



# HKC (HOLDINGS) LIMITED 香港建設(控股)有限公司

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

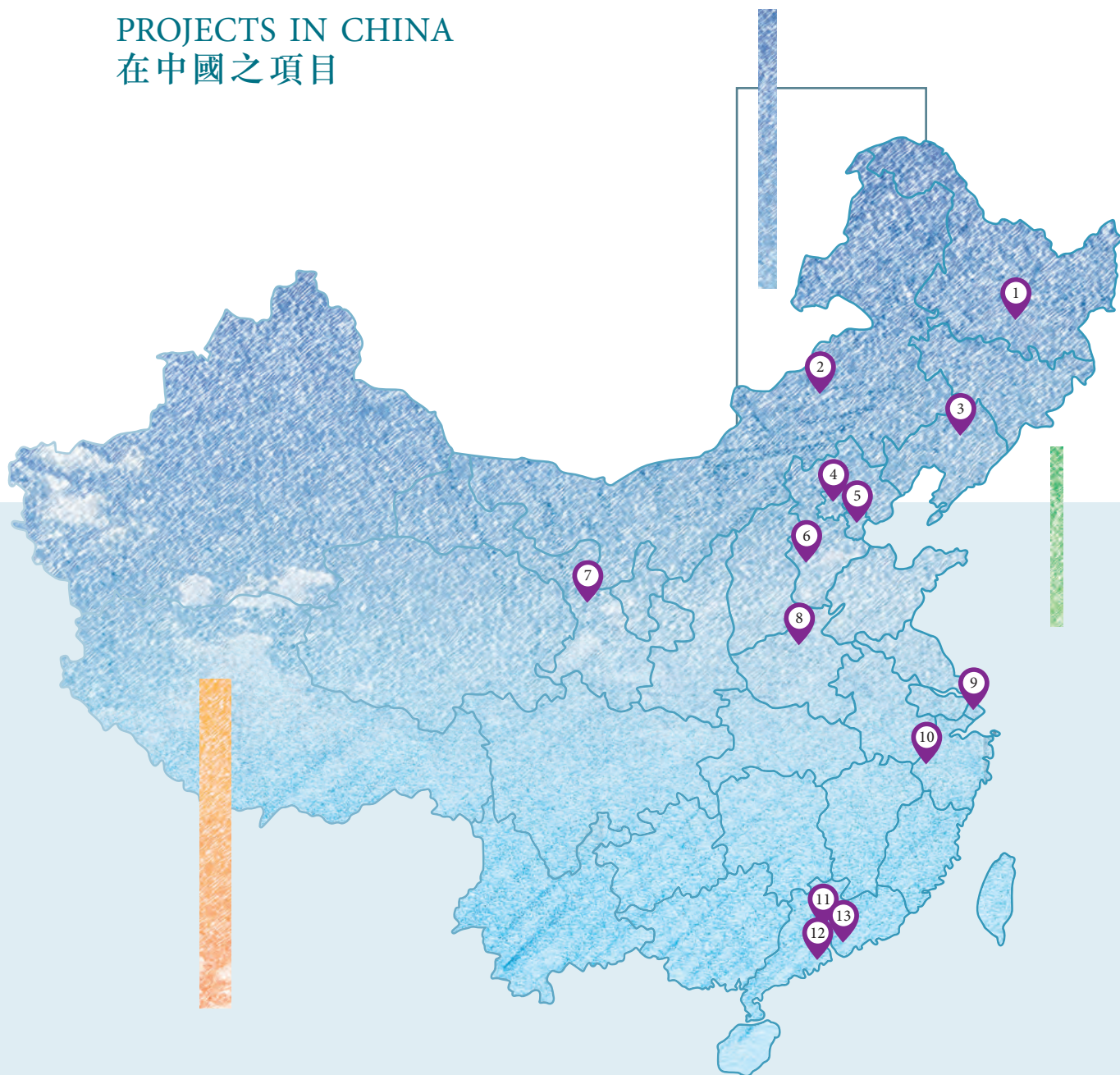
Stock Code 股份代號 : 190

ANNUAL  
REPORT  
年報  
2020





# PROJECTS IN CHINA 在中國之項目



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# CORPORATE INFORMATION

## 公司資料

### DIRECTORS

#### Executive Directors

Mr. OEI Kang, Eric (*Chairman & Chief Executive Officer*)  
Mr. LEUNG Wing Sum, Samuel (*Chief Financial Officer*)  
Mr. LEE Shiu Yee, Daniel  
Mr. WONG Jake Leong, Sammy

#### Independent Non-executive Directors

Mr. CHENG Yuk Wo  
Mr. Albert Thomas DA ROSA, Junior  
Mr. VOON Hian-fook, David

### AUDITOR

PricewaterhouseCoopers  
*Certified Public Accountants*  
*Registered Public Interest Entity Auditor*

### COMPANY SECRETARY

Mr. LAI Kam Kuen, Ricky

### PRINCIPAL BANKERS

Bank of Communications Co., Ltd.  
Bank of Tianjin Co., Ltd.  
China Construction Bank Corporation  
China CITIC Bank International Limited  
China Everbright Bank Co., Ltd.  
China Merchants Bank Co., Ltd.  
China Minsheng Banking Corp., Ltd.  
Dah Sing Bank, Limited  
Industrial Bank Co., Ltd.  
Industrial and Commercial Bank of China (Asia) Limited  
Industrial and Commercial Bank of China Limited  
Ping An Bank Co., Ltd.  
Shanghai Pudong Development Bank Co., Ltd.  
The Bank of East Asia, Limited

### 董事

#### 執行董事

黃剛先生(*主席兼行政總裁*)  
梁榮森先生(*首席財務官*)  
李肇怡先生  
黃植良先生

#### 獨立非執行董事

鄭毓和先生  
羅凱栢先生  
溫賢福先生

### 核數師

羅兵咸永道會計師事務所  
*執業會計師*  
*註冊公眾利益實體核數師*

### 公司秘書

賴錦權先生

### 主要往來銀行

交通銀行股份有限公司  
天津銀行股份有限公司  
中國建設銀行股份有限公司  
中信銀行(國際)有限公司  
中國光大銀行股份有限公司  
招商銀行股份有限公司  
中國民生銀行股份有限公司  
大新銀行有限公司  
興業銀行股份有限公司  
中國工商銀行(亞洲)有限公司  
中國工商銀行股份有限公司  
平安銀行股份有限公司  
上海浦東發展銀行股份有限公司  
東亞銀行有限公司

## CORPORATE INFORMATION 公司資料

### REGISTERED OFFICE

Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

### HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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### PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

MUFG Fund Services (Bermuda) Limited  
4th floor North Cedar House  
41 Cedar Avenue  
Hamilton HM 12  
Bermuda

### BRANCH SHARE REGISTRAR AND TRANSFER AGENT IN HONG KONG

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### WEBSITE

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### STOCK CODE

190

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### 香港總辦事處及主要營業地點

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### 股份代號

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# CHAIRMAN'S STATEMENT

## 主席報告書



Shanghai Landmark Center  
上海星薈中心

### SINO-U.S. TRADE WAR AND COVID-19 HAVE ADVERSELY IMPACTED PROPERTY MARKETS

China's growth was lower than expected for the year due to the Coronavirus Disease 2019 ("COVID-19"). After negative growth during the first quarter of the year because of COVID-19, China's economy did recover as the government successfully limited the spread of the disease, with GDP rising 2.3 per cent for the full year. However, the growth rate was still the lowest since the Cultural Revolution in 1976.

As a result, China's property sector faced strong pressure in 2020. COVID-19, the effects of the Sino-U.S. trade war, and government's efforts to control property prices adversely impacted China's property market. Average new home prices in China's 70 major cities rose only 3.8% in December 2020 according to the National Bureau of Statistics. This was the slowest pace of growth in home prices since February 2016, as the government stepped up its efforts to de-leverage the highly indebted sector to reduce financial risk.

### 中美貿易戰及2019冠狀病毒病疫情對房地產市場的負面影響

受到2019冠狀病毒病(「2019冠狀病毒病」)影響，中國於本年度的經濟增長較預期遜色。本年度第一季因2019冠狀病毒病而呈現負增長，隨後有賴中國政府成功控制了病毒傳播，經濟已出現復甦，國內生產總值全年錄得增長2.3%。然而，增長率依然是自一九七六年文化大革命以來最低。

因此，中國房地產行業於二零二零年面對著極大壓力。2019冠狀病毒病疫情、中美貿易戰以及政府著力控制房地產價格等因素均對中國房地產市場產生負面影響。根據國家統計局的數據，於二零二零年十二月，中國70個主要城市的平均新屋價格僅上升3.8%。由於政府務求降低金融風險而加大力度迫使高債務水平的行業降低槓桿借貸比率，上述之房屋價格錄得自二零一六年二月以來最緩慢增長。

## CHAIRMAN'S STATEMENT 主席報告書

### REDUCED DEMAND FOR OFFICE SPACE AND RETAIL RESULTED IN LOWER THAN EXPECTED LEASING REVENUES FOR HKC

HKC was negatively impacted by the downturn in the industry. In Shanghai, effective rents have fallen 7.0% to an average of RMB7.3 per square meter per day given the slowing economy and also oversupply of office and commercial property in the city. As a result, leasing uptake for the Group's two newly built commercial properties in Shanghai was much slower than expected. Leasing revenues from Landmark Center declined as some tenants cancelled their tenancies given the pressure of slower business stemming from COVID-19. For Sinar Mas Plaza, the Group recorded a loss of HK\$68.5 million on its 25% stake.

### WITH AN IMPROVING ECONOMY, CONTRACTED RESIDENTIAL SALES STARTED TO RECOVER IN THE SECOND HALF OF THE YEAR

Because of COVID-19, which resulted in the closing of sales offices and the inability of buyers to view properties, contracted sales plunged during the first quarter of the year. During the first half of the year, contracted sales only reached RMB175.9 million, a 48% decline compared to the second half of 2019. However, as the government allowed sales offices to open again and began to relax restrictions on the movement of people, and the economy began to recover, contracted sales began to recover. During the second half of the year, contracted sales reached RMB320.2 million, a 82% increase compared to the first half of the year, although still less than the RMB338.1 million recorded in the second half of 2019. Sales were particularly strong for our Shenyang properties.

### 辦公室及零售物業需求下降導致香港 建設的租賃收入遜於預期

行業普遍低迷對香港建設造成負面影響。在上海，由於經濟放緩及市內辦公室及商用物業供過於求，實際租金下跌7.0%至每日每平方米平均人民幣7.3元。因此，本集團在上海的兩座新落成商用物業的出租率較預期顯著落後。因著2019冠狀病毒病使業務出現放緩的趨勢，部分租戶取消了租約，導致上海星薈中心的租賃收入下降。本集團於白玉蘭廣場的25%股權投資中錄得虧損68,500,000港元。

### 隨著經濟復甦，已簽約住宅銷售額 於下半年開始回升

2019冠狀病毒病導致銷售辦事處關閉並阻礙了買家參觀物業，使已簽約銷售額在本年度第一季急劇下跌。於本年度上半年，已簽約銷售額僅為人民幣175,900,000元，較二零一九年下半年下跌48%。然而，由於政府允許銷售辦事處重新開業，並開始放寬人流限制，加上經濟開始復甦，已簽約銷售額亦開始回升。本年度下半年的已簽約銷售額高達人民幣320,200,000元，較上半年增長82%，惟依然低於二零一九年下半年所錄得的人民幣338,100,000元。我們於瀋陽的物業銷售額尤為強勁。

**WITH A SLUGGISH ECONOMY, NET PROFITS WERE LOWER THAN EXPECTED, LARGELY BECAUSE OF REVALUATION LOSSES**

Overall revenues increased by 14% as the recovery after the first quarter stimulated residential property sales. Recognised residential property sales increased by 29% to HK\$644.5 million compared to the previous year, but commercial leasing revenues declined by 7%. Gross profit dropped 3% to HK\$662.2 million. Instead of the revaluation gains on investment properties of HK\$91.9 million that was recorded in 2019, the Group recorded revaluation losses on investment properties of HK\$98.4 million. As a result, the Group's earnings declined 36% to HK\$241.6 million.

在經濟低迷的環境下，主要是由於物業重估之虧損，導致純利遜預期

第一季過後經濟復甦帶動住宅物業銷售，令整體收入錄得增長14%。住宅物業之已確認銷售較去年上升29%至644,500,000港元，惟商用物業的租賃收入則下跌7%。毛利下跌3%至662,200,000港元。本集團不但沒有二零一九年所錄得的投資物業重估收益91,900,000港元，反而錄得投資物業重估虧損98,400,000港元。因此，本集團之盈利下跌36%至241,600,000港元。



Shanghai Sinar Mas Plaza  
上海白玉蘭廣場



Guangzhou CITIC Plaza  
廣州中信廣場



**GOVERNMENT'S CAMPAIGN TO REDUCE  
LEVERAGE AMONG PROPERTY DEVELOPERS  
IS HAVING AN ADVERSE IMPACT ON MANY  
DEVELOPERS**

Over the last decade, many property developers have borrowed heavily in order to acquire large land banks, and in doing so, have helped drive up the price of land. As a result, these developers are highly leveraged. In a bid to control property prices and to reduce risk for the property industry and the banks that finance them, the government announced the "345 de-leveraging rules". According to these rules, the total liability to total asset ratio of a property must be below 70%. The net gearing ratio must be below 100% and the cash to short-term debt ratio must be above 1x. They must try to reach these targets within three years.

Given the pressure to achieve these levels, developers will not be able to fully replenish their land banks, resulting in a drop in land sales. Moreover, some developers may be forced to sell their inventory at reduced prices in order to raise cash, resulting in lower profit margins. These sales will put pricing pressure on property prices. Because of these changes, valuations for China property developers have dropped during the second half of the year, despite a buoyant stock market.

**政府為降低房地產開發商的槓桿借  
貸比率而實施的政策對許多開發商  
產生負面影響**

在過去十年，許多房地產開發商為購置大型土地儲備而大量舉債，從而推高了地價。因此，該等開發商是高度「槓桿」化的。為了控制樓價，並減低房地產行業及為其提供融資的銀行之風險，政府公佈了「345規則」。根據「345規則」，房產的總負債對總資產比率須低於70%、淨負債資本比率須低於100%，以及現金對短期借貸比率須高於1倍。房地產開發商必須設法在三年內達至上述目標。

鑒於須要達至該等水平的壓力下，開發商將無法完全補充其土地儲備，從而導致土地銷量下降。此外，部分開發商可能被迫降價以出售其庫存套現，導致毛利率下降。這些銷售將為房價帶來壓力。即使股票市場交投暢旺，但本年度下半年中國房地產開發商亦因這些轉變使到估值下降。

### HOWEVER, HKC IS NOT IMPACTED BY THE “345 DE-LEVERAGING RULES”

HKC, however, is not impacted by the “345 de-leveraging rules”. Unlike many China property developers, the Group has not sought to grow for the sake of growth or to simply increase market share. Instead, the focus has been on return on capital. Given the Group's feeling that land prices were excessively high, we have not recently been aggressive in land auctions. As a result, the Group has a strong financial position, with a net debt/equity ratio of only 14%. And to increase shareholder value, instead of land bank purchases, HKC has chosen to purchase back its deeply discounted shares. With the new rules, the Group may be able to take advantage of opportunities that may arise from developers seeking to offload their properties.

### RENEWABLE ENERGY PROFITS IMPROVE AS THE GROUP'S SONGXIAN WIND FARM IS NOW IN FULL OPERATION AND BECAUSE OF EXCHANGE GAINS

CRE recorded HK\$206.1 million in turnover, an increase of 14% compared to 2019. Although wind resources were disappointing, improved operating efficiencies, lower overall curtailment, and new contributions from the Group's Henan Songxian 74 Mega-Watt wind project led to the 14% increase in revenue as compared to the previous year's HK\$181.2 million. With continued effort in controlling operational costs, the gross profit for the year increased 12% to HK\$77.1 million (2019: HK\$68.6 million). The net profit from the associates was HK\$54.3 million as compared to last year's HK\$48.9 million. CRE also benefitted from an exchange gain because of the appreciation of the Renminbi. As a result, net profit attributable to the equity holders of CRE increased 50% for the year to HK\$86.2 million.

### 然而，香港建設未有受「345規則」的 影響

然而，香港建設未有受「345規則」的影響。有別於許多中國房地產開發商，本集團並非為了增長而尋求增長或單純增加市場份額，而是將重點放在資本回報上。鑒於本集團認為土地價格過高，近期我們對土地拍賣並不熱忱。因此，本集團的財務狀況良好，淨負債權益比率僅為14%。香港建設不是為購買土地儲備，而是選擇購回其大幅折讓的股份，務求增加股東價值。本集團或許可以藉新規則的實施，把握因開發商設法卸下其物業而出現的投資機遇。

### 由於本集團的嵩縣風力發電場現已 全面營運，加上匯兌收益，可再生能 源溢利因此有所上升

中國再生能源錄得營業額206,100,000港元，較二零一九年上升14%。雖然風力資源不足，但有賴營運效率提升、整體限電減少以及本集團於河南省嵩縣的74兆瓦風力發電項目的新貢獻，使收益較去年錄得的181,200,000港元上升14%。透過持續控制營運成本，本年度的毛利增加12%至77,100,000港元(二零一九年：68,600,000港元)。來自聯營公司的純利為54,300,000港元，而去年則為48,900,000港元。中國再生能源亦受惠於人民幣升值產生的匯兌收益。因此，年內中國再生能源權益持有人應佔純利增加50%至86,200,000港元。

## CHAIRMAN'S STATEMENT

### 主席報告書

#### PRIVATISATION OFFER

As Chairman, I have endeavoured to increase the value of the Company for shareholders. At the time I took over the Company, the Group was heavily leveraged and close to bankruptcy as the Company was not able to effectively compete in the construction business, particularly against larger SOE construction companies. With extremely low profit margins, I decided to shift the business from the lower margin construction business to the higher margin property development business. We therefore invested in new property developments in Shanghai, Shenyang, Tianjin, Nanxun, and Jiangmen. In addition, we realised the potential for renewable energy and therefore constructed wind power projects in Hebei, Heilongjiang, Gansu, Inner Mongolia, and Henan provinces. As a result of these investments, our book value has steadily increased.

However, sentiment towards property companies listed in Hong Kong has been very negative. Over the years, I have implemented shareholder friendly policies in an attempt to support the share price. These measures include purchases of shares by me and share buy-backs by the Group. However, these measures have also resulted in a reduction of the public free float. Currently, the public's ownership of the Company is only 25.2% – very close to the 25.0% minimum needed to remain listed. As a result, the Group and I can no longer continue the shareholder friendly policies.

I want to emphasize that I have very much appreciated the support of the shareholders over the years and am frustrated that I have not been able to convince the market of the value of the Group. The Group is not able to use its listing for fundraising and is incurring high administrative costs to maintain this listing. Therefore, to give shareholders an opportunity to realise the value of their shares, I have launched a privatisation offer through the offeror in which I propose to privatise the Company at HK\$8.0 per share. This is an approximately 119.78% premium to the average closing price of HK\$3.64 per share, based on the daily closing prices as quoted on The Stock Exchange of Hong Kong Limited over the 30 day trading days up to and including the last trading date before the offer.

#### 私有化要約

身為主席，本人力求為公司創造價值，讓股東受惠。當本人接管本公司時，由於本公司未能在建築行業內有效地競爭，尤其難與大型國有建築公司競爭，令本集團大量舉債並面臨破產邊緣。由於利潤率極低，本人決定將業務從利潤率較低的建築業務轉型為較高利潤率的房地產開發業務。因此，我們在上海、瀋陽、天津、南潯及江門投資了新的房地產開發項目。此外，我們亦注意到可再生能源的潛力，因此在河北、黑龍江、甘肅、內蒙古及河南省建設了風力發電項目。憑藉該等投資，我們的賬面值得以穩步上升。

然而，大眾對在香港上市的房地產公司有非常負面的看法。多年以來，本人實行「股東友好」政策，試圖推動股價上揚。該等措施包括由本人購買股份及由本集團購回股份，惟該等措施亦導致公眾持股量減少。目前，本公司的公眾持股量僅為25.2%，已非常接近維持上市地位的最低公眾持股量25.0%之要求。因此，本集團與本人將不能繼續實行「股東友好」政策。

本人想強調，本人衷心感謝多年來對我們予以支持的各位股東，但遺憾未能說服市場肯定本集團的價值。本集團無法利用其上市地位進行集資，並花費了高昂的行政費維持其上市地位。因此，為使股東有機會實現其股份價值，本人透過要約人發佈了私有化要約，據此，建議以每股8.0港元對本公司進行私有化。該價格較股份按截至要約前最後30個交易日(包括最後交易日)在香港聯合交易所有限公司所報之每日收市價計算所得之平均收市價每股3.64港元出現119.78%之溢價。



## CHAIRMAN'S STATEMENT 主席報告書

I believe the cancellation price of HK\$8.0 per share, which is more than double the price level before the privatisation proposal was announced, is an attractive exit opportunity for you – particularly as contracted property sales in 2020 dropped by approximately 6% and vacancy rates at our commercial properties have been higher than expected. Moreover, uncertainties such as those created by the Sino-U.S. tension and COVID-19 pandemic, as well as the Chinese government policies that restrict property developers, such as imposing limits on leverage that makes property development more difficult, continue to be discouraging factors, resulting in lower valuations for property developers listed in Hong Kong. I still believe the Company has a good future but I cannot predict how long the present difficulties will last.

### ACKNOWLEDGEMENTS

On behalf of the Board, I would like to express my sincerest thanks to each of our business partners, employees, management and shareholders for their dedication and support, so critical to the long-term growth of the Group.

**OEI Kang, Eric**

*Chairman and Chief Executive Officer*

Hong Kong, 18 March 2021

由於註銷價每股8.0港元較公佈私有化建議之前的股價水平高出兩倍以上，加上二零二零年的已簽約銷售額下跌了約6%，以及我們的商用物業空置率高於預期，因此本人認為私有化對閣下而言是一個非常吸引的套現機會。此外，諸如那些由中美局勢緊張以及2019冠狀病毒病疫情導致的不確定性，疊加上中國政府限制房地產開發商的政策，例如槓桿限制令房地產發展更加困難等，仍是消極因素，以致對在香港上市的房地產開發商的估值偏低。本人仍然相信本公司有美好的未來，但本人無法預測目前的困境將持續多久。

### 致謝

承蒙各業務夥伴、僱員、管理層及股東之鼎力支持及盡心竭力，凡此種種對本集團之長遠增長攸關重要，本人謹此代表董事會致以衷心感謝。

**黃剛**

*主席兼行政總裁*

香港，二零二一年三月十八日

## DIRECTORS AND SENIOR MANAGEMENT

### 董事及高級管理層

#### Mr. OEI Kang, Eric

(Executive Director, Chairman and Chief Executive Officer)

Mr. OEI Kang, Eric, aged 50, has been appointed as an Executive Director of the Company since April 2004. He is the Chief Executive Officer and the chairman of the Executive Committee of the Company. Mr. OEI was appointed as the Chairman of the Company on 3 December 2019. He was also appointed as a member of the Nomination Committee and the Remuneration Committee of the Company on 20 March 2019. Mr. OEI also holds several directorships in other members of the Group. Mr. OEI was educated in the USA, and obtained a Bachelor's Degree in Economics (with a minor in Electrical Engineering) and a Master's Degree in Business Administration. Earlier in his career, Mr. OEI worked with Peregrine Securities Ltd. and PCCW in Hong Kong, the LG Group in Seoul and McKinsey & Co. in Los Angeles, USA. Mr. OEI is also the sole director and the sole shareholder of Claudio Holdings Limited, the controlling shareholder of the Company. Mr. OEI is currently an Executive Director, Chairman and Chief Executive Officer of China Renewable Energy Investment Limited ("CRE" together with its subsidiaries, the "CRE Group"), a subsidiary of the Company and the shares of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

#### Mr. LEUNG Wing Sum, Samuel

(Executive Director and Chief Financial Officer)

Mr. LEUNG Wing Sum, Samuel, aged 57, is an Executive Director of the Company since September 2015. Mr. LEUNG also serves as a director of certain members of the Group and Chief Financial Officer and a member of the Executive Committee of the Company. Mr. LEUNG has been appointed as an Executive Director and Chief Financial Officer of CRE since 1 December 2008. He joined the CRE Group in April 2008 as Qualified Accountant. He also holds several directorships in other members of CRE Group and is a member of the Executive Committee of CRE. Mr. LEUNG is a certified practising accountant of CPA Australia. He obtained a Master's Degree in Business from RMIT University of Australia. He has over 20 years' experience in auditing and finance management with an international audit firm and other major conglomerates in Hong Kong. Prior to joining the CRE Group, Mr. LEUNG was a director of internal control and risk management of the Company.

#### 黃剛先生

(執行董事、主席兼行政總裁)

黃剛先生現年五十歲，自二零零四年四月起出任本公司執行董事職務。彼為本公司行政總裁及執行委員會主席，黃先生於二零一九年十二月三日獲委任為本公司主席，彼於二零一九年三月二十日亦獲委任為提名委員會及薪酬委員會之成員，黃先生同時亦於本集團其他成員公司出任董事職務。黃先生於美國升學，持有經濟學學士學位(副修電機工程)，以及持有工商管理碩士學位。黃先生曾任職於百富勤證券有限公司、香港電訊盈科、首爾LG Group及美國洛杉磯McKinsey & Co.。黃先生亦為本公司控股股東Claudio Holdings Limited之唯一董事及唯一股東。黃先生現為本公司之附屬公司中國再生能源投資有限公司(「中國再生能源」，連同其附屬公司統稱「中國再生能源集團」)(其股份於香港聯合交易所有限公司(「聯交所」)主板上市)之執行董事、主席兼行政總裁。

#### 梁榮森先生

(執行董事兼首席財務官)

梁先生現年五十七歲，自二零一五年九月起出任本公司執行董事職務。梁先生亦為本集團其他成員公司之董事、本公司首席財務官及執行委員會成員。梁先生自二零零八年十二月一日起出任中國再生能源之執行董事兼首席財務官職務，彼於二零零八年四月加入中國再生能源集團為合資格會計師，彼於中國再生能源集團其他成員公司出任董事職務並為中國再生能源執行委員會之成員。梁先生為澳洲執業會計師公會執業會計師。彼取得澳洲RMIT大學之商業碩士學位，並於一家國際核數師事務所及香港其他主要大型企業累積逾二十年核數及財務管理經驗。梁先生於加入中國再生能源集團前，為本公司之內部監控及風險管理董事。

## DIRECTORS AND SENIOR MANAGEMENT

### 董事及高級管理層

#### Mr. LEE Shiu Yee, Daniel

(Executive Director)

Mr. LEE Shiu Yee, Daniel, aged 55, has been appointed as Executive Director of the Company since January 2014. Mr. LEE also serves as a director of certain members of the Group and a member of the Executive Committee of the Company. Mr. LEE is the Project Director of Property Department of the Group since December 2010. Mr. LEE is an Executive Director and a member of the Executive Committee of CRE since 1 June 2020.

Mr. LEE holds a Professional Diploma in Quantity Surveying (Hong Kong Polytechnic), a Bachelor of Laws (LLB) degree with honours (City University, Hong Kong) and an MSc degree in Construction Management (Reading University, UK). He is a Registered Professional Surveyor, a member of The Royal Institution of Chartered Surveyors and a member of The Hong Kong Institute of Surveyors. Mr. LEE has over twenty years of project management experience in property developments in Hong Kong and China. Before joining the Group, Mr. LEE was the General Manager (Property Projects) of the Property Department of CITIC Pacific Limited.

#### Mr. WONG Jake Leong, Sammy

(Executive Director)

Mr. WONG Jake Leong, Sammy, aged 60, has been appointed as Executive Director of the Company since January 2014. He has been instrumental in raising funds for the Group and is serving as a member of the Executive Committee of the Company. He is also a director of certain subsidiaries of the Group. Mr. WONG is the Investor Relations Director of the Group and has been with the Group since 2007. He has also served as a former Chief Financial Officer. Mr. WONG is an Executive Director and a member of the Executive Committee of CRE. He is also a director of certain subsidiaries of CRE.

#### 李肇怡先生

(執行董事)

李肇怡先生現年五十五歲，自二零一四年一月起出任本公司執行董事職務。李先生亦為本集團其他成員公司之董事及本公司執行委員會成員。李先生自二零一零年十二月起出任本集團地產部項目總監。李先生自二零二零年六月一日起出任中國再生能源之執行董事及執行委員會之成員。

李先生持有香港理工學院工料測量學專業文憑、香港城市大學法律學榮譽學士學位及英國雷丁大學工程管理學碩士學位。李先生為註冊專業測量師、英國皇家特許測量師學會會員及香港測量師學會會員。李先生在香港及中國的物業發展範疇擁有超過二十年的項目管理經驗。加入本集團前，李先生為中信泰富有限公司地產部項目策劃總經理。

#### 黃植良先生

(執行董事)

黃植良先生現年六十歲，自二零一四年一月起出任本公司執行董事職務。黃先生於本集團負責籌集資金並出任本公司執行委員會成員，彼並為本集團若干附屬公司的董事。黃先生為本集團投資者關係總監，自二零零七年以來一直於本集團任職。彼曾擔任過首席財務總監職務。黃先生為中國再生能源之執行董事及執行委員會之成員，彼亦為中國再生能源集團若干附屬公司的董事。



## DIRECTORS AND SENIOR MANAGEMENT

### 董事及高級管理層

Mr. WONG received a Bachelor's degree in the geophysical sciences from the University of Chicago and an MBA from the Yale School of Management. He started his career as an investment banker at Kidder, Peabody in New York, where he was involved in project finance. He moved to Hong Kong with Bear Stearns, and was involved in a variety of corporate finance activities, and was involved in some of the first H share IPOs out of China. Mr. WONG then worked in equity research at Societe Generale where he was in charge of the research efforts in Shanghai; and later as Vice President and head of China Research at Credit Suisse in Hong Kong. Before joining the Company, Mr. WONG served as a Chief Financial Officer for DVN Holdings Limited (now known as "Frontier Services Group Limited"), where he was involved in fund raising and introducing strategic investors to the company.

#### Mr. CHENG Yuk Wo

*(Independent Non-executive Director)*

Mr. CHENG Yuk Wo, aged 60, is an Independent Non-executive Director of the Company since July 2004. Mr. CHENG holds a Master of Science Degree in Economics, Accounting and Finance and a Bachelor of Arts (Hons.) Degree in Accounting. He is a fellow of the Institute of Chartered Accountants in England and Wales, the Hong Kong Institute of Certified Public Accountants and the Institute of Chartered Accountants of Ontario. His career includes more than 20 years' accounting and corporate advisory services expertise in several listed companies in Hong Kong. The co-founder of a Hong Kong merchant banking firm, Mr. CHENG is the proprietor of a certified public accountancy practice in Hong Kong.

Mr. CHENG is currently an independent non-executive director of CSI Properties Limited, Goldbond Group Holdings Limited, Chia Tai Enterprises International Limited, Chong Hing Bank Limited, C.P. Pokphand Co. Ltd., CPMC Holdings Limited, Top Spring International Holdings Limited, Liu Chong Hing Investment Limited, Miricor Enterprises Holdings Limited, Somerley Capital Holdings Limited and Kidsland International Holdings Limited, all being Hong Kong listed companies. Mr. CHENG was an independent non-executive director of C.P. Lotus Corporation (delisted from the Main Board of the Stock Exchange) and DTXS Silk Road Investment Holdings Company Limited, a company listed on the Stock Exchange.

黃先生持有芝加哥大學地質物理科學學士學位及耶魯大學管理學院工商管理碩士。彼於紐約投資銀行Kidder, Peabody開始了他的職業生涯，參與項目融資，彼移居香港後加入Bear Stearns，參與各種企業融資活動，包括部分中國以外H股首次公開發行。黃先生及後在上海Societe Generale證券分析部負責研究工作，以及後來在香港Credit Suisse出任中國研究副總裁及主管。在加入本公司前，黃先生曾擔任天地數碼控股有限公司(現稱為「先豐服務集團有限公司」)首席財務官，並參與集資及引進策略性投資者。

#### 鄭毓和先生

*(獨立非執行董事)*

鄭毓和先生現年六十歲，自二零零四年七月起出任本公司之獨立非執行董事職務。鄭先生持有會計及財務經濟科學碩士學位及榮譽文學學士學位(會計)。鄭先生為英格蘭及威爾斯特許會計師公會、香港會計師公會及加拿大不列顛哥倫比亞省特許會計師公會資深會員。彼曾於香港多間上市公司擁有超過廿年會計及企業顧問服務之專業知識。鄭先生為香港一間商人銀行機構之共同創辦人，現為香港一間執業會計師行之擁有人。

鄭先生現為香港上市公司資本策略地產有限公司、金榜集團控股有限公司、正大企業國際有限公司、創興銀行有限公司、卜蜂國際有限公司、中糧包裝控股有限公司、萊蒙國際集團有限公司、廖創興企業有限公司、卓珈控股集團有限公司、新百利融資控股有限公司及凱知樂國際控股有限公司之獨立非執行董事。鄭先生曾為卜蜂蓮花有限公司(已於聯交所主板除牌)及聯交所上市公司大唐西市絲路投資控股有限公司之獨立非執行董事。

## DIRECTORS AND SENIOR MANAGEMENT

### 董事及高級管理層

#### Mr. Albert Thomas DA ROSA, Junior, Bronze Bauhinia Star Medal (BBS)

(Independent Non-executive Director)

Mr. Albert Thomas DA ROSA, Junior, *BBS* (alias: Alberto Thomaz DA ROSA Junior 羅凱栢), aged 67, is an Independent Non-executive Director of the Company since September 2004. Mr. DA ROSA holds both Bachelor's and Master's Law Degrees from The University of Hong Kong. He qualified as a solicitor in Hong Kong in 1980. He is currently a practicing solicitor and a partner of Messrs. Cheung Tong & Rosa Solicitors, Hong Kong.

Mr. DA ROSA is a fellow of The Chartered Institute of Arbitrators and The Hong Kong Institute of Directors, a member of the Hong Kong Securities and Investment Institute and an accredited mediator with certain institutions in the U.K. and Hong Kong.

Mr. DA ROSA is a non-executive director of TCL Electronics Holdings Limited and the company secretary of Y.T. Realty Group Limited, both of which are companies listed on the Stock Exchange.

Mr. DA ROSA serves as a member of the Standing Committee on Standards and Development of The Law Society of Hong Kong, Working Party for In-House Lawyers of The Law Society of Hong Kong and Disciplinary Panel Pool of The Insurance Authority of Hong Kong. He held the following positions: member of the Academic and Accreditation Advisory Committee of the Securities and Futures Commission of Hong Kong from 2003 to 2009; member, deputy tribunal convenor and ultimately the tribunal convenor of the Solicitors Disciplinary Tribunal Panel from 1998 to 2014; chairman of the Appeal Tribunal (Buildings) Panel from 2009 to 2017; and member, Deputy Chairman and finally the Chairman of the Board of Review (Inland Revenue Ordinance) Panel from 2006 to 2020.

#### Albert Thomas DA ROSA, Junior 先生，銅紫荊星章(BBS)

(獨立非執行董事)

Albert Thomas DA ROSA, Junior先生，銅紫荊星章(*BBS*) (別名：Alberto Thomaz DA ROSA Junior 羅凱栢)，現年六十七歲，自二零零四年九月起出任本公司之獨立非執行董事職務。羅先生擁有香港大學法律學士及法律碩士學位。彼於一九八零年獲得香港律師資格，現為香港執業律師，並為香港張秀儀唐滙棟羅凱栢律師行的合夥人。

羅先生為英國特許仲裁人學會之資深會士及香港董事學會之資深會員，香港證券及投資學會之會員及為若干英國及香港團體之認可調解員。

羅先生現為TCL電子控股有限公司之非執行董事及渝太地產集團有限公司之公司秘書，以上公司均於聯交所上市。

羅先生現為香港律師會專業水準及發展常務委員會委員、香港律師會內部律師工作組委員會委員以及香港保險業監管局紀律處分委員會小組成員。他曾擔任以下職務：於二零零三年至二零零九年期間擔任香港證券及期貨事務監察委員會之學術評審諮詢委員會委員；於一九九八年至二零一四年期間先後獲委任為律師紀律審裁團成員、審裁團副召集人及最終成為審裁團召集人；於二零零九年至二零一七年期間擔任建築物上訴審裁團主席；及於二零零六年至二零二零年期間先後獲委任為稅務上訴委員會小組成員、副主席及主席。

## DIRECTORS AND SENIOR MANAGEMENT

### 董事及高級管理層

#### Mr. VOON Hian-fook, David

(Independent Non-executive Director)

Mr. VOON Hian-fook, David, aged 54, is an Independent Non-executive Director of the Company since February 2020. Mr. VOON graduated from University of California, Berkeley in the United States of America with a degree of Bachelor of Arts with a major in Economics in 1988. He obtained a Juris Doctor degree from Harvard University and was admitted as a member of the American Bar Association in 1991.

From 1993 to 2011, Mr. VOON worked at Goldman Sachs (Asia) L.L.C. (“Goldman Sachs”) in Hong Kong, where he has held the position of Partner since 2004 and Managing Director since 2001. At Goldman Sachs, he was the firm’s Head of Asia Private Wealth Management and served on the firm’s Asia Management Committee since 2006. Mr. VOON has broad and extensive management experience in Goldman Sachs, having led businesses in the firm’s Equities and Fixed Income, Currencies and Commodities divisions from 1996 to 2006, including their Equity Products Group and Derivatives Structuring business. He served in the firm’s Legal Department from 1994 to 1996. Prior to joining Goldman Sachs, Mr. VOON was an associate attorney in Shearman & Sterling LLP in New York.

Since April 2013 and March 2013, he has been a vice chairman of The Manhasset Bay Group, Inc. and TransAsia Private Capital Limited respectively, and is responsible for acting as strategic advisor on business issues.

Since August 2015, he has been the chairman and a director of Oski Capital Partners Limited (“Oski Capital”), where he is the co-founder and key decision-maker of the company. Oski Capital co-invests with entrepreneurs, international family offices and Asian high net worth individuals in acquiring strategic equity positions in undervalued, mostly private, businesses that seek to capture cross-border opportunities in emerging technology and demographic trends.

Since July 2018, he has been the chief executive officer of LabyRx Immunologic Therapeutics Limited, and is responsible for managing the overall business, with focus on strategic timelines, financing, personnel and risk control issues.

Mr. VOON is currently an independent non-executive director of DLC Asia Limited, the shares of which are listed on GEM of the Stock Exchange.

#### 溫賢福先生

(獨立非執行董事)

溫賢福先生現年五十四歲，自二零二零年二月起出任本公司之獨立非執行董事職務。溫先生於一九八八年畢業於美國加州大學柏克萊分校，取得文學士學位(主修經濟學)，彼於一九九一年取得由哈佛大學頒發的法學博士學位並獲接納為美國律師協會的成員。

自一九九三年至二零一一年，溫先生於高盛(亞洲)有限責任公司(「高盛」)任職，並自二零零一年起擔任總經理及自二零零四年起擔任合夥人。彼為高盛亞洲私人財富管理部門主管並由二零零六年起擔任高盛亞洲管理委員會成員。溫先生於高盛擁有豐富的管理經驗，自一九九六年至二零零六年期間，帶領股票及定息收入、貨幣及商品部門，其中包括股票產品小組及結構性衍生工具業務。自一九九四年至一九九六年期間，彼於高盛法務部工作。於加入高盛以前，溫先生擔任紐約謝爾曼•思特靈律師事務所的律師。

自二零一三年四月及自二零一三年三月起，彼分別擔任The Manhasset Bay Group, Inc.及寰亞資本管理有限公司的副主席，並負責出任業務事項的策略顧問。

自二零一五年八月起，彼一直擔任金熊資本有限公司(「金熊資本」)的主席兼董事。彼為該公司的共同創辦人及主要決策人。金熊資本與企業家、國際家族辦公室及亞洲高資產淨值人士共同投資，以獲取被低估價值的戰略股權，其中大多為私人企業，這些企業尋求在新興技術和人口趨勢中抓住跨境機會。

自二零一八年七月起，彼一直擔任LabyRx Immunologic Therapeutics Limited的行政總裁，並負責管理整體業務，專注於策略性時機、融資、個人及風險管理事宜。

溫先生現時為聯交所創業板上市公司衍匯亞洲有限公司的獨立非執行董事。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### FINANCIAL REVIEW

During the year ended 31 December 2020, turnover amounted to HK\$1,184.0 million, an increase of 14% over turnover of HK\$1,036.9 million for the same period in 2019. Gross profit for the period decreased 3% to HK\$662.2 million compared to HK\$682.4 million in 2019.

Property sales increased 29% to HK\$644.5 million compared to HK\$497.7 million in 2019. Realised sales were strong in Shenyang, with residential sales increasing 38% to HK\$258.6 million. In Jiangmen, sales increased 157% to HK\$155.9 million as the Group sold its remaining inventory of villas and a large number of car parks.

However, leasing revenues declined 7% to HK\$333.4 million, compared to HK\$358.0 million in 2019. Leasing revenues were negatively affected by the Coronavirus Disease 2019 (“COVID-19”) as demand for offices and retail space dropped given reduced business activity, reduced foot traffic at malls, the government’s encouragement for office workers to work at home, and oversupply. Sino-U.S. tensions also adversely impacted business activity. As a result, the Group granted rent concessions, and lease rates and occupancy rates declined at the Group’s commercial properties.

With less of the higher margin leasing revenues, gross profit margins dropped to 56% from 66% in 2019. The Group was also negatively impacted by a revaluation loss on its investment properties of HK\$98.4 million. This is a reversal of the HK\$91.9 million in gains recorded for 2019. As a result, net profit for 2020 declined 36% to HK\$241.6 million. Basic earnings per share for the period amounted to HK39.5 cents, while basic earnings per share for the same period in 2019 was HK52.8 cents. Book value per share was HK\$26.8.

### 財務回顧

截至二零二零年十二月三十一日止年度，營業額為1,184,000,000港元，較二零一九年同期之營業額1,036,900,000港元增加14%。期內毛利由二零一九年的682,400,000港元下跌3%至662,200,000港元。

物業銷售由二零一九年的497,700,000港元增加29%至644,500,000港元。瀋陽的已實現銷售額強勁，其住宅銷售上升38%至258,600,000港元。因本集團售出其於江門的別墅及大量車位庫存，使銷售額上升157%至155,900,000港元。

然而，租金收益由二零一九年的358,000,000港元下降7%至333,400,000港元。租金收益受到二零一九年冠狀病毒病（「2019冠狀病毒病」）的不利影響，因著商業活動縮減、商場人流減少、政府鼓勵辦公室工作人員在家辦公以及供應過剩，使辦公室及零售物業的需求下降。中美局勢緊張亦對商業活動造成不利影響。故此，本集團給予租金優惠，且本集團商業物業的租金價格及租用率下降。

由於利潤率較高的租金收益減少，毛利率由二零一九年的66%下跌至56%。本集團亦因其投資物業出現98,400,000港元的重估虧損而受負面影響，此乃二零一九年錄得91,900,000港元收益之撥回。因此，二零二零年純利下降36%至241,600,000港元。期內每股基本盈利為39.5港仙，而二零一九年同期的每股基本盈利則為52.8港仙。每股賬面值為26.8港元。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### Liquidity and Financial Resources

As at 31 December 2020, the Group's total borrowings and amount due to a shareholder amounted to HK\$3,499.1 million, representing an increase of 11% when compared with the equivalent figure of HK\$3,165.6 million as at 31 December 2019. Total borrowings and amount due to a shareholder as at 31 December 2020 included Hong Kong Dollar borrowings of HK\$813.4 million (31 December 2019: HK\$300.7 million) and Renminbi borrowings that are equivalent to HK\$2,685.7 million (31 December 2019: HK\$2,864.9 million).

For the maturity dates of the Group's outstanding borrowings and amount due to a shareholder, HK\$1,164.0 million are repayable within one year or on demand, HK\$2,115.9 million repayable within two to five years, and HK\$219.2 million repayable after five years.

Most of the Group's outstanding borrowings take the form of interest-bearing loans, with floating interest rates.

As at 31 December 2020, the Group had restricted cash of HK\$88.5 million (31 December 2019: HK\$200.1 million). Unrestricted cash and cash equivalents (including short-term bank deposits) amounted to HK\$1,078.7 million (31 December 2019: HK\$2,293.5 million).

During the year, the Group has invested in the securities of other listed companies as part of its cash management activities, resulting in a significant drop of cash and cash equivalents. These listed securities investments are classified as financial assets at fair value through profit or loss with market value of HK\$2,281.4 million as at 31 December 2020. Dividend income of HK\$97.2 million was generated from and fair value gain of HK\$35.3 million was recognised on these investments for the year.

The Group did not use any financial instruments for financial hedging purposes during the period under review.

The Group will continue its efforts to create an optimum financial structure that best reflects the long-term interests of its shareholders and will actively consider a variety of alternative sources of funding to finance its future investments.

#### 流動資金及財務資源

於二零二零年十二月三十一日，本集團之借款總額及應付一名股東款項為3,499,100,000港元，較二零一九年十二月三十一日之3,165,600,000港元增加11%。於二零二零年十二月三十一日之借款總額及應付一名股東款項包括港元借款813,400,000港元（二零一九年十二月三十一日：300,700,000港元）及相當於2,685,700,000港元（二零一九年十二月三十一日：2,864,900,000港元）之人民幣借款。

本集團尚未償還借款及應付一名股東款項之到期日如下：1,164,000,000港元須於一年內或應要求償還，2,115,900,000港元須於兩至五年內償還，而219,200,000港元則須於五年後償還。

本集團大部分未償還借款均屬計息貸款，按浮動利率計息。

於二零二零年十二月三十一日，本集團之受限制現金為88,500,000港元（二零一九年十二月三十一日：200,100,000港元）。無限制現金及現金等價物（包括短期銀行存款）為1,078,700,000港元（二零一九年十二月三十一日：2,293,500,000港元）。

年內，本集團投資其他上市公司證券作為其現金管理活動之一部分，導致現金及現金等價物大幅下跌。該等上市證券投資分類為按公平值在損益列賬之金融資產，其於二零二零年十二月三十一日之市值為2,281,400,000港元。於本年度，由該等投資產生的股息收入為97,200,000港元，而所確認的公平值收益為35,300,000港元。

回顧期內，本集團並無利用任何金融工具作財務對沖用途。

本集團將繼續致力建立最佳財務結構，以有效反映股東之長遠利益，並積極考慮各類替代融資方法，為日後投資項目籌集資金。

### Details of Charges in Group Assets

As at 31 December 2020, the Group had charged certain assets worth HK\$12,168.9 million (31 December 2019: HK\$10,980.3 million) as security for borrowings.

### Gearing Ratio

The Group's gearing ratio, defined as total borrowings plus amount due to a shareholder divided by total equity as at 31 December 2020 was 21%, compared with 20% as at 31 December 2019. The Group's net debt to equity ratio for the same period was 14%, compared with 4% as at 31 December 2019. This ratio represents total borrowings plus amount due to a shareholder minus cash and divided by total equity.

## BUSINESS MODEL

The Group is a Hong Kong based property developer focusing on investing and developing property projects in the Mainland China and aims to develop high quality products to create sustainable value for its shareholders.

The Group has a diversified property portfolio model with investments in both residential projects for sale and commercial projects mainly for rental income. The residential projects currently are located in Tianjin, Jiangmen and Shenyang. The Group's commercial projects, which are primarily involved in office buildings and retail malls, are located in prime business areas in Shanghai, Shenzhen, Beijing and Guangzhou. The Group also has a commercial property in Nanxun, Zhejiang province.

Over the long term, the Group seeks to maintain a balance between residential development for sale and commercial investment properties for lease in order to create a sustainable model with growth potential. Residential properties for sale generate fast turnover, which should enhance return on equity. Investment properties for lease, on the other hand, create steady recurring income and cash flow as well as long term capital appreciation, and are relatively immune from the periodic restrictions on residential properties.

### 本集團資產抵押詳情

於二零二零年十二月三十一日，本集團將價值12,168,900,000港元(二零一九年十二月三十一日：10,980,300,000港元)之若干資產抵押，作為借款之擔保。

### 負債資本比率

本集團於二零二零年十二月三十一日之負債資本比率(定義為借款總額加應付一名股東款項除以權益總額)為21%，而於二零一九年十二月三十一日則為20%。本集團於同期之淨負債權益比率為14%，而於二零一九年十二月三十一日則為4%。此比率為借款總額加應付一名股東款項減現金，除以權益總額。

### 業務模式

本集團是一家以香港為基地之物業開發商，專注於中國內地投資及開發房地產項目，並旨在開發優質項目，為股東投資締造持久價值。

本集團之物業組合模式多元化，同時投資於可供出售住宅項目及主要賺取租金收入之商業項目。住宅項目目前位於天津、江門及瀋陽。本集團之商業項目主要涉及辦公大樓及購物商場，是位於上海、深圳、北京及廣州之高檔商業區。本集團亦於浙江省南潯擁有商業物業。

長遠而言，本集團尋求在可供出售住宅開發項目及可供出租商業投資物業之間取得均衡發展，從而開創具增長潛力之可持續發展模式。可供出售住宅物業週轉期短，能提高股本回報率。另一方面，可供出租投資物業能產生穩定之經常性收入、現金流以及長期資本增值，並且相對免受對住宅物業的週期性限購所影響。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

The Group adopts a very prudent financial policy, and given the volatility of the property industry, HKC aims to maintain a conservative net debt to equity ratio. While most of the Group's projects are in the People's Republic of China (the "PRC"), the Group may consider diversifying by investing in other countries.

The Group has also made an investment in the renewable energy sector and believes shareholders may benefit from China's need to develop non-polluting sources of energy.

#### Business Risks

As a China property developer, the Group is subject to Chinese government property policies, development, marketing, and other execution risks. The biggest risk for property developers in 2021 has been the government's announced policy to reduce leverage. The Group does not face this issue as its leverage is among the lowest in the industry.

#### Currency Risk

Most of the Group's assets are in Renminbi. The Group conducts a majority of its business operations in the PRC. The major portion of revenue, expenses and debts are denominated in Renminbi. Fluctuation in the exchange rates of Renminbi would have limited impact on the Group's operations. However, depreciation of the Renminbi may have an adverse impact on the Group's book value. In 2020, Renminbi has appreciated and has helped boost the value of the Group's book value.

#### Investment Risk

As part of its cash management activities, the Group has invested in the securities of other listed companies. The value of these securities are subject to the fluctuations of the markets.

#### Environmental Policies

The Group aspires to be a leading sustainable Group, and has therefore invested in the renewable energy sector, and uses sustainable technologies in some of its property developments, such as solar panels.

本集團採取非常審慎之理財政策，鑒於房地產行業之波動性，香港建設旨在維持保守之淨負債權益比率。儘管本集團大部分項目均位於中華人民共和國（「中國」），本集團亦會考慮於其他國家投資，使業務多元化。

本集團亦於再生能源行業作出投資，並相信股東可從中國對開發無污染能源之需求中受惠。

#### 業務風險

作為中國物業開發商，本集團須面對中國政府之房地產政策、發展、市場推廣及其他執行風險。於二零二一年，房地產開發商面對最大的風險乃是政府所公佈減低槓桿借貸比率之政策。本集團並無遇到該問題，因其槓桿借貸比率屬行內最低水平。

#### 貨幣風險

本集團大部分之資產是以人民幣計值。本集團主要業務是在中國境內經營，絕大部分收益、開支及債務均以人民幣計值。人民幣匯率波動對本集團經營之影響十分有限。然而，人民幣貶值或會為本集團之賬面值帶來不利影響。於二零二零年，人民幣升值並有助提升本集團之賬面值。

#### 投資風險

作為現金管理活動的一部分，本集團已投資於其他上市公司的證券。該等證券的價值均會受市場波動的影響。

#### 環境政策

本集團致力成為領先之可持續發展集團，因此，本集團投資再生能源業務，並於其若干物業發展項目中引入可持續發展技術，如太陽能電池板。



## BUSINESS REVIEW

The overall market environment for the property sector during the year was poor because of COVID-19 and Sino-U.S. tensions. Contracted sales were extremely sluggish during the first quarter of the year because of the impact of COVID-19, with sales offices closed and local governments encouraging people to remain at home. China GDP growth contracted by 6.8% during the first quarter. However, since then, as COVID-19 infections have been contained, GDP has returned to growth. For the full year, GDP rose 2.3%. The government allowed the reopening of property sales offices and provided support for the property markets. Among these measures: a 50 basis point cut to the Reserve Requirement Rate; a circular by the China Banking and Insurance Regulatory Commission requiring banks to extend credit support to enterprises and individuals affected by the epidemic; delaying tax and land premium payments; and lowering the required size of land transfer fees. As a result, market conditions for residential properties started improving in the second quarter. For the second half of the year, contracted sales reached RMB320.2 million, an increase of 82% compared to the first half of the year, although still down 5% compared to the same period in 2019. Jiangmen has now completely sold out its entire inventory of villas and apartments.

However, there has not been much improvement in leasing revenues. Revenues from property leasing declined as the COVID-19 epidemic resulted in reduced demand for office and retail properties. Demand for office properties dropped given reduced business activity, the government's encouragement of office workers to work from home, and oversupply of office properties. In addition, the government's discouragement of people from leaving their homes and from group gatherings reduced foot traffic in retail malls. As a result, instead of an expected increase in leasing revenues as the Group has recently completed two major office buildings, leasing revenues during the 2020 year declined 7% to HK\$333.4 million.

## 業務回顧

由於2019冠狀病毒病及中美局勢緊張，年內房地產行業的整體市場環境不佳。受到2019冠狀病毒病影響，銷售辦事處關閉及地方政府鼓勵人們待在家中，導致本年第一季度的已簽約銷售額非常不濟。第一季度中國國內生產總值增長下降6.8%。然而，此後因著2019冠狀病毒病疫情受到遏制，國內生產總值恢復增長，全年增長2.3%。政府允許重開房地產銷售辦事處並為房地產市場提供支持。該等措施包括：將存款準備金率下調50個基點；中國銀行保險監督管理委員會發通函要求銀行向受疫情影響的企業及個人提供信貸援助；延遲繳納稅款及土地溢價款；以及降低所需的土地出讓金。因此，第二季度的住宅物業市場狀況開始有所改善。下半年的已簽約銷售額高達人民幣320,200,000元，相對上半年上升82%，但較二零一九年同期仍然下跌5%。江門現已全數售出其別墅及公寓整個的庫存。

然而，租賃收益並無顯著改善。由於2019冠狀病毒病疫情導致對辦公室及零售物業的需求減少，物業租金收益下降。辦公室物業的需求下跌，乃因商業活動減少、政府鼓勵辦公室工作人員在家辦公以及辦公室物業供應過剩。此外，政府不鼓勵人們離開居所及參加集體聚會令購物商場人流減少。所以，租金收益並沒有因著本集團有兩座主要辦公樓於近期竣工按預期增加，二零二零年的租金收益反而下降7%至333,400,000港元。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### Investment Properties

##### Shanghai

Shanghai leasing demand for 2020 was disappointing because of the effects of COVID-19. Some companies sought to downsize operations while others, both local and multinational companies, delayed expansion or even closed their offices. Because of reduced demand for office space combined with the addition of new projects, citywide vacancy rates remain high at 16.8%. According to Savills, with landlords providing rental concessions, Grade A office effective rents fell 7.0% in 2020 to an average of RMB7.3 per square meter per day.

The North Bund area has similarly been adversely affected by poor market conditions. However, over time, the North Bund area is expected to gain from an increasing tendency of price sensitive tenants to move from the central business district (“CBD”) to nearby fringe districts such as the North Bund. Eventually, the North Bund, particularly given its proximity and improving infrastructure, is expected to gradually merge with the CBD.

##### Landmark Center

The Group has a 60% interest in Landmark Center, which is a commercial complex consisting of two Grade A office towers and a retail shopping mall, with the total volume of gross floor area (“GFA”) of approximately 246,000 square meters. The project is located at the junction of North Sichuan and Tiantong Road, just a few minutes walk from the metro station (Tian Tong Road connects metro line 10 and line 12), and is also near the CBD and the historical Bund, and offers panoramic views of the Huangpu River, the Bund, and Lujiazui. The surrounding blocks are becoming an increasingly fashionable area with the recent openings of MGM’s Bellagio Hotel, located across the street, and the Bvlgari Hotel. The Peninsula Hotel is also nearby.

#### 投資物業

##### 上海

受到2019冠狀病毒病影響，二零二零年上海的租賃需求令人失望。部分公司試圖縮減運營規模，而其他公司(包括本地及跨國公司)則延遲擴張甚至關閉辦事處。由於辦公場所需求減少及新項目的增加，全市空置率仍然高企，維持16.8%。根據第一太平戴維斯，隨著業主提供租金優惠，二零二零年的甲級辦公樓實際租金下降7.0%至日均每平方米人民幣7.3元。

北外灘區同樣受到惡劣市場環境的不利影響。然而，隨時間流逝，對價格敏感的租戶從中心商業區(「中心商業區」)搬遷至鄰近外圍地區(如北外灘)已成趨勢，令北外灘區受惠。鑒於北外灘之地理位置及不斷完善的基礎設施，預期北外灘最終將逐漸與中心商業區融合。

##### 上海星薈中心

本集團擁有上海星薈中心60%的權益，上海星薈中心為一幢商業綜合大樓，包括兩幢甲級辦公樓及一個零售商場，樓面總面積(「樓面總面積」)約為246,000平方米。該項目位於四川北路與天潼路的交匯處，距離地鐵站(天潼路站為10號線及12號線的換乘站)僅有數分鐘步距，亦毗鄰中心商業區及歷史悠久的外灘，一覽黃浦江、外灘和陸家嘴全景。隨著一街之隔的米高梅白樂宮酒店及寶格麗酒店於近期開業，周邊的街區變得更具時尚氣息。半島酒店亦坐落於附近。

Landmark Center was completed in 2018. However, new lease take-up was disappointing in 2020 because of COVID-19. Some tenants, suffering from the poor economy, were late on payments. As a result, reduced demand for office supply combined with continued oversupply of office space in the Shanghai market resulted in lower leasing revenues. The Group believes the worst is over as Shanghai is reopening; however, the market environment remains tepid. As GAC NIO and McDonalds have both recently signed leasing contracts and the local economy improves, the Group hopes that leasing uptake will improve in 2021. The Group's attributable value in Landmark Center is valued at HK\$4,400.9 million or HK\$8.6 per share.

#### Sinar Mas Plaza

Sinar Mas Plaza, in which the Group has a 25% interest, has a GFA of approximately 257,000 square meters (GFA of approximately 410,000 square meters including basement) of office, hotel, and retail spaces. Construction was completed in 2018. The office tower offers highly panoramic views of the Shanghai skyline. Sinar Mas Plaza is still loss-making given interest costs are no longer capitalised and the buildings are not yet fully occupied. However, the Group anticipates that occupancy rates will continue to rise. The Group's attributable value in Sinar Mas Plaza is valued at HK\$1,424.0 million or HK\$2.8 per share.

#### *Shenzhen, Guangzhou, Beijing, and Nanxun*

The Group's property investment portfolio also includes premium commercial and retail developments in Shenzhen, Guangzhou, Beijing, and Nanxun. In Shenzhen, the Group operates Shun Hing Square and South Ocean Center. The occupancy rate at newly renovated Shun Hing Square is around 60%, lower than expected because of the impact of COVID-19. South Ocean Center continues to perform well as its occupancy remains at 100%.

上海星薈中心已於二零一八年竣工。然而，受2019冠狀病毒病影響，二零二零年的新簽租賃表現不佳。部分租戶受累於經濟不景而拖欠租金款項。因此，對辦公室物業的需求減少及上海市場的辦公室物業持續供應過剩，導致租金收益下降。本集團認為，因著上海現正重開，最艱難的時刻已經過去；然而，市場環境仍然疲軟。由於近期已跟廣汽蔚來及麥當勞簽訂租約，並且本地經濟有所改善，本集團希望二零二一年的租賃業務得以改善。本集團於上海星薈中心應佔價值之估值為4,400,900,000港元或每股8.6港元。

#### 白玉蘭廣場

白玉蘭廣場，本集團擁有此項目25%權益，擁有樓面總面積約為257,000平方米(包含地庫之樓面總面積約410,000平方米)之辦公室、酒店及零售物業。建設工程已於二零一八年完工。辦公樓可高度俯瞰上海天際線之全景。白玉蘭廣場因其利息支出不再進行資本化且樓宇尚未悉數租出而仍處於虧損中。然而，本集團預期租用率將持續上升。本集團於白玉蘭廣場應佔價值之估值為1,424,000,000港元或每股2.8港元。

#### *深圳、廣州、北京及南潯*

本集團的物業投資組合亦包括深圳、廣州、北京及南潯多項優質商業及零售發展項目。本集團於深圳經營信興廣場及南海中心。全新裝修的信興廣場租用率為約60%，因2019冠狀病毒病影響而較預期低。南海中心表現則持續向好，租用率維持於100%。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

In Guangzhou, the Group owns CITIC Plaza. In Beijing, the Group operates a retail complex at Legation Quarters, the former site of the United States diplomatic compound in Beijing. During the year, the Group signed an agreement with the Ministry of Foreign Affairs Diaoyutai State Guesthouse Administration\* (外交部釣魚台賓館管理局), the landlord for Legation Quarters, that will extend the lease, which was set to end next year, for an additional 10 years until 30 April 2031. The Group also owns a trading center for furniture and building materials in Nanxun, Zhejiang Province. The Group has recently expanded the complex. The 26,900 square meters (including basement) expansion was completed in the fourth quarter of 2019 and leasing is underway. The complex is expected to open in the second quarter of 2021.

#### Residential Developments

##### *Tianjin*

Tianjin Eka Garden is on a prime location in the Nankai District of Tianjin. The project consists of villas and high-rise apartments with total GFA of approximately 150,000 square meters. Construction for all three phases has been completed. Contracted sales have declined as much of the inventory has already been sold. During the year, the Group recorded contracted sales of RMB118.1 million compared to RMB313.3 million in 2019.

The Group continues to wait for the Tianjin government to give approval for the development of its Tuanbo Lake land bank in Tianjin. The land area can support the development of approximately 836,000 square meters of land.

本集團於廣州持有中信廣場。本集團於北京前門23號(美國駐北京前大使館舊址)經營零售中心。年內，本集團與北京前門23號的業主外交部釣魚台賓館管理局簽訂合約，將原定下年到期的租約續期十年至二零三一年四月三十日。本集團亦於浙江省南潯擁有一個傢俱建材貿易中心。本集團最近擴建該綜合貿易中心。26,900平方米(包括地庫)的擴建工程已於二零一九年第四季度竣工，租賃現正進行中。該綜合貿易中心預計於二零二一年第二季度開業。

#### 住宅開發

##### *天津*

天津奕聰花園位於天津南開區之優質地段。該項目由樓面總面積約150,000平方米之別墅及高層樓宇組成。三個階段之建設均已竣工。由於大部分庫存已售出，已簽約銷售額有所下降。年內，本集團錄得已簽約銷售額人民幣118,100,000元，而二零一九年則錄得人民幣313,300,000元。

本集團繼續等待天津政府批准其在天津開發團泊湖之土地儲備。該地塊可支持開發約836,000平方米之土地。



## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

#### *Jiangmen*

Jiangmen Eka Garden is a residential project with GFA of approximately 189,000 square meters of villas and high-rise apartments. The project is located on an excellent site along a riverbank, within a few minutes walk to the Jiangmen/Hong Kong ferry terminal, an international school, and a marina club. The site is also close to the Guangzhou Intercity Railway's Waihai Station connecting Jiangmen to Guangzhou and Zhuhai. Jiangmen is part of the Greater Bay Area which is benefitting from improved infrastructure.

During the year, the Group recorded contracted sales of RMB118.8 million, an increase of 66% compared to RMB71.6 million in 2019. The Group sold 33 villas compared to 21 villas in 2019. Most of the units in Jiangmen have now been completely sold. Only car parks and some commercial space are still available.

#### *Shenyang*

Shenyang Eka Garden, located in one of Shenyang's prime residential areas, is adjacent to Shenyang's Nanhu Park in the center of city. The project, subdivided into sites A, B, and C, comprises GFA of approximately 266,000 square meters of villas, high-rise apartments, and a few commercial shops. For site B (GFA: approximately 133,500 square meters), construction of all four high-rise towers and villas have been completed. Site C (GFA: approximately 57,500 square meters) is divided into two portions. The first completed portion consists of two high-rise blocks (mainly for housing resettled residents) with ground floor shops and a small communal block.

#### *江門*

江門奕聰花園為樓面總面積約189,000平方米別墅及高層樓宇組成之住宅項目。該項目坐擁河岸優質地段，江門／香港渡輪碼頭、一所國際學校及遊艇會僅咫尺之遙，信步可達。該地段亦靠近連接江門至廣州及珠海之廣珠城際輕軌之外海站。江門為大灣區的一部分，受益於完善的基礎設施。

年內，本集團錄得已簽約銷售額人民幣118,800,000元，較二零一九年錄得的人民幣71,600,000元增加66%。本集團售出33棟別墅，而於二零一九年則售出21棟。大部分於江門的物業均已出售，只剩餘車位及少量商用物業。

#### *瀋陽*

瀋陽奕聰花園位於瀋陽高檔住宅區，毗鄰瀋陽市中心南湖公園。該項目細分為A、B及C地塊，包括樓面總面積約266,000平方米之別墅、高層樓宇及少量商店。就B地塊(樓面總面積約133,500平方米)而言，所有四棟高層樓宇及別墅建設工程均已完工。C地塊(樓面總面積約57,500平方米)分為兩個部分。第一已完工部分包含兩棟高層建築(主要用於安置迴遷舊住戶)，並設地面商店和小部分公共社區。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

Construction of the second portion, with a GFA of approximately 6,400 square meters (GFA of approximately 9,590 square meters including basement) has been completed. Sales began in September, with very strong demand.

Meanwhile, the Group has essentially completed the resettlement for site A, which will enable the construction of additional properties with a GFA of approximately 75,000 square meters. Given demand for commercial retail space has declined, the Group is seeking approval to reduce the commercial ratio in order to increase the residential portion. The project is expected to be completed by the end of 2024.

The market environment for Shenyang improved in 2020, the Group recorded contracted sales of RMB259.2 million, an increase of 82% compared to RMB142.1 million in the same period in 2019.

#### Renewable Energy

All of the Group's renewable energy projects are under its subsidiary, China Renewable Energy Investment Limited ("CRE"). During the year, CRE recorded HK\$206.1 million in turnover. Poor wind conditions in the Heilongjiang region affected the performance of CRE's Mudanjiang and Muling wind farms. However, new contributions from the full operation of the Group's Henan Songxian 74 Mega-Watt ("MW") wind project led to a 14% increase in revenue as compared to last year's HK\$181.2 million. Gross profit for the year was HK\$77.1 million (2019: HK\$68.6 million).

For the wind farms of the associates, operational performance improved and net profit from the associates increased 11% to HK\$54.3 million as compared to last year's HK\$48.9 million.

The appreciation of Renminbi during 2020 resulted in a HK\$17.6 million exchange gain. Combined with the improved operational performance, CRE's net profit after tax attributable to the equity holders of CRE for the year ended 31 December 2020 increased 50% to HK\$86.2 million. Please refer to CRE's annual report for more details.

樓面總面積約6,400平方米(包含地庫樓面總面積約為9,590平方米)的第二部分工程剛已落成，並於九月份開售，且需求殷切。

同時，本集團已基本完成A地塊的拆遷安置工作，該地塊將可建造樓面總面積約75,000平方米之額外物業。鑒於對商業零售空間的需求下降，本集團正尋求批准下調商業比率以增加住宅部分。該項目預計將於二零二四年底以前完成。

瀋陽的市場環境於二零二零年已有所改善，本集團錄得已簽約銷售額人民幣259,200,000元，較二零一九年同期之人民幣142,100,000元上升82%。

#### 再生能源

本集團透過其附屬公司中國再生能源投資有限公司(「中國再生能源」)進行所有可再生能源項目。年內，中國再生能源錄得營業額206,100,000港元。黑龍江地區的風況欠佳影響中國再生能源的牡丹江及穆稜風力發電場之表現。然而，本集團於河南嵩縣的74兆瓦(「兆瓦」)風力發電項目全面啟用令收益較去年的181,200,000港元增加14%。年內毛利為77,100,000港元(二零一九年：68,600,000港元)。

就聯營公司風力發電場而言，經營業績有所改善，且來自聯營公司的純利較去年48,900,000港元增加11%至54,300,000港元。

於二零二零年，由於人民幣升值錄得17,600,000港元的匯兌收益，加上經營業績有所改善，截至二零二零年十二月三十一日止年度中國再生能源權益持有人應佔除稅後純利增長50%至86,200,000港元。詳情請參閱中國再生能源之年報。

## PROSPECTS

### Property

The continuing impact of COVID-19 around the world, resulting in negative worldwide growth and recession, as well as trade tension with the United States, will continue to adversely impact the Chinese economy and the property markets. The PRC government's plans to reduce risks in the property industry by limiting leverage will have an additional impact on the industry.

However, the economy is expected to continue improving in 2021, particularly given China has been able to control COVID-19 and the expectation that vaccine rollouts will immunize much of the population from the disease. As a result, we still expect moderate growth for residential sales. With regard to existing residential properties, the Group will continue focusing on sales of its residential properties in Tianjin and Shenyang. In Jiangmen, only car parks and some commercial space are still available.

In Shenyang, construction of additional low-rise apartments has been completed and sales have begun. Demand has been strong for the units. The Group has essentially completed resettlement at its site A in Shenyang and is in position to begin development of this next 75,000 square meters phase project subject to negotiation with the government. However, the Group continues to wait for the necessary development permits for its Tuanbo land bank. The site can support the development of approximately 836,000 square meters of residential development.

COVID-19, the reduced demand for office and retail space, and the oversupply of commercial property in Shanghai will continue to put pressure on the Group's Landmark Center and Sinar Mas Plaza. However, as business activity recovers, we hope some improvement in leasing over the upcoming year.

## 前景

### 物業

2019冠狀病毒病持續地影響全球，導致全球經濟負面增長及衰退，且與美國的貿易局勢緊張，將繼續對中國經濟及房地產市場產生不利影響。中國政府為減低房地產行業的風險而限制槓桿借貸比率之計劃亦會對行業造成進一步的影響。

然而，經濟預期於二零二一年繼續復甦，尤其中國已能使2019冠狀病毒病受控，加上疫苗推出亦可望使大部分人免疫。因此，我們仍然預期住宅銷售有適度增長。就現有的住宅物業而言，本集團將繼續專注於銷售其在天津及瀋陽的住宅物業。在江門，僅有停車場及少量商舖仍可供出售。

在瀋陽，新增的低層樓宇的建設工程已完工並已開售。住宅單位的需求殷切。本集團已基本完成其在瀋陽A地塊的拆遷安置工作，已就位當與政府達成協商後便開發這75,000平方米的下一階段項目。然而，本集團繼續等待團泊湖之土地儲備所需的開發許可證。該地塊可支持開發約836,000平方米的住宅發展項目。

受2019冠狀病毒病、辦公室及零售空間的需求下跌影響，以及因上海商用物業供過於求，本集團的星薈中心及白玉蘭廣場將繼續受壓。然而，隨著商業活動恢復，我們期望來年的租賃業務將有所改善。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

In Shenzhen, there are signs of improvement at the Group's Shun Hing Square retail mall as new leasing contracts have been signed with Haidilao, the large hotpot chain, and with DY Cinemas. In addition, the Group hopes improvement in occupancy rates at Legation Quarters given its lease with Diaoyutai has been extended for an additional 10 years. The Group's South Ocean Center is 100% occupied as an educational company has taken a substantial amount of space.

In Nanxun, the Group is progressing on developing the expansion of its Nanxun furniture trading center. This extension area will be synergistic with the existing building materials and furniture trading center that is adjacent to the land. The 26,900 square meters (including basement) complex was completed in the fourth quarter of 2019. Leasing is now underway and the trading center is expected to open in the second quarter of 2021.

While overall conditions remain weak, the Group has a strong financial position, with a net debt to equity ratio of only 14%. As a result, the Group is well positioned to ride out the turmoil. With its strong financial position, the Group is not affected by the "345 de-leveraging rules" that will force property developers to sell assets in order to reduce leverage. If opportunities arise because of these sales, the Group may be able to use its financial position to take advantage of these opportunities.

在深圳，由於與大型火鍋連鎖店海底撈以及中影大揚簽訂新租賃合約，本集團於信興廣場的零售商場有改善的跡象。此外，鑒於與釣魚台的租賃已延長額外十年，本集團期望於北京前門23號的租用率將有所改善。本集團的南海中心因一間教育機構已租用相當大面積而達至100%租出。

在南潯，本集團對其南潯傢俱貿易中心進行擴建。此擴建區將與鄰近地皮之現有建築材料及傢俱貿易中心產生協同效應。26,900平方米(包括地庫)的綜合貿易中心已於二零一九年第四季度竣工。租賃現正進行中，且貿易中心預期於二零二一年第二季度開業。

當整體情況仍然疲弱，本集團有強健的財務狀況，淨負債權益比率僅為14%。因此，本集團已具備條件安然度過動蕩。「345規則」迫使房地產開發商出售資產以降低槓桿借貸比率，本集團因著擁有強健的財務狀況並無受此影響。本集團或許可以藉其財務狀況把握因該等資產出售而出現的投資機遇。



## Renewable Energy

Looking forwards, with the election of Joe Biden as President of the United States and the country's re-entry into the Paris Agreement, the emphasis on renewable energy around the world will accelerate. The importance of reducing global warming is one of the few areas that China and the United States commonly agree on, so we expect China to continue in its efforts to increase the role of renewable energy in its economy and CRE should benefit.

For 2021, CRE will benefit from the full year operations of Songxian which was completed in May.

Curtailement is expected to continue declining in 2021 as new transmission lines are completed and given the government has implemented a new quota system in which each region is now required to purchase a minimum amount of renewable energy. Please refer to CRE's annual report for more information.

## EMPLOYEES

As of 31 December 2020, the Group employed approximately 220 employees across its operations in Hong Kong and the Mainland China. All employees are remunerated according to the nature of their jobs, their individual performances, the Group's overall performance and prevailing market conditions.

## 再生能源

展望未來，隨著喬·拜登當選美國總統以及美國重新加入巴黎協定，全球將更重視可再生能源。減緩全球暖化的重要性乃中美兩國少數取得共識的議題之一，因此我們預期中國會繼續在經濟上大力提升可再生能源，中國再生能源應可從中受惠。

於二零二一年，由於五月完工的嵩縣風力發電場已能全年運作，中國再生能源將因此受惠。

由於新輸電網已經完成及鑒於政府已實施新的配額制度，各地區現時均須購買最低用量的再生能源，限電量預期將於二零二一年持續下降。詳情請參閱中國再生能源之年報。

## 僱員

於二零二零年十二月三十一日，本集團在香港及中國內地之業務合共聘用約220名僱員。所有僱員之薪酬均按彼等之職務性質、個別表現、本集團之整體表現及現行市況釐定。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### CORPORATE GOVERNANCE PRACTICES

HKC (Holdings) Limited (the “Company”, and with its subsidiaries, collectively, the “Group”) is committed to good corporate governance principles and practices and its board of directors (the “Directors” or the “Board”) recognizes that it is essential to safeguard the interests of its shareholders (the “Shareholders”), customers and employees and uphold accountability, transparency and responsibility of the Company.

The Company has applied the principles and complied with the code provisions and certain recommended best practices set out in the Corporate Governance Code (the “CG Code”), contained in Appendix 14 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) during the year ended 31 December 2020, save for the deviations with considered reasons as explained stated in the following relevant paragraphs.

### BOARD OF DIRECTORS

#### Board Composition

The Company has at all time during the year ended 31 December 2020 maintained a balanced board with strong independent element. The Board currently comprises seven Directors with four Executive Directors and three Independent Non-executive Directors. Each Director possesses expertise and experience and provides checks and balances for safeguarding the interests of the Group and the Shareholders as a whole. In addition, the Company had maintained three Independent Non-executive Directors which formed at least one-third of the full Board. Biographical details of the Directors and their relationships, where applicable, are set out in pages 11 to 15 of this Annual Report.

During the year, the Board at all times met the requirements of the Listing Rules relating to the appointment of at least three Independent Non-executive Directors with at least one Independent Non-executive Director possessing appropriate professional qualifications, or accounting or related financial management expertise. The independence of the Independent Non-executive Directors was assessed in accordance with the applicable Listing Rules. Each of the Independent Non-executive Directors has provided to the Company an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all of them are independent.

### 企業管治常規

香港建設(控股)有限公司(「本公司」, 連同其附屬公司統稱為「本集團」)致力達致良好之企業管治準則及常規, 而其董事會(「董事」或「董事會」)明白, 有關準則及常規對保障其股東(「股東」)、客戶及僱員之利益以及維持本公司問責性、透明度及責任方面攸關重要。

於截至二零二零年十二月三十一日止年度, 本公司一直採納香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)附錄十四所載《企業管治守則》(「企管守則」)之原則, 並遵守其守則條文及若干建議最佳常規, 惟若干具有合理理由之偏離情況除外, 有關詳情載於下文相關段落。

### 董事會

#### 董事會之組成

本公司於截至二零二零年十二月三十一日止年度全年維持平衡且高度獨立之董事會。董事會目前由七名董事組成, 當中包括四名執行董事及三名獨立非執行董事。各董事均具備專業知識及經驗, 可收相互監督及平衡之效, 以保障本集團及股東整體利益。此外, 本公司維持三名獨立非執行董事, 人數佔董事會全體成員最少三分之一。董事之履歷詳情及彼等之關係(如適用)載於本年報第11至15頁。

董事會於整個年度均符合上市規則之規定, 委任最少三名獨立非執行董事, 當中最少一名獨立非執行董事具備適當的專業資格, 或具備適當的會計或相關的財務管理專長。本公司根據適用上市規則評估獨立非執行董事之獨立性。本公司已接獲各獨立非執行董事根據上市規則第3.13條發出之年度獨立性確認書。本公司認為, 彼等均為獨立人士。

## BOARD OF DIRECTORS (continued)

### Chairman and Chief Executive Officer

According to the Code Provision A.2.1 of the CG Code, the roles of chairman and chief executive officer (“CEO”) should be separate and performed by different individuals. Under the current organisation structure of the Company, the functions of CEO are performed by the chairman of the Company (“Chairman”), Mr. OEI Kang, Eric, with support from other Executive Directors. The Board considers that this structure will not impair the balance of power and authority between the Board and the management of the Company, and has been effective in discharging its responsibilities satisfactorily and facilitating the Company’s operation and business development. The Board will review the structure from time to time to ensure it continues to meet the principle and will consider segregation of the roles of chairman and CEO if and when appropriate.

### Responsibilities of Directors

The Board is responsible for the leadership and control of the Group and is collectively responsible for promoting the success of the Group by directing and supervising the Group’s affairs and formulating business strategies with a view to maximizing its financial performance and Shareholders’ value.

The Board has delegated various responsibilities and powers to the Board committees to assist it in efficiently implementing those functions specified in written terms of reference.

## 董事會(續)

### 主席及行政總裁

根據企管守則項下守則條文第A.2.1條，主席及行政總裁(「行政總裁」)的角色應予以區分，且由不同人士擔任。根據本公司目前之組織架構，行政總裁之職能由本公司主席(「主席」)黃剛先生履行，並由其他執行董事提供支援。董事會認為，此架構將不會削弱董事會與本公司管理層之權力及職權平衡，且一直有效妥善地履行責任，並促進本公司之營運及業務發展。董事會將不時檢討該架構以確保繼續符合有關原則，並考慮於適當時候區分主席及行政總裁之角色。

### 董事責任

董事會負責本集團之領導及監控工作，透過統管及監督本集團事務及制定業務策略，提升財務表現及股東價值，共同負責推動本集團邁向成功。

董事會已向其轄下董事會委員會委以重任及授予權力，以助其有效實施書面職權範圍內訂明之有關職能。

## BOARD OF DIRECTORS (continued)

### Responsibilities of Directors (continued)

Decisions relating to the long-term objectives and viability of the Company, and any acquisitions or disposal of transactions and investments of any kind with value exceeding the authority of the Executive Committee set out in its terms of reference or the threshold for discloseable transactions for the Company as defined in the Listing Rules from time to time are reserved for the Board; whereas decisions on matters set out in the terms of reference of the Executive Committee and those not specifically reserved for the Board are delegated to the Executive Committee and management, as applicable.

Directors are provided with sufficient resources to seek independent professional advice in performing their duties at the Company's expense and are encouraged to consult with the Company's senior management independently. The management provides monthly management accounts of the Group to the Directors to apprise them of the Group's latest performance and financial position.

Directors are requested to disclose to the Company at the time of his appointment and in a timely manner for any change, the number and nature of offices held in public companies or organizations and other significant commitments. Such changes will be updated and published in the annual and/or interim reports as appropriate.

The Company has arranged appropriate liability insurance to indemnify the Group's Directors for their liabilities arising out of corporate activities. The insurance coverage is reviewed on an annual basis.

## 董事會(續)

### 董事責任(續)

關於本公司長遠目標及經營能力之決策，及任何收購或出售交易，及任何類別投資，而其價值超出執行委員會職權範圍所載權力，或上市規則不時界定本公司須予披露交易上限者，概由董事會處理；而關於執行委員會職權範圍所載事項的決策，及該等毋須特別交由董事會處理之事項，則由執行委員會及管理層(視適用情況而定)處理。

董事獲提供充足資源，於履行彼等之職務時尋求獨立專業意見，費用由本公司承擔，彼等亦可獨立諮詢本公司高級管理層。管理層向董事提供本集團每月管理賬目，以評估本集團最近期表現和財務狀況。

董事在其接受委任時須向本公司披露其在公眾公司或組織機構擔任的職位數目及性質以及其他重大承擔，其後若有任何變動應適時向本公司披露。該等變動將於適當時間在年報及／或中期報告中更新及刊載。

本公司已安排適當責任保險，以彌償本集團董事因企業事務產生之責任。本公司每年檢討保險範圍。



## BOARD OF DIRECTORS (continued)

### Nomination, Appointment and Re-election of Directors

All new appointment of Directors and nomination of Directors proposed for re-election at the annual general meeting are first considered by the Nomination Committee. The Nomination Committee will assess the candidate or incumbent on criteria such as integrity, experience, skill and ability to commit time and effort to carry out the duties and responsibilities. Having due regard for the benefits of diversity of the Board, the Nomination Committee will then put recommendations to the Board for decision. Details of the role and function as well as a summary of the work performed by the Nomination Committee are set out under the heading of “Nomination Committee” below.

In accordance with the Company’s Bye-laws (“Bye-laws”), the nearest to but not less than one-third of the Directors shall retire from office by rotation but are eligible for re-election by Shareholders at the annual general meeting provided that every Director is subject to retirement by rotation at least once every three years. New appointments to the Board are also subject to re-election by Shareholders at the next following annual general meeting (in case of an addition to the Board) or at the next following general meeting (in the case of filling a casual vacancy).

All Independent Non-executive Directors were appointed with no specific term, but are subject to the aforesaid rotation requirement in the Bye-laws, accomplishing the same purpose as being appointed for a specific term pursuant to Code Provision A.4.1 of the CG Code. The rotating Directors who are subject to retirement and re-election at the 2021 annual general meeting are set out on page 72 of this Annual Report.

## 董事會(續)

### 提名、委任及重選董事

所有新委任之董事及於股東週年大會候任重選之董事的提名均先經由提名委員會初步考慮。提名委員會將按品格、經驗、技能以及就履行職務職責付出之時間及努力等標準評估候選人或在任人。經適當考慮董事會成員多元化的好處，提名委員會之建議將於其後提交董事會以作決定。提名委員會之角色及職能詳情以及所履行工作之概要載於下文「提名委員會」一節。

根據本公司之公司章程細則(「章程細則」)，人數最接近但不少於三分之一之董事須輪值退任，惟彼等符合資格可於股東週年大會獲股東重選連任，每名董事須至少每三年輪值退任一次。董事會之新委任董事亦須於下一屆股東週年大會(倘出任董事會新增成員)或於下一屆股東大會(倘填補臨時空缺)由股東重選連任。

全體獨立非執行董事並無固定任期，惟須遵守上述章程細則之輪值退任規定，此舉目的與根據企管守則項下守則條文第A.4.1條所規定有關須按固定任期委任相同。須於二零二一年股東週年大會輪值退任及重選連任之董事載於本年報第72頁。

## BOARD OF DIRECTORS (continued)

### Meetings of the Board and Board Committees

The Directors meet from time to time to discuss and exchange ideas on the affairs of the Company. The Board has set up various Board Committees, among others, the Audit Committee, the Nomination Committee, the Remuneration Committee and the Executive Committee for overseeing particular aspects of the Group's affairs. The terms of reference of the Audit Committee, the Nomination Committee and the Remuneration Committee are available on both the websites of the Company and the Stock Exchange.

During the year, the following meetings of the Board, the Audit Committee, the Nomination Committee and the Remuneration Committee were held and the attendance of the individual Directors at these meetings is set out in the table below:

## 董事會(續)

### 董事會及董事委員會會議

董事不時舉行會議，以討論本公司事務及交換意見。董事會已成立多個董事委員會，其中包括審核委員會、提名委員會、薪酬委員會及執行委員會，以監察本集團各項事務之特定範疇。審核委員會、提名委員會及薪酬委員會的職權範圍，可於本公司及聯交所網站查閱。

年內，董事會、審核委員會、提名委員會及薪酬委員會曾舉行下列會議，各董事於該等會議出席情況載於下表：

Name of Directors	董事姓名	Number of meetings attended/ Number of meetings eligible to attend 出席會議數目/合資格出席會議數目			
		Board 董事會	Audit Committee 審核委員會	Remuneration Committee 薪酬委員會	Nomination Committee 提名委員會
<b>Executive Directors</b> 執行董事					
Mr. Oei Kang, Eric	黃剛先生	4/4	2/2 (Note 附註)	1/1	1/1
Mr. LEE Shiu Yee, Daniel	李肇怡先生	4/4	2/2 (Note 附註)	N/A 不適用	N/A 不適用
Mr. WONG Jake Leong, Sammy	黃植良先生	4/4	2/2 (Note 附註)	N/A 不適用	N/A 不適用
Mr. LEUNG Wing Sum, Samuel	梁榮森先生	4/4	2/2 (Note 附註)	N/A 不適用	N/A 不適用
<b>Independent Non-executive Directors</b> 獨立非執行董事					
Mr. CHENG Yuk Wo	鄭毓和先生	4/4	2/2	1/1	1/1
Mr. Albert Thomas DA ROSA, Junior	羅凱栢先生	4/4	2/2	1/1	1/1
Mr. VOON Hian-fook, David	溫賢福先生	4/4	2/2	1/1	1/1

Note: The Executive Directors attended the relevant meetings as invitees.

附註：執行董事以受邀請人身份出席有關會議。

## BOARD OF DIRECTORS (continued)

### Meetings of the Board and Board Committees (continued)

Notices of not less than fourteen days are given for all regular board meetings to provide all Directors with an opportunity to attend and include matters in the agenda for a regular meeting. For other Board and committee meetings, reasonable notice is generally given. The agenda and accompanying board papers are dispatched to the Directors or committee members at least three days before the meetings to ensure that they have sufficient time to review the papers and be adequately prepared for the meetings. When Directors or committee members are unable to attend a meeting, they are advised of the matters to be discussed and given an opportunity to make their views known to the Chairman and CEO prior to the meeting.

Minutes of the board meetings and committee meetings are recorded in sufficient detail on the matters considered by the Board and the committees and the decisions reached, including any concerns raised by the Directors. Draft minutes of each board meeting and committee meeting are sent to the Directors for comments within a reasonable time after the date of the meeting. All Directors have access to the Company Secretary, who is responsible for ensuring that the board procedures are complied with and advising the Board on compliance matters.

The Chairman and CEO acknowledged the significance of promoting a culture of openness and debate among the Board members. To facilitate the effective contribution of Independent Non-executive Directors, the Chairman and CEO held a meeting with Independent Non-executive Directors without the other Executive Directors present in June 2020.

## 董事會(續)

### 董事會及董事委員會會議(續)

本公司就所有定期舉行之董事會會議發出不少於十四日的通知，以向全體董事提供機會騰空出席及提出商討事項納入定期會議議程。就其他董事會及委員會會議而言，一般將會作出合理通知。於舉行會議前最少三日向董事或委員會成員送交議程及隨附之會議文件，以確保彼等擁有充足時間檢閱該等文件並就會議作充分準備。倘董事或委員會成員未能出席會議，彼等將於會議舉行前得悉將予討論之事項以使彼等獲得機會向主席兼行政總裁發表彼等之意見。

董事會及委員會會議之會議記錄均充分載列董事會及委員會所考慮事項之詳情及所達致的決策，包括董事提出之任何疑慮。各董事會及委員會會議之會議記錄草擬本於會議舉行日期後一段合理時間內送交董事，以供董事表達意見。全體董事均可與公司秘書聯繫，公司秘書須負責確保已遵守董事會程序，並就合規事宜向董事會提供意見。

主席兼行政總裁深明在董事會成員之間提倡公開、積極討論的文化之重要性。為促進獨立非執行董事作出有效貢獻，主席兼行政總裁曾於二零二零年六月在其他執行董事避席的情況下與獨立非執行董事進行會議。

## REMUNERATION COMMITTEE

The Company has established a Remuneration Committee with written terms of reference. The Remuneration Committee, chaired by an Independent Non-executive Director, currently comprises four members namely Mr. CHENG Yuk Wo, Mr. Albert Thomas DA ROSA, Junior and Mr. VOON Hian-fook, David, all of whom are Independent Non-executive Directors and Mr. OEI Kang, Eric, who is the Chairman and CEO.

The Remuneration Committee is responsible for making recommendations to the Board on the Company's remuneration policy and structure for Directors and senior management, and reviewing their remuneration packages. In arriving at its recommendations, the Remuneration Committee will take into consideration factors such as the remuneration paid by comparable companies, skill, knowledge, time commitment and responsibilities of Directors. The Remuneration Committee has the responsibility, powers and discretion to determine, with delegated responsibility, the remuneration packages of individual Executive Directors and senior management. The Remuneration Committee held one meeting during the year, and the attendance details of each member are set out on page 33 of this Annual Report.

During the year under review, the work performed by the Remuneration Committee included (i) to review the remuneration policy and structure of Directors including those retired and re-elected at the 2020 annual general meeting of the Company; (ii) approve the year-end bonus and salary increment of the Executive Directors; and (iii) to consider the voluntary reduction of Executive Directors' Remuneration. No Director was involved in deciding his own remuneration. Details of the Directors' and senior management's remuneration for the year ended 31 December 2020 are set out in note 41 to the consolidated financial statements.

## 薪酬委員會

本公司已成立薪酬委員會，並制訂其書面職權範圍。薪酬委員會由一名獨立非執行董事擔任主席，目前包括四名成員，分別為獨立非執行董事鄭毓和先生、羅凱栢先生及溫賢福先生，以及主席兼行政總裁黃剛先生。

薪酬委員會負責就本公司董事及高級管理層之薪酬政策及結構，向董事會作出推薦建議，以及檢討彼等之薪酬待遇。於達致其建議時，薪酬委員會將考慮其他可比較公司所支付之薪酬、董事之技能、知識、所付出時間及職責等因素。薪酬委員會具有責任、權力及酌情權，並獲轉授責任，釐定個別執行董事及高級管理層的薪酬待遇。薪酬委員會於年內曾舉行一次會議，各成員之出席詳情載於本年報第33頁。

於回顧年內，薪酬委員會進行之工作包括(i) 檢討董事之薪酬政策及結構，當中包括於本公司二零二零年股東週年大會退任及重選連任的董事；(ii) 批准執行董事之年終花紅及薪酬加幅；及(iii) 考慮執行董事自願減薪的事宜。概無董事參與釐定本身之薪酬。截至二零二零年十二月三十一日止年度，董事及高級管理層薪酬詳情載於綜合財務報表附註41。

## NOMINATION COMMITTEE

The Company has established a Nomination Committee with written terms of reference. The Nomination Committee, chaired by an Independent Non-executive Director, currently comprises four members namely Mr. CHENG Yuk Wo, Mr. Albert Thomas DA ROSA, Junior and Mr. VOON Hian-fook, David, all of whom are Independent Non-executive Directors and Mr. OEI Kang, Eric, who is the Chairman and CEO.

The Nomination Committee is responsible for reviewing the structure, size and composition of the Board at least annually, identifying suitable candidates for directorship, assessing the independence of Independent Non-executive Directors, and making recommendations to the Board on any proposed changes to the Board to complement the Company's corporate strategy. The Nomination Committee held one meeting during the year, and the attendance details of each member are set out on page 33 of this Annual Report.

During the year, the work performed by the Nomination Committee includes the following:

- reviewing the structure, size and composition of the Board;
- reviewing the structure of board committees;
- assessing the independence of Independent Non-executive Directors and sufficient number of independent directors to maintain a balanced board;
- assessing the qualification and experience of new candidate for directorship and making recommendation to the Board on matters relating to the appointment of Director;
- making recommendation to the Board relating to the re-appointment of the retiring Directors; and
- reviewing the progress report from the management in relation to the Board Diversity Policy.

The Company had provided the Nomination Committee sufficient resources to perform its duties. Where necessary, the Nomination Committee could seek independent professional advice, at the Company's expense, to perform its responsibilities.

## 提名委員會

本公司已成立提名委員會，並制訂其書面職權範圍。提名委員會由一名獨立非執行董事擔任主席，目前包括四名成員，分別為獨立非執行董事鄭毓和先生、羅凱栢先生及溫賢福先生以及主席兼行政總裁黃剛先生。

提名委員會負責至少每年檢討董事會架構、人數及組成；物色適合擔任董事之候選人，評估獨立非執行董事之獨立性；以及就配合本公司的企業策略而擬對董事會作出的任何變動向董事會作出建議。提名委員會於年內曾舉行一次會議，各成員之出席詳情載於本年報第33頁。

年內，提名委員會進行之工作包括以下各項：

- 檢討董事會之架構、人數及組成；
- 檢討董事委員會之架構；
- 評估獨立非執行董事之獨立性及獨立董事數量是否足夠，以維持董事會的平衡；
- 評估新董事候選人之資格及經驗，並就有關委任董事事宜向董事會提出建議；
- 就重新委任退任董事向董事會作出推薦意見；及
- 檢討管理層就董事會多元化政策發出之進度報告。

本公司已向提名委員會提供充足資源以履行其職責。提名委員會可在有需要時尋求獨立專業意見，以履行職責，費用由本公司承擔。



## NOMINATION COMMITTEE (continued)

### Board Diversity Policy

The Board adopted a board diversity policy (the “Board Diversity Policy”) on 8 July 2013.

Below is the summary of the Board Diversity Policy:

The Company recognizes and embraces the benefits of having a diverse Board, and sees increasing diversity at Board level as an essential element in maintaining a competitive advantage. All appointments of the members of the Board are made on merit, in the context of the skills and experience the Board as a whole requires to be effective. In designing the Board composition, the Company is committed to equality of opportunity in all aspects and does not discriminate on the grounds, including but not limited to, ethnicity, gender, age, cultural and religious background.

The Nomination Committee discussed and agreed the measurable objectives for achieving diversity on the Board and recommended them to the Board for adoption. During the year, the Nomination Committee reviewed the existing composition of the Board and received and accepted the progress report from the management in relation to identified business skills and experience required and their ranking and the action plan for recruiting new Board member. It also monitored the review of the Company’s recruitment process to reinforce its commitment to the principle of equal opportunity.

### Nomination Policy

The Board adopted a nomination policy (the “Nomination Policy”) on 17 June 2019.

Below is the summary of the Nomination Policy:

The Nomination Committee assists the Board in making selection and recommendations to the Board on the appointment of Directors, and succession planning for Directors. The Nomination Policy set out the procedures, process and criteria for the Nomination Committee in making any such recommendations.

## 提名委員會(續)

### 董事會多元化政策

董事會已於二零一三年七月八日採納董事會多元化政策(「董事會多元化政策」)。

以下為董事會多元化政策之概要：

本公司了解及認同具有多元化董事會裨益，並視在董事會層面的多元化為維持競爭優勢的重要元素。董事會成員的所有委任均配合董事會整體運作所需要的技能及經驗水平而作出。於制訂董事會之組成時，本公司致力於所有方面做到機會平等，並不會因(包括但不限於)種族、性別、年齡、文化及宗教背景而有所區別。

提名委員會已作出討論及協定為達致董事會多元化的所有可計量目標，並向董事會建議有關目標以供採納。年內，提名委員會審閱現有董事會之組成，並接受及採納了管理層提交的有關識別業務技能、所需經驗、排名情況及招募新董事會成員之行動計劃之進度報告。委員會亦監察本公司招聘過程之審查，以加強其對平等機會原則之決心。

### 提名政策

董事會已於二零一九年六月十七日採納提名政策(「提名政策」)。

以下為提名政策之概要：

提名委員會協助董事會就董事的委任以及繼任計劃向董事會提供選擇及建議。提名政策載列提名委員會在提出任何此類建議時的程序、過程及標準。

## NOMINATION COMMITTEE (continued)

### Nomination Policy (continued)

#### 1. Principle and Guidelines

When making recommendations regarding the appointment of any proposed candidate to the Board or re-appointment of any existing member(s) of the Board, the Nomination Committee shall consider a variety of factors including without limitation the following in assessing the suitability of the proposed candidate:

- i. The Board Diversity Policy.
- ii. Reputation for integrity.
- iii. Accomplishment and experience that are relevant to the operations of the Company and its subsidiaries.
- iv. Commitment in respect of sufficient time, interest and attention to the Company's affairs.
- v. The ability to assist and support management and make significant contributions to the Company's success.
- vi. Compliance with the criteria of independence as prescribed under Rule 3.13 of the Main Board Listing Rules for the appointment of an Independent Non-executive Director.
- vii. Any other relevant factors as may be determined by the Nomination Committee or the Board from time to time.

The appointment of any proposed candidate to the Board or re-appointment of any existing member(s) of the Board shall be made in accordance with the Bye-laws and other applicable rules and regulations.

## 提名委員會(續)

### 提名政策(續)

#### 1. 原則及指引

提名委員會在評估候選人時考慮的因素包括(但不限於)以下各項，並就委任董事會候選人入董事會或重新委任董事會現有成員作出建議：

- i. 董事會多元化政策。
- ii. 誠信。
- iii. 與本公司及其附屬公司營運相關的成就及經驗。
- iv. 對本公司的事務投入充足時間、興趣及專注力之承擔。
- v. 協助和支持管理層及為本公司之成功作出卓越貢獻的能力。
- vi. 獨立非執行董事之委任須符合主板上市規則第3.13條有關獨立性準則之規定。
- vii. 提名委員會或董事會可能不時釐定之任何其他相關因素。

無論是委任任何董事會候選人或重新委任董事會任何現有成員，均須根據章程細則及其他適用規則和規例進行。

## NOMINATION COMMITTEE (continued)

### Nomination Policy (continued)

#### 2. Nomination Procedures

##### 2.1 Procedures for Appointment of New Director

If the Board recognizes the need to appoint a new Director, the following procedures should be adopted:

- i. The Nomination Committee identifies candidates in accordance with the selection criteria set out in the Nomination Policy.
- ii. The Nomination Committee evaluates the candidates and recommends to the Board the appointment of the appropriate candidate for directorship.
- iii. The Board decides the appointment based upon the recommendation of the Nomination Committee.
- iv. The key terms and conditions of the appointment should be approved by the Remuneration Committee.

##### 2.2 Procedures for Re-election of Director at General Meeting

- i. The Nomination Committee reviews the overall contribution to the Company of the retiring Director.
- ii. The Nomination Committee also reviews and determines whether the retiring Director continues to meet the selection criteria set out in the Nomination Policy.
- iii. The Nomination Committee share recommend to the Board which shall then make recommendation to the Shareholders in respect of the proposed re-election of Director at the general meeting.

## 提名委員會(續)

### 提名政策(續)

#### 2. 提名程序

##### 2.1 委任新董事之程序

倘董事會認為有需要委任新董事，則應採用以下程序：

- i. 提名委員會根據提名政策載列的甄選標準物色候選人。
- ii. 提名委員會評估候選人，並向董事會推薦委任合適的董事候選人。
- iii. 董事會根據提名委員會的推薦以決定委任。
- iv. 委任的主要條款及條件應由薪酬委員會批准。

##### 2.2 於股東大會上重選董事之程序

- i. 提名委員會檢討退任董事對公司的整體貢獻。
- ii. 提名委員會亦會檢討及確定退任董事是否繼續符合提名政策所載的甄選標準。
- iii. 提名委員會須向董事會作出推薦，再由董事會向股東推薦於股東大會上建議重選之董事。

## NOMINATION COMMITTEE (continued)

### Nomination Policy (continued)

#### 2. Nomination Procedures (continued)

##### 2.3 Procedures for Nomination by Shareholders

- i. The Procedure for Election of Directors for Shareholders' nomination of any proposed candidate for election as a Director is available on the Company's website.
- ii. The Nomination Committee shall evaluate such candidate based on the selection criteria set out in the Nomination Policy and to determine whether such candidate is qualified for directorship and where appropriate, the Nomination Committee shall recommend to the Board which shall then make recommendation to the Shareholders in respect of the proposed election of Director at the general meeting.

The Company Secretary shall ensure all disclosure obligations under the Listing Rules regarding the appointment or re-election of Directors are duly complied.

#### 3. Review of the Policy

The Board will from time to time review the Nomination Policy and monitor its implementation to ensure its continued effectiveness and compliance with regulatory requirements and good corporate governance practice. The Board reserves the right in its sole and absolute discretion to update, amend and/or modify the Nomination Policy.

## 提名委員會(續)

### 提名政策(續)

#### 2. 提名程序(續)

##### 2.3 股東提名程序

- i. 有關股東提名任何候選人參選為董事之程序已載於本公司網站。
- ii. 提名委員會應根據提名政策中規定的甄選標準對該候選人進行評估，以確定該候選人是否具備擔任董事的資格，並在適當情況下，提名委員會應向董事會作出推薦，再由董事會向股東推薦於股東大會上建議參選之董事。

公司秘書應確保在董事委任或重選方面遵守上市規則項下的所有披露責任。

#### 3. 政策檢討

董事會將不時檢討提名政策並監督其實施情況，以確保其持續有效及符合監管規定及良好的企業管治常規。董事會保留全權及絕對酌情權以更新、修訂及／或修改提名政策。

## AUDIT COMMITTEE

The Company has established an Audit Committee with written terms of reference which have been updated from time to time to align with the Code Provisions set out in the CG Code. The Audit Committee, chaired by an Independent Non-executive Director, currently comprises three members namely Mr. CHENG Yuk Wo, Mr. Albert Thomas DA ROSA, Junior and Mr. VOON Hian-fook, David, all of whom are Independent Non-executive Directors.

The principal responsibilities of the Audit Committee are to, inter alia, review and supervise the Group's financial reporting process, internal control and risk management procedures, as well as oversee the adequacy of the accounting and financial reporting resources. While recognized corporate governance is the collective responsibility of all Directors, the Board has delegated the corporate governance functions to the members of Audit Committee who are in an objective and independent position to oversee the corporate governance compliance.

During the year under review, the Audit Committee held two meetings together with senior management and external auditor. The attendance details of each member are set out on page 33 of this Annual Report. The major work performed by the Audit Committee during the year included reviewing interim and annual financial statements, continuing connected transactions, internal audit reports on the internal controls and risk management matters, the Company's policies and practices on corporate governance as well as reviewing and recommending re-appointment of external auditor.

The Company has adopted a whistleblowing policy for employees to raise concerns, in confidence, with the designated executive who is accountable to the Audit Committee about possible improprieties in financial reporting, unlawful activities, or activities violating the Group's Code of Conduct and Business Ethics or otherwise amounting to serious improper conduct and to ensure protection from possible retaliation against any of our employees who has reported concerns in good faith.

## 審核委員會

本公司已成立審核委員會，並制訂其不時更新之書面職權範圍，貫徹企管守則所載守則條文。審核委員會由一名獨立非執行董事擔任主席，目前包括三名成員，分別為鄭毓和先生、羅凱栢先生及溫賢福先生，彼等均為獨立非執行董事。

審核委員會之主要職責為(其中包括)檢討及監察本集團財務匯報程序、內部監控及風險管理程序以及監察會計及財務匯報資源是否足夠。雖然達致認可企業管治水平為全體董事的共同責任，董事會已將企業管治的職能轉授予審核委員會成員，彼等能以客觀獨立身分，監察有否遵循企業管治守則。

於回顧年內，審核委員會與高級管理層及外聘核數師曾舉行兩次會議，各成員之出席詳情載於本年報第33頁。審核委員會年內進行之主要工作包括審閱中期及年度財務報表、持續關連交易、內部監控及風險管理事宜之內部審核報告、本公司之企業管治政策與常規，以及檢討外聘核數師之續聘及就此作出建議。

本公司已採納舉報指引，以供僱員保密地向對審核委員會負責之指定主管舉報財務匯報中可能存在的不當財務報告事宜、非法活動，或違反本集團之商業道德與行為守則或其他嚴重的不當行為的活動，同時確保善意進行舉報的任何員工免受可能的報復。



## EXECUTIVE COMMITTEE

The Company has established an Executive Committee with the key initiatives to manage the Group's business activities, and oversee the operating performance and financial position of the Group and all strategic business units. The Executive Committee comprises all Executive Directors and chaired by Mr. Oei Kang, Eric.

During the year under review, the Executive Committee met regularly to review the performance of various business units of the Group, co-ordinate overall resources, made financial and operation decisions delegated by the Board, review and develop investment strategy and policies of the Company and make relevant recommendations to the Board.

## DELEGATION BY THE BOARD

The management, consisting of the Executive Directors and other executives of the Company, is delegated with responsibilities for implementing the strategy and direction as adopted by the Board from time to time, and conducting the day-to-day operations of the Group. Executive Directors and senior executives meet regularly to review the performance of the businesses of various business units of the Group as a whole, co-ordinate overall resources and make financial and operation decisions. The Board also gives clear directions as to their powers of management including circumstances where management should report back, and will review the delegation arrangements on a periodic basis to ensure that they remain appropriate to the needs of the Group.

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules (the "Model Code") as its own code of conduct regarding Directors' securities transactions. Having made specific enquiries, the Company has obtained confirmation from all Directors that they have complied with the required standards set out in the Model Code during the year ended 31 December 2020.

## 執行委員會

本公司已成立執行委員會，主要目的為管理本集團之業務活動，監督本集團之營運表現及財務狀況以及所有策略性業務單位。執行委員會由全體執行董事組成並由黃剛先生擔任主席。

於回顧年內，執行委員會定期會面，以檢討本集團各業務單位之表現，並統籌整體資源，並按董事會授權作出財務及營運決策、檢討及制訂本公司之投資策略及政策並向董事會提出相關建議。

## 董事會之授權

管理層(包括執行董事及本公司其他行政人員)，獲授權負責執行董事會不時採納之策略及方針，及履行本集團日常營運。執行董事與高級行政人員定期會面，審閱本集團各業務單位之整體表現、協調整體資源以及作出財務及經營決策。董事會亦就管理權力提供清晰指引，包括管理層須作出匯報之情況，並定期檢討授權安排以確保該等安排符合本集團需求。

## 董事進行證券交易之標準守則

本公司已採納上市規則附錄十所載上市發行人董事進行證券交易的標準守則(「標準守則」)作為有關董事進行證券交易之操守守則。經作出具體查詢後，本公司已獲全體董事確認，彼等於截至二零二零年十二月三十一日止年度一直遵守標準守則載列之規定標準。

### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS (continued)

The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of unpublished inside information in relation to the securities of the Group, on no less exacting terms than the Model Code.

### DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements for the year ended 31 December 2020 which give a true and fair view of the affairs of the Company and the Group and of the Group's results and cash flows. In preparing the financial statements, the Directors have adopted generally accepted accounting standards in Hong Kong and suitable accounting policies and applied them consistently, made judgments and estimates that are prudent, fair and reasonable and prepared the financial statements on a going concern basis.

The statement of the Company's auditor about their reporting responsibilities on the financial statements of the Company is set out in the Independent Auditor's Report on pages 90 to 98 of this Annual Report.

### AUDITORS' REMUNERATION

For the year ended 31 December 2020, the fees in respect of audit and non-audit services provided to the Group by the auditor amounted to approximately HK\$2.7 million and HK\$0.6 million respectively. The non-audit services mainly consist of interim results review services and tax advisory services.

### 董事進行證券交易之標準守則(續)

本公司亦已採納相關僱員買賣本公司證券之守則，該等僱員可能擁有有關本集團證券之未公佈內幕消息。有關守則條款不會較標準守則寬鬆。

### 董事對財務報表之責任

董事知悉彼等須負責編製截至二零二零年十二月三十一日止年度財務報表，以真實及公平地反映本公司及本集團之業務狀況以及本集團之業績及現金流量。編製財務報表時，董事已採納並持續應用香港公認會計準則及適當之會計政策，作出審慎、公平及合理之判斷及評估，並按持續經營基準編製財務報表。

本公司核數師就彼等對本公司財務報表之申報責任聲明載於本年報90至98頁之獨立核數師報告。

### 核數師酬金

截至二零二零年十二月三十一日止年度，有關核數師向本集團提供審核及非審核服務之費用分別約為2,700,000港元及600,000港元。非審核服務主要包括中期業績審閱服務及稅務顧問服務。

## DIRECTORS' TRAINING

For the year ended 31 December 2020, all Directors have participated in continuous professional development to develop and refresh their knowledge and skills. The training programmes included seminars and courses, reviewed the updated laws, rules and regulations and materials on topics relevant to the director's duties and responsibilities. A summary of training received by Directors, during his term of appointment, during the year ended 31 December 2020 according to the records provided by the Directors is as follows:

## 董事培訓

截至二零二零年十二月三十一日止年度，全體董事均已參與持續專業發展，以發展並更新彼等之知識及技能。培訓計劃包括研討會及課程、檢閱最新法律、法規及規例，以及題材與董事職務及職責相關的資料。根據董事提供之記錄，董事（於其在任期間）於截至二零二零年十二月三十一日止年度接受之培訓概述如下：

**Training on corporate governance, regulatory development and other relevant topics**  
企業管治、監管發展及其他相關主題之培訓

Name of Directors	董事姓名	
<b>Executive Directors</b>		
Mr. OEI Kang, Eric	黃剛先生	✓
Mr. LEE Shiu Yee, Daniel	李肇怡先生	✓
Mr. WONG Jake Leong, Sammy	黃植良先生	✓
Mr. LEUNG Wing Sum, Samuel	梁榮森先生	✓
<b>Independent Non-executive Directors</b>		
Mr. CHENG Yuk Wo	鄭毓和先生	✓
Mr. Albert Thomas DA ROSA, Junior	羅凱栢先生	✓
Mr. VOON Hian-fook, David (appointed on 1 February 2020)	溫賢福先生 (於二零二零年二月一日獲委任)	✓
Mr. CHUNG Cho Yee, Mico (resigned on 1 February 2020)	鍾楚義先生 (於二零二零年二月一日辭任)	✓

The Company continuously updates Directors on the latest developments in the statutory and regulatory regime and the business environment to facilitate the discharge of their responsibilities. In addition, the Directors are regularly encouraged to enroll in a wide range of professional development courses and seminars regarding the Listing Rules and other regulatory requirements to enhance their awareness of good corporate governance practices.

本公司持續向董事提供有關法定及監管架構及營商環境發展之最新信息，以協助彼等履行職務。此外，本公司鼓勵董事定期參加有關上市規則及其他監管規定之各種專業發展課程及研討會，以提高彼等對良好企業管治常規的意識。

## RISK MANAGEMENT AND INTERNAL CONTROL 風險管理及內部監控

The Board is responsible for the Group's risk management and internal control systems and reviewing their effectiveness, while management is charged with the responsibility to design, implement and monitor the risk management and internal control systems to manage risks and compliance.

董事會負責監察本集團之風險管理及內部監控系統，並檢討其成效，而管理層則負責設計、執行及監察風險管理及內部監控系統以管理風險及規管事宜。

### Risk Management Model 風險管理模式



As the first line of defense, operational management is responsible for maintaining effective internal controls and for executing risk and control procedures on day-to-day operation. Management of Head Office establishes various risk management and compliance functions to provide direction on the importance of risk management and monitor the first line of defense controls. The Internal Audit and Risk Management ("IARM") Department reviews and provides independent assurance on the effectiveness of risk management and internal control systems of the Group.

作為第一道防線，營運管理層負責維持內部監控之效用及執行日常營運之風險及監控程序。總部管理層建立多種風險管理及合規職能，就風險管理之重要性發出指示及監察第一道防線。內部審計及風險管理部（「內審部」）評審本集團風險管理及內部監控系統之效用並就此提供獨立意見。

**RISK MANAGEMENT AND INTERNAL CONTROL** 風險管理及內部監控(續)  
(continued)

**Internal Control Framework**

The Group has in place an integrated internal control framework that is consistent with the COSO (Committee of Sponsoring Organisations of the Treadway Commission) framework as illustrated below:

**內部監控框架**

本集團已設立與 COSO (Committee of Sponsoring Organisations of the Treadway Commission) 框架一致之綜合內部監控架構，詳見如下：

**Control Environment**  
監控環境

- Set the right tone of the Group influencing control consciousness and risk awareness of the staff.  
確立本集團正確的管治基調，以強化僱員的監控意識及風險認知。
- Factors include integrity, ethical values, competence, delegation of authority and responsibility.  
涵蓋個人操守、道德價值、勝任能力、授權及責任範圍等因素。
- Foundation for all other components of internal control.  
作為所有其他內部監控組成部分的基礎。

**Risk Assessment**  
風險評估

- Identification, evaluation and analysis of the key risks underlying the achievement of the Group's objectives, including the risks relating to the changing regulatory and operating environment; conducted regularly, forming the basis for determining control activities.  
定期識別、評估及分析與達致本集團目標相關的主要風險(包括有關監管及經營環境變化的風險)，並以此作為制定監控活動的基礎。

**Control Activities**  
監控活動

- Policies and procedures for ensuring management directives are carried out and necessary actions are taken to address the risks that may hinder the achievement of the Group's objectives.  
制定政策及程序，確保管理層之指示得以執行以及採取必要行動處理或會影響本集團達致目標之風險。
- Control activities include authorisations, approvals, verifications, performance reviews, segregation of duties, asset security, access control, documentation and records.  
監控活動包括授權、審批、核實、績效檢討、職責劃分、資產保護、存取控制、文件存檔及記錄等。



RISK MANAGEMENT AND INTERNAL CONTROL 風險管理及內部監控(續)

(continued)

Internal Control Framework (continued)

內部監控框架(續)

Information and Communication

資訊及通訊

- Pertinent information is identified, captured and provided to the right person in a timely manner.  
適時識別、擷取及向適當人士提供相關資料。
- Channels of communication across the Group and with external parties are established.  
建立本集團各部門之間以及與外界人士之溝通渠道。
- Channels of communication exist for people to report suspected malpractices or improprieties relating to the Group.  
就舉報涉嫌與本集團事務有關的違規事件或不當行為設立溝通渠道。

Monitoring

監察

- Combination of ongoing and separate evaluations of control system's performance.  
持續及個別評估監控系統的績效。
- Management and supervisory activities.  
管理及監察工作。
- Internal audit activities.  
內部審計工作。

Control Environment

The actions of management and its demonstrated commitment to maintaining a high standard of corporate governance practices within the Group are transparent to all. The Group strives to conduct all business affairs based on good business ethics and accountability. We have in place a formal Code of Conduct & Business Ethics that is communicated to all staff members. We aim to build risk awareness and control responsibility into our culture and regard them as the foundation of our risk management and internal control systems.

The risk management and internal control systems are designed to monitor the Group's ability to achieve its business objectives; and can provide reasonable, but not absolute, assurance against material misstatement or loss.

監控環境

管理層之行為及其致力確保本集團維持高水平企業管治之決心是有跡可尋，透明度極高的。本集團致力按良好商業道德操守及問責制進行所有業務事宜，並已訂立正式的商业道德與行為守則，且已知會全體員工。本集團旨在於企業文化內建立風險意識及監控責任，並視之為其風險管理及內部監控系統之基礎。

風險管理及內部監控系統是為了監控本集團可達致業務目標而設，其對於重大錯誤陳述或損失，只能提供合理而非絕對之保證。

## RISK MANAGEMENT AND INTERNAL CONTROL (continued)

### Control Environment (continued)

We maintain an effective internal audit function, the IARM Department, whose main features include:

- (i) independence from operational management;
- (ii) fully empowered auditors with access to all data and every operation of the Group;
- (iii) adequate resources and well qualified and capable staff;
- (iv) risk-based auditing, concentrating on areas with significant risks or where significant changes have been made.

### Risk Management

Management has an ongoing process to identify and evaluate the significant risks facing the Group and to prioritise resources to manage those that arise. Mitigation strategies and plans with respect to each key risk identified are developed and implemented with regular review and update, which include establishing or enhancing internal controls.

Heads of the departments, projects and business units regularly review and analyse the key risks associated with achieving the objectives of their particular departments, activities and businesses to provide reasonable assurance that internal controls are both embedded and effective within their areas of accountability.

## 風險管理及內部監控(續)

### 監控環境(續)

本集團維持有效內部審計職能(即內審部)，其主要特色包括：

- (i) 獨立於營運管理；
- (ii) 全面賦予審計人員權利，可查閱本集團所有數據及營運資料；
- (iii) 具備充足資源，以及資歷深厚且能幹之員工；
- (iv) 推行以風險為本的審計工作，集中處理具重大風險或曾作出重大變動之範疇。

### 風險管理

管理層持續識別及評估本集團所面對之主要風險，及優化資源配置以管理已產生之主要風險。本集團已就各項已識別之主要風險，制定並執行緩和策略及計劃，並定期檢討及更新，當中包括建立或加強內部監控措施。

各部門、項目及業務單位之主管均定期檢討及分析與達致其部門、活動及業務目標相關之主要風險，並合理地確保各內部監控措施在其職責範疇內持續有效地運作。

**RISK MANAGEMENT AND INTERNAL CONTROL**  
(continued)

**Control Processes**

The Board maintains sound and effective risk management and internal control systems through the following:

- (i) The Board reviews the Group's strategic plans and objectives on an annual basis.
- (ii) An organisational structure with defined lines of responsibility and delegation of authority is devised.
- (iii) Systems and procedures are in place to identify and evaluate risks on an ongoing basis. Senior executives review the risk assessment process and monitor the effectiveness of the Group's risk management and internal control systems.
- (iv) Appropriate policies and key control activities are maintained with regular review on their effectiveness.
- (v) Financial performance is analysed against budget with variances being accounted for and appropriate actions taken to rectify deficiencies.
- (vi) Senior executives ensure compliance with relevant laws, regulations, standards and ordinances, including Hong Kong Financial Reporting Standards, the Listing Rules and the Companies Ordinance, under their responsibility.
- (vii) The IARM Department reports directly to the Audit Committee and the CEO, and carries out independent reviews on the adequacy and effectiveness of the Group's risk management and internal control systems in accordance with its annual audit plan approved by the Audit Committee. Key audit findings and implementation progress of internal control recommendations are regularly reported to the Board through the Audit Committee. Head of the IARM Department also serves as the contact person under the Whistleblowing Guideline of the Company.

**風險管理及內部監控(續)**

**監控程序**

董事會透過下列程序，維持行之有效的風險管理及內部監控系統：

- (i) 董事會每年檢討本集團的策略計劃及目標。
- (ii) 制定具清晰職責及授權範圍之組織架構。
- (iii) 建立制度及程序，持續識別及評估風險。高級行政人員負責檢討風險評估程序及監察本集團風險管理及內部監控系統之效能。
- (iv) 持續執行合適的政策及主要監控活動，並定期檢討其成效。
- (v) 將財務表現與預算作比較分析，考慮當中差異，並採取適當行動以補救不足之處。
- (vi) 高級行政人員負責確保其職責範疇內的相關法律、法規、準則及條例均獲遵守，包括香港財務報告準則、上市規則及公司條例。
- (vii) 內審部直接向審核委員會及行政總裁匯報。其根據已獲審核委員會審批之年度審核計劃，對本集團風險管理及內部監控系統之足夠性及效能進行獨立審核，並透過審核委員會定期向董事會匯報重要審核結果及內部監控建議之執行情況。內審部之主管亦擔任本公司舉報指引下的聯絡人。

## RISK MANAGEMENT AND INTERNAL CONTROL (continued)

### Review of Internal Control Effectiveness

The Executive Directors of the Company conduct reviews of the effectiveness of the Group's risk management and internal control systems, and submit to the Audit Committee a certification of compliance for effectiveness and efficiency of operations, reliability of financial reporting, and compliance with applicable laws and regulations bi-annually. The scope of this review covers the adequacy of resources, staff qualifications and experience, training programmes and budget of the Group's accounting, internal audit and financial reporting functions.

The Audit Committee regularly reviews the audit findings and implementation progress of internal control recommendations, and opinion of the IARM Department on the performance of risk management and internal control systems of the Group. External auditor also reports on any control issues identified in the course of their audit work.

Taking the above into consideration, the Audit Committee reviews the effectiveness of the Group's risk management and internal control systems at least once each year and reports to the Board on such reviews.

The Board has, through the Audit Committee, reviewed and considered the Group's risk management and internal control systems effective and adequate for the year ended 31 December 2020. No significant areas of concern that might affect the operational, financial, and compliance controls and risk management function of the Group were identified.

## 風險管理及內部監控(續)

### 檢討內部監控效能

本公司之執行董事每年兩度就本集團風險管理及內部監控系統之效能進行檢討，評估有關營運效益及效率、財務匯報的可靠性及適用的法律及法規之遵從情況，並就此向審核委員會呈交合規證明書。是項檢討之範圍涵蓋本集團在會計、內部審計及財務匯報職能方面的資源、員工資歷及經驗是否足夠，以及培訓課程及預算是否充足。

審核委員會定期檢閱內審部的審核結果及內部監控建議之執行情況，以及內審部對本集團風險管理及內部監控系統表現之意見。外聘核數師亦會匯報其審核工作中識別之任何監控問題。

審核委員會在計及上述因素後，至少每年檢討本集團風險管理及內部監控系統效能一次，並就有關檢討結果向董事會匯報。

董事會已透過審核委員會檢討本集團之風險管理及內部監控系統，並認為就截至二零二零年十二月三十一日止年度而言，本集團之風險管理及內部監控系統屬有效及足夠。概無發現任何可能影響本集團營運、財務及合規監控以及風險管理職能之相關重大事項。

## RISK MANAGEMENT AND INTERNAL CONTROL (continued)

### Inside Information

With respect to procedures and internal controls for the handling and dissemination of inside information, the Company:

- (i) is aware of the obligations under the Securities and Futures Ordinance, the applicable Listing Rules and other statutory regulations with regard to the timely and proper disclosure of inside information, announcements and financial disclosures and authorises their publication as required.
- (ii) has adopted and implemented its Inside Information Disclosure Policy.
- (iii) has in place a Code for Securities Dealing for governing the securities transactions of those employees who, because of their positions, are likely to have access to confidential or inside information.
- (iv) identifies and authorises members of the Group's senior management to act as the Company's spokespersons and respond to external enquiries.

## COMPANY SECRETARY

The Company Secretary reports to the Chairman and CEO on Board or committee matters. All Directors have direct access to the advice and services of the Company Secretary for the ongoing discharge of their duties and responsibilities. For the financial year ended 31 December 2020, the Company Secretary took more than 15 hours of relevant professional training organized by the Stock Exchange and various professional bodies.

## CONSTITUTIONAL DOCUMENTS OF THE COMPANY

The Company has published its updated and consolidated version of Memorandum of Association of the Company and Bye-Laws at the websites of the Stock Exchange and the Company. During the year, there was no alteration on the constitutional documents of the Company.

## 風險管理及內部監控(續)

### 內幕消息

就處理及發佈內幕消息之程序及內部監控方面，本公司：

- (i) 知悉依照證券及期貨條例、相關上市規則及其他監管規定，有關適時妥善披露內幕消息、公佈及財務披露資料的義務，並在需要時授權刊發。
- (ii) 已採納並實施其內幕消息披露政策。
- (iii) 已訂立買賣證券守則，旨在規管因工作關係而可能取得機密或內幕消息之員工的證券交易。
- (iv) 已選定本集團高級管理層成員，並授權彼等擔任本公司發言人，以回應外界提問。

## 公司秘書

公司秘書就董事會或委員會事宜向主席兼行政總裁匯報。全體董事可直接聯繫公司秘書尋求意見及服務，以便持續履行彼等之職務及職責。於截至二零二零年十二月三十一日止財政年度，公司秘書參加了超過15個小時由聯交所及多個專業機構舉辦之相關專業培訓。

## 本公司之組織章程文件

本公司已於聯交所及本公司網站刊載本公司之組織章程大綱及章程細則之最新綜合版本。年內，本公司之組織章程文件概無任何修改。



## DIVIDEND POLICY

The Board adopted a dividend policy (the “Dividend Policy”) on 17 June 2019.

Below is the summary of the Dividend Policy:

The Dividend Policy aims to set out the principles and guidelines that the Company intends to apply in relation to the declaration of dividends and to allow Shareholders to participate in the Company’s profits whilst retaining adequate reserves for the future growth of the Group.

The Board shall consider the following factors before proposing and declaring dividends:

- i. the Company’s actual and expected financial performance;
- ii. retained earnings and distributable reserves of the Company and each of the members of the Group;
- iii. the level of the Group’s debts to equity ratio, return on equity and the relevant financial covenants;
- iv. the Group’s expected working capital requirements, capital expenditure requirements and future expansion plans;
- v. general economic conditions and other internal or external factors that may have an impact on the business or financial performance and position of the Group; and
- vi. any other factors that the Board deem relevant.

The declaration and payment of dividends by the Company is also subject to any restrictions under the laws of Bermuda, the Bye-laws and any other applicable laws, rules and regulations.

The Board will review the Dividend Policy from time to time and reserves the right in its sole and absolute discretion to update, amend and/or modify the Dividend Policy. There can be no assurance that dividends will be paid in any particular amount for any given period.

## 股息政策

董事會已於二零一九年六月十七日採納股息政策（「股息政策」）。

以下為股息政策之概要：

股息政策旨在載列本公司就宣派股息時擬應用之原則及準則，在允許股東分享本公司溢利的情況下，同時預留足夠的儲備以供本集團日後發展之用。

董事會於建議及宣派股息前須考慮以下因素：

- i. 本公司之實際及預期財務表現；
- ii. 本公司及本集團各成員公司的保留盈利及可供分派儲蓄；
- iii. 本集團之負債與權益比率、權益回報率及相關財務承諾事項之水平；
- iv. 本集團預期的營運資金需求、資本開支要求及未來擴展計劃；
- v. 整體經濟狀況及其他可能影響本集團業務或財務表現及狀況之內部及外部因素；及
- vi. 董事局認為有關之任何其他因素。

本公司的股息宣派及派付亦須遵守百慕達法律、章程細則以及任何其他適用法律、規則及法規所載之任何限制。

董事會將不時審閱股息政策，並保留更新、修訂及／或修改股息政策之全權及絕對酌情權。並不保證在任何指定期間派付任何特定金額之股息。

## GENERAL MEETINGS

The last annual general meeting of the Company was held on 26 May 2020 (the “2020 AGM”). The Chairman and CEO chaired the 2020 AGM. The external auditor attended the 2020 AGM to answer questions about the conduct of the audit, the preparation and content of the auditors’ report, the accounting policies and auditor independence.

The attendance record of the individual Directors at the 2020 AGM is set out in the table below:

## 股東大會

本公司上一屆股東週年大會於二零二零年五月二十六日舉行(「二零二零年股東週年大會」)。主席兼行政總裁擔任二零二零年股東週年大會主席。外聘核數師亦出席二零二零年股東週年大會，以解答有關核數、核數師報告之編製及其內容、會計政策以及核數師獨立性之提問。

各董事於二零二零年股東週年大會之出席記錄載列如下：

Name of Directors	董事姓名	2020 AGM 二零二零年 股東週年大會
<b>Executive Directors</b>	<b>執行董事</b>	
Mr. OEI Kang, Eric	黃剛先生	✓
Mr. LEE Shiu Yee, Daniel	李肇怡先生	✓
Mr. WONG Jake Leong, Sammy	黃植良先生	✓
Mr. LEUNG Wing Sum, Samuel	梁榮森先生	✓
<b>Independent Non-executive Directors</b>	<b>獨立非執行董事</b>	
Mr. CHENG Yuk Wo	鄭毓和先生	✓
Mr. Albert Thomas DA ROSA, Junior	羅凱栢先生	✓
Mr. VOON Hian-fook, David	溫賢福先生	✓

## SHAREHOLDERS' RIGHTS

### i. Procedures for the Shareholders to convene a special general meeting

Under section 74 of the Companies Act 1981 of Bermuda and bye-law 58 of the Bye-laws, any members holding not less than one-tenth of the paid up capital of the Company shall have the right, by written requisition to the Board or the Company Secretary, to require a special general meeting to be called by the Board for the transaction of any business specified in such requisition ("Requisitionists").

The written request must state the resolution, preferably accompanied by a statement of not more than one thousand words with respect to the matter referred to in the proposed resolution for the Company's reference and consideration, signed by the all Requisitionists concerned.

The written request must be deposited at the head office of the Company at 9/F., Tower 1, South Seas Centre, 75 Mody Road, Tsimshatsui East, Kowloon, Hong Kong, for the attention of the Company Secretary.

The request will be verified with the Company's branch share registrar and transfer agent in Hong Kong (the "Branch Share Registrars"). Upon the Branch Share Registrars' confirmation that the request is proper and in order, the Company will convene a special general meeting within two months after the deposit of such requisition, and will serve sufficient notice in accordance with the statutory and regulatory requirements to all members of the Company.

## 股東權利

### i. 股東召開股東特別大會之程序

根據百慕達一九八一年《公司法》第74條及章程細則第58條，任何持有不少於十分之一本公司繳足股本之股東有權透過向董事會或公司秘書提交書面呈請（「呈請人」），要求董事會就呈請所述任何事宜舉行股東特別大會。

由所有相關呈請人簽署之書面呈請必須列明決議案，最好附有不超過一千字有關提呈之決議案所述事宜之陳述書，以供本公司參考及考慮。

書面呈請必須提交本公司之總辦事處，地址為香港九龍尖沙咀東麼地道75號南洋中心一期九樓，並應註明收件人為公司秘書。

本公司之香港股份過戶登記分處（「股份過戶分處」）將會查核呈請。於股份過戶分處確認呈請為妥當及符合程序後，本公司將於收到呈請後兩個月內召開股東特別大會，並根據法定及監管規定向本公司全體股東發出充足通知。

## SHAREHOLDERS' RIGHTS (continued)

### ii. Procedures for putting forward proposals at general meetings

Pursuant to sections 79 and 80 of the Companies Act 1981 of Bermuda, either any number of members representing not less than one-twentieth of the total voting rights of all the members, or not less than one hundred members ("Requisitionists") can submit a written request to move a resolution at an annual general meeting or to circulate a statement of not more than one thousand words in relation to business to be dealt with in any general meeting to members of the Company.

If a resolution is proposed by the members, the written request must state the resolution (preferably accompanied by a statement of not more than one thousand words with respect to the matter referred to in the proposed resolution), signed by all the Requisitionists concerned.

The written request must be deposited at the registered office of the Company and preferably with a copy of such request sent to the head office of the Company at 9/F., Tower 1, South Seas Centre, 75 Mody Road, Tsimshatsui East, Kowloon, Hong Kong, for the attention of the Company Secretary not less than six weeks before the meeting in the case of a requisition requiring notice of a resolution, and not less than one week in the case of any other requisition.

The request will be verified by the Branch Share Registrars. Upon the Share Registrars' confirmation that the request is proper and in order, and the Requisitionists have deposited a sum reasonably sufficient to meet the Company's expenses in giving effect thereto, the Company will send the notice of resolution or the statement to its members.

### iii. Procedures for election of Directors

The procedures for the Shareholders to propose a person for election as a Director are available and accessible on the Company's website at [www.hkcholdings.com](http://www.hkcholdings.com).

## 股東權利(續)

### ii. 於股東大會上提呈議案之程序

根據百慕達一九八一年《公司法》第79及80條，代表有權投票之全部股東不少於二十分之一之股東，或不少於一百名股東(「呈請人」)，可提交書面要求，於股東週年大會上動議決議案；或向本公司股東傳閱不超過一千字之陳述書，以告知於任何股東大會將處理之事宜。

倘股東動議決議案，由所有相關呈請人簽署之書面呈請必須列明決議案，最好附有不超過一千字有關提呈之決議案所述事宜之陳述書。

書面呈請須在不少於(倘為要求決議案通知之呈請)大會舉行前六週或(倘為任何其他呈請)大會舉行前一週，遞交至本公司之註冊辦事處(最好將該呈請之副本送至本公司之總辦事處，地址為香港九龍尖沙咀東麼地道75號南洋中心一期九樓)，並應註明收件人為公司秘書。

股份過戶分處將會查核呈請。於股份過戶分處確認呈請為妥當及符合程序後，以及呈請人已支付足以彌補本公司相關開支之款項，本公司將向其股東寄發決議案通告或陳述書。

### iii. 推選董事之程序

股東建議推選任何人士參選董事之程序可於本公司網站[www.hkcholdings.com](http://www.hkcholdings.com)查閱。

## COMMUNICATION WITH SHAREHOLDERS

The Board believes regular and timely communication with Shareholders forms part of the Group's effort to help our Shareholders understand our business better. Copies of the annual reports and interim reports of the Company are distributed to Shareholders in accordance with statutory and regulatory requirements and also to interested parties recorded in the Company's mailing lists. The publications of the Company, including financial reports, circulars and announcements, are also available on the Company's website at [www.hkcholdings.com](http://www.hkcholdings.com).

The Company acknowledges that general meetings are good communication channel with the Shareholders. At the general meeting, each substantially separate issue is considered by a separate resolution, including election of individual Directors, and the poll procedures are clearly explained. The Chairman and CEO, other members of the Board, the Chairmen of the relevant Board Committees and the external auditor of the Company attended the annual general meeting to interface with, and answer questions from the shareholders of the Company.

Shareholders can send their enquiry to the Board by the following ways:

Post: 9/F., Tower 1, South Seas Centre, 75 Mody Road,  
Tsimshatsui East, Kowloon, Hong Kong

E-mail: [info@hkcholdings.com](mailto:info@hkcholdings.com)

Fax: (852) 2722 6266

## 與股東之溝通

董事會相信，定期及適時與股東溝通為本集團致力協助股東更深入了解本集團業務之重要一環。本公司根據法定及監管規定向股東以及名列本公司郵寄名單中之有關人士寄發本公司年報及中期報告。本公司之刊物包括財務報告、通函及公告，亦於本公司網站 [www.hkcholdings.com](http://www.hkcholdings.com) 可供查閱。

本公司明白股東大會為與股東溝通之良好渠道。於股東大會上，各重大個別事項均以獨立決議案方式考慮，包括推選個別董事，本公司亦會清楚解釋按股數投票表決之程序。主席兼行政總裁、董事會其他成員、相關董事委員會主席及本公司之外聘核數師均有出席股東週年大會，與本公司股東會面並回答股東提問。

股東可透過以下途徑向董事會提出諮詢：

郵寄：香港九龍尖沙咀東麼地道75號  
南洋中心一期九樓

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# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

HKC (Holdings) Limited (the “Company”, and with its subsidiaries, collectively, the “Group”) is pleased to present its annual Environmental, Social and Governance Report (the “ESG Report”) with disclosure reference made to the Environmental, Social and Governance Reporting Guide (the “ESG Reporting Guide”) as contained in Appendix 27 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The ESG Report covers the financial year ended 31 December 2020.

This ESG Report describes the Group’s environmental, social and governance management approach, strategy, priorities and objectives. It explains how the Group complies with the “comply or explain” provisions of the ESG Reporting Guide. This ESG Report covers the Group’s governance on the Environmental and Social aspect. The corporate governance aspect is addressed in more detailed in the Corporate Governance Report.

### ENVIRONMENTAL

Through China Renewable Energy Investment Limited (“CRE”), the listed subsidiary of the Company, the Group has been one of the earliest investors in China’s renewable energy sector since 2006. The Group has been heavily involved in environmental protection and support for the low carbon development of China. CRE strives to continuously improve and evolve in the renewable energy sector to adapt to the changing expectations of our stakeholders while balancing the needs of our shareholders, environment and the communities we operate in.

CRE has 738 Mega-Watt of operating wind farms and a distributed solar project in Hebei, Heilongjiang, Gansu, Inner Mongolia, Henan and Zhejiang provinces. Most of our projects are located in remote northern regions. They greatly benefit the economic development of the local area through investment, by reducing local pollution and carbon emissions, and by contributing to the local community through the hiring of local staff who are given fair market-based remuneration packages. In 2020, CRE’s operating assets complied with all local environmental related regulatory requirements. With a total electricity generation of 1,354.6 Giga-Watt-hours (“GWh”) (2019: 1,360.5 GWh), we have reduced approximately 440,000 tons (2019: 442,000 tons) of coal consumption and 1,048,000 tons (2019: 1,053,000 tons) of carbon emission.

香港建設(控股)有限公司(「本公司」, 連同其附屬公司, 統稱「本集團」)欣然提呈年度環境、社會及管治報告(「環境、社會及管治報告」), 乃參考香港聯合交易所有限公司證券上市規則附錄二十七所載《環境、社會及管治報告指引》(「環境、社會及管治報告指引」)所披露。環境、社會及管治報告涵蓋截至二零二零年十二月三十一日止財政年度。

本環境、社會及管治報告列示本集團的環境、社會及管治管理方法、策略、優先次序及目標, 說明本集團如何遵守環境、社會及管治報告指引中「不遵守就解釋」原則。本環境、社會及管治報告涵蓋本集團有關環境及社會範疇的管治。有關企業管治範疇的詳情載於企業管治報告。

### 環境

透過本公司之上市附屬公司中國再生能源投資有限公司(「中國再生能源」), 本集團自二零零六年開始作為在中國最早投資可再生能源領域的主要投資者之一。本集團一直積極參與環境保護及支持中國的低碳發展。中國再生能源致力於可再生能源領域的不斷改進與發展, 回應利益持份者不斷改變的期望, 同時平衡股東、環境及運營所在社區三者間之需求。

中國再生能源於河北、黑龍江、甘肅、內蒙古、河南及浙江等省份營運738兆瓦的風力發電場及一個分佈式太陽能項目。大部分項目均位於偏遠的北部地區, 投資非常有利於當地經濟發展。透過減少當地污染及碳排放, 並按照公平的市場薪酬僱用當地員工, 貢獻當地社區。於二零二零年, 中國再生能源的運營資產符合當地所有環境相關監管條例。我們的總發電量為1,354.6吉瓦時(「吉瓦時」)(二零一九年: 1,360.5吉瓦時), 煤炭消耗量因而減少約440,000噸(二零一九年: 442,000噸), 碳排放量減少約1,048,000噸(二零一九年: 1,053,000噸)。

## ENVIRONMENTAL (continued)

As a responsible property developer, the Group strictly complies with laws, regulations and good practices regarding environmental protection. During the construction stage, the Group has ensured that its contractors have complied with the laws and contractual requirements in respect to environmental protection and construction safety standards. The Group also endeavours to minimize environmental impact as early as the design stage by adopting eco-friendly and energy efficient designs.

### Emissions

Pollutants are generated in the process construction of all property development projects. These mainly include: (i) various kinds of machinery noise; (ii) dust and exhaust, and also gas emitted from organic waste left during renovation; (iii) wastewater generated from construction sites and domestic sewage generated by construction workers; and (iv) remaining waste material left in the construction site and garbage disposed of by construction workers. All these will adversely affect the surrounding environment. Corresponding pollution prevention and environmental management measures have been taken to reduce such impact.

### Noise Emissions

Construction noise come from various kinds of machinery such as foundation piling machines, excavators, and bulldozers. In order to reduce the impact to neighbours, the construction teams are required to take the following measures:

- Operation of machinery with high noise levels are prohibited during breaks, noon time and night time; and any extension of operations due to special circumstances must be reported and approved by the relevant department.
- Use mechanical equipment with low noise levels or those equipped with attenuators as much as possible.
- The entrances and exits for the construction trucks at the construction sites should be arranged at places away from the sensitive area.

## 環境(續)

作為一家負責任的房地產開發商，本集團嚴格遵守與環境保護相關的法律、法規及良好慣例。於建設階段，本集團保證其承包商已遵守有關環境保護及文明施工的法律及合約規定。本集團早於設計階段便竭力透過採取環保、節能的設計以盡量降低對環境的影響。

### 排放物

每個房地產發展項目施工過程中都會產生污染物，主要有：(i)各類機械噪音；(ii)揚塵、廢氣以及裝修期間之有機餘料所產生的廢氣；(iii)建築工地所產生的廢水及施工人員的生活污水；及(iv)建築工地所產生的施工剩餘廢物及施工人員產生的生活垃圾等。這些都會為周圍環境造成不良影響。本集團已採取相應的污染防治和環境管理措施，減少其對周圍環境的影響。

### 噪音排放

施工噪音來自各種施工機械如打樁機、挖土機、推土機等。為減少對相鄰區域的影響，建設團隊須採取以下措施：

- 嚴禁高噪音設備在休息時間、中午及夜間期間作業，因特殊需要延續施工時間的，必須報有關部門批准。
- 儘量使用低噪音或帶消聲設備的機械設備。
- 施工運輸車輛於工地的出口及入口應安排遠離敏感區域。

## ENVIRONMENTAL (continued)

### Emissions (continued)

#### Waste Gas Emissions

Waste gas emission during operation includes mainly the dust resulting from construction, the exhaust gas emitted from various construction machinery and transportation vehicles, and organic waste gas generated during renovation. To minimize the impact of the dust to the surrounding atmosphere, the Group has adopted the following measures:

- Construction sites should be 100% enclosed, and road surfaces within the construction sites should be 100% hardened.
- Certain wetness should be maintained during the excavation and drilling process by watering the operation surface; watering should be carried out regularly on loose and dry soil in the construction site; and proper watering should be carried out on the dry surface of soil when backfilling the soil.
- Dedicated locations should be set up with enclosures for the stacking and storing of building materials and misplacements are not allowed. Unwanted and spoiled materials should be transported away as soon as possible and accumulation of such waste is not allowed. When not used, sand and soil in the construction site should be 100% covered.
- When not in use, machinery should be turned off to reduce the generation of exhaust gas from combustion. During the construction process, using disposed building materials as fuel is strictly prohibited. Accommodation and canteen facilities should not be set up on construction sites.

## 環境(續)

### 排放物(續)

#### 廢氣排放

項目施工時所產生的廢氣主要為土建施工時產生的揚塵、各類施工機械及運輸車輛所排放的廢氣、裝修時產生的有機廢氣。為使施工過程中產生的揚塵對周圍環境空氣的影響降至最低，本集團已採取以下防護措施：

- 施工現場100%圍蔽，工地路面實行100%硬化。
- 開挖和鑽孔過程中，灑水使作業面保持一定的濕度；對施工場地內鬆散、乾涸的表土，經常灑水防止揚塵；回填土方時，在表層土質乾燥時適當灑水。
- 設置建築物料專用堆放場所，採用圍隔堆放處理，不准亂堆亂放。不需要的建築材料棄渣及時運走，不長時間堆積。工地沙土不用時100%覆蓋。
- 各類施工機械在不工作時應停止運行，減少其產生的燃料廢氣。施工過程中，嚴禁將廢棄的建築材料作為燃料燃燒。工地現場不設住宿及食堂。

## ENVIRONMENTAL (continued)

### Emissions (continued)

#### Wastewater Emissions

Wastewater discharged during operation mainly comes from surface runoff of heavy rain, domestic sewage from construction workers, and wastewater from rinsing of the ground surface. In order to minimize the impact of wastewater discharged during operation, the Group has adopted the following measures:

- Wastewater generated during foundation piling work must be treated immediately by paying attention to dredging and discharge management. Pollutants in wastewater generated from the washing and rinsing of machinery and construction vehicles are mainly suspended solids. The rinsing and washing facilities should be set up at designated locations. The ground surface water ditches should be directed to temporary sedimentation tanks.
- Muddy water generated during operation and sludge produced by punching pile drivers and bored piles must not be discharged without treatment. Temporary settling basins should be provided at backfill dumps and at locations where sludge is produced. Discharge of rain water containing sediments and muddy water must be organized and planned. They should only be discharged after all solid particles have settled in the settling basins so as to prevent any sewer blockage.

## 環境(續)

### 排放物(續)

#### 廢水排放

施工廢水主要為來自暴雨的地表徑流、施工人員生活污水和地面沖洗廢水。為使施工過程中產生的廢水影響降低至最小程度，本集團已採取以下防護措施：

- 及時處理打樁基礎作業產生的污水，要注意疏導、排放管理；施工機械設備沖洗和施工車輛沖洗廢水中主要污染物為懸浮物，應指定施工機械設備沖洗場地並設置地面水槽引至臨時沉澱池。
- 施工時產生的泥漿水及沖孔鑽孔樁產生的泥漿未經處理不隨便排放。在回填土堆放場、施工泥漿產生點設置臨時沉沙池。含泥沙雨水及泥漿水須有組織及經規劃排放。只可於沉沙池沉澱所有固體顆粒後排放，以防造成下水道堵塞。

## ENVIRONMENTAL (continued)

### Emissions (continued)

#### Solid Waste Emissions

Solid waste generated during construction consists of large quantities of silt, muck, and sludge resulting from surface excavation. There is residual waste construction materials and domestic garbage from workers. Residual waste such as mortar surface cement, interior and exterior wall coating, plastic, flexible packaging, scrap metal wire, sawdust, etc, is also generated from renovation. In order to reduce the accumulation of solid waste during the construction period as well as the impact to the environment during transportation, the following measures should be taken:

- Different types of solid waste generated from construction should be placed separated.
- Domestic garbage should be regularly cleaned and delivered to the environmental health department.
- Construction waste that may cause airborne dust should be covered with an enclosure.
- Waste should be only dumped in landfill sites designated by the relevant authorities.

The Group strictly complied with the aforesaid principle, relevant laws, rules and regulations throughout the year ended 31 December 2020.

Under the KPIs A1.1 to A1.6 of the ESG Reporting Guide, as a property developer and all the Group's construction works are outsourced to contractors, KPIs A1.1 (types of direct emissions and emissions data), A1.2 (greenhouse gas emissions in total and intensity), A1.4 (total non-hazardous waste produced), A1.5 (description of measures to mitigate emissions and results achieved) and A1.6 (description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved) are immaterial to the Group's operation and have not been disclosed in this Report. Further, as there is no hazardous waste produced from the Group's operation, KPI A1.3 (total hazardous waste produced) is not applicable to the Group.

## 環境(續)

### 排放物(續)

#### 固體廢物排放

固體廢物主要為建築工地產生的大量淤泥、渣土、地表開挖的淤泥、施工剩餘廢物料及施工人員產生的生活垃圾等。裝修亦會產生水泥沙漿抹面、內外牆塗料、塑料、軟包裝、廢電線金屬、木屑等餘料廢棄物。為減少施工期間產生的固體廢物的堆放及運輸過程中對環境的影響，已採取如下措施：

- 將施工期間的固體廢物分類堆放。
- 生活垃圾經收集後交環境衛生部門，定期清理。
- 對會引起揚塵的建築廢物採用圍隔堆放處理。
- 廢物須運到有關部門指定的填埋場地堆放。

於截至二零二零年十二月三十一日止年度，本集團嚴格遵守上述原則、相關法律、法規及規例。

根據環境、社會及管治報告指引的關鍵績效指標A1.1至A1.6，作為房地產開發商，所有集團建造工程分包予承包商。關鍵績效指標A1.1(直接排放物種類及相關排放數據)、A1.2(溫室氣體總排放總量及密度)、A1.4(所產生無害廢棄物總量)、A1.5(描述減低排放量的措施及所得成果)及A1.6(描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果)對於本集團營運無實質影響，故在本報告中不予以披露。此外，關鍵績效指標A1.3(所產生有害廢棄物總量)並不適用於本集團。



## ENVIRONMENTAL (continued)

### Use of Resources

The Group has incorporated energy saving and eco-friendly designs in its residential and commercial developments so as to protect the environment and improve air quality within the community. Such designs include:

- Occupancy sensors to turn off lighting in common areas.
- LED and energy saving lighting.
- Water cooled chillers (in lieu of air cooled chillers).
- Air purification system that filters PM2.5 particles to provide superior indoor air quality.
- Smart temperature control and fresh air system that cleans and renews air while realizing energy saving.
- Ground Source Heat Pumps.
- Lifts and escalators with variable voltage variable frequency drives to save energy.
- Variable speed drive in electrical system to allow supply on demand for motor driven systems to save energy in water supply systems, chilled water pumps and condensed water pumps.
- Low-E insulated glass to reduce reliance on air-conditioning.
- Provision of roller blinds for office tenants.
- South-North natural ventilation concept included in living room design.
- Provision of balconies and sky gardens in residential units to improve air ventilation and capture of daylight. The Group is also planning to install electric vehicles chargers to carparks and solar panels in some of its properties.

## 環境(續)

### 資源使用

本集團已在其住宅及商業開發項目中引入節能、環保設計，以保護環境及提升社區內的空氣質量。該等設計包括：

- 使用佔用感應器關閉在公共區域的照明設備。
- LED及節能照明設備。
- 水冷式空調系統(代替風冷式空調系統)。
- 可過濾PM2.5顆粒的空氣淨化系統，以提供良好的室內空氣質量。
- 智能溫控及換氣系統，在清潔及更換空氣時節省能源。
- 地源熱泵。
- 使用可變電壓變頻調控技術的升降機及電動扶梯，節省能源。
- 電氣系統變速調控技術可按需供應，有助於電機傳動系統節約水供應系統、冷水泵及冷凝水泵的能源。
- 低輻射隔熱玻璃，降低對空調系統的倚賴。
- 為辦公室租戶提供滾式百葉簾。
- 起居室設計融入南北通透理念。
- 住宅單位提供陽台及空中花園，改善通風狀況及攝取陽光。本集團亦正計劃在停車場安裝電動汽車充電器及在其部分物業安裝太陽能電池板。

## ENVIRONMENTAL (continued)

### Use of Resources (continued)

The Group is also committed to implementing energy conservation and environmental protection measures in its offices:

#### Water resources control

- The Group educates each employee to save water, and to encourage the reuse of water in order to reduce water consumption, so as to reduce sewage from the source.
- The Group is committed to the guarantee of water supply installation and maintenance, and to ensure that water supply is always available. When leakage is discovered, it will be quickly repaired.

#### Electricity control

- The use of electricity in production must strictly comply with the Electricity Power Law of the People's Republic of China (the "PRC"), encouraging power saving, safety, high efficiency and low consumption.
- Lights and electrical appliances in workplace must be turned off when not in use.
- Every member of the staff and management must turn off the power for each department's computers, photocopy machines and printers when they are off duty or on leave.
- Staff is reminded to switch off lights and air-conditioning in meeting rooms and to turn off the computer at the workstation when it is not in use. The room temperature is maintained at 25° C to save energy.
- To ensure no unnecessary use of resources at production lines.

## 環境(續)

### 資源使用(續)

本集團亦致力於在辦公室實施節能環保措施：

#### 水資源控制

- 本集團教育各僱員節約用水，且鼓勵重複使用水資源，以降低消耗，從源頭上減少污水排放。
- 本集團致力於保障供水系統的安裝及維護，並確保常有供水。一旦發現滲漏，立時修復。

#### 電力控制

- 生產過程中的電力使用必須嚴格遵守中華人民共和國(「中國」)電力法，倡導省電、安全、高效及低耗。
- 工作場合的照明及電器設備在不使用時必須關閉。
- 每位員工及管理層人員於下班或休假時，均必須關閉各部門的電腦、影印機及打印機。
- 提醒員工在不使用時關閉會議室的燈光及空調以及工作站的電腦。室溫應維持在25° C，以節約能源。
- 確保生產線上沒有不必要的資源使用。

## ENVIRONMENTAL (continued)

### Use of Resources (continued)

#### Office consumables consumption management

- The Group encourages employees to reduce the use of paper by assessing the necessity of printing, by encouraging duplex printing where appropriate, and by reusing the blank side of single-side printed paper.
- No printing and photocopying of materials unrelated to work.

Based on these energy use efficiency initiatives, use of resources can be effectively controlled and efficiently reduced.

Under the KPIs A2.1 to A2.4 of the ESG Reporting Guide, as only a minimum amount of electricity and water were used in the office, KPIs A2.1 (energy consumption in total and intensity), A2.2 water consumption in total and intensity), A2.3 (description of energy use efficiency initiatives and results achieved) and A2.4 (description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved) are immaterial to the Group's operation. For the Group's investment properties in 2020, the energy consumption and water consumption of Shenzhen Shun Hing Square was 14,492,736KWh (2019: 15,365,970KWh) in total and 336,231m<sup>3</sup> (2019: 390,094m<sup>3</sup>) in total respectively. The energy consumption and water consumption of Shenzhen South Ocean Centre was 852,872KWh (2019: 991,309KWh) in total and 146,406 tonnes (2019: 129,845 tonnes) in total respectively. The energy consumption and water consumption of Beijing Legation Quarter was 989,096KWh (2019: 1,188,005KWh) in total and 12,276m<sup>3</sup> (2019 : 28,784m<sup>3</sup>) in total respectively. The energy consumption and water consumption of Shanghai Landmark Center was 12,794,994KWh (2019: 12,838,363KWh) in total and 80,405m<sup>3</sup> (2019: 77,277m<sup>3</sup>) in total respectively

Further, as no packaging material was used in the Group's operation, KPI A2.5 (total packaging material used for finished products) is not applicable to the Group.

## 環境(續)

### 資源使用(續)

#### 辦公耗材使用管理

- 本集團鼓勵員工透過評估打印的必要性來減少紙張消耗量，並鼓勵員工酌情使用雙面打印功能及重複使用單面打印紙。
- 禁止列印及影印與工作無關的材料。

該等能源使用效率措施可有效控制及減少使用資源。

根據環境、社會及管治報告指引的關鍵績效指標A2.1至A2.4，由於本集團僅消耗少量的辦公用水電，關鍵績效指標A2.1(能源總耗量及密度)、A2.2(總耗水量及密度)、A2.3(描述能源使用效益計劃及所得成果)及A2.4(描述求取適用水源可有任何問題，以及提升用水效益計劃及所得成果)對於本集團營運無實質影響。就本集團二零二零年的投資物業而言，深圳信興廣場的能耗總量及用水總量分別為14,492,736兆瓦時(二零一九年：15,365,970兆瓦時)及336,231立方米(二零一九年：390,094立方米)。深圳南海中心的能耗總量及用水總量分別為852,872兆瓦時(二零一九年：991,309兆瓦時)及146,406噸(二零一九年：129,845噸)。北京前門23號的能耗總量及用水總量分別為989,096兆瓦時(二零一九年：1,188,005兆瓦時)及12,276立方米(二零一九年：28,784立方米)。上海星薈中心的能耗總量及用水總量分別為12,794,994兆瓦時(二零一九年：12,838,363兆瓦時)及80,405立方米(二零一九年：77,277立方米)。

此外，本集團營運中未涉及包裝材料的使用，關鍵績效指標A2.5(製成品所用包裝材料的總數)並不適用於本集團。

## ENVIRONMENTAL (continued)

### The Environment and Natural Resources

The Group is committed to minimizing environmental impact from its property developments. Building layouts and heights are optimized and subject to rigorous sunlight analysis to avoid reduction in sunlight hours to neighbours. Extensive soft landscaping have been provided to create a green environment for building users and neighbours. The concept of vehicles and pedestrian separation are included in the design of all open areas. The overall project designs focus on minimizing environmental impact and fitting in with the surrounding natural environment and fully utilizing natural resources. The properties should be sustainable, eco-friendly and integrated into nature, with high energy efficiency and should not harm the local ecosystem.

As the Group's environmental impact and use of natural resources is minimal, KPI A3.1 of the ESG Reporting Guide is not applicable to the Group's operation.

## SOCIAL

The Group regards people as its most important asset. Over the years, the Group has put considerable effort to provide a safe and healthy staff environment for its employees. The Group offers a comprehensive and competitive package of benefits to attract and retain talent.

### Employment

The Group has adopted an "Employee Handbook" which sets out the practices and policies of human resources. The Employee Handbook is in compliance with PRC Labour law, PRC Labour Contract Law, Hong Kong employment laws, and other relevant laws and regulations. The Employee Handbook covers areas such as compensation and dismissal, recruitment and promotion, working hours, rest periods, diversity, and other policy for the benefit of the employees of the Company.

## 環境(續)

### 環境及自然資源

本集團致力於盡量降低其房地產開發項目對環境的影響。建築佈局及高度獲優化，並遵守嚴格的日照分析，以避免於日照時間減弱相鄰位置的光線。本集團設置大片園景，為用戶及相鄰地區提供一個綠色的環境。所有公共區域的設計均納入人車分流的理念。整體項目設計著重於盡量降低環境影響、融入周圍的自然環境及充分利用當中自然資源。所有物業應為可持久、環保及融入自然，並具有高效能，不損害當地生態系統。

由於本集團對環境的影響及使用資源較小，環境、社會及管治報告指引的關鍵績效指標A3.1並不適用於本集團的營運。

## 社會

本集團將人才視為其最寶貴的資產。多年來，本集團一直竭力為僱員提供安全及健康的就業環境。本集團提供全面及具競爭力的福利待遇，以吸引及挽留人才。

### 僱傭

本集團已採納《僱員手冊》，當中載列人力資源常規及政策。僱員手冊符合中國勞動法、中國勞動合同法、香港僱傭條例以及其他相關法律法規。僱員手冊涵蓋賠償與解僱、招募與晉升、工時、休息時間、多元化以及有關本公司僱員福利的其他政策等領域。

## SOCIAL (continued)

### Employment (continued)

The Group is an equal opportunity employer and does not discriminate on the basis of personal characteristics. Regardless of race, color, descent, ethnic background, ethnic origin, gender, age, nationality, disability, veteran status, citizenship and religion, all job applicants and current employees enjoy equal opportunities and fair treatment. The Group values the input and contributions made by employees of all backgrounds.

During the year ended 31 December 2020, the Group has complied with all the relevant rules and regulations in relation to employment.

### Health and Safety

The Group is committed to providing a safe, effective and congenial work environment. Adequate arrangements, training and guidelines are implemented to ensure the working environment is healthy and safe. Different safety-related initiatives and measures have been rolled out in the Group's operations. Risk assessments are also conducted to identify risks in special working environments, while detailed safety instructions have been formulated and communicated to workers as part of their safety training sessions. For employees working on construction sites, safety equipment such as safety helmets, safety shoes, ear plugs and dusk masks are provided. Safety officers are appointed by the main contractors to coordinate and communicate safety-related matters to workers on site.

The Group strictly complied with the aforesaid principle, relevant laws, rules and regulations throughout the year ended 31 December 2020.

## 社會(續)

### 僱傭(續)

本集團乃提供平等機會的僱主，不會歧視個人特徵。無論種族、膚色、血統、種族背景、種族起源、性別、年齡、國籍、殘疾、退伍軍人身份、公民資格及宗教如何，所有工作申請人及現有僱員均享有平等機會及公平待遇。本集團珍視背景各異的僱員的加入及彼等作出的貢獻。

截至二零二零年十二月三十一日止年度，本集團已遵守所有與僱傭相關的規則與規例。

### 健康與安全

本集團承諾提供安全、有效及理想的工作環境。本集團已作出適當的安排、培訓及指引，以確保工作環境健康安全。已在本公司的業務營運中推出不同的安全計劃及措施。亦會進行風險評估，以識別特殊操作環境中的風險，同時制定詳細的安全指引，傳達予所有員工，作為員工安全培訓環節的其中一部份。本集團向在建築工地工作的僱員提供安全設備(如安全頭盔、安全鞋、耳塞及防塵面具)。主要承包商已委派安全主任協調及向現場員工傳達安全相關事項。

於截至二零二零年十二月三十一日止年度，本集團嚴格遵守上述原則、相關法律、法規及規例。



## SOCIAL (continued)

### Development and Training

The Group encourages employees to attend training and development programs to strengthen their job skills, to enhance their professionalism, to improve their operational efficiency and productivity, and to develop their potential and other talents. In addition, the Group encourages and assists employees to further develop their technical or professional standards knowledge by sponsoring them for professional membership. All applications for membership fee reimbursement will be considered depending on their degree of importance to the employee's job and their relevance to the operational requirements of the employee's department. Continuous professional development training for Directors and senior management are required and the Group encourages them to attend training programs organised by various professional bodies.

### Labour Standards

The Group's employment practices has strictly complied with the Labor Contract law of PRC, the Hong Kong employment laws and other relevant laws and regulations to avoid child or forced labour and other potential irregularities. During recruitment, all job applicants are required to complete a job application form and declare that all personal data provided (including age and personal particulars) are true and correct. The Group undertakes a detailed job reference check, if needed.

### Supply Chain Management

The Group is committed to ensuring that its supply chain management is socially responsible. The Group has adopted procurement procedures and practices to identify eligible bidders through a detailed assessment of prospective bidders. Factors considered include: company size, financial strength, statutory qualifications, reputation, previous track record and ongoing projects. Satisfaction of past co-operation is also an important determining factor.

Suppliers are chosen based on the supplier's continuous ability to guarantee satisfactory product quantity and quality, price, and ability to deliver services on time. The Group closely monitors supplier's performance and provides feedback where necessary.

## 社會(續)

### 發展及培訓

本集團鼓勵僱員參加培訓及發展計劃，以提升僱員的工作技能，更新專業水平，提高經營效率及生產力，以及開發僱員的潛能及其他天賦。此外，本集團透過提供資助專業資格，鼓勵及協助僱員進一步學習技術或專業水平知識。所有專業協會年費資助申請均將根據其對僱員工作的重要程度及與僱員部門的營運要求的相關度而審議。向董事及高級管理層提供持續專業發展培訓實屬必要，且本集團鼓勵彼等參加由各類專業機構組織的培訓課程。

### 勞工準則

本集團的僱傭常規嚴格遵守中國勞動合同法、香港僱傭條例及其他相關法律法規，以避免童工或強制勞工或其他潛在的違法行為。於招聘期間，所有工作申請人均須填寫工作申請表且聲明提供的所有個人資料(包括年齡及個人詳情)均屬真實、準確。本集團將開展詳細的工作證明資料核實(如需)。

### 供應鏈管理

本集團致力於確保其供應鏈管理對社會負責。本集團採取採購流程及常規，透過對擬投標方進行詳細評估，確定其是否具備投標資格。所考慮的因素包括：公司規模、財政實力、法定資格、聲譽、以往項目紀錄及在建項目。過往合作的滿意度亦為至關重要的決定性因素。

供應商甄選以其持續保證令人滿意的產品數量及質量的能力、價格、準時交付服務的能力為基準。本集團嚴密監控供應商的表現，並於必要時作出反饋。

## SOCIAL (continued)

### Product Responsibility

The Group's construction of office and residential properties have been closely supervised by internal and external professionals. The Group and its consultants and contractors strictly adhered to the national and local standards and the respective codes for construction inspection and acceptance. During the construction process, the Group and its consultants conducted systematic inspection and acceptance on each part of the construction.

Strict procedures in respect to examination and rectification have been carried out in the handover of properties to purchasers. Customer service teams have also been set up to resolve queries from customers.

Maintaining high quality and standards are crucial to the Group's sustainable development. Reliability, safety and quality of our energy generation are crucial to the Group's success. Therefore, maintaining high availability and operating our wind and solar assets efficiently to maximize our energy generation are the Group's major priorities.

The Group strictly complied with the aforesaid principle, relevant laws, rules and regulations throughout the year ended 31 December 2020.

## 社會(續)

### 產品責任

本集團建設辦公室及住宅物業的過程一直受到內部及外部專業人員的嚴密監督。本集團及其顧問及承包商嚴格遵守國家及地方標準以及相關建築檢查及驗收準則。於建設過程中，本集團及其顧問在建築的各個部分進行系統性檢查及驗收。

本集團將物業交予買方時已執行嚴格的檢查及整改程序，亦已建立客戶服務團隊，以解決客戶提出的詢問。

維持高質量及高標準對本集團的可持續發展至關重要，而能源生產的可靠性、安全性及質量是本集團取得成功的關鍵。因此，維持高可用性及高效經營風力及太陽能資產，盡量提高能源生產量，是本集團的主要優先任務。

於截至二零二零年十二月三十一日止年度，本集團嚴格遵守上述原則、相關法律、法規及規例。

## SOCIAL (continued)

### Anti-Corruption

The Group has issued the “Code of Conduct & Business Ethics” (the “Code”) to all the Directors and employees of the Group. The Code sets out the principles to guide the Directors and employees of the Group to conduct business affairs in accordance with the highest business ethical standards. The Group strives to preserve honesty, fairness and impartiality. In accordance with the “Whistle-blowing Guideline”, all employees can report for investigation any suspected bribery, extortion, fraudulent and money laundering cases. Once confirmed, it will be reported to the police or other regulatory bodies for prosecution. The Group has also issued a “Policy on Advantages Handling” with regard to guidelines for soliciting, accepting or offering advantages and gifts by the Directors and employees. The Policy also provides guidelines for the avoidance of any potential conflicts of interest or breaches of any local laws, rules or regulations.

The Group strictly complied with the aforesaid principle, relevant laws, rules and regulations throughout the year ended 31 December 2020.

### Community Investment

The Group is committed to participating in the community where we operate with an aim to improve the community's wellbeing. Through the hiring of locals using market compatible remuneration packages, the Group is able to share its operational returns with the local community and to contribute back to the society. The Group will explore other means to contribute more to the environment and to society once the Group achieves higher profitability. To create shared values with the community and stakeholders, the Group will continue to consider ESG factors in selecting future investment projects.

## 社會(續)

### 反貪污

本集團已向所有董事及本集團僱員發佈《商業道德與行為守則》(「守則」)。守則載有指引董事及本集團僱員根據最高商業道德標準進行所有業務的原則，秉持誠實、公平及公正的理念。根據《舉報指引》，所有僱員均可舉報任何涉嫌行賄、敲詐、欺詐及洗錢行為，以供調查。一旦被證實，將向警方或其他監管機構舉報，供其檢控。本集團亦已發佈《利益處理規定》，作為董事及僱員申請、接受或提供利益及禮物的相關指引，避免任何潛在利益衝突或違反當地任何適用法律、法規或規例。

於截至二零二零年十二月三十一日止年度，本集團嚴格遵守上述原則、相關法律、法規及規例。

### 社區投資

本集團致力於參與經營所在社區事務，以改善社區福利。通過採用與市場相符的薪酬待遇僱用當地人員，本集團與當地社區居民分享經營成果，回饋社會。待本集團實現更高的盈利能力後，本集團將尋求向環境及社會作出更多貢獻的其他方式。為與社區及利益持份者創造共享價值，本集團於日後選擇投資項目時將繼續考慮環境、社會及管治因素。

# REPORT OF THE DIRECTORS

## 董事會報告書

The directors of the Company (the “Directors” or the “Board”) have pleasure in presenting to shareholders of the Company (the “Shareholders”) their report together with the audited financial statements of the Company and its subsidiaries (collectively the “Group”) for the year ended 31 December 2020.

### PRINCIPAL ACTIVITIES AND GEOGRAPHICAL ANALYSIS OF OPERATIONS

The principal activities of the Group are property development and investment and renewable energy investment and operation. The activities of its principal subsidiaries, associates and a joint venture are set out in pages 241 to 246 of the consolidated financial statements.

An analysis of the Group’s performance for the year ended 31 December 2020 by geographical and business segments is set out in note 5 to the consolidated financial statements.

### RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 December 2020 are set out in the consolidated income statement on page 99.

On 13 January 2021, the Board resolved to declare the payment to the Shareholders of a second interim dividend of HK13 cents per share of the Company (“Shares”) in lieu of a final dividend for the year ended 31 December 2020.

The Directors do not recommend the payment of final dividend for the year ended 31 December 2020 (2019: HK13 cents per Share).

### BUSINESS REVIEW

The business review of the Group for the year ended 31 December 2020 is set out in the section headed “Management Discussion and Analysis” on pages 16 to 28 of this annual report.

### Compliance with the relevant laws and regulations

The Group have complied the relevant laws and regulations during the year.

本公司董事(「董事」或「董事會」)欣然向本公司股東(「股東」)提呈本公司及其附屬公司(統稱「本集團」)截至二零二零年十二月三十一日止年度之報告書及經審核財務報表。

### 主要業務及營業地區分析

本集團之主要業務是房地產發展與投資以及再生能源投資及營運。其主要附屬公司、聯營公司及一間合營公司之業務載於綜合財務報表第241至246頁。

截至二零二零年十二月三十一日止年度，本集團按地區及業務分部劃分之業績分析載於綜合財務報表附註5。

### 業績及分派

本集團截至二零二零年十二月三十一日止年度之業績載於第99頁綜合損益表。

於二零二一年一月十三日，董事會議決向股東宣派第二次中期股息每股本公司股份(「股份」)13港仙，代替截至二零二零年十二月三十一日止年度的末期股息。

董事會不建議就截至二零二零年十二月三十一日止年度派發末期股息(二零一九年：每股13港仙)。

### 業務回顧

本集團截至二零二零年十二月三十一日止年度之業務回顧載於本年報第16至28頁「管理層討論及分析」一節。

### 遵守相關法律及法規

本集團於本年度內已遵守相關法律及法規。

## REPORT OF THE DIRECTORS 董事會報告書

### PROPERTY, PLANT AND EQUIPMENT

Details of movements in the property, plant and equipment of the Group during the year are set out in note 16 to the consolidated financial statements.

### PRINCIPAL PROPERTIES

Details of the principal properties held for development and investment purposes are set out on pages 249 to 252 of this Annual Report.

### SHARE CAPITAL

Details of movements in share capital of the Company during the year are set out in note 29 to the consolidated financial statements.

### PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the bye-laws of the Company (“Bye-laws”) and there is no restriction against such rights under the law of Bermuda.

### RESERVES

Details of movements in the reserves of the Company and the Group during the year are set out in note 40 and note 30 to the consolidated financial statements.

### DISTRIBUTABLE RESERVES

At 31 December 2020, the distributable reserves of the Company available for distribution was HK\$320.4 million (2019: HK\$312.2 million), calculated in accordance with the Companies Act 1981 of Bermuda (as amended).

### FIVE-YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on pages 247 to 248 of this Annual Report.

### DONATIONS

During the year, the Group made no charitable and other donation (2019: Nil).

### 物業、機器及設備

年內，本集團之物業、機器及設備變動詳情載於綜合財務報表附註16。

### 主要物業

持有作發展及投資用途之主要物業詳情載於本年報第249至252頁。

### 股本

年內，本公司之股本變動詳情載於綜合財務報表附註29。

### 優先認購權

本公司之公司章程細則(「章程細則」)並無有關優先認購權之條文，而百慕達法律亦無對優先認購權有所限制。

### 儲備

年內，本公司及本集團之儲備變動詳情載於綜合財務報表附註40及附註30。

### 可供分派儲備

於二零二零年十二月三十一日，本公司可供分派之可分派儲備為320,400,000港元(二零一九年：312,200,000港元)，乃按照百慕達一九八一年《公司法》(經修訂)計算。

### 五年財務資料概要

本集團過去五個財政年度之業績以及資產及負債概要載於本年報第247至248頁。

### 捐款

年內，本集團並無作出慈善及其他捐款(二零一九年：無)。



## DIRECTORS

The Directors during the year and up to the date of this report were:

### Executive Directors

Mr. OEI Kang, Eric (*Chairman and Chief Executive Officer*)  
Mr. LEE Shiu Yee, Daniel  
Mr. WONG Jake Leong, Sammy  
Mr. LEUNG Wing Sum, Samuel (*Chief Financial Officer*)

### Independent Non-executive Directors

Mr. CHENG Yuk Wo  
Mr. Albert Thomas DA ROSA, Junior  
Mr. VOON Hian-fook, David (*appointed on 1 February 2020*)  
Mr. CHUNG Cho Yee, Mico (*resigned on 1 February 2020*)

In accordance with bye-law 85 of the Bye-laws, Mr. OEI Kang, Eric, Mr. LEE Shiu Yee, Daniel and Mr. Albert Thomas DA ROSA, Junior will retire by rotation at the forthcoming annual general meeting of the Company ("2021 AGM") and, being eligible, will offer themselves for re-election as Directors.

The Company has also received from each of the Independent Non-executive Directors an annual confirmation of his independence pursuant to Rule 3.13 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The Company considers that all of them to be independent.

## 董事

年內及截至本報告日期之董事如下：

### 執行董事

黃剛先生(主席兼行政總裁)  
李肇怡先生  
黃植良先生  
梁榮森先生(首席財務官)

### 獨立非執行董事

鄭毓和先生  
羅凱栢先生  
溫賢福先生(於二零二零年二月一日獲委任)  
鍾楚義先生(於二零二零年二月一日辭任)

根據章程細則第85條，黃剛先生、李肇怡先生及羅凱栢先生將於應屆本公司股東週年大會(「二零二一年股東週年大會」)上輪值告退，惟彼等符合資格並願意膺選連任董事。

本公司已接獲各獨立非執行董事根據香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)第3.13條就其獨立身份發出之年度確認書，本公司認為全體獨立非執行董事均為獨立人士。

## REPORT OF THE DIRECTORS 董事會報告書

### DIRECTORS' SERVICE CONTRACTS

No Director proposed for re-election at 2021 AGM has a service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

### DIRECTORS' INTERESTS IN SECURITIES

At 31 December 2020, the interests and short positions of the Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Listing Rules adopted by the Company were as follows:

#### (i) Long positions in the Shares and underlying Shares:

Name of Directors	Nature of interest	Number of Shares and underlying Shares	Approximate percentage of the existing issued share capital of the Company
董事姓名	權益性質	本公司股份及相關股份數目	佔本公司現有已發行股本概約百分比
Mr. OEI Kang, Eric 黃剛先生	Corporate 公司	363,924,938 <sup>1</sup>	71.208%
	Joint 共同	11,154,987 <sup>2</sup>	2.183%
Mr. LEE Shiu Yee, Daniel 李肇怡先生	Personal 個人	7,200 <sup>3</sup>	0.001%
Mr. WONG Jake Leong, Sammy 黃植良先生	Personal 個人	5,145,000 <sup>4</sup>	1.007%
	Joint 共同	1,841,269 <sup>5</sup>	0.360%

### 董事服務合約

概無擬於二零二一年股東週年大會膺選連任之董事與本公司或其任何附屬公司訂立本集團不可於一年內予以終止而毋須賠償之服務合約(法定賠償除外)。

### 董事於證券之權益

於二零二零年十二月三十一日，各董事及本公司主要行政人員於本公司或其任何相聯法團(定義見證券及期貨條例(「證券及期貨條例」)第XV部)之股份、相關股份及債券中擁有登記於證券及期貨條例第352條規定存置的登記冊之權益及淡倉;或已根據本公司所採納載於上市規則附錄十有關上市發行人董事進行證券交易的標準守則(「標準守則」)規定須知會本公司及聯交所之權益及淡倉如下:

#### (i) 於股份及相關股份之好倉:

## DIRECTORS' INTERESTS IN SECURITIES

(continued)

### (i) Long positions in the Shares and underlying Shares: (continued)

Notes:

1. The corporate interest of Mr. OEI Kang, Eric represents (a) an interest in 203,445,407 Shares held by Creator Holdings Limited ("Creator"); (b) an interest in 143,212,531 Shares held by Genesis Capital Group Limited ("Genesis"); and (c) an interest in 17,267,000 Shares held by Great Nation International Limited ("Great Nation") (via its wholly-owned subsidiary, Genesis Ventures Limited ("Genesis Ventures")), a company owned as to 50% by Mr. OEI Kang, Eric and as to the remaining 50% by his wife, Mrs. OEI Valonia Lau. Both Creator and Genesis are wholly-owned by Claudio Holdings Limited ("Claudio"), a company wholly-owned by Mr. OEI Kang, Eric.
2. The joint interest of Mr. OEI Kang, Eric represents an interest in 11,154,987 Shares jointly held with his wife, Mrs. OEI Valonia Lau.
3. The personal interest of Mr. LEE Shiu Yee, Daniel represents an interest in 7,200 Shares.
4. The personal interest of Mr. WONG Jake Leong, Sammy represents an interest in 5,145,000 Shares.
5. The joint interest of Mr. WONG Jake Leong, Sammy represents an interest in 1,841,269 Shares jointly held with his wife, Mrs. WONG Hongmei Guo.

## 董事於證券之權益(續)

### (i) 於股份及相關股份之好倉：(續)

附註：

1. 黃剛先生之公司權益指(a)由創達集團有限公司(「創達」)持有之203,445,407股股份權益；(b)由華創集團有限公司(「華創」)持有之143,212,531股股份權益；及(c)由偉邦國際有限公司(「偉邦」)持有之17,267,000股股份權益(透過其全資附屬公司華創創業投資有限公司(「華創創業」))，其為一間由黃剛先生擁有50%權益及其妻子劉慧女士擁有其餘50%權益的公司。創達及華創均由Claudio Holdings Limited (「Claudio」)全資擁有，而Claudio由黃剛先生全資擁有。
2. 黃剛先生之共同權益指由彼與彼之妻子劉慧女士共同持有之11,154,987股股份權益。
3. 李肇怡先生之個人權益指於7,200股股份權益。
4. 黃植良先生之個人權益指於5,145,000股股份權益。
5. 黃植良先生之共同權益指由彼與彼之妻子郭宏梅女士共同持有之1,841,269股股份權益。

**DIRECTORS' INTERESTS IN SECURITIES**

(continued)

(ii) Long positions in the shares and underlying shares of associated corporation of the Company:

**董事於證券之權益(續)**

(ii) 於本公司相聯法團股份及相關股份之好倉：

Name of associated corporation	Name of Directors	Nature of interest	Number of shares and underlying shares of the associated corporation	Approximate percentage of the existing issued share capital of the associated corporation
相聯法團名稱	董事姓名	權益性質	相聯法團之股份及相關股份數目	佔相聯法團現有已發行股本概約百分比
China Renewable Energy Investment Limited 中國再生能源投資有限公司	Mr. OEI Kang, Eric 黃剛先生	Corporate 公司	1,833,696,937 <sup>1</sup>	73.168%
		Joint 共同	41,661,439 <sup>2</sup>	1.662%
	Mr. WONG Jake Leong, Sammy 黃植良先生	Joint 共同	2,051,401 <sup>3</sup>	0.082%
	Mr. LEE Shiu Yee, Daniel 李肇怡先生	Personal 個人	8,550 <sup>4</sup>	0.001%

Notes:

- Since as at 31 December 2020, the Company was held as to (a) approximately 67.829% by Claudio (via its wholly-owned subsidiaries, Creator and Genesis), a company wholly-owned by Mr. OEI Kang, Eric; and (b) approximately 3.379% by Great Nation (via its wholly-owned subsidiary, Genesis Ventures). As thus, Mr. OEI Kang, Eric is deemed to be interested in the same parcel of shares of China Renewable Energy Investment Limited ("CRE") in which the Company is interested. The corporate interest of Mr. OEI Kang, Eric represents (i) an interest in 1,403,352,050 shares of CRE held by the Company; (ii) an interest in 276,065,897 shares of CRE held by Genesis; and (iii) an interest in 154,278,990 shares of CRE and held by Creator.
- The joint interest of Mr. OEI Kang, Eric represents an interest in 41,661,439 shares of CRE jointly held with his wife, Mrs. OEI Valonia Lau.
- The joint interest of Mr. WONG Jake Leong, Sammy represents an interest in 2,051,401 shares of CRE jointly held with his wife, Mrs. WONG Hongmei Guo.
- The personal interest of Mr. LEE Shiu Yee, Daniel represents an interest in 8,550 shares of CRE.

附註：

- 於二零二零年十二月三十一日，由於本公司(a)由Claudio持有約67.829% (透過其全資附屬公司創達及華創)，而Claudio則由黃剛先生全資擁有；及(b)由偉邦持有約3.379% (透過其全資附屬公司華創創業)。因此，黃剛先生被視為於同一批本公司擁有權益之中國再生能源投資有限公司(「中國再生能源」)股份中擁有權益。黃剛先生之公司權益指(i)本公司持有之1,403,352,050股中國再生能源股份權益；(ii)華創持有之276,065,897股中國再生能源股份權益；及(iii)創達持有之154,278,990股中國再生能源股份權益。
- 黃剛先生之共同權益指由彼與彼之妻子劉慧女士共同持有之41,661,439股中國再生能源股份權益。
- 黃植良先生之共同權益指由彼與彼之妻子郭宏梅女士共同持有之2,051,401股中國再生能源股份權益。
- 李肇怡先生之個人權益指於8,550股中國再生能源股份權益。

## DIRECTORS' INTERESTS IN SECURITIES

(continued)

### (ii) Long positions in the shares and underlying shares of associated corporation of the Company: (continued)

Save as disclosed above, at no time during the year was the Company, its subsidiaries, its fellow subsidiaries, its parent company or its other associated corporations a party to any arrangement to enable the Directors and chief executives of the Company (including their spouse and children under 18 years of age) to hold any interests or short positions in the Shares or underlying Shares in, or debentures of, the Company or its specified undertakings or other associated corporation.

## DIRECTORS' RIGHT TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed under the heading "Directors' Interests in Securities" above, at no time during the year was the Company or any of its subsidiaries a party to any arrangement that enabled the Directors or any of their spouses or children under the age of 18 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 BUSINESSES

None of the Directors or their respective associate(s) was interested in any business which competes or is likely to compete, either directly or indirectly, with the business of the Group during the year.

## DIRECTORS' AND CONTROLLING SHAREHOLDERS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

Save as disclosed under the sections "Continuing Connected Transactions" in this Report of Directors and "Related Party Transactions" in note 37 to the consolidated financial statements, no contract of significance to which the Company or any of its subsidiaries was a party and in which a Director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

## 董事於證券之權益(續)

### (ii) 於本公司相聯法團股份及相關股份之好倉：(續)

除上文所披露者外，於本年內任何時間，本公司、其附屬公司、同系附屬公司、母公司或其他相聯法團概無訂立任何安排致使董事及本公司主要行政人員(包括彼等各自之配偶或18歲以下子女)於本公司或其特定企業或其他相聯法團之股份、相關股份或債券中擁有任何權益或淡倉。

## 董事購買股份或債券之權利

除上文「董事於證券之權益」一節披露者外，於本年內任何時間，本公司或其任何附屬公司概無訂立任何安排，致使董事或彼等各自之配偶或18歲以下之子女可藉購入本公司或任何其他法人團體之股份或債券而獲益。

## 董事在競爭業務之權益

年內概無董事或彼等各自之聯繫人士擁有足以或可能對本集團業務直接或間接構成競爭之業務權益。

## 董事及控股股東於重大合約之權益

除本董事會報告書之「持續關連交易」一節及綜合財務報表附註37之「關聯方交易」所披露者外，於年終或年內任何時間，本公司或其任何附屬公司並無訂立任何董事直接或間接擁有重大權益之重大合約。

## SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

At 31 December 2020, the following persons (other than a Director or chief executive of the Company) had interests or short positions in the Shares and underlying Shares as recorded in the register required to be kept under section 336 of the SFO:

## 主要股東於證券之權益

於二零二零年十二月三十一日，以下人士（董事或本公司主要行政人員除外）於股份及相關股份中擁有須登記於證券及期貨條例第336條規定須予存置的登記冊之權益或淡倉：

### Long positions in the Shares and underlying Shares

### 於股份及相關股份之好倉

Name	Nature of interest	Number of Shares and underlying Shares	Approximate percentage of the existing issued share capital of the Company
姓名／名稱	權益性質	本公司股份及相關股份數目	佔本公司現有已發行股本概約百分比
Mrs. OEI Valonia Lau 劉慧女士	Family 家族	363,924,938 <sup>1</sup>	71.208%
	Joint 共同	11,154,987 <sup>2</sup>	2.183%
Claudio Holdings Limited	Corporate 公司	346,657,938 <sup>3</sup>	67.829%
Creator Holdings Limited 創達集團有限公司	Beneficial owner 實益擁有人	203,445,407 <sup>4</sup>	39.807%
Genesis Capital Group Limited 華創集團有限公司	Beneficial owner 實益擁有人	143,212,531 <sup>5</sup>	28.022%



## SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES (continued)

### Long positions in the Shares and underlying Shares (continued)

Notes:

1. Mrs. OEI Valonia Lau is deemed to be interested in the same parcel of Shares in which Mr. OEI Kang, Eric is taken to be interested (as detailed in "Directors' Interests in Securities" section above).
2. The joint interest of Mrs. OEI Valonia Lau represents an interest in 11,154,987 Shares jointly held with Mr. OEI Kang, Eric.
3. The corporate interest of Claudio represents an interest in 203,445,407 Shares held by Creator and an interest in 143,212,531 Shares held by Genesis.
4. The beneficial interest of Creator represents an interest in 203,445,407 Shares.
5. The beneficial interest of Genesis represents an interest in 143,212,531 Shares.

Save as disclosed above, as at 31 December 2020, the Company had not been notified by any person, other than Directors and chief executive of the Company, who had interests or short positions in the Shares and underlying Shares, which are required to be recorded in the register required to be kept by the Company under section 336 of Part XV of the SFO.

## 主要股東於證券之權益(續)

### 於股份及相關股份之好倉(續)

附註：

1. 劉慧女士被視為於黃剛先生被當作擁有權益之同一批股份中擁有權益(詳情參見上文「董事於證券之權益」一節)。
2. 劉慧女士之共同權益指由彼與黃剛先生共同持有之11,154,987股股份權益。
3. Claudio之公司權益指由創達持有之203,445,407股股份權益，以及由華創持有之143,212,531股股份權益。
4. 創達之實益權益指於203,445,407股股份權益。
5. 華創之實益權益指於143,212,531股股份權益。

除上文披露者外，於二零二零年十二月三十一日，本公司並無獲任何人士(董事及本公司主要行政人員除外)知會，表示彼於股份及相關股份中擁有須登記於本公司根據證券及期貨條例第XV部第336條之規定須予存置之登記冊內之權益或淡倉。

REPORT OF THE DIRECTORS  
董事會報告書

**PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES**

**購買、出售或贖回上市證券**

During the year ended 31 December 2020, the Company repurchased a total of 4,550,000 Shares at an aggregate consideration of HK\$31,088,470 (excluding expenses) on the Stock Exchange as follows:

截至二零二零年十二月三十一日止年度，本公司已於聯交所購回合共4,550,000股股份，代價總額為31,088,470港元（不包括開支），詳情如下：

Month of Shares repurchase 購回股份月份	Total number of Shares repurchased 已購回股份總數	Price paid per Share 每股支付價格		Aggregate consideration paid (excluding expenses) 已付代價總額 (不包括開支) HK\$ 港元
		Highest 最高價 HK\$ 港元	Lowest 最低價 HK\$ 港元	
January 2020 二零二零年一月	3,941,000	7.560	6.410	27,753,890
April 2020 二零二零年四月	317,000	5.970	5.050	1,846,310
May 2020 二零二零年五月	41,000	5.970	5.170	230,870
June 2020 二零二零年六月	219,000	5.340	4.600	1,103,410
July 2020 二零二零年七月	32,000	4.870	4.700	153,990
<b>TOTAL</b> 合計	<b>4,550,000</b>			<b>31,088,470</b>

The repurchased Shares were cancelled during the year under review and the issued share capital of the Company was reduced by the nominal value thereof. The repurchases were made with a view to enhancing the net asset value and/or earnings per Share.

已購回股份已於回顧年度內註銷，而本公司之已發行股本亦已按購回股份之面值減少。進行購回乃為提高資產淨值及／或每股盈利。

## PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES (continued)

Save as disclosed above, neither the Company nor any of its subsidiaries purchased, sold or re-deemed any of the Company's listed securities during the year under review.

As at 31 December 2020, there was a total of 511,074,246 Shares (31 December 2019: 515,624,246 Shares) in issue.

## RELATED PARTY TRANSACTIONS

The Company and its subsidiaries entered into certain transactions in the ordinary course of business and on normal commercial terms which were "Related Parties Transactions", the details of which are set out in note 37 to the consolidated financial statements. Some of these transactions also constitute continuing connected transactions under the Listing Rules as detailed in "Continuing Connected Transactions" section below.

## CONTINUING CONNECTED TRANSACTIONS

Details of the continuing connected transactions entered into by the Group during the year are set out below:

### Guarantee to the subsidiaries of CRE

The Company has provided, by itself directly or its wholly-owned subsidiary indirectly, guarantees in respect of project loan facilities granted by banks to the relevant project companies, which are subsidiaries of CRE (the "Guarantees"). CRE is a subsidiary of the Company and Mr. OEI Kang, Eric (Executive Director, Chairman & Chief Executive Officer of the Company) and his associates held approximately 18.83% direct interest in CRE as at 31 December 2020. The provision of the Guarantees is subject to reporting, annual review and disclosure requirement under Chapter 14A of the Listing Rules. Details of the Guarantees were disclosed in the announcement of the Company dated 30 September 2011.

## 購買、出售或贖回上市證券(續)

除上文披露者外，本公司或其任何附屬公司於回顧年度內概無購買、出售或贖回本公司任何上市證券。

於二零二零年十二月三十一日，已發行股份合共為511,074,246股(二零一九年十二月三十一日：515,624,246股)。

## 關聯方交易

本公司及其附屬公司在日常業務過程中及按正常商業條款訂立若干交易(即「關聯方交易」，詳情於綜合財務報表附註37呈列)。其中部分交易亦根據上市規則構成持續關連交易，有關詳情參見下文「持續關連交易」一節。

## 持續關連交易

本集團年內訂立之持續關連交易詳情載列如下：

### 向中國再生能源之附屬公司提供擔保

本公司已直接或透過其全資附屬公司間接就銀行向相關項目公司(為中國再生能源附屬公司)授予的項目貸款融資提供擔保(「擔保」)。中國再生能源為本公司附屬公司，於二零二零年十二月三十一日，本公司執行董事、主席兼行政總裁黃剛先生及其聯繫人士持有中國再生能源約18.83%的直接權益。提供擔保須遵守上市規則第14A章項下申報、年度審閱及披露規定。擔保的詳情已於本公司日期為二零一一年九月三十日的公告披露。

**CONTINUING CONNECTED TRANSACTIONS**  
(continued)

**持續關連交易(續)**

**Guarantee to the subsidiaries of CRE (continued)**

**向中國再生能源之附屬公司提供擔保  
(續)**

The salient particulars of the Guarantees are set out below:

擔保之重要詳情載列如下：

- (1) Date : 28 August 2006  
日期 二零零六年八月二十八日
- Project company (borrower) : 亞洲風力發電(牡丹江)有限公司 (Asia Wind Power (Mudanjiang) Company Limited), which is currently a non-wholly owned subsidiary of CRE.  
項目公司(借方) 亞洲風力發電(牡丹江)有限公司，目前為中國再生能源非全資附屬公司。
- Amount secured : The Guarantee provided for this project company was given in favour of the bank to secure repayment of all monies due from the operating company to the lending bank under the loan facility, including the principals, interests accrued and other losses, damages and monies payable under the loan facility.  
擔保金額 向此項目公司所作出之擔保乃以銀行為受益人，確保償還貸款融資項下借款銀行應收營運公司之所有款額，包括貸款融資項下本金、應計利息及其他虧損、損失及應付款額。
- The loan in the sum of RMB200.0 million (approximately HK\$238.3 million) was originally granted and utilized. The loan was a term loan and carried interest at such annual rate as agreed with lending bank, determined by reference to People's Bank of China ("PBOC") Benchmark Rate for loans of the same grade and tenure. The interest rate will be adjusted annually on each anniversary of the related advancement (and, in relation to an extended term agreed by lending bank, on each anniversary of the date falling immediately after the original maturity date) based on the PBOC Benchmark Rate then in effect as prescribed in the facility agreement.  
原先授出及使用之貸款總額為人民幣200,000,000元(約238,300,000港元)。貸款為定期貸款，按與借款銀行協定之有關年利率計息，經參考中國人民銀行(「中國人民銀行」)就相同等級及年期之貸款之基準利率釐定。按融資協議所訂明，利率將根據中國人民銀行當時生效之基準利率，於有關墊款之每一週年當日(並就借款銀行協定之延長期間，緊隨原到期日後之每一週年當日)按年調整。
- As at 31 December 2020, the total outstanding principal was RMB8.0 million (approximately HK\$9.5 million); and the extent of the Guarantee was for the same amount.  
於二零二零年十二月三十一日，未償還本金總額為人民幣8,000,000元(約9,500,000港元)，擔保金額亦告相同。
- Repayment and maturity dates of loan facility : The loan is repayable by installments scheduled over the term of the loan as provided in the facility agreement, with the final maturity date falling on 30 August 2021.  
貸款融資之還款及到期日 按融資協議規定，貸款於貸款期內分期償還，最後到期日為二零二一年八月三十日。

## CONTINUING CONNECTED TRANSACTIONS

(continued)

## 持續關連交易(續)

### Guarantee to the subsidiaries of CRE (continued)

### 向中國再生能源之附屬公司提供擔保 (續)

- (2) Date : 3 March 2006  
日期 : 二零零六年三月三日
- Project company (borrower) : 香港風力發電(穆稜)有限公司 (Hong Kong Wind Power (Muling) Company Limited), which is currently a non-wholly owned subsidiary of CRE.  
項目公司(借方) : 香港風力發電(穆稜)有限公司，目前為中國再生能源非全資附屬公司。
- Amount secured : The Guarantee provided for this project company was given in favour of the bank to secure repayment of all monies due from the operating company to the bank under the loan facility, including the principals, interests accrued and losses, damages and other monies payable under the loan facility.  
擔保金額 : 向此項目公司所作出之擔保乃以銀行為受益人，確保償還貸款融資項下銀行應收營運公司之所有款額，包括貸款融資項下本金、應計利息及虧損、損失及其他應付款額。

The loan in the sum of RMB200.0 million (approximately HK\$238.3 million) was originally granted and utilized. The loan was a term loan and carried interest, settled quarterly, at such annual rate as agreed with lending bank, determined by reference to PBOC Benchmark Rate for loans of the same grade and tenure. The interest rate will be adjusted annually on each anniversary of the date of related advancement (and, in relation to an extended term agreed by lending bank, on each anniversary of the date falling immediately after the original maturity date) based on the PBOC Benchmark Rate then in effect, as prescribed in the facility agreement.

原先授出及使用之貸款總額為人民幣200,000,000元(約238,300,000港元)。貸款為定期貸款，按與借款銀行協定之有關年利率計息並按季償還，經參考中國人民銀行就相同等級及年期之貸款之基準利率釐定。按融資協議所訂明，利率將根據中國人民銀行當時生效之基準利率，於有關墊款之每一週年當日(並就借款銀行協定之延長期間，緊隨原到期日後之每一週年當日)按年調整。

As at 31 December 2020, the total outstanding principal was RMB8.0 million (approximately HK\$9.5 million); and the extent of the Guarantee was for the same amount.

於二零二零年十二月三十一日，未償還本金總額為人民幣8,000,000元(約9,500,000港元)，擔保金額亦告相同。

- Repayment and maturity dates of loan facility : The loan is repayable by installments scheduled over the term of the loan as provided in the facility agreement over the term of the loan, with the final maturity date falling on 27 February 2021.  
貸款融資之還款及到期日 : 於貸款期內按融資協議規定，貸款於貸款期內分期償還，最後到期日為二零二一年二月二十七日。

CONTINUING CONNECTED TRANSACTIONS

(continued)

持續關連交易(續)

Guarantee to the subsidiaries of CRE (continued)

向中國再生能源之附屬公司提供擔保  
(續)

- (3) Date : 22 December 2008  
日期 : 二零零八年十二月二十二日
- Project company (borrower) : 港建新能源四子王旗風能有限公司 (Hong Kong New Energy Si Zi Wang Qi Wind Power Ltd.), which is currently a wholly-owned subsidiary of CRE.  
項目公司(借方) : 港建新能源四子王旗風能有限公司，目前為中國再生能源全資附屬公司。
- Amount secured : The Guarantee provided for this project company was given in favour of the bank to secure repayment of all monies due from the operating company to the bank under the loan facility, including the principals, interests accrued and other losses, damages and monies payable under the loan facility.  
擔保金額 : 向此項目公司所作出之擔保乃以銀行為受益人，確保償還貸款融資項下銀行應收營運公司之所有款額，包括貸款融資項下本金、應計利息及其他虧損、損失及應付款額。
- The loan in the sum of RMB300.0 million (approximately HK\$357.5 million) was originally granted and utilized. The loan was a term loan and carried interest at such annual rate as agreed with lending bank, determined by reference to PBOC Benchmark Rate for loans of the same grade and tenure. The interest rate will be adjusted annually on each anniversary of the date of related advancement based on the PBOC Benchmark Rate then in effect, as prescribed in the facility agreement. 原先授出及使用之貸款總額為人民幣300,000,000元(約357,500,000港元)。貸款為定期貸款，按與借款銀行協定之有關年利率計息，經參考中國人民銀行就相同等級及年期之貸款之基準利率釐定。按融資協議所訂明，利率將根據中國人民銀行當時生效之基準利率，於有關墊款之每一週年當日按年調整。
- As at 31 December 2020, the total outstanding principal was RMB25.0 million (approximately HK\$29.8 million); and the extent of the Guarantee was for the same amount.  
於二零二零年十二月三十一日，未償還本金總額為人民幣25,000,000元(約29,800,000港元)，擔保金額亦告相同。
- Repayment and maturity dates of loan facility : The loan is repayable by installments scheduled over the term of the loan as provided in the facility agreement over the term of the loan, with the final maturity date falling on 22 December 2021.  
貸款融資之還款及到期日 : 於貸款期內按融資協議規定，貸款於貸款期內分期償還，最後到期日為二零二一年十二月二十二日。



## CONTINUING CONNECTED TRANSACTIONS

(continued)

### Guarantee to the subsidiaries of CRE (continued)

#### Opinion from the Independent Non-executive Directors on the continuing connected transactions

The Independent Non-executive Directors were given sufficient information to discharge their duties in monitoring the continuing connected transactions described above (the "Continuing Connected Transactions"). The Independent Non-executive Directors had assessed that the Continuing Connected Transactions were conducted in accordance with the terms of the relevant agreements governing the Continuing Connected Transactions and on normal commercial terms. The Internal Audit and Risk Management Department had reviewed the Continuing Connected Transactions and the internal control procedures and provide the finds to the Independent Non-executive Directors to assist them in performing their annual review. The internal control systems and procedures of the Company had provided an internal audit function to ensure that the Independent Non-executive Directors had sufficient information to properly review the Continuing Connected Transactions. The Independent Non-executive Directors had ensured that the methods and procedures established by the Group are sufficient to ensure that the Continuing Connected Transactions were conducted on normal commercial terms and not prejudicial to the interests of the Group and its minority Shareholders and appropriate internal control procedures are in place and the Group's Internal Audit and Risk Management Department would review the Continuing Connected Transactions.

## 持續關連交易(續)

### 向中國再生能源之附屬公司提供擔保(續)

#### 獨立非執行董事對持續關連交易之意見

獨立非執行董事獲提供充分資料，以履行彼等在監察上述持續關連交易(「持續關連交易」)方面之職責。獨立非執行董事已評定，持續關連交易乃按規管持續關連交易之相關協議條款及一般商業條款進行。內部審計及風險管理部已檢討持續關連交易及內部監控程序，並向獨立非執行董事匯報結果，協助其進行年度審閱。本公司內部監控系統及程序具有內部審計職能，可確保本公司獨立非執行董事獲提供充分資料以妥善檢討持續關連交易。本公司獨立非執行董事已確保，本集團所制定的方法及程序足夠保證持續關連交易乃按一般商業條款進行且不會損害本集團及其少數股東之利益，並已採取適當內部監控措施，且本集團內部審計及風險管理部將會檢討持續關連交易。

## CONTINUING CONNECTED TRANSACTIONS

(continued)

### Guarantee to the subsidiaries of CRE (continued)

#### Opinion from the Independent Non-executive Directors on the continuing connected transactions (continued)

In accordance with rule 14A.55 of the Listing Rules, the Independent Non-executive Directors have reviewed and approved the Continuing Connected Transactions and confirmed that the Continuing Connected Transactions were carried out in accordance with the following principles:

- (a) in the ordinary and usual course of business of the Group;
- (b) on normal commercial terms no less favourable than terms available to (or from) independent third parties;
- (c) in accordance with the terms of the relevant agreements governing the Continuing Connected Transactions; and
- (d) on a fair and reasonable basis and in the interest of the Company and its shareholders as a whole.

## 持續關連交易(續)

### 向中國再生能源之附屬公司提供擔保(續)

#### 獨立非執行董事對持續關連交易之意見(續)

根據上市規則第14A.55條，獨立非執行董事已審閱及批准持續關連交易，並確認持續關連交易乃按以下原則進行：

- (a) 於本集團一般日常業務中；
- (b) 不遜於向(或獲)獨立第三方提供之一般商業條款；
- (c) 根據規管持續關連交易之相關協議條款；及
- (d) 按公平合理基準且符合本公司及其股東整體利益。

## CONTINUING CONNECTED TRANSACTIONS

(continued)

### Guarantee to the subsidiaries of CRE (continued)

#### Report from the auditor on the continuing connected transactions

The Company's auditor was engaged to report on the Group's Continuing Connected Transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued his unqualified letter containing his findings and conclusions in respect of the abovementioned Continuing Connected Transactions disclosed by the Group in accordance with the Main Board Listing Rule 14A.56. A copy of the auditor's letter has been provided by the Company to the Stock Exchange.

## MANAGEMENT CONTRACT

Apart from those disclosed under the heading "Related Party Transactions" in note 37 to the consolidated financial statements, no contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

## 持續關連交易(續)

### 向中國再生能源之附屬公司提供擔保(續)

#### 有關持續關連交易之核數師報告

本公司核數師已獲聘根據香港會計師公會頒佈的香港核證工作準則第3000號「審核或審閱歷史財務資料以外的核證工作」及參照應用指引第740號「關於香港上市規則所述持續關連交易的核數師函件」報告本集團的持續關連交易。核數師已根據主板上市規則第14A.56條發出無保留意見函件，函件載有核數師對有關本集團上述所披露的持續關連交易的結果及結論。本公司已向聯交所提交核數師函件副本。

## 管理合約

除綜合財務報表附註37「關聯方交易」所披露者外，本公司於年內並無訂立或擁有任何有關本公司全部或任何重大部分業務之管理及行政合約。

## REPORT OF THE DIRECTORS 董事會報告書

### MAJOR CUSTOMERS AND SUPPLIERS

The percentages of the Group's purchases and sales for the year attributable to its major suppliers and customers are as follows:

#### Purchases

The largest supplier	6%
Five largest suppliers in aggregate	14%

#### Sales

The largest customer	8%
Five largest customers in aggregate	22%

Save as disclosed above, none of the Directors, any of their associates, or Shareholders (which to the knowledge of the Directors, own more than 5% of the Company's issued share capital) had any interest in the Group's five largest suppliers or customers noted above.

### CORPORATE GOVERNANCE

The Company's corporate governance practices are set out in the Corporate Governance Report on pages 29 to 56 of this Annual Report.

### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its own code of conduct regarding Directors' securities transactions. Specified employees who are likely to be in possession of unpublished inside information of the Group are also subject to compliance with guidelines on no less exacting terms than the Model Code. A Code for Securities Dealings by Employees has also been adopted in this regard.

### RETIREMENT BENEFITS SCHEMES

Information on the Group's retirement benefits schemes is set out in note 9 to the consolidated financial statements.

### 主要客戶及供應商

本集團主要供應商及客戶於年內佔本集團採購額及銷售額之百分比如下：

#### 採購額

最大供應商	6%
五大供應商合計	14%

#### 銷售額

最大客戶	8%
五大客戶合計	22%

除上文披露者外，董事、彼等任何聯繫人士或股東(據董事所知擁有本公司已發行股本超過5%者)概無於上述本集團五大供應商或客戶中擁有任何權益。

### 企業管治

本公司之企業管治常規載於本年報第29至56頁之《企業管治報告》。

### 董事進行證券交易之標準守則

本公司已採納標準守則作為其本身董事進行證券交易之操守守則。可能擁有本集團尚未公佈內幕消息之特定僱員，亦須遵守不會較標準守則寬鬆之指引。本公司亦已就此採納僱員買賣證券守則。

### 退休福利計劃

本集團之退休福利計劃資料載於綜合財務報表附註9。

## SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this report, there is sufficient public float of more than 25% of the Company's issued shares as required under the Listing Rules.

## AUDIT COMMITTEE

The audit committee of the Company currently comprises three Independent Non-executive Directors with written terms of reference in accordance with the requirements of the Listing Rules, and reports to the Board.

The audit committee has reviewed the Group's audited consolidated financial statements for the year ended 31 December 2020.

## AUDITOR

The consolidated financial statements for the year have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of PricewaterhouseCoopers as auditor of the Company is to be proposed at the 2021 AGM.

## PERMITTED INDEMNITY PROVISION

Pursuant to the Bye-laws, every Director and other officers of the Company shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which he/she may incur or sustain in or about the execution of the duties of his/her office or otherwise in relation thereto, provided that the indemnity shall not extend to any matter in respect of any fraud or dishonesty which may attach to any of said persons.

The Company has arranged appropriate liability insurance to indemnify the Group's Directors for their liabilities arising out of corporate activities. The insurance coverage is reviewed on an annual basis.

## 足夠公眾持股量

根據本公司取得之公開資料及就董事所知，於本報告書刊發日期，本公司維持足夠公眾持股量，即根據上市規則所規定本公司已發行股份25%以上由公眾人士持有。

## 審核委員會

本公司審核委員會目前由三名獨立非執行董事組成，已根據上市規則規定制訂書面職權範圍，並須向董事會匯報。

審核委員會已審閱本集團截至二零二零年十二月三十一日止年度之經審核綜合財務報表。

## 核數師

本年度綜合財務報表已由羅兵咸永道會計師事務所審核，彼任滿告退並符合資格及願意續聘連任。有關續聘羅兵咸永道會計師事務所為本公司核數師之決議案將於二零二一年股東週年大會提呈。

## 獲准許彌償條文

根據章程細則，本公司各董事及其他行政人員於履行其職責或相關職責時可能招致或蒙受之所有訴訟、費用、收費、損失、損害及開支，均可從本公司之資產及溢利中獲得彌償保證及確保免受任何損害，惟彌償保證不得延伸至任何與上述人士欺詐或不誠實有關之事宜。

本公司已安排適當責任保險，以彌償本集團董事因企業事務產生之責任。本公司每年檢討保險範圍。

## REPORT OF THE DIRECTORS 董事會報告書

### UPDATE ON DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, change in the information of the Directors since the date of the 2020 Interim Report is set out below:

**Mr. Albert Thomas DA ROSA, Junior**  
*(Independent Non-executive Director)*

Mr. DA ROSA was appointed as a member of the Working Party for In-House Lawyers of The Law Society of Hong Kong and Disciplinary Panel Pool of The Insurance Authority of Hong Kong since October 2020.

On behalf of the Board  
**HKC (HOLDINGS) LIMITED**  
**OEI Kang, Eric**  
*Chairman and Chief Executive Officer*

Hong Kong, 18 March 2021

### 董事資料更新

根據上市規則第13.51B(1)條，董事資料自二零二零年度中期報告日期以來的變動載列如下：

**羅凱栢先生**  
*(獨立非執行董事)*

羅先生自二零二零年十月起獲委任為香港律師會內部律師工作組委員會委員及香港保險業監管局紀律處分委員會小組成員。

代表董事會  
**香港建設(控股)有限公司**  
**黃剛**  
*主席兼行政總裁*

香港，二零二一年三月十八日



# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告



羅兵咸永道

### INDEPENDENT AUDITOR'S REPORT

### 獨立核數師報告

TO THE SHAREHOLDERS OF HKC (HOLDINGS) LIMITED  
(incorporated in Bermuda with limited liability)

致香港建設(控股)有限公司股東  
(於百慕達註冊成立的有限公司)

#### OPINION

#### 意見

##### What we have audited

##### 我們已審計的內容

The consolidated financial statements of HKC (Holdings) Limited (the "Company") and its subsidiaries (the "Group") set out on pages 99 to 240, which comprise:

香港建設(控股)有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)列載於第99至240頁的綜合財務報表，包括：

- the consolidated statement of financial position as at 31 December 2020;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, which include a summary of significant accounting policies.

- 於二零二零年十二月三十一日的綜合財務狀況表；
- 截至該日止年度的綜合損益表；
- 截至該日止年度的綜合全面損益表；
- 截至該日止年度的綜合權益變動表；
- 截至該日止年度的綜合現金流量表；及
- 綜合財務報表附註，包括主要會計政策概要。

#### Our opinion

#### 我們的意見

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

我們認為，該等綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的《香港財務報告準則》(「香港財務報告準則」)真實而中肯地反映了貴集團於二零二零年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露規定妥為擬備。

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## INDEPENDENT AUDITOR'S REPORT

### 獨立核數師報告

#### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

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

#### Independence

We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (“the Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code.

#### KEY AUDIT MATTERS

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

Key audit matters identified in our audit are summarised as follows:

- Valuation of investment properties held by the Group and its joint venture
- Recoverability of right-of-use assets (mainly related to land leases), properties under development and properties held for sale
- Impairment assessment of property, plant and equipment, intangible assets and right-of-use assets (mainly related to land leases) related to power plants in the Mainland China, which have impairment indicators.

#### 意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。

我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

#### 獨立性

根據香港會計師公會頒佈的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於貴集團，並已履行守則中的其他專業道德責任。

#### 關鍵審計事項

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

我們在審計中識別的關鍵審計事項概述如下：

- 貴集團及其合營公司所持有的投資物業的估值
- 使用權資產(主要與土地租賃有關)、發展中物業及作銷售用途之物業的可收回性
- 中國內地發電廠相關的具有減值跡象的物業、機器及設備、無形資產和使用權資產(主要與土地租賃有關)的減值評估。

**Key Audit Matter**  
關鍵審計事項

**Valuation of investment properties held by the Group and its joint venture**

**貴集團及其合營公司所持有的投資物業的估值**

Refer to note 2.6, 4(a) and 14 to the consolidated financial statements

請參閱綜合財務報表附註2.6、4(a)和14

Management estimated the fair value of the investment properties held by its subsidiaries and a joint venture to be HK\$12,632 million and HK\$3,885 million respectively at 31 December 2020, with a revaluation loss recorded in fair value adjustments on investment properties of HK\$98 million and a revaluation loss recorded in share of loss of a joint venture of HK\$57 million for the year ended 31 December 2020.

管理層估計其附屬公司及一間合營公司持有的投資物業的公平值於二零二零年十二月三十一日分別為12,632,000,000港元和3,885,000,000港元，截至二零二零年十二月三十一日止年度，列於投資物業公平值調整的重估虧損為98,000,000港元，列於應佔一間合營公司虧損的重估虧損為57,000,000港元。

Independent external valuations are obtained to support management's estimates, with income capitalisation method and direct comparison method being applied for the valuation of completed investment properties. These valuations are dependent on certain key assumptions that require significant management judgments, among other things, capitalisation rates, fair market rental and market unit rate.

通過獨立外部估值支援管理層的估計，對完工投資物業採用收入資本法及直接對比法進行估值。該等估值取決於需要管理層作出重大判斷的某些關鍵假設，其中包括資本化比率、公平市值租金及市場單位價值。

Due to the significant judgment and estimates involved, specific audit focus was placed on this area. 由於涉及重大判斷和估計，因此審計中特別關注該事項。

**How our audit addressed the Key Audit Matter**  
我們的審計如何處理關鍵審計事項

Our procedures in relation to management's valuation of investment properties included:

我們就管理層對投資物業的估值所執行的程式包括：

- Evaluation of the independent external valuer's qualifications, expertise, competence, capabilities and objectivity;  
評價獨立外部估值師的資歷、專業能力、實力及客觀性；
- Assessed the methodologies used and the appropriateness of the key assumptions based on our knowledge of the property industry and using our valuation specialists; and  
根據我們對物業行業的瞭解，使用我們的內部估值專家，評估所採用的估值方法及關鍵假設的合理性；以及
- Checked, on a sample basis, the published external market data for the accuracy and relevance of the input data used by the independent external valuer.  
抽樣檢查所公佈的外部市場資料的準確性以及獨立外部估值師所使用的輸入資料的相關性。

We found that the assumptions used in the valuations were supported by the available evidence. 我們發現估值中使用的假設有合理支持。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### Key Audit Matter

#### 關鍵審計事項

#### Recoverability of right-of-use assets (mainly related to land leases), properties under development and properties held for sale

使用權資產(主要與土地租賃有關)、發展中物業及作銷售用途之物業的可收回性

Refer to note 2.7, 2.8, 2.24, 4(a), 4(b), 4(c), 15, 18 and 25 to the consolidated financial statements  
請參閱綜合財務報表附註2.7、2.8、2.24、4(a)、4(b)、4(c)、15、18及25

Included in the Group's statement of financial position were right-of-use assets (mainly related to land leases), property under development and properties held for sale which amounted to HK\$1,524 million, HK\$452 million and HK\$375 million respectively as at 31 December 2020 and which were related to property projects in the Mainland China.

截至二零二零年十二月三十一日，包括在貴集團財務狀況表中的使用權資產(主要與土地租賃有關)、發展中物業和作銷售用途之物業分別為1,524,000,000港元、452,000,000港元和375,000,000港元，與中國內地房地產項目有關。

Given their financial significance, management assessed the recoverability of right-of-use assets (mainly related to land leases) and net realisable value in respect of the properties under development and held for sale, where applicable, taking into account the estimated costs to completion and estimated net sales value at prevailing market conditions.

鑒於其財務意義，管理層評估了使用權資產(主要與土地租賃有關)的可收回性以及發展中和作銷售用途之物業的可變現淨值，如適用，並考慮了現行市場條件下的預計竣工成本和估計銷售淨值。

In respect of properties held for sale, management assessed the recoverability based on the estimated net sales value at prevailing market conditions.

作銷售用途之物業方面，管理層根據現行市場條件下估計的銷售淨值評估了可收回金額。

Provision is made when events or changes in circumstances indicate that the carrying amounts may not be recoverable. The assessment requires management judgment and estimates.

當有事件出現或情況改變而顯示賬面值可能無法收回時，計提減值準備。評估時，需要管理層作出判斷和估計。

### How our audit addressed the Key Audit Matter

#### 我們的審計如何處理關鍵審計事項

Our procedures in relation to management's assessment on recoverability of the right-of-use assets (mainly related to land leases), properties under development and properties held for sale included:

關於管理層對使用權資產(主要與土地租賃有關)、發展中物業和作銷售用途之物業的可收回性的評估，我們執行的程式包括：

- Evaluation of management's assessment which was prepared based on the estimated selling price and cost to completion. We had benchmarked the estimated selling price, on a sample basis, to recent transactions or available market information. While on the construction cost to completion, we had vouched significant items to the relevant supporting documents; and  
評估管理層根據估計的銷售價格和完工成本作出的評估。我們對估計的銷售價格與近期交易或可用市場訊息進行了抽樣比較。而在完工成本方面，我們核對了相關證明文件中的重要事項；以及
- Discussed with management on the latest status and development plans of the underlying property projects, such as expected dates in obtaining the completion certificates and expected completion dates of the projects.  
與管理層討論相關物業項目的近況和開發計劃，如獲得完工證書的預計日期和項目完工的預計日期。

We found the carrying amounts were supported by the available evidence.

我們發現賬面值的可收回性有合理支持。

**Key Audit Matter**  
關鍵審計事項

**Impairment assessment of property, plant and equipment, intangible assets and right-of-use assets (mainly related to land leases) related to power plants in the Mainland China, which have impairment indicators**

中國內地發電廠相關的物業、機器及設備、無形資產和使用權資產(主要與土地租賃有關)的減值評估

Refer to note 2.5, 2.10(b), 2.24, 4(c), 15, 16 and 17 to the consolidated financial statements  
請參閱綜合財務報表附註2.5、2.10(b)、2.24、4(c)、15、16及17

As at 31 December 2020, the Group's non-current assets principally comprised property, plant and equipment, intangible assets and right-of-use assets (mainly related to land leases) related to power plants in the Mainland China. Management consider impairment indicator exists for certain power plants and performed an impairment assessment on these power plants accordingly.

截至二零二零年十二月三十一日，貴集團的非流動資產主要包括中國內地相關發電廠的物業、機器及設備、無形資產和使用權資產(主要與土地租賃有關)。管理層認為已存在減值跡象，並對該等發電廠進行減值測試。

Management assessed whether there was any impairment of the carrying values of property, plant and equipment, intangible assets and right-of-use assets by calculating the recoverable amount under value-in-use method. The impairment assessment requires management to exercise significant judgement and estimates, among other things, estimating tariff rates, future sales volume and discount rate.

管理層通過採用使用價值方法計算可回收金額，評估物業、機器及設備、無形資產和使用權資產的賬面值是否存在任何減值。減值評估要求管理層作出重大判斷及估計，包括估計電費、未來銷量及貼現率。

**How our audit addressed the Key Audit Matter**  
我們的審計如何處理關鍵審計事項

Our procedures in relation to management's impairment assessment of property, plant and equipment, intangible assets and right-of-use assets (mainly related to land leases) related to relevant power plants in the Mainland China included:

就管理層對中國內地相關發電廠的具有減值跡象的物業、機器及設備、無形資產和使用權資產(主要與土地租賃有關)的減值評估，我們執行的程式包括：

- Assessed the impairment assessment methodology used by the management to estimate value in use;  
評估管理層用於評估使用價值採用的減值評估方法；
- Assessed the reasonableness of the key assumptions based on our knowledge of the relevant business and industry and with the involvement of our valuations specialists;  
根據我們對相關業務和行業的瞭解以及我們的內部估值專家的參與，評估關鍵假設的合理性；
- Reconciled input data to supporting evidence, such as approved budgets and considered the reasonableness of these budgets;  
對比輸入數據和支持性證據，如核准的預算以及考慮該等預算的合理性；
- Evaluated the management's sensitivity analysis to assess the potential impact of reasonable possible downside changes in the key assumptions.  
評估管理層的敏感性分析，以評估關鍵假設中合理可能的不利變化的潛在影響。

We found the assumptions made by management in relation to the value in use assessment to be supportable based on available evidence.

根據現有證據，我們發現，管理層對使用價值的評估所作假設有合理支持。

The significant inputs have been appropriately disclosed in note 4c.

該事項的重要輸入數據已在附註4c中合理披露。

## INDEPENDENT AUDITOR'S REPORT

### 獨立核數師報告

#### OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

#### 其他信息

貴公司董事須對其他信息負責。其他信息包括年報內的所有信息，但不包括綜合財務報表及我們的核數師報告。

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

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

#### 董事及治理層就綜合財務報表須承擔的責任

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



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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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

治理層須負責監督 貴集團的財務報告過程。

### 核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅按照百慕達一九八一年《公司法》第90條向 閣下(作為整體)報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

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

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對該等風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。

## INDEPENDENT AUDITOR'S REPORT

### 獨立核數師報告

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對 貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就 貴集團內實體或業務活動的財務信息獲取充足、適當的審計憑證，以便對綜合財務報表發表意見。我們負責 貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

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

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

## INDEPENDENT AUDITOR'S REPORT

### 獨立核數師報告

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

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

The engagement partner on the audit resulting in this independent auditor's report is Pong Fei Ho.

**PricewaterhouseCoopers**  
*Certified Public Accountants*

Hong Kong, 18 March 2021

我們還向治理層提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，用以消除對獨立性產生威脅的行動或採取的防範措施。

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

出具本獨立核數師報告的審計項目合夥人是龐飛浩。

**羅兵咸永道會計師事務所**  
*執業會計師*

香港，二零二一年三月十八日

# CONSOLIDATED INCOME STATEMENT

## 綜合損益表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Note 附註	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
<b>Revenue</b>	<b>收益</b>	5	<b>1,184.0</b>	1,036.9
Cost of sales	銷售成本	7	(521.8)	(354.5)
<b>Gross profit</b>	<b>毛利</b>		<b>662.2</b>	682.4
Other income – net	其他收入 – 淨額	6	<b>235.6</b>	120.7
Fair value adjustments on investment properties	投資物業公平值調整		(98.4)	91.9
Selling and distribution costs	銷售及分銷成本	7	(29.1)	(36.4)
Administrative expenses	行政費用	7	(147.4)	(148.2)
Other and general expenses	其他及一般費用	7	(153.3)	(66.7)
<b>Operating profit</b>	<b>經營溢利</b>		<b>469.6</b>	643.7
Finance income	財務收入	8	<b>26.8</b>	57.2
Finance costs	融資成本	8	(186.4)	(177.6)
Finance costs – net	融資成本 – 淨額	8	(159.6)	(120.4)
Share of results of associates	應佔聯營公司之業績	20	<b>71.5</b>	83.0
Share of results of a joint venture	應佔一間合營公司之業績	21	(68.5)	(152.5)
<b>Profit before income tax</b>	<b>所得稅前溢利</b>		<b>313.0</b>	453.8
Income tax expense	所得稅支出	11	(71.4)	(76.3)
<b>Profit for the year</b>	<b>本年度溢利</b>		<b>241.6</b>	377.5
<b>Profit attributable to:</b>	<b>以下應佔溢利：</b>			
Equity holders of the Company	本公司權益持有人		<b>202.3</b>	278.7
Non-controlling interests	非控股權益		<b>39.3</b>	98.8
			<b>241.6</b>	377.5
<b>Earnings per share attributable to equity holders of the Company</b> (expressed in HK cents per share)	<b>本公司權益持有人應佔每股盈利</b> (以每股港仙列示)	12		
Basic	基本		<b>39.5</b>	52.8
Diluted	攤薄		<b>39.3</b>	52.0

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 綜合全面損益表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
<b>Profit for the year</b>	<b>本年度溢利</b>	<b>241.6</b>	377.5
<b>Other comprehensive income/(loss) Items that may be reclassified subsequently to profit or loss</b>	<b>其他全面收入／(虧損) 可於其後重新分類至損益之項目</b>		
Translation of financial statements of foreign operations	換算海外業務財務報表		
– Currency translation differences of the Company and its subsidiaries	– 本公司及其附屬公司之匯兌換算差額	<b>737.1</b>	(268.4)
– Currency translation differences of associates and a joint venture	– 聯營公司及一間合營公司之匯兌換算差額	<b>169.7</b>	(53.0)
Release of exchange differences upon liquidation of subsidiaries	附屬公司清盤後解除匯兌調整	<b>(0.2)</b>	(49.9)
<b>Items that will not be reclassified subsequently to profit or loss</b>	<b>其後不會重新分類至損益之項目</b>		
Gain on property revaluation	物業重估之收益	<b>0.6</b>	–
Fair value loss on financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產之公平值虧損	<b>(1.1)</b>	(2.2)
<b>Other comprehensive income/(loss) for the year, net of tax</b>	<b>本年度其他全面收入／(虧損)，扣除稅項</b>	<b>906.1</b>	(373.5)
<b>Total comprehensive income for the year</b>	<b>本年度全面收入總額</b>	<b>1,147.7</b>	4.0
<b>Total comprehensive income/(loss) attributable to:</b>	<b>以下應佔全面收入／(虧損) 總額：</b>		
Equity holders of the Company	本公司權益持有人	<b>914.3</b>	(35.9)
Non-controlling interests	非控股權益	<b>233.4</b>	39.9
		<b>1,147.7</b>	4.0

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

As at 31 December 2020  
於二零二零年十二月三十一日

		Note	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
		附註		
<b>ASSETS</b>	<b>資產</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	14	12,631.9	11,980.4
Right-of-use assets	使用權資產	15	1,524.2	1,455.0
Property, plant and equipment	物業、機器及設備			
– Other property, plant and equipment	– 其他物業、機器及設備	16	1,372.0	1,105.3
– Construction in progress	– 在建工程	16	–	222.7
Intangible assets	無形資產	17	0.9	1.0
Properties under development	發展中物業	18	451.8	549.1
Interests in associates	於聯營公司之權益	20	1,301.9	1,202.8
Interest in a joint venture	於一間合營公司之權益	21	1,424.0	1,443.9
Financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產	22	15.8	18.1
Financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產	23	2,037.7	300.8
Prepayments and other receivables	預付款及其他應收款	26	51.2	59.1
Deferred income tax assets	遞延所得稅資產	33	15.5	–
<b>Total non-current assets</b>	<b>非流動資產總額</b>		<b>20,826.9</b>	<b>18,338.2</b>
<b>Current assets</b>	<b>流動資產</b>			
Inventories	存貨		12.9	6.6
Properties under development	發展中物業	18	–	126.5
Properties held for sale	作銷售用途之物業	25	374.9	593.5
Financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產	23	243.7	–
Trade and other receivables	應收賬款及其他應收款	26	645.7	474.7
Restricted cash	受限制現金	27	88.5	200.1
Cash and cash equivalents	現金及現金等價物	28	1,078.7	2,293.5
<b>Total current assets</b>	<b>流動資產總額</b>		<b>2,444.4</b>	<b>3,694.9</b>
<b>Total assets</b>	<b>資產總額</b>		<b>23,271.3</b>	<b>22,033.1</b>



CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
綜合財務狀況表

As at 31 December 2020  
於二零二零年十二月三十一日

		Note 附註	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
<b>EQUITY</b>	<b>權益</b>			
<b>Capital and reserves attributable to equity holders of the Company</b>	<b>本公司權益持有人應佔資本及儲備</b>			
Share capital	股本	29	127.8	128.9
Reserves	儲備	30	13,573.6	12,822.3
<b>Equity attributable to equity holders of the Company</b>	<b>本公司權益持有人應佔權益</b>		<b>13,701.4</b>	<b>12,951.2</b>
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>3,007.7</b>	<b>2,783.2</b>
<b>Total equity</b>	<b>權益總額</b>		<b>16,709.1</b>	<b>15,734.4</b>
<b>LIABILITIES</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借款	31	2,335.1	2,559.6
Lease liabilities	租賃負債		–	8.0
Deferred income tax liabilities	遞延所得稅負債	33	1,916.2	1,829.2
<b>Total non-current liabilities</b>	<b>非流動負債總額</b>		<b>4,251.3</b>	<b>4,396.8</b>
<b>Current liabilities</b>	<b>流動負債</b>			
Trade and other payables	應付賬款及其他應付款	32	1,023.3	1,100.6
Borrowings	借款	31	967.1	408.3
Lease liabilities	租賃負債		0.2	22.7
Amount due to a shareholder	應付一名股東款項	34	196.9	197.7
Current income tax liabilities	即期所得稅負債		123.4	172.6
<b>Total current liabilities</b>	<b>流動負債總額</b>		<b>2,310.9</b>	<b>1,901.9</b>
<b>Total liabilities</b>	<b>負債總額</b>		<b>6,562.2</b>	<b>6,298.7</b>
<b>Total equity and liabilities</b>	<b>權益及負債總額</b>		<b>23,271.3</b>	<b>22,033.1</b>

OEI Kang, Eric  
黃剛  
Director  
董事

LEUNG Wing Sum, Samuel  
梁榮森  
Director  
董事

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合權益變動表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Attributable to equity holders of	Non-controlling	Total equity
	Note	the Company	interests	Total equity
	附註	本公司權益 持有人應佔	非控股權益	權益總額
		HK\$ Million	HK\$ Million	HK\$ Million
		百萬港元	百萬港元	百萬港元
<b>Balance at 1 January 2020</b>		12,951.2	2,783.2	15,734.4
<b>Comprehensive income</b>				
Profit for the year		202.3	39.3	241.6
<b>Other comprehensive income/(loss)</b>				
Translation of financial statements of foreign operations				
- Currency translation differences of the Company and its subsidiaries	30	543.0	194.1	737.1
- Currency translation differences of associates and a joint venture	30	169.7	-	169.7
Release of exchange differences upon liquidation of subsidiaries	30	(0.2)	-	(0.2)
Gain on property revaluation	30	0.6	-	0.6
Fair value loss on financial assets at fair value through other comprehensive income	30	(1.1)	-	(1.1)
<b>Total comprehensive income for the year</b>		914.3	233.4	1,147.7
<b>Transactions with owners</b>				
Repurchase of own equity shares issued by the Company		(31.1)	-	(31.1)
Dividends paid	30	(133.0)	(8.9)	(141.9)
<b>Total transactions with owners</b>		(164.1)	(8.9)	(173.0)
<b>Balance at 31 December 2020</b>		13,701.4	3,007.7	16,709.1

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

### 綜合權益變動表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Note	Attributable to equity holders of the Company 本公司權益持有人應佔 HK\$ Million 百萬港元	Non-controlling interests 非控股權益 HK\$ Million 百萬港元	Total equity 權益總額 HK\$ Million 百萬港元
		附註			
<b>Balance at 1 January 2019</b>	<b>於二零一九年一月一日之結餘</b>		13,202.2	2,752.2	15,954.4
<b>Comprehensive income</b>	<b>全面收入</b>				
Profit for the year	本年度溢利		278.7	98.8	377.5
<b>Other comprehensive loss</b>	<b>其他全面虧損</b>				
Translation of financial statements of foreign operations	換算海外業務財務報表				
- Currency translation differences of the Company and its subsidiaries	- 本公司及其附屬公司之匯兌換算差額	30	(209.5)	(58.9)	(268.4)
- Currency translation differences of associates and a joint venture	- 聯營公司及一間合營公司之匯兌換算差額	30	(53.0)	-	(53.0)
Release of exchange differences upon liquidation of subsidiaries	附屬公司清盤後解除匯兌調整	30	(49.9)	-	(49.9)
Fair value loss on financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產之公平值虧損	30	(2.2)	-	(2.2)
<b>Total comprehensive (loss)/income for the year</b>	<b>本年度全面(虧損)/收入總額</b>		(35.9)	39.9	4.0
<b>Transactions with owners</b>	<b>與擁有人之交易</b>				
Repurchase of own equity shares issued by the Company	購回本公司已發行之自身權益股份		(77.6)	-	(77.6)
Dividends paid	已付股息	30	(137.5)	(8.9)	(146.4)
<b>Total transactions with owners</b>	<b>與擁有人之交易總額</b>		(215.1)	(8.9)	(224.0)
<b>Balance at 31 December 2019</b>	<b>於二零一九年十二月三十一日之結餘</b>		12,951.2	2,783.2	15,734.4

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流量表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Note	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
		附註		
<b>Cash flows from operating activities</b>	<b>經營業務之現金流量</b>			
Cash generated from operations	經營業務所得現金	39	812.5	588.9
Income tax paid, net	已付所得稅淨額		(158.5)	(74.6)
Net cash generated from operating activities	經營業務所得現金淨額		654.0	514.3
<b>Cash flows from investing activities</b>	<b>投資活動之現金流量</b>			
Interest received	已收利息		26.8	57.7
Dividend received from associates	已收聯營公司股息		32.8	22.0
Dividend received from a financial asset at fair value through other comprehensive income	已收按公平值在其他全面損益列賬之金融資產股息		—	1.3
Dividend received from financial assets at fair value through profit or loss	已收按公平值在損益列賬之金融資產股息		97.0	2.3
Development costs paid for investment properties	支付投資物業之發展成本		(156.1)	(140.2)
Development costs paid for construction in progress	支付在建工程之發展成本		(147.6)	(108.4)
Purchase of property, plant and equipment	購買物業、機器及設備		(20.9)	(12.0)
Purchase of intangible assets	購買無形資產		(0.2)	—
Refund of land premium paid for investment properties	退還已付投資物業之土地溢價款		218.9	—
Purchase of financial assets at fair value through profit or loss	購買按公平值在損益列賬之金融資產		(3,711.0)	(304.4)
Proceeds from the disposal of financial assets at fair value through profit or loss	出售按公平值在損益列賬之金融資產所得款項		1,775.9	—
Proceeds from the disposal of property, plant and equipment	出售物業、機器及設備所得款項		0.5	7.3
Return of capital from a financial asset at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產之資本收回		1.5	0.9
Decrease in amount due from a joint venture	應收一間合營公司款項減少		42.4	—
Decrease in short-term bank deposits	短期銀行存款減少		—	697.8
Net cash (used in)/generated from investing activities	投資活動(所用)/所得現金淨額		(1,840.0)	224.3

## CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

	Note 附註	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
<b>Cash flows from financing activities</b>	<b>融資活動之現金流量</b>		
Payment for repurchase of own equity shares	購回自身權益股份之付款	(31.1)	(77.6)
Decrease in restricted cash	受限制現金減少	117.7	274.1
Proceeds from bank borrowings and other loans	銀行借款及其他貸款所得款項	576.0	357.2
Repayment of bank borrowings and other loans	償還銀行借款及其他貸款	(436.2)	(521.2)
Payment for lease liabilities (including interest)	支付租賃負債款項(包括利息)	(31.9)	(23.5)
Dividends paid to equity holders of the Company	已付本公司權益持有之股息	(133.0)	(137.5)
Dividends paid to non-controlling shareholders	已付非控股股東之股息	(8.9)	(8.9)
Interest paid	已付利息	(169.6)	(177.1)
Net cash used in financing activities	融資活動所用現金淨額	(117.0)	(314.5)
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>現金及現金等價物(減少)/增加淨額</b>	<b>(1,303.0)</b>	<b>424.1</b>
Cash and cash equivalents at 1 January	於一月一日之現金及現金等價物	2,293.5	1,889.6
Effect of foreign exchange rate changes	匯率變動之影響	88.2	(20.2)
Cash and cash equivalents at 31 December	於十二月三十一日之現金及現金等價物	1,078.7	2,293.5

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

### 1 GENERAL INFORMATION

HKC (Holdings) Limited (the “Company” or “HKC”) is a limited liability company incorporated in Bermuda. The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda.

The Company and its subsidiaries (collectively the “Group”) are principally engaged in the business of property development and investment and renewable energy investment and operation. The investments of the Group are mainly located in the Mainland China.

The shares of the Company are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The ultimate holding company is Claudio Holdings Limited, a company incorporated in the British Virgin Islands.

These consolidated financial statements are presented in millions of Hong Kong dollars (“HK\$ Million”), unless otherwise stated. These consolidated financial statements were approved for issue by the board of directors of the Company (the “Board”) on 18 March 2021.

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

### 1 一般資料

香港建設(控股)有限公司(「本公司」或「香港建設」)為於百慕達註冊成立之有限責任公司。其註冊辦事處地址為 Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda。

本公司及其附屬公司(統稱「本集團」)主要從事物業發展與投資、再生能源投資及營運業務。本集團之投資主要位於中國內地。

本公司股份於香港聯合交易所有限公司(「聯交所」)主板上市。於英屬處女群島註冊成立之 Claudio Holdings Limited 為本公司最終控股公司。

除另有列明外，此等綜合財務報表以百萬港元(「百萬港元」)列示。本公司董事會(「董事會」)已於二零二一年三月十八日批准刊發此等綜合財務報表。

### 2 主要會計政策概要

編製該等綜合財務報表採納之主要會計政策載列如下。除另有說明外，該等政策已於所有呈報年度內貫徹應用。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.1 Basis of preparation

The consolidated financial statements of HKC have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRS”) and disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, as modified by the revaluation of investment properties, financial assets at fair value through other comprehensive income, and financial assets at fair value through profit or loss, which are carried at fair value.

The preparation of financial statements in conformity with HKFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Note 4.

#### (a) Amendments to standards adopted by the Group

Conceptual Framework for Financial Reporting 2018	Revised Conceptual Framework for Financial Reporting
Amendments to HKAS 1 and HKAS 8	Definition of Material
Amendments to HKFRS 3	Definition of a Business
Amendments to HKFRS 7, HKFRS 9 and HKAS 39	Interest Rate Benchmark Reform

## 2 主要會計政策概要(續)

### 2.1 編製基準

香港建設之綜合財務報表乃根據所有適用香港財務報告準則(「香港財務報告準則」)及香港公司條例的披露規定編製。該等綜合財務報表按歷史成本慣例編製，並就重估投資物業、按公平值在其他全面損益列賬之金融資產及按公平值在損益列賬之金融資產之作出修訂並以公平值列賬。

編製符合香港財務報告準則之財務報表時，須採用若干重大會計估計。管理層亦須在應用本集團會計政策的過程中作出判斷。涉及較多判斷或較複雜的範疇，或假設及估計對綜合財務報表有重大影響的範疇於附註4披露。

#### (a) 本集團所採納之準則修訂

二零一八年財務報告 概念框架	財務報告概念 框架之修訂
香港會計準則第1號及 第8號之修訂	重要性定義
香港財務報告準則 第3號之修訂	業務的定義
香港財務報告準則 第7號、第9號及 香港會計準則 第39號之修訂	利率基準改革

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

(a) Amendments to standards adopted by the Group (continued)

The adoption of these amendments to standards does not have any significant impact on the Group's consolidated financial statements.

(b) New standards and amendments to standards have been issued but are not effective for the financial year beginning on 1 January 2020 and have not been early adopted

The following standards and amendments to standards have been published and are mandatory for the accounting periods beginning on or after 1 June 2020 or later periods, but the Group has not early adopted them:

Amendment to HKFRS 16 香港財務報告準則第16號之修訂	Covid-19-Related Rent Concessions 2019冠狀病毒病相關之租金優惠	1 June 2020 二零二零年六月一日
Amendments to HKAS 16 香港會計準則第16號之修訂	Property, Plant and Equipment: Proceeds before Intended Use 物業、機器及設備-作擬定用途前之 所得款項	1 January 2022 二零二二年一月一日
Amendments to HKFRS 3 香港財務報告準則第3號之修訂	Reference to the Conceptual Framework 概念框架之提述	1 January 2022 二零二二年一月一日
Amendments to HKAS 37 香港會計準則第37號之修訂	Onerous Contracts – Cost of Fulfilling a Contract 有償合約-履行合約之成本	1 January 2022 二零二二年一月一日

2 主要會計政策概要(續)

2.1 編製基準(續)

(a) 本集團所採納之準則修訂(續)

採納該等準則修訂不會對本集團之綜合財務報表產生任何重大影響。

(b) 已頒佈但於二零二零年一月一日開始之財政年度尚未生效且無提早採納之新準則及準則修訂

以下為已頒佈且必須強制應用於自二零二零年六月一日或以後開始之會計期間或較後期間之準則及準則修訂，惟本集團並無提早採納：

Effective for accounting periods beginning on or after  
於下列日期或之後開始的會計期間生效

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) 2 主要會計政策概要(續)

### 2.1 Basis of preparation (continued)

- (b) New standards and amendments to standards have been issued but are not effective for the financial year beginning on 1 January 2020 and have not been early adopted (continued)

### 2.1 編製基準(續)

- (b) 已頒佈但於二零二零年一月一日開始之財政年度尚未生效且無提早採納之新準則及準則修訂(續)

Effective for accounting periods beginning on or after  
於下列日期或之後開始  
的會計期間生效

Annual Improvements to HKFRSs 香港財務報告準則之年度改進	Annual Improvements to HKFRSs 2018-2020 Cycle 香港財務報告準則二零一八年至二零二零年週期之年度改進	1 January 2022 二零二二年一月一日
Amendments to HKAS 1 香港會計準則第1號之修訂	Classification of Liabilities as Current or Non-current 有關流動或非流動負債之分類	1 January 2023 二零二三年一月一日
HKFRS 17 香港財務報告準則第17號	Insurance Contracts 保險合約	1 January 2023 二零二三年一月一日
Amendments to HKFRS 10 and HKAS 28 香港財務報告準則第10號及香港會計準則第28號之修訂	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture 投資者與其聯營公司或合營公司之間之資產出售或注資	To be announced 待公佈

The Group has not early adopted the new standards and amendments to standards, which have been issued but are not effective for the financial year beginning on 1 January 2020. The Group has already commenced an assessment on the impact of these new standards and amendments to standards, and expected that the adoption of these new standards and amendments to standards will not have any significant impact on the Group's consolidated financial information in the current or future reporting periods.

本集團並無提早採納已頒佈但於二零二零年一月一日開始之財政年度尚未生效之新準則及準則修訂。本集團已開始評估該等新準則及準則修訂之影響，並預期採納該等新準則及準則修訂，將不會對本集團現時或未來報告期間之綜合財務資料產生任何重大影響。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.2 Consolidation

The consolidated financial statements include the financial statements of the Company and all its subsidiaries made up to 31 December.

#### (a) Subsidiaries

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group uses the acquisition method of accounting to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

## 2 主要會計政策概要(續)

### 2.2 綜合基準

綜合財務報表包括本公司及其所有附屬公司截至十二月三十一日止之財務報表。

#### (a) 附屬公司

附屬公司為本集團可對其行使控制權之實體(包括結構實體)。當本集團從參與某實體之業務獲得或有權獲得可變回報，及有能力藉對實體行使其權力而影響其回報，則本集團控制該實體。自附屬公司之控制權轉移至本集團當日起綜合入賬，並於失去控制權當日起不再綜合入賬。

本集團採用購買法將業務合併入賬。收購附屬公司之轉讓代價為所轉讓資產、被收購方前擁有人所產生負債及本集團發行之股權之公平值。所轉讓代價包括或然代價安排所產生之任何資產或負債之公平值。收購相關成本於產生時列作開支。於業務合併時所收購可識別資產及所承擔負債及或然負債初步按收購當日公平值計量。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.2 Consolidation (continued)

#### (a) Subsidiaries (continued)

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis. Non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation are measured at either fair value or the present ownership interests' proportionate share in the recognised amounts of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at their acquisition date fair value, unless another measurement basis is required by HKFRS.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If this is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in profit or loss.

## 2 主要會計政策概要(續)

### 2.2 綜合基準(續)

#### (a) 附屬公司(續)

本集團按個別收購基準，確認被收購方之任何非控股權益。屬於現時擁有權益之被收購方之非控股權益，並賦予其擁有人於清盤時按比例應佔實體的資產淨值，以公平值或現時擁有權益應佔被收購方於可識別資產淨值已確認金額的比例計量。除非香港財務報告準則規定須採用其他計量基準，否則非控股權益之一切其他組成部分均以收購日期之公平值計量。

所轉讓代價、被收購方之任何非控股權益金額及任何先前於被收購方之股權於收購日期之公平值超過所收購可識別資產淨值之公平值之差額入賬列作商譽。倘該議價收購之價格低於購入附屬公司之資產淨值之公平值，則該差額會直接於損益內確認。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.2 Consolidation (continued)

#### (a) Subsidiaries (continued)

In the Company's statement of financial position, investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. It is adjusted to reflect changes in consideration arising from contingent consideration amendments. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving dividends from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated, unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

## 2 主要會計政策概要(續)

### 2.2 綜合基準(續)

#### (a) 附屬公司(續)

在本公司之財務狀況表內，於附屬公司之投資按成本扣除減值列賬。成本包括直接應佔投資成本。其經調整以反映修改或然代價所產生的代價變動。附屬公司之業績由本公司按已收及應收股息入賬。

當收到於附屬公司之投資之股息時，而股息超過附屬公司在股息宣派期間之全面收入總額，或該投資在獨立財務報表之賬面值超過被投資方淨資產(包括商譽)在綜合財務報表之賬面值時，則必須對有關投資進行減值測試。

集團內公司間之交易、結餘及集團公司之間進行交易之未變現收益均予對銷。除非該交易提供證據顯示已轉讓的資產出現減值，否則未變現虧損亦會對銷。附屬公司之會計政策已作出必要修改，以確保與本集團採用之會計政策一致。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.2 Consolidation (continued)

#### (b) Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in a loss of control are accounted for as equity transactions – that is, as transactions with the owners of the subsidiary in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

#### (c) Disposal of subsidiaries

When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

## 2 主要會計政策概要(續)

### 2.2 綜合基準(續)

#### (b) 不導致失去控制權的附屬公司所有權權益變動

本集團將其與非控股權益進行、不導致失去控制權的交易入賬為權益交易 – 即與附屬公司所有者以其作為所有者身份進行的交易。已支付任何代價之公平值與相關應佔附屬公司資產淨值之賬面值的差額計入權益。向非控股權益的處置之盈虧亦計入權益。

#### (c) 出售附屬公司

當本集團停止擁有控制權時，任何於該實體之保留權益按失去控制權當日之公平值重新計量，賬面值之變動於損益內確認。就聯營公司、合營公司或金融資產之保留權益之日後會計處理而言，公平值為其初始賬面值。此外，以往就該實體在其他全面損益中確認之任何金額將視作本集團已直接出售相關資產或負債入賬。此意味著，以往在其他全面損益中確認之金額將重新分類至損益。

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

**2.2 Consolidation** (continued)

**(d) Associates**

Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting. Under the equity method of accounting, the investment is initially recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition. The Group's investment in associates includes goodwill identified on acquisition. Upon the acquisition of the ownership interest in an associate, any difference between the cost of the associate and the Group's share of the net fair value of the associate's identifiable assets and liabilities is accounted for as goodwill.

If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

**2 主要會計政策概要** (續)

**2.2 綜合基準** (續)

**(d) 聯營公司**

聯營公司為本集團對其有重大影響力但無控制權之公司，一般附帶有20%至50%表決權之股權。於聯營公司的投資以權益會計法入賬。根據權益會計法，初步按成本確認投資，賬面值會增加或減少以確認投資者在收購日後佔被投資方的溢利或虧損。本集團於聯營公司之投資包括收購時已識別之商譽。於購買聯營公司之所有權權益時，聯營公司成本與本集團分佔聯營公司可識別資產及負債公平值淨額之差額入賬列作商譽。

若於聯營公司之擁有權權益減少，但仍然保留重大影響力，僅將以往在其他全面損益中確認之金額按比例重新分類至損益(如適當)。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.2 Consolidation (continued)

#### (d) Associates (continued)

The Group's share of its associates' post-acquisition profits or losses is recognised in profit or loss, and its share of post-acquisition movements in other comprehensive income is recognised in other comprehensive income with a corresponding adjustment to the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount adjacent to "share of results of associates" in the income statement.

## 2 主要會計政策概要(續)

### 2.2 綜合基準(續)

#### (d) 聯營公司(續)

本集團應佔其聯營公司收購後之溢利或虧損於損益內確認，而應佔收購後其他全面損益之變動則於其他全面損益確認，並對投資賬面值做出相應調整。如本集團應佔一間聯營公司之虧損等於或超過其於該聯營公司之權益(包括任何其他無抵押應收款)，則本集團不會確認進一步虧損，除非本集團已代聯營公司承擔法律或推定責任或作出付款。

本集團於各報告日期釐定是否有客觀證據證明於聯營公司之投資已減值。如投資已減值，則本集團按聯營公司可收回數額與其賬面值的差額計算減值金額，並將有關金額確認於損益表中「應佔聯營公司之業績」。

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

**2.2 Consolidation** (continued)

**(d) Associates** (continued)

Unrealised gains on transactions between the Group and its associates are eliminated to the extent of the Group's interests in the associates. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Dilution gains and losses arising in investments in associates are recognised in profit or loss.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within other income — net in income statement.

**2 主要會計政策概要** (續)

**2.2 綜合基準** (續)

**(d) 聯營公司** (續)

本集團與其聯營公司之間交易的未變現收益按本集團於聯營公司的權益對銷。除非交易時有證據顯示所轉讓資產有所減值，否則未變現虧損亦會對銷。聯營公司之會計政策已作必要修訂，以確保與本集團所採納之政策貫徹一致。

投資於聯營公司所產生之攤薄收益及虧損於損益內確認。

出售盈虧按所得款與賬面值的差額釐定，並在損益表內的其他收入—淨額中確認。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.2 Consolidation (continued)

#### (e) Joint ventures

A joint venture is a contractual arrangement whereby the Group and other parties undertake an economic activity which is subject to joint control and none of the participating parties has unilateral control over the economic activity.

Investments in joint ventures are accounted for by the equity method of accounting. The consolidated income statement includes the Group's share of the results of joint ventures for the year, and the consolidated statement of financial position includes the Group's share of the net assets of the joint ventures and goodwill (net of any accumulated impairment loss) on acquisition.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of the joint ventures have been changed where necessary to ensure consistency with the policies adopted by the Group.

## 2 主要會計政策概要(續)

### 2.2 綜合基準(續)

#### (e) 合營公司

合營公司為本集團與其他各方合作進行一項經濟活動之合約安排，該公司受共同控制，而任何參與方不可單方面控制有關經濟活動。

於合營公司之投資按權益會計法入賬。綜合損益表包括本集團於年內應佔合營公司之業績，而綜合財務狀況表則包括本集團應佔合營公司之資產淨值及收購時產生之商譽(扣除任何累計減值虧損)。

本集團與其合營公司之間交易的未變現收益按本集團於合營公司的權益對銷。除非交易時有證據顯示所轉讓資產有所減值，否則未變現虧損亦會對銷。合營公司之會計政策已作必要修訂，以確保與本集團所採納之政策貫徹一致。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.3 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker (“CODM”). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Group’s most senior executive management that makes strategic decisions.

### 2.4 Foreign currency translation

#### (a) Functional and presentation currency

Items included in the financial statements of each of the Group’s entities are measured using the currency of the primary economic environment in which the entity operates (the “functional currency”). The Group’s functional currency is Renminbi and the Group’s presentation currency is Hong Kong dollars to facilitate analysis of the financial information of the Group, which is listed in Hong Kong.

#### (b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

## 2 主要會計政策概要(續)

### 2.3 分部報告

經營分部以與向主要營運決策人(「主要營運決策人」)作出內部報告者一致之基準呈報。負責分配資源及評估經營分部表現之主要營運決策人為作出策略決定之本集團最高級行政管理層。

### 2.4 外幣換算

#### (a) 功能及呈報貨幣

本集團各實體之財務報表所包括之項目，乃按該實體經營所在地主要經濟環境之貨幣(「功能貨幣」)計量。本集團之功能貨幣為人民幣，而本集團呈報貨幣則為港元，以便對於香港上市之本集團的財務資料進行分析。

#### (b) 交易及結餘

外幣交易均按交易或項目重新計量估值當日之現行匯率換算為功能貨幣。因該等交易結算及按年末結算日之匯率換算以外幣計值之貨幣資產及負債而產生之匯兌損益，均於損益內確認。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.4 Foreign currency translation (continued)

#### (c) Group companies

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (i) assets and liabilities for each statement of financial position presented are translated at the closing rate at the end of the reporting period;
- (ii) income and expenses for each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
- (iii) all resulting exchange differences are recognised in other comprehensive income. Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate. Currency translation differences are recognised in other comprehensive income.

## 2 主要會計政策概要(續)

### 2.4 外幣換算(續)

#### (c) 集團公司

集團旗下所有實體如持有與呈報貨幣不一致之功能貨幣(其中並無任何公司持有通脹嚴重之經濟體系之貨幣)，其業績和財務狀況均按以下方法兌換為呈報貨幣：

- (i) 每項財務狀況表之資產及負債均按照報告期末當日之收市匯率換算；
- (ii) 每項損益表之收入和開支均按照平均匯率換算，但若此平均匯率未能合理反映各交易日之匯率所帶來之累計影響，則按照各交易日之匯率換算此等收入和開支；及
- (iii) 所有產生之匯兌差異均於其他全面損益中確認。因收購海外公司而產生之商譽及公平值調整，均視作該海外公司之資產及負債處理，並以收市匯率換算。匯兌換算差額於其他全面損益內確認。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.4 Foreign currency translation (continued)

#### (d) Disposal of foreign operation and partial disposal

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, a disposal involving loss of joint control over a joint venture that includes a foreign operation, or a disposal involving loss of significant influence over an associate that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the equity holders of the Company are reclassified to profit or loss.

In the case of a partial disposal that does not result in the Group losing control over a subsidiary that includes a foreign operation, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (that is, reductions in the Group's ownership interest in associates or joint ventures that do not result in the Group losing significant influence or joint control) the proportionate share of the accumulated exchange difference is reclassified to profit or loss.

## 2 主要會計政策概要(續)

### 2.4 外幣換算(續)

#### (d) 出售海外業務及部分出售

於出售海外業務(即出售本集團於海外業務之全部權益、或涉及失去對一間具有海外業務的附屬公司之控制權之出售、涉及失去對一間具有海外業務的合營公司之共同控制權之出售、或涉及失去對一間具有海外業務的聯營公司之重大影響力之出售)時,就本公司權益持有人應佔該業務而於權益內累計之所有匯兌差額重新分類至損益。

就有關部分出售並未導致本集團失去對具有海外業務之附屬公司之控制權,則按比例將累計匯兌差額重新分配予非控股權益,且不在損益內確認。就所有其他部分出售(即削減本集團於聯營公司或合營公司之擁有權權益,而不會導致本集團失去重大影響力或共同控制)而言,則按比例將累計匯兌差額重新分類至損益。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.5 Property, plant and equipment

Properties are interests in land and buildings other than investment properties. Leasehold land and buildings, electric utility plant and equipment, other plant and equipment, comprising plant and machineries, motor vehicles and furniture and fixtures are stated at cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Leasehold land commences depreciation from the time when the land interest becomes available for its intended use. Depreciation on leasehold land and other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Leasehold land	Shorter of remaining lease term or useful life
Buildings	50 years
Electric utility plant and equipment	Shorter of the remaining operation period or 20 years
Other plant and equipment	3 to 15 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Subsequent costs are included in the carrying amount of the asset or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged in profit or loss during the financial period in which they are incurred.

## 2 主要會計政策概要(續)

### 2.5 物業、機器及設備

物業是指投資物業以外之土地及樓宇權益。租賃土地及樓宇、發電廠及設備、其他機器及設備，當中包括機器及設備、汽車及傢俬以及固定裝置，按成本減累計折舊及累計減值虧損列賬。歷史成本包括因收購有關項目而直接應佔之開支。

租賃土地於該土地權益可用作預定用途時開始折舊。租賃土地及其他資產之折舊以直線法計算，於估計可使用年內將成本分配至其餘值，如下：

租賃土地	剩餘租賃年期或可使用年期之較短者
樓宇	50年
發電廠及設備	剩餘經營期或20年之較短者
其他機器及設備	3至15年

於各報告期末均會檢討資產之餘值及可使用年期，並會在適當情況下作出調整。

其後成本僅於與該項目有關的未來經濟利益很有可能流入本集團及項目成本能夠可靠計量時，方計入資產賬面值或確認為一項獨立資產(視乎適用情況而定)。已置換部分之賬面值則被終止確認。所有其他維修及保養費用於產生之財務期間內在損益扣除。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.5 Property, plant and equipment (continued)

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within other income in profit or loss.

### 2.6 Investment properties

Investment properties, principally comprising leasehold land and buildings, are held for long-term rental yields and are not occupied by the Group. Land held under operating leases are accounted for as investment properties when the rest of the definition of an investment property is met. In such cases, the operating leases concerned are accounted for as if they were finance leases.

Property that is being constructed or developed as investment property is carried at fair value. Where fair value is not determinable, such investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is completed (whichever is earlier).

## 2 主要會計政策概要(續)

### 2.5 物業、機器及設備(續)

當資產之賬面值超過預計可收回金額時，資產賬面值即時撇減至其可收回額。

出售盈虧按比較所得款項與賬面值釐定，於損益內其他收入確認。

### 2.6 投資物業

投資物業主要包括租賃土地及樓宇，乃持有作為長期收取租金用途且並非由本集團所佔用。以經營租賃持有之土地如符合投資物業的其餘定義，則按投資物業分類及記賬。經營租賃猶如其為融資租賃而記賬。

作為投資物業之興建或開發中物業以公平值列賬。倘未能可靠釐定公平值，則該建造中投資物業按成本計量，直至其公平值能可靠釐定或興建工程竣工(以較早者為準)為止。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.6 Investment properties (continued)

Investment property is initially measured at cost, including related transaction costs and where applicable borrowing costs. After initial recognition at cost, investment properties are carried at fair value, representing open market value determined at each reporting date by external valuers. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If the information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. These valuations are reviewed annually by Knight Frank Petty Limited ("Knight Frank"), an independent professional valuer.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions.

The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of land classified as investment property, others, including contingent rent payments, are not recognised in the financial statements.

## 2 主要會計政策概要(續)

### 2.6 投資物業(續)

投資物業初步按成本計量，並包括相關之交易費用及借款成本(如適用)。於初步按成本確認後，投資物業會按公平值列賬，即由外聘估值師於各報告日期所釐定之公開市值。公平值按活躍市價定，倘有需要，會就指定資產於性質、地點或狀況三方面之任何差異作出調整。倘並無有關資料，本集團將會採用其他估值方法，例如活躍程度稍遜之市場的最近期價格或貼現現金流量預測。該等估值乃經獨立專業估值師萊坊測量師行有限公司(「萊坊」)每年檢討。

投資物業之公平值反映(其中包括)來自現有租賃合約之租金收入，以及按現有市場狀況對來自未來租賃合約的租金收入之假設。

公平值亦以類似方式反映預期有關物業之任何現金流出，其中若干現金流出確認為負債，包括分類為投資物業土地之融資租賃負債，其他項目(包括或然租金支出)不會在財務報表確認。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.6 Investment properties (continued)

Subsequently expenditure is included in the asset's carrying amount only when it is probable that future economic benefits associated with the asset will flow to the Group and the cost of the asset can be measured reliably. All other repairs and maintenance costs are expensed in profit or loss during the financial period in which they are incurred.

Changes in fair values are recorded as part of a valuation gain or loss in fair value adjustments on investment properties in profit or loss.

The Group transfers a property from investment property to property, plant and equipment and right-of-use assets when and only when there is a change in use, evidenced by commencement of owner-occupation. The deemed cost of the property, plant and equipment and right-of-use assets is the fair value of the property at the date of change in use.

## 2 主要會計政策概要(續)

### 2.6 投資物業(續)

當有關資產之未來經濟利益很有可能流入本集團，且資產成本能夠可靠地計量時，其後開支方會計入資產之賬面值。所有其他維修及保養成本於產生之財務期間內在損益內支銷。

公平值之變動於損益內作為投資物業公平值調整中公平值收益或虧損之一部分。

僅在開始自用的證據顯示用途改變時，本集團方會將物業由投資物業轉撥至物業、機器及設備以及使用權資產。該物業於用途改變當日之公平值會被視為物業、機器及設備以及使用權資產之成本。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.6 Investment properties (continued)

The Group transfers a property from property, plant and equipment to investment property when and only when there is a change in use, evidenced by end of owner-occupation. Any difference resulting between carrying amount and the fair value of the property at the date of transfer is treated as the same way as a revaluation under HKAS 16. Any resulting increase in the carrying amount of the property is recognised in income statement to the extent that it reverses a previous impairment loss, with any remaining increase recognised in other comprehensive income and increase directly to equity in revaluation surplus within equity. Any resulting decrease in the carrying amount of the property is initially charged in other comprehensive income against any previously recognised revaluation surplus, with any remaining decrease charged to income statement.

### 2.7 Completed properties held for sale

Properties held for sale are initially measured at the carrying amount of the property at the date of reclassification from properties under development. Properties remaining unsold at the end of the year are stated at the lower of cost and net realisable value.

Cost comprises land and development costs attributable to the unsold properties.

## 2 主要會計政策概要(續)

### 2.6 投資物業(續)

僅在結束自用的證據顯示用途改變時，本集團方會將物業由物業、機器及設備轉撥至投資物業。該物業於轉撥當日賬面值與公平值之間的任何差額按與香港會計準則第16號項下相同的重估方式處置。該物業賬面值因此產生的任何增加於損益表確認，惟其需撥回先前確認之減值虧損，而任何餘下增長於其他全面損益確認及權益之直接增長於權益內重估盈餘確認。任何因此產生的物業賬面值減少初步自其他全面損益扣除，抵銷任何先前已經確認重估盈餘，任何餘下減少則計入損益表。

### 2.7 作銷售用途之落成物業

作銷售用途之物業初步按物業於自發展中物業重新分類日期之賬面值計量。於年結日尚未出售之物業按成本與可變現淨值兩者之較低者列賬。

成本包括未出售物業的土地及發展成本。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.7 Completed properties held for sale (continued)

Net realisable value represents the management's estimated selling price based on prevailing market conditions less costs to be incurred in selling the property.

The Group transfers a property from investment property to properties held for sale when and only when there is a change in use, evidenced by commencement of development with a view to sale. The deemed cost of the properties held for sale transferred from investment property is the fair value of the property at the date of change in use.

### 2.8 Properties under development

Properties under development including the properties developed for resale comprises development cost of properties which are stated at the lower of cost and net realisable value.

Properties under development are classified under current assets when they are expected to be realised in the Group's normal operating cycle and comprise development costs of properties and the costs paid to acquire land use rights which are stated at the lower of cost and net realisable value. On completion, the properties under development are transferred to completed properties held for sale.

Net realisable value takes into account the price ultimately expected to be realised, less applicable variable selling expenses and the anticipated costs to completion.

Development cost of properties comprises construction costs, borrowing costs and professional fees incurred during the development period.

## 2 主要會計政策概要(續)

### 2.7 作銷售用途之落成物業(續)

可變現淨值指管理層按照當時市況估計售價扣除出售物業所產生成本後之數額。

本集團僅於用途改變且有證據顯示開始發展以作出售時，將物業由投資物業轉撥至作銷售用途之物業。自投資物業轉入被視為作銷售用途之物業之成本為該物業於用途改變當日之公平值。

### 2.8 發展中物業

發展中物業(包括興建作再售用途的物業)含物業發展成本，有關金額乃以成本及可變現淨值之較低者列賬。

倘預期發展中物業將於本集團正常經營週期內變現，且由物業發展成本及已就收購土地使用權支付之成本組成(金額乃以成本及可變現淨值之較低者列賬)，則有關發展中物業分類為流動資產。於竣工後，發展中物業轉撥至作銷售用途之落成物業。

可變現淨值考慮預期最終變現之價格，扣除適用的可變動銷售開支以及預期竣工成本。

物業發展成本包括發展期間之建築成本、借款成本及專業費用。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.9 Construction in progress

Costs directly attributable to the construction of property, plant and equipment including borrowing costs during the construction period are capitalised as the costs of the assets, which are classified as construction in progress. On completion, the construction in progress is transferred to property, plant and equipment at cost less accumulated impairment losses. No depreciation is provided on construction in progress until such items as the relevant assets are completed and available for intended use.

### 2.10 Intangible assets

#### (a) Goodwill

Goodwill arises on the acquisition of subsidiaries represents the excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identified net assets acquired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units ("CGUs"), or groups of CGUs, that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the operating segment level.

## 2 主要會計政策概要(續)

### 2.9 在建工程

所有物業、機器及設備之直接應佔建造成本(包括建造期間之借款成本)均資本化為資產成本，並分類為在建工程。於竣工後，在建工程將按成本減累計減值虧損轉撥至物業、機器及設備。並無就在建工程作出折舊撥備，直至該項目相關資產已建成並可供預定之使用。

### 2.10 無形資產

#### (a) 商譽

於收購附屬公司時產生的商譽指所轉讓代價、於被收購方的任何非控股權益金額及過去於被收購方的股權於收購日期的公平值超出所收購可識別資產淨值的公平值之差額。

就減值測試而言，業務合併所獲得的商譽會分配至預期將受益於合併協同效應的各現金產生單位(「現金產生單位」)或現金產生單位組別。商譽所分配的各單位或單位組別為實體內就內部管理目的而監察商譽的最低層次。商譽乃於經營分部層次進行監察。

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

**2.10 Intangible assets** (continued)

**(a) Goodwill** (continued)

Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of the CGUs containing the goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs of disposal. Any impairment is recognised immediately as an expense and is not subsequently reversed.

**(b) Other intangible assets**

Other intangible assets acquired in a business combination are recognised at fair value at the acquisition date. Other intangible assets have a finite useful life and are carried at cost less accumulated impairment and amortisation. Amortisation is calculated using the straight-line method over their estimated useful lives of five years.

**2 主要會計政策概要** (續)

**2.10 無形資產** (續)

**(a) 商譽** (續)

商譽每年進行減值檢討，或當有事件出現或情況改變顯示可能出現減值時，作出更頻密檢討。現金產生單位(含有商譽)賬面值與可收回金額作比較，可收回金額為使用價值與公平值減出售成本的較高者。任何減值實時確認為開支，且其後不會撥回。

**(b) 其他無形資產**

業務合併時收購之其他無形資產於收購日期按公平值確認。其他無形資產可使用年期有限，並以成本減累計減值及攤銷入賬。攤銷按估計可使用年期五年，採用直線法計算。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.11 Impairment of non-financial assets

Assets that have an indefinite useful life or intangible assets not ready to use are not subject to amortisation and are tested annually for impairment. Assets which are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

## 2 主要會計政策概要(續)

### 2.11 非金融資產減值

未確定可使用年期之資產或尚未投入使用之無形資產毋須攤銷，但須最少於每年進行減值測試。受限於攤銷之資產於有事件或情況有變化而顯示可能不可收回其賬面值時檢討減值。資產賬面值高出其可收回金額之金額確認為減值虧損。可收回金額指資產之公平值減出售成本及使用價值兩者較高之金額。於評核減值時，資產按最小單位分類以分開辨認現金流量(即現金產生單位)進行分組。除商譽以外，出現減值之資產，於每個呈報日期就撥回減值之可能性進行審閱。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.12 Investments and other financial assets

#### (a) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value through profit or loss;
- those to be measured subsequently at fair value through other comprehensive income; and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

## 2 主要會計政策概要(續)

### 2.12 投資及其他金融資產

#### (a) 分類

本集團將其金融資產分類為下列計量類別：

- 其後將按公平值在損益計量；
- 其後將按公平值在其他全面損益計量；及
- 將按攤銷成本計量。

分類視乎實體用以管理金融資產的業務模式及現金流量的合約條款而定。

至於按公平值計量的資產，收益及虧損將錄入損益或其他全面損益。至於非持作買賣的股本工具的投資，取決於本集團是否已於初始確認時作出不可撤回的選擇，按公平值在其他全面損益列賬為股本投資。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.12 Investments and other financial assets (continued)

#### (b) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

#### (c) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset.

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

## 2 主要會計政策概要(續)

### 2.12 投資及其他金融資產(續)

#### (b) 確認及終止確認

常規方法購買及出售之金融資產於交易日確認，而交易日是指本集團承諾購買或出售該資產的日期。當收取金融資產現金流量之權利經已到期或經已轉讓，且本集團已將擁有權之所有風險及回報轉讓時，即終止確認金融資產。

#### (c) 計量

於初步確認時，倘金融資產並非按公平值在損益列賬的，則本集團以其公平值再加上收購金融資產時直接應佔的交易成本計量。

本集團所有股本投資隨後按公平值計量。倘本集團管理層已選擇將股本投資之公平值收益及虧損於其他全面損益呈列，則終止確認投資後，概無後續重新分類公平值收益及虧損至損益。本集團收取付款之權利確立時，有關投資之股息繼續於損益中確認為其他收入。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.12 Investments and other financial assets (continued)

#### (d) Impairment

The Group applies the simplified approach on assessing the expected credit losses associated with trade receivables as permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables, see Note 26 for further details.

### 2.13 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out (FIFO) method. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

### 2.14 Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30 days and therefore are all classified as current assets.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less provision for impairment. See Note 26 for further information about the Group's accounting for trade receivables and Note 3.1 for a description of the Group's impairment policies.

## 2 主要會計政策概要(續)

### 2.12 投資及其他金融資產(續)

#### (d) 減值

本集團應用香港財務報告準則第9號允許的簡化方式，評估應收賬款相關之預期信貸虧損，於初始確認應收款時確認預期全期虧損，進一步詳情請參閱附註26。

### 2.13 存貨

存貨按成本與可變現淨值之較低者列賬。成本以先進先出法(「先進先出法」)釐定。可變現淨值為在日常業務過程中之估計銷售價減適用之變動銷售費用。

### 2.14 應收賬款

應收賬款為在日常經營活動中就貨品銷售或提供服務而應收客戶的款項。應收賬款通常於30日內進行結算，因此悉數分類為流動資產。

應收賬款按可無條件獲得的對價金額進行初始確認，但當其包含重大融資成分時，按公平值進行初始確認。本集團持有應收賬款的目的是收取合同現金流量，因此其後使用實際利率法按攤銷成本計量應收賬款，減減值撥備。有關本集團就應收賬款的會計政策的詳細資料及本集團的減值政策描述，請分別參閱附註26及附註3.1。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.15 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the end of the reporting period.

## 2 主要會計政策概要(續)

### 2.15 借款

借款初始按公平值扣除已產生交易成本後確認。借款其後按攤銷成本列賬，所得款項(扣除交易成本)與贖回價值之任何差額則於借款期內以實際利率法於損益表內確認。

倘可能提取部分或全部貸款額，就設立貸款融資所支付費用將確認為貸款交易成本。在此情況下，有關費用將遞延入賬直至提取貸款。倘無跡象顯示可能提取部分或全部貸款額，則有關費用將被資本化為流動資金服務預付款，並於有關貸款額期間攤銷。

除非本集團有權無條件將負債之結算遞延至報告期末後最少十二個月，否則借款分類為流動負債。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.16 Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

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 profit or loss in the period in which they are incurred.

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

## 2 主要會計政策概要(續)

### 2.16 借款成本

可直接歸屬且需經較長時間的預備方能達至預定可使用或出售狀態之合資格資產收購、建設或生產的一般及特定借款成本，計入該等資產之成本，直至達至其預定可使用或出售狀態為止。

在特定借款撥作合資格資產支出前之暫時投資所賺取之投資收入，須自合資格資本化之借款成本中扣除。

所有其他借款成本於其產生期間於損益確認。

就興建任何合資格資產產生的借款成本，於資產須完成備妥作擬定用途期間資本化。其他借款成本予以支銷。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.17 Cash and cash equivalents

In the consolidated cash flow statement, cash and cash equivalents include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

### 2.18 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

### 2.19 Trade payables

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

## 2 主要會計政策概要(續)

### 2.17 現金及現金等價物

於綜合現金流量表內，現金及現金等價物包括手頭現金、銀行通知存款及其他原到期日為三個月或以下之短期高流通性投資。

### 2.18 股本

普通股分類為權益。發行新股份或購股權直接應佔之增量成本，於權益中列為所得款項之扣減項目(扣除稅項)。

### 2.19 應付賬款

應付賬款初始按公平值確認，其後以實際利率法按攤銷成本計量。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.20 Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company's subsidiaries and associates and joint ventures operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

## 2 主要會計政策概要(續)

### 2.20 即期及遞延所得稅

本期間稅項支出包括即期及遞延稅項。稅項乃於損益確認，惟與其他全面損益或直接在權益確認之項目有關者除外。在此情況下，稅項亦分別在其他全面損益或直接在權益確認。

即期所得稅開支以本公司附屬公司、聯營公司及合營公司營運及產生應課稅收入所在國家於報告期末已頒佈或實質頒佈之稅法為基準計算。管理層定期就適用稅務規例須作出詮釋的情況評估報稅單，並按預期支付予稅務機關的適當數額計提合適的撥備。

遞延所得稅就資產及負債之稅基與綜合財務報表所示賬面值之間的暫時差額，以負債法確認。然而，因初始確認商譽產生則不予確認遞延所得稅負債，倘於非業務合併的交易中初始確認資產或負債而產生遞延所得稅，而交易當時並無影響會計處理及應課稅溢利或虧損，則不會將遞延所得稅入賬。遞延所得稅按報告期末前已頒佈或實際頒佈，並在有關之遞延所得稅資產變現或遞延所得稅負債結算時預期應用之稅率（及稅法）釐定。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.20 Current and deferred income tax (continued)

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, associates and joint ventures, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

### 2.21 Employee benefits

#### (a) Employee leave entitlements

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the end of the reporting period. Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

## 2 主要會計政策概要(續)

### 2.20 即期及遞延所得稅(續)

遞延所得稅資產於可能有未來應課稅盈利而就此可使用暫時差異時確認。

遞延所得稅於附屬公司、聯營公司及合營公司投資產生暫時差異時計提撥備，但假若本集團可以控制暫時差異之撥回時間，而暫時差異在可預見將來很有可能不會撥回之遞延所得稅負債則除外。

倘有法定可強制執行權利將當期稅項資產與當期稅項負債抵銷，且遞延所得稅資產及負債與同一稅務機關就一個或多個應課稅實體徵收之所得稅有關，而有關實體有意按淨額基準繳納稅項時，遞延所得稅資產與負債將予互相抵銷。

### 2.21 僱員福利

#### (a) 僱員假期應享權利

僱員應享之年假及長期服務休假乃於僱員有權享有時確認。就因僱員截至報告期末之服務年資而產生之年假及長期服務休假之估計責任會計提撥備。僱員應享病假及產假於僱員放假時方會確認。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.21 Employee benefits (continued)

#### (b) Defined contribution plans

The Group uses a mandatory provident fund scheme (“MPF”) and employee pension schemes established by municipal government in the People’s Republic of China (“PRC”) for the eligible employees in Hong Kong and the PRC respectively.

The Group’s and the employees’ contributions to the MPF comply with the related statutory requirements. The Group has no further payments obligations once the contributions have been paid. The Group’s contributions to the MPF are expensed as incurred and are not reduced by contributions forfeited by those employees who leave MPF prior to vesting fully in the contributions. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available. The assets of MPF are held separately from those of the Group in independently administered funds.

The Group’s contribution to the employee pension schemes in the PRC is at a percentage in compliance with the requirements of respective municipal governments.

## 2 主要會計政策概要(續)

### 2.21 僱員福利(續)

#### (b) 定額供款計劃

本集團設有強制性公積金計劃(「強積金」)及由中華人民共和國(「中國」)市政府成立之僱員退休金計劃，分別供香港及中國之合資格僱員參與。

本集團及僱員均按有關法例要求作出強積金供款。倘供款支付後，本集團將無進一步付款責任。本集團對強積金之供款於產生時列作開支，而不會扣減僱員於全數享有供款前不再參與強積金而被沒收之供款。倘出現現金退款或未來款項扣減，預付供款將確認為資產。強積金之資產與本集團資產分開，由獨立管理之基金管理。

本集團就中國僱員退休金計劃之供款乃根據相關市政府規定之百分比而作出。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.21 Employee benefits (continued)

#### (c) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the entity recognises costs for a restructuring that is within the scope of HKAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than twelve months after the end of the reporting period are discounted to their present value.

### 2.22 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Where the Group expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

## 2 主要會計政策概要(續)

### 2.21 僱員福利(續)

#### (c) 離職福利

離職福利是指員工在正常退休日前被集團終止聘用或員工接受自願離職以換取有關福利時支付之福利。本集團按以下日期(以較早者為準)確認離職福利：(a)於本集團不能取消提供該等福利時；及(b)實體確認任何屬香港會計準則第37號範疇內之有關重組成本及涉及支付離職福利當日。在提出要約以鼓勵自願離職的情況下，離職福利乃根據預期接受要約的僱員人數計量。在報告期末後超過十二個月到期支付之福利應貼現為現值。

### 2.22 撥備

當本集團因已發生之事件而產生現有的法律或推定責任、很有可能需要流出資源以償付責任，並且能可靠地估計有關金額時，則會確認撥備。倘本集團預期某項撥備可獲償付，例如根據保險合約作出償付，則會在肯定可獲償付之情況下確認為獨立資產。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.22 Provisions (continued)

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision are reversed. Reversal of provisions are recognised in the income statement, except for the reversal of construction costs related to investment properties and unsold properties which results in a decrease in the carrying amount of the investment properties and properties held for sale respectively.

## 2 主要會計政策概要(續)

### 2.22 撥備(續)

倘有多項類似責任，會考慮整體責任類別以確定解除責任時是否需要流出資源。即使同類責任中有關任何一項流出之可能性低，亦確認撥備。

撥備按預期履行責任所需開支之現值，以可反映現時市場評估之貨幣時間價值及責任的特定風險之稅前貼現率計量。因時間過去而產生之撥備升幅確認為利息開支。

撥備會於各報告期末予以檢討，並會作出調整以反映目前最佳的估計。倘若不再可能需要體現經濟利益的資源流出以清償責任，則撥備將予以撥回。撥備撥回會於損益表內確認，惟有關投資物業及未出售物業的建築成本撥回則分別導致投資物業及作銷售用途之物業賬面值減少。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.23 Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of goods, properties and services in the ordinary course of the Group's activities. Revenue is shown net of value-added tax and after eliminating sales within the Group.

The Group recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the Group's activities as described below. The amount of revenue is not considered to be reliably measurable until all contingencies relating to the sale have been resolved. The Group bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

- (a) Revenues from renewable energy refers to power dispatched during commercial operation. Revenues from sales of electricity is recognised at a point of time when it is transmitted to the customers. Commercial operation starts upon obtaining a Power Purchase Agreement, safety certificate from the State Electricity Regulatory Commission ("SERC") or Provincial Grid Authority, and 240 hours commissioning. Revenue attributable to the sales of electricity generated during construction and testing period is not included in the electricity sales revenue, but is offset against the cost of property, plant and equipment.

## 2 主要會計政策概要(續)

### 2.23 收益確認

收益指本集團在通常活動過程中出售貨品、物業及服務的已收或應收代價的公平值。收益在扣除增值稅及對銷本集團內部銷售後列賬。

當收益的數額能夠可靠計量、未來經濟利益很有可能流入有關實體，而本集團每項活動均符合下文所述之具體條件時，本集團會確認收益。除非與銷售有關的所有或然事項均已解決，否則收益的數額不被視為能夠可靠計量。本集團會根據其往績並考慮客戶類別、交易種類和每項安排的特點作出估計。

- (a) 來自再生能源之收益指商業營運期間輸送的電量。來自電力銷售之收益按電力輸送予客戶時確認。於獲得購電協議、國家電力監管委員會(「電監會」)或省級電網管理局發出之安全證書及進行240小時試運後，方會開始商業營運。興建及測試期間產生的電力銷售應佔收益不計入電力銷售收益，但與物業、機器及設備的成本抵銷。

**2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

**2.23 Revenue recognition** (continued)

- (b) Rental income from investment properties is recognised in the income statement on a straight-line basis over the terms of the respective leases.
- (c) Revenue from sales of properties is recognised when control over the properties has been transferred to the customer. The properties have generally no alternative use for the Group due to contractual restrictions. However, the Group does not have an enforceable right to payment for performance completed to date. Therefore, revenue is recognised at a point in time when the ownership of the properties has been passed to the customer. Deposits and installments received on properties sold prior to date of revenue are included under current liabilities.
- (d) Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets, that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).
- (e) Property management fee income is recognised when the services are rendered.

**2 主要會計政策概要** (續)

**2.23 收益確認** (續)

- (b) 來自投資物業之租金收入於有關租期內以直線法於損益表確認。
- (c) 物業銷售收益於物業之控制權轉移至客戶時確認。因合約限制，本集團通常無法就相關物業用以其他用途。然而，本集團並無可強制執行權利獲得迄今已完成履約之付款。因此，收益於物業所有權移交至客戶之時間點確認。於收益確認日期前已就出售物業所收取之按金及分期付款，列入流動負債內。
- (d) 利息收入透過對金融資產的賬面總值應用實際利率計算，惟其後出現信貸減值的金融資產除外。就信貸減值的金融資產而言，其利息收入是用實際利率乘以金融資產賬面淨額(經扣除虧損撥備)得出。
- (e) 物業管理費用收入於提供服務時確認。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases

#### (a) The Group's leasing activities as a lessee

The Group's leases consist of land leases and office premises.

For leases of office premises, rental contracts are typically made for fixed period of 1 to 2 years without extension options.

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

At inception, the Group assess whether a contract contains a lease. This assessment involves the exercise of judgement about whether it depends on a specified asset.

- *Lease and non-lease components*

Contracts may contain both lease and non-lease components. The Group has elected not to separately account for the lease and non-lease components for leases of offices.

- *Lease liabilities*

At the commencement date of the lease, lease liabilities are measured at the present value of lease payments to be made over the lease term. The lease term comprises the non-cancellable period with addition of periods covered by options to extend the lease if the Group is reasonably certain to exercise option or reasonably certain not to exercise the termination option. This assessment is made on inception of the lease.

## 2 主要會計政策概要(續)

### 2.24 租賃

#### (a) 本集團作為承租人的租賃活動

本集團的租賃包括土地租賃及辦公室物業出租。

就辦公室物業租賃而言，租賃合約通常為1至2年的固定期限，且無延期選擇權。

於本集團可使用租賃資產之日期租賃確認為使用權資產及相應負債。

初始時，本集團評估合約是否包含租賃。該評估包括對是否取決於特定資產進行判斷。

- *租賃及非租賃成分*

合約可包含租賃及非租賃成分。本集團選擇不對辦公室租賃的租賃及非租賃成分分開入賬。

- *租賃負債*

於租賃開始日期，租賃負債按於租賃期內作出的租賃款項的現值計量。租賃期包括不可撤銷的時期，並包括受延長租賃期選擇權涵蓋的額外時期，但必須要本集團相當確定行使選擇權或相當確定不行使終止選擇權。此評估是於租賃開始時進行。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases (continued)

#### (a) The Group's leasing activities as a lessee (continued)

- *Lease liabilities (continued)*

Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivables;
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option;

## 2 主要會計政策概要(續)

### 2.24 租賃(續)

#### (a) 本集團作為承租人的租賃活動(續)

- *租賃負債(續)*

租賃負債包括以下租賃付款的淨現值：

- 固定付款(包括實質固定付款)減任何應收租賃優惠；
- 基於指數或利率並於開始日期按指數或利率初步計量的可變租賃款項；
- 本集團於剩餘價值擔保下預期應付的款項；
- 購買選擇權的行使價(倘本集團相當確定行使該選擇權)；

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases (continued)

#### (a) The Group's leasing activities as a lessee (continued)

- *Lease liabilities (continued)*
  - payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option; and
  - lease payments to be made under reasonably certain extension options.

- *Incremental borrowing rate*

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

## 2 主要會計政策概要(續)

### 2.24 租賃(續)

#### (a) 本集團作為承租人的租賃活動(續)

- *租賃負債(續)*
  - 支付終止租賃的罰款(倘租期反映本集團行使該選擇權);及
  - 根據相當確定延長租賃選擇權須付的租賃款項。

- *增量借款利率*

租賃款項採用租賃所隱含的利率予以折現。倘無法釐定該利率(本集團的租賃一般屬此類情況),則使用承租人增量借款利率,即個別承租人在類似經濟環境中按類似條款、抵押及條件借取資金以取得與使用權資產價值類似的資產所須支付的利率。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases (continued)

#### (a) The Group's leasing activities as a lessee (continued)

- *Incremental borrowing rate (continued)*

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Group, which does not have recent third party financing; and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

## 2 主要會計政策概要(續)

### 2.24 租賃(續)

#### (a) 本集團作為承租人的租賃活動(續)

- *增量借款利率(續)*

為釐定增量借款利率，本集團：

- 在可能情況下，使用個別承租人最近獲得的第三方融資為出發點作出調整以反映自獲得第三方融資以來融資條件的變動；
- 使用累加法，由無風險利率開始，再就本集團所持有租賃的信貸風險作出調整（最近並無第三方融資）；及
- 進行特定於租約的調整，例如期限、國家、貨幣及抵押。

租賃款項於本金及融資成本之間作出分配。融資成本在租賃期間於損益扣除，藉以制定每個期間對負債餘額之固定週期性利率。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases (continued)

#### (a) The Group's leasing activities as a lessee (continued)

- *Right-of-use assets*

The Group recognises right-of-use assets at the commencement date of the lease (i.e. the date the underlying assets is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any re-measurement of lease liabilities.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;

## 2 主要會計政策概要(續)

### 2.24 租賃(續)

#### (a) 本集團作為承租人的租賃活動(續)

- 使用權資產

本集團於租賃開始日期(即相關資產可供使用日期)確認使用權資產。使用權資產按成本減任何累計折舊及減值虧損計量，並就任何重新計量租賃負債作出調整。

使用權資產按成本計量，包括以下各項：

- 初始計量租賃負債的金額；
- 在開始日期或之前作出的任何租賃款項減任何已收租賃優惠；

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases (continued)

#### (a) The Group's leasing activities as a lessee (continued)

- *Right-of-use assets (continued)*
  - any initial direct costs; and
  - restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

For right-of-use assets relating to land leases, during the course of the properties development, the depreciation is included as part of the costs of the properties under development.

## 2 主要會計政策概要(續)

### 2.24 租賃(續)

#### (a) 本集團作為承租人的租賃活動(續)

- 使用權資產(續)
  - 任何初始直接成本;及
  - 復原成本。

使用權資產一般按直線法以資產可使用年期或租期(以較短者為準)計算折舊。倘本集團相當確定行使購買選擇權,則使用權資產於相關資產的可使用年期内予以折舊。

就與土地租賃有關的使用權資產而言,於物業開發過程中,折舊入賬為發展中物業成本的一部分。



## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.24 Leases (continued)

#### (a) The Group's leasing activities as a lessee (continued)

- *Right-of-use assets (continued)*

Right-of-use assets are subject to testing for impairment if impairment indicator exists. When there is impairment, the impairment is expensed in the profit or loss.

- *Short-term leases and lease of low-value assets*

Payments associated with short-term leases of offices and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. The Group did not have any low-value assets.

#### (b) The Group's leasing activities as a lessor

Lease income from operating leases where the Group is a lessor is recognised in the income statement on a straight-line basis over the lease term. The respective leased assets are included in the statement of financial position based on their nature. The Group did not make any adjustments to the accounting for assets held as lessor as a result of adopting the new leasing standard. Details of the recognition of operating lease rental income are set out in Note 2.23(b).

## 2 主要會計政策概要(續)

### 2.24 租賃(續)

#### (a) 本集團作為承租人的租賃活動(續)

- *使用權資產(續)*

倘存在減值指標，則需對使用權資產進行減值測試。倘若出現減值，減值於損益予以支銷。

- *短期租賃及低價值資產租賃*

與辦公室短期租賃及所有低價值資產租賃相關的付款按直線法確認為損益支出。短期租賃即租期為12個月或以下的租賃。本集團概無任何低價值資產。

#### (b) 本集團作為出租人的租賃活動

本集團以出租人身份從經營租賃獲取的租賃收入於租期內以直線法於損益表內確認入賬。個別租賃資產按其性質計入財務狀況表。採納新租賃準則後，本集團並未因採納新租賃準則而對以出租人身份持有資產的會計處理作任何調整。有關確認經營租賃租金收入之詳情載於附註2.23(b)。

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

### 2.25 Contingent liabilities

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the consolidated financial statements. When a change in the probability of an outflow occurs so that the outflow is probable, it will then be recognised as a provision.

### 2.26 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved.

## 2 主要會計政策概要(續)

### 2.25 或然負債

或然負債乃因過去事件而可能出現之責任，而僅視乎日後會否出現一項或多項非本集團可完全控制之事件而確認。或然負債亦可為因過去事件而產生之現有責任，但由於不大可能需要消耗經濟資源或未能就該責任之數額作可靠估計而未有確認。

或然負債不會確認，但會於綜合財務報表附註披露。倘情況有變可能導致經濟資源消耗時，或然負債將確認為撥備。

### 2.26 派付股息

向本公司股東派付之股息於批准派付股息之期間內在本集團及本公司財務報表中確認為負債。

### 3 FINANCIAL RISK MANAGEMENT

#### 3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, interest rate risk and price risk), credit risk and liquidity risk. The Group's major financial instruments include trade and other receivables, restricted cash, short-term bank deposits, cash and cash equivalents, financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, trade and other payables, bank borrowings, lease liabilities, loans from non-controlling shareholders and amount due to a shareholder. Details of these financial instruments are disclosed in the respective notes.

It is the policy of the Group not to enter into derivative transactions for speculative purposes.

The Board focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Board reviews and agrees policies for managing each of these risks and they are summarised below.

### 3 財務風險管理

#### 3.1 財務風險因素

本集團業務涉及多類財務風險：市場風險（包括外匯風險、利率風險及價格風險）、信貸風險及流動資金風險。本集團之主要金融工具包括應收賬款及其他應收款、受限制現金、短期銀行存款、現金及現金等價物、按公平值在損益列賬之金融資產、按公平值在其他全面損益列賬之金融資產、應付賬款及其他應付款、銀行借款、租賃負債、非控股股東貸款及應付一名股東款項。該等金融工具之詳情於各附註披露。

本集團之政策為不會就投機用途進行衍生工具交易。

董事會關注於未能預測之金融市場，並力求減低對本集團財務表現之潛在負面影響。董事會就管理各項風險檢討及議定政策，其概述如下。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (a) Market risk

###### (i) Foreign exchange risk

The Group operates mainly in the Mainland China. Entities within the Group are exposed to foreign exchange risk arising from future commercial transactions and monetary assets and liabilities that are denominated in a currency that is not the Group's functional currency.

The Group currently does not have any foreign currency hedging activities. However, the management of the Group monitors the foreign exchange exposure closely and will consider hedging significant foreign currency exposure should the need arise.

If Renminbi had strengthened/weakened by 5% against Hong Kong dollars and US dollars as at 31 December 2020 with all other variables held constant, the Group's profit before income tax would have been HK\$28.4 million higher/lower (2019: HK\$52.4 million lower/higher).

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (a) 市場風險

###### (i) 外匯風險

本集團主要於中國大陸經營。本集團內各實體承受來自未來商業交易及以本集團功能貨幣以外貨幣列賬之貨幣資產及負債所產生的外匯風險。

本集團現時並無任何外匯對沖活動。然而，本集團管理層密切監察外匯風險，並於需要時考慮對沖重大外匯風險。

倘於二零二零年十二月三十一日人民幣兌港元及美元升值／貶值5%，而所有其他因素維持不變，本集團所得稅前溢利增加／減少28,400,000港元(二零一九年：減少／增加52,400,000港元)。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (a) Market risk (continued)

###### (ii) Interest rate risk

The Group's interest rate risk arises from bank borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk due to fluctuation of the prevailing market interest rate. The Group's results and operating cash flows are substantially dependent of changes in market interest rates.

The Group does not use any derivative contracts to hedge its exposure to interest rate risk. However, management will consider hedging significant interest rate exposures should the need arise.

As at 31 December 2020, if the interest rate had increased/decreased 100 basis points with all other variables held constant, the Group's profit before income tax would have decreased/increased by HK\$33.7 million (2019: HK\$27.1 million).

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (a) 市場風險(續)

###### (ii) 利率風險

本集團之利率風險源於銀行借款。由於現行市場利率波動，按浮動利率授出之借款導致本集團須面對現金流量利率風險。市場利率變動對本集團之業績及經營現金流量有重大影響。

本集團並無使用任何衍生合約對沖其面對之利率風險。然而，管理層將於需要時考慮對沖重大利率風險。

於二零二零年十二月三十一日，倘利率增加／減少100個基點，而所有其他因素維持不變，本集團之所得稅前溢利應減少／增加33,700,000港元(二零一九年：27,100,000港元)。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (a) Market risk (continued)

###### (iii) Price risk

The Group is exposed to price risk of arising from the listed investments held by the Group, which are classified in the consolidated statement of financial position as financial assets at fair value through profit or loss (Note 23).

The performance of the Group's listed investments are monitored regularly, together with an assessment of their relevance to the Group's strategic plans.

As at 31 December 2020, if the share prices of the financial assets at fair value through profit or loss held by the Group had increased/decreased by 5% (2019: 5%) with all other variables held constant, the Group's profit before income tax would have increased/decreased by HK\$114.1 million (2019: 15.0 million).

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (a) 市場風險(續)

###### (iii) 價格風險

本集團所承受之價格風險，乃來自本集團持有並於綜合財務狀況表分類為按公平值在損益列賬之金融資產的上市投資(附註23)。

本集團定期監控上市投資的表現，並評估其對本集團戰略規劃的相關性。

於二零二零年十二月三十一日，倘本集團持有之按公平值在損益列賬之金融資產的股價增加/減少5%(二零一九年：5%)，而所有其他因素維持不變，本集團之所得稅前溢利應增加/減少114,100,000港元(二零一九年：15,000,000港元)。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk

The Group is exposed to credit risk in its short-term bank deposits, restricted cash, cash and cash equivalents and trade and other receivables.

The carrying amount of short-term bank deposits, restricted cash, cash and cash equivalents and trade and other receivables, represent the Group's maximum exposure to credit risk in relation to its financial assets.

##### (i) Risk management

To manage the credit risk associated with short-term bank deposits, restricted cash and cash and cash equivalents, most of the deposits are mainly placed with certain state-owned banks in the PRC which are high-credit quality financial institutions and banks with high credit rankings in Hong Kong.

To manage the credit risk associated with trade and other receivables, the Group adopts risk control to assess the credit quality of the customers and debtors, taking into account their financial positions and past experience. The Group has monitoring procedures to ensure that follow-up action is taken to recover overdue debts.

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險

本集團面對短期銀行存款、受限制現金、現金及現金等價物、應收賬款及其他應收款的信貸風險。

短期銀行存款、受限制現金、現金及現金等價物及應收賬款及其他應收款之賬面值，代表本集團就其金融資產面對之最高信貸風險。

##### (i) 風險管理

為管理短期銀行存款、受限制現金以及現金及現金等價物之相關信貸風險，大部分存款主要存放於若干中國國有銀行，即具備高信貸質素之金融機構，以及存放於香港獲高信貸評級之銀行。

為管理應收賬款及其他應收款之相關信貸風險，本集團已採納風險控制，評估客戶及債務人之信貸質素，並考慮其財務狀況及過往經歷。本集團設有監察程序以確保對收回過期債項已採取跟進措施。



### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk (continued)

###### (i) Risk management (continued)

For renewable energy business, the Group is exposed to significant concentration of credit risk in terms of electricity sales as the Group's sales of electricity were made to state-owned grid companies. The Group normally does not require collateral from trade debtors. It normally grants credit terms of 30 days to these state-owned grid companies. However, part of the trade receivables, including those held through associates, due from the state-owned grid companies relate to government subsidy which are subject to government allocation of the tariff surcharge for renewable energy. Based on past experience and industry practice, these tariff premiums are generally paid after 12 months from the date of the sales recognition though it may take longer to get paid in some circumstances where the government needs more time to allocate the tariff subsidies. Ageing analysis of the Group's trade receivables is disclosed in Note 26. Management makes periodic collective assessment as well as individual assessment of the recoverability of trade receivables based on historical payment records, the length of the overdue period, the financial strength of the debtors and whether there are any disputes with the relevant debtors.

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險(續)

###### (i) 風險管理(續)

就再生能源業務而言，本集團於電力銷售方面面臨高度集中的信貸風險，原因為本集團電力大部分售予國有電網公司。本集團一般不會就應收賬款要求收取抵押品。本集團一般向國有電網公司批出為期30日之信貸期。然而，部分應收國有電網公司之應收賬款(包括聯營公司之應收賬款)與政府補助有關，受限於政府就再生能源電費附加費之分配。根據過往經驗及行規，此等電費溢價一般於確認銷售之日起計十二個月後支付，惟在若干情況下當政府需要較長時間分配電費補貼時，可能耗費較長時間收回款項。本集團應收賬款之賬齡分析於附註26披露。管理層定期對應收賬款之可收回程度進行整體及個別評核，有關評核乃根據過往付款記錄、逾期長短、債務人之財政實力及與有關債務人是否有任何糾紛等基準而作出。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk (continued)

###### (i) Risk management (continued)

Other than renewable energy business, there is no concentration of credit risk with respect to trade receivables from third party customers as the customer bases are widely dispersed in different sectors and industries.

In addition, the Group monitors the exposure to credit risk in respect of the financial assistance provided to subsidiaries, associates and joint ventures through exercising control significant influence or joint control (where applicable) over their financial and operating policy decisions and reviewing their financial positions on a regular basis.

###### (ii) Impairment of financial assets

The Group's trade receivables are subject to the expected credit loss model.

While short-term deposits, restricted cash and cash and cash equivalents, amount due from an associate and amount due from a joint venture are also subject to impairment requirements of HKFRS 9, the identified impairment loss was immaterial.

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險(續)

###### (i) 風險管理(續)

除再生能源業務外，由於客戶分佈於不同界別及行業，故來自第三方客戶之應收賬款信貸風險並不集中。

此外，本集團透過對附屬公司、聯營公司及合營公司之財務及營運政策決定行使控制權、重大影響或共同控制權(倘適用)，並定期審閱該等公司之財務狀況，從而監察向該等公司提供財務資助承受之信貸風險。

###### (ii) 金融資產之減值

本集團的應收賬款須遵守預期信貸虧損模式。

儘管短期存款、受限制現金及現金及現金等價物、應收一間聯營公司款項及應收一間合營公司款項亦須遵守香港財務報告準則第9號的減值規定，已識別的減值虧損並不重大。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk (continued)

###### (ii) *Impairment of financial assets (continued)*

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation.

The expected loss rates are based on the payment profiles of customers and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on the inflation rate and the economic environment of the PRC.

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險(續)

###### (ii) 金融資產之減值(續)

本集團採用香港財務報告準則第9號簡化方法計量預期信貸虧損，為存續期內所有應收賬款的預期虧損撥備。

為計量預期信貸虧損，應收賬款已根據攤佔信貸風險特點及過期天數分類。因此，本集團已確定，應收賬款之預期虧損率屬合理相若。

預期虧損率基於客戶的支付情況及期間發生的相應歷史信用虧損確定。本集團調整了歷史虧損率，以反映通脹率及中國經濟環境的當前和前瞻性資訊。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk (continued)

##### (ii) Impairment of financial assets (continued)

On that basis, the provision for impairment of trade receivables as at 31 December 2020 and 2019 was determined as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Not yet due	未逾期	213.0	102.0
Past due for:	已逾期：		
– Less than 2 months	– 少於2個月	2.2	9.7
– 2 to less than 6 months	– 2至少於6個月	3.3	9.5
– 6 to less than 12 months	– 6至少於12個月	9.6	19.1
– 12 months and more	– 12個月及以上	40.1	20.1
		268.2	160.4
Less: provision for impairment	減：減值撥備	(43.2)	(31.9)
		225.0	128.5

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a customer to engage in a repayment plan with the Group.

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險(續)

##### (ii) 金融資產之減值(續)

根據此基準，於二零二零年及二零一九年十二月三十一日之應收賬款的減值撥備按以下釐定：

當不存在可收回的合理預期時，本集團會核銷應收賬款。不存在可收回的合理預期的指標包括(其中包括)客戶無法與本集團達成還款計劃。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.1 Financial risk factors (continued)

##### (c) Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its current obligations when they fall due. The Group measures and monitors its liquidity through the maintenance of prudent ratios regarding the liquidity structure of the overall assets, liabilities, loans and commitments of the Group. The Group also maintains a conservative level of liquid assets to ensure the availability of sufficient cash flows to meet any unexpected and material cash requirements in the course of ordinary business.

During the year, the Group complied with all externally imposed loan covenant requirements to which it is subject to.

The table below analyses the Group's contractual maturity for its financial liabilities. The amounts disclosed in the table have been drawn up with reference to the undiscounted cash flows of the financial liabilities based on the earliest date on which the Group can be required to pay.

### 3 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (c) 流動資金風險

流動資金風險為本集團未能履行其到期即期責任之風險。本集團就整體資產、負債、貸款及承擔之流動資金架構，透過維持審慎比率計量及監察其流動資金。本集團亦維持流動資產於穩健水平，以確保具備充裕現金流量應付日常業務中任何未能預測之重大現金需求。

於本年度，本集團遵循所有有關外部借貸合同的要求。

下表分析本集團金融負債之合約到期日。下表披露之款額乃參考本集團須付款之最早日期金融負債之未貼現現金流量編製。

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3 FINANCIAL RISK MANAGEMENT (continued)

3 財務風險管理(續)

3.1 Financial risk factors (continued)

3.1 財務風險因素(續)

(c) Liquidity risk (continued)

(c) 流動資金風險(續)

		Less than 1 year 一年內 HK\$ Million 百萬港元	Between 1 and 2 years 一至兩年 HK\$ Million 百萬港元	Between 2 and 5 years 兩至五年 HK\$ Million 百萬港元	Over 5 years 五年以上 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
<b>At 31 December 2020</b>	<b>於二零二零年 十二月三十一日</b>					
Borrowings	借款	1,091.8	1,677.3	581.2	263.1	3,613.4
Trade and other payables	應付賬款及其他應付款	923.8	-	-	-	923.8
Financial guarantee for credit facilities granted (Note 37(a))	就獲授信貸融資 提供財務擔保 (附註37(a))	57.2	-	-	-	57.2
Financial guarantee for mortgage facilities granted to certain property buyers (Note 36)	就向若干物業買家授 出的按揭融資提供 財務擔保 (附註36)	16.3	-	-	-	16.3
Amount due to a shareholder (Note 34)	應付一名股東款項 (附註34)	196.9	-	-	-	196.9
Lease liabilities	租賃負債	0.2	-	-	-	0.2
<b>At 31 December 2019</b>	<b>於二零一九年 十二月三十一日</b>					
Borrowings	借款	554.5	594.5	1,960.4	303.4	3,412.8
Trade and other payables	應付賬款及其他應付款	978.4	-	-	-	978.4
Financial guarantee for credit facilities granted (Note 37(a))	就獲授信貸融資 提供財務擔保 (附註37(a))	66.9	-	-	-	66.9
Financial guarantee for mortgage facilities granted to certain property buyers (Note 36)	就向若干物業買家授 出的按揭融資提供 財務擔保 (附註36)	72.4	-	-	-	72.4
Amount due to a shareholder (Note 34)	應付一名股東款項 (附註34)	197.7	-	-	-	197.7
Lease liabilities	租賃負債	24.1	8.1	-	-	32.2

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, raise new debt financing, issue new shares, share options and warrants or conduct share buy-backs.

The Group monitors its capital structure by reviewing its gearing ratio and cash flows requirements, taking into account of its future financial obligations and commitments for this purpose. The Group defines gearing ratio as total debt divided by total equity. Total debt is the aggregate of amount due to a shareholder and current and non-current borrowings as shown in the consolidated statement of financial position and total equity is also as shown in the consolidated statement of financial position.

### 3 財務風險管理(續)

#### 3.2 資本風險管理

本集團管理資本之宗旨為保障本集團持續經營業務之能力，務求為股東提供回報及為其他權益相關者帶來利益，並維持最佳的資本架構從而減少資金成本。

為保持或調整資本架構，本集團或會調整向股東派付之股息金額、籌集新債務融資、發行新股份、購股權及認股權證或進行回購股份。

本集團透過檢討其負債資本比率及現金流量需求監察其資本架構，檢討時會考慮其未來財務責任及承擔。本集團將負債資本比率界定為債務總額除以權益總額。債務總額為綜合財務狀況表所示之應付一名股東款項和流動及非流動借款總額。權益總額亦於綜合財務狀況表列示。



### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.2 Capital risk management (continued)

The gearing ratios at 31 December 2020 and 2019 were as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Current borrowings	流動借款	967.1	408.3
Non-current borrowings	非流動借款	2,335.1	2,559.6
Amount due to a shareholder	應付一名股東款項	196.9	197.7
Total debt	債務總額	<b>3,499.1</b>	3,165.6
Total equity	權益總額	<b>16,709.1</b>	15,734.4
Gearing ratio (total debt/equity ratio)	負債資本比率(債務總額／權益總額)	<b>20.9%</b>	20.1%

#### 3.3 Fair value estimation

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

### 3 財務風險管理(續)

#### 3.2 資本風險管理(續)

於二零二零年及二零一九年十二月三十一日之負債資本比率如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Current borrowings	流動借款	967.1	408.3
Non-current borrowings	非流動借款	2,335.1	2,559.6
Amount due to a shareholder	應付一名股東款項	196.9	197.7
Total debt	債務總額	<b>3,499.1</b>	3,165.6
Total equity	權益總額	<b>16,709.1</b>	15,734.4
Gearing ratio (total debt/equity ratio)	負債資本比率(債務總額／權益總額)	<b>20.9%</b>	20.1%

#### 3.3 公平值估計

下表採用估值法對按公平值列賬之金融工具進行分析。不同級別界定如下：

- 就可資識別資產或負債於活躍市場之報價(未經調整)(第1級)。
- 於第1級計入之報價以外可直接(即透過價格)或間接(即透過價格產生者)觀察資產或負債所得投入項目(第2級)。
- 並非按可觀察市場數據(即並非觀察所得投入項目)之資產或負債投入項目(第3級)。

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3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation (continued)

The following table presents the Group's financial assets that are measured at fair value at 31 December 2020.

		Level 1 第1級 HK\$ Million 百萬港元	Level 2 第2級 HK\$ Million 百萬港元	Level 3 第3級 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
<b>Assets</b>	<b>資產</b>				
Financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產	-	10.0	5.8	15.8
Financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產	2,281.4	-	-	2,281.4

The following table presents the Group's financial assets that are measured at fair value at 31 December 2019.

		Level 1 第1級 HK\$ Million 百萬港元	Level 2 第2級 HK\$ Million 百萬港元	Level 3 第3級 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
<b>Assets</b>	<b>資產</b>				
Financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產	-	8.8	9.3	18.1
Financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產	300.8	-	-	300.8

3 財務風險管理(續)

3.3 公平值估計(續)

下表呈列本集團於二零二零年十二月三十一日按公平值計量之金融資產。

下表呈列本集團於二零一九年十二月三十一日按公平值計量之金融資產。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.3 Fair value estimation (continued)

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1. Instruments included in level 1 comprise primarily equity investments classified as trading securities under financial assets at fair value through profit or loss.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

### 3 財務風險管理(續)

#### 3.3 公平值估計(續)

於活躍市場所買賣金融工具之公平值乃根據於報告期末所報市場價格計算。倘即時及定時透過交易所、交易商、經紀、業界組別、報價服務或監管機構獲得報價，且該等價格反映實際及經常按公平基準進行之市場交易，則市場可視為活躍。本集團所持金融資產所用市場報價為目前之買入價。此等工具已計入第1級。計入第1級之工具主要包括分類為按公平值在損益列賬之金融資產項下交易證券之股本投資。

未有在活躍市場買賣金融工具之公平值乃採用估值技術釐定。當可獲得可觀察市場數據並盡可能減少依賴實體特定估計時，此等估值技術盡量運用可觀察市場數據。倘計算一項工具之公平值所需之重大輸入數據全部屬可觀察，有關工具會計入第2級。

倘一個或多個重大輸入數據並非根據可觀察市場數據計算，有關工具會計入第3級。

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3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation (continued)

The valuation technique and inputs used in the fair value measurements within Level 2 and Level 3 are as follows:

	Valuation technique 估值技術	Significant inputs 重大輸入數據
Financial assets at fair value through other comprehensive income (Level 2) 按公平值在其他全面損益列賬之 金融資產(第2級)	Quoted market prices for similar instruments 同類工具之市場報價	Observable quoted market price 可觀察市場報價
Financial assets at fair value through other comprehensive income (Level 3) 按公平值在其他全面損益列賬之 金融資產(第3級)	Net asset value <sup>(Note)</sup> 資產淨值 <sup>(附註)</sup>	Not applicable 不適用

Note: The Group has determined that the reported net asset value represents fair value at 31 December 2020 and 2019.

第2級及第3級公平值計量所使用之估值技術及輸入數據如下：

附註：本集團釐定所呈列之資產淨值指於二零二零年及二零一九年十二月三十一日之公平值。

There were no changes in valuation techniques during the year.

估值技術於年內概無任何變動。

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

本集團之政策是於轉撥事件或導致轉撥之情況發生變化之日，確認轉入及轉出公平值等級。

During the years ended 31 December 2020 and 2019, there were no significant transfers of financial assets between level 1, 2 and 3 fair value hierarchy classifications.

截至二零二零年及二零一九年十二月三十一日止年度，公平值等級為第1、2及3級之金融資產之間並無重大轉撥。

### 3 FINANCIAL RISK MANAGEMENT (continued)

#### 3.3 Fair value estimation (continued)

The fair value of the following financial assets and liabilities approximate their carrying amounts:

- Amount due from an associate, net
- Amount due from a joint venture
- Trade and other receivables
- Restricted cash
- Cash and cash equivalents
- Trade and other payables
- Borrowings
- Lease liabilities
- Amount due to a shareholder

The following table presents the changes in level 3 instruments for the years ended 31 December 2020 and 2019.

### 3 財務風險管理(續)

#### 3.3 公平值估計(續)

以下金融資產及負債之公平值與其賬面值相若：

- 應收一間聯營公司款項淨額
- 應收一間合營公司款項
- 應收賬款及其他應收款
- 受限制現金
- 現金及現金等價物
- 應付賬款及其他應付款
- 借款
- 租賃負債
- 應付一名股東款項

下表載列截至二零二零年及二零一九年十二月三十一日止年度之第3級工具變動。

		Financial assets at fair value through other comprehensive income 按公平值在其他 全面損益列賬之 金融資產 HK\$ Million 百萬港元
<b>At 1 January 2020</b>	<b>於二零二零年一月一日</b>	<b>9.3</b>
Currency translation difference	匯兌換算差額	0.3
Return of capital	資本回收	(1.5)
Net loss recognised in reserves	於儲備中確認虧損淨額	(2.3)
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>5.8</b>
At 1 January 2019	於二零一九年一月一日	10.7
Return of capital	資本回收	(0.9)
Net loss recognised in reserves	於儲備中確認虧損淨額	(0.5)
At 31 December 2019	於二零一九年十二月三十一日	9.3

#### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

##### (a) Valuation of investment properties/ recoverable amount of right-of-use assets (mainly related to land leases)

The fair value of each investment property, and the recoverable amount of right-of-use assets (mainly related to land leases) portfolio as at 31 December 2020 and 2019, are individually determined at the end of each reporting period by an independent valuer based on a market value assessment. Knight Frank was engaged to carry out the independent valuation of the Group's investment property and right-of-use assets (mainly related to land leases) portfolio as at 31 December 2020 and 2019. This valuation was carried out in accordance with the Valuation Standards on Properties of the Hong Kong Institute of Surveyors which defines market value as "the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

#### 4 重大會計估計及判斷

本集團根據以往經驗及其他因素(包括對未來事件所作出在不同情況下相信屬合理之預期)，不斷對估計及判斷作出評估。

本集團對未來作出估計及假設。顧名思義，所得出之會計估算甚少與有關的實際結果相同。導致下一個財政年度資產及負債賬面值出現重大調整風險之估計及假設在下文論述。

##### (a) 投資物業／使用權資產(主要與土地租賃有關)可收回金額之估值

各投資物業及使用權資產(主要與土地租賃有關)組合於二零二零年及二零一九年十二月三十一日的可收回金額之公平值，於各報告期末由獨立估值師按市值評估個別釐定。萊坊已對本集團於二零二零年及二零一九年十二月三十一日之投資物業及使用權資產(主要與土地租賃有關)組合進行獨立估值。該估值乃根據香港測量師學會之物業估值準則進行。該準則對市值之定義為「該物業於估值日在適當市場推銷後，由自願買方及自願賣方在知情、審慎及並無強迫之情況下，按公平原則進行交易而可交換之估計金額」。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(a) Valuation of investment properties/  
recoverable amount of right-of-use assets  
(mainly related to land leases) (continued)

Knight Frank has derived the valuation of the Group's property portfolio by capitalising the rental income derived from existing tenancies with due provision for reversionary income potential and where appropriate, by reference to market comparable transactions. The assumptions are based on market conditions existing at the end of the reporting period.

For the right-of-use assets (mainly related to land leases), management determined the recoverable amount based on the valuation report prepared by Knight Frank. Knight Frank has valued the recoverable amount of right-of-use assets (mainly related to land leases) on the basis that the properties will be developed in accordance with the information provided from management. It is assumed that approvals for the development scheme will be obtained without any onerous condition which would affect the value of recoverable amount of right-of-use assets (mainly related to land leases). In arriving the opinion of value, Knight Frank has made reference to comparable transactions in the locality and has also taken into account the construction costs that will be expended to complete the development and the quality of the completed development in the development scheme.

Management has reviewed the Knight Frank valuation and compared it with its own assumptions, with reference to comparable sales transaction data where such information is available, and has concluded that the Knight Frank valuation of the Group's investment property portfolio and right-of-use assets (mainly related to land leases) is reasonable.

4 重大會計估計及判斷(續)

(a) 投資物業／使用權資產(主要與土地租賃有關)可收回金額之估值(續)

萊坊已將現有租約所得之租金收入資本化，並為約滿後新訂租金潛在變化及在適當情況下參考市場可比較交易而作出適當撥備，而得出本集團物業組合之估值。假設乃根據報告期末存在之市場情況而作出。

就使用權資產(主要與土地租賃有關)而言，管理層根據萊坊編製之估值報告釐定可收回金額。萊坊已根據管理層提供物業將予發展之資料為基準對使用權資產(主要與土地租賃有關)之可收回金額進行估值。此乃假設發展計劃之批文可在並無附帶任何影響使用權資產(主要與土地租賃有關)之可收回金額價值之繁重條件下取得。於達致估值意見時，萊坊已參照同一地區之可比較交易，且亦計及因完成發展項目及發展計劃內已竣工之發展項目質素而產生之建築成本。

管理層已審閱萊坊之估值，並已參考可取得之同類銷售交易數據，與管理層本身的假設作比較，結果認為萊坊對本集團投資物業組合及使用權資產(主要與土地租賃有關)的估值屬合理。



**4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS** (continued)

**(a) Valuation of investment properties/ recoverable amount of right-of-use assets (mainly related to land leases)** (continued)

If the valuation of the investment properties had been 10% higher or lower than the value stated on the valuation report, the fair value adjustment for the year arising from the Group's investment properties would have increased or decreased by HK\$1,186.3 million (2019: HK\$1,220.5 million).

**(b) Provision for properties held for sales, properties under development and right-of-use assets (mainly related to land leases)**

The Group assesses the carrying amounts of properties held for sales, properties under development and right-of-use assets (mainly related to land leases) according to their estimated net recoverable amount based on the realisability of these properties, taking into account of costs to completion based on past experience and net sales value based on prevailing market conditions. Provision is made when events or changes in circumstances indicate that the carrying amounts may not be realised. The assessment requires the use of judgement and estimates.

**4 重大會計估計及判斷** (續)

**(a) 投資物業／使用權資產(主要與土地租賃有關)可收回金額之估值** (續)

倘投資物業之估值較估值報告所列價值高出或低於10%，本年度自本集團投資物業產生之公平值調整應增加或減少1,186,300,000港元(二零一九年: 1,220,500,000港元)。

**(b) 作銷售用途之物業、發展中物業及使用權資產(主要與土地租賃有關)之撥備**

本集團根據物業的可變現能力估計其可收回淨額，當中計及基於過往經驗的完工成本及現行市況的銷售淨值，以評估作銷售用途之物業、發展中物業及使用權資產(主要與土地租賃有關)的賬面值。當有事件或變動情況顯示賬面值未必能變現時作出撥備。該評估須使用判斷及估計。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(c) Impairment assessment of property, plant and equipment and right-of-use assets (mainly related to land leases) related to power plants in the Mainland China

Plant and equipment are reviewed by management for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. The recoverable amount is the higher of fair value less costs to sell and value in use of the plant and equipment. Management makes judgements on whether such events or changes in circumstances have occurred, and makes estimates in determining the recoverable amount. In the situation where the value in use of plant and equipment cannot be assessed due to the uncertainties of the operation model in the future, management has assessed the respective recoverable amount solely based on the fair value less costs to sell. Provision is made when events or changes in circumstances indicate that the carrying amounts may not be recovered.

The Group tests whether property, plant and equipment, right-of-use assets (mainly related to land leases) related to power plants in the Mainland China have suffered any impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable in accordance with the accounting policy in Note 2.11. The Group reviews certain indicators of potential impairment such as operating performance, actual electricity dispatched, tariff of electricity and other general market conditions.

4 重大會計估計及判斷(續)

(c) 中國內地發電廠相關的物業、機器及設備和使用權資產(主要與土地租賃有關)的減值評估

倘有任何事件或情況變動顯示賬面值或不能收回，管理層會審閱機器及設備有否出現減值虧損。機器及設備可收回金額為公平值減銷售成本及使用價值之較高者。管理層將就有否出現有關事件或情況變動作出判斷，並就釐定可收回金額進行估計。就因未來操作模式未明而未能評估機器及設備使用價值之情況，管理層僅按公平值減出售成本評估各自之可收回金額。當事件或情況變動顯示賬面值或不能收回時，則會進行撥備。

倘有任何事件或情況變動顯示賬面值或不能收回，本集團會根據附註2.11之會計政策測試中國內地發電廠相關的物業、機器及設備、使用權資產(主要與土地租賃有關)有否出現任何減值。本集團審閱若干潛在減值跡象，例如營運表現、實際輸電量、電費及其他一般市場狀況等若干潛在減值指標。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(c) Impairment assessment of property, plant and equipment and right-of-use assets (mainly related to land leases) related to power plants in the Mainland China (continued)

If an indication of impairment is identified, the need for recognising an impairment loss is assessed by comparing the carrying amount of the assets, to the higher of (i) the fair value less cost to sell, and (ii) the value-in-use of the cash-generating units. The value-in-use of the cash-generating units represents estimated future cash flows from the continuous use of the assets, and requires complex assumptions and estimates such as future electricity dispatched, tariff of electricity and discount rates. The discount rates used to discount the estimated future cash flows are based on the relevant industry sector risk premium and the gearing ratio.

During the year, the Group has performed an impairment assessment on the Renewable Energy Projects. The value-in-use calculation was based on the key assumptions, including i) average annual tariff increment at approximately 1.0% (2019: 2.0%) per annum based on management's expectation on market development and general inflation and ii) projection of volume of electricity dispatched based on the operational feasibility reports and historical performances. The pre-tax discount rates applied to the cash flow projections are 12.99% – 13.32% (2019: 11.07% – 12.20%) per annum.

4 重大會計估計及判斷(續)

(c) 中國內地發電廠相關的物業、機器及設備和使用權資產(主要與土地租賃有關)的減值評估(續)

倘有減值跡象，確認減值虧損之需要乃透過比較資產賬面值與下列各項之較高者：(i)公平值減出售成本及(ii)現金產生單位之使用價值。現金產生單位之使用價值指持續使用資產產生之估計未來現金流量，本集團須就此作出複雜假設及估計，包括未來輸電量、電費及貼現率等。用以貼現估計未來現金流量之貼現率乃基於相關行業風險溢價及資本負債比率釐定。

本年度內，本集團已就可再生能源項目作出減值評估。使用價值計算乃基於數項主要假設而作出，包括：i)基於管理層對市場發展及整體通脹之預期，平均每年約有1.0% (二零一九年：2.0%)之電費增幅及ii)根據營運可行性報告及過往表現之基準估計之輸電量。適用於現金流量預測之稅前貼現率為每年12.99%至13.32% (二零一九年：11.07%至12.20%)。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(c) Impairment assessment of property, plant and equipment and right-of-use assets (mainly related to land leases) related to power plants in the Mainland China (continued)

Based on the impairment assessment, the recoverable amounts of the cash-generating units are higher than their respective carrying amounts.

Judgement is required in the area of impairment. If there is a significant adverse change in the key assumptions, it may be necessary to have an impairment charge to the income statement.

With all other variables held constant, if there is no average annual tariff increment (2019: no) throughout the operating period, the recoverable amount would be higher than the carrying amount (2019: same). Similarly, with all other variables held constant, if the volume of electricity dispatched is 10.0% (2019: 10.0%) less than management expectation, the recoverable amount would be less than the carrying amount by HK\$18.7 million (2019: HK\$12.6 million).

4 重大會計估計及判斷(續)

(c) 中國內地發電廠相關的物業、機器及設備和使用權資產(主要與土地租賃有關)的減值評估(續)

根據減值評估，現金產生單位之可收回金額高於其各自賬面值。

減值範疇須作出判斷。倘關鍵假設發生重大不利變動，損益表可能需要扣除減值開支。

在所有其他變數維持不變之情況下，倘於營運年期內每年電費無任何增幅(二零一九年：無)，可收回金額將高於賬面值(二零一九年：相同)。同樣，在所有其他變數維持不變之情況下，倘輸電量較管理層預期少10.0%(二零一九年：10.0%)，可收回金額少於賬面值18,700,000港元(二零一九年：12,600,000港元)。

**4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS** (continued)

**(d) Income taxes**

The Group is subject to income taxes in Mainland China. Significant judgement is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determined is uncertain during the ordinary course of business. The Group recognises liabilities for potential tax exposures based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will affect the income tax and deferred tax provision in the period in which such determination is made.

**(e) Impairment on financial assets**

The impairment on financial assets are based on assumptions about risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. Details of the key assumptions and inputs used are disclosed in Note 3.

**4 重大會計估計及判斷(續)**

**(d) 所得稅**

本集團於中國內地須繳納所得稅項。於釐定各所得稅項撥備時，須運用重大判斷。於日常業務過程中未能準確釐定最終須繳納稅項之交易及計算相當繁多。本集團會就估計是否需要繳付到期額外稅項確認潛在稅務風險負債。若有關上述事項之最終稅款與原先之入賬額不同，則該差異將影響釐定稅款期間之所得稅項及遞延稅項撥備。

**(e) 金融資產減值**

金融資產減值乃基於有關違約風險及預期虧損率之假設作出。於各報告期末，本集團根據其過往歷史、現時市況及前瞻性估計，通過判斷作出該等假設及選擇減值計算之輸入數據。主要假設及所用輸入數據的詳情於附註3有所披露。

## 5 SEGMENT INFORMATION

Segment information disclosed in the annual report has been prepared in a manner consistent with the information used by the Group's most senior executive management for the purposes of assessing segment performance and allocating resources between segments. In this regard, the Group is organised into the following segments: Properties development (for sale or lease upon completion of construction work), Property investment and leasing and Renewable energy.

The Group's most senior executive management assesses the performance of the operating segments based on operating profit after interest income and expenses, taxation and share of results of associates and a joint venture. Corporate expenses mainly include the employee expenses of the head office, interest income and expenses arising from the holding companies and other administrative expenses of the head office.

The Group's segment assets exclude financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss which are managed on a central basis. Head office assets mainly include the cash at bank, property, plant and equipment and other receivables held by the head office. The assets of each reportable segment comprise the inter-segment receivables.

Sales between segments are carried out on terms equivalent to those that prevail in arm's length transactions. The revenue from external parties reported to management is measured in a manner consistent with that in the consolidated income statement. Total segment revenue from external customers also represents the Group's revenue.

## 5 分部資料

於年報披露之分部資料已按與本集團最高級行政管理層就評估分部表現及分配分部間資源所用資料一致之方式編製。就此而言，本集團劃分為下列分部：物業發展（於工程竣工後供銷售或出租）、物業投資及租賃以及再生能源。

本集團最高級行政管理層按除利息收入及開支、稅項以及應佔聯營公司及一間合營公司業績後之經營溢利，評估經營分部之表現。企業開支主要包括總辦事處之僱員開支、控股公司產生之利息收入及開支以及總辦事處之其他行政費用。

本集團分部資產不包括集中管理之按公平值在其他全面損益列賬之金融資產及按公平值在損益列賬之金融資產。總辦事處資產主要包括總辦事處持有之銀行現金、物業、機器及設備以及其他應收款。各可呈報分部之資產包括分部間之應收款。

分部間銷售按與公平交易中適用之相同條款進行。向管理層報告來自外界客戶收益計量之方法是與綜合損益表所用的一致。來自外界客戶之分部收益總額亦代表本集團之收益。

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5 SEGMENT INFORMATION (continued)

The segment information for the reportable segments for the years ended 31 December 2020 and 2019 is as follows:

5 分部資料(續)

截至二零二零年及二零一九年十二月三十一日止年度可呈報分部之分部資料如下：

		Properties development 物業發展			Property investment and leasing 物業投資及租賃	Renewable energy 再生能源	Total reportable segments 可呈報分部總額
		Shenyang 瀋陽	Tianjin 天津	Jiangmen 江門	HK\$ Million 百萬元	HK\$ Million 百萬元	HK\$ Million 百萬元
<b>Year ended 31 December 2020</b>	<b>截至二零二零年十二月三十一日止年度</b>						
Revenue from external customers	來自外界客戶之收益	258.6	230.0	155.9	333.4	206.1	1,184.0
Inter-segment revenue	分部間收益	-	-	-	0.2	-	0.2
<b>Total revenue</b>	<b>收益總額</b>	<b>258.6</b>	<b>230.0</b>	<b>155.9</b>	<b>333.6</b>	<b>206.1</b>	<b>1,184.2</b>
<b>Operating profit</b>	<b>經營溢利</b>	<b>81.3</b>	<b>82.7</b>	<b>55.2</b>	<b>46.5</b>	<b>84.2</b>	<b>349.9</b>
Finance income	財務收入	5.5	2.3	1.8	4.3	2.7	16.6
Finance costs	融資成本	-	-	-	(130.8)	(40.3)	(171.1)
Share of results of associates	應佔聯營公司業績	-	-	-	3.8	67.7	71.5
Share of results of a joint venture	應佔一間合營公司業績	-	-	-	(68.5)	-	(68.5)
<b>Profit/(loss) before income tax</b>	<b>所得稅前溢利/(虧損)</b>	<b>86.8</b>	<b>85.0</b>	<b>57.0</b>	<b>(144.7)</b>	<b>114.3</b>	<b>198.4</b>
Income tax (expense)/credit	所得稅(支出)/抵免	(1.2)	(27.1)	(23.9)	29.2	(12.0)	(35.0)
<b>Profit/(loss) for the year</b>	<b>本年度溢利/(虧損)</b>	<b>85.6</b>	<b>57.9</b>	<b>33.1</b>	<b>(115.5)</b>	<b>102.3</b>	<b>163.4</b>
Depreciation of property, plant and equipment	物業、機器及設備折舊	-	-	-	(1.2)	(92.1)	(93.3)
Depreciation of right-of-use assets	使用權資產折舊	-	(18.9)	-	(2.0)	(1.2)	(22.1)
Fair value adjustments on investment properties	投資物業公平值調整	-	-	-	(98.4)	-	(98.4)



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5 SEGMENT INFORMATION (continued)

5 分部資料(續)

		Properties development 物業發展			Property investment and leasing 物業投資 及租賃	Renewable energy 再生能源	Total reportable segments 可呈報 分部總額
		Shenyang 瀋陽	Tianjin 天津	Jiangmen 江門	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
<b>Year ended 31 December 2019</b>	<b>截至二零一九年 十二月三十一日止年度</b>						
Revenue from external customers	來自外界客戶之收益	187.2	249.8	60.7	358.0	181.2	1,036.9
Inter-segment revenue	分部間收益	-	-	-	0.2	-	0.2
<b>Total revenue</b>	<b>收益總額</b>	<b>187.2</b>	<b>249.8</b>	<b>60.7</b>	<b>358.2</b>	<b>181.2</b>	<b>1,037.1</b>
<b>Operating profit</b>	<b>經營溢利</b>	<b>64.5</b>	<b>87.7</b>	<b>64.3</b>	<b>359.9</b>	<b>46.8</b>	<b>623.2</b>
Finance income	財務收入	4.3	2.7	1.4	5.3	2.6	16.3
Finance costs	融資成本	-	-	-	(148.5)	(27.7)	(176.2)
Share of results of associates	應佔聯營公司業績	-	-	-	20.5	62.5	83.0
Share of results of a joint venture	應佔一間合營公司業績	-	-	-	(152.5)	-	(152.5)
<b>Profit before income tax</b>	<b>所得稅前溢利</b>	<b>68.8</b>	<b>90.4</b>	<b>65.7</b>	<b>84.7</b>	<b>84.2</b>	<b>393.8</b>
Income tax expense	所得稅支出	(2.3)	(17.0)	(26.0)	(4.6)	(9.9)	(59.8)
<b>Profit for the year</b>	<b>本年度溢利</b>	<b>66.5</b>	<b>73.4</b>	<b>39.7</b>	<b>80.1</b>	<b>74.3</b>	<b>334.0</b>
Depreciation of property, plant and equipment	物業、機器及設備折舊	-	(0.1)	-	(1.2)	(82.4)	(83.7)
Depreciation of right-of-use assets	使用權資產折舊	-	(19.2)	-	(2.0)	(0.8)	(22.0)
Fair value adjustments on investment properties	投資物業公平值調整	-	-	-	91.9	-	91.9

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5 SEGMENT INFORMATION (continued)

5 分部資料(續)

		Properties development 物業發展				Property investment and leasing 物業投資及租賃	Renewable energy 再生能源	Total reportable segments 可呈報分部總額
		Zhejiang 浙江	Shenyang 瀋陽	Tianjin 天津	Jiangmen 江門	Property investment and leasing 物業投資及租賃	Renewable energy 再生能源	Total reportable segments 可呈報分部總額
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
As at 31 December 2020	於二零二零年十二月三十一日							
<b>Total assets</b>	<b>資產總額</b>	87.3	1,274.6	1,974.5	189.1	16,362.5	2,798.5	22,686.5
Total assets include:	資產總額包括:							
Interests in associates	於聯營公司之權益	-	-	-	-	514.6	787.3	1,301.9
Interest in a joint venture	於一間合營公司之權益	-	-	-	-	1,424.0	-	1,424.0
<b>Total liabilities</b>	<b>負債總額</b>	176.6	488.7	1,280.8	32.1	5,186.4	974.7	8,139.3
As at 31 December 2019	於二零一九年十二月三十一日							
<b>Total assets</b>	<b>資產總額</b>	283.4	1,101.5	2,232.7	300.2	15,703.3	2,681.1	22,302.2
Total assets include:	資產總額包括:							
Interests in associates	於聯營公司之權益	-	-	-	-	482.9	719.9	1,202.8
Interest in a joint venture	於一間合營公司之權益	-	-	-	-	1,443.9	-	1,443.9
<b>Total liabilities</b>	<b>負債總額</b>	186.4	426.9	1,326.0	85.7	5,202.7	1,048.7	8,276.4

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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5 SEGMENT INFORMATION (continued)

A reconciliation of profit for the year of reportable segments to profit for the year of the Group is provided as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Profit for the year of reportable segments	可呈報分部之本年度溢利	163.4	334.0
Unallocated amounts:	未分配金額：		
Corporate expenses – net	企業開支 – 淨額	(54.7)	(4.0)
Gain on liquidation of subsidiaries – net	附屬公司清盤之收益 – 淨額	0.4	48.8
Fair value gain/(loss) on financial assets at fair value through profit or loss – net	按公平值在損益列賬之金融資產之公平值收益／(虧損) – 淨額	35.3	(3.6)
Dividend income from financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產之股息收入	97.2	2.3
Profit for the year of the Group	本集團之本年度溢利	<b>241.6</b>	377.5

5 分部資料(續)

可呈報分部之本年度溢利與本集團之本年度溢利對賬如下：

Reportable segments' assets are reconciled to total assets as follows:

可呈報分部資產與資產總額對賬如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Total segment assets	分部資產總額	22,686.5	22,302.2
Head office assets	總辦事處資產	315.7	1,253.8
Intra group elimination	集團內部對銷	(2,028.1)	(1,841.8)
Financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產	15.8	18.1
Financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產	2,281.4	300.8
Total assets per consolidated statement of financial position	綜合財務狀況表所列資產總額	<b>23,271.3</b>	22,033.1

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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5 SEGMENT INFORMATION (continued)

Reportable segments' liabilities are reconciled to total liabilities as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Total segment liabilities	分部負債總額	8,139.3	8,276.4
Head office liabilities	總辦事處負債	607.1	44.8
Intra group elimination	集團內部對銷	(2,184.2)	(2,022.5)
Total liabilities per consolidated statement of financial position	綜合財務狀況表所列負債總額	<b>6,562.2</b>	6,298.7

Non-current assets other than financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss are mainly located in the Mainland China.

Analysis of revenue by category:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Sales proceeds from properties held for sale	出售作銷售用途之物業所得款項	644.5	497.7
Rental income from investment properties	投資物業租金收入	333.4	358.0
Renewable energy	再生能源	206.1	181.2
		<b>1,184.0</b>	1,036.9

For the years ended 31 December 2020 and 2019, revenue from external customers is substantially attributable to the China market and there is no revenue derived from a single external customer exceeding 10% of the Group's total revenue.

5 分部資料(續)

可呈報分部負債與負債總額對賬如下：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Total segment liabilities	8,139.3	8,276.4
Head office liabilities	607.1	44.8
Intra group elimination	(2,184.2)	(2,022.5)
Total liabilities per consolidated statement of financial position	<b>6,562.2</b>	6,298.7

按公平值在其他全面損益列賬之金融資產及按公平值在損益列賬之金融資產以外之非流動資產主要位於中國內地。

按分類劃分之收益分析：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Sales proceeds from properties held for sale	644.5	497.7
Rental income from investment properties	333.4	358.0
Renewable energy	206.1	181.2
	<b>1,184.0</b>	1,036.9

截至二零二零年及二零一九年十二月三十一日止年度，外界客戶之收益絕大部分來自中國市場，未有來自單一外界客戶之收益超過本集團收益總額之10%。

6 OTHER INCOME – NET

6 其他收入 – 淨額

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Property management fee income	物業管理費收入	20.4	20.1
Gain/(loss) on disposal of property, plant and equipment – net	出售物業、機器及設備之 收益／(虧損) – 淨額	0.4	(3.3)
Fair value gain/(loss) on financial assets at fair value through profit or loss – net	按公平值在損益列賬之 金融資產之公平值 收益／(虧損) – 淨額	35.3	(3.6)
Dividend income from financial assets at fair value through profit or loss	按公平值在損益列賬之 金融資產之股息收入	97.2	2.3
Gain on liquidation of subsidiaries – net	附屬公司清盤之收益 – 淨額	0.4	48.8
Government subsidies	政府補貼	3.5	–
Exchange gain – net	匯兌收益 – 淨額	55.6	22.0
Others	其他	22.8	34.4
		<b>235.6</b>	<b>120.7</b>

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7 EXPENSES BY NATURE

7 按性質劃分的開支

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Agency commission for properties sold	已售物業之銷售代理佣金	(20.2)	(22.5)
Auditor's remuneration	核數師酬金		
– Audit services	– 核數服務	(2.7)	(4.8)
– Non-audit services	– 非核數服務	(0.6)	(1.3)
Cost of properties sold during the year	年內已售物業之成本	(381.9)	(298.9)
Depreciation of right-of-use assets (Note 15)	使用權資產折舊(附註15)	(22.1)	(22.0)
Depreciation of property, plant and equipment (Note 16)	物業、機器及設備折舊(附註16)	(95.3)	(85.9)
Direct operating expenses arising from investment properties that generate rental income	可賺取租金收入之投資物業產生之直接經營開支	(35.0)	(43.4)
Employee benefit expenses (Note 9)	僱員福利開支(附註9)	(95.5)	(98.9)
Legal and professional fee	法律及專業費用	(5.9)	(7.4)
Management service fee	管理服務費	(13.9)	(2.6)
Property management fee	物業管理費	(23.8)	(24.6)
Provision for impairment of trade receivables	應收賬款之減值撥備	(8.6)	(21.2)
Provision for housing facility fund (Note)	房屋公用設施專用基金之撥備(附註)	(84.8)	-
Rental expense relating to short-term leases	與短期租賃有關的租金支出	(0.4)	(0.8)
Repair and maintenance	維修及保養	(8.2)	(5.8)
Reversal of construction cost accruals for properties sold in previous years	過往年度已售物業的應計建築成本撥回	23.2	97.4
Write-back of provision for legal claim	法律索賠撥備撥回	-	11.4
Write-off of trade and other receivables	撇銷應收賬款及其他應收款	(8.5)	(11.9)
Other expenses	其他開支	(67.4)	(62.6)
		<b>(851.6)</b>	<b>(605.8)</b>
Represented by:	呈列為:		
Cost of sales	銷售成本	(521.8)	(354.5)
Selling and distribution costs	銷售及分銷成本	(29.1)	(36.4)
Administrative expenses	行政費用	(147.4)	(148.2)
Other and general expenses	其他及一般費用	(153.3)	(66.7)
		<b>(851.6)</b>	<b>(605.8)</b>

Note: As disclosed in 2019 annual report Note 37(a), a contingent liability of RMB75.8 million (equivalent to approximately HK\$84.5 million) arising in housing facility fund pursuant to 《深圳經濟特區住宅區物業管理條例》 adopted on 1 November 1994 was assessed by management with reference to the legal opinion previously obtained. After taking into account of the fresh evidence on facts and circumstances emerged in April 2020, management considered the liability became highly probable and a provision of HK\$84.8 million has been made accordingly.

附註：就二零一九年年報附註37(a)所披露，根據於一九九四年十一月一日採納之《深圳經濟特區住宅區物業管理條例》，管理層參考過往取得之法律意見後，評估房屋公用設施專用基金產生之或然負債為人民幣75,800,000元(相當於約84,500,000港元)。經考慮二零二零年四月出現的有關事實及情況的新證據後，管理層認為該負債變為極有可能發生，並已相應地作出84,800,000港元之撥備。

8 FINANCE COSTS – NET

8 融資成本 – 淨額

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Finance costs:	融資成本：		
Interest expenses on bank borrowings	銀行借款利息開支	(172.9)	(167.9)
Interest expenses on amount due to a shareholder (Note 37)	應付一名股東款項利息開支(附註37)	(8.8)	(10.4)
Interest expenses on lease liabilities	租賃負債利息開支	(1.4)	(2.7)
Interest expenses on other loans	其他貸款利息開支	(9.0)	(9.1)
		(192.1)	(190.1)
Less: amounts capitalised	減：已資本化之金額	5.7	12.5
		(186.4)	(177.6)
Finance income:	財務收入：		
Interest income on bank deposits	銀行存款利息收入	26.8	57.2
Finance costs – net	融資成本 – 淨額	(159.6)	(120.4)

The capitalisation rate used to determine the amount of finance costs to be capitalised was the weighted average interest rate applicable to the Group's general borrowings during the year, in this case 4.82% (2019: 4.82%). Such finance costs were ceased to be capitalised after the construction in progress were transferred to property, plant and equipment upon completion in May 2020.

用於釐定被資本化的融資成本金額的資本化率為適用於本集團於年內一般借款的加權平均利率，在此情況下為4.82%（二零一九年：4.82%）。在建工程已於二零二零年五月完工並轉為物業、機器及設備，該等融資成本不再予以資本化。



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9 EMPLOYEE BENEFIT EXPENSES

9 僱員福利開支

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Wages, salaries and other benefits	工資、薪金及其他福利	(92.6)	(95.8)
Pension costs – defined contribution plan (Note)	退休金成本 – 定額 供款計劃(附註)	(3.0)	(3.1)
Write back of unused annual leave	未使用年假撥回	0.1	–
Charged to income statement – net	已在損益表扣除淨額	(95.5)	(98.9)

Note:

The Group uses the MPF scheme under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance. The MPF scheme is a defined contribution retirement scheme administered by independent trustees. Under the MPF scheme, the employer and its employees are each required to make contributions to the scheme at 5% of the employee's relevant income, subject to a cap of monthly relevant income of HK\$30,000. Contributions to the scheme vest immediately. The Group's contribution to the employee pension schemes in the PRC is at a percentage in compliance with the requirements of respective municipal governments.

附註：

本集團按照香港強制性公積金計劃條例之規定設立一項強積金計劃，為根據香港僱傭條例受僱之僱員而設。強積金計劃是由獨立信託人管理之定額供款退休金計劃。根據強積金計劃，僱主及其僱員均須按照僱員相關收入之5%向計劃作出供款，但每月之相關收入以30,000港元為上限。計劃供款隨即悉數歸於僱員。本集團向中國僱員退休金計劃之供款乃按符合相關市政府規定之百分比作出。

## 10 FIVE HIGHEST PAID INDIVIDUALS

The five individuals whose emoluments were the highest in the Group for the year include four (2019: four) directors whose emoluments are reflected in the analysis presented on Note 41. The emoluments payable to the remaining one (2019: one) individuals during the year are as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Salary and other benefits	薪金及其他福利	2.8	2.7
Discretionary bonus	酌情花紅	0.4	0.4
		<b>3.2</b>	<b>3.1</b>

The emoluments fell within the following bands:

		No of individuals 人數	
		2020 二零二零年	2019 二零一九年
Emoluments band (in HK dollar)	薪酬級別(港元)		
HK\$3,000,001-HK\$3,500,000	3,000,001港元-3,500,000港元	1	1

## 10 五名酬金最高人士

年內，本集團五名最高薪人士包括四名(二零一九年：四名)董事，彼等之酬金已於附註41呈列之分析反映。年內餘下一名(二零一九年：一名)個別人士之應付酬金如下：

薪酬在以下級別內：

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11 INCOME TAX EXPENSE

No provision for Hong Kong profits tax has been made as the Group has no assessable profit for the years ended 31 December 2020 and 2019. Mainland China income tax includes corporate income tax which has been provided on the estimated assessable profits of subsidiaries operating in the Mainland China at 25% (2019: 25%). Withholding tax was provided for dividend distributed and undistributed profits of certain subsidiaries and associates in the Mainland China at a rate of 5% or 10% (2019: 5% or 10%).

Mainland China land appreciation tax is provided at progressive rates ranging from 30% to 40% (2019: 30% to 40%) on the appreciation of land value, being the proceeds of sale of properties less deductible expenditures (including costs of land use rights and property development expenditures).

11 所得稅支出

由於本集團於截至二零二零年及二零一九年十二月三十一日止年度並無應課稅溢利，故並無就香港利得稅作出撥備。中國內地所得稅(包括企業所得稅)按照在中國內地經營附屬公司之估計應課稅溢利，按25%(二零一九年：25%)之稅率作出撥備。預扣稅就若干中國內地附屬公司及聯營公司之已分派股息及未分派溢利，按5%或10%(二零一九年：5%或10%)之稅率作出撥備。

中國內地土地增值稅就土地升值按介乎30%至40%(二零一九年：30%至40%)之累進稅率作出撥備，土地升值即出售物業所得款項減去可扣稅開支(包括土地使用權成本及物業發展開支)。

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Current income tax	即期所得稅		
Mainland China income tax	中國內地所得稅	(76.9)	(61.9)
Mainland China land appreciation tax	中國內地土地增值稅	(45.1)	(29.1)
		(122.0)	(91.0)
Deferred income tax (Note 33)	遞延所得稅(附註33)		
Credited to the income statement	於損益表抵免	50.6	14.7
		(71.4)	(76.3)

Note:

The share of income tax expense of associates amounting to HK\$22.7 million (2019: HK\$21.0 million) and the share of income tax credit of a joint venture amounting to HK\$4.8 million (2019: share of income tax expense amounting to HK\$4.0 million) are included in the Group's share of results of associates and share of results of a joint venture respectively.

附註：

應佔聯營公司之所得稅支出為22,700,000港元(二零一九年：21,000,000港元)及應佔一間合營公司之所得稅抵免為4,800,000港元(二零一九年：應佔所得稅支出為4,000,000港元)，分別計入本集團之應佔聯營公司之業績及應佔一間合營公司之業績。

11 INCOME TAX EXPENSE (continued)

The tax of the Group's profit before income tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to profits of the consolidated entities as follows:

11 所得稅支出(續)

本集團所得稅前溢利之稅項，與適用於合併企業之溢利採用加權平均稅率得出之理論金額之差異如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Profit before income tax and share of results of associates and a joint venture	所得稅前及不包括應佔聯營公司及一間合營公司業績之溢利	310.0	523.3
Tax charge calculated at the domestic rates applicable to profits in the respective countries	按在有關國家內之溢利所適用當地稅率計算之稅項開支	(67.4)	(115.6)
Expenses not deductible for taxation purposes	不可扣稅之支出	(33.3)	(22.0)
Income not subject to tax	毋須課稅之收入	108.9	56.0
Utilisation of previously unrecognised tax losses	使用先前未確認之稅項虧損	3.6	1.5
(Under)/over-provision in prior years	過往年度(撥備不足)/超額撥備	(5.4)	11.4
Tax losses for which no deferred income tax was recognised	未確認遞延所得稅之稅項虧損	(47.2)	(40.8)
Temporary differences not recognised	未確認之暫時差額	1.4	(4.4)
Recognition of previously unrecognised temporary differences	確認過往未確認之暫時差額	55.5	87.3
Mainland China land appreciation tax	中國內地土地增值稅	(45.1)	(29.1)
Withholding tax on dividends distributed and undistributed profits of subsidiaries and associates	附屬公司及聯營公司之已分派股息及未分派溢利之預扣稅	(42.4)	(20.6)
Income tax expense	所得稅支出	(71.4)	(76.3)

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12 EARNINGS PER SHARE

(a) Basic

Basic earnings per share is calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the year.

		2020 二零二零年	2019 二零一九年
Profit attributable to equity holders of the Company (HK\$ Million)	本公司權益持有人應佔溢利(百萬港元)	202.3	278.7
Weighted average number of ordinary shares in issue (Million)	已發行普通股之加權平均數(百萬)	512.1	527.4
Basic earnings per share (HK cents per share)	每股基本盈利(每股港仙)	39.5	52.8

(b) Diluted

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares.

		2020 二零二零年	2019 二零一九年
Profit attributable to equity holders of the Company (HK\$ Million)	本公司權益持有人應佔溢利(百萬港元)	202.3	278.7
Effect of assumed conversion of convertible notes issued by a subsidiary (HK\$ Million)	假設兌換由附屬公司發行之可換股票據之影響(百萬港元)	(0.8)	(4.3)
Profit used to determine diluted earnings per share (HK\$ Million)	用於釐定每股攤薄盈利之溢利(百萬港元)	201.5	274.4
Weighted average number of ordinary shares for calculation of diluted earnings per share (Million)	計算每股攤薄盈利之普通股加權平均數(百萬)	512.1	527.4
Diluted earnings per share (HK cents per share)	每股攤薄盈利(每股港仙)	39.3	52.0

12 每股盈利

(a) 基本

每股基本盈利乃根據本公司權益持有人應佔溢利除以年內已發行普通股之加權平均數計算。

(b) 攤薄

每股攤薄盈利乃透過調整未行使普通股之加權平均數，以假設所有攤薄潛在普通股均已獲兌換而計算。

### 13 DIVIDENDS

### 13 股息

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Interim dividend paid, of HK13 cents (2019: HK13 cents) per ordinary share	已派中期股息，每股普通股13港仙 (二零一九年：13港仙)	66.5	68.7
Second interim dividend proposed, of HK13 cents (2019: Nil) per ordinary share	擬派第二次中期股息，每股普通股13港仙 (二零一九年：無)	66.4	-
No final dividend proposed (2019: HK13 cents per ordinary share)	不擬派末期股息 (二零一九年：每股普通股13港仙)	-	66.5

The Board does not recommend the payment of final dividend for the year ended 31 December 2020.

On 13 January 2021, the Board resolved to declare a second interim dividend of HK13 cents per ordinary share payable in cash for the year ended 31 December 2020. As the second interim dividend is declared after the end of the reporting period, such dividend is not recognised as liability as at 31 December 2020.

On 20 August 2020, the Board has declared an interim dividend of HK13 cents per ordinary share payable in cash, amounting to a total of HK\$66.5 million was paid in September 2020.

For the year ended 31 December 2019, a final dividend of HK13 cents per ordinary share payable in cash, amounting to a total of HK\$66.5 million was paid in June 2020.

董事會不建議就截至二零二零年十二月三十一日止年度派發末期股息。

於二零二一年一月十三日，董事會議決宣派截至二零二零年十二月三十一日止年度之第二次中期股息，每股普通股派發現金13港仙。由於第二次中期股息是在報告期結束後宣派，故於二零二零年十二月三十一日此股息並未確認為負債。

於二零二零年八月二十日，董事會宣派中期股息，每股普通股派發現金13港仙，合計為66,500,000港元已於二零二零年九月支付。

截至二零一九年十二月三十一日止年度，每股普通股派發現金13港仙之末期股息，合計為66,500,000港元已於二零二零年六月支付。

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14 INVESTMENT PROPERTIES

14 投資物業

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
At 1 January	於一月一日	11,980.4	12,344.9
Currency translation differences	匯兌換算差額	802.2	(247.6)
Transfer from properties under development	轉撥自發展中物業	183.8	-
Transfer from right-of-use assets (Note 15)	轉撥自使用權資產 (附註15)	7.8	-
Cost adjustments	成本調整	(244.6)	(208.8)
Fair value adjustments, net	公平值調整淨額	(97.7)	91.9
At 31 December	於十二月三十一日	<b>12,631.9</b>	11,980.4

Notes:

(a) At 31 December 2020, investment properties of HK\$9,986.7 million (2019: HK\$9,571.7 million) were pledged as securities for the Group's borrowings (Note 31).

(b) Fair value hierarchy

An independent valuation of the Group's investment properties was performed by the valuer, Knight Frank to determine the fair value of the investment properties as at 31 December 2020 and 2019. Significant unobservable inputs (Level 3) were used in fair value measurements of the investment properties.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

There were no transfers between Levels 1, 2 and 3 during the years ended 31 December 2020 and 2019.

附註：

(a) 於二零二零年十二月三十一日，價值9,986,700,000港元(二零一九年：9,571,700,000港元)之投資物業，已作為本集團所獲借款之抵押(附註31)。

(b) 公平值等級

本集團投資物業的獨立估值工作由估值師萊坊進行，以釐定投資物業於二零二零年及二零一九年十二月三十一日之公平值。採用重大無法觀察輸入數據(第3級)作投資物業公平值之計量。

本集團的政策是於導致轉撥的事件或情況發生變化之日，確認轉入及轉出公平值等級。

截至二零二零年及二零一九年十二月三十一日止年度，第1、2及3級之間並無轉撥。



## 14 INVESTMENT PROPERTIES (continued)

### Valuation processes of the Group

The Group measures its investment properties at fair value. The fair value of the Group's investment properties at 31 December 2020 and 2019 has been determined on the basis of valuations carried out by an independent qualified valuer not related to the Group, who holds a recognised relevant professional qualification and has recent experience in the locations and segments of the investment properties valued. The Group employed Knight Frank to value its investment properties. For all investment properties, their current use equates to the highest and best use. Discussion of valuation processes and results are held between the Group's senior management and valuers at least once every six months, in line with the Group's interim and annual reporting dates. At each reporting date the Group's senior management:

- verifies all major data inputs to the independent valuation report;
- assess property valuations movements when compared to the prior period valuation report;
- holds discussions with the independent valuer.

Changes in Level 3 fair values are also analysed at each reporting date by the Group's senior management.

## 14 投資物業(續)

### 本集團之價值評估流程

本集團按公平值計量其投資物業。本集團於二零二零年及二零一九年十二月三十一日之投資物業之公平值乃按與本集團並無關連之獨立合資格估值師進行的價值評估而得出，該估值師持有相關認可專業資格，並對所估值的投資物業的地點和領域有近期經驗。本集團委聘萊坊對其投資物業進行價值評估。就所有投資物業而言，其目前的使用等於其最高和最佳使用。為配合本集團的中期和年度報告日期，本集團之高級管理層與估值師最少每六個月討論估值流程和相關結果一次。於各報告日期，本集團之高級管理層：

- 核實獨立估值報告的所有重大數據輸入；
- 評估物業估值與過往期間估值報告比較下的變動；
- 與獨立估值師進行討論。

本集團之高級管理層亦會在各報告日期分析第3級公平值之變動。

## 14 INVESTMENT PROPERTIES (continued)

### Valuation techniques

#### Fair value measurements using significant unobservable inputs

Fair values of completed commercial properties in Shanghai, Nanxun, Shenzhen and Tianjin are generally derived by using the income capitalisation method. This valuation method is based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from analysis of market transactions and valuers' interpretation of prevailing investor expectations. The prevailing market rents adopted in the valuation have been referenced to recent lettings, within the subject properties and other comparable properties.

Fair value of completed commercial properties in Beijing is generally derived by using the income capitalisation method with reference to its profit rent originated from the lease term interest and its rights in sub-letting and/or transferring the lease term interest of the property.

Fair value of completed commercial property in Hong Kong is generally derived by using the direct comparison method. This valuation method is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of commercial properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration.

There were no changes to the valuation techniques for the valuation for the years ended 31 December 2020 and 2019.

## 14 投資物業(續)

### 估值技術

#### 採用重大無法觀察的輸入數據進行的公平值計量

於上海、南潯、深圳及天津之已落成商業物業的公平值普遍地採用收入資本法釐定。此估值方法乃基於通過採用適當之資本化比率，將潛在收入淨額及復歸收入予以資本化，而資本化比率乃通過對市場交易及估值師分析現行投資者之期望而得出。在估值中採用的現行市值租金乃根據該等物業及其他可比較物業的近期租務情況而釐定。

於北京之已落成商業物業的公平值普遍地採用收入資本法釐定，並參考其自租期權益獲得的溢利租金以及分租及／或轉讓物業租期權益的權利。

於香港之已落成商業物業的公平值普遍地採用直接對比法釐定。此估值方法乃基於直接將需估物業與其他近期進行交易的可比較物業對比。然而，鑒於商業物業的多樣化性質，慣常須就任何質素差異可能影響在審議中的物業所達之價格作出適當調整。

截至二零二零年及二零一九年十二月三十一日止年度之估值的估值技術概無任何變動。

14 INVESTMENT PROPERTIES (continued)

Valuation techniques (continued)

Fair value measurements using significant unobservable inputs (continued)

Description	Valuation technique(s)	Unobservable inputs	Range of unobservable inputs (probability-weighted average)	Relationship of unobservable inputs to fair value
內容	估值技術	無法觀察輸入數據	無法觀察輸入數據範圍 (概率加權平均值)	無法觀察輸入數據與公平值的關係
Commercial properties in Nanxun, Beijing, Shenzhen, Tianjin and Shanghai 於南潯、北京、深圳、天津及上海之商業物業	Income capitalisation method 收入資本法	Capitalisation rate 資本化比率 Average market rental 平均市場租金	5%–8.25% (2019: 5%–8.25%) 5%至8.25% (二零一九年：5%至8.25%) RMB1.15–RMB7.86 (2019: RMB1.20–RMB7.93) per square meter per day 每日每平方米人民幣1.15元至 人民幣7.86元(二零一九年： 人民幣1.20元至人民幣7.93元)	The higher the capitalisation rate, the lower the fair value 資本化比率愈高，公平值愈低 The higher the daily rental value, the higher the fair value 每日租賃價值愈高，公平值愈高
Commercial properties in Hong Kong 於香港之商業物業	Direct comparison method 直接對比法	Market unit rate 市場單位價值	HK\$16,600 (2019: HK\$18,700) per square feet 每平方英尺16,600港元 (二零一九年：18,700港元)	The higher the market unit rate, the higher the fair value 市場單位價值愈高，公平值愈高

14 投資物業(續)

估值技術(續)

採用重大無法觀察的輸入數據進行的公平值計量(續)

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15 RIGHT-OF-USE ASSETS/PREPAID LAND LEASE PAYMENTS

15 使用權資產／預付土地租賃款

		Right- of-use assets 使用權資產 HK\$ Million 百萬港元	Prepaid land lease payments 預付土地 租賃款 HK\$ Million 百萬港元
<b>Year ended 31 December 2020</b>	<b>截至二零二零年 十二月三十一日止年度</b>		
Opening net book amount	年初賬面淨值	1,455.0	-
Currency translation differences	匯兌換算差額	97.4	-
Additions	添置	10.2	-
Transfer to investment properties (Note 14)	轉撥至投資物業 (附註14)	(7.8)	-
Amortisation capitalised in properties under development	於發展中物業資本化之 攤銷	(8.5)	-
Depreciation charged to income statement (Note 7)	於損益表扣除之折舊 (附註7)	(22.1)	-
Closing net book amount	年終賬面淨值	1,524.2	-
<b>Year ended 31 December 2019</b>	<b>截至二零一九年 十二月三十一日止年度</b>		
Opening net book amount	年初賬面淨值	-	1,472.1
Reclassification on adoption of HKFRS 16	採納香港財務報告準則第16號 之重新分類	1,472.1	(1,472.1)
Currency translation differences	匯兌換算差額	(30.3)	-
Additions	添置	42.8	-
Amortisation capitalised in properties under development	於發展中物業資本化之 攤銷	(7.6)	-
Depreciation charged to income statement (Note 7)	於損益表扣除之折舊 (附註7)	(22.0)	-
Closing net book amount	年終賬面淨值	1,455.0	-

As at 31 December 2020, the carrying amount of the Group's right-of-use assets consists of land leases and office premises of HK\$1,523.9 million and HK\$0.3 million respectively (2019: HK\$1,454.3 million and HK\$0.7 million).

於二零二零年十二月三十一日，本集團使用權資產之賬面值包括土地租賃及辦公室物業分別為1,523,900,000港元及300,000港元(二零一九年：1,454,300,000港元及700,000港元)。

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**15 RIGHT-OF-USE ASSETS/PREPAID LAND LEASE PAYMENTS (continued)**

Certain bank borrowings are secured by the Group's right-of-use assets (mainly related to land leases) with carrying values of HK\$46.2 million (2019: HK\$44.9 million) (Note 31).

Note: During the year ended 31 December 2020, total cash outflows for leases of HK\$31.9 million (2019: HK\$23.5 million) was included in net cash used in financing activities.

**15 使用權資產／預付土地租賃款 (續)**

本集團賬面值46,200,000港元(二零一九年: 44,900,000港元)之使用權資產(主要與土地租賃有關)已作為若干銀行借款之抵押(附註31)。

附註: 截至二零二零年十二月三十一日止年度, 租賃之現金流出總額31,900,000港元(二零一九年: 23,500,000港元)已計入融資活動所用現金淨額。

**16 PROPERTY, PLANT AND EQUIPMENT**

**16 物業、機器及設備**

		Construction in progress 在建工程 HK\$ Million 百萬港元	Electric utility plant and equipment 發電廠 及設備 HK\$ Million 百萬港元	Other plant and equipment 其他機器 及設備 HK\$ Million 百萬港元	Leasehold land and buildings 租賃土地 及樓宇 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
<b>Year ended 31 December 2020</b>	<b>截至二零二零年十二月三十一日止年度</b>					
Opening net book amount	年初賬面淨值	222.7	1,027.5	3.2	74.6	1,328.0
Currency translation differences	匯兌換算差額	0.6	79.5	0.2	1.9	82.2
Additions	添置	60.3	0.1	0.9	-	61.3
Transfer	轉移	(279.4)	279.4	-	-	-
Write-off	撇銷	(4.2)	-	-	-	(4.2)
Depreciation (Note 7)	折舊(附註7)	-	(91.6)	(1.3)	(2.4)	(95.3)
Closing net book amount	年終賬面淨值	-	1,294.9	3.0	74.1	1,372.0
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>					
Cost	成本	-	2,168.5	75.1	100.3	2,343.9
Accumulated depreciation and impairment	累計折舊及減值	-	(873.6)	(72.1)	(26.2)	(971.9)
Net book amount	賬面淨值	-	1,294.9	3.0	74.1	1,372.0

Included in leasehold land and buildings, there is a right-of-use asset which is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

租賃土地及樓宇包含了按直線法以資產之可使用年期及租賃年期之較短者計算折舊之使用權資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

16 PROPERTY, PLANT AND EQUIPMENT  
(continued)

16 物業、機器及設備(續)

		Construction in progress 在建工程 HK\$ Million 百萬港元	Electric utility plant and equipment 發電廠 及設備 HK\$ Million 百萬港元	Other plant and equipment 其他機器 及設備 HK\$ Million 百萬港元	Leasehold land and buildings 租賃土地 及樓宇 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
<b>Year ended 31 December 2019 截至二零一九年十二月三十一日</b>						
<b>止年度</b>						
Opening net book amount	年初賬面淨值	321.0	828.0	4.1	77.6	1,230.7
Currency translation differences	匯兌換算差額	(4.9)	(18.7)	0.2	(0.6)	(24.0)
Additions	添置	210.3	8.0	0.5	-	218.8
Disposals	出售	-	(10.5)	-	-	(10.5)
Transfer	轉移	(302.6)	302.6	-	-	-
Write-off	撇銷	(1.1)	-	-	-	(1.1)
Depreciation (Note 7)	折舊(附註7)	-	(81.9)	(1.6)	(2.4)	(85.9)
Closing net book amount	年終賬面淨值	222.7	1,027.5	3.2	74.6	1,328.0
<b>At 31 December 2019 於二零一九年十二月三十一日</b>						
Cost	成本	222.7	1,751.3	72.1	98.0	2,144.1
Accumulated depreciation and impairment	累計折舊及減值	-	(723.8)	(68.9)	(23.4)	(816.1)
Net book amount	賬面淨值	222.7	1,027.5	3.2	74.6	1,328.0

Certain bank borrowings are secured by certain of the Group's construction in progress, properties, plant and equipment and leasehold land and buildings with carrying values of HK\$1,327.5 million (2019: HK\$1,283.9 million) (Note 31).

本集團賬面值1,327,500,000港元(二零一九年: 1,283,900,000港元)之若干在建工程、物業、機器及設備,以及租賃土地及樓宇已作為若干銀行借款之抵押(附註31)。

17 INTANGIBLE ASSETS

17 無形資產

		Goodwill 商譽 HK\$ Million 百萬港元	Other intangible assets 其他無形資產 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
<b>Year ended 31 December 2020</b>	<b>截至二零二零年 十二月三十一日止年度</b>			
Opening net book amount	年初賬面淨值	–	1.0	1.0
Currency translation differences	匯兌換算差額	–	0.1	0.1
Additions	添置	–	0.2	0.2
Amortisation	攤銷	–	(0.4)	(0.4)
Closing net book amount	年終賬面淨值	–	0.9	0.9
<b>At 31 December 2020</b>	<b>於二零二零年 十二月三十一日</b>			
Cost	成本	409.5	2.6	412.1
Accumulated amortisation and impairment	累計攤銷及減值	(409.5)	(1.7)	(411.2)
Net book amount	賬面淨值	–	0.9	0.9
<b>Year ended 31 December 2019</b>	<b>截至二零一九年 十二月三十一日止年度</b>			
Opening net book amount	年初賬面淨值	–	1.4	1.4
Amortisation	攤銷	–	(0.4)	(0.4)
Closing net book amount	年終賬面淨值	–	1.0	1.0
<b>At 31 December 2019</b>	<b>於二零一九年 十二月三十一日</b>			
Cost	成本	409.5	2.4	411.9
Accumulated amortisation and impairment	累計攤銷及減值	(409.5)	(1.4)	(410.9)
Net book amount	賬面淨值	–	1.0	1.0



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

18 PROPERTIES UNDER DEVELOPMENT

18 發展中物業

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Properties under development comprise:	發展中物業包括：		
Construction costs and capitalised expenditure	建築成本及資本化開支	316.4	412.8
Right-of-use assets	使用權資產	135.4	262.8
		<b>451.8</b>	675.6
Less: current portion	減：即期部分	-	(126.5)
		<b>451.8</b>	549.1

The properties under development are all located in the Mainland China.

No properties under development are expected to be completed and available for sale within next twelve months (2019: properties under development relating to a certain project of HK\$126.5 million are expected to be completed and available for sale within next twelve months). At 31 December 2020, no bank borrowings are secured by the Group's properties under development (2019: Nil).

發展中物業全部位於中國內地。

預期未來十二個月內將不會有任何發展中物業完成並可供銷售(二零一九年：其中一項目相關之126,500,000港元發展中物業預期於未來十二個月內完成，且可供銷售)。於二零二零年十二月三十一日，本集團並無(二零一九年：無)抵押發展中物業以取得銀行借款。

## 19 SUBSIDIARIES

### Material non-controlling interests

The total non-controlling interests as at 31 December 2020 is HK\$3,007.7 million (2019: HK\$2,783.2 million), of which HK\$825.1 million (2019: HK\$734.7 million) is for China Renewable Energy Investment Limited and HK\$2,232.6 million (2019: HK\$2,094.8 million) is attributed to Shanghai Guangtian Real Estate Development Company Limited. The profit allocated to non-controlling interests of China Renewable Energy Investment Limited is HK\$44.7 million (2019: HK\$32.6 million) and the loss allocated to non-controlling interests of Shanghai Guangtian Real Estate Development Company Limited is HK\$4.8 million (2019: profit of HK\$70.8 million) for the year ended 31 December 2020. The ownership interests held by non-controlling interests of China Renewable Energy Investment Limited and Shanghai Guangtian Real Estate Development Company Limited are 44% and 40% respectively as at 31 December 2020 (2019: 44.31% and 40%). The non-controlling interests in respect of these subsidiaries are material to the Group.

Set out below are the summarised financial information (before inter-company eliminations) for each subsidiary that has non-controlling interests that are material to the Group.

## 19 附屬公司

### 重大非控股權益

於二零二零年十二月三十一日之非控股權益總額為3,007,700,000港元(二零一九年:2,783,200,000港元),其中825,100,000港元(二零一九年:734,700,000港元)為中國再生能源投資有限公司及2,232,600,000港元(二零一九年:2,094,800,000港元)來自上海廣田房地產開發有限公司。截至二零二零年十二月三十一日止年度,分配予中國再生能源投資有限公司之非控股權益的溢利為44,700,000港元(二零一九年:32,600,000港元),而分配予上海廣田房地產開發有限公司之非控股權益的虧損為4,800,000港元(二零一九年:溢利70,800,000港元)。於二零二零年十二月三十一日,中國再生能源投資有限公司及上海廣田房地產開發有限公司非控股權益持有之所有權權益分別為44%及40%(二零一九年:44.31%及40%)。對本集團而言,有關該等附屬公司之非控股權益屬於重大。

下文載列具有對本集團而言屬重大而擁有非控股權益之各附屬公司於公司間對銷前之財務資料摘要。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

19 SUBSIDIARIES (continued)

Material non-controlling interests (continued)

Summarised income statement for the year ended 31 December

		China Renewable Energy Investment Limited 中國再生能源投資有限公司		Shanghai Guangtian Real Estate Development Company Limited 上海廣田房地產開發有限公司	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Revenue	收益	206.1	181.2	183.5	196.8
Profit/(loss) for the year	本年度溢利/(虧損)	86.1	57.8	(12.0)	177.0
Total comprehensive income	全面收入總額	203.9	22.3	344.5	68.4
Dividends paid to non-controlling interests	已付非控股權益股息	(8.9)	(8.9)	-	-

Summarised statement of financial position as at 31 December

19 附屬公司(續)

重大非控股權益(續)

截至十二月三十一日止年度之損益表摘要

		China Renewable Energy Investment Limited 中國再生能源投資有限公司		Shanghai Guangtian Real Estate Development Company Limited 上海廣田房地產開發有限公司	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Revenue	收益	206.1	181.2	183.5	196.8
Profit/(loss) for the year	本年度溢利/(虧損)	86.1	57.8	(12.0)	177.0
Total comprehensive income	全面收入總額	203.9	22.3	344.5	68.4
Dividends paid to non-controlling interests	已付非控股權益股息	(8.9)	(8.9)	-	-

Summarised statement of financial position as at 31 December

於十二月三十一日之財務狀況表摘要

		China Renewable Energy Investment Limited 中國再生能源投資有限公司		Shanghai Guangtian Real Estate Development Company Limited 上海廣田房地產開發有限公司	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Non-current assets	非流動資產	2,265.5	2,162.8	9,954.4	9,529.0
Current assets	流動資產	638.8	631.9	98.4	233.7
Total assets	資產總額	2,904.3	2,794.7	10,052.8	9,762.7
Non-current liabilities	非流動負債	586.8	552.7	3,697.8	3,676.9
Current liabilities	流動負債	404.1	512.4	774.2	849.5
Total liabilities	負債總額	990.9	1,065.1	4,472.0	4,526.4

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

19 SUBSIDIARIES (continued)

Material non-controlling interests (continued)

Summarised statement of cash flows for the year ended  
31 December

19 附屬公司(續)

重大非控股權益(續)

截至十二月三十一日止年度之現金流量  
表摘要

		China Renewable Energy Investment Limited 中國再生能源投資有限公司		Shanghai Guangtian Real Estate Development Company Limited 上海廣田房地產開發有限公司	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Net cash generated from operating activities	經營業務所得現金淨額	94.6	89.6	104.8	153.6
Net cash (used in)/generated from investing activities	投資活動(所用)/所得現金淨額	(132.5)	(44.2)	67.6	(132.1)
Net cash (used in)/generated from financing activities	融資活動(所用)/所得現金淨額	(81.8)	104.3	(171.9)	(20.0)
Net (decrease)/increase in cash and cash equivalents	現金及現金等價物(減少)/增加淨額	(119.7)	149.7	0.5	1.5

Particulars of the principal subsidiaries are set out on pages 241 to 245.

主要附屬公司之詳情載於第241至245頁。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

20 INTERESTS IN ASSOCIATES

20 於聯營公司之權益

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Group's share of net assets	本集團應佔資產淨值	1,162.6	1,063.5
Amount due from an associate, net	應收一間聯營公司款項淨額	139.3	139.3
		<b>1,301.9</b>	1,202.8

Amount due from an associate is unsecured, interest free and not repayable within the next twelve months. The carrying amount approximates its fair values. The balance is denominated in Hong Kong dollar.

The following financial information, after making adjustments to conform to the Group's significant accounting policies, represents the Group's aggregate share of revenue and results of associates, all of which are unlisted, and is summarised as below:

應收一間聯營公司款項是無抵押、免息及毋須於未來十二個月內償還。賬面值與其公平值相若。其結餘以港元結算。

下列財務資料(遵照本集團重大會計政策而調整後)反映本集團合共應佔聯營公司(全部為非上市企業)之收益與業績概述如下:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Revenue	收益	210.8	228.0
Profit before income tax	所得稅前溢利	94.2	104.0
Income tax expense	所得稅支出	(22.7)	(21.0)
Profit for the year	本年度溢利	<b>71.5</b>	83.0

## 20 INTERESTS IN ASSOCIATES (continued)

### Material associates

Hong Kong Construction SMC Development Limited, CECIC HKC (Gansu) Wind Power Company Limited and CECIC HKC Wind Power Company Limited are the associates that are material to the Group.

Details of principal associates are set out on page 246.

Set out below are the summarised financial information for the material associates. The information reflects the amounts presented in the financial statements of the associates adjusted for differences in accounting policies between the Group and the associates.

Summarised income statement for the year ended 31 December

## 20 於聯營公司之權益(續)

### 重大聯營公司

香港建設蜆壳發展有限公司、中節能港建(甘肅)風力發電有限公司及中節能港建風力發電(張北)有限公司為對本集團而言屬重大之聯營公司。

主要聯營公司之詳情載於第246頁。

下文載列重大聯營公司之財務資料摘要。有關資料反映在聯營公司的財務報表內呈列的款額，並經就本集團與聯營公司之間會計政策的差異作出調整。

截至十二月三十一日止年度之損益表摘要

		Hong Kong Construction SMC Development Limited 香港建設蜆壳發展 有限公司		CECIC HKC (Gansu) Wind Power Company Limited 中節能港建(甘肅)風力發電 有限公司		CECIC HKC Wind Power Company Limited 中節能港建風力發電(張北) 有限公司		Total 總額	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Revenue	收益	73.7	89.1	194.0	218.5	188.6	191.9	456.3	499.5
Profit for the year	本年度溢利	9.5	51.1	78.7	107.7	71.1	32.8	159.3	191.6
Other comprehensive income/(loss)	其他全面 收入/(虧損)	69.6	(19.1)	57.0	(16.8)	48.5	(14.8)	175.1	(50.7)
Total comprehensive income	全面收入總額	79.1	32.0	135.7	90.9	119.6	18.0	334.4	140.9
Dividends from the associates	聯營公司派發之股息	-	-	37.6	35.8	8.1	22.8	45.7	58.6

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

20 INTERESTS IN ASSOCIATES (continued)

Material associates (continued)

Summarised statement of financial position as at 31 December

		Hong Kong Construction SMC Development Limited 香港建設規壳發展 有限公司		CECIC HKC (Gansu) Wind Power Company Limited 中節能港建(甘肅)風力發電 有限公司		CECIC HKC Wind Power Company Limited 中節能港建風力發電(張北) 有限公司		Total 總額	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Non-current assets	非流動資產	1,449.2	1,393.8	943.2	951.8	899.3	909.8	3,291.7	3,255.4
Current assets	流動資產	303.9	508.7	469.9	347.7	231.5	191.0	1,005.3	1,047.4
Total assets	資產總額	1,753.1	1,902.5	1,413.1	1,299.5	1,130.8	1,100.8	4,297.0	4,302.8
Non-current liabilities	非流動負債	705.5	688.3	-	-	-	-	705.5	688.3
Current liabilities	流動負債	109.5	355.1	561.9	490.0	334.2	403.6	1,005.6	1,248.7
Total liabilities	負債總額	815.0	1,043.4	561.9	490.0	334.2	403.6	1,711.1	1,937.0
Net assets	資產淨值	938.1	859.1	851.2	809.5	796.6	697.2	2,585.9	2,365.8

Reconciliation of the summarised financial information presented to the carrying amount of the Group's interests in its material associates:

20 於聯營公司之權益(續)

重大聯營公司(續)

於十二月三十一日之財務狀況表摘要

已呈列之財務資料摘要與本集團於其重大聯營公司之權益的賬面值之對賬如下：

		Hong Kong Construction SMC Development Limited 香港建設規壳發展 有限公司		CECIC HKC (Gansu) Wind Power Company Limited 中節能港建(甘肅)風力發電 有限公司		CECIC HKC Wind Power Company Limited 中節能港建風力發電(張北) 有限公司		Total 總額	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Closing net assets	年末資產淨值	938.1	859.1	851.2	809.5	796.6	697.2	2,585.9	2,365.8
Group's share of net assets (40%)	本集團應佔資產淨值(40%)	375.3	343.6	340.5	323.8	318.6	278.9	1,034.4	946.3
Amount due from an associate, net	應收一間聯營公司款項淨額	139.3	139.3	-	-	-	-	139.3	139.3
Carrying amount	賬面值	514.6	482.9	340.5	323.8	318.6	278.9	1,173.7	1,085.6



## 20 INTERESTS IN ASSOCIATES (continued)

### Immaterial associate

The Group has interest in an immaterial associate. The following financial information represents the Group's share of results of this associate and carrying amount of interest in this associate.

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Share of profit for the year	應佔本年度溢利	7.8	6.4
Share of other comprehensive income/ (loss)	應佔其他全面 收入／(虧損)	8.5	(2.5)
Share of total comprehensive income	應佔全面收入總額	16.3	3.9
Carrying amount of interests in this associate	於該聯營公司權益之 賬面值	128.2	117.2

## 21 INTEREST IN A JOINT VENTURE

Group's share of net assets  
Amount due from a joint venture

本集團應佔資產淨值  
應收一間合營公司款項

2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
1,423.8	1,401.3
0.2	42.6
1,424.0	1,443.9

As at 31 December 2020 and 2019, amount due from a joint venture is unsecured, interest free and not repayable within the next twelve months. The carrying amount approximates its fair values. The balance is denominated in Renminbi.

## 20 於聯營公司之權益(續)

### 非重大聯營公司

本集團於一間非重大聯營公司擁有權益。下列財務資料反映本集團應佔該聯營公司之業績及於該聯營公司權益之賬面值。

## 21 於一間合營公司之權益

於二零二零年及二零一九年十二月三十一日，應收一間合營公司款項是無抵押、免息及毋須於未來十二個月內償還。賬面值與其公平值相若。其結餘以人民幣結算。

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21 INTEREST IN A JOINT VENTURE (continued)

There are no material contingent liabilities relating to the Group's interest in the joint venture as at 31 December 2020 and 2019.

The following financial information represents the Group's aggregate share of results of the joint venture and is summarised as below:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Loss before income tax	所得稅前虧損	(73.3)	(148.5)
Income tax credit/(expense)	所得稅抵免/(支出)	4.8	(4.0)
Loss for the year	本年度虧損	<b>(68.5)</b>	(152.5)

Shanghai Jingang North Bund Real Estate Company Limited is the joint venture of the Group.

Details of the joint venture are set out on page 246.

Set out below are the summarised financial information for the joint venture. The information reflects the amounts presented in the financial statements of the joint venture adjusted for differences in accounting policies between the Group and the joint venture.

21 於一間合營公司之權益(續)

於二零二零年及二零一九年十二月三十一日，有關於本集團合營公司之權益並無重大或然負債。

下列財務資料反映本集團合共應佔合營公司之業績概述如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Loss before income tax	所得稅前虧損	(73.3)	(148.5)
Income tax credit/(expense)	所得稅抵免/(支出)	4.8	(4.0)
Loss for the year	本年度虧損	<b>(68.5)</b>	(152.5)

上海金港北外灘置業有限公司為本集團的合營公司。

合營公司之詳情載於第246頁。

下文載列合營公司之財務資料摘要。有關資料反映在合營公司的財務報表內呈列的款額，並經就本集團與合營公司之間會計政策的差異作出調整。

21 INTEREST IN A JOINT VENTURE (continued)

Summarised income statement for the year ended 31 December

21 於一間合營公司之權益(續)

截至十二月三十一日止年度之損益表摘要

		Shanghai Jingang North Bund Real Estate Company Limited 上海金港北外灘置業有限公司	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Revenue	收益	1,089.6	965.5
Depreciation and amortisation	折舊及攤銷	(127.7)	(129.7)
Fair value adjustments on investment properties	投資物業公平值調整	(303.1)	(165.9)
Interest income	利息收入	242.2	51.6
Interest expense	利息開支	(768.9)	(651.7)
Loss before income tax	所得稅前虧損	(293.4)	(593.8)
Income tax credit/(expense)	所得稅抵免/(支出)	19.1	(16.1)
Loss for the year	本年度虧損	(274.3)	(609.9)
Other comprehensive income/(loss)	其他全面收入/(虧損)	364.5	(118.4)
Total comprehensive income/(loss)	全面收入/(虧損)總額	90.2	(728.3)
Dividend from a joint venture	一間合營公司派發之股息	-	-

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21 INTEREST IN A JOINT VENTURE (continued)

Summarised statement of financial position as at 31 December

21 於一間合營公司之權益(續)

於十二月三十一日之財務狀況表摘要

		Shanghai Jingang North Bund Real Estate Company Limited 上海金港北外灘置業有限公司	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Non-current assets	非流動資產	23,744.8	22,668.4
Current assets	流動資產		
Cash and cash equivalents	現金及現金等價物	230.4	441.3
Others	其他	586.7	209.6
Total current assets	流動資產總額	817.1	650.9
Non-current liabilities	非流動負債		
Financial liabilities (excluding trade and other payables and provisions)	金融負債(不包括應付賬款及其他應付款以及撥備)	16,461.7	15,406.2
Others	其他	1,127.0	1,073.9
Total non-current liabilities	非流動負債總額	17,588.7	16,480.1
Current liabilities	流動負債	1,277.7	1,234.2
Net assets	資產淨值	5,695.5	5,605.0

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21 INTEREST IN A JOINT VENTURE (continued)

Reconciliation of the summarised financial information presented to the carrying amount of the Group's interest in its joint venture:

		<b>Shanghai Jingang North Bund Real Estate Company Limited 上海金港北外灘置業有限公司</b>	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Net assets	資產淨值	5,695.5	5,605.0
Group's share of net assets (25%)	本集團應佔資產淨值(25%)	1,423.8	1,401.3
Amount due from a joint venture	應收一間合營公司款項	0.2	42.6
Carrying amount	賬面值	1,424.0	1,443.9

21 於一間合營公司之權益(續)

已呈列之財務資料摘要與本集團於其合營公司之權益的賬面值之對賬如下：

22 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Unlisted securities, at fair value	按公平值之非上市證券	15.8	18.1

22 按公平值在其他全面損益列賬之金融資產

Financial assets at fair value through other comprehensive income comprise equity securities which are not held for trading, and which the Group has irrevocably elected at initial recognition to recognise in this category. These are strategic investments and the Group considers this classification to be more relevant.

按公平值在其他全面損益列賬之金融資產包括並非持作買賣之股本證券，而本集團於初步確認時已不可撤回地選擇確認於該類別。該等投資為戰略投資，且本集團認為此分類更有相關性。

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23 FINANCIAL ASSETS AT FAIR VALUE  
THROUGH PROFIT OR LOSS

23 按公平值在損益列賬之金融資產

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Equity securities, at fair value	按公平值之股本證券		
Listed in Hong Kong	香港上市	2,272.8	288.8
Listed outside Hong Kong	香港境外上市	8.6	12.0
		<b>2,281.4</b>	300.8
Less: current portion	減：即期部分	<b>(243.7)</b>	-
		<b>2,037.7</b>	300.8

Financial assets at fair value through profit or loss comprise equity securities which the Group has not elected to recognise fair value gains and losses through other comprehensive income.

Certain borrowings are secured by certain of the Group's financial assets at fair value through profit or loss with fair values of HK\$639.3 million (2019: nil) (Note 31).

按公平值在損益列賬之金融資產包括本集團並未選擇在其他全面損益確認公平值收益及虧損之股本證券。

本集團之若干按公平值在損益表列賬之金融資產公平值為639,300,000港元(二零一九年：無)已作為若干借款之抵押(附註31)。

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24 FINANCIAL INSTRUMENTS BY CATEGORY 24 按類別劃分之金融工具

		Assets at fair value through other comprehensive income 按公平值在其他 全面損益列賬 之資產	Assets at fair value through profit or loss 按公平值在損益 列賬之資產	Total 總額
	Assets at amortised cost 按攤銷成本 計量之資產 HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
<b>Assets as per consolidated statement of financial position</b>	<b>綜合財務狀況表之資產</b>			
At 31 December 2020	於二零二零年十二月三十一日			
Financial assets at fair value through other comprehensive income (Note 22)	按公平值在其他全面損益列賬 之金融資產(附註22)	-	15.8	-
Financial assets at fair value through profit or loss (Note 23)	按公平值在損益列賬之金融資產 (附註23)	-	-	2,281.4
Trade and other receivables under current assets	流動資產中的應收賬款及 其他應收款	625.9	-	-
Other receivables under non-current assets	非流動資產中的其他應收款	51.2	-	-
Restricted cash (Note 27)	受限制現金(附註27)	88.5	-	-
Cash and cash equivalents (Note 28)	現金及現金等價物(附註28)	1,078.7	-	-
<b>Total</b>	<b>總額</b>	<b>1,844.3</b>	<b>15.8</b>	<b>2,281.4</b>
At 31 December 2019	於二零一九年十二月三十一日			
Financial assets at fair value through other comprehensive income (Note 22)	按公平值在其他全面損益列賬之 金融資產(附註22)	-	18.1	-
Financial assets at fair value through profit or loss (Note 23)	按公平值在損益列賬之金融資產 (附註23)	-	-	300.8
Trade and other receivables under current assets	流動資產中的應收賬款及 其他應收款	420.4	-	-
Other receivables under non-current assets	非流動資產中的其他應收款	56.2	-	-
Restricted cash (Note 27)	受限制現金(附註27)	200.1	-	-
Cash and cash equivalents (Note 28)	現金及現金等價物(附註28)	2,293.5	-	-
<b>Total</b>	<b>總額</b>	<b>2,970.2</b>	<b>18.1</b>	<b>300.8</b>



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24 FINANCIAL INSTRUMENTS BY CATEGORY 24 按類別劃分之金融工具(續)  
(continued)

		Financial liabilities at amortised cost 按攤銷成本計量之金融負債 HK\$ Million 百萬港元
<b>Liabilities as per consolidated statement of financial position</b>		
At 31 December 2020		
Borrowings (Note 31)	於二零二零年十二月三十一日 借款(附註31)	3,302.2
Lease liabilities	租賃負債	0.2
Amount due to a shareholder (Note 34)	應付一名股東款項(附註34)	196.9
Trade and other payables	應付賬款及其他應付款	923.8
Total	總額	<u>4,423.1</u>
At 31 December 2019		
Borrowings (Note 31)	於二零一九年十二月三十一日 借款(附註31)	2,967.9
Lease liabilities	租賃負債	30.7
Amount due to a shareholder (Note 34)	應付一名股東款項(附註34)	197.7
Trade and other payables	應付賬款及其他應付款	978.4
Total	總額	<u>4,174.7</u>

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25 PROPERTIES HELD FOR SALE

At 31 December 2020, no properties held for sale (2019: Nil) was pledged as securities for the Group's borrowings (Note 31).

25 作銷售用途之物業

於二零二零年十二月三十一日，並無作銷售用途之物業(二零一九年:無)用作本集團所獲借款之抵押(附註31)。

26 PREPAYMENTS, TRADE AND OTHER RECEIVABLES

26 預付款、應收賬款及其他應收款

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
<b>Non-current</b>	<b>非流動</b>		
Prepayments and other receivables (Note h)	預付款及其他應收款 (附註h)	51.2	59.1
<b>Current</b>	<b>流動</b>		
Trade receivables	應收賬款	268.2	160.4
Less: provision for impairment	減: 減值撥備	(43.2)	(31.9)
Trade receivables – net	應收賬款 – 淨額	225.0	128.5
Bills receivable	應收票據	0.9	4.2
Prepaid taxes	預付稅款	–	14.8
Prepayments, other receivables and deposits	預付款、其他應收款及按金	419.8	327.2
		645.7	474.7
		696.9	533.8

Notes:

- (a) The ageing analysis of trade receivables by the Group's revenue recognition policy at year end, net of provision for impairment, was as follows:

附註:

- (a) 於年末，按本集團收益確認政策劃分就已扣除減值撥備後之應收賬款賬齡分析如下:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Less than 2 months	少於2個月	62.2	45.5
2 to less than 6 months	2至少於6個月	29.1	23.4
6 to less than 12 months	6至少於12個月	54.2	49.6
12 months and more	12個月及以上	79.5	10.0
		225.0	128.5

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26 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(a) (continued)

The ageing analysis of trade receivables by invoice date at year end, net of provision for impairment, was as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Less than 2 months	少於2個月	215.0	104.5
2 to less than 6 months	2至少於6個月	1.2	1.9
6 to less than 12 months	6至少於12個月	1.2	10.5
12 months and more	12個月及以上	7.6	11.6
		<b>225.0</b>	<b>128.5</b>

- (i) For renewable energy business, the Group allows a credit period of 30 days to its trade customers. Receivables from sales of electricity are usually settled on a monthly basis by the state-owned grid companies. Included in trade receivables were tariff subsidy receivables of HK\$194.6 million (2019: HK\$107.5 million), representing the government subsidies on renewable energy projects to be received from the state-owned grid companies in accordance with the prevailing government policies. Based on the credit history of the customers, it is expected that the amounts will be received eventually and there is no recent history of default. The Group does not hold any collateral in relation to these receivables.
- (ii) Other than renewable energy business, group companies each has its own credit policies depending on the requirements of their markets and the businesses which they operate.
- (b) Other than renewable energy business, there is no concentration of credit risk with respect to trade receivables, as the Group has a large number of customers.
- (c) As at 31 December 2020, trade receivables of HK\$43.2 million (2019: HK\$31.9 million) were impaired and fully provided for.

26 預付款、應收賬款及其他應收款 (續)

附註：(續)

(a) (續)

於年末，按發票日期劃分就已扣除減值撥備後之應收賬款賬齡分析如下：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Less than 2 months	215.0	104.5
2 to less than 6 months	1.2	1.9
6 to less than 12 months	1.2	10.5
12 months and more	7.6	11.6
	<b>225.0</b>	<b>128.5</b>

- (i) 就再生能源業務而言，本集團向其貿易客戶提供為期30日之信貸期。國有電網公司通常就電力銷售應收賬款進行每月結算。應收賬款中包括關稅補貼應收款194,600,000港元(二零一九年：107,500,000港元)，即根據現行政府政策應從國有電網公司收取可再生能源項目的政府補貼。根據客戶之信貸記錄，預期該等款項最終將會收回，且近期無違約記錄。本集團並無持有與該等應收賬款有關之任何抵押品。
- (ii) 除再生能源業務外，集團公司會因應其市場需求及所經營業務擁有各自的信貸政策。
- (b) 除再生能源業務外，因本集團客戶為數不少，故應收賬款並無信貸集中之風險。
- (c) 於二零二零年十二月三十一日，為數43,200,000港元(二零一九年：31,900,000港元)之應收賬款出現減值及已悉數作出撥備。

## 26 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

- (d) The carrying amounts of the Group's trade and other receivables are denominated in the following currencies:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Hong Kong dollars	港元	76.1	4.0
Renminbi	人民幣	620.8	529.8
		<b>696.9</b>	<b>533.8</b>

- (e) There is a bank borrowing secured by certain of the Group's trade receivables with carrying values of HK\$169.2 million (2019: HK\$79.8 million) (Note 31).

- (f) Movements on the provision for impairment of trade receivables are as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
At 1 January	於一月一日	31.9	11.3
Currency translation differences	匯兌換算差額	2.7	(0.6)
Additions	增加	14.1	22.0
Receivables written off during the year as uncollectible	年內撇銷為不可收回之應收款	(5.5)	(0.8)
At 31 December	於十二月三十一日	<b>43.2</b>	<b>31.9</b>

- (g) The maximum exposure to credit risk at the reporting date is the carrying value of each class of receivable mentioned above. The Group does not hold any collateral as security.

- (h) Included in prepayments and other receivables were input value-added taxation recoverable of HK\$51.4 million (2019: HK\$54.8 million) arising from purchases of property, plant and equipment.

## 26 預付款、應收賬款及其他應收款 (續)

附註：(續)

- (d) 本集團之應收賬款及其他應收款之賬面值以下列貨幣計值：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Hong Kong dollars	港元	76.1	4.0
Renminbi	人民幣	620.8	529.8
		<b>696.9</b>	<b>533.8</b>

- (e) 本集團有若干應收賬款，賬面值為169,200,000港元(二零一九年：79,800,000港元)已用作銀行借款之抵押(附註31)。

- (f) 應收賬款之減值撥備變動如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
At 1 January	於一月一日	31.9	11.3
Currency translation differences	匯兌換算差額	2.7	(0.6)
Additions	增加	14.1	22.0
Receivables written off during the year as uncollectible	年內撇銷為不可收回之應收款	(5.5)	(0.8)
At 31 December	於十二月三十一日	<b>43.2</b>	<b>31.9</b>

- (g) 於報告日期之最高信貸風險為上述各類應收款之賬面值。本集團並無持有任何抵押品作擔保。

- (h) 預付款及其他應收款包括來自購買物業、機器及設備之應收進項增值稅51,400,000港元(二零一九年：54,800,000港元)。

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27 RESTRICTED CASH

27 受限制現金

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Restricted cash represents:	受限制現金指：		
Escrow accounts relating to deposits held for property development projects	託管賬戶涉及多項物業發展計劃之訂金	74.8	188.8
Deposits subject to regulatory restriction	受限於監管限制之存款	13.7	11.3
		<b>88.5</b>	<b>200.1</b>

28 CASH AND CASH EQUIVALENTS

28 現金及現金等價物

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Cash and cash equivalents comprise the following:	現金及現金等價物包括以下各項：		
Cash at bank and in hand	銀行及手頭現金	953.6	1,368.2
Restricted cash and bank deposits with original maturities of less than three months	受限制現金及原到期日少於三個月之銀行存款	213.6	1,125.4
		<b>1,167.2</b>	<b>2,493.6</b>
Less: Restricted cash	減：受限制現金	<b>(88.5)</b>	<b>(200.1)</b>
		<b>1,078.7</b>	<b>2,293.5</b>

28 CASH AND CASH EQUIVALENTS (continued) 28 現金及現金等價物(續)

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Cash and cash equivalents, deposits with original maturities of less than three months and restricted cash	現金及現金等價物、原到期日少於三個月之存款及受限制現金		
(a) Placed in banks in the PRC:	(a) 於中國各銀行存置：		
– denominated in Renminbi	– 以人民幣結算	951.9	1,250.5
– denominated in Hong Kong dollars	– 以港元結算	33.3	39.3
– denominated in US dollars	– 以美元結算	0.7	2.6
(b) Placed in banks in Hong Kong:	(b) 於香港各銀行存置：		
– denominated in Renminbi	– 以人民幣結算	42.6	0.7
– denominated in Hong Kong dollars	– 以港元結算	75.1	134.0
– denominated in US dollars	– 以美元結算	63.6	1,066.5
		<b>1,167.2</b>	<b>2,493.6</b>

The effective interest rates at the end of the reporting period were as follows:

於報告期末之實際利率如下：

		2020 二零二零年			2019 二零一九年		
		US\$ 美元	HK\$ 港元	RMB 人民幣	US\$ 美元	HK\$ 港元	RMB 人民幣
Bank deposits with original maturities of less than three months	原到期日少於三個月之銀行存款	0.40%	0.24%	0.35%-2.42%	2.02%-2.75%	2.52%-2.96%	0.30%-1.40%

The maximum exposure to credit risk at the reporting date is the carrying value of the cash and bank balances stated above.

於報告日期之最高信貸風險為上文所述之現金及銀行結餘賬面值。

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28 CASH AND CASH EQUIVALENTS (continued)

Cash and bank deposits with original maturities of less than three months of HK\$985.9 million (2019: HK\$1,292.4 million) are held in the Mainland China and are subject to local exchange control regulations, under which the balances could not be exported freely out of China. The repatriation of fund out from the Mainland China is possibly conducted by way of dividends or other means as complied to the regulations.

28 現金及現金等價物(續)

現金及原到期日少於三個月之銀行存款985,900,000港元(二零一九年: 1,292,400,000港元)是存於中國內地並受當地外匯管制條例所規限, 據此該結餘不能自由輸出中國。從中國內地調出資金, 須根據規定可能以股息或其他途徑進行。

29 SHARE CAPITAL

29 股本

		Number of shares 股份數目 Million 百萬	Ordinary shares 普通股 HK\$ Million 百萬港元
<b>Authorised</b>	<b>法定</b>		
At 1 January 2019, 31 December 2019 and 31 December 2020	於二零一九年一月一日、 二零一九年十二月三十一日及 二零二零年十二月三十一日	1,200.0	300.0
<b>Issued and fully paid</b>	<b>已發行及繳足</b>		
At 1 January 2019	於二零一九年一月一日	528.8	132.2
Repurchase of shares	購回股份	(13.2)	(3.3)
At 31 December 2019 and 1 January 2020	於二零一九年 十二月三十一日及 二零二零年一月一日	515.6	128.9
Repurchase of shares	購回股份	(4.5)	(1.1)
At 31 December 2020	於二零二零年十二月三十一日	<b>511.1</b>	<b>127.8</b>

During the year ended 31 December 2020, the Company repurchased a total of 4.5 million (2019: 13.2 million) ordinary shares at an aggregate consideration of HK\$31.1 million (2019: HK\$77.6 million). All shares repurchased during the year were cancelled.

截至二零二零年十二月三十一日止年度, 本公司購回合共4,500,000股普通股(二零一九年: 13,200,000股), 代價總額為31,100,000港元(二零一九年: 77,600,000港元)。全部已購回股份已於年內註銷。



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30 RESERVES

30 儲備

		Share premium (Note)	Capital reserve	Contributed surplus	Other reserve	Property revaluation reserve	Exchange reserve	Financial assets at fair value through other comprehensive income reserve	Retained earnings	Total
		股份溢價 (附註)	資本儲備	繳入盈餘	其他儲備	物業重估儲備	匯兌儲備	其他全面損益列賬之金融資產儲備	保留溢利	總額
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Balance at 1 January 2020	於二零二零年一月一日結餘	8,423.6	655.9	264.0	8.1	62.7	437.8	7.0	2,963.2	12,822.3
Currency translation differences arising from translation of financial statements of foreign operations	換算海外業務財務報表所產生之匯兌換算差額	-	-	-	-	0.8	542.2	-	-	543.0
- subsidiaries	- 附屬公司	-	-	-	-	-	169.7	-	-	169.7
- associates and a joint venture	- 聯營公司及一間合營公司	-	-	-	-	0.6	-	-	-	0.6
Gain on property revaluation	物業重估之收益	-	-	-	-	-	-	-	-	-
Release of exchange differences upon liquidation of subsidiaries	附屬公司清盤後解除匯兌調整	-	-	-	-	-	(0.2)	-	-	(0.2)
Repurchase of own equity shares issued by the Company	購回本公司已發行之自身權益股份	(30.0)	-	-	-	-	-	-	-	(30.0)
Dividend paid	已付股息	-	-	(133.0)	-	-	-	-	-	(133.0)
Fair value loss on financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產之公平值虧損	-	-	-	-	-	-	(1.1)	-	(1.1)
Profit for the year	本年度溢利	-	-	-	-	-	-	-	202.3	202.3
Balance at 31 December 2020	於二零二零年十二月三十一日結餘	8,393.6	655.9	131.0	8.1	64.1	1,149.5	5.9	3,165.5	13,573.6

		Share premium (Note)	Capital reserve	Contributed surplus	Other reserve	Property revaluation reserve	Exchange reserve	Financial assets at fair value through other comprehensive income reserve	Retained earnings	Total
		股份溢價 (附註)	資本儲備	繳入盈餘	其他儲備	物業重估儲備	匯兌儲備	其他全面損益列賬之金融資產儲備	保留溢利	總額
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Balance at 1 January 2019	於二零一九年一月一日結餘	8,497.9	655.9	401.5	8.1	62.7	750.2	9.2	2,684.5	13,070.0
Currency translation differences arising from translation of financial statements of foreign operations	換算海外業務財務報表所產生之匯兌換算差額	-	-	-	-	-	(209.5)	-	-	(209.5)
- subsidiaries	- 附屬公司	-	-	-	-	-	(53.0)	-	-	(53.0)
- associates and a joint venture	- 聯營公司及一間合營公司	-	-	-	-	-	-	-	-	-
Release of exchange differences upon liquidation of subsidiaries	附屬公司清盤後解除匯兌調整	-	-	-	-	-	(49.9)	-	-	(49.9)
Repurchase of own equity shares issued by the Company	購回本公司已發行之自身權益股份	(74.3)	-	-	-	-	-	-	-	(74.3)
Dividend paid	已付股息	-	-	(137.5)	-	-	-	-	-	(137.5)
Fair value loss on financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產之公平值虧損	-	-	-	-	-	-	(2.2)	-	(2.2)
Profit for the year	本年度溢利	-	-	-	-	-	-	-	278.7	278.7
Balance at 31 December 2019	於二零一九年十二月三十一日結餘	8,423.6	655.9	264.0	8.1	62.7	437.8	7.0	2,963.2	12,822.3

Note:

The application of the share premium account is governed by the Companies Act 1981 of Bermuda (as amended).

附註：

股份溢價賬之用途受百慕達一九八一公司法修訂本所規管。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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31 BORROWINGS

31 借款

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
<b>Non-current</b>	<b>非流動</b>		
Bank borrowings	銀行借款	2,013.8	2,280.8
Loans from non-controlling shareholders	非控股股東貸款	321.3	278.8
		<b>2,335.1</b>	2,559.6
<b>Current</b>	<b>流動</b>		
Bank and other borrowings	銀行及其他借款	964.1	405.3
Loans from non-controlling shareholders	非控股股東貸款	3.0	3.0
		<b>967.1</b>	408.3
<b>Total borrowings</b>	<b>借款總額</b>	<b>3,302.2</b>	2,967.9

As at 31 December 2020, the Group's bank and other borrowings, except for bank borrowings with an outstanding balance of HK\$253.5 million (2019: HK\$100.0 million), are secured by the investment properties, right-of-use assets (mainly related to land leases), property, plant and equipment, financial assets at fair value through profit or loss and trade receivables of the Group (Notes 14, 15, 16, 23 and 26), certain of which are also secured by the corporate guarantee provided by the Company or its subsidiaries.

於二零二零年十二月三十一日，除253,500,000港元(二零一九年：100,000,000港元)未償還銀行借款餘額外，本集團之銀行及其他借款是由本集團之投資物業、使用權資產(主要與土地租賃有關)、物業、機器及設備、按公平值在損益列賬之金融資產及應收賬款(附註14、15、16、23及26)作抵押，其中若干項亦由本公司或其附屬公司提供企業擔保作為抵押。

31 BORROWINGS (continued)

- (a) At the end of the reporting period, the Group's bank and other borrowings were repayable as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Within one year	一年內	964.1	405.3
In the second year	第二年	1,603.8	471.4
In the third to fifth year	第三至第五年	190.8	1,560.7
After the fifth year	五年後	219.2	248.7
		<b>2,977.9</b>	2,686.1
Wholly repayable within five years	須於五年內全部償還	<b>2,632.9</b>	2,249.0
Wholly repayable after five years	須於五年後全部償還	<b>345.0</b>	437.1
		<b>2,977.9</b>	2,686.1

- (b) The exposure of the Group's borrowings to interest rate changes and the contractual repricing dates at the end of the reporting period are as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
6 months or less	6個月或以下	3,121.6	2,754.7
6-12 months	6至12個月	48.9	111.6
		<b>3,170.5</b>	2,866.3

31 借款(續)

- (a) 於報告期末，本集團之銀行及其他借款之還款期如下：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Within one year	964.1	405.3
In the second year	1,603.8	471.4
In the third to fifth year	190.8	1,560.7
After the fifth year	219.2	248.7
	<b>2,977.9</b>	2,686.1
Wholly repayable within five years	<b>2,632.9</b>	2,249.0
Wholly repayable after five years	<b>345.0</b>	437.1
	<b>2,977.9</b>	2,686.1

- (b) 本集團借款於報告期末之利率變動風險及合約重新定價日期如下：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
6 months or less	3,121.6	2,754.7
6-12 months	48.9	111.6
	<b>3,170.5</b>	2,866.3

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31 BORROWINGS (continued)

- (c) As at 31 December 2020, loans from non-controlling shareholders of HK\$324.3 million (2019: HK\$281.8 million) are unsecured, of which HK\$192.6 million (2019: HK\$180.2 million) carries interest at three to five years' People's Bank of China ("PBOC") lending rate per annum and the remaining balance of HK\$131.7 million (2019: HK\$101.6 million) is interest free.

The loans that are not expected to be repayable within twelve months are classified as non-current liabilities. The balance is mainly denominated in Renminbi.

- (d) The effective interest rates at the end of the reporting period were as follows:

		2020 二零二零年		2019 二零一九年	
		HK\$ 港元	RMB 人民幣	HK\$ 港元	RMB 人民幣
Bank and other borrowings	銀行及其他借款	1.87%-2.78%	4.90%-6.55%	3.50%-4.54%	4.90%-6.55%
Loans from non-controlling shareholders	非控股股東貸款	-	4.90%	-	4.90%

- (e) The carrying amounts of the borrowings are denominated in the following currencies:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Hong Kong dollars	港元	616.5	103.0
Renminbi	人民幣	2,685.7	2,864.9
		3,302.2	2,967.9

31 借款(續)

- (c) 於二零二零年十二月三十一日，324,300,000港元(二零一九年：281,800,000港元)之非控股股東貸款為無抵押，其中192,600,000港元(二零一九年：180,200,000港元)按照中國人民銀行(「中國人民銀行」)三至五年貸款年利率計息，而餘額131,700,000港元(二零一九年：101,600,000港元)則為免息。

預計不會於未來十二個月內償還之貸款被分類為非流動負債。餘額主要以人民幣計值。

- (d) 於報告期末之實際利率如下：

- (e) 借款之賬面值按下列貨幣計值：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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**31 BORROWINGS** (continued)

(f) The Group has the following undrawn borrowing facilities mainly for project development purpose:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Floating rate	浮動利率		
- expiring within one year	- 於一年內到期	59.0	125.0
- expiring beyond one year	- 於一年後到期	-	269.2
		<b>59.0</b>	<b>394.2</b>

**31 借款**(續)

(f) 本集團有下列未動用借款信貸主要用於項目發展：

**32 TRADE AND OTHER PAYABLES**

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Trade payables	應付賬款	13.7	16.1
Retention payables	應付保留款	38.6	46.4
Properties sale deposits received	已收物業銷售按金	99.5	122.2
Other payables and accruals	其他應付款及應計費用	871.5	915.9
		<b>1,023.3</b>	<b>1,100.6</b>

**32 應付賬款及其他應付款項**

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**32 TRADE AND OTHER PAYABLES** (continued)

- (a) The ageing analysis of trade payables by invoice date at year end was as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Less than 2 months	少於2個月	6.8	6.2
2 to less than 6 months	2至少於6個月	0.4	0.1
6 to less than 12 months	6至少於12個月	0.4	0.2
12 months and more	12個月及以上	6.1	9.6
		<b>13.7</b>	<b>16.1</b>

- (b) The carrying amounts of the trade and other payables are denominated in the following currencies:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Hong Kong dollars	港元	151.9	45.6
Renminbi	人民幣	871.4	1,055.0
		<b>1,023.3</b>	<b>1,100.6</b>

**32 應付賬款及其他應付款項**(續)

- (a) 於年末，按發票日期劃分之應付賬款賬齡分析如下：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Less than 2 months	6.8	6.2
2 to less than 6 months	0.4	0.1
6 to less than 12 months	0.4	0.2
12 months and more	6.1	9.6
	<b>13.7</b>	<b>16.1</b>

- (b) 應付賬款及其他應付款之賬面值按以下貨幣列值：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Hong Kong dollars	151.9	45.6
Renminbi	871.4	1,055.0
	<b>1,023.3</b>	<b>1,100.6</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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33 DEFERRED INCOME TAX ASSETS/LIABILITIES 33 遞延所得稅資產／負債

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Deferred income tax assets	遞延所得稅資產	15.5	-
Deferred income tax liabilities	遞延所得稅負債	(1,916.2)	(1,829.2)
Deferred income tax liabilities, net	遞延所得稅負債淨額	(1,900.7)	(1,829.2)

The deferred income tax assets/liabilities recognised and movements are as follows:

已確認之遞延所得稅資產／負債及其變動如下：

		Fair value adjustments on investment properties 公平值調整	Depreciation allowance 折舊撥備	Tax loss 稅項虧損	Adjustments on prepaid land lease payments 預付土地 租賃款調整	Other items 其他項目	Total 總額
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
At 1 January 2020	於二零二零年一月一日	(1,457.4)	(88.6)	-	(258.2)	(25.0)	(1,829.2)
Currency translation differences	匯兌換算差額	(97.3)	(6.7)	0.9	(17.1)	(1.9)	(122.1)
Credited/(charged) to income statement (Note 11)	於損益表抵免／(扣除)(附註11)	39.0	(9.2)	12.6	7.5	0.7	50.6
At 31 December 2020	於二零二零年十二月三十一日	(1,515.7)	(104.5)	13.5	(267.8)	(26.2)	(1,900.7)
At 1 January 2019	於二零一九年一月一日	(1,518.1)	(80.9)	2.1	(276.4)	(9.1)	(1,882.4)
Currency translation differences	匯兌換算差額	30.6	1.8	-	5.4	0.7	38.5
Credited/(charged) to income statement (Note 11)	於損益表抵免／(扣除)(附註11)	30.1	(9.5)	(2.1)	12.8	(16.6)	14.7
At 31 December 2019	於二零一九年十二月三十一日	(1,457.4)	(88.6)	-	(258.2)	(25.0)	(1,829.2)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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**33 DEFERRED INCOME TAX ASSETS/LIABILITIES**  
(continued)

Deferred income tax assets are recognised for tax losses carried forward to the extent that the realisation of the related tax benefits through the future taxable profits is probable. The Group did not recognise deferred income tax assets of HK\$266.6 million (2019: HK\$214.1 million) in respect of tax losses of HK\$1,380.9 million (2019: HK\$1,163.8 million) to carry forward against future taxable income. These tax losses have no expiry dates except for the tax losses of HK\$456.0 million (2019: HK\$260.1 million) which will expire at various dates up to and including 2025 (2019: 2024).

**34 AMOUNT DUE TO A SHAREHOLDER**

The amount due to a shareholder is unsecured, interest bearing at 3.5% per annum over one-month Hong Kong Interbank Offered Rate on outstanding amount and was repayable on demand. The balance is denominated in Hong Kong dollars.

**35 COMMITMENTS**

(a) Capital commitments

The Group had the following capital commitments at the end of the reporting period:

Contracted but not provided for	已訂約但未撥備之項目
– Property, plant and equipment	– 物業、機器及設備
– Property development projects	– 物業發展項目

**33 遞延所得稅資產／負債(續)**

倘有可能透過未來應課稅溢利將有關之稅項利益變現，則會就結轉之稅項虧損確認遞延所得稅資產。本集團並無就稅項虧損1,380,900,000港元(二零一九年：1,163,800,000港元)確認遞延所得稅資產266,600,000港元(二零一九年：214,100,000港元)可作結轉，用以抵銷日後應課稅收入。該等稅項虧損並無到期日，惟456,000,000港元(二零一九年：260,100,000港元)之稅項虧損將於截至二零二五年(包括該年)(二零一九年：二零二四年)之各個日期到期。

**34 應付一名股東款項**

應付一名股東款項為無抵押，就未償還金額按一個月香港銀行同業拆息加3.5厘年利率計息，並須按要求償還。餘額以港元計值。

**35 承擔**

(a) 資本承擔

本集團於報告期末有以下資本承擔：

	2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Contracted but not provided for		
– Property, plant and equipment	–	69.9
– Property development projects	41.3	87.2
	41.3	157.1

### 35 COMMITMENTS (continued)

#### (b) Future minimum rental receivable

The future aggregate minimum rental receivable under non-cancellable operating leases is as follows:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
No later than 1 year	一年內	322.6	286.8
Later than 1 year and no later than 5 years	超過一年及五年內	648.3	597.3
Later than 5 years	超過五年	165.9	83.7
		<b>1,136.8</b>	<b>967.8</b>

The Group leases out investment properties under operating leases. The lease runs for an initial period of one to twelve years, with an option to renew the lease when all terms are renegotiated. Lease payments are usually increased annually to reflect market rentals. No contingent rent was recognised in the years ended 31 December 2020 and 2019.

### 35 承擔(續)

#### (b) 未來最低應收租金

根據不可撤銷經營租賃之未來最低應收租金總額如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
No later than 1 year	一年內	322.6	286.8
Later than 1 year and no later than 5 years	超過一年及五年內	648.3	597.3
Later than 5 years	超過五年	165.9	83.7
		<b>1,136.8</b>	<b>967.8</b>

本集團根據經營租賃將投資物業出租。租約初步為期一至十二年，並且有權選擇在到期日後續期，屆時所有條款均可重新商定。租金一般會每年上調以反映市場租金。或然租金均未有在截至二零二零年及二零一九年十二月三十一日止年度年內確認。

### 36 CONTINGENT LIABILITIES

As at 31 December 2020, the Group arranged bank financing for certain property buyers and provided guarantees of HK\$16.3 million (2019: HK\$72.4 million) in relation to the repayment obligations for those buyers. The Group had not suffered from any loss resulting from the above guarantees in the past, which was mainly because the guarantees concerned were only a transitional arrangement for property buyers prior to the completion of mortgage registration and were pledged against property rights, in addition to the fact that they will be released once the mortgage registration is completed. Considering the above factors, the Board is of the view that the possibility of default by buyers is minimal, thus the financial guarantees measured at fair value is immaterial.

### 37 RELATED PARTY TRANSACTIONS

Other than the transactions and balances disclosed elsewhere in these financial statements, the material related party transactions during the year were:

- (a) At 31 December 2020, a subsidiary of the Company provided guarantee in respect of a facility granted to an associate of HK\$57.2 million (2019: HK\$66.9 million).

The transaction did not constitute a connected transaction as defined in Chapter 14A of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "Listing Rules").

### 36 或然負債

於二零二零年十二月三十一日，本集團為若干物業買家安排銀行融資，並就該等買家之還款責任提供16,300,000港元(二零一九年：72,400,000港元)之擔保。本集團過往並未因上述擔保蒙受任何損失，主要由於有關擔保只作為物業買家在辦妥按揭抵押登記前的過渡性安排，且有關擔保經由物業產權抵押，並在按揭抵押登記完成後予以解除。基於上述原因，董事會認為，買家拖欠的可能性甚微，故按公平值計量之財務擔保微不足道。

### 37 關聯方交易

除此等財務報表其他部分披露之交易及結餘外，年內重大關聯方交易如下：

- (a) 於二零二零年十二月三十一日，本公司一間附屬公司就授予一間聯營公司之信貸融資提供之擔保為57,200,000港元(二零一九年：66,900,000港元)。

有關交易並不構成根據香港聯合交易所有限公司證券上市規則(「上市規則」)第14A章定義之關連交易。

37 RELATED PARTY TRANSACTIONS (continued)

(b) Key management compensation

Key management solely represents directors of the Company. The compensation paid or payable to key management is shown as below:

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Director's fees	董事袍金	1.4	1.3
Salary and other benefits	薪金及其他福利	22.7	22.3
Employer's contribution to pension scheme	退休金計劃之僱主供款	0.1	0.1
		24.2	23.7

- (c) On 23 January 2017, a subsidiary of the Company entered into a loan facility agreement with Creator Holdings Limited ("Creator") (a company indirect wholly-owned by Mr. OEI Kang, Eric), under which the subsidiary of the Company might borrow up to HK\$300.0 million until 31 December 2018. The agreement was further extended to 31 December 2022. The terms of the loan are set out in Note 34 to the consolidated financial statements. As at 31 December 2020, the outstanding loan balance and interest expense payable amounted to HK\$195.0 million (31 December 2019: HK\$195.0 million) and HK\$1.9 million (31 December 2019: HK\$2.7 million) respectively. During the year, interest expense amounted to HK\$8.8 million (2019: HK\$10.4 million).

The transaction did not constitute a connected transaction as defined in Chapter 14A of the Listing Rules.

37 關聯方交易(續)

(b) 主要管理層成員之補償

主要管理層成員僅指本公司董事。已付或應付予主要管理層成員之補償如下：

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Director's fees	董事袍金	1.4	1.3
Salary and other benefits	薪金及其他福利	22.7	22.3
Employer's contribution to pension scheme	退休金計劃之僱主供款	0.1	0.1
		24.2	23.7

- (c) 於二零一七年一月二十三日，本公司之一間附屬公司與創達集團有限公司(「創達」)(該公司由黃剛先生間接全資擁有)訂立貸款融資協議，據此，直至二零一八年十二月三十一日，本公司之附屬公司可借入最多300,000,000港元。該協議及後延期至二零二二年十二月三十一日。貸款之條款載於綜合財務報表附註34。於二零二零年十二月三十一日，未償還貸款結餘及應付利息開支分別為195,000,000港元(二零一九年十二月三十一日：195,000,000港元)及1,900,000港元(二零一九年十二月三十一日：2,700,000港元)。於本年度，利息開支為8,800,000港元(二零一九年：10,400,000港元)。

有關交易並不構成根據上市規則第14A章定義之關連交易。

### 37 RELATED PARTY TRANSACTIONS (continued)

- (d) On 4 April 2019, the Company entered into a standby loan facility agreement with Creator, under which the Company might borrow up to HK\$1,000.0 million until 31 December 2020. The loan was unsecured, interest bearing at 2.8% per annum over one-month Hong Kong Interbank Offered Rate on outstanding principal amount and repayable on demand. As at 31 December 2020, there was no outstanding loan balance.

On 1 January 2021, the Company renewed the standby loan facility agreement with Creator, under which the Company might borrow up to HK\$1,500.0 million until 31 December 2023. The loan was unsecured, interest bearing at 3.5% per annum over one-month Hong Kong interbank Offered Rate on outstanding principal amount and repayable on demand.

The transaction did not constitute a connected transaction as defined in Chapter 14A of the Listing Rules.

### 38 EVENT AFTER THE REPORTING PERIOD

Reference was made to the joint announcement made by the Company and Genesis Ventures Limited (a company ultimately beneficially owned as to 50% by Mr. OEI Kang, Eric and 50% by his wife, Mrs. OEI Valonia Lau) on 17 January 2021. On 12 January 2021, the Company received a privatisation proposal offered by Genesis Ventures Limited by way of a scheme of arrangement under section 99 of the Companies Act 1981 of Bermuda. The Company will apply to the Stock Exchange for withdrawal of listing of its shares on the Stock Exchange, subject to the scheme becoming effective, such withdrawal will take place following the effective date. The procedures are underway and expected to be completed in the first half of 2021 subject to the fulfilment of conditions attached to the scheme.

### 37 關聯方交易(續)

- (d) 於二零一九年四月四日，本公司與創達訂立備用貸款融資協議，據此，直至二零二零年十二月三十一日，本公司可借入最多1,000,000,000港元。該筆貸款為無抵押，以一個月香港銀行同業拆息加2.8厘年利率計息(按未償還本金計算)，並須按要求償還。於二零二零年十二月三十一日並無未償還貸款結餘。

於二零二一年一月一日，本公司與創達續訂備用貸款融資協議，據此，直至二零二三年十二月三十一日，本公司可借入最多1,500,000,000港元。此筆貸款為無抵押，以一個月香港銀行同業拆息加3.5厘年利率計息(按未償還本金計算)，並須按要求償還。

有關交易並不構成根據上市規則第14A章定義之關連交易。

### 38 報告期後事項

茲參考本公司與華創創業投資有限公司(一間由黃剛先生及其妻子劉慧女士各自實益擁有50%最終權益的公司)於二零二一年一月十七日刊發的聯合公告。於二零二一年一月十二日，本公司接獲華創創業投資有限公司擬根據百慕達一九八一年《公司法》第99條以協議安排之方式提出私有化的建議。本公司將向聯交所申請撤銷其股份上市地位，且該撤銷將於生效日期後發生，惟須待協議安排生效後方可作實。相關程序現正進行中，並預期於二零二一年上半年完成，惟須視乎協議安排附帶條件能否達成。

39 NOTES TO CONSOLIDATED STATEMENT  
OF CASH FLOWS

39 綜合現金流量表附註

(a) Reconciliation of operating profit to cash  
generated from operations

(a) 經營溢利與經營業務所得現  
金之對賬

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Profit before income tax	所得稅前溢利	313.0	453.8
Finance income	財務收入	(26.8)	(57.2)
Depreciation and amortisation	折舊及攤銷	117.8	108.3
Fair value adjustments on investment properties	投資物業公平值調整	98.4	(91.9)
Write-back of provision for legal claim	法律索賠撥備撥回	-	(11.4)
Write-off of construction in progress	撇銷在建工程	4.2	-
Provision for housing facility fund	房屋公用設施專用基金之撥備	84.8	-
Provision for impairment of property held for sale	作銷售用途之物業之減值撥備	2.9	-
Reversal of construction cost accruals for properties sold in previous years	過往年度已售物業的應計建築成本撥回	(23.2)	(97.4)
Exchange gain – net	匯兌收益 – 淨額	(55.6)	(22.0)
(Gain)/loss on disposal of property, plant and equipment – net	出售物業、機器及設備之(收益)/虧損 – 淨額	(0.4)	3.3
Gain on liquidation of subsidiaries – net	附屬公司清盤之收益 – 淨額	(0.4)	(48.8)
Fair value (gain)/loss on financial assets at fair value through profit or loss – net	按公平值在損益列賬之金融資產之公平值(收益)/虧損 – 淨額	(35.3)	3.6
Dividend income from financial assets at fair value through profit or loss	按公平值在損益列賬之金融資產之股息收入	(97.2)	(2.3)
Dividend income from financial assets at fair value through other comprehensive income	按公平值在其他全面損益列賬之金融資產之股息收入	-	(1.3)
Finance costs	融資成本	186.4	177.6
Write-off of trade and other receivables	撇銷應收賬款及其他應收款	8.5	11.9
Provision for impairment of trade receivables	應收賬款之減值撥備	8.6	21.2
Share of results of associates	應佔聯營公司之業績	(71.5)	(83.0)
Share of results of a joint venture	應佔一間合營公司之業績	68.5	152.5
Operating profit before working capital changes	營運資金變動前經營溢利	582.7	516.9

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

39 NOTES TO CONSOLIDATED STATEMENT  
OF CASH FLOWS (continued)

(a) Reconciliation of operating profit to cash  
generated from operations (continued)

39 綜合現金流量表附註(續)

(a) 經營溢利與經營業務所得現  
金之對賬(續)

		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
Increase in properties under development	發展中物業增加	(23.9)	(123.8)
Increase in right-of-use assets	使用權資產增加	(7.3)	(41.9)
Decrease in properties held for sale	作銷售用途之物業減少	389.8	303.0
Increase in inventories	存貨增加	(5.8)	-
Decrease/(increase) in other non-current receivables and trade and other receivables	其他非流動應收款以及應收賬款及其他應收款減少/(增加)	67.4	(124.9)
(Decrease)/increase in other non-current payables and trade and other payables	其他非流動應付款以及應付賬款及其他應付款(減少)/增加	(190.4)	59.6
Cash generated from operations	經營業務所得現金	<b>812.5</b>	588.9



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

39 NOTES TO CONSOLIDATED STATEMENT  
OF CASH FLOWS (continued)

(b) Reconciliation of liabilities arising from  
financing activities

39 綜合現金流量表附註(續)

(b) 融資活動所產生的負債之對賬

		Borrowings	Lease liabilities	Amount due to a shareholder	Total
		借款	租賃負債	應付一名股東款項	總額
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
		百萬港元	百萬港元	百萬港元	百萬港元
As at 1 January 2020	於二零二零年一月一日	(2,967.9)	(30.7)	(197.7)	(3,196.3)
Proceeds from bank borrowings and other loans	銀行借款及其他貸款所得款項	(576.0)	-	-	(576.0)
Repayment of bank borrowings and other loans	償還銀行借款及其他貸款	436.2	-	-	436.2
Payment for lease liabilities (including interest)	支付租賃負債款項(包括利息)	-	31.9	-	31.9
Interest paid for advance from a shareholder	已付一名股東墊款之利息	-	-	9.6	9.6
Foreign exchange adjustment	匯兌調整	(172.5)	(0.1)	-	(172.6)
Other non-cash movements	其他非現金變動	(22.0)	(1.3)	(8.8)	(32.1)
As at 31 December 2020	於二零二零年十二月三十一日	(3,302.2)	(0.2)	(196.9)	(3,499.3)
As at 1 January 2019	於二零一九年一月一日	(3,245.3)	-	(197.5)	(3,442.8)
Effect of adoption of HKFRS16	採納香港財務報告準則第16號之影響	51.3	(51.3)	-	-
As at 1 January 2019, as adjusted	於二零一九年一月一日，經調整	(3,194.0)	(51.3)	(197.5)	(3,442.8)
Proceeds from bank borrowings and other loans	銀行借款及其他貸款所得款項	(357.2)	-	-	(357.2)
Repayment of bank borrowings and other loans	償還銀行借款及其他貸款	521.2	-	-	521.2
Payment for lease liabilities (including interest)	支付租賃負債款項(包括利息)	-	23.5	-	23.5
Interest paid for advance from a shareholder	已付一名股東墊款之利息	-	-	10.2	10.2
Foreign exchange adjustment	匯兌調整	59.4	0.7	-	60.1
Other non-cash movements	其他非現金變動	2.7	(3.6)	(10.4)	(11.3)
As at 31 December 2019	於二零一九年十二月三十一日	(2,967.9)	(30.7)	(197.7)	(3,196.3)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

40 STATEMENT OF FINANCIAL POSITION AND  
RESERVE MOVEMENT OF THE COMPANY

40 本公司財務狀況表及儲備變動

Statement of financial position of the Company

本公司財務狀況表

		As at 31 December 於十二月三十一日	
		2020 二零二零年 HK\$ Million 百萬港元	2019 二零一九年 HK\$ Million 百萬港元
		Note 附註	
<b>ASSETS</b>	<b>資產</b>		
<b>Non-current asset</b>	<b>非流動資產</b>		
Investments in subsidiaries	於附屬公司之投資		157.6
			151.2
<b>Current assets</b>	<b>流動資產</b>		
Amounts due from subsidiaries	應收附屬公司款項		8,874.2
Other receivables	其他應收款		0.3
Cash and cash equivalents	現金及現金等價物		1.5
			1.4
<b>Total current assets</b>	<b>流動資產總額</b>		8,876.0
			8,563.5
<b>Total assets</b>	<b>資產總額</b>		9,033.6
			8,714.7
<b>EQUITY</b>	<b>權益</b>		
<b>Capital and reserves attributable to equity holders of the Company</b>	<b>本公司權益持有人應佔資本及儲備</b>		
Share capital	股本		127.8
Reserves (Note)	儲備(附註)		8,901.7
			8,581.6
<b>Total equity</b>	<b>權益總額</b>		9,029.5
			8,710.5
<b>LIABILITY</b>	<b>負債</b>		
<b>Current liability</b>	<b>流動負債</b>		
Other payables	其他應付款		4.1
			4.2
<b>Total liability</b>	<b>負債總額</b>		4.1
			4.2
<b>Total equity and liability</b>	<b>權益及負債總額</b>		9,033.6
			8,714.7

OEI Kang, Eric  
黃剛  
Director  
董事

LEUNG Wing Sum, Samuel  
梁榮森  
Director  
董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

40 STATEMENT OF FINANCIAL POSITION AND  
RESERVE MOVEMENT OF THE COMPANY  
(continued)

Statement of financial position of the Company  
(continued)

Note: Reserve movement of the Company

40 本公司財務狀況表及儲備變動  
(續)

本公司財務狀況表(續)

附註：本公司儲備變動

		Share premium	Contributed surplus	Exchange reserve	Retained earnings	Total
		股份溢價	繳入盈餘	匯兌儲備	保留盈利	總額
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
		百萬港元	百萬港元	百萬港元	百萬港元	百萬港元
Balance at 1 January 2020	於二零二零年 一月一日結餘	8,423.6	392.3	(388.5)	154.2	8,581.6
Currency translation differences	匯兌換算差額	-	-	576.2	-	576.2
Repurchase of shares	購回股份	(30.0)	-	-	-	(30.0)
Dividend paid	已付股息	-	(133.0)	-	-	(133.0)
Loss for the year	本年度虧損	-	-	-	(93.1)	(93.1)
Balance at 31 December 2020	於二零二零年 十二月三十一日結餘	8,393.6	259.3	187.7	61.1	8,901.7
Balance at 1 January 2019	於二零一九年 一月一日結餘	8,497.9	529.8	(208.4)	151.0	8,970.3
Currency translation differences	匯兌換算差額	-	-	(180.1)	-	(180.1)
Repurchase of shares	購回股份	(74.3)	-	-	-	(74.3)
Dividend paid	已付股息	-	(137.5)	-	-	(137.5)
Profit for the year	本年度溢利	-	-	-	3.2	3.2
Balance at 31 December 2019	於二零一九年 十二月三十一日結餘	8,423.6	392.3	(388.5)	154.2	8,581.6

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
綜合財務報表附註

41 BENEFITS AND INTERESTS OF DIRECTORS AND CHIEF EXECUTIVES

The remuneration of every director and chief executive officer is set out below:

For the year ended 31 December 2020:

Name	姓名	Fees	Salary <sup>#</sup>	Discretionary bonuses <sup>#</sup>	Employer's contribution to pension scheme <sup>#</sup>	Total
		袍金	薪金 <sup>#</sup>	酌情花紅 <sup>#</sup>	退休金計劃之僱主供款 <sup>#</sup>	總額
		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
OEI Kang, Eric*	黃剛*	175.0	12,087.2	1,694.3	36.0	13,992.5
LEE Shiu Yee, Daniel	李肇怡	143.8	2,933.5	720.4	28.5	3,826.2
WONG Jake Leong, Sammy	黃植良	175.0	2,390.1	342.4	36.0	2,943.5
LEUNG Wing Sum, Samuel	梁榮森	175.0	2,186.1	345.8	36.0	2,742.9
CHUNG Cho Yee, Mico <sup>(1)</sup>	鍾楚義 <sup>(1)</sup>	20.4	-	-	-	20.4
CHENG Yuk Wo	鄭毓和	240.0	-	-	-	240.0
Albert Thomas DA ROSA, Junior	羅凱栢	240.0	-	-	-	240.0
VOON Hian-fook, David <sup>(2)</sup>	溫賢福 <sup>(2)</sup>	219.6	-	-	-	219.6
		1,388.8	19,596.9	3,102.9	136.5	24,225.1

\* Chief Executive Officer

# The amounts represented emoluments in respect of services provided in connection with the management of the affairs of the Company or its subsidiaries undertaking.

Notes:

- Mr. CHUNG Cho Yee, Mico resigned as independent non-executive director with effect from 1 February 2020.
- Mr. VOON Hian-fook, David was appointed as independent non-executive director on 1 February 2020.

41 董事及主要行政人員之福利及權益

各董事及行政總裁的酬金如下：

截至二零二零年十二月三十一日止年度：

Name	姓名	Fees	Salary <sup>#</sup>	Discretionary bonuses <sup>#</sup>	Employer's contribution to pension scheme <sup>#</sup>	Total
		袍金	薪金 <sup>#</sup>	酌情花紅 <sup>#</sup>	退休金計劃之僱主供款 <sup>#</sup>	總額
		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
OEI Kang, Eric*	黃剛*	175.0	12,087.2	1,694.3	36.0	13,992.5
LEE Shiu Yee, Daniel	李肇怡	143.8	2,933.5	720.4	28.5	3,826.2
WONG Jake Leong, Sammy	黃植良	175.0	2,390.1	342.4	36.0	2,943.5
LEUNG Wing Sum, Samuel	梁榮森	175.0	2,186.1	345.8	36.0	2,742.9
CHUNG Cho Yee, Mico <sup>(1)</sup>	鍾楚義 <sup>(1)</sup>	20.4	-	-	-	20.4
CHENG Yuk Wo	鄭毓和	240.0	-	-	-	240.0
Albert Thomas DA ROSA, Junior	羅凱栢	240.0	-	-	-	240.0
VOON Hian-fook, David <sup>(2)</sup>	溫賢福 <sup>(2)</sup>	219.6	-	-	-	219.6
		1,388.8	19,596.9	3,102.9	136.5	24,225.1

\* 行政總裁

# 其金額代表在與管理本公司或其附屬公司的事務有關連情況下提供服務的薪酬。

附註：

- 鍾楚義先生自二零二零年二月一日起辭任獨立非執行董事。
- 溫賢福先生自二零二零年二月一日起獲委任為獨立非執行董事。

41 BENEFITS AND INTERESTS OF DIRECTORS AND CHIEF EXECUTIVES (continued)

41 董事及主要行政人員之福利及權益(續)

For the year ended 31 December 2019:

截至二零一九年十二月三十一日止年度：

Name	姓名	Fees	Salary <sup>#</sup>	Discretionary bonuses <sup>#</sup>	Employer's contribution to pension scheme <sup>#</sup>	Total
		袍金	薪金 <sup>#</sup>	酌情花紅 <sup>#</sup>	退休金計劃之僱主供款 <sup>#</sup>	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
OEI Tjie Goan <sup>(1)</sup>	黃志源 <sup>(1)</sup>	-	-	-	-	-
OEI Kang, Eric*	黃剛*	175.0	12,427.3	1,195.4	36.0	13,833.7
LEE Shiu Yee, Daniel	李肇怡	100.0	2,874.2	432.2	18.0	3,424.4
WONG Jake Leong, Sammy	黃植良	175.0	2,568.6	284.1	36.0	3,063.7
LEUNG Wing Sum, Samuel	梁榮森	175.0	2,254.6	214.9	36.0	2,680.5
CHUNG Cho Yee, Mico <sup>(2)</sup>	鍾楚義 <sup>(2)</sup>	240.0	-	-	-	240.0
CHENG Yuk Wo	鄭毓和	240.0	-	-	-	240.0
Albert Thomas DA ROSA, Junior	羅凱栢	240.0	-	-	-	240.0
VOON Hian-fook, David <sup>(3)</sup>	溫賢福 <sup>(3)</sup>	-	-	-	-	-
		1,345.0	20,124.7	2,126.6	126.0	23,722.3

\* Chief Executive Officer

\* 行政總裁

<sup>#</sup> The amounts represented emoluments in respect of services provided in connection with the management of the affairs of the Company or its subsidiaries undertaking.

<sup>#</sup> 其金額代表在與管理本公司或其附屬公司的事務有關連情況下提供服務的薪酬。

Notes:

1. Mr. OEI Tjie Goan resigned as non-executive director with effect from 3 December 2019.
2. Mr. CHUNG Cho Yee, Mico resigned as independent non-executive director with effect from 1 February 2020.
3. Mr. VOON Hian-fook, David was appointed as independent non-executive director on 1 February 2020.

1. 黃志源先生自二零一九年十二月三日起辭任非執行董事。
2. 鍾楚義先生自二零二零年二月一日起辭任獨立非執行董事。
3. 溫賢福先生自二零二零年二月一日起獲委任為獨立非執行董事。

**41 BENEFITS AND INTERESTS OF DIRECTORS AND CHIEF EXECUTIVES (continued)**

During the year ended 31 December 2019, Mr. OEI Tjie Goan voluntarily waived annual director's fee of HK\$92,000.

During the year, no other benefits and remunerations were paid to or receivable by the directors in respect of accepting office as directors (2019: Nil). During the year, no emoluments were paid to or receivable by the directors in respect of director's other services in connection with the management of the affairs of the Company or its subsidiary undertaking (2019: Nil).

**(i) Directors' retirement benefits**

The retirement benefits paid to directors during the year ended 31 December 2020 by a defined contributions plan as disclosed in Note 9 in respect of their services as a director of the company and its subsidiaries is HK\$136,500 (2019: HK\$126,000). No other retirement benefits were paid to or receivables by the directors in respect of their services as directors of the Company and its subsidiaries or other services in connection with the management of the affairs of the Company or its subsidiary undertaking (2019: Nil).

**(ii) Directors' termination benefits**

During the year, no payments or benefits in respect of termination of directors' services were paid or made, directly or indirectly, to the directors; nor are any payable (2019: Nil).

**41 董事及主要行政人員之福利及權益(續)**

截至二零一九年十二月三十一日止年度，黃志源先生自願放棄年度董事袍金92,000港元。

年內，董事概無就接受委任為董事而獲支付或應收任何其他福利及薪酬(二零一九年：無)。年內，董事概無就管理公司或其附屬公司事務而提供之其他服務而獲支付或應收任何酬金(二零一九年：無)。

**(i) 董事退休福利**

截至二零二零年十二月三十一日止年度，本公司透過附註9所披露之界定供款退休計劃向董事支付的就彼等擔任本公司及其附屬公司董事的退休福利為136,500港元(二零一九年：126,000港元)。概無就彼等擔任本公司及其附屬公司董事或就彼等提供有關本公司或其附屬公司管理事務的其他服務向董事支付或應付其他退休福利(二零一九年：無)。

**(ii) 董事離職福利**

年內，概無就董事終止董事服務而直接或間接向董事支付或提供任何付款或福利；亦無任何應付款項(二零一九年：無)。

**41 BENEFITS AND INTERESTS OF DIRECTORS AND CHIEF EXECUTIVES** (continued)

**(iii) Consideration provided to third parties for making available directors' services**

During the year, no consideration was provided to or receivable by third parties for making available directors' services (2019: Nil).

**(iv) Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors**

During the year, there are no loans, quasi-loans or other dealings in favour of the directors, their controlled bodies corporate and connected entities (2019: Nil).

**(v) Director's material interests in transactions, arrangements or contracts**

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year (2019: Nil).

**41 董事及主要行政人員之福利及權益** (續)

**(iii) 就獲取董事服務而向第三方支付之代價**

年內，概無就獲取董事服務而向第三方支付或第三方應收任何代價(二零一九年：無)。

**(iv) 有關以董事、董事之受控制法團及關連實體為受益人之貸款、準貸款及其他交易之資料**

年內，概無以董事、董事之受控制法團及關連實體為受益人之貸款、準貸款或其他交易(二零一九年：無)。

**(v) 董事於交易、安排或合約中之重大權益**

並無有關本集團業務而本公司作為其中一方且本公司董事於其中(不論直接或間接)擁有重大權益(於本年底或於年內任何時間存在)的重大交易、安排及合約(二零一九年：無)。



# PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE

## 主要附屬公司、聯營公司及一間合營公司

Listed below are the principal subsidiaries, associates and a joint venture which, in the opinion of the directors, principally affect the result and/or net assets of the Group for the year ended 31 December 2020.

下表載列董事認為對本集團截至二零二零年十二月三十一日止年度業績及／或資產淨值有影響之主要附屬公司、聯營公司及合營公司詳情。

### 1 PRINCIPAL SUBSIDIARIES

### 1 主要附屬公司

Name 名稱	Place of incorporation/ operation and kind of legal entity <sup>a</sup> 註冊成立／經營地點 及法律實體類型 <sup>a</sup>	Principal activities 主要業務	Issued share capital/ Paid up registered capital		Group's effective equity interest	
			2020 二零二零年	2019 二零一九年	2020 二零二零年	2019 二零一九年
<b>(a) Investment holding 投資控股</b>						
APC Wind Power Pte Limited <sup>+</sup>	Singapore 新加坡	Investment holding 投資控股	SGD10 10新加坡元	SGD10 10新加坡元	56%	55.69%
China Renewable Energy Investment Limited <sup>+</sup> 中國再生能源投資有限公司 <sup>+</sup>	Cayman Islands/PRC 開曼群島／中國	Investment holding 投資控股	HK\$25,061,575 25,061,575港元	HK\$25,061,575 25,061,575港元	56%	55.69%
China Renewable Energy (Nanxun) Limited <sup>+</sup> 中國再生能源(南潯)有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$1 1港元	HK\$1 1港元	56%	55.69%
China Renewable Energy (Songxian) Limited <sup>+</sup> 中國再生能源(嵩縣)有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$1 1港元	HK\$1 1港元	56%	55.69%
China Harvest Holdings Limited <sup>+</sup> 中行集團有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$1,000,000 1,000,000港元	HK\$1,000,000 1,000,000港元	100%	100%
Eka Capital Limited <sup>+</sup> 奕聯資本有限公司 <sup>+</sup>	British Virgin Islands/ Hong Kong 英屬處女群島／香港	Investment holding 投資控股	US\$1 1美元	US\$1 1美元	100%	100%
HKC Investment Limited <sup>+</sup> 香港建設投資有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$77,113,850 77,113,850港元	HK\$77,113,850 77,113,850港元	100%	100%
HKC (Nanxun) Holdings Limited <sup>+</sup> 香港建設(南潯)建材城控股有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$2 2港元	HK\$2 2港元	100%	100%
HKC Property Investments (China) Limited <sup>+</sup> 香港建設物業投資(中國)有限公司 <sup>+</sup>	British Virgin Islands/ PRC 英屬處女群島／中國	Investment holding 投資控股	US\$1 1美元	US\$1 1美元	100%	100%
HKC Shenyang Hunan Investments Limited <sup>+</sup> 香港建設瀋陽渾南投資有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$1 1港元	HK\$1 1港元	100%	100%
HKE (Da He) Holdings Limited <sup>+</sup> 香港新能源(大河)控股有限公司 <sup>+</sup>	Hong Kong/PRC 香港／中國	Investment holding 投資控股	HK\$1 1港元	HK\$1 1港元	56%	55.69%

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE  
 主要附屬公司、聯營公司及一間合營公司

1 PRINCIPAL SUBSIDIARIES (continued)

1 主要附屬公司(續)

Name 名稱	Place of incorporation/ operation and kind of legal entity <sup>a</sup> 註冊成立/經營地點 及法律實體類型 <sup>a</sup>	Principal activities 主要業務	Issued share capital/ Paid up registered capital		Group's effective equity interest	
			2020 二零二零年	2019 二零一九年	2020 二零二零年	2019 二零一九年
<b>(a) Investment holding (continued)</b> 投資控股(續)						
HKE (Danjinghe) Wind Power Limited* 香港新能源(單晶河)風能有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$4 4港元	HK\$4 4港元	56%	55.69%
HKE (Gansu) Wind Power Limited* 香港新能源(甘肅)風能有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$1 1港元	HK\$1 1港元	56%	55.69%
Hong Kong Construction Tianjin Tuan Po Hu Investment Limited* 香港建設天津團泊湖投資有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$462,000,000 462,000,000港元	HK\$462,000,000 462,000,000港元	100%	100%
Hong Kong Construction (Hong Kong) Limited 香港建設(香港)工程有限公司	Hong Kong 香港	Investment holding 投資控股	HK\$150,000,000 150,000,000港元	HK\$150,000,000 150,000,000港元	100%	100%
Hong Kong New Energy (Si Zi Wang Qi) Wind Power Limited* 香港新能源(四子王旗)風能有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$2 2港元	HK\$2 2港元	56%	55.69%
Hong Kong New Energy (Si Zi Wang Qi II) Wind Power Limited* 香港新能源(四子王旗二期)風能有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$1,000 1,000港元	HK\$1,000 1,000港元	56%	55.69%
HKC (Shanghai Guangtian) Holdings Limited* 香港建設(上海廣田)控股有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$1 1港元	HK\$1 1港元	100%	100%
Karbohy Investment Limited*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$10,000,000 10,000,000港元	HK\$10,000,000 10,000,000港元	100%	100%
Noble Quest Enterprises Limited	British Virgin Islands/ Hong Kong 英屬處女群島/香港	Investment holding 投資控股	US\$1 1美元	US\$1 1美元	100%	100%
Sinoriver International Limited* 中川國際有限公司*	British Virgin Islands/ PRC 英屬處女群島/中國	Investment holding 投資控股	US\$1 1美元	US\$1 1美元	56%	55.69%
Sinoriver International (Wind Power) Limited* 中川國際(風電)有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$20 20港元	HK\$20 20港元	56%	55.69%
The Legation Quarter Limited* 四合投資經營管理有限公司*	Hong Kong/PRC 香港/中國	Investment holding 投資控股	HK\$82,105,263 82,105,263港元	HK\$82,105,263 82,105,263港元	80.4%	80.4%

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE  
 主要附屬公司、聯營公司及一間合營公司

1 PRINCIPAL SUBSIDIARIES (continued)

1 主要附屬公司(續)

Name 名稱	Place of incorporation/ operation and kind of legal entity <sup>a</sup> 註冊成立/經營地點 及法律實體類型 <sup>a</sup>	Principal activities 主要業務	Issued share capital/ Paid up registered capital 已發行股本/實付註冊資本		Group's effective equity interest 本集團之實際股本權益	
			2020 二零二零年	2019 二零一九年	2020 二零二零年	2019 二零一九年
<b>(b) Property investment 物業投資</b>						
Hong Kong Construction (China) Engineering Company Limited <sup>+</sup> 香港建設(中國)工程有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Investment in shopping mall of South Ocean Centre, Shenzhen, the PRC 投資中國深圳市南海中心的商場	US\$85,500,000 85,500,000美元	US\$85,500,000 85,500,000美元	100%	100%
Karbony Real Estate Development (Shenzhen) Company Limited <sup>+</sup> 祈福房地產開發(深圳)有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Investment in offices, and shopping mall of Shun Hing Square, Shenzhen, the PRC 投資中國深圳市信興廣場的辦公室及商場	US\$155,000,000 155,000,000美元	US\$155,000,000 155,000,000美元	100%	100%
Sky Universe Limited	British Virgin Islands/ Hong Kong 英屬處女群島/香港	Property holding of 9/F., Tower 1 South Seas Centre, Tsimshatsui, Kowloon, Hong Kong 持有位於香港九龍尖沙咀南洋中心1期9樓之物業	US\$1 1美元	US\$1 1美元	100%	100%
東江米荳花園(北京)餐飲有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Investment in property for restaurants and retails in Beijing, the PRC 投資中國北京市物業作餐廳及零售	US\$18,200,000 18,200,000美元	US\$18,200,000 18,200,000美元	80.4%	80.4%
Shanghai Guangtian Real Estate Development Company Limited <sup>++</sup> 上海廣田房地產開發有限公司 <sup>+</sup>	PRC Sino-foreign equity joint venture 中國 中外合資企業	Real estate development in Hongkou District in Shanghai, the PRC 於中國上海市虹口區開發房地產	RMB2,300,000,000 人民幣2,300,000,000元	RMB2,300,000,000 人民幣2,300,000,000元	60%	60%

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE  
 主要附屬公司、聯營公司及一間合營公司

1 PRINCIPAL SUBSIDIARIES (continued)

1 主要附屬公司(續)

Name 名稱	Place of incorporation/ operation and kind of legal entity <sup>a</sup> 註冊成立/經營地點 及法律實體類型 <sup>a</sup>	Principal activities 主要業務	Issued share capital/ Paid up registered capital 已發行股本/實付註冊資本		Group's effective equity interest 本集團之實際股本權益		
			2020 二零二零年	2019 二零一九年	2020 二零二零年	2019 二零一九年	
<b>(c) Property development 物業發展</b>							
Huzhou Nanxun International Building Market Center Company Limited <sup>+</sup> 湖州南潯國際建材城有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Development and operation of a building materials centre in Huzhou, the PRC 於中國湖州發展及營運建築材料中心	US\$48,000,000 48,000,000美元	US\$48,000,000 48,000,000美元	100%	100%	
Tianjin Jingang Real Estate Investment Company Limited <sup>++</sup> 天津市金港置業投資有限公司 <sup>+</sup>	PRC Limited liability company 中國 有限責任公司	Real estate development in Nankai District in Tianjin, the PRC 於中國天津市南開區開發房地產	RMB500,000,000 人民幣500,000,000元	RMB500,000,000 人民幣500,000,000元	100%	100%	
Tianjin Eka Properties Company Limited <sup>+</sup> 天津奕聰置業有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Real estate development in Tuanbo Lake of Jinhai County in Tianjin, the PRC 於中國天津市靜海縣團泊湖開發房地產	HK\$452,200,000 452,200,000港元	HK\$452,200,000 452,200,000港元	100%	100%	
鑫港置業(瀋陽)有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Real estate development at Ningbo Road in Heping District in Shenyang, the PRC 於中國瀋陽市和平區寧波路開發房地產	HK\$928,000,000 928,000,000港元	HK\$928,000,000 928,000,000港元	100%	100%	
香港建設(江門)物業發展有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Real estate development in Jiangmen, the PRC 於中國江門市開發房地產	RMB260,000,000 人民幣260,000,000元	RMB260,000,000 人民幣260,000,000元	100%	100%	

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE  
 主要附屬公司、聯營公司及一間合營公司

1 PRINCIPAL SUBSIDIARIES (continued)

1 主要附屬公司(續)

Name 名稱	Place of incorporation/ operation and kind of legal entity <sup>a</sup> 註冊成立/經營地點 及法律實體類型 <sup>a</sup>	Principal activities 主要業務	Issued share capital/ Paid up registered capital 已發行股本/實付註冊資本		Group's effective equity interest 本集團之實際股本權益		
			2020 二零二零年	2019 二零一九年	2020 二零二零年	2019 二零一九年	
<b>(d) Renewable energy</b> 再生能源							
Asia Wind Power (Mudanjiang) Company Limited <sup>+</sup> 亞洲風力發電(牡丹江)有限公司 <sup>+</sup>	PRC Sino-foreign equity joint venture 中國 中外合資企業	Wind Power project in Heilongjiang, the PRC 於中國黑龍江之風力發電項目	HKS100,000,000 100,000,000港元	HKS100,000,000 100,000,000港元	48.16%	47.89%	
Hong Kong Wind Power (Muling) Company Limited <sup>+</sup> 香港風力發電(穆稜)有限公司 <sup>+</sup>	PRC Sino-foreign equity joint venture 中國 中外合資企業	Wind Power project in Heilongjiang, the PRC 於中國黑龍江之風力發電項目	HKS150,100,000 150,100,000港元	HKS150,100,000 150,100,000港元	48.54%	48.27%	
Huzhou HKE Energy Limited <sup>+</sup> 湖州港能新能源有限公司 <sup>+</sup>	PRC wholly foreign-owned enterprise 中國 外商獨資企業	Distributed solar project in Nanxun, Zhejiang, the PRC 於中國浙江省南潯之分布式太陽能項目	RMB15,000,000 人民幣15,000,000元	RMB15,000,000 人民幣15,000,000元	56%	55.69%	
Songxian HKE Wind Power Limited <sup>+</sup> 嵩縣港能風電有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Wind Power project in Songxian, Henan, the PRC 於中國河南嵩縣之風力發電項目	RMB210,000,000 人民幣210,000,000元	RMB210,000,000 人民幣210,000,000元	56%	55.69%	
港建新能源四子王旗風能有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Wind Power project in Siziwang Qi, Inner Mongolia, the PRC 於中國內蒙古四子王旗之風力發電項目	RBM166,480,000 人民幣166,480,000元	RMB166,480,000 人民幣166,480,000元	56%	55.69%	
港能新能源四子王旗風能有限公司 <sup>+</sup>	PRC Wholly foreign-owned enterprise 中國 外商獨資企業	Wind Power project in Siziwang Qi, Inner Mongolia, the PRC 於中國內蒙古四子王旗之風力發電項目	RBM172,526,500 人民幣172,526,500元	RMB172,526,500 人民幣172,526,500元	56%	55.69%	
<b>(e) Property services</b> 物業服務							
Shenzhen Kumagai Property Management Company Limited <sup>+</sup> 深圳熊谷物業管理有限公司 <sup>+</sup>	PRC Sino-foreign equity joint venture 中國 中外合資企業	Provision of property management service 提供物業管理服務	HKS60,000,000 60,000,000港元	HKS60,000,000 60,000,000港元	100%	100%	

PRINCIPAL SUBSIDIARIES, ASSOCIATES AND A JOINT VENTURE  
 主要附屬公司、聯營公司及一間合營公司

2 PRINCIPAL ASSOCIATES

2 主要聯營公司

Name 名稱	Issued share capital/registered capital 已發行股本/註冊資本		Place of incorporation /operation 註冊成立/經營地點	Group's effective equity interest 本集團之實際股本權益	
	2020	2019		2020	2019
	二零二零年	二零一九年		二零二零年	二零一九年
<b>(a) Property investment</b> 物業投資					
Hong Kong Construction SMC Development Limited* 香港建設殼發展有限公司*	HK\$10,000,000 10,000,000港元	HK\$10,000,000 10,000,000港元	Hong Kong/PRC 香港/中國	40%	40%
<b>(b) Renewable energy</b> 再生能源					
CECIC HKC (Gansu) Wind Power Company Limited** 中節能港建(甘肅)風力發電有限公司*	RMB589,620,000 人民幣589,620,000元	RMB589,620,000 人民幣589,620,000元	PRC 中國	22.40%	22.28%
CECIC HKC Wind Power Company Limited** 中節能港建風力發電(張北)有限公司*	RMB545,640,000 人民幣545,640,000元	RMB545,640,000 人民幣545,640,000元	PRC 中國	22.40%	22.28%
CECIC HKE Wind Power Company Limited** 中節能港能風力發電(張北)有限公司*	RMB323,260,000 人民幣323,260,000元	RMB323,260,000 人民幣323,260,000元	PRC 中國	16.80%	16.71%

3 A JOINT VENTURE

3 一間合營公司

Name 名稱	Form of business structure/ Kind of legal entity 業務架構形式/法律實體類型	Place of establishment/ operation 註冊成立/經營地點	Group's effective equity interest 本集團之實際股本權益	
			2020	2019
			二零二零年	二零一九年
<b>Property investment</b> 物業投資				
Shanghai Jingang North Bund Real Estate Company Limited** 上海金港北外灘置業有限公司*	Wholly foreign-owned enterprise 外商獨資企業	PRC 中國	25%	25%

Notes:

- # Unofficial English transliterations or translation for identification purposes only.  
 + Interest held by subsidiaries.  
 \* China Renewable Energy Investment Limited is listed on the Stock Exchange of which the stock code is 987.  
 ^ The above legal entities are limited liability company, unless otherwise stated.

附註:

- # 非正式英文字譯或翻譯僅供識別之用。  
 + 權益由附屬公司持有。  
 \* 中國再生能源投資有限公司於聯交所上市，股份代號為987。  
 ^ 除另有列明外，上述法律實體為有限公司。

# FIVE-YEAR FINANCIAL SUMMARY

## 五年財務資料概要

		2020	2019	2018	2017	2016
		二零二零年	二零一九年	二零一八年	二零一七年	二零一六年
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
		百萬港元	百萬港元	百萬港元	百萬港元	百萬港元
<b>Consolidated income statement</b>	<b>綜合損益表</b>					
Revenue	收益	1,184	1,037	1,270	1,789	1,640
Profit before income tax	所得稅前溢利	313	454	1,269	1,715	1,189
Income tax expense	所得稅支出	(71)	(76)	(312)	(471)	(600)
Profit for the year	本年度溢利	242	378	957	1,244	589
Profit attributable to:	應佔溢利：					
Equity holders of the Company	本公司權益持有人	203	279	734	899	386
Non-controlling interests	非控股權益	39	99	223	345	203
		242	378	957	1,244	589
Dividends	股息	133	137	127	74	-
<b>Consolidated statement of financial position</b>	<b>綜合財務狀況表</b>					
Net current assets	流動資產淨額	133	1,793	2,058	1,576	1,946
Non-current assets	非流動資產	20,827	18,338	18,547	18,679	15,304
Non-current liabilities	非流動負債	(4,251)	(4,397)	(4,651)	(4,299)	(3,623)
Net assets including non-controlling interests	資產淨額(包括非控股權益)	16,709	15,734	15,954	15,956	13,627
Share capital	股本	128	129	132	132	132
Reserves	儲備	13,573	12,822	13,070	13,139	11,345
Non-controlling interests	非控股權益	3,008	2,783	2,752	2,685	2,150
Total equity	權益總額	16,709	15,734	15,954	15,956	13,627



## FIVE-YEAR FINANCIAL SUMMARY

### 五年財務資料概要

		2020	2019	2018	2017	2016
		二零二零年	二零一九年	二零一八年	二零一七年	二零一六年
		HK\$	HK\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元	港元
Earnings per share <sup>#</sup>	每股盈利 <sup>#</sup>					
- basic	- 基本	0.395	0.528	1.388	1.700	0.730
- diluted	- 攤薄	0.393	0.520	1.383	1.700	0.728
Dividend per share <sup>#</sup>	每股股息 <sup>#</sup>					
- attributable to the year	- 年度應佔	0.26	0.26	0.24	0.14	-
Return on total equity <sup>Δ</sup>	權益總額回報率 <sup>Δ</sup>	1.4%	2.4%	6.0%	7.8%	4.3%

Notes:

附註：

<sup>#</sup> Earnings per share and dividend per share were restated to reflect the share consolidation.

<sup>#</sup> 每股盈利及每股股息已經重列，以反映股份合併。

Pursuant to an ordinary resolution passed by the shareholders of the Company at the special general meeting held on 6 October 2016, every twenty-five (25) ordinary shares of HK\$0.01 each in the issued and unissued share capital of the Company were consolidated into one (1) consolidated ordinary share of HK\$0.25 each in the issued and unissued share capital of the Company effective on 7 October 2016.

根據本公司股東於二零一六年十月六日舉行之股東特別大會上通過之普通決議案，將每二十五(25)股本公司股本中每股面值0.01港元之已發行及未發行普通股合併為一(1)股本公司股本中每股面值0.25港元之已發行及未發行合併普通股，於二零一六年十月七日生效。

<sup>Δ</sup> Return on total equity represents profit/loss for the year expressed as a percentage of the closing total equity for the year concerned.

<sup>Δ</sup> 權益總額回報率為本年度溢利／虧損於有關年度年終權益總額之百分比。

# SCHEDULE OF PRINCIPAL PROPERTIES

## 主要物業一覽表

(as at the date of the annual report)  
(於年報日期)

### INVESTMENT PROPERTIES – COMPLETED

### 投資物業 – 已落成

Location	Existing use	Share- holding	(Approx.) GFA (sq.m.) (大約) 樓面總面積 (平方米)	(Approx.) Attributable GFA (sq.m.) (大約) 應佔樓面總 面積(平方米)	Term of lease
地點	目前用途	股權			租賃期
The shopping mall, all car parking spaces and 1/F, 2/F and 58/F offices, Shun Hing Square, Di Wang Commercial Centre, No. 5002 Shennan Road East, Luohu, Shenzhen, the PRC 位於中國深圳市羅湖區深南東路5002號 信興廣場地王商業中心的購物商場、 所有停車場及1樓、2樓及58樓辦公室	Offices and shops 辦公室及商鋪	100%	31,000	31,000	Medium 中期
The shopping mall and all car parking spaces, South Ocean Centre, Dongmen Road Central, Shenzhen, the PRC 位於中國深圳市東門中路南海中心 的購物商場及所有停車場	Shops 商鋪	100%	6,300	6,300	Medium 中期
Various shops, No. 23 Qianmen, Dong Dajie, Dongcheng, Beijing, the PRC 位於中國北京市東城區前門東大街23號的 多間商鋪	Shops 商鋪	80.4%	17,100	13,700	Short 短期
Various shops in Zone A, B & C, Construction Materials Market, Nanxun Economic Development District, Huzhou City, Zhejiang Province, the PRC 位於中國浙江省湖州市南潯經濟開發區 建築及裝修材料商城A區、B區及C區的多間商鋪	Shops 商鋪	100%	120,000	120,000	Medium 中期
Three apartment units, various shops and all car parking spaces of CITIC Plaza, No. 233 Tianhe Road North, Tianhe District, Guangzhou, Guangdong Province, the PRC 位於中國廣東省廣州市天河區天河北路233號 中信廣場的3個住宅單位、多間商鋪及所有停車場	Shops and residential 辦公室及住宅	40%	35,300	14,100	Medium 中期

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業一覽表

(as at the date of the annual report)  
(於年報日期)

#### INVESTMENT PROPERTIES – COMPLETED

(continued)

#### 投資物業 – 已落成 (續)

Location	Existing use	Share- holding	(Approx.) GFA (sq.m.) (大約) 樓面總面積 (平方米)	(Approx.) Attributable GFA (sq.m.) (大約) 應佔樓面總 面積(平方米)	Term of lease
地點	目前用途	股權			租賃期
Units 1 to 7 on 28/F, offices of City Centre, Junctions of Xikang Road and Chengdu Road, Heping District, Tianjin, the PRC 位於中國天津市和平區西康路與成都道交口 賽頓中心28樓辦公室1-7號單位	Offices 辦公室	100%	1,487	1,487	Medium 中期
Shopping mall, office tower 1 and 2 of Shanghai Landmark Center, No. 88 Sichuan North Road, Hongkou District, Shanghai, the PRC 位於中國上海市虹口區四川北路88號上海星薈中心的購物商場， 一座及二座辦公樓	Offices and shops 辦公室及商鋪	60%	191,000	114,600	Medium 中期
Shopping mall and office tower of Sinar Mas Plaza, located in the Northern side of the International Passenger Transportation Cruise Terminal of Hongkou District, Shanghai, the PRC 位於中國上海市虹口區郵輪碼頭北側白玉蘭廣場的購物商場及辦公樓	Offices and shops 辦公室及商鋪	25%	253,000	63,250	Medium 中期
Various portions of 9/F of Tower 1, South Seas Centre, No. 75 Mody Road, Tsimshatsui East, Kowloon, Hong Kong 位於香港九龍尖沙咀東麼地道75號南洋中心一期九樓的若干部份	Offices 辦公室	100%	425	425	Medium 中期
				364,862	

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業一覽表

(as at the date of the annual report)  
(於年報日期)

#### PROPERTIES UNDER DEVELOPMENT – FOR SALE PURPOSE

#### 發展中物業 – 作銷售用途

Location	Intended use	Share- holding	Stage of completion	Expected year of completion	(Approx.) Site area (sq.m.) (大約) 地盤面積 (平方米)	(Approx.) GFA (sq.m.) (大約) 樓面總面積 (平方米)	(Approx.) Attributable GFA (sq.m.) (大約) 應佔樓面 總面積(平方米)
地點	擬定用途	股權	落成階段	預期落成年份			
A parcel of land along the eastern shore of Tuanbo Lake, Jinhai County, Tianjin, the PRC 位於中國天津市靜海縣團泊湖內東部沿岸一幅土地	Residential 住宅	100%	Planning stage 規劃階段	-	804,000	836,000	836,000
Two parcels of land (Zone A) located at Ningpo Road, Heping District, Shenyang, the PRC 位於中國瀋陽市和平區寧波路之兩幅土地(A區)	Residential and shops 住宅及商鋪	100%	Construction stage and Planning stage 工程階段及 規劃階段	2024 二零二四年	26,000	75,000	75,000
						911,000	

## SCHEDULE OF PRINCIPAL PROPERTIES

### 主要物業一覽表

(as at the date of the annual report)  
(於年報日期)

#### PROPERTIES HELD FOR SALE

#### 作銷售用途之物業

Location	Intended use	Share- holding	(Approx.) Site area (sq.m.)	(Approx.) GFA (sq.m.)	(Approx.)	(Approx.)
					GFA remain unsold as at 31 December 2020 (sq.m.)	Attributable GFA remain unsold as at 31 December 2020 (sq.m.)
地點	擬定用途	股權	(大約) 地盤面積 (平方米)	(大約) 樓面總面積 (平方米)	(大約) 於二零二零年 十二月三十一日 尚未出售之樓面 總面積(平方米)	(大約) 應佔 於二零二零年 十二月三十一日 尚未出售之樓面 總面積(平方米)
Various shops in Zone B & C, Construction Materials Market, Nanxun Economic Development District, Huzhou City, Zhejiang Province, the PRC 位於中國浙江省湖州市 南潯經濟開發區 建築及裝修材料商城B區及C區的多間商鋪	Shops 商鋪	100%	68,000	83,000	24,100	24,100
Various residential units in Tianjin Eka Garden, South of Hongqi South Road, Nankai District, Tianjin, the PRC 位於中國天津市南開區 紅旗南路以南天津奕聰花園 之多間住宅	Residential 住宅	100%	54,000	150,000	7,200	7,200
Various residential units and shops in Jiangmen Eka Garden, Jianghai District, Jiangmen, Guangdong Province, the PRC 位於中國廣東省江門市江海區 江門奕聰花園之多間住宅及商鋪	Residential and shops 住宅及商鋪	100%	95,000	189,000	5,200	5,200
Various residential units and shops (Zone B, B1-B4, B6-B11, Zone C, C1-C2, C5-C6) in Shenyang Eka Garden, Ningpo Road, Heping District, Shenyang, the PRC 位於中國瀋陽市和平區 寧波路瀋陽奕聰花園(B區B1-B4、B6-B11、 C區C1-C2、C5-C6)之多間住宅及商鋪	Residential and shops 住宅及商鋪	100%	41,000	183,000	11,700	11,800
					48,300	48,300



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本年報以環保紙印刷