.

Film distribution rights are stated at cost less accumulated amortisation and impairment losses. Film distribution rights are amortised on the proportion of actual income earned during the year to the total estimated income over their economic beneficial period. Additional amortisation/impairment loss is made if future estimated projected revenues are adversely different from the previous estimation. Estimated projected revenues are reviewed at regular intervals.

An impairment loss is made if there has been a change in the estimate used to determine the recoverable amount and the carrying amount exceeds the recoverable amount.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the weighted average method.

Share-based payment transactions

The fair value of services received determined by reference to the fair value of share options 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.

4. 主要會計政策 (續)

影片發行權

影片發行權為外購或獲授權以上映影片之版權。

影片發行權以成本值減累計攤銷及減值虧損列賬。影片發行權乃就其經濟利益期按年內實際收入所佔估計收入總額之比例攤銷。若未來估計預期收益較先前估計為差，則會作額外攤銷／減值虧損。估計預期收益會定期作出檢討。

倘用以釐定可收回金額之估計有變，且其賬面值超過可收回金額，則會作出減值虧損。

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。

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購股權的公平值而釐定之獲得服務之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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

Leasing

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

The Group as lessor

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.

The Group as lessee

Operating lease payments are recognised as an expense on a straight-line basis over the terms of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are recognised as a reduction of rental expense over the lease terms on a straight-line basis.

Leasehold land and building

When a lease includes both land and building elements, the Group assesses the classification of each element as a finance or an operating lease separately based on the assessment as to whether substantially all the risks and rewards incidental to ownership of each element have been transferred to the Group, unless it is clear that both elements are operating leases, in which case the entire lease is classified as an operating lease. Specifically, the minimum lease payments (including any lump-sum upfront payments) are allocated between the land and the building elements in proportion to the relative fair values of the leasehold interests in the land element and building element of the lease at the inception of the lease.

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “lease premium for land” in the consolidated statement of financial position and is amortised over the lease terms on a straight-line basis except for those that are classified and accounted for as investment properties under the fair value model.

4. 主要會計政策 (續)

租賃

當租賃之條款實質上將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。

本集團作為出租人

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。

本集團作為承租人

經營租賃款項乃按相關租賃年期以直線法確認作開支。作為促使訂立經營租賃之已收及應收利益，以直線法按租賃年期確認為租金開支扣減。

租賃土地及樓宇

當租約包括土地及樓宇部分，本集團根據對附於各部分所有權的絕大部分風險及回報是否已轉移至本集團作出評估，分別將各部分的分類評定為融資或經營租賃，若該兩部分均明顯為經營租賃，在此情況下，整份租約歸類為經營租賃。具體而言，最低租金（包括任何一筆過預付款項）於租約訂立時按租約土地部分及樓宇部分中的租賃權益相對公平值比例於土地與樓宇部分間分配。

在租金能在可靠分配的情況下，被列為經營租賃的租賃土地權益於綜合財務狀況表中呈列為「土地租賃費用」，並於租期內按直線基準攤銷，惟以公平值模式分類及入賬列作投資物業者除外。

4. 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.

5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in Note 4, 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.

4. 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。

5. 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4之本集團會計政策時，本公司董事須對未能依循其他途徑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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

5. 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 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 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 that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is rebutted. As a result, 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.

5. 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。因此,於計量本集團之投資物業之遞延稅項時,本公司董事確定,使用公平值模式計量之投資物業賬面值可透過出售獲悉數收回之假定已被推翻。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。

5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Critical judgements in applying accounting policies (Continued)

Land appreciation tax

The Group is subject to land appreciation tax in the PRC. However, the implementation and settlement of the tax varies amongst different jurisdictions in various cities of the PRC and the Group has not finalised its land appreciation tax calculation and payments with any local tax authorities in the PRC. Accordingly, significant judgement is required in determining the amount of the land appreciation tax and its related income tax provisions. The Group recognised the land appreciation tax based on 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.

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.

Impairment of goodwill

Determining whether goodwill is impaired requires an estimation of the recoverable amount of the cash-generating units to which goodwill has been allocated. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the cash-generating unit and a suitable discount rate in order to calculate the present value (Note 24). If the expectation on assumption differs from the original estimate or there are changes in facts and circumstances which result in revision of the previous estimation, such differences will impact the carrying amount of goodwill whenever such estimates are changed.

5. 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 (續)

土地增值稅

本集團須繳納中國之土地增值稅。然而，中國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，而本集團尚未與中國任何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。最終的稅務結果或會與初始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。

估計不確定因素之主要來源

對於未來之主要假設及報告日估計不確定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。

商譽減值

要確定商譽有否減值，須先估計已獲分配商譽的現金產生單位的可收回金額。計算使用價值前，本集團須估計來自現金產生單位的未來現金流量，也須估計一個適合的貼現率，以計算其現值（附註24）。倘假設之預期與原先估計有差異，或事件或情況出現變動導致修訂過往估計，當有關估計發生變動時，則有關差異將會影響商譽之賬面值。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Fair value measurements and valuation processes

In estimating the fair value of an asset or a liability the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available the Group engages third party qualified valuers to perform the valuation. The Group works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

The Group uses valuation technique that include inputs that are not based on observable market data to estimate the fair value of investment properties. If there are changes in facts and circumstances which result in revision of unobservable market data, such changes will impact the fair value. In accordance with HKFRS 13 “Fair Value Measurement”, additional disclosures have been made (please see Notes 7 and 17) about the valuation techniques, inputs and key assumptions used in the determination of the fair value of various assets and liabilities.

6. 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 borrowings disclosed in Note 32 and equity attributable to owners of the Company, comprising issued share capital, share premium, reserves and retained earnings.

5. 重要會計判斷及估計不明朗因素之主要來源 (續)

估計不確定因素之主要來源 (續)

公平值計量及估值過程

於估計資產或負債之公平值時，本集團盡可能使用可觀察市場數據。倘並無第一級輸入數據可供使用，則本集團委聘合資格第三方估值師進行估值。本集團與合資格外聘估值師緊密合作以為模式設立合適估值技術及輸入數據。

本集團採用包括並非可觀察市場數據的輸入數據之估值技術估計投資物業之公平值。倘由事實及情況變動導致非可觀察市場數據作出修訂，則有關變動將影響公平值。根據《香港財務報告準則》第13號「公平值計量」，有關用於釐定各項資產及負債公平值之估值技術、輸入數據及主要假設已作出額外之披露（請參閱附註7及17）。

6. 資本風險管理

本集團之資本管理目的為確保本集團內之所有實體均可持續經營，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32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）。

6. CAPITAL RISK MANAGEMENT (Continued)

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.

6. 資本風險管理 (續)

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。

7. FINANCIAL INSTRUMENTS**(a) Categories of financial instruments**

Financial assets	財務資產
Fair value through profit or loss investments held for trading	透過公平值計入損益之待售投資
Loans and receivables (including cash and bank balances)	貸款及應收賬款 (包括現金及銀行結餘)
Available-for-sale investments	可供出售投資
Financial liabilities	財務負債
Amortised cost	攤銷成本

7. 金融工具**(a) 金融工具之類別**

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
	83,145	8,842
	3,395,685	2,663,455
	149,598	146,134
	5,829,909	5,474,861

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies

The Group's major financial instruments include available-for-sale investments, investments held for trading, trade and other receivables, amounts due from or due to associates and joint ventures, pledged bank deposits, cash and bank balances, trade and other payables and borrowings. 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. 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 cash and bank balances of the Group are denominated in United States Dollars ("USD") and Renminbi ("RMB") which are a foreign currency other than functional currency (i.e. HKD) of the relevant group entities (see Note 29(d)). The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arises.

7. 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可供出售投資、待售投資、應收貿易賬款及其他應收賬款、應收或應付聯營公司及合資企業款項、抵押銀行存款、現金及銀行結餘、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。本集團面臨之金融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

本集團若干現金及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29(d))。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。

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Market risks (Continued)

(i) Currency risk (Continued)

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to currency risk at the end of the reporting period.

No analysis is presented on HKD against USD as HKD is pegged to USD and management of the Company believes the foreign exchange exposure is insignificant.

The following details the Group's sensitivity to a 5% (2014: Nil) appreciation/depreciation in HKD against RMB.

- Post-tax profit for the year ended 31st December, 2015 would decrease/increase by approximately HK\$850,000 (2014: Nil).

(ii) Interest rate risk

The Group is exposed to fair value interest rate risk relation to fixed-rate borrowings and also exposed to cash flow interest rate risk in relation to bank deposits and variable-rate borrowings (see Note 32 for details of these borrowings). It is the Group's policy to keep its borrowings 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, management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arises.

7. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

市場風險 (續)

(i) 貨幣風險 (續)

敏感度分析

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。

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。

下列詳載本集團對港元兌人民幣升值／貶值5% (二零一四年：無)的敏感度。

- 本集團截至二零一五年十二月三十一日止年度之除稅後溢利將減少／增加850,000港元 (二零一四年：無)。

(ii) 利率風險

本集團因定息借款而須承受公平值利率風險及亦因銀行存款及浮息借款 (此等借款詳情見附註32) 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，管理層已監察利率風險，倘有需要時將會考慮對沖顯著的利率風險。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Market risks (Continued)

(ii) Interest rate risk (Continued)

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of the market deposit rate and the PRC official lending rate and Hong Kong Interbank Offered Rate arising from the Group's RMB borrowings and HKD borrowings respectively.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to interest rates risks for bank balances and variable-rate borrowings. The analysis is prepared on the balances at the end of reporting period. 50 and 100 basis points (2014: 50 and 100 basis points) increase or decrease are used respectively which represents management's assessment of the reasonably possible change in interest rates.

In relation to the Group's exposure to interest rates risk on bank deposits, if interest rates had been 50 basis points (2014: 50 basis points) higher/lower and all other variables were held constant, the Group's post-tax profit for the year ended 31st December, 2015 would increase/decrease by HK\$12,147,000 (2014: HK\$9,372,000).

Furthermore, in relation to the Group's exposure to interest rates risk on its variable-rate borrowings, if interest rates had been 100 basis points (2014: 100 basis points) higher/lower and all other variables were held constant, the Group's post-tax profit for the year ended 31st December, 2015 would decrease/increase by HK\$25,445,000 (2014: HK\$16,164,000).

7. 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)

本集團之現金流利率風險主要集中在市場存款利率浮動及本集團人民幣借款及港元借款分別因中國官方貸款利率及香港銀行同業拆息浮動之風險。

敏感度分析

以下的敏感度分析乃根據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。分別採用50及100基點(二零一四年: 50及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。

有關本集團面對銀行存款利率風險,倘利率增加/減少50基點(二零一四年: 50基點),而所有其他可變因素維持不變,則本集團截至二零一五年十二月三十一日止年度之除稅後溢利將增加/減少12,147,000港元(二零一四年: 9,372,000港元)。

此外,有關本集團面對其浮息借款利率風險,倘利率增加/減少100基點(二零一四年: 100基點),而所有其他可變因素維持不變,則本集團截至二零一五年十二月三十一日止年度之除稅後溢利將減少/增加25,445,000港元(二零一四年: 16,164,000港元)。

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Market risks (Continued)

(iii) Equity price risk

The Group's equity instruments (classified as investments held for trading and available-for-sale investments) expose the Group to equity price risks. Management intends to manage this exposure by maintaining a portfolio of investments with different risk profiles.

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to equity price risks at the end of reporting period for the Group's equity instruments excluding available-for-sale investments measured at cost less any identified impairment losses.

If the prices of the respective equity instruments had been 10% (2014: 10%) higher/lower:

- post-tax profit for the year ended 31st December, 2015 would increase/decrease by HK\$6,943,000 (2014: HK\$738,000) as a result of the changes in fair value of investments held for trading; and
- other comprehensive income would increase/decrease by HK\$10,099,000 (2014: HK\$9,660,000) for the Group as a result of the changes in fair value of listed available-for-sale investments.

In management's opinion, the sensitivity analysis is not representative of the Group's equity 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.

7. 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

本集團因其股本工具(分類為待售投資及可供出售投資)而須承受股本價格風險。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。

敏感度分析

下列之敏感度分析乃根據本集團於報告期末之股本工具(不包括按成本減任何已識別減值虧損計量之可供出售投資)之股本價格風險為基準而釐定。

倘有關股本工具之價格上升/下跌10%(二零一四年: 10%),則:

- 截至二零一五年十二月三十一日止年度之除稅後溢利將因待售投資公平值變動而增加/減少6,943,000港元(二零一四年: 738,000港元);及
- 本集團之其他全面收益將因上市可供出售投資公平值變動而增加/減少10,099,000港元(二零一四年: 9,660,000港元)。

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風險。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Credit risk

The Group's maximum exposure to credit risk in the event of counterparties' failure to perform their obligations as at 31st December, 2015 in relation to each class of recognised financial assets in the carrying amount of those assets as stated in the consolidated statement of financial position and the amount of contingent liabilities in relation to the financial guarantees provided by the Group as disclosed in Note 34. 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.

In order to minimise the credit risk, the Group will ensure that follow-up action is taken to recover any overdue debts. The Group reviews the recoverable amount of each individual receivable at the end of the reporting period to ensure that adequate impairment losses are recognised for irrecoverable amounts. In this regard, the Directors of the Company consider that the Group's exposure to bad debts is minimal.

The credit risk on liquid funds is limited because the counterparties are banks with good reputation. Other than concentration of credit risk on liquid funds which are deposited with several banks with high credit ratings, the Group does not have any other significant concentration of credit risk.

The credit risk on advance to non-controlling shareholders is limited because the non-controlling shareholders are state-owned enterprises.

Furthermore, trade receivables consist of a large number of customers spread across diverse industries.

7. 金融工具 (續)

(b) 財務風險管理目標及政策 (續)

信貸風險

於二零一五年十二月三十一日，可導致本集團蒙受財務虧損的最大信貸風險是由於綜合財務狀況表內所列各項已確認之財務資產的賬面值因交易對手無法履行責任及於附註34披露有關本集團提供之財務擔保之或然負債金額所致。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。

為減低信貸風險，本集團將確保已採取適當的跟進行動收回逾期未付的債務。本集團於報告期末檢討各項個別的應收賬款之可收回金額，以確保就不可收回金額作出足夠的減值虧損撥備。就此而言，本公司董事認為本集團在壞賬方面所承擔之風險極低。

因為交易方是信譽良好的銀行，故流動資金的信貸風險有限。除於若干高信貸評級銀行之存款之流動資金信貸風險集中外，本集團並無任何其他重大信貸集中風險。

由於非控股股東為國有企業，故墊付予非控股股東款項之信貸風險有限。

此外，應收貿易賬款包括分散於多個行業且數目龐大之客戶。

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Liquidity risks

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 borrowings 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.

7. 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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Liquidity risks (Continued)

Liquidity risk table (Continued)

		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	6 months to 1 year 六個月至 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, 2015	於二零一五年 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	-	1,174,898	-	-	-	1,174,898	1,174,898
Amounts due to joint ventures	應付合資企業款項	5.521%	918	918	52,270	59,986	114,092	108,379
Borrowings	借款							
- variable rate	- 浮息	5.757%	687,593	91,236	2,079,405	707,165	3,565,399	3,295,140
- fixed rate	- 定息	9.890%	387,003	19,523	179,764	883,564	1,469,854	1,251,492
Financial guarantee contract	財務擔保合約	-	472,667	-	-	-	472,667	-
			2,723,079	111,677	2,311,439	1,650,715	6,796,910	5,829,909
As at 31st December, 2014	於二零一四年 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	-	728,956	-	-	-	728,956	728,956
Amounts due to joint ventures	應付合資企業款項	6.150%	961	961	5,059	119,770	126,751	113,514
Borrowings	借款							
- variable rate	- 浮息	6.063%	587,854	322,384	1,299,299	3,001,509	5,211,046	4,632,391
Financial guarantee contract	財務擔保合約	-	435,054	-	-	-	435,054	-
			1,752,825	323,345	1,304,358	3,121,279	6,501,807	5,474,861

The above undiscounted cash flows amounts could change if there are movements in floating interest rates subsequent to the reporting period.

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。

7. 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)

7. FINANCIAL INSTRUMENTS (Continued)

(b) Financial risks management objectives and policies (Continued)

Liquidity risks (Continued)

Liquidity risk table (Continued)

Borrowings with a repayment on demand clause are included in the “On demand or less than 3 months” time band in the above analysis. As at 31st December, 2015, the aggregate undiscounted principal amounts and carrying amounts of these borrowings amounted to HK\$358,081,000 (2014: Nil). Taking into account the Group’s financial position, the Directors do not believe that it is probable that the borrowers will exercise their discretionary rights to demand immediate repayment. The Directors believe that such borrowings will be repaid one year after the end of the reporting period in accordance with the scheduled repayment date set out in the loan agreement. At that time, the aggregate principal and interest cash outflows would amount to HK\$395,679,000 (2014: Nil).

The amounts included above for financial guarantee contracts are the maximum amounts the Group could be forced to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantee. Further disclosure on this contract agreement is made in Note 34.

7. 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)

載有應要求償還條款之借款，其已於上文之分析中計入「應要求或三個月以內」時段內。於二零一五年十二月三十一日，該等借款之未貼現本金金額及賬面值總值358,081,000港元（二零一四年：無）。經計及本集團之財務狀況，董事不認為借款人可能會行使彼等之酌情權而要求即時還款。董事認為有關借款將根據貸款協議所載之計劃還款日期於報告期後之一年內償還。於此時，本金及利息現金流出總額將達395,679,000港元（二零一四年：無）。

上述計入財務擔保合約之金額為本集團被擔保對手方申索而可能須根據安排被迫償付全數擔保款項之最高金額。本合約協議之進一步披露載於附註34。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

7. FINANCIAL INSTRUMENTS (Continued)

(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).

Financial assets 財務資產	Listed equity securities in Hong Kong with fair value as at 31st December 於十二月三十一日 香港上市股本證券之 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
	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元		
Held-for-trading non-derivative financial assets 非衍生之待售財務資產	83,145	8,842	Level 1 第一級	Quoted prices in an active market 於活躍市場之報價
Available-for-sale non-derivative financial assets 非衍生之可供出售 財務資產	100,992	96,597	Level 1 第一級	Quoted prices in an active market 於活躍市場之報價
	184,137	105,439		

At the end of the reporting period, the Group had no Level 2 or 3 fair value measurements financial instruments.

There were no transfers into or out of Level 1 during the year.

7. 金融工具 (續)

(c) 金融工具之公平值計量

本集團部分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。

於報告期末，本集團並無第二級或第三級公平值計量金融工具。

年內，概無轉入第一級或自第一級轉出。

7. FINANCIAL INSTRUMENTS (Continued)

(c) Fair value measurements of financial instruments (Continued)

Except the financial assets that are measured at fair value on a recurring basis, the Directors of the Company consider that the carrying amounts of financial assets and financial liabilities recognised in the consolidated financial statements approximate their fair values.

8. 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 sales of properties

(iii) PVC operations

- represents the gross revenue from sale of PVC pipes and fittings

(iv) Leisure

- represents the income from golf club operations and its related services

7. 金融工具 (續)

(c) 金融工具之公平值計量 (續)

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財務資產及財務負債之賬面值與其公平值相若。

8. 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) 塑膠業務

- 指銷售之膠管及配件所得總收益

(iv) 消閒業務

- 指經營高爾夫球會業務及其相關服務收入

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

8. GROSS PROCEEDS FROM OPERATIONS AND REVENUE (Continued)

(v) Media and entertainment

- represents the gross revenue received and receivable from investment in concerts, film distribution and related income

Gross proceeds from operations include the gross proceeds and dividend income received and receivable from investments held for trading under the business of securities trading, in addition to the above aggregated revenue.

Revenue and gross proceeds from each type of business for the year ended 31st December, 2015 consist of the following:

8. 經營收益總額及收入 (續)

(v) 媒體及娛樂業務

- 指投資演唱會、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出售待售投資所得及股息收入之已收及應收總收益。

截至二零一五年十二月三十一日止年度各類業務之收入及經營收益總額包括下列各項：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Revenue from sale of properties	銷售物業之收入	2,344,192	254,806
Revenue from sale of goods	銷售商品之收入	2,825	7,554
Revenue from rendering of services from golf club operations	高爾夫球會業務提供服務之收入	51,182	57,199
Revenue from property rental and management fee	物業租金及管理費收入	307,792	284,649
Revenue from media and entertainment business	媒體及娛樂業務之收入	7,195	19,793
Revenue	收入	2,713,186	624,001
Gross proceeds from sale of and dividend income from investments held for trading	待售投資之銷售及股息收入之總收益	25,539	376,519
Gross proceeds from operations	經營收益總額	2,738,725	1,000,520

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

9. 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 8(i) to (v), the Group's operating segments under HKFRS 8 "Operating Segments" include securities trading segment which is dealing in investments held for trading.

2015

9. 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8(i)至(v)外，本集團根據《香港財務報告準則》第8號「營運分類」之營運分類還包括買賣待售投資之證券買賣分類。

二零一五年

		Property Investment	Property Development and Trading 物業發展 及銷售	PVC Operations 塑膠業務	Leisure 消閒業務	Media and Entertainment 媒體及 娛樂業務	Securities Trading 證券買賣	Total 合計
		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
GROSS PROCEEDS FROM OPERATIONS - SEGMENT REVENUE	經營收益總額 - 分類收入	307,792	2,344,192	2,825	51,182	7,195	25,539	2,738,725
RESULTS	業績							
Segment profit (loss)	分類溢利(虧損)	606,334	727,905	497	(38,040)	(8,810)	(9,968)	1,277,918
Other unallocated income	其他不予分類收入							116,745
Unallocated expenses	不予分類開支							(51,126)
Finance costs	融資費用							(149,429)
								1,194,108
Share of results of associates	應佔聯營公司之業績							448
Share of results of joint ventures	應佔合資企業之業績							12,250
Profit before taxation	除稅前溢利							1,206,806

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

9. SEGMENT INFORMATION (Continued)

9. 分類資料 (續)

2014

二零一四年

		Property Investment	Property Development and Trading 物業發展	PVC Operations	Leisure	Media and Entertainment 媒體及 娛樂業務	Securities Trading	Total
		物業投資	及銷售	塑膠業務	消閒業務	證券買賣		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
GROSS PROCEEDS	經營收益總額							
FROM OPERATIONS								
- SEGMENT REVENUE	- 分類收入	284,649	254,806	7,554	57,199	19,793	376,519	1,000,520
RESULTS	業績							
Segment profit (loss)	分類溢利 (虧損)	223,746	28,736	1,739	(21,658)	(2,851)	52,717	282,429
Other unallocated income	其他不予分類收入							136,160
Unallocated expenses	不予分類開支							(51,405)
Finance costs	融資費用							(158,573)
								208,611
Share of results of associates	應佔聯營公司之業績							1,476
Share of results of joint ventures	應佔合資企業之業績							11,219
Profit before taxation	除稅前溢利							221,306

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 4. For details of revenue from each type of business and reconciliation of segment revenue to the Group's revenue of HK\$2,713,186,000 (2014: HK\$624,001,000), please refer to Note 8.

Segment profit (loss) represents the results by each segment without allocation of central administration costs, directors' salaries, share of results of associates and joint ventures, 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.

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本集團附註4詳述之會計政策相同。各類業務收入的詳情及分類收入與本集團收入2,713,186,000港元（二零一四年：624,001,000港元）之對賬詳情載於附註8。

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、應佔聯營公司及合資企業之業績、其他非經常性收入及開支及融資費用。此乃向執行董事呈報資源分配及業績評估之計量。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

9. SEGMENT INFORMATION (Continued)

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. Management is more focus on the results of the Group.

Other Information

Amounts included in the measure of segment profit or loss:

9. 分類資料 (續)

主要營運決策者以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	PVC Operations	Leisure	Media and Entertainment	Securities Trading	Unallocated	Total
		物業投資	物業發展 及銷售	塑膠業務	消閒業務	媒體及 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	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
2015	二零一五年								
Depreciation of property, plant and equipment	物業、廠房及設備折舊	989	3,520	41	14,610	-	-	272	19,432
Amortisation of lease premium for land	土地租賃費用攤銷	-	-	-	6,084	-	-	5	6,089
Allowance (recovery) for bad and doubtful debts	呆壞賬撥備 (收回)	650	-	(3,234)	-	482	-	-	(2,102)
Amortisation of film distribution rights	影片發行權攤銷	-	-	-	-	908	-	-	908
Impairment of film distribution rights	影片發行權減值	-	-	-	-	4,028	-	-	4,028
Gain on fair value changes of investment properties	投資物業公平值變動時產生之收益	392,079	-	-	-	-	-	-	392,079
Unrealised loss on fair value changes of investments held for trading	待售投資公平值變動時產生之未變現虧損	-	-	-	-	-	13,594	-	13,594
2014	二零一四年								
Depreciation of property, plant and equipment	物業、廠房及設備折舊	1,820	2,037	4	15,237	225	-	563	19,886
Amortisation of lease premium for land	土地租賃費用攤銷	-	-	-	6,439	-	-	5	6,444
Allowance (recovery) for bad and doubtful debts	呆壞賬撥備 (收回)	1,020	-	(3,307)	(6)	368	-	-	(1,925)
Amortisation of film distribution rights	影片發行權攤銷	-	-	-	-	4,511	-	-	4,511
Impairment of film distribution rights	影片發行權減值	-	-	-	-	529	-	-	529
Gain on fair value changes of investment properties	投資物業公平值變動時產生之收益	33,379	-	-	-	-	-	-	33,379
Unrealised gain on fair value changes of investments held for trading	待售投資公平值變動時產生之未變現收益	-	-	-	-	-	27	-	27

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

9. SEGMENT INFORMATION (Continued)

Information about Major Customers

For the year ended 31st December, 2015, revenue from a single customer in property development and trading segment amounted to HK\$292,433,000 which contributed to approximately 10.78% of the Group's total revenue.

For the year ended 31st December, 2014, revenue from another two customers in property development and trading segment amounted to HK\$99,975,000 and HK\$81,260,000 which contributed to approximately 16.02% and 13.02% respectively of the Group's total revenue.

Geographical Information

The Group's operations, assets and revenue are substantially situated in or derived from the mainland of China. The Group's revenue of property investment and property development and trading from external customers is based on location of properties sold and leased out. Revenue of PVC operations from external customers is based on the location of customers. Revenue of leisure segment from external customers is based on the location of services provided.

Revenue from media and entertainment business is based on the location of the concerts or films exhibited, which are substantially derived from Hong Kong.

The Group's non-current assets, excluding deferred tax assets, amounts due from associates and a joint venture, other receivables and available-for-sale investments, amounted to HK\$8,605,195,000 (2014: HK\$8,584,951,000). By geographical location, the assets and operation of the associates and joint ventures are substantially situated in the mainland of China.

Analysis of Group's revenue by each type of business is set out in Note 8.

9. 分類資料 (續)

有關主要客戶之資料

截至二零一五年十二月三十一日止年度，於物業發展及銷售分類中來自單一客戶之收入為292,433,000港元，佔本集團之總收入貢獻約10.78%。

截至二零一四年十二月三十一日止年度，於物業發展及銷售分類中來自另外兩名客戶之收入為99,975,000港元及81,260,000港元，分別佔本集團之總收入貢獻約16.02%及13.02%。

地區分類資料

本集團之營運業務、資產及收入主要位於或源自中國內地。本集團源自對外客戶之物業投資以及物業發展及銷售之收入按出售物業及出租物業之所在地分類；塑膠業務對外銷售收入按客戶之所在地分類；消閒業務對外銷售收入按提供服務之所在地分類。

媒體及娛樂業務之收入乃按演唱會或電影公演之所在地分類，而該業務之收入主要源自香港。

本集團之非流動資產（不包括遞延稅項資產、聯營公司及一家合資企業欠款、其他應收賬款及可供出售投資）合共8,605,195,000港元（二零一四年：8,584,951,000港元）。按地區劃分，聯營公司與合資企業之資產及經營業務乃主要位於中國內地。

本集團按各類業務之收入分析乃載於附註8。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

10. OTHER INCOME

10. 其他收入

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Other income included:	其他收入包括：		
Interest income	利息收入	34,373	51,602
Dividends from available-for-sale investments – listed	可供出售投資之股息收入 — 上市	5,114	5,191
Dividends from available-for-sale investments – unlisted	可供出售投資之股息收入 — 非上市	62,224	67,821

11. OTHER GAINS AND LOSSES

11. 其他收益及虧損

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Recovery for bad and doubtful debts, net	呆壞賬收回淨額	2,102	1,925
Net gain on disposal/write off of property, plant and equipment	出售／撇銷物業、廠房及 設備之收益淨額	14,510	3,069
Net exchange loss	匯兌虧損淨額	(13,396)	(3,258)
Net gain on disposal of available-for-sale investments	出售可供出售投資之 收益淨額	361	223
Impairment loss on available-for-sale investments	可供出售投資之減值虧損	(931)	—
Loss on disposal of a subsidiary	出售一家附屬公司之虧損	(2,107)	—
		539	1,959

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

12. FINANCE COSTS

12. 融資費用

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Interest on borrowings	借貸之利息	329,214	276,426
Less: interest capitalised (<i>Note 22</i>)	減：資本化利息 (<i>附註22</i>)	(179,785)	(117,853)
		149,429	158,573

Borrowing cost capitalised during the year arose from specific borrowings.

本年度撥作資本化之借貸成本源自特定借貸。

13. PROFIT BEFORE TAXATION

13. 除稅前溢利

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 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	86,888	87,851
Retirement benefit scheme contributions	退休福利計劃供款	7,759	8,626
Total staff costs (<i>Note</i>)	總員工成本 (<i>附註</i>)	94,647	96,477
Auditors' remuneration	核數師酬金	3,529	3,230
Depreciation of property, plant and equipment	物業、廠房及設備折舊	19,432	19,886
Amortisation of lease premium for land (included in administrative expenses)	土地租賃費用攤銷 (計入行政費用)	6,089	6,444
Amortisation of film distribution rights (included in cost of sales)	影片發行權攤銷 (計入銷售成本)	908	4,511
Impairment of film distribution rights (included in cost of sales)	影片發行權減值 (計入銷售成本)	4,028	529
Minimum lease payment under operating leases	經營租賃之最低租金	9,860	10,921
Cost of inventories recognised as expenses	確認為費用之存貨成本	1,306,961	66,755
and after crediting:	並已計入：		
Gross rental income from investment properties	投資物業租金收入總額	272,147	249,771
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	(19,839)	(18,392)
Net rental income from investment properties	投資物業租金收入淨額	252,308	231,379
Dividends from investments held for trading (included in net (loss) gain in investments held for trading)	待售投資之股息收入 (計入待售投資 (虧損) 收益淨額)	940	5,813

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

13. PROFIT BEFORE TAXATION (Continued)

Note:

The total staff costs included emoluments paid to Directors of the Company as follows:

Name of Director	董事姓名	Fees 袍金 HK\$'000 千港元	Salaries, allowances and other benefits 薪金、津貼 及其他福利 HK\$'000 千港元	Employer's contribution to pension scheme 僱主之退休 計劃供款 HK\$'000 千港元	Total emoluments 酬金總額 HK\$'000 千港元
2015		二零一五年			
Executive Directors		執行董事			
Madam Hsu Feng (Chairman)	徐楓女士(主席)	-	9,926	12	9,938
Mr. Albert Tong	湯子同先生	-	3,718	18	3,736
Mr. Tong Chi Kar Charles	湯子嘉先生	-	3,172	18	3,190
Mr. Yeung Kam Hoi	楊錦海先生	-	2,413	-	2,413
Independent Non-Executive Directors		獨立非執行董事			
Mr. Cheung Siu Ping, Oscar	張兆平先生	136	-	-	136
Mr. Lee Chan Fai	李燦輝先生	136	-	-	136
Mr. Sean S J Wang	王少劍先生	136	-	-	136
		408	19,229	48	19,685
2014		二零一四年			
Executive Directors		執行董事			
Madam Hsu Feng (Chairman)	徐楓女士(主席)	-	10,721	17	10,738
Mr. Albert Tong	湯子同先生	-	3,795	17	3,812
Mr. Tong Chi Kar Charles	湯子嘉先生	-	2,583	17	2,600
Mr. Yeung Kam Hoi	楊錦海先生	-	2,401	4	2,405
Independent Non-Executive Directors		獨立非執行董事			
Mr. Cheung Siu Ping, Oscar	張兆平先生	130	-	-	130
Mr. Lee Chan Fai	李燦輝先生	130	-	-	130
Mr. Sean S J Wang	王少劍先生	130	-	-	130
		390	19,500	55	19,945

No Directors waived any emoluments for both years.

The Executive Directors' emoluments shown above were mainly for their services in connection with the management of the affairs of the Group. The Independent Non-executive Directors' emoluments shown above were mainly 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.

13. 除稅前溢利 (續)

附註：

總員工成本包括付予本公司董事之酬金如下：

Name of Director	董事姓名	Fees 袍金 HK\$'000 千港元	Salaries, allowances and other benefits 薪金、津貼 及其他福利 HK\$'000 千港元	Employer's contribution to pension scheme 僱主之退休 計劃供款 HK\$'000 千港元	Total emoluments 酬金總額 HK\$'000 千港元
2015		二零一五年			
Executive Directors		執行董事			
Madam Hsu Feng (Chairman)	徐楓女士(主席)	-	9,926	12	9,938
Mr. Albert Tong	湯子同先生	-	3,718	18	3,736
Mr. Tong Chi Kar Charles	湯子嘉先生	-	3,172	18	3,190
Mr. Yeung Kam Hoi	楊錦海先生	-	2,413	-	2,413
Independent Non-Executive Directors		獨立非執行董事			
Mr. Cheung Siu Ping, Oscar	張兆平先生	136	-	-	136
Mr. Lee Chan Fai	李燦輝先生	136	-	-	136
Mr. Sean S J Wang	王少劍先生	136	-	-	136
		408	19,229	48	19,685
2014		二零一四年			
Executive Directors		執行董事			
Madam Hsu Feng (Chairman)	徐楓女士(主席)	-	10,721	17	10,738
Mr. Albert Tong	湯子同先生	-	3,795	17	3,812
Mr. Tong Chi Kar Charles	湯子嘉先生	-	2,583	17	2,600
Mr. Yeung Kam Hoi	楊錦海先生	-	2,401	4	2,405
Independent Non-Executive Directors		獨立非執行董事			
Mr. Cheung Siu Ping, Oscar	張兆平先生	130	-	-	130
Mr. Lee Chan Fai	李燦輝先生	130	-	-	130
Mr. Sean S J Wang	王少劍先生	130	-	-	130
		390	19,500	55	19,945

於兩個年度內概無董事放棄任何酬金。

上述執行董事之酬金主要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主要就彼等作為本公司董事提供的服務而支付。

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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

13. PROFIT BEFORE TAXATION (Continued)

During the year, the five highest paid individuals of the Group included four (2014: four) directors whose emoluments are reflected in the analysis presented above. The emolument of remaining highest paid individual is as below.

13. 除稅前溢利 (續)

年內，本集團五名最高薪酬人士包括四名（二零一四年：四名）董事，彼等之酬金已於上文分析中反映。餘下最高薪酬人士之酬金如下：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Salaries, allowances and other benefits	薪金、津貼及其他福利	1,345	1,288
Retirement benefit scheme contributions	退休福利計劃供款	18	17
		1,363	1,305

14. TAXATION

14. 稅項

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
The charge comprises:	支出包括：		
PRC Enterprise Income Tax	中國企業所得稅	279,161	58,158
PRC Land Appreciation Tax ("LAT")	中國土地增值稅	447,653	107,391
Dividend withholding tax	股息扣繳稅	930	410
Underprovision (overprovision) in prior years	過往年度撥備不足 (超額撥備)		
– PRC Enterprise Income Tax	– 中國企業所得稅	5,193	5,315
– Dividend withholding tax	– 股息扣繳稅	–	(14,971)
		732,937	156,303
Deferred tax credit (Note 33)	遞延稅項抵免 (附註33)	(150,893)	(37,826)
Total tax charges for the year	年度稅項開支總額	582,044	118,477

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

14. TAXATION (Continued)

The Hong Kong Profits Tax is calculated at 16.5% (2014: 16.5%). No provision for taxation in Hong Kong has been made since there is no assessable profit for the year (2014: the assessable profit was wholly absorbed by tax losses brought forward).

The income tax rate of the PRC subsidiaries for the year ended 31st December, 2015 is 25% (2014: 25%).

The charge for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

14. 稅項 (續)

香港利得稅所使用之稅率為16.5% (二零一四年: 16.5%)。本年內並無香港之應課稅溢利, 因此並無任何應付利得稅稅項 (二零一四年: 於香港產生之應課稅溢利已由承前稅項虧損全數抵銷)。

截至二零一五年十二月三十一日止年度中國之附屬公司之所得稅稅率為25% (二零一四年: 25%)。

年度支出與綜合損益表之除稅前溢利之對賬如下:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Profit before taxation (excluding share of results of associates and joint ventures)	除稅前溢利 (不包括應佔聯營公司及合資企業之業績)	1,194,108	208,611
Tax at the domestic income tax rate of 25% (2014: 25%) (Note)	按本地所得稅稅率25% (二零一四年: 25%) 計算之稅項 (附註)	298,527	52,153
Tax effect of tax losses not recognised	未確認稅項虧損之稅務影響	39,874	36,467
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	19,086	8,290
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	(30,420)	(32,556)
Utilisation of tax losses previously not recognised	動用以往未確認之稅項虧損	-	(6,042)
Underprovision of income taxes in prior years	過往年度所得稅撥備不足	5,193	5,315
Overprovision of dividend withholding tax	股息扣繳稅超額撥備	-	(14,971)
Effect on PRC LAT	中國土地增值稅之影響	248,854	69,411
Dividend withholding tax	股息扣繳稅	930	410
Tax expense for the year	年度稅項開支	582,044	118,477

Details of deferred taxation are set out in Note 33.

Note: The domestic income tax rate is the income tax rate of the jurisdiction where the major operations of the Group are based.

遞延稅項之詳情載於附註33。

附註: 本地所得稅率為本集團主要業務所處之司法權區之所得稅率。

15. DIVIDEND

Subsequent to the end of reporting period, the Directors have declared payment of an interim dividend of 21 HK cents per share (2014: 11 HK cents per share) amounting to approximately HK\$333,620,000 (2014: HK\$167,874,000) for the year ended 31st December, 2015.

Of the dividend paid during 2015, approximately HK\$133,329,000 was settled in fully paid shares under the Company's scrip dividend scheme approved by the Board on 27th March, 2015 in respect of the interim dividend for the year ended 31st December, 2014.

Of the dividend paid during 2014, approximately HK\$122,683,000 was settled in fully paid shares under the Company's scrip dividend scheme approved by the Board on 28th March, 2014 in respect of the interim dividend for the year ended 31st December, 2013.

16. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to the owners of the Company is based on the following data:

15. 股息

於報告期末後，董事宣派截至二零一五年十二月三十一日止年度之中期股息每股21港仙（二零一四年：每股11港仙），合共約為333,620,000港元（二零一四年：167,874,000港元）。

根據董事局於二零一五年三月二十七日就截至二零一四年十二月三十一日止年度之中期股息批准本公司之以股代息計劃，於二零一五年已付股息中約133,329,000港元乃以繳足股份方式支付。

根據董事局於二零一四年三月二十八日就截至二零一三年十二月三十一日止年度之中期股息批准本公司之以股代息計劃，於二零一四年已付股息中約122,683,000港元乃以繳足股份方式支付。

16. 每股盈利

本公司權益持有人應佔每股基本及攤薄後盈利乃根據以下資料計算：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Earnings	盈利		
Profit for the year attributable to owners of the Company for the purposes of basic and diluted earnings per share	年內用以計算每股基本及攤薄後盈利之本公司權益持有人應佔溢利	534,074	95,985
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	1,560,394,727	1,499,206,733
Effect of dilutive potential ordinary shares – share options	普通股之潛在攤薄影響 – 購股權	–	–
Weighted average number of ordinary shares for the purpose of diluted earnings per share	計算每股攤薄後盈利之普通股加權平均數	1,560,394,727	1,499,206,733

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

16. EARNINGS PER SHARE (Continued)

The computation of diluted earnings per share for the year ended 31st December, 2015 and 2014 did not assume the exercise of the share options because their exercise price was higher than the average share price.

16. 每股盈利 (續)

截至二零一五年及二零一四年十二月三十一日止年度，因購股權之行使價較全年之平均價為高，故所呈列之每股攤薄後盈利並無假設購股權已獲行使。

17. INVESTMENT PROPERTIES

17. 投資物業

		Fair value hierarchy	2015	2014
		公平值等級	二零一五年 HK\$'000 千港元	二零一四年 HK\$'000 千港元
AT FAIR VALUE	公平值			
At 1st January	於一月一日		7,105,014	7,244,621
Addition	添置		376	—
Transferred from leasehold land and buildings (Note 18)	轉撥自租賃土地及樓宇 (附註18)		86,511	—
Gain on fair value changes	公平值變動時產生之收益		392,079	33,379
Exchange adjustments	匯兌調整		(325,326)	(172,986)
At 31st December	於十二月三十一日	Level 3 第三級	7,258,654	7,105,014

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 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以外持有，並按經營租賃持有。

17. INVESTMENT PROPERTIES (Continued)

The fair value of the Group's investment properties at 31st December, 2015 has been arrived at on the basis of a valuation carried out on that date by a professional independent valuer not connected with the Group. The valuation was arrived at by reference to market yield expected by investors for similar type of properties and the net income derived from existing tenancies with due allowance for reversionary income potential of the properties on a recurring basis, and market evidence of transaction prices for similar properties. As a result of the valuation, an unrealised gain on property valuation of approximately HK\$392,079,000 (2014: HK\$33,379,000) was credited to the consolidated statement of profit or loss for the year ended 31st December, 2015.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

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.

17. 投資物業 (續)

於二零一五年十二月三十一日，本集團之投資物業公平值乃按與本集團概無關連的獨立專業估值師於當日進行的估值為基準入賬。估值乃參考投資者所預期類近物業之市場收益率及按經常性質源自現有租約的淨收入並計及物業復歸收入的潛力及類近物業的市場買賣價作出。估值導致物業估值之未變現收益約392,079,000港元（二零一四年：33,379,000港元）已計入截至二零一五年十二月三十一日止年度之綜合損益表內。

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。

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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

17. INVESTMENT PROPERTIES (Continued)

The following table gives information about how the fair values of the major investment properties are determined (in particular, the valuation techniques and inputs used), as well as the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

17. 投資物業 (續)

下表提供有關根據公平值計量之輸入數據之可觀察程度如何釐定主要投資物業之公平值(特別是所使用的估值技術及輸入數據)及公平值計量所劃分的公平值等級(第一級至第三級)的資料。

Investment properties held by the Group in the consolidated statement of financial position	Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs for fair value and sensitivity
於綜合財務狀況表內本集團所持投資物業	公平值等級	估值技術及主要輸入數據	重大非可觀察輸入數據	非可觀察輸入數據與公平值及敏感度之關係
Commercial properties – not developed by the Group	Level 3	Investment approach The key inputs are: 1. Reversionary yield; 2. Market unit rent of individual unit; and 3. Adjustment factors for location and other individual factors such as road frontage, size of property and facilities	Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties of 3.0% (2014: 3.0%)	The slight increase in the reversionary yield would result in a significant decrease in fair value, and vice versa
商用物業 – 並非由本集團發展	第三級	投資方式 主要輸入數據為: 1. 復歸收益率; 2. 個別單位的市場單位租金; 及 3. 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)	經計入單位市場年度租金收入及可作比較物業的單位市值, 復歸收益率為3.0% (二零一四年: 3.0%)	復歸收益率輕微上升將導致公平值大幅下跌, 反之亦然
Commercial properties – developed by the Group	Level 3	Investment approach The key inputs are: 1. Reversionary yield; 2. Market unit rent of individual unit; and 3. Adjustment factors for location and other individual factors such as road frontage, size of property and facilities	Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties of 8.0% to 8.75% (2014: 8.0% to 9.0%)	The slight increase in the reversionary yield would result in a significant decrease in fair value, and vice versa
商用物業 – 由本集團發展	第三級	投資方式 主要輸入數據為: 1. 復歸收益率; 2. 個別單位的市場單位租金; 及 3. 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)	經計入單位市場年度租金收入及可作比較物業的單位市值, 復歸收益率為8.0%至8.75% (二零一四年: 8.0%至9.0%)	復歸收益率輕微上升將導致公平值大幅下跌, 反之亦然

17. INVESTMENT PROPERTIES (Continued)

17. 投資物業 (續)

Investment properties held by the Group in the consolidated statement of financial position	Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs for fair value and sensitivity 非可觀察輸入數據與公平值及敏感度之關係
於綜合財務狀況表內本集團所持投資物業	公平值等級	估值技術及主要輸入數據	重大非可觀察輸入數據	
Residential properties	Level 3	Investment approach The key inputs are: 1. Reversionary yield; 2. Market unit rent of individual unit; and 3. Adjustment factors for location and other individual factors such as road frontage, size of property and facilities	Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties of 1.5% (2014: 1.5%)	The slight increase in the reversionary yield would result in a significant decrease in fair value, and vice versa
住宅物業	第三級	投資方式 主要輸入數據為： 1. 復歸收益率； 2. 個別單位的市場單位租金；及 3. 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)	經計入單位市場年度租金收入及可作比較物業的單位市值，復歸收益率為1.5%（二零一四年：1.5%）	復歸收益率輕微上升將導致公平值大幅下跌，反之亦然
Industrial properties	Level 3	Investment approach The key inputs are: 1. Reversionary yield; 2. Market unit rent of individual unit; and 3. Adjustment factors for location and other individual factors such as road frontage, size of property and facilities	Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties of 7.5% (2014: 7.5%)	The slight increase in the reversionary yield would result in a significant decrease in fair value, and vice versa
工業物業	第三級	投資方式 主要輸入數據為： 1. 復歸收益率； 2. 個別單位的市場單位租金；及 3. 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)	經計入單位市場年度租金收入及可作比較物業的單位市值，復歸收益率為7.5%（二零一四年：7.5%）	復歸收益率輕微上升將導致公平值大幅下跌，反之亦然

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

18. PROPERTY, PLANT AND EQUIPMENT

18. 物業、廠房及設備

		Leasehold land and buildings	Plant and equipment	Construction work-in- progress	Furniture, fixtures and equipment and motor vehicles	Total
		租賃土地 及樓宇	廠房及設備	在建工程	傢俱、裝置 與設備 及車輛	總額
		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
At cost	按成本					
At 1st January, 2014	於二零一四年一月一日	595,766	88,223	3,340	119,658	806,987
Additions	添置	-	454	1,879	2,560	4,893
Written off	撇銷	-	-	-	(177)	(177)
Disposals	出售	-	(58,297)	-	(35,710)	(94,007)
Exchange adjustments	匯兌調整	(13,462)	(2,107)	(80)	(2,477)	(18,126)
At 31st December, 2014	於二零一四年 十二月三十一日	582,304	28,273	5,139	83,854	699,570
Additions	添置	-	39	3,982	12,985	17,006
Written off	撇銷	-	-	-	(46)	(46)
Disposals	出售	(40,002)	-	-	(6,091)	(46,093)
Disposal of a subsidiary	出售一家附屬公司	-	-	-	(1,110)	(1,110)
Transferred to investment properties	轉撥至投資物業	(81,190)	-	-	-	(81,190)
Transferred from properties held for sale	轉撥自待售物業	12,706	-	-	-	12,706
Exchange adjustments	匯兌調整	(20,802)	(1,279)	(232)	(2,918)	(25,231)
At 31st December, 2015	於二零一五年 十二月三十一日	453,016	27,033	8,889	86,674	575,612
Accumulated depreciation and impairment	累計折舊及減值					
At 1st January, 2014	於二零一四年一月一日	296,145	81,260	-	101,331	478,736
Provided for the year	年內撥備	15,842	765	-	3,279	19,886
Eliminated on written off	撇銷時對銷	-	-	-	(173)	(173)
Eliminated on disposals	售後註銷	-	(58,281)	-	(35,175)	(93,456)
Exchange adjustments	匯兌調整	(6,755)	(1,942)	-	(2,097)	(10,794)
At 31st December, 2014	於二零一四年 十二月三十一日	305,232	21,802	-	67,165	394,199
Provided for the year	年內撥備	14,981	635	-	3,816	19,432
Eliminated on written off	撇銷時對銷	-	-	-	(43)	(43)
Eliminated on disposals	售後註銷	(31,723)	-	-	(5,808)	(37,531)
Disposal of a subsidiary	出售一家附屬公司	-	-	-	(290)	(290)
Eliminated on transfer to investment properties	轉撥至投資物業時對銷	(21,888)	-	-	-	(21,888)
Exchange adjustments	匯兌調整	(11,396)	(987)	-	(2,351)	(14,734)
At 31st December, 2015	於二零一五年 十二月三十一日	255,206	21,450	-	62,489	339,145
Carrying values	賬面值					
At 31st December, 2015	於二零一五年 十二月三十一日	197,810	5,583	8,889	24,185	236,467
At 31st December, 2014	於二零一四年 十二月三十一日	277,072	6,471	5,139	16,689	305,371

18. PROPERTY, PLANT AND EQUIPMENT*(Continued)*

The Group's leasehold land is situated outside Hong Kong.

During the year, an owner-occupied property was reclassified to an investment property because its use has been changed as evidenced by end of owner-occupation in accordance with HKAS 40 "Investment Property". The fair value of the property at the date of transfer was HK\$86,511,000 and was determined by a professional independent valuer using direct comparison approach. A revaluation gain of HK\$27,209,000 and a corresponding deferred tax effect of HK\$6,802,000 was recognised in the other comprehensive income for the year ended 31st December, 2015.

19. LEASE PREMIUM FOR LAND

The Group's lease premium for land comprises:

Leasehold land in Hong Kong
Leasehold land outside Hong Kong

Analysed for reporting purposes as:

Current assets
Non-current assets

在香港以租約持有之土地
香港以外以租約持有之土地

為報告目的分析為：

流動資產
非流動資產

18. 物業、廠房及設備 (續)

本集團之租賃土地位於香港以外。

於年內，一項自用物業重新分類為投資物業，乃由於根據《香港會計準則》第40號「投資物業」，自用物業之用途已變更及其用途已不再自用之證據。該物業於轉撥日期之公平值為86,511,000港元，乃由專業獨立估值師採用直接比較法釐定。重估收益27,209,000港元及相應遞延稅項影響6,802,000港元在截至二零一五年十二月三十一日止年度之其他全面收益內確認。

19. 土地租賃費用

本集團之土地租賃費用包括：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Leasehold land in Hong Kong		156	161
Leasehold land outside Hong Kong		48,303	57,586
		48,459	57,747
Analysed for reporting purposes as:			
Current assets	流動資產	5,955	6,236
Non-current assets	非流動資產	42,504	51,511
		48,459	57,747

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

20. FILM DISTRIBUTION RIGHTS

20. 影片發行權

		HK\$'000 千港元
Cost	成本	
At 1st January, 2014	於二零一四年一月一日	22,664
Additions	添置	3,624
		<hr/>
At 31st December, 2014	於二零一四年十二月三十一日	26,288
Additions	添置	427
		<hr/>
At 31st December, 2015	於二零一五年十二月三十一日	<u>26,715</u>
Amortisation and impairment	攤銷及減值	
At 1st January, 2014	於二零一四年一月一日	11,248
Provided for the year	年度撥備	4,511
Impairment	減值	529
		<hr/>
At 31st December, 2014	於二零一四年十二月三十一日	16,288
Provided for the year	年度撥備	908
Impairment	減值	4,028
		<hr/>
At 31st December, 2015	於二零一五年十二月三十一日	<u>21,224</u>
Carrying value	賬面值	
At 31st December, 2015	於二零一五年十二月三十一日	<u>5,491</u>
		<hr/>
At 31st December, 2014	於二零一四年十二月三十一日	<u>10,000</u>

Film distribution rights are amortised on the proportion of actual income earned during the year to the total estimated income over their economic beneficial period.

Based on the projected revenue from the film distribution rights, impairment loss amounted to HK\$4,028,000 (2014: HK\$529,000) was recognised during the year.

影片發行權乃就其經濟利益期按年內實際收入所佔估計收入總額之比例攤銷。

根據影片發行權之預測收入，減值虧損4,028,000港元（二零一四年：529,000港元）已於年度內確認。

21. PREPAYMENT FOR FILM DISTRIBUTION RIGHTS

Prepayment for film distribution rights represented the prepaid licensed rights for film distribution. The territories of film distribution rights are mainly Hong Kong and Macau.

21. 影片發行權預付款

影片發行權預付款指影片發行特許權預付款。影片發行權的地區主要為香港及澳門。

22. PROPERTIES UNDER DEVELOPMENT

At 1st January, at cost

Additions

Interest capitalised

Transferred to properties held-for-sale

Exchange adjustments

At 31st December, at cost

於一月一日，按成本

添置

資本化利息

轉撥至待售物業

匯兌調整

於十二月三十一日，按成本

22. 發展中物業

2015

二零一五年

HK\$'000

千港元

2014

二零一四年

HK\$'000

千港元

7,206,630

1,492,120

179,785

(5,449,430)

(292,713)

3,136,392

6,136,269

1,085,058

117,853

–

(132,550)

7,206,630

Properties under development under current assets of approximately HK\$2,297,428,000 (2014: HK\$2,207,244,000) 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2,297,428,000港元(二零一四年: 2,207,244,000港元)預計不會於報告期末十二個月內落成。

23. DEPOSITS PAID FOR LAND USE RIGHTS

At 31st December, 2015, deposits of HK\$1,690,407,000 (2014: HK\$1,770,500,000) were paid for the land use rights of a site located in Pudong New Area, Shanghai, the PRC with a site area of approximately 502,961 square meters (2014: approximately 502,961 square meters) and the delivery of vacant possession to the Group will not be later than the end of 2016.

23. 土地使用權之已付訂金

於二零一五年十二月三十一日，已就位於中國上海浦東新區一幅地塊之土地使用權支付訂金1,690,407,000港元(二零一四年: 1,770,500,000港元)。該幅土地之地盤面積約502,961平方米(二零一四年: 約502,961平方米)，將不遲於二零一六年底交吉予本集團。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

24. GOODWILL

24. 商譽

HK\$'000
千港元

Cost and carrying value

At 1st January, 2014, 31st December, 2014
and 31st December, 2015

成本及賬面值

於二零一四年一月一日、
二零一四年十二月三十一日及
二零一五年十二月三十一日

33,288

Goodwill is allocated to the cash-generating unit of a wholly owned subsidiary which is engaged in property development and trading activities.

During the year ended 31st December, 2015 and 2014, the management of the Group determined that there was no impairment of the cash-generating unit containing goodwill.

The recoverable amount of the cash-generating unit was measured based on fair value less costs to sell 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 management's past experience, based on the estimated gross profit from selling of properties, taking into the consideration prevailing market price.

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。

截至二零一五年及二零一四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。

現金產生單位的可收回金額之計算乃根據可觀察市場價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（如臨街道及其大小）作調整後以公平值減銷售成本計算而計量。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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

25. INTERESTS IN ASSOCIATES

25. 於聯營公司之權益

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Cost of unlisted investments in associates	於聯營公司之非上市 投資成本	7,071	7,071
Share of post-acquisition losses and other comprehensive expense, net of dividend received	應佔收購後虧損及 其他全面開支， 已扣除已收股息	(3,548)	(3,471)
		3,523	3,600
Amounts due from associates	聯營公司欠款	10,766	10,760
		14,289	14,360

Summarised financial information in respect of the Group's associates that are not individually material is set out below:

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：

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

25. INTERESTS IN ASSOCIATES (Continued)

The associates are accounted for using the equity method in these consolidated financial statements.

25. 於聯營公司之權益 (續)

本綜合財務報表將聯營公司以權益法入賬。

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Total assets	總資產	51,039	55,747
Total liabilities	總負債	(45,751)	(50,569)
Net assets	淨資產	5,288	5,178
Group's share of associates' net assets	本集團應佔聯營公司之淨資產	3,523	3,600
Revenue	收入	15,000	23,787
Profit for the year	年度溢利	1,785	5,274
Other comprehensive expense	其他全面開支	(1,675)	(856)
Group's share of associates' profit for the year	本集團年度應佔聯營公司之溢利	448	1,476
Group's share of associates' other comprehensive expense for the year	本集團年度應佔聯營公司之其他全面開支	(525)	(322)
Group's share of associates' total comprehensive (expense) income for the year	本集團年度應佔聯營公司之全面(開支)收益總額	(77)	1,154

The amounts due from associates are unsecured, interest free and have no fixed repayment terms.

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 amounts due from associates 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，聯營公司欠款毋須於報告期末十二個月內償還。因此，該款項已列作非流動資產。

Details of principal associates at 31st December, 2015 are included in Note 42.

主要聯營公司於二零一五年十二月三十一日之詳情載於附註42。

26. INTERESTS IN JOINT VENTURES

26. 於合資企業之權益

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Cost of unlisted investments in joint ventures	於合資企業之非上市 投資成本	965,954	965,954
Share of post-acquisition profits, net of dividend received	應佔收購後溢利，已扣除 已收股息	1,008	3,303
Exchange difference arising from translation of joint ventures	換算合資企業時產生之 匯兌差額	58,306	106,825
		1,025,268	1,076,082
Amount due from a joint venture	一家合資企業欠款	513	513
		1,025,781	1,076,595
Amounts due to joint ventures	應付合資企業款項	108,379	113,514

In 2010, Tianjin Tomson Development Co., Limited, indirectly wholly-owned subsidiary of the Company, entered into a joint venture agreement with an unrelated PRC partner to establish Tianjin Jinwan Property Co., Limited (“Jinwan Property”) in the PRC, holding 51% interest of the registered capital as at 31st December, 2015 and 2014. However, Jinwan Property is jointly controlled by the Group and the PRC partner by virtue of contractual arrangements whereby the shareholders have rights to the net assets of the joint arrangement and the Group and the PRC partner contractually agreed that decisions about major activities require the consent of both parties. Strategic financial and operating decisions relating to the activity of the joint venture require the approval of at least two-thirds of voting right at board meetings of Jinwan Property. Therefore, Jinwan Property is classified as a joint venture of the Group. Jinwan Property is a property developer and is the Group’s strategic investment in Tianjin. It enables the Group to enhance exposure to the market in Tianjin.

於二零一零年，本公司之間接全資附屬公司天津湯臣建設有限公司與非關連中國合作夥伴訂立一份合資協議，在中國成立天津津灣置業有限公司（「津灣置業」），並在二零一五年及二零一四年十二月三十一日於其註冊資本中持有51%權益。然而，津灣置業由本集團及該中國合作夥伴透過合約安排共同控制，據此，股東享有合營安排的資產淨值，而本集團及中國合作夥伴已訂約協定有關重大活動之決策須獲雙方同意。有關合資企業之財務策劃及營運決策均需要在津灣置業董事局會議中至少獲三分之二投票權批准。因此，津灣置業被視為本集團之合資企業處理。津灣置業為物業發展商及本集團於天津的策略投資，其有助本集團提升於天津市場的覆蓋率。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

26. INTERESTS IN JOINT VENTURES (Continued)

The amount due from a joint venture is unsecured, interest free and has no fixed repayment terms.

The amounts due to joint ventures are unsecured and bears interest at 4.75% and 6.15% (2014: 6.15%) per annum and amounts of HK\$48,699,000 (2014: HK\$51,006,000) and HK\$59,680,000 (2014: HK\$62,508,000) are repayable in 2016 and 2017 respectively.

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.

Details of joint ventures at 31st December, 2015 are included in Note 42.

Summarised financial information in respect of each of the Group's material joint ventures is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance with HKFRSs.

The joint ventures are accounted for using the equity method in these consolidated financial statements.

Jinwan Property

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Current assets	流動資產	2,307,616	2,218,298
Non-current assets	非流動資產	468	100,983
Current liabilities	流動負債	193,713	159,132
Non-current liabilities	非流動負債	470,280	432,554

26. 於合資企業之權益 (續)

應收一家合資企業款項為無抵押、免息及無固定還款期。

應付合資企業款項為無抵押、按年利率4.75厘及6.15厘(二零一四年:6.15厘)計息,而48,699,000港元(二零一四年:51,006,000港元)及59,680,000港元(二零一四年:62,508,000港元)分別須於二零一六年及二零一七年償還。

本公司董事認為,應收一家合資企業款項將不會於報告期末十二個月內獲償還,因此,該款項已分類為非流動資產。

於二零一五年十二月三十一日的合資企業詳情載於附註42。

有關本集團各重大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。

本綜合財務報表將合資企業以權益法入賬。

津灣置業

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

26. INTERESTS IN JOINT VENTURES (Continued)

26. 於合資企業之權益 (續)

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：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Cash and cash equivalents	現金及現金等值項目	147,772	327,438
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及其他應付賬款及預提費用)	147,284	2,500
Non-current financial liabilities (excluding trade and other payable and accruals)	非流動財務負債 (不包括應付貿易賬款及其他應付賬款及預提費用)	470,279	432,554
Revenue	收入	-	-
Loss for the year	年度虧損	(5,705)	(1,661)
Other comprehensive expense for the year	年度其他全面開支	(77,798)	(42,296)
Total comprehensive expense for the year	年度全面開支總額	(83,503)	(43,957)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

26. INTERESTS IN JOINT VENTURES (Continued)

26. 於合資企業之權益 (續)

The above loss for the year includes the following:

上述年度虧損包括下列各項：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Depreciation	折舊	161	720
Interest income	利息收入	7,899	14,367
Interest expense	利息開支	-	-
Income tax expense	所得稅開支	162	1,527

Reconciliation of the above summarised financial information to the carrying amount of the interest in Jinwan Property recognised in the consolidated financial statements:

上述財務資料概要與於津灣置業之權益的賬面值與於綜合財務報表內確認之對賬：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Net assets	淨資產	1,644,091	1,727,595
Proportion of the Group's ownership interest	本集團之擁有權權益比例	51%	51%
Carrying amount of the Group's interest	本集團權益之賬面值	838,486	881,073

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

26. INTERESTS IN JOINT VENTURES (Continued)

Aggregate information of joint ventures that is not individually material:

26. 於合資企業之權益 (續)

個別而言不屬於重大之合資企業合計資料:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
The Group's share of profit	本集團應佔溢利	15,160	12,066
The Group's share of other comprehensive expenses	本集團應佔其他全面開支	(8,842)	(4,556)
The Group's share of total comprehensive income	本集團應佔全面收益總額	6,318	7,510

27. AVAILABLE-FOR-SALE INVESTMENTS

Available-for-sale investments as at 31st December, 2015 comprise:

27. 可供出售投資

於二零一五年十二月三十一日之可供出售投資包括:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Listed investments:	上市投資:		
– equity securities listed in Hong Kong	– 於香港上市之股本證券	100,992	96,597
Unlisted equity investments	非上市股本投資	48,091	49,022
Club debenture	會所債券	515	515
		149,598	146,134

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

27. AVAILABLE-FOR-SALE INVESTMENTS

(Continued)

As at the end of the reporting period, all available-for-sale investments were stated at fair value, except for those unlisted equity investments and club debenture, the fair value of which cannot be measured reliably. Fair value of listed equity investments have been determined by reference to quoted market prices. No impairment loss was recognised for both years.

The unlisted equity investments represent investments in private entities incorporated in the PRC. They are measured at cost less impairment at the end of the reporting period, and because the range of reasonable fair value estimates is so significant the Directors of the Company are of the opinion that their values cannot be measured reliably. An impairment loss of HK\$931,000 (2014: Nil) was recognised for the year ended 31st December, 2015 based on the net asset value of the investee company.

28. INVESTMENTS HELD FOR TRADING

Investments held for trading represent equity securities listed in Hong Kong.

27. 可供出售投資 (續)

於報告期末，所有可供出售投資以公平值列賬，公平值未能可靠地計量的非上市股本投資及會所債券除外。該等上市股本投資之公平值乃參考所報之市場價格而釐定。於兩個年度內概無確認減值虧損。

非上市股本投資為投資於中國註冊成立的私人企業。該等投資按報告期末的成本減去減值計算，因為合理公平值估計的範圍十分大，本公司董事認為其公平值未能可靠地計量。根據被投資公司之資產淨值於截至二零一五年十二月三十一日止年度已確認減值虧損為931,000港元（二零一四年：無）。

28. 待售投資

待售投資指於香港上市之股本證券。

29. 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 impairment losses, of HK\$10,064,000 (2014: HK\$10,545,000) and their aged analysis as at the end of the reporting period is as follows:

0 – 3 months	零至三個月
4 – 6 months	四至六個月
7 – 12 months	七至十二個月

Included in the Group's trade receivable balance are debtors with aggregate carrying amount of HK\$6,078,000 (2014: HK\$7,022,000) which are past due but not provided for impairment loss. These receivables relate to a number of independent customers that have a good track record with the Group. Based on past experience, management believes that no impairment allowance is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are still considered fully recoverable. The Group does not hold any collateral over these balances. The average age of these receivables is 180 days (2014: 180 days).

29. 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60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（經扣除減值虧損）10,064,000港元（二零一四年：10,545,000港元），其於報告期末之賬齡分析如下：

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
	5,249	3,834
	1,260	2,499
	3,555	4,212
	10,064	10,545

本集團之應收貿易賬款結餘包括已逾期未收但未作減值虧損撥備之應收賬款，其賬面值合共6,078,000港元（二零一四年：7,022,000港元）。此等應收賬款乃與本集團多名還款紀錄良好之獨立客戶有關。根據過往經驗，管理層相信，基於信貸質素並無重大改變且有關結餘仍被視為可全數收回，故毋須就此等結餘計提減值準備。本集團並無持有此等結餘之任何抵押品。此等應收賬款的平均賬齡為180天（二零一四年：180天）。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

29. NET CURRENT ASSETS (Continued)

(a) Trade and other receivables and prepayments

(Continued)

Aging of trade receivables which are past due but not impaired:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
61 – 90 days	61至90天	2,131	1,657
91 – 180 days	91至180天	889	1,876
181 – 365 days	181至365天	3,058	3,489
Total	合計	6,078	7,022

Movement in the allowance for doubtful debts on trade receivables:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Balance at beginning of the year	年初結餘	29,140	32,026
Impairment losses recognised on trade receivables	就應收貿易賬款確認之減值虧損	–	1,306
Bad debts written off	壞賬撇銷	(19,912)	–
Recovery of impairment loss	減值虧損收回	(3,605)	(3,436)
Exchange adjustments	匯兌調整	(1,297)	(756)
Balance at end of the year	年終結餘	4,326	29,140

29. 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)

逾期但未作減值之應收貿易賬款之賬齡如下：

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
61 – 90 days	2,131	1,657
91 – 180 days	889	1,876
181 – 365 days	3,058	3,489
Total	6,078	7,022

應收貿易賬款之呆賬撥備之變動：

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Balance at beginning of the year	29,140	32,026
Impairment losses recognised on trade receivables	–	1,306
Bad debts written off	(19,912)	–
Recovery of impairment loss	(3,605)	(3,436)
Exchange adjustments	(1,297)	(756)
Balance at end of the year	4,326	29,140

29. NET CURRENT ASSETS (Continued)

(a) Trade and other receivables and prepayments

(Continued)

Other receivables with an aggregate carrying amount of HK\$3,303,000 (2014: HK\$3,584,000) are individually impaired as the amount is unlikely to be recovered from the relevant debtors.

Movement in the allowance for bad and doubtful debts on other receivables:

29. 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)

鑑於賬面總值為3,303,000港元(二零一四年: 3,584,000港元)之其他應收賬款不大可能自相關借款人收回,故已作個別減值。

其他應收賬款之呆壞賬撥備之變動:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Balance at beginning of the year	年初結餘	3,584	3,460
Impairment losses recognised on other receivables	就其他應收賬款確認之減值虧損	1,503	226
Recovery of impairment loss	減值虧損收回	-	(21)
Bad debts written off	壞賬撇銷	(1,139)	-
Disposal of a subsidiary	出售一家附屬公司	(482)	-
Exchange adjustments	匯兌調整	(163)	(81)
Balance at end of the year	年終結餘	3,303	3,584

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

29. NET CURRENT ASSETS (Continued)

(b) Inventories

Details of inventories are as follows:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Finished goods	製成品	539	699
Packaging materials and accessories	包裝材料及配件	5,455	6,507
		5,994	7,206

(c) Trade and other payables and accruals

Included in trade and other payables and accruals are trade payables of HK\$545,584,000 (2014: HK\$136,930,000) and their aged analysis as at the end of the reporting period is as follows:

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
0 – 3 months	零至三個月	445,449	29,391
4 – 6 months	四至六個月	167	4
7 – 12 months	七至十二個月	306	181
Over 1 year	一年以上	99,662	107,354
		545,584	136,930

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.

29. 流動資產淨值 (續)

(b) 存貨

存貨詳情如下：

(c) 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545,584,000港元(二零一四年：136,930,000港元)，其於報告期末之賬齡分析如下：

購貨之信貸期為90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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

29. NET CURRENT ASSETS (Continued)

(d) Cash and bank balances

As at 31st December, 2014, the amounts comprised cash and cash equivalents and time deposits of HK\$418,802,000 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:

29. 流動資產淨值 (續)

(d) 現金及銀行結餘

於二零一四年十二月三十一日，金額包括現金及現金等值項目及原到期日逾三個月之定期存款418,802,000港元。

在現金及銀行結餘內，有關實體之功能貨幣以外之貨幣為：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
USD	美元	55,317	57,620
RMB	人民幣	17,000	—

30. SHARE CAPITAL

30. 股本

		Number of shares 股份數目		Amount 金額	
		2015 二零一五年	2014 二零一四年	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Ordinary shares of HK\$0.50 each Authorised	每股0.50港元之普通股 法定				
– Balance as at 1st January and 31st December	– 於一月一日及 十二月三十一日之 結餘	2,000,000,000	2,000,000,000	1,000,000	1,000,000
Issued and fully paid	已發行及已繳足				
– Balance as at 1st January	– 於一月一日之結餘	1,526,127,886	1,467,984,567	763,064	733,992
– Scrip dividend (Note)	– 以股代息 (附註)	62,536,985	58,143,319	31,269	29,072
– Balance as at 31st December	– 於十二月三十一日之 結餘	1,588,664,871	1,526,127,886	794,333	763,064

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

30. SHARE CAPITAL (Continued)

Note:

On 15th June, 2015, 62,536,985 new shares of the Company were allotted and issued at HK\$2.132 per share to the shareholders, who elected to receive shares in lieu of cash for the interim dividend for the year ended 31st December, 2014. These shares rank pari passu in all respects with the shares then in issue.

On 19th June, 2014, 58,143,319 new shares of the Company were allotted and issued at HK\$2.11 per share to the shareholders, who elected to receive shares in lieu of cash for the interim dividend for the year ended 31st December, 2013. These shares rank pari passu in all respects with the shares then in issue.

31. 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”). Subject to earlier termination by the Company in general meeting or by the Board of Directors of the Company (the “Board”), the 2012 Scheme shall be valid and effective until 31st May, 2022. After the expiry of such valid period, no further options will be offered or granted but in all other respects the provisions of the 2012 Scheme shall remain in full force and effect.

Under the 2012 Scheme, the Board may grant options to (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.

30. 股本 (續)

附註：

於二零一五年六月十五日，本公司向選擇以股代息的股東，就截至二零一四年十二月三十一日止年度之中期股息，按每股2.132港元配發及發行62,536,985股本公司新股份。該等股份與當時已發行的股份享有同等權益。

於二零一四年六月十九日，本公司向選擇以股代息的股東，就截至二零一三年十二月三十一日止年度之中期股息，按每股2.11港元配發及發行58,143,319股本公司新股份。該等股份與當時已發行的股份享有同等權益。

31. 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。倘本公司並無在股東大會中提早終止或本公司董事局（「董事局」）並無提早終止該計劃，二零一二年計劃將有效至二零二二年五月三十一日止。於有效期屆滿後將不會再行授出或賦予購股權，惟二零一二年計劃的條款在各方面將繼續全面有效。

根據二零一二年計劃，董事局可向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貨物或服務之供應商；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。

31. SHARE-BASED PAYMENT TRANSACTIONS

(Continued)

The maximum number of shares of the Company in respect of which options may be granted under the 2012 Scheme is 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 shall 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 must be subject to shareholders' approval in general meeting with such participant and his or her associates abstaining from voting.

The acceptance of an offer of granting an option must be made within 28 days from the date on which such offer is 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 may be exercised at any time during a period as the Board may determine which shall 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 is no minimum period for which an option must be held before it can be exercised under the 2012 Scheme. The subscription price per share of the Company in respect of any option granted under the 2012 Scheme shall be such price as the Board in its absolute discretion shall determine, save that such price will 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 must be a business day; (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotations sheets on the five business days immediately preceding the date of offer of the option; and (iii) the nominal value of the shares on the date of offer.

31. 股權支付交易 (續)

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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

31. SHARE-BASED PAYMENT TRANSACTIONS

(Continued)

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 2015. Therefore, the maximum number of shares available for issue under the 2012 Scheme as at 31st December, 2015 was 137,252,380 representing approximately 8.64% of the Company's existing issued share capital at the end of the reporting period. There are no outstanding options granted under the 2012 Scheme during both years.

During the year, 27,300,000 share options, which were granted prior to the 2012 Scheme, were lapsed in November 2015.

The following table discloses movements of the Company's share options held by Directors during the year:

Date of grant	授出日期	Exercise price per share 每股行使價 HK\$ 港元	Outstanding at 1st January 2015 於 二零一五年 一月一日 尚未行使	Lapsed during 2015 於 二零一五年 年內失效	Outstanding at 31st December 2015 於 二零一五年 十二月 三十一日 尚未行使
13th November, 2007 – Directors (Note)	二零零七年十一月十三日 – 董事 (附註)	3.644	27,300,000	(27,300,000)	–
Exercisable at the end of the year	年末可行使				–

31. 股權支付交易 (續)

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發行。根據二零一二年計劃，於二零一五年，概無已授出、行使、註銷或失效的購股權。因此，於二零一五年十二月三十一日，根據二零一二年計劃可予發行之股份數目上限為137,252,380股，佔本公司於報告期末之現有已發行股本約8.64%。根據二零一二年計劃，於兩個年度內，概無尚未行使購股權。

於年內，於二零一二年計劃前授出之27,300,000份購股權已於二零一五年十一月失效。

下表披露董事於年內持有之本公司購股權變動情況：

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

31. SHARE-BASED PAYMENT TRANSACTIONS

(Continued)

The following table discloses movements of the Company's share options held by Directors during prior year:

Date of grant	授出日期	Exercise price per share 每股行使價 HK\$ 港元	Outstanding at 1st January 2014 於 二零一四年 一月一日 尚未行使	Lapsed during 2014 於 二零一四年 年內失效	Outstanding at 31st December 2014 於 二零一四年 十二月 三十一日 尚未行使
13th November, 2007 – Directors (Note)	二零零七年十一月十三日 – 董事 (附註)	3.644	27,300,000	–	27,300,000
Exercisable at the end of the year	年末可行使				27,300,000

Note: Exercise period: 13th November, 2007 to 12th November, 2015.

31. 股權支付交易 (續)

下表披露董事於上一年度內持有之本公司購股權變動情況：

附註：行使期：二零零七年十一月十三日至二零一五年十一月十二日。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

32. BORROWINGS

32. 借款

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Short-term borrowings, secured	短期借款，有抵押	415,970	–
Current portion of long-term borrowings, secured	長期借款之即期部分，有抵押	2,763,928	1,931,678
Total short-term borrowings	短期借款總額	3,179,898	1,931,678
Long-term borrowings, secured	長期借款，有抵押	1,366,734	2,700,713
		4,546,632	4,632,391
The above borrowings include the following: 上述借款包括以下：			
Bank loans	銀行貸款	3,295,140	4,069,821
Other loans	其他貸款	1,251,492	562,570
		4,546,632	4,632,391
Carrying amount repayable:	須償還之賬面值：		
On demand or within one year	應要求或一年內	3,179,898	1,931,678
More than one year, but not exceeding two years	一年以上但不超過兩年	398,365	2,056,820
More than two years but not more than five years	兩年以上但不超過五年	939,961	589,136
More than five years	五年以上	28,408	54,757
		4,546,632	4,632,391

Certain of the above bank borrowings are secured by the equity interest of a subsidiary.

上述若干銀行借款由一家附屬公司之股權用作抵押。

The borrowings were secured by assets of the Group as disclosed in Note 38.

本集團用作借款抵押之資產於附註38中披露。

Borrowings included floating-rate borrowings of HK\$3,295,140,000 (2014: HK\$4,632,391,000) which carried interest rates ranging from 2.76% to 9.00% (2014: 2.12% to 9.00%) per annum. The balances of HK\$1,251,492,000 (2014: Nil) which carried interest rates ranging from 5.00% to 10.5% per annum were fixed-rate borrowings.

借款包括浮動利率借款3,295,140,000港元(二零一四年: 4,632,391,000港元)，年利率介乎2.76厘至9.00厘(二零一四年: 2.12厘至9.00厘)。借款餘額1,251,492,000港元(二零一四年: 無)之年利率介乎5.00厘至10.5厘之結餘為固定利率借款。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

33. DEFERRED TAXATION

33. 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	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 1st January, 2014	於二零一四年 一月一日之結餘	(85,854)	(2,178,594)	862,230	(53,833)	46,265	7,981	(1,401,805)
(Charge) credit to consolidated statement of profit or loss for the year	於本年度綜合損益表 (扣減)撥回	(12,429)	15,215	19,928	–	14,924	188	37,826
Exchange adjustments	匯兌調整	2,107	54,160	(20,084)	1,284	(939)	(171)	36,357
Balance as at 31st December, 2014	於二零一四年 十二月三十一日之 結餘	(96,176)	(2,109,219)	862,074	(52,549)	60,250	7,998	(1,327,622)
(Charge) credit to consolidated statement of profit or loss for the year	於本年度綜合損益表 (扣減)撥回	(12,697)	89,670	54,649	–	21,505	(2,234)	150,893
Charge to other comprehensive expense	於其他全面開支扣減	–	(6,802)	–	–	–	–	(6,802)
Exchange adjustments	匯兌調整	4,353	89,916	(38,803)	2,378	(2,726)	(362)	54,756
Balance as at 31st December, 2015	於二零一五年 十二月三十一日之 結餘	(104,520)	(1,936,435)	877,920	(50,171)	79,029	5,402	(1,128,775)

For the purpose of consolidated statement of financial position presentation, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

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：

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Deferred tax assets	遞延稅項資產	317,600	277,682
Deferred tax liabilities	遞延稅項負債	(1,446,375)	(1,605,304)
		(1,128,775)	(1,327,622)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

33. DEFERRED TAXATION (Continued)

At 31st December, 2015, the Group had unused tax losses of HK\$1,389.68 million (2014: HK\$1,206.79 million) available for offset against future profits. In 2015, a deferred tax asset has been recognised in respect of HK\$316.12 million (2014: HK\$241.00 million) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$1,073.56 million (2014: HK\$965.79 million) due to the unpredictability of future profit streams. Included in unrecognised tax losses are losses of HK\$459.11 million (2014: HK\$366.30 million) will expire within five years. Other losses may be carried forward indefinitely.

Withholding tax is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1st January, 2008 onwards. At 31st December, 2015, the aggregate amount of distributable earnings of the Group's PRC subsidiaries in respect of which the Group has not provided for dividend withholding tax amounted to approximately HK\$4,460.58 million (2014: HK\$4,099.74 million). No liability has been recognised in respect of these amounts because the Group is in a position in control the timing of the reversal of the temporary differences and it is probable that such differences will not reverse in the foreseeable future.

34. CONTINGENT LIABILITIES

In 2000, Shanghai Jinjiang Tomson Hotel Co., Ltd. (the "Hotel Company"), a joint venture in which the Group has a 50% interest, entered into a management agreement for 20 years (the "Management Period") with Inter-Continental Hotels Corporation (the "Management Company"). The Management Company agreed to pay not exceeding US\$6 million to the Hotel Company for hotel renovation and system upgrading (the "Renovation Fund"). During the Management Period, the Management Company will receive a certain amount of management fee based on income and profit of the Hotel Company.

33. 遞延稅項 (續)

於二零一五年十二月三十一日，本集團可用作抵銷未來溢利之未動用稅項虧損為1,389,680,000港元（二零一四年：1,206,790,000港元）。於二零一五年，已就該等虧損中的316,120,000港元（二零一四年：241,000,000港元）確認為遞延稅項資產。因未來溢利流無法預測，故並未就餘下1,073,560,000港元（二零一四年：965,790,000港元）確認遞延稅項資產。未確認稅項虧損中，459,110,000港元（二零一四年：366,300,000港元）之虧損將於五年內屆滿。其他虧損可無限期結轉。

中國附屬公司於二零零八年一月一日起獲利所宣派的股息須繳納預扣稅。於二零一五年十二月三十一日，本集團中國附屬公司之可分派盈利總額約4,460,580,000港元（二零一四年：4,099,740,000港元），本集團尚未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負債。

34. 或然負債

於二零零零年，本集團持有50%權益之合資企業上海錦江湯臣大酒店有限公司（「酒店公司」）與洲際酒店管理公司（「管理公司」）訂立一項為期20年（「管理期間」）之管理協議。管理公司同意就酒店翻新及系統升級向酒店公司支付不多於6,000,000美元（「翻新費用」）。於管理期間，管理公司將按酒店公司之收入及溢利收取若干管理費用。

34. CONTINGENT LIABILITIES (Continued)

The Group is a guarantor to indemnify the Management Company up to 50% of the Renovation Fund paid, but not exceeding US\$3 million if the management agreement is terminated by the Hotel Company within the Management Period. The indemnified amount is amortised over the Management Period. At the end of the reporting period, the indemnified amount had been reduced to US\$713,000 (2014: US\$863,000). As the Management Company is a world-class hotel management group and the operating results of the Hotel Company have improved, the Directors are of the opinion that it would be unlikely for the Hotel Company to terminate the management agreement within the Management Period. Accordingly, it would be unlikely for the Group to suffer any material financial loss as a result of giving the indemnity.

As at 31st December, 2015, the Group has provided a financial guarantee to a bank to secure banking facilities for a property development project of a joint venture. Such banking facilities is secured by both the floating charge over the property under development of the joint venture with a carrying amount of HK\$2,037,638,000 (2014: HK\$1,843,135,000) and a corporate guarantee from a subsidiary of the Company. At the end of the reporting period, the extent of utilisation of such facilities amounted to HK\$472,667,000 (2014: HK\$435,054,000).

The Group considered that the value of property under development, being pledged for the banking facilities, is much higher than the utilised loan balance at the end of the reporting period. Therefore, the Group considers that it is unlikely that the guarantee will be enforced.

34. 或然負債 (續)

本集團為管理公司之擔保人，倘管理協議於管理期間內由酒店公司終止，則本集團需彌償管理公司已付翻新費用之最多50%，但不超逾3,000,000美元。彌償金額於管理期間內攤銷。於報告期末，彌償金額已減少至713,000美元（二零一四年：863,000美元）。由於管理公司為一個國際級酒店管理集團，而且酒店公司之經營業績已獲改善，董事認為酒店公司不大可能於管理期間內終止管理協議。故此，本集團不大可能就作出彌償保證而蒙受任何重大財務虧損。

於二零一五年十二月三十一日，本集團向一家銀行提供財務擔保，以擔保一家合資企業之物業發展項目之銀行信貸。有關銀行信貸以賬面值為2,037,638,000港元（二零一四年：1,843,135,000港元）之合資企業發展中物業作為浮動抵押，以及本公司附屬公司作出公司擔保。於報告期末，該等信貸之已動用額度為472,667,000港元（二零一四年：435,054,000港元）。

本集團認為，於報告期末，向銀行信貸抵押之發展中物業之價值遠較已動用貸款結餘為高。因此，本集團認為，該擔保將不大可能被強制執行。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

35. 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:**

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Contracted but not provided for 已訂約但未撥備	596,940	1,830,089

(b) **Operating lease arrangements:**

(i) **The Group as lessee**

At the end of the reporting period, the Group had outstanding commitments under non-cancellable operating leases which fall due:

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
– within one year 一年內	9,954	7,815
– in the second to fifth year inclusive 第二年至第五年 (包括首尾兩年)	10,086	13,260
– over five years 五年以上	1,461	2,040
	21,501	23,115

Operating lease payments represent rentals and annual fees for use of land and properties payable by the Group for certain of its office properties and land. The operating leases relate to office properties with terms of between 1 to 3 years (2014: 1 to 3 years). The operating leases for annual fees for use of land are based on lease terms of the land which are over five years.

35. 承擔

於報告期末，本集團之主要承擔如下：

(a) **有關發展中物業支出之承擔：**

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
	596,940	1,830,089

(b) **經營租賃安排：**

(i) **本集團作為承租人**

於報告期末，根據不可撤銷經營租賃，本集團有於下列年期限內到期之承擔：

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
	9,954	7,815
	10,086	13,260
	1,461	2,040
	21,501	23,115

經營租賃款項乃指本集團就其若干辦公室物業及土地支付之租金及年度土地及物業使用權租金。辦公室物業之經營租賃年期介乎一至三年（二零一四年：一至三年）。每年支付土地使用權租金之經營租賃為超過五年的土地租期。

35. COMMITMENTS (Continued)

(b) Operating lease arrangements: (Continued)

(ii) The Group as lessor

The properties held have committed tenants from the majority of two years up to the maximum of eleven years.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments which fall due:

– within one year	– 一年內
– in the second to fifth year inclusive	– 第二年至第五年 (包括首尾兩年)
– over five years	– 五年以上

35. 承擔 (續)

(b) 經營租賃安排：(續)

(ii) 本集團作為出租人

所持物業之承租人之承諾租期大多為兩年，最長為十一年。

於報告期末，根據本集團與承租人所訂合約，承租人須於下列年期內支付之最低租金如下：

2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
215,510	187,791
217,343	218,245
14,002	2,429
446,855	408,465

36. RETIREMENT BENEFIT SCHEMES

The Group participates in a Mandatory Provident Fund (“MPF”) Scheme established under the 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.

36. 退休福利計劃

本集團於二零零零年十二月根據《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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

36. RETIREMENT BENEFIT SCHEMES (Continued)

The employees in the PRC 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.

37. RELATED AND CONNECTED PARTY TRANSACTIONS

During the year, 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 provide administrative services and office premises to RHL and its subsidiaries, and in return, RHL is required to share an attributable portion of the administrative cost of the Company on a cost basis. During the year ended 31st December, 2015, the administrative cost of the Company shared by RHL amounted to HK\$4,866,000 (2014: HK\$4,268,000). As at 31st December, 2015 and 31st December, 2014, no outstanding balance was owed by RHL.

The above transaction also constitutes a continuing connected transaction but is exempted from disclosure and approval requirements under the Listing Rules.

36. 退休福利計劃 (續)

中國僱員乃各個由地區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。

37. 關連方及關連人士交易

年內，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。本公司同意提供行政服務及寫字樓予川河及其附屬公司，而川河須按成本基準分擔本公司部份應佔行政費用。截至二零一五年十二月三十一日止年度，川河分擔本公司之行政費用總額為4,866,000港元（二零一四年：4,268,000港元）。於二零一五年十二月三十一日及二零一四年十二月三十一日，川河並無欠付本公司任何未償還結餘。

以上交易亦構成持續關連交易，惟獲豁免遵守《上市規則》之披露及批准之規定。

37. RELATED AND CONNECTED PARTY TRANSACTIONS (Continued)

(b) During the years ended 31st December, 2015 and 2014, two non-wholly owned subsidiaries of the Company made interest bearing advances to all of their shareholders in proportion to their respective shareholding interests, as mutually agreed by all shareholders to make better use of the surplus cash of those subsidiaries. The advances to non-controlling shareholders with significant influence over those subsidiaries are as follows:

Amount due within one year	於一年內償還之金額
Amount due after one year	於一年後償還之金額
Interest income	利息收入

The amount of HK\$129,804,000 (2014: HK\$73,447,000) was included in consolidated financial statements under trade and other receivables and prepayments which is unsecured and bears interest at rates ranging from 4.35% to 6.15% (2014: 6.15%) per annum and repayable within one year from the end of the reporting period.

The amount of HK\$60,874,000 (2014: HK\$157,520,000) is unsecured and bears interest at 4.92% (2014: 4.92% to 6.15%) per annum and repayable within two years from the end of the reporting period.

37. 關連方及關連人士交易 (續)

(b) 截至二零一五年及二零一四年十二月三十一日止年度，本公司兩間非全資附屬公司向其所有股東按彼等各自股權權益比例作出計息墊款，並經全體股東雙方同意以更佳使用該等附屬公司之盈餘資金。向對該等附屬公司擁有重大影響力之非控股股東作出之墊款如下：

2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
129,804	73,447
60,874	157,520
190,678	230,967
12,609	12,054

金額129,804,000港元(二零一四年：73,447,000港元)計入綜合財務報表內應收貿易賬款、其他應收賬款及預付款項下，其為無抵押並按年利率介乎4.35厘至6.15厘(二零一四年：6.15厘)計息以及須於報告期末起計一年內償還。

金額60,874,000港元(二零一四年：157,520,000港元)為無抵押並按年利率4.92厘(二零一四年：介乎4.92厘至6.15厘)計息以及須於報告期末起計兩年內償還。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

37. RELATED AND CONNECTED PARTY TRANSACTIONS (Continued)

(b) (Continued)

The non-controlling shareholders of the non-wholly owned subsidiaries, Shanghai Tomson Pudong Real Estate Development Co., Ltd. and Tianjin Jinwan Real Estate Development Co., Limited respectively, being the substantial shareholder of these subsidiaries of the Company, were connected persons of the Company. The advances are regarded as financial assistance to connected persons under the Listing Rules and the transactions constituted a connected transaction for the Company.

Announcements dated 26th July, 2013, 18th June, 2014 and 4th December, 2015 in respect of the provision of loan were made by the Company accordingly.

(c) As at 31st December, 2015, included in the consolidated financial statements under trade and other payables and accruals, was an amount of HK\$1,500,000 (2014: HK\$1,500,000) due to non-controlling shareholders with significant influence over the subsidiaries of the Company. The amounts are unsecured, interest free and have no fixed repayment terms.

(d) During the year, the Group paid interest of HK\$6,488,000 (2014: HK\$6,742,000) to joint ventures.

(e) 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

37. 關連方及關連人士交易 (續)

(b) (續)

該等非控股股東分別為本公司非全資附屬公司—上海湯臣浦東房地產開發有限公司及天津津灣房產建設有限公司之主要股東，為本公司之關連人士。該墊款構成《上市規則》項下對關連人士之財務援助及本公司之關連交易。

本公司已相應發佈日期為二零一三年七月二十六日、二零一四年六月十八日及二零一五年十二月四日有關提供貸款之公告。

(c) 於二零一五年十二月三十一日，綜合財務報表內應付貿易賬款、其他應付賬款及預提費用項下包括應付對本公司附屬公司擁有重大影響力的非控股股東之款項1,500,000港元（二零一四年：1,500,000港元）。該金額為無抵押、免息及無固定還款期。

(d) 年內，本集團向合資企業支付利息6,488,000港元（二零一四年：6,742,000港元）。

(e) 高級管理人員之酬金

年內本公司董事之薪酬如下：

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Short-term benefits	19,637	19,890
Post-employment benefits	48	55
	19,685	19,945

37. RELATED AND CONNECTED PARTY TRANSACTIONS (Continued)

(e) 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.

- (f) The balances due from associates and a joint venture at the end of the reporting period are set out in Notes 25 and 26, respectively.

The above transactions were conducted in accordance with terms mutually agreed between the Group and the respective related parties.

38. PLEDGE OF ASSETS

Assets with the following carrying amounts have been pledged to secure the Group's borrowings of HK\$4,546.63 million (2014: HK\$4,632.39 million):

Investment properties	投資物業
Leasehold land and buildings	租賃土地及樓宇
Properties under development	發展中物業
Properties held for sale	待售物業
Bank deposits (Note)	銀行存款 (附註)

Note:

The bank deposits pledged to secure the Group's borrowings carry interest at rates which range from 0.01% to 2.25% (2014: 0.01% to 0.4%) per annum. Deposits amounting to HK\$337,778,000 (2014: HK\$262,945,000) have been pledged to secure short-term borrowings and are therefore classified as current assets.

37. 關連方及關連人士交易 (續)

(e) 高級管理人員之酬金 (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。

- (f) 聯營公司及合資企業於報告期末之應收結餘已分別載於附註25及26。

上述交易已根據本集團與各關連人士雙方同意之條款進行。

38. 資產之抵押

擁有下列賬面值之資產已就擔保本集團借貸額為4,546,630,000港元 (二零一四年: 4,632,390,000港元) 作抵押:

	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Investment properties	6,007,639	6,371,172
Leasehold land and buildings	–	60,091
Properties under development	1,915,153	4,864,605
Properties held for sale	4,548,598	887,396
Bank deposits (Note)	337,778	262,945
	12,809,168	12,446,209

附註:

作為抵押以擔保本集團借貸之銀行存款, 其年利率介乎0.01厘至2.25厘 (二零一四年: 0.01厘至0.4厘)。金額為337,778,000港元 (二零一四年: 262,945,000港元) 之存款用作擔保短期借貸之抵押, 因此被分類為流動資產。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

39. FINANCIAL INFORMATION OF THE COMPANY

The Company's Statement of Financial Position as at 31st December, 2015 is as follows:

39. 本公司之財務資料

於二零一五年十二月三十一日，本公司之財務狀況表如下：

		Notes 附註	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Non-Current Assets	非流動資產			
Investments in subsidiaries	附屬公司投資		637,404	637,404
Amounts due from subsidiaries	應收附屬公司款項		2,572,937	2,578,020
Available-for-sale investments	可供出售投資		315	315
			3,210,656	3,215,739
Current Assets	流動資產			
Amounts due from subsidiaries	應收附屬公司款項		533,265	528,270
Other receivables and prepayments	其他應收賬款及預付款項		8,938	10,351
Cash and bank balances	現金及銀行結餘		83,603	150,691
			625,806	689,312
Current Liabilities	流動負債			
Amounts due to subsidiaries	應付附屬公司款項		496,241	492,852
Other payables	其他應付賬款		3,773	3,673
			500,014	496,525
Net Current Assets	流動資產淨值		125,792	192,787
Total Assets Less Current Liabilities	總資產減流動負債		3,336,448	3,408,526
Capital and Reserves	資本及儲備			
Share capital	股本	30	794,333	763,064
Share premium and reserves	股份溢價及儲備	40	2,542,115	2,645,462
Total Equity	總權益		3,336,448	3,408,526

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 30th March, 2016 and are signed on its behalf by:

本公司之財務狀況表已於二零一六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

40. COMPANY'S SHARE PREMIUM AND RESERVES

40. 本公司股份溢價及儲備

		Share premium	Capital redemption reserve	Share option reserve	Contributed surplus	Retained earnings	Total
		股份溢價	資本贖回儲備	購股權儲備	繳入盈餘	保留溢利	合計
		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
Balance at 1st January, 2014	於二零一四年一月一日之結餘	2,194,443	16,608	28,321	327,645	203,932	2,770,949
Loss for the year	年度虧損	-	-	-	-	(42,940)	(42,940)
Issue of shares under scrip dividend scheme	根據以股代息計劃發行股份	93,611	-	-	-	-	93,611
Dividend paid for 2013	派付二零一三年度股息	(29,072)	-	-	-	(147,086)	(176,158)
Balance at 31st December, 2014	於二零一四年十二月三十一日之結餘	2,258,982	16,608	28,321	327,645	13,906	2,645,462
Loss for the year	年度虧損	-	-	-	-	(37,533)	(37,533)
Share options lapsed	失效之購股權	-	-	(28,321)	-	28,321	-
Issue of shares under scrip dividend scheme	根據以股代息計劃發行股份	102,060	-	-	-	-	102,060
Dividend paid for 2014	派付二零一四年度股息	(167,874)	-	-	-	-	(167,874)
Balance at 31st December, 2015	於二零一五年十二月三十一日之結餘	2,193,168	16,608	-	327,645	4,694	2,542,115

41. MAJOR NON-CASH TRANSACTIONS

41. 主要非現金交易

During the year ended 31st December, 2015, the Group issued 62,536,985 new shares (2014: 58,143,319 new shares) as scrip dividend of HK\$133,329,000 for the year ended 31st December, 2014 (HK\$122,683,000 for the year ended 31st December, 2013) as set out in Notes 15 and 30.

於截至二零一五年十二月三十一日止年度，本集團已發行62,536,985股新股（二零一四年：58,143,319股新股）代替截至二零一四年十二月三十一日止年度之股息133,329,000港元（截至二零一三年十二月三十一日止年度為122,683,000港元）（載於附註15及30）。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Principal subsidiaries as at 31st December, 2015

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 %	
Charlesville Limited	British Virgin Islands 英屬維爾京群島	US\$100 100美元	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	Investment holding 投資控股
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
Future Tech Production House Limited 唯先科技製作有限公司	Hong Kong 香港	HK\$10,000 10,000港元	–	100	Inactive 無業務
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))	PRC 中國	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	Inactive 無業務
Jentime Limited 震時有限公司	Hong Kong 香港	HK\$2 2港元	–	100	Inactive 無業務
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 (formerly known as MHK Limited) (前稱MHK 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

42. 主要附屬公司、聯營公司及合資企業

於二零一五年十二月三十一日之 主要附屬公司

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

42. 主要附屬公司、聯營公司及合資企業 (續)

Principal subsidiaries as at 31st December, 2015
(Continued)於二零一五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 %	
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 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))	PRC 中國	US\$18,500,000 18,500,000美元	-	100	Property development 物業發展
Shanghai Tomson Investment Management Co. Limited (Note 1) 上海湯臣投資管理有限公司 (附註(1))	PRC 中國	RMB1,000,000 人民幣1,000,000元	-	100	Investment holding 投資控股
Shanghai Tomson Outer Gaoqiao Development Co., Ltd. (Note 1) 上海湯臣外高橋開發有限公司 (附註(1))	PRC 中國	US\$15,000,000 15,000,000美元	-	100	Property development 物業發展
Shanghai Tomson Plastic Company Limited (Note 1) 上海湯臣塑膠有限公司 (附註(1))	PRC 中國	RMB1,000,000 人民幣1,000,000元	-	100	PVC fittings trading 膠管配件買賣
Shanghai Tomson Plastic Industry Co., Ltd. (Note 2) 上海湯臣塑膠實業有限公司 (附註(2))	PRC 中國	US\$9,580,000 9,580,000美元	-	58	Under liquidation 清算中
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))	PRC 中國	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))	PRC 中國	US\$100,000,000 100,000,000美元	-	100	Property development and investment holding 物業發展及投資控股
Tianjin Jinwan Real Estate Development Co., Limited (Note 3) 天津津灣房產建設有限公司 (附註(3))	PRC 中國	RMB2,442,500,000 人民幣2,442,500,000元	-	75	Property development 物業發展

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

Principal subsidiaries as at 31st December, 2015 (Continued)

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 %	
Tianjin Tomson Development Co., Limited (Note (1)) 天津湯臣建設有限公司 (附註(1))	PRC 中國	RMB1,500,000,000 人民幣1,500,000,000元	-	100	Investment holding 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 (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
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)) 湯臣高爾夫(上海)有限公司 (附註(1))	PRC 中國	US\$40,000,000 40,000,000美元	-	100	Golf course and club operation, and property development 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)) 湯臣集團嘉地(上海)房地產有限公司 (附註(1))	PRC 中國	US\$16,000,000 16,000,000美元	-	100	Property development 物業發展
Tomson Group (Nominees) Limited 湯臣集團(代理人)有限公司	Hong Kong 香港	HK\$20 20港元	-	100	Providing nominee services to the Group and investment holding 為本集團提供代理人服務及投資控股
Tomson Group (Nominees) No. 2 Limited 湯臣集團第二(代理人)有限公司	Hong Kong 香港	HK\$20 20港元	-	100	Providing nominee services to the Group 為本集團提供代理人服務

42. 主要附屬公司、聯營公司及合資企業 (續)

於二零一五年十二月三十一日之 主要附屬公司 (續)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

42. 主要附屬公司、聯營公司及合資企業 (續)

Principal subsidiaries as at 31st December, 2015 (Continued)

於二零一五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 Haijing Garden (Shanghai Pudong New Area) Co., Ltd. (Note (1)) 湯臣海景花園(上海浦東新區)有限公司(附註(1))	PRC 中國	US\$58,200,000 58,200,000美元	-	100	Property development 物業發展
Tomson International Entertainment Company Limited 湯臣國際娛樂有限公司	Hong Kong 香港	HK\$2 2港元	-	100	Investment holding and investment in concert business 投資控股及投資演唱會業務
Tomson International Entertainment Distribution Limited 湯臣國際娛樂發行有限公司	Hong Kong 香港	HK\$1 1港元	-	100	Film distribution 影片發行
Tomson International Trade Building (Shanghai) Co., Ltd. (Note (1)) 湯臣國貿大廈(上海)有限公司(附註(1))	PRC 中國	US\$16,800,000 16,800,000美元	-	100	Property development 物業發展
Tomson Investment Limited 湯臣投資有限公司	Hong Kong 香港	HK\$3 3港元	100	-	Investment holding 投資控股
TPR Secretarial Services Limited	Hong Kong 香港	HK\$10,000 10,000港元	100	-	Providing secretarial services and investment holding 提供秘書服務及投資控股
Yamako Limited 欣文有限公司	Hong Kong 香港	HK\$2 2港元	-	100	Investment holding 投資控股

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

Principal subsidiaries as at 31st December, 2015 (Continued)

None of the subsidiaries had any debt securities outstanding at the end of the year, or at any time during the year.

Note: For those subsidiaries established in the PRC, their classification of establishment is as follows:

- (1) wholly foreign owned enterprise
- (2) sino-foreign equity joint venture
- (3) equity joint venture

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.

42. 主要附屬公司、聯營公司及合資企業 (續)

於二零一五年十二月三十一日之 主要附屬公司 (續)

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。

附註：於中國成立的附屬公司，其成立分類為：

- (1) 外商獨資企業
- (2) 中外合資企業
- (3) 合資企業

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。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

42. 主要附屬公司、聯營公司及合資企業 (續)

Principal subsidiaries as at 31st December, 2015
(Continued)

於二零一五年十二月三十一日之
主要附屬公司 (續)

Tianjin Jinwan Real Estate Development Co., Limited

天津津灣房產建設有限公司

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Properties under development	發展中物業	–	4,130,048
Properties held for sale	待售物業	4,548,599	–
Other current assets	其他流動資產	1,166,064	1,246,138
Total current assets	總流動資產	5,714,663	5,376,186
Non-current assets	非流動資產	7,644	8,988
Current Liabilities	流動負債	(2,800,738)	(403,405)
Non-current Liabilities – borrowing	非流動負債—借款	–	(1,992,749)
Equity attributable to owner of the Company	本公司權益持有人應佔權益	2,191,177	2,241,765
Non-controlling interest	非控股股東權益	730,392	747,255
Revenue	收入	932,364	–
Expenses	開支	(865,833)	(4,631)
Profit (loss) for the year	年度溢利 (虧損)	66,531	(4,631)
Profit (loss) attributable to:	應佔溢利 (虧損) 如下:		
Owner of the Company	本公司權益持有人	49,898	(3,473)
Non-controlling interest	非控股股東權益	16,633	(1,158)
		66,531	(4,631)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

Principal subsidiaries as at 31st December, 2015
(Continued)

Tianjin Jinwan Real Estate Development Co., Limited
(Continued)

42. 主要附屬公司、聯營公司及合資企業 (續)

於二零一五年十二月三十一日之
主要附屬公司 (續)

天津津灣房產建設有限公司 (續)

		2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Other comprehensive expense attributable to: 應佔其他全面開支如下:			
Owner of the Company	本公司權益持有人	(100,486)	(54,853)
Non-controlling interest	非控股股東權益	(33,496)	(18,284)
		(133,982)	(73,137)
Total comprehensive expense attributable to: 應佔全面開支總額如下:			
Owner of the Company	本公司權益持有人	(50,588)	(58,326)
Non-controlling interest	非控股股東權益	(16,863)	(19,442)
		(67,451)	(77,768)
Net cash inflows (outflows) from operating activities	經營業務現金流入(流出)淨額	30,977	(487,078)
Net cash (outflows) inflows from investing activities	投資活動現金(流出)流入淨額	(41,947)	412,738
Net cash inflows from financing activities	融資活動現金流入淨額	85,822	74,207
Net cash inflows (outflows) for the year	年度現金流入(流出)淨額	74,852	(133)

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

42. 主要附屬公司、聯營公司及合資企業 (續)

Principal associates as at 31st December, 2015

於二零一五年十二月三十一日之
主要聯營公司

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\$45,000 45,000港元	–	26.7	Investment holding 投資控股
China Boom Enterprises Limited 昌華企業有限公司	Incorporated 註冊成立	British Virgin Islands 英屬維爾京群島	US\$1,280,000 1,280,000美元	–	44	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
Abundance Tomson Management Limited 豐盛湯臣演藝人有限公司	Incorporated 註冊成立	Hong Kong 香港	HK\$2 2港元	–	50	Investment holding 投資控股

The Directors are of the opinion that a complete list of the particulars of all subsidiaries and associates would be of excessive length and therefore the above list contains only the particulars of those subsidiaries and associates which significantly affect the results or assets of the Group.

董事認為完整載列所有附屬公司及聯營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及聯營公司之資料。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31st December, 2015 截至二零一五年十二月三十一日止年度

42. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (Continued)

42. 主要附屬公司、聯營公司及合資企業 (續)

Joint ventures as at 31st December, 2015

於二零一五年十二月三十一日之合資企業

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 voting power/ effective interest in registered capital held by the Company 本公司持有投票權/ 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. 上海錦江湯臣大酒店有限公司	Sino-foreign equity joint venture 中外合資企業	PRC 中國	US\$24,340,000 24,340,000美元	-	50	Hotel owning and operation 擁有及經營酒店
Tianjin Jinwan Property Co., Limited 天津津灣置業有限公司	Equity joint venture 合資企業	PRC 中國	RMB1,406,385,800 人民幣1,406,385,800元	-	51	Property development 物業發展

43. DISPOSAL OF A SUBSIDIARY

During the year ended 31st December, 2015, the Group disposed a subsidiary for a cash consideration of HK\$1,000. The net assets of the disposed subsidiary were as follows:

43. 出售一家附屬公司

於截至二零一五年十二月三十一日止年度，本集團以現金代價1,000港元出售一家附屬公司。已出售附屬公司之資產淨值如下：

		2015 二零一五年 HK\$'000 千港元
Assets and liabilities over which control was lost:	失去控制權之資產及負債：	
Property, plant and equipment	物業、廠房及設備	820
Trade and other receivables	應收貿易賬款及其他應收賬款	251
Cash and bank balances	現金及銀行結餘	1,754
Trade and other payable	應付貿易賬款及其他應付賬款	(1,269)
Net assets disposed of	出售資產淨值	<u>1,556</u>
Loss on disposal of a subsidiary:	出售一家附屬公司之虧損：	
Consideration received	已收代價	1
Net assets disposed of	出售資產淨值	(1,556)
Non-controlling interest	非控股股東權益	(566)
Foreign currency translation reserve	外幣兌換儲備	14
Loss on disposal	出售之虧損	<u>(2,107)</u>
Net cash outflow arising on disposal:	出售產生之現金流出淨額：	
Cash consideration	現金代價	1
Less: cash and bank balances disposal of	減：出售現金及銀行結餘	(1,754)
		<u>(1,753)</u>

Other Connected Transactions 其他關連交易

In the ordinary course of business, current accounts have been maintained between companies in the Group. At the end of the reporting period, the particulars and the aggregate balances of the material current accounts due (to) by the following non-wholly owned subsidiaries of the Company to the remaining members of the Group were as follows:

在日常業務過程中，本集團各公司間亦設有往來賬戶。於報告期末，本集團其餘成員公司（應付）應收下列本公司之非全資附屬公司之重大往來賬項之詳情及結餘總額如下：

Name of subsidiary 附屬公司名稱	Percentage shareholdings attributable to the Group 本集團應佔 股權百分比	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元
Shanghai Tomson Pudong Real Estate Development Co., Ltd. 上海湯臣浦東房地產開發有限公司	70%	(352,019)	(581,117)
Tianjin Jinwan Real Estate Development Co., Limited 天津津灣房產建設有限公司	75%	(120,857)	(220,340)
MHK (Penha Hill) Limited (formerly known as MHK Limited) (前稱MHK Limited)	70%	8,500	8,500

These current accounts are unsecured, interest free and have no fixed repayment terms except (i) the amount of HK\$120,852,000 (2014: HK\$220,340,000) due to Tianjin Jinwan Real Estate Development Co., Limited which is interest bearing at 4.35% per annum and repayable within one year and (ii) the amounts of HK\$350,919,000 (2014: HK\$580,073,000) due to Shanghai Tomson Pudong Real Estate Development Co., Ltd. which bear interest at rates ranging from 4.75% to 4.92% per annum and repayable within one to two years.

除(i)應付天津津灣房產建設有限公司款項120,852,000港元(二零一四年：220,340,000港元)，該筆款項按年利率4.35厘計息並須於一年內償還及(ii)應付上海湯臣浦東房地產開發有限公司款項350,919,000港元(二零一四年：580,073,000港元)，該筆款項按年利率介乎4.75厘至4.92厘計息並須於一至兩年內償還外，該等往來賬戶乃無抵押、免息及無固定還款期。

At 31st December, 2015, the advance to Tianjin Financial City Company is HK\$46,789,000 (2014: HK\$49,006,000), unsecured and bears interest at 4.75% per annum and is repayable in 2016.

於二零一五年十二月三十一日，予天津金融城公司之墊款為46,789,000港元(二零一四年：49,006,000港元)，為無抵押及按年利率4.75厘計息，須於二零一六年償還。

Under the Listing Rules, Tianjin Jinwan Property Co., Limited is regarded as a subsidiary of the Company. Tianjin Financial City Company is a substantial shareholder of this subsidiary and is a connected person of the Company. The advance is regarded as financial assistance to a connected person and the transaction constituted a connected transaction for the Company.

根據《上市規則》，天津津灣置業有限公司被視為本公司之附屬公司。天津金融城公司為該附屬公司之主要股東及本公司之關連人士。該墊款被視為向關連人士提供財務援助及有關交易構成本公司之關連交易。

Details of the transaction were disclosed in the announcement of the Company dated 10th September, 2013.

交易詳情披露於日期為二零一三年九月十日之本公司公告內。

Details of the other connected transactions are set out in Note 37 to these consolidated financial statements.

其他關連交易詳情載於該等綜合財務報表附註37。

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

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 本集團 之權益
詳情	地段編號	租期		用途	
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	寫字樓及商場 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	寫字樓及商場 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

As at 31st December, 2015 於二零一五年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Investment Properties (Continued)

投資物業 (續)

Description 詳情	Lot Number 地段編號	Term of Lease 租期	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use 用途	Group's Interest 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 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	寫字樓及商場 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%
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浦東新區 外高橋保稅區富特西路 1 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%

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Investment Properties (Continued)

投資物業 (續)

Description 詳情	Lot Number 地段編號	Term of Lease 租期	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use 用途	Group's Interest 本集團 之權益
72/F, Shanghai World Financial Centre, No. 100, Century Avenue, Pudong, 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 上海浦東 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%

Golf Course

高爾夫球場

Description 詳情	Term of Lease 租期	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use 用途	Group's Interest 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	Club houses, driving range and maintenance room of 12,652 with site area of 952,154	An 18-hole golf course	100%
中華人民共和國 上海浦東新區龍東大道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)	18洞高爾夫 球場	100%

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Properties under development

發展中物業

Description	Lot Number	Gross Site Area (Sq.m.)	Approximate Gross Floor Area (Sq.m.)	Use	Group's Interest	Stage of Completion	Estimated Date of Completion
詳情	地段編號	地盤總面積 (平方米)	總樓面面積 (平方米)	用途	本集團之權益	完成階段	估計之完成日期
A piece of land at Travessa do Colégio No.7 e Calcada do Bom Parto No.2, Macao Special Administrative Region, People's Republic of China	No. 22356 folio 100, Book B16K	2,569	22,842	Luxury residential	70%	Practical completion was achieved in 2015	January 2016
位於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號之一幅土地	註冊編號 22356, 第100頁, B字16K冊	2,569	22,842	豪華住宅	70%	整體建築工程於二零一五年基本竣工	二零一六年一月
A piece of land near the junction of Loushan Road and Long Dong Avenue, Jinqiao-Zhangjiang District, Pudong New Area, Shanghai, People's Republic of China	B-2 and B-13-4 Jinqiao-Zhangjiang District	248,200	176,000	Residential	100%	The land will be developed in phases. Superstructure for Phase I was topped out in December 2014	Phase I – first half of 2017
位於中華人民共和國上海浦東新區金橋－張江區接近羅山路及龍東大道交界之一幅土地	金橋－張江區 B-2地區及 B-13-4地區	248,200	176,000	住宅	100%	該幅土地將分數期發展。第一期已於二零一四年十二月結構封頂	第一期 –二零一七年上半年

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

PROPERTIES HELD BY THE GROUP (Continued)

本集團持有之物業 (續)

Properties held for sale

待售物業

Description 詳情	Lot Number 地段編號	Term of Lease 租期	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use 用途	Group's Interest 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 中華人民共和國上海浦東新區 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	Lot 2-2-1 Lujiazui Finance and Trade Zone 陸家嘴金融貿易區 2-2-1號地段	Medium term 中期	3,039	Commercial 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 中華人民共和國上海浦東新區 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	Lot C3-001 Waigaoqiao Free Trade Zone 外高橋保稅區 C3-001號地段	Medium term 中期	4,035	Commercial 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 中華人民共和國上海浦東新區 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	Lot No.1 17 Jiefang, Meiyuan Road 梅園路 17街坊1號地段	Long-term 長期	41,608	Residential 住宅	100%

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

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 詳情	Lot Number 地段編號	Term of Lease 租期	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use 用途	Group's Interest 本集團 之權益
Part of Tomson Jinwan Riviera, and underground car parking spaces, Junction of Jiefang North Road and Chifeng Road, Heping District, Tianjin, People's Republic of China 中華人民共和國 天津和平區 解放北路與赤峰道交叉路口 湯臣津灣一品部份, 及地下泊車位	Lot 7-2, Heping District, Tianjin 天津和平區 7-2號地段	Long-term 長期	173,974 for residential and commercial; 16,775 for car parks 住宅及商業 173,974平方米; 泊車位16,775平方米	Residential and commercial 住宅及商業	75%
Part of Tomson Riviera Garden, Lane 2255, Luoshan Road, Pudong New Area, Shanghai, People's Republic of China 中華人民共和國上海浦東新區 羅山路2255巷 湯臣湖庭花園部份	Lot 5-5, 15 Jiefang, Huamu Zhen, Pudong New Area 浦東新區花木鎮 15街坊5-5號地段	Long-term 長期	1,802 1,802	Residential 住宅	70%

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

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 詳情	Lot Number 地段編號	Term of Lease 租期	Approximate Gross Floor Area (Sq.m.) 概約總樓面面積 (平方米)	Use 用途	Group's Interest 本集團 之權益
Phases VI, VIII & IX Tomson Golf Villas, 1 Long Dong Avenue, Pudong New Area, Shanghai, People's Republic of China 中華人民共和國上海浦東新區 龍東大道1號 湯臣高爾夫別墅 第六、第八及第九期	Lot 23/10 Tong Le Cun, Hua Mu Xiang 花木鄉 同樂村23/10丘	Long-term 長期	1,741 1,741	Residential 住宅	100% 100%
Part of Block B & F and 159 car parking spaces of Tomson Golf Garden, 1 Long Dong Avenue, (2 of North District), Pudong New Area, Shanghai, People's Republic of China 中華人民共和國上海浦東新區 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159個泊車位	Lot 47/1, Zhangbang Cun Jinqiaozhen, Pudong New Area 浦東新區 金橋鎮張濱村 47/1丘	Long-term 長期	470 for residential; 5,013 for car parks 住宅470平方米; 泊車位5,013 平方米	Residential 住宅	100% 100%

Schedule of Principal Properties

主要物業表

As at 31st December, 2015 於二零一五年十二月三十一日

PROPERTIES HELD BY JOINT VENTURES

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.)	Use	Group's Interest
詳情	地段編號	租期	概約總樓面面積 (平方米)	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%

Properties under development

發展中物業

Description	Lot Number	Gross Site Area (Sq.m.)	Approximate Gross Floor Area (Sq.m.)	Use	Group's Interest	Stage of Completion	Estimated Date of Completion
詳情	地段編號	地盤總面積 (平方米)	概約 總樓面面積 (平方米)	用途	本集團 之權益	完成階段	估計之 完成日期
A piece of land at junction of Jiefang North Road and Chifeng Road, Heping District, Tianjin, People's Republic of China	Lot 48 & Lot 48-1 Heping District Tianjin	13,246	209,500	Commercial	51%	Construction works commenced in 2014	4th quarter of 2017
位於中華人民共和國 天津和平區解放北路與 赤峰道交叉路口之 一幅土地	天津和平區 第48號地段 及第48-1號 地段	13,246	209,500	商業	51%	建築工程已於 二零一四年展開	二零一七年 第四季度

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				
		2011	2012	2013	2014	2015
		二零一一年	二零一二年	二零一三年	二零一四年	二零一五年
		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
Gross proceeds from operations	經營收益總額	2,020,048	804,201	1,028,439	1,000,520	2,738,715
Profit before taxation	除稅前溢利	717,552	116,544	648,903	221,306	1,206,806
Taxation	稅項	(638,137)	(108,080)	(359,613)	(118,477)	(582,044)
Profit for the year	年度溢利	79,415	8,464	289,290	102,829	624,762
Attributable to:	應佔如下：					
Owners of the Company	本公司權益持有人	15,210	17,054	297,639	95,985	534,074
Non-controlling interests	非控股股東權益	64,205	(8,590)	(8,349)	6,844	90,688
		79,415	8,464	289,290	102,829	624,762

Five-Year Financial Summary

五年財務概要

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31st December
於十二月三十一日

		2011	2012	2013	2014	2015
		二零一一年	二零一二年	二零一三年	二零一四年	二零一五年
		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
Fixed assets	固定資產	6,921,343	7,086,909	7,572,872	7,410,385	7,495,121
Lease premium for land	土地租賃費用	69,642	63,899	59,599	51,511	42,504
Film distribution rights	影片發行權	5,741	2,166	11,416	10,000	5,491
Prepayment for film distribution rights	影片發行權預付款	6,488	9,555	832	85	–
Goodwill	商譽	33,288	33,288	33,288	33,288	33,288
Deferred tax assets	遞延稅項資產	223,035	238,586	265,491	277,682	317,600
Interests in associates and joint ventures	於聯營公司及合資企業之權益	1,097,151	1,101,802	1,108,827	1,090,955	1,040,070
Other receivables	其他應收賬款	–	73,099	171,298	157,520	60,874
Available-for-sale investments	可供出售投資	107,320	118,570	129,378	146,134	149,598
Pledged bank deposits	抵押銀行存款	54,624	8,341	–	–	–
Net current assets	流動資產淨值	7,067,871	7,263,308	7,520,839	7,346,598	5,914,585
		15,586,503	15,999,523	16,873,840	16,524,158	15,059,131
Equity attributable to owners of the Company	本公司權益持有人應佔權益	10,843,605	10,865,187	11,436,024	11,243,049	11,269,127
Non-controlling interests	非控股股東權益	1,068,517	869,209	873,684	861,578	917,215
Total equity	總權益	11,912,122	11,734,396	12,309,708	12,104,627	12,186,342
Amounts due to joint ventures	應付合資企業款項	–	–	52,254	113,514	59,680
Borrowings	借款	2,221,789	2,619,941	2,844,582	2,700,713	1,366,734
Deferred tax liabilities	遞延稅項負債	1,452,592	1,645,186	1,667,296	1,605,304	1,446,375
		15,586,503	15,999,523	16,873,840	16,524,158	15,059,131



Tomson Group

Tomson Group Limited
湯臣集團有限公司

