



金朝陽集團有限公司*
SOUNDWILL HOLDINGS LIMITED

於百慕達註冊成立之有限公司
Incorporated in Bermuda with limited liability
股份代號 Stock Code : 0878

ANNUAL REPORT 2021
年報

*僅供識別 / for identification only

諾士佛臺十號
Knutsford
10

Knutsford
Terrace



M
MIDTOWN
Soundwill Plaza II

Soundwill
金·朝·陽·中·心
Plaza



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CORPORATE INFORMATION

(As of 24 March 2022)

Directors

Executive Directors:

FOO Kam Chu Grace (*Chairman*)
CHAN Wai Ling
CHAN Hing Tat (Appointed with effect from 14 April 2021)
TSE Wai Hang

Independent Non-Executive Directors:

CHAN Kai Nang
PAO Ping Wing
NG Chi Keung

Company Secretary

TSE Wai Hang

External Auditor

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditor

Internal Auditor

Crowe (HK) Risk Advisory Limited

Legal Advisors

Lo, Wong & Tsui
Conyers Dill & Pearman

Head Office and Principal Place of Business in Hong Kong

21/F, Soundwill Plaza
No. 38 Russell Street
Causeway Bay, Hong Kong

Registered Office

Clarendon House
2 Church Street
Hamilton HM 11, Bermuda

Principal Banks

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

Principal Share Registrar and Transfer Office

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

Branch Share Registrar and Transfer Office in Hong Kong

Tricor Standard Limited
Level 54, Hopewell Centre
183 Queen's Road East
Hong Kong

Share Information

Place of Listing

The Main Board of The Stock Exchange
of Hong Kong Limited

Stock Code

878

Board Lot

500 shares

Website

www.soundwill.com.hk

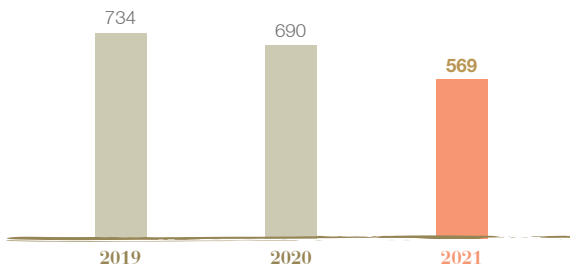
Investor Relations

E-mail: sw.ir@soundwill.com.hk

FINANCIAL HIGHLIGHTS

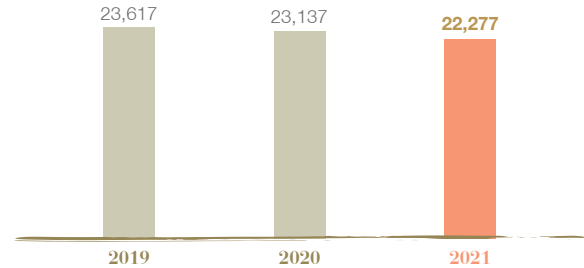
Group's Revenue

HK\$ million



Group's Total Asset

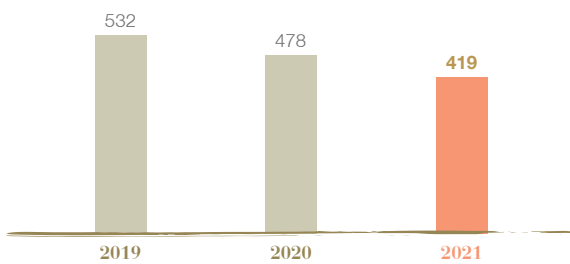
HK\$ million



Group's Revenue by Segments

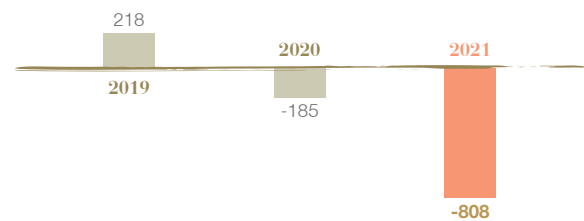
HK\$ million

Property Leasing



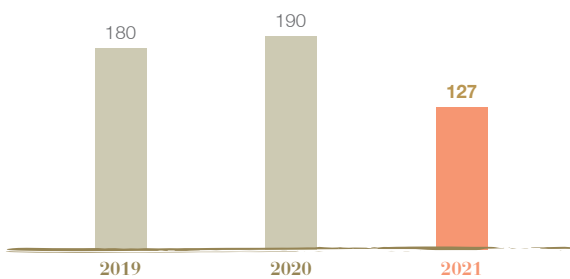
Profit (Loss) Attributable to Owners of the Company

HK\$ million

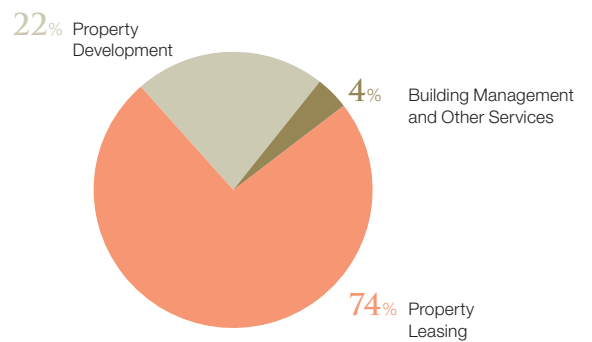


HK\$ million

Property Development

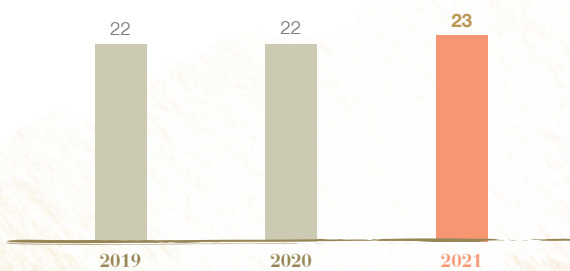


Group's Revenue Mix in Year 2021



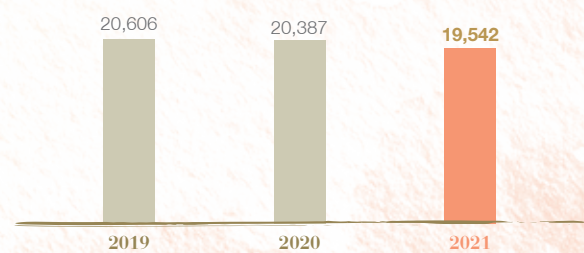
HK\$ million

Building Management and Other Services



Group's Net Asset Value

HK\$ million





CHAIRMAN'S STATEMENT

Dear Shareholders,

Despite the significant progress made to develop new vaccines, the COVID-19 pandemic remained a major concern over the past two years as new variant strains of the virus emerged throughout the world. Together with stagnant business activities, persistent geopolitical uncertainties and the continuous spread of COVID-19 variant strains continued to have a drastic effect on the global economy and local business environment.

Although we saw a short-term economic recovery with a seemingly stable outlook in early 2021, quarantine measures resulted from the appearance of the COVID-19 variants towards the end of the year had a negative impact on local circumstances. In addition to the negative sentiment, diminishing tourism and economic slowdown has obstructed the Group's operation. In spite of the response plan and implementations of various support measures, the performance of our leasing business and investment valuations came under stress, and overall rental income dropped.

CHAIRMAN'S STATEMENT

To address the changes in the retail sector under the pandemic, we made a number of adjustments to our operations, which included the consolidation of our corporate communications department and launch of a new team dedicated to introducing innovative technology into our businesses, in order to combine digital technology, our marketing expertise and close relationship with customers, in light of the impact of technological advancement on traditional businesses. It drives to strengthen ourselves to adapt to the ever-changing environment and diversify our development in the innovative technology sector. In addition to a series of digital transformation initiatives, the Group has established a digitalized network to consolidate the big data through advanced technology in order to enhance the operational efficiency, create additional value and refine our business portfolio so as to benefit more customers over the past year.

During the year, the Group continued to acquire ageing urban properties to strengthen our land reserves for future development. The ownership of South China Cold Storage Building in Kwai Chung was unified. Our objective with these acquisitions is to generate long-term revenue for our shareholders and support community development. We also saw rapid growth in our mini-storage business and further improvements in operating efficiency.

In addition to the consolidation of a sustainable operation model with charitable and environmental elements, we capitalized on our resources and encouraged our staff to create a harmonious community. During the year, we showed our care through a variety of campaigns such as an internship programme for grassroots students, and community services. In recognition of our efforts, we received the Caring Company award from The Hong Kong Council of Social Service for the tenth consecutive year and the Industry Cares award from the Federation of Hong Kong Industries for the fourth year, among other awards. In the year ahead, the Group will continue to contribute to, and create value for, the community.

In 2022, the pandemic will remain a key source of economic uncertainty worldwide and in Hong Kong. Unpredictable development of the pandemic, global downturn and local factors pose challenges to the Group's ordinary operations. However, we believe our businesses will continue to develop and bring in revenue under these adverse circumstances, thanks to our vibrant business portfolio and solid financial foundation.

I would like to take this opportunity to express my sincere gratitude to all our shareholders, directors and business partners for their unfailing support. I would also like to extend my appreciation to all our staff, whose hard work and dedication have been instrumental in the progress of the Group. In the year ahead, we will stand together to weather the challenges we face and generate greater profits for our investors.

FOO Kam Chu Grace*Chairman*

Hong Kong, 24 March 2022



DIRECTORS' PROFILE

FOO KAM CHU GRACE

Aged 78, is the founder of the Group, Chairman and executive director of the Company and a director of certain subsidiaries of the Group. Madam Foo has extensive experience in the property market. She has been engaged in the property business in Hong Kong since early 1970s, particularly specialised in the acquisition of old buildings for redevelopment into commercial or residential buildings. Madam Foo is the mother of Ms. Chan Wai Ling and Mr. Chan Hing Tat, both executive directors of the Company. Madam Foo is currently responsible for the overall steering of the Group's management, the Group's overall corporate development direction and provides strategic advice and planning to the Group.

CHAN WAI LING

Aged 51, is an executive director of the Company and a director of certain subsidiaries of the Group. She is in charge of the Hong Kong property department and is responsible for the property development and leasing of Hong Kong properties of the Group. She graduated from the University of Toronto, Canada with a bachelor degree in commerce and also obtained a Master of Business Administration Degree from University of Strathclyde, United Kingdom. Before joining the Group in September 1998, she had worked in an international property consultant firm and had operated her own property investment business. She is the daughter of Madam Foo, Chairman and executive director of the Company and the sister of Mr. Chan, executive director of the Company.

CHAN HING TAT

Aged 41, is an executive director of the Company and a director of certain subsidiaries of the Group. He joined the Group in 2004 and is mainly responsible for the Group's business development. He graduated from the Boston University, USA with a bachelor degree in psychology. Before joining the Group, he was engaged in his own IT business. He is the son of Madam Foo, Chairman and executive director of the Company and the brother of Ms. Chan, executive director of the Company.

TSE WAI HANG

Aged 56, was appointed as an executive director and company secretary of the Company on 1 September 2019 and 25 January 2019 respectively. He is the head of Legal Department of the Company and in charge of the legal and company secretarial department of the Group. He holds directorship in certain subsidiaries of the Group. Mr. Tse graduated from the University of Hong Kong with a bachelor's degree in laws. He is a qualified solicitor in Hong Kong. He has over 30 years working experience in the legal field.

DIRECTORS' PROFILE

CHAN KAI NANG

Aged 76, was appointed as an independent non-executive director of the Company on 11 March 2009, received a Postgraduate Diploma in Management Studies from The University of Hong Kong and Bachelor of Laws from the University of London. Mr. Chan is an associate member of The Chartered Institute of Management Accountants in the United Kingdom and The Hong Kong Institute of Certified Public Accountants and a fellow member of The Association of Chartered Certified Accountants in the United Kingdom. He is also a Chartered Global Management Accountant. Mr. Chan worked for more than 40 years as senior executive in major multinational and local corporations.

Mr. Chan was the executive director of Galaxy Entertainment Group Limited (formerly known as K. Wah Construction Materials Limited ("K. Wah Construction")) (0027.HK) from January 2003 to May 2008 and managing director of K. Wah Construction from April 2003 to May 2008. He served as an adviser of K. Wah Construction from May 2008 until his retirement in June 2014. The shares of the above-named company are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Mr. Chan served as independent non-executive director of Prosperity International Holdings (H.K.) Limited (0803.HK) between 17 August 2010 to 26 September 2019 and FDB Holdings Limited (now known as Steering Holdings Limited) (1826.HK) from 16 September 2015 to 12 January 2018. The shares of both companies are listed on the Main Board of the Stock Exchange. He was also served as independent non-executive director of Burwill Holdings Limited from 14 September 2020 to 11 August 2021. The shares of the above-named company were delisted

from the Stock Exchange on 13 August 2021. He formerly was an independent non-executive director of Asian Capital Holdings Limited (now known as Zhangjin Technology Services Group Company (8295.HK) and Steed Oriental (Holdings) Company Limited (8277.HK), the shares of both companies are listed on the GEM of the Stock Exchange.

Mr. Chan was an independent non-executive director of PanAsialum Holdings Company Limited (2078.HK) from 24 February 2017 until 24 January 2018, and has been re-appointed from 1 January 2020 as independent non-executive director. The shares of the above-named company are listed on the Main Board of the Stock Exchange.

PAO PING WING

Aged 74, was appointed as an independent non-executive director of the Company on 6 November 2009, received a Master of Science degree in Human Settlements Planning and Development from the Asian Institute of Technology in Bangkok, Thailand. Mr. Pao was elected as one of the Ten Outstanding Young Persons of Hong Kong in 1982 and one of the Ten Outstanding Young Persons of the World in 1983. He was also an ex-Urban Councillor. In the past years, he has been actively serving on government policy committees and statutory bodies, especially those of town planning, urban renewal, public housing, culture and arts and environment matters. Mr. Pao is an Honorary Fellow of The Hong Kong Institute of Housing. He is also an independent non-executive director of several other companies listed on the Main Board of the Stock Exchange including Oriental Enterprise Holdings Limited (formerly known as Oriental Press Group Limited) (0018.HK), Capital Environment Holdings Limited (3989.HK), Maoye International

Holdings Limited (0848.HK) and Sing Lee Software (Group) Limited (8076.HK), a company listed on the GEM of the Stock Exchange. He is also an independent non-executive director of Zhuzhou CRRC Times Electric Co., Ltd. (formerly known as Zhuzhou CSR Times Electric Co., Ltd.), which shares are listed on both the Main Board of the Stock Exchange and the Science and Technology Innovation Board of the Shanghai Stock Exchange (3898.HK, 688187.SSE). He formerly was also an independent non-executive director of Tonking New Energy Group Holdings Limited (formerly known as JC Group Holdings Limited) (8326.HK), which shares are listed on the GEM of the Stock Exchange.

NG CHI KEUNG

Aged 73, was appointed as an independent non-executive director of the Company on 18 March 2011. Mr. Ng holds a Master Degree in Business Administration. Mr. Ng is an associate member of the Hong Kong Institute of Certified Public Accountants and the Chartered Institute of Management Accountants and a member of the Institute of Chartered Accountants in England and Wales. He has over 30 years of financial management experience with renowned multinational corporations. Mr. Ng was the executive director of Fairwood Holdings Limited (0052.HK) which shares are listed on the Main Board of Stock Exchange for 15 years until his retirement at the end of year 2009, re-designated as non-executive director after his retirement until mid-2017 and re-designated as an independent non-executive director thereafter.



金朝陽中心
38 羅素街



OPERATIONS REVIEW AND PROSPECTS

OPERATIONS REVIEW AND PROSPECTS

Overview

In 2021, governments across the globe made a concerted effort to curb the spread of COVID-19 and help the world return to a state of normal. Nevertheless, the volatility of the coronavirus and its variant mutations far exceeded people's expectations. This resulted in tight restrictions on imports and exports and air transportation arrangements that hindered economic growth and trade exchanges in the world's major economies. Concerns also mounted throughout the year over surging external inflation. Further complicating this situation were the continuing unresolved Sino-American disputes and geopolitical issues that brought global economic development to a virtual standstill.

In Hong Kong, the economy was hit hard at the beginning of the year by dampened sentiment caused by the pandemic. As COVID-19 came under control and more and more people were vaccinated, the local retail and catering sectors began to revive, particularly in August following the distribution of electronic consumption vouchers by the government. In addition to benefiting the retail, catering sectors and even related industries, the government voucher programme gave the labour market and the general market sentiment a strong boost. However, asynchronous global economic recovery, disrupted business ties due to strict border control and uncertainties associated with the volatile epidemic situation added pressure to the overall economy, society and livelihoods. Nevertheless, the investors confidence remained low owing to uncertain outlook, a cautious business environment and the ongoing anti-pandemic measures that stalled consumer activity.

The adverse conditions of the year inevitably had a negative impact on the Group's business performance. Although retail sales showed some signs of bottoming out, the leasing market stayed generally weak in 2021, which kept putting downward pressure on overall rental levels for new and renewal lettings, as well as on rental reviews. This together with the rental support measures the Group provided to its tenants caused a decline in our investment properties valuation and rental income. The overall rental income for our main investment properties, including Soundwill Plaza, Soundwill Plaza II — Midtown and 10 Knutsford Terrace in Tsim Sha Tsui, also experienced a downward trend in 2021.

As the retail and service sectors adapted to the new normal of COVID-19, significant progress was made especially in digitalization and customer loyalty. The Group continued to invest heavily in technology in order to cater for more business segments. This included optimising our property management and customer relationship management systems, which helped us better analyse and understand market trends and customer demand, as well as the use of big data statistics for our customer relations channel.

OPERATIONS REVIEW AND PROSPECTS



SOUNDWILL
PLAZA



SOUNDWILL
PLAZA II —
MIDTOWN

OPERATIONS REVIEW AND PROSPECTS



3

10 KNUTSFORD
TERRACE



4

KAI KWONG
COMMERCIAL
BUILDING



5

THE
SHARP

OPERATIONS REVIEW AND PROSPECTS

We also connected with customers and tenants through our physical and online platforms, such as the Soundwill Club mobile app and our membership programme. Improvements to the app functions and reward scheme have contributed to the rising number of Soundwill Club members over the last two years. Promotional activities with business partners and tenants during the year included an advanced e-shop and e-voucher programme, as well as several new functions and games to attract new members, which was welcomed by the tenants.

In response to the pandemic's impact on the economy, we created financial and capital management strategies to consolidate the strengths of our property portfolio. In spite of the effects in varying degrees to the Group's operation in the pandemic situation, we also continued to acquire properties, invest in projects with high appreciation potential, and revitalise older districts for the benefit of new and existing owners. Furthermore, the mini-storage business of our subsidiary developed rapidly, whose branch network covers all of Hong Kong. For the future, we will continue to allocate resources to optimise this business and make greater use of digital technology, including upgrades to our hardware and software. All these initiatives are expected to increase operational efficiency, sales and revenue.

Recognizing the grave impact of the pandemic on the underprivileged, the Group was dedicated to helping the needy and fulfill its commitment to corporate social responsibility in order to build a resilient society. During the year, the Group worked with charitable non-profit organisations to provide COVID-19 related supplies and services for the needy to help them overcome the hardship. We also stepped up our efforts to reduce the Group's carbon footprint by implementing various measures through our Energy Saving Team. We succeeded in meeting our properties' annual energy saving targets to contribute ourselves to a sustainable society.

As pledged by our senior management, environmental, social and governance (ESG) considerations will continue to play an important role in our operations. Accordingly, we will enhance our sustainability strategies, monitor the performance of our departments and enhance our internal audit process, to increase our capability in risk resilience and create greater value for the society.

Property Portfolio

Despite the adverse impact of COVID-19 on the major properties of the Group over the past two years, we expect that revenue from our properties will grow in the post-pandemic era as they are all located in prime locations in Hong Kong. During the year, we began construction of iCITY, an industrial project in Kwai Chung that we believe will become a new landmark in the area. We are also working to raise the quality of our buildings and ancillary facilities in order to provide a better experience for owners and tenants. Additionally, we will continue to look for sites with high appreciation potential in order to replenish our land reserves at a reasonable cost and thus increase potential earnings.

OPERATIONS REVIEW AND PROSPECTS

Property Assembly

Due to the pandemic and the unfavourable business climate, property investment sentiment remained bleak throughout the year as market transactions came under pressure. However, we remained committed to revitalising old districts and eliminating the structural risks of old buildings in Hong Kong through property mergers and acquisitions. We will also continue to replenish our land reserves at opportune times to capture business opportunities according to developments in the market. During the year, we gained whole ownership of the South China Cold Storage Building in Kwai Chung and strengthened our property investment portfolio in order to generate earnings for the Group and its stakeholders.

Property Leasing

For the year ended 31 December 2021, the Group's property leasing business segment recognised revenue of approximately HK\$418,915,000 (2020: HK\$478,484,000), representing approximately 74% (2020: 69%) of the Group's total revenue for the year.

The decline in sales among our retail tenants bottomed out at the year end, and some increases were recorded following the relaxation of social distancing measures. Nevertheless, the outlook for an economic recovery remained uncertain as a result of the prolonged pandemic and tight global border controls. The leasing business sector of the Group remained under stress as adjustments were made to new and renewed lettings as well as rental reviews. Besides, full recovery of the retail sector is dependent on curbing the pandemic and whether the restrictions on cross-border travel will be lifted.

Although social distancing and other restrictions declined in comparison with the year before, some industries were more affected than others by the anti-pandemic measures. To support our tenants, we launched a variety of initiatives to create business opportunities for them. Together with the proactive marketing campaigns we introduced, we succeeded in attracting local consumers to our high-quality property portfolio and creating a premium brand experience. However, the appearance of new COVID-19 variants could affect the livelihood and business operations of our tenants, which would create further short-term pressure on the property leasing business of the Group.

Soundwill Plaza

Soundwill Plaza is located on Russell Street in the heart of Causeway Bay, one of Hong Kong's core shopping districts and a centre for international flagship brands. As a premium Grade A commercial building, Soundwill Plaza enjoys high footfall and convenient transport links. Since retailers remained hesitant to expand their businesses out of the unfavourable factors during the year, overall rental income for Soundwill Plaza in 2021 declined.

Soundwill Plaza II – Midtown

Soundwill Plaza II – Midtown is located in Causeway Bay at 1 Tang Lung Street in a local hotspot for food and beverage and leisure activities. During the year, the retail and tourism industries have not yet recovered in response to the pandemic, the overall rental income for Soundwill Plaza II – Midtown dropped in the year.

OPERATIONS REVIEW AND PROSPECTS

10 Knutsford Terrace

10 Knutsford Terrace is located at 10-11 Knutsford Terrace, Tsim Sha Tsui, one of the most prominent tourist and leisure districts in Hong Kong. As the business of beauty parlours, pubs and bars was seriously disrupted by social distancing measures during the year, overall rental income for 10 Knutsford Terrace dropped slightly.

Kai Kwong Commercial Building

Kai Kwong Commercial Building is an integrated commercial project located at 332-334 Lockhart Road, Wan Chai. Affected by the economic downturn and a lack of investor confidence, the overall rental income for Kai Kwong Commercial Building declined.

THE SHARP

Located at 11-13 Sharp Street East and 1-1A Yiu Wa Street in Causeway Bay, THE SHARP is an integrated commercial property project with space for retail, beauty, food & beverage and commercial businesses. The ground floor to the second floor are the Group's rental properties, which recorded a drop in rental income for the year.

One Storage Management Company Limited

One Storage, a wholly-owned subsidiary of the Group, offers secure and comfortable storage space to customers as well as professional management services. The storage facility is equipped with fire safety devices that comply with the latest regulatory guidelines. The existing branches of One Storage are strategically located in Kennedy Town, Wong Chuk Hang, Chai Wan, San Po Kong, Yau Tong, Fo Tan, Tuen Mun, Tsing Yi, Tai Po, Kwai Chung and Tsuen Wan. By the end of 2021, the number of branches had grown to 32, to increase the leasable area and earnings. In 2022, the business will be expanded progressively as additional branches are opened in suitable locations. High-quality, professional storage services will thus be provided to more customers for this service.

One Storage actively launched online promotions by leveraging the integration of its digital marketing and back-end management to improve the Company's operating and sales efficiency and revenue. The team rolled out online and offline creative promotion programmes to target audiences with different needs. Together with the enhancements including an optimised website and interactive games, and the addition of high-quality branches in residential and industrial areas, One Storage was able to attract more potential customers.

Property Development

For the year ended 31 December 2021, the Group's property development business segment recognised revenue of approximately HK\$127,048,000 (2020: HK\$189,678,000), representing approximately 22% (2020: 27%) of the Group's total revenue for the year.

Industrial Projects

iCITY

iCITY is a new round-the-clock digital industrial landmark located at 105-113 Ta Chuen Ping Street, Kwai Chung. This 20-storey building provides 601 workshops in total. Each workshop on a typical floor has a gross floor area of about 335 square feet to 510 square feet. The estimated material date for this project is the fourth quarter of 2023.

OPERATIONS REVIEW AND PROSPECTS

Equipped with the latest digital technology and featuring a full curtain wall facade, iCITY is destined to become the iconic industrial project in the district.

Real Estate in the Mainland China

During the year, the central government in Mainland China maintained strict control over the property market. Following the principle of “houses are built to be inhabited, not for speculation” and a policy of stabilising land premiums, property prices and expectations, local governments across the country imposed price limits to ensure a stable property market. Regulations governing financial institutions were also strengthened to prevent unauthorised funds entering the property market. Such policies played a crucial role in stabilising the property market in Mainland China.

Followed the domestic market trend, projects of the Group in Mainland China included Grand Capital (Shan Shui Xiang Ri Hao Ting) in Doumen District, Zhuhai City. The confirmation of rights for this property was completed for the finished units, which were ready for immediate delivery and ownership confirmation at purchase, to give more confidence to home purchasers. This project is currently in the stock clearance stage. Located in Gaoyao District, Zhaoqing, the Lakeview Bay • VOGUE is an integrated project comprising villas and high-rise residences. The villas of Phase I were sold out, while more than half of the residential units of Phase II were sold and ready for immediate delivery and ownership confirmation at purchase. The commercial units and car parking spaces were available for sale concurrently. The sales performance of this project is relatively stable.

Building Management and Other Services

For the year ended 31 December 2021, the Group's building management business segment recognised revenue of approximately HK\$22,928,000 (2020: HK\$22,128,000), representing approximately 4% (2020: 4%) of the Group's total revenue for the year.

Goldwell Property Management Limited

Goldwell Property Management Limited, a subsidiary of the Group, specialises in high-quality property management and maintenance as well as facilities management services for A-Grade large-scale commercial buildings, industrial buildings and small- and medium-sized estates. This subsidiary demonstrates its compliance with international standards by its highly experienced building management team which has achieved ISO9001, ISO14001 and ISO45001 certifications. In accordance with the need of its customers and society, the building management team conducts regular internal assessments to improve its quality of service and innovate, in order to provide the owners and tenants a higher quality of comprehensive service of property management, customer and maintenance services. The team also makes use of the latest high-end technology in the market to improve its overall service quality.

In order to reduce carbon emissions and comply with government environmental policies, we have set up an environmental managing and energy saving team. This team is responsible for implementing energy-saving measures and setting appropriate strategies and annual targets for improving energy efficiency, which aims at developing a sustainable society.

OPERATIONS REVIEW AND PROSPECTS

To provide a safe and secure environment for customers, merchants and employees during the pandemic, the team has continued to adopt stringent preventative measures, apply photocatalyst coating technology in our buildings and provide contact-free equipment, infrared temperature detectors and enhanced air purifiers since 2020. It also planned to introduce robots for delivering meals and packages to alleviate the bacterial and viral transmission. As of the end of 2021, all frontline staff had been vaccinated against COVID-19 to offer customers, tenants and employees a safe and worryless living and working environment.

Soundwill Club

During the year, the Group continued to expand the marketing channels and scale of the Soundwill Club mobile app to facilitate interactions with customers and implemented various online marketing activities to provide a more attractive shopping experience. As an integrated one-stop digital platform, the Soundwill Club integrated our e-commerce and back-end management functions to analyse our target audiences and tenants to bring them new, targeted online and offline promotional activities, incentives and services in response to market needs. These initiatives were part of our efforts to offer customers a safe, caring and high-quality shopping experience during the pandemic as well as in times when social distancing measures are enforced, in order to boost customer loyalty and our competitiveness.

Corporate Citizenship

We actively incorporate the principles of sustainable development in order to create a positive impact on the community and environment. Through our professional talents and business portfolio, we also devote considerable resources to charitable causes and environmental protection in response to the needs and calls of the society. During the year, we focused on assisting the disadvantaged and those affected by the pandemic. Activities included providing support for non-profit organisations, underserved children and teenagers, and donations of materials. To reduce waste and help families in need, we recycled festive foods, stationery and books. We also supported the work of the Soundwill Volunteer Team and encouraged our employees to participate in volunteer work. Additionally, we publish an annual Environmental, Social and Governance report together with key performance indicators to show our commitment to meeting our sustainability targets and increase corporate transparency.

During the year, the Group received the Caring Company award from the Hong Kong Council of Social Service for the tenth consecutive year. Awards were also received in the Industry Cares Recognition Scheme, Green Office Awards Labelling Scheme and BOCHK Corporate Environmental Leadership Awards, as well as a Mediate First Pledge Star Logo Award Certificate from the Department of Justice. In addition to these awards, we received a number of environmental certifications for our property projects. The Group will keep serving the community, caring for climate changes and contributing to the society.

OPERATIONS REVIEW AND PROSPECTS

Prospects

For the remainder of 2022, the external environment will be characterised by complexity and uncertainty owing to the ongoing pandemic, a unstable geopolitical situation, changes in monetary policies by the main central banks, and surging inflation in the United States, all of which will add to the destabilisation of global financial markets. On the other hand, the COVID-19 pandemic remained volatile and variant strains spread rapidly all over the world last year, creating uncertain factors for global economic recovery. The fifth wave of the COVID-19 in Hong Kong is deteriorating drastically and Hong Kong anti-epidemic effort has come under severe challenge. In the face of the severity of the current wave of the pandemic, consumer sentiments have weakened and some sectors are under intense pressure.

We expect that the macroeconomy and investor confidence in Hong Kong will take some time to recover. While the Hong Kong economy, including the labour market, did show signs of improvement during the year, this recovery is not yet comprehensive. In particular, the recovery of the tourism and hospitality sectors has lagged behind the overall economy, due primarily to frozen inbound tourism. Nevertheless, Hong Kong has a solid foundation in finance, trading and air transportation, which together with the government's efforts to stabilise the pandemic will help life return to normal and restore a stable business environment, which is critical to stabilise the society and support the economy.

In terms of property investment, we believe the high demand for residential housing along with government urban planning and reforms on the acquisition of old premises will help to expedite property development in Hong Kong. We will closely monitor the local property market as well as global market conditions, and take measures appropriate for our long-term development.

Despite the short-term pressure of market fluctuations, we are confident in our ability to drive business growth and maintain our competitiveness thanks to our carefully-planned commercial tenant portfolio, rapid development of the mini-storage business and the recently commenced pre-sales of units in iCITY, our latest industrial project in Kwai Chung.

At the same time, the path to economic recovery will depend on the course of the pandemic. In face of the challenges brought by the local pandemic situation and the external fluctuation and uncertainties, we believe it is crucial for us to adopt prudent financial and capital management policies.

In the year ahead and beyond, we will strategize carefully before we act and turn challenges into opportunities in a prudent and pragmatic manner. The Group will act in the best interests of our investors, stakeholders and society as a whole.

MANAGEMENT DISCUSSION AND ANALYSIS

Financial Highlights

	Year ended 31 December	
	2021 HK\$ million	2020 HK\$ million
Revenue	569	690
Profit before income tax expense excluding net fair value loss on investment properties	331	326
Net fair value loss on investment properties	(1,077)	(453)
Loss before income tax expense	(746)	(127)
Loss attributable to owners of the Company	(808)	(185)
Basic loss per share (dollars)	HK\$(2.85)	HK\$(0.66)
Dividend per share (dollars)		
— proposed final dividend	HK\$0.20	HK\$0.20
— proposed special dividend	—	—
	At 31 December 2021 HK\$ million	At 31 December 2020 HK\$ million
Total assets	22,277	23,137
Net assets	19,542	20,387
Total borrowings	1,872	1,852
Gearing ratio	10%	9%
Net asset value per share (dollars)	HK\$69.0	HK\$72.0

Financial Review

Results of Operations

During the year, the Group recorded a revenue of approximately HK\$568,891,000 (2020: HK\$690,290,000), representing a decrease of approximately HK\$121,399,000 as compared with last year. The decrease in revenue was mainly due to the decrease in rental income due to the rental waivers to its tenants in response to the adverse impact to their business brought by COVID-19 outbreak and the sales of properties sold.

MANAGEMENT DISCUSSION AND ANALYSIS

Loss Attributable to Owners of the Company

During the year, the Group has recorded a loss attributable to owners of the Company of approximately HK\$807,930,000 (2020: HK\$185,807,000), an increase of 334.8% as compared with last year. The increase in loss was mainly due to valuation loss of HK\$1,077,458,000 (2020: HK\$452,999,000) and no impairment loss on loan receivable (2020: HK\$142,423,000) was recorded as of 31 December 2021.

Net Assets

The net assets of the Group as at 31 December 2021 amounted to approximately HK\$19,541,700,000 (2020: HK\$20,386,981,000). Net asset value per share as at 31 December 2021 is HK\$69.0 (2020: HK\$72.0).

Financial Resources and Liquidity

As at 31 December 2021, the Group's cash and bank balances (including short-term bank deposits and cash and cash equivalents) amounted to approximately HK\$1,136,539,000 (2020: HK\$1,027,474,000). Total borrowings of the Group amounted to approximately HK\$1,871,501,000 (2020: HK\$1,851,998,000) as at 31 December 2021.

As at 31 December 2021, the Group's gearing ratio (which was expressed as a percentage of total borrowings over total equity) was 10% (2020: 9%).

The Group mainly operates and invests in Hong Kong and the Mainland China with most of the transactions denominated and settled in Hong Kong Dollars and Renminbi respectively. Therefore, any Mainland China operations are translated from RMB into Hong Kong dollars at the year end date and the exchange differences will be reflected in the consolidated income statement at average rate and exchange reserve in other comprehensive income at closing rate. During the year, the Group did not engage in any derivative activities or use any financial instruments to hedge its balance sheet exposures.

Acquisition and development of properties are financed partly by internal resources and partly by bank borrowings. Repayment of bank loans are scheduled to match asset lives and project completion dates. Borrowings are denominated in Hong Kong Dollars and bear interest at floating rates.

Pledge of Assets

As at 31 December 2021, certain investment properties and property, plant and equipment of the Group with a total carrying value of approximately HK\$12,796,497,000 (31 December 2020: approximately HK\$13,843,373,000) were pledged to secure banking facilities for the Group.

Contingent Liabilities

As at 31 December 2021, the Group provided guarantees amounted to approximately HK\$90,564,000 (2020: HK\$260,417,000) to banks with respect to mortgage loans procured by the purchasers of the Group's properties. Such guarantees will be released by banks upon delivery of the properties to the purchasers and completion of the registration of the mortgage with the relevant mortgage registration authorities or settlement of the outstanding mortgage loan. In the opinion of the Directors, the fair value of the financial guarantee is not significant.

Significant Investments Held

Save as those disclosed under the sections headed "Operations Review and Prospects" and "Management Discussion and Analysis", the Group did not have any significant investment during the financial year ended 31 December 2021.

MANAGEMENT DISCUSSION AND ANALYSIS

Material Acquisition and Disposals of Subsidiaries, Associates and Joint Ventures

On 28 April 2021, Able Best International Investment Limited (“Able Best”) (a wholly-owned subsidiary of the Company) entered into a share exchange agreement (the “Share Exchange Agreement”) with inter alia Mr. Tang Shing Bor (“the Deceased”), pursuant to which (i) Able Best conditionally agreed to acquire the entire issued share capital of and the shareholder’s loan owing by Mainway Holdings Limited (“Mainway Holdings”) at the consideration of HK\$135 million, subject to adjustments and (ii) Able Best conditionally agreed to sell and transfer the entire issued share capital of and the shareholder’s loan owing by Year Glory Limited (“Year Glory”) to a company beneficially owned by the Deceased at the consideration of HK\$70 million, subject to adjustments. Mainway Holdings was the owner of a number of industrial property units located in Kwai Chung, New Territories, Hong Kong (the “Properties”) while Year Glory was the owner of a number of residential property units in Kowloon City, Kowloon, Hong Kong. The Deceased passed away before the agreed completion date of the Share Exchange Agreement.

On 24 August 2021, Able Best, the joint administrators of the estate of the Deceased (the “Joint Administrators”) and others entered into a termination deed to terminate the Share Exchange Agreement. On the same date and in lieu of the Share Exchange Agreement, Master Green Limited (a wholly-owned subsidiary of the Company) entered into a property sale and purchase agreement with Mainway Holdings to acquire the Properties from it at the consideration of HK\$130 million while Able Best and other parties entered into a share sale and purchase agreement to sell and transfer the entire issued share capital of and the shareholder’s loan owing by Year Glory at the consideration of HK\$70 million (the “Disposal”), subject to adjustments, to entity nominated by the Joint Administrators.

Completion of the purchase of the Properties and the Disposal took place on 28 September 2021 in accordance with the terms agreed among the parties.

Details of above transactions are disclosed in the Company’s announcements dated 28 April 2021, 20 May 2021, 5 July 2021, 9 August 2021, 20 August 2021, 24 August 2021 and 28 September 2021. Financial details of the Disposal are out in Note 38 (e).

In 2021, the Group entered into certain sales and purchases agreements to dispose the entire equity interests in certain other wholly-owned subsidiaries of the Group (collectively the “Disposed Subsidiaries”) to different independent third parties at an aggregate total consideration of HK\$110,905,000. The disposal of Disposed Subsidiaries were completed during the year ended 31 December 2021. Financial details of the disposal of the key Disposed Subsidiaries are out in Note 38 (a) to (d) and (f) to (h).

Save as disclosed above, there was no material acquisition or disposal of subsidiaries, associates and joint ventures by the Group for the year ended 31 December 2021.

Events After Reporting Period

The Group on 6 April 2022 entered agreement with an independent third party for the disposal of the entire equity interest in a wholly-owned subsidiary of the Group, namely King Huge Enterprises Limited (“King Huge”), at a consideration of HK\$47,300,000. King Huge is the sole shareholder of an investment holding company, which holds an industrial property unit in Hong Kong. The disposal was completed on 6 April 2022 and the agreed consideration was fully received by the Group.

Employees Remuneration

The Group employed an annual average of 263 people and 40 people in Hong Kong and Mainland China respectively for the year (2020: 269 and 47 employees). Employees were remunerated on the basis of their performance, experience and market practice. Remuneration packages comprise salary, medical insurance, mandatory provident fund and year end discretionary bonus. Total salaries and wages incurred in 2021 were approximately HK\$128,540,000 (2020: HK\$124,858,000) and no share option expenses (2020: Nil) during the year.

CORPORATE GOVERNANCE REPORT

The board (the “Board”) of directors (the “Directors”) of Soundwill Holdings Limited (the “Company”) and its subsidiaries (the “Group”) is pleased to present this Corporate Governance Report for the year ended 31 December 2021 of the Company.

Corporate Governance Practices

The Company has adopted the code provisions 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”) of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The CG Code sets out two levels of recommendations, namely, (a) code provisions that a listed company must either comply with or explain its non-compliance, and (b) recommended best practices that listed companies are encouraged to comply with but need not disclose in the case of non-compliance.

The Company has complied with the applicable code provisions set out in the CG Code during the year ended 31 December 2021 in all other respects except for the following deviations:

(1) Code Provision C.2.1

Code provision C.2.1 provides that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual.

The roles of the chairman and chief executive officer are neither separated nor performed by two different individuals. Madam Foo Kam Chu Grace is the founder and the Chairman of the Group. She is responsible for the Group’s overall development direction and strategies. The Chairman ensures the Board functions effectively and discharges its responsibilities. There is no chief executive officer appointed and the daily operations of the Group are delegated to other executive directors and various department heads with clearly defined authority policy. The Board is of the view that the current management structure can effectively facilitate the Group’s operation and business development.

(2) Code Provision A.4.1*

Code provision A.4.1 provides that non-executive directors should be appointed for a specific term.

The independent non-executive directors are not appointed for a specific term as they are subject to retirement by rotation at least once every three years and re-election at annual general meetings in accordance with the bye-laws of the Company (the “Bye-Laws”).

* With effect from 1 January 2022, Code provision A.4.1 has been deleted, and under the revised Code provision B.2.2, every director (including those appointed for a specific term) should be subject to retirement by rotation at least once every three years.

CORPORATE GOVERNANCE REPORT

Board of Directors

Responsibilities, Accountabilities and Contributions of the board and Management

The Board is responsible for overseeing the Group's businesses, strategic decisions and performance. The management has been delegated the authority and responsibility by the Board for the operations of the Group. In addition, the Board has also delegated various responsibilities to the Board committees, namely, the Audit Committee, the Remuneration Committee and the Nomination Committee. Further details of these committees are set out in this report. The Board is responsible for performing the corporate governance functions set out in code provision A.2.1 of the CG Code.

All Directors shall ensure that they carry out duties in good faith, in compliance with the standards of applicable laws and regulations, and act in the interests of the Company and its shareholders at all times.

Board Composition

The Board is composed of the following Directors who, unless otherwise indicated, served throughout the year under review and up to the date of this report:

Executive Directors:

Madam Foo Kam Chu Grace (*Chairman*)

Ms. Chan Wai Ling

Mr. Chan Hing Tat (appointed on 14 April 2021)

Mr. Tse Wai Hang

Independent Non-Executive Directors:

Mr. Chan Kai Nang

Mr. Pao Ping Wing

Mr. Ng Chi Keung

Board Meetings and Attendance

During the year, the attendance records of each Director at the Board meetings and general meeting of the Company are as follows:

Directors	Attendance/ Number of Board meetings	Attendance/ Number of general meeting
<i>Executive Directors:</i>		
Madam Foo Kam Chu Grace (<i>Chairman</i>)	1/4	0/1
Ms. Chan Wai Ling	4/4	1/1
Mr. Chan Hing Tat (appointed on 14 April 2021)	1/1	1/1
Mr. Tse Wai Hang	4/4	1/1
<i>Independent Non-Executive Directors:</i>		
Mr. Chan Kai Nang	4/4	1/1
Mr. Pao Ping Wing	4/4	1/1
Mr. Ng Chi Keung	4/4	1/1

The biographical information of the Directors and relevant relationships among the Directors are set out under "Directors' Profile" on pages 6 to 7.

CORPORATE GOVERNANCE REPORT

Independent Non-Executive Directors

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, representing one-third of the Board, with at least one of them possessing appropriate professional qualifications or accounting or related financial management expertise as required under rules 3.10(1), 3.10(2) and 3.10A of the Listing Rules.

The Company has received written annual confirmation of independence from each independent non-executive director in accordance with rule 3.13 of the Listing Rules. The Board has assessed their independence and concluded that all the independent non-executive directors are independent within the definition of the Listing Rules.

Appointment, Re-election and Removal of Directors

Code provision A.4.1* of the CG Code stipulates that non-executive directors shall be appointed for a specific term and subject to re-election. The Company has deviated from this provision in that the Company's independent non-executive directors are not appointed for a specific term.

In accordance with the Bye-Laws, not less than one-third of the Directors for the time being will retire from office by rotation at each annual general meeting, provided that every director shall be subject to retirement by rotation at least once every three years. Any director appointed to fill a casual vacancy on the Board or as an addition to the existing Board shall hold office only until the following general meeting of the Company and shall then be eligible for re-election at such meeting.

Access to Information by Directors

In respect of regular Board meetings, and so far as practicable in all other cases, an agenda and accompanying Board papers are sent to all Directors in a timely manner. Notice of at least 14 days is given for a regular Board meeting to give all Directors an opportunity to attend. For all other Board meetings and Board committee meetings, reasonable notice is given.

All Directors are entitled to have access to Board papers, minutes and related materials at all times. During the year, all Directors have been provided with the Group's management information updates to keep them informed of the Group's affairs and facilitate them to discharge their duties under the Listing Rules.

Chairman and Chief Executive Officer

Currently, Madam Foo Kam Chu Grace is the Chairman of the Group and her responsibilities are clearly defined and set out in writing. No chief executive officer was appointed during the year.

* With effect from 1 January 2022, Code provision A.4.1 has been deleted, and under the revised Code provision B.2.2, every director (including those appointed for a specific term) should be subject to retirement by rotation at least once every three years.

CORPORATE GOVERNANCE REPORT

Board Committees

Audit Committee

The Audit Committee comprises three independent non-executive directors, namely Mr. Ng Chi Keung, Mr. Chan Kai Nang and Mr. Pao Ping Wing. Mr. Ng Chi Keung and Mr. Chan Kai Nang possess professional accountancy qualifications.

The Audit Committee has specific written terms of reference which are of no less exacting terms than those stipulated in the code provisions. It is responsible for reviewing with management, the accounting principles and practices adopted by the Group and discuss auditing, internal control systems, risk management, internal audit and financial reporting including the interim and final results of the Company. It also acts as an important link between the Board and the Company's external and internal auditors in matters within the scope of the external and internal audit of the Group respectively. To enhance their right to access records and to be informed, and to have effective and direct communications with the Board and so to report their findings from time to time, the external and internal auditors would be invited to attend the meetings of the Audit Committee.

During the year, the Audit Committee met three times with attendance shown below. The final results for the year ended 31 December 2020, the interim results for the six months ended 30 June 2021, the internal audit plan and the report from the management on the Company's internal control systems and risk management have been reviewed by the Audit Committee during the year.

Audit Committee members	Attendance/ Number of meetings
Mr. Ng Chi Keung (<i>Chairman</i>)	3/3
Mr. Chan Kai Nang	3/3
Mr. Pao Ping Wing	3/3

Remuneration Committee

The Remuneration Committee comprises three independent non-executive directors, namely Mr. Chan Kai Nang, Mr. Pao Ping Wing and Mr. Ng Chi Keung, and Ms. Chan Wai Ling, an executive director.

Its functions are to make recommendations to the Board on the Company's policy and structure for all Directors' remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy. The Remuneration Committee reviews and approves the Directors' remuneration proposals with reference to the Board's corporate goals and objectives, and also determines with delegated responsibility, the remuneration packages of individual executive directors and senior management.

The remuneration policy is to establish formal and transparent procedures for evaluation, determination and review of remuneration related matter of the Group. In determining the remuneration levels and packages of the Directors and senior management, the Company took into account of the market practices and trends to reflect on the time commitments, duties and responsibilities and performance of the Directors and senior management and their contributions to the Group. Long-term inducements in the form of share options and performance bonuses were also employed.

CORPORATE GOVERNANCE REPORT

During the year, the Remuneration Committee held two meetings (attendance as shown below) to review and determine (with the relevant Directors where applicable abstained from voting as far as his/her own remuneration is concerned so that no Director would decide on his/her own remuneration) the remuneration package of individual executive Directors and make recommendations to Board on remuneration of non-executive Directors.

Remuneration Committee members	Attendance/ Number of meetings
Mr. Chan Kai Nang (<i>Chairman</i>)	2/2
Mr. Pao Ping Wing	2/2
Mr. Ng Chi Keung	2/2
Ms. Chan Wai Ling	2/2

Nomination Committee

The Nomination Committee comprises two independent non-executive directors, namely Mr. Chan Kai Nang and Mr. Pao Ping Wing, and Madam Foo Kam Chu Grace, the Chairman and executive director.

The responsibilities of the Nomination Committee include reviewing the structure, size and composition of the Board; identifying individuals suitably qualified to become members of the Board and selecting or making recommendations to the Board on selection of individuals nominated for directorship; assessing the independence of independent non-executive directors; making recommendations to the Board on the appointment or re-appointment of Directors and succession planning for Directors, in particular the Chairman; and determining the policy for nomination of Directors.

The Company has adopted a policy for nomination of directors ("Nomination Policy"). The Nomination Policy currently adopted by the Company sets out the guidelines and procedures for the Nomination Committee to identify and evaluate a candidate for nomination and recommendation to the Board for appointment or re-appointment of Directors of the Company. There are various factors and criteria, including but not limited to relevant skills, experience, professional expertise and qualification, breadth of relevant knowledge, integrity and reputation, willingness to commit and ability to devote sufficient time and to assume the fiduciary duties and responsibilities, the Nomination Committee will consider when evaluating a candidate with due regard to the requirements of Group, board succession planning, and relevant policies adopted by the Group. The ultimate responsibility for selection and appointment of Directors remains vested with the Board.

The procedures for identifying and evaluating a candidate would be conducted by the Nomination Committee through a fair and objective process that complies with all applicable laws and regulations, with liberty for the Nomination Committee to make its own inquiries and verification. The Nomination Committee will make recommendation and proposal to the Board for consideration. The Nomination Committee is required to regularly review the Nomination Policy and to monitor the implementation and effectiveness of the Nomination Policy and report to the Board, and has done so during the year.

CORPORATE GOVERNANCE REPORT

During the year, the Nomination Committee held two meetings with attendance shown below:

Nomination Committee members	Attendance/ Number of meetings
Madam Foo Kam Chu Grace (<i>Chairman</i>)	1/2
Mr. Chan Kai Nang	2/2
Mr. Pao Ping Wing	2/2

Training and Continuous Professional Development of Directors

Every newly appointed Director is ensured to have a proper understanding of the operations and business of the Group and that he/she is fully aware of his/her responsibilities under statute and common law, the Listing Rules, applicable legal requirements and other regulatory requirements and the business and governance policies of the Company. The Directors are continually updated with legal and regulatory developments, business and market changes and the strategic development of the Group to facilitate the discharge of their responsibilities.

As part of the ongoing process of Directors' training, the Company Secretary continuously updates all Directors on latest developments regarding the Listing Rules and other applicable regulatory requirements to ensure compliance of the same by all Directors. All Directors are encouraged to attend external forum or training courses on relevant topics which may count towards continuous professional development training.

All Directors confirmed that they have complied with the code provision C.1.4 of the CG Code on Directors' training. This is to ensure that their contribution to the Board remains informed and relevant. During the year, all Directors have participated in appropriate continuous professional development activities either by attending training courses or by reading materials relevant to the Company's business and to the Directors' duties and responsibilities.

Directors	Directors' continuous professional development	
	Attending training course(s)	Reading of relevant material(s)
Madam Foo Kam Chu Grace (<i>Chairman</i>)	N/A	✓
Ms. Chan Wai Ling	N/A	✓
Mr. Chan Hing Tat (appointed on 14 April 2021)	N/A	✓
Mr. Tse Wai Hang	✓	✓
Mr. Chan Kai Nang	✓	✓
Mr. Pao Ping Wing	✓	✓
Mr. Ng Chi Keung	N/A	✓

CORPORATE GOVERNANCE REPORT

Company Secretary

Company Secretary advises the Board on all corporate governance matters and facilitates professional development of Directors.

Mr. Tse Wai Hang (“Mr. Tse”) was appointed as the Company Secretary of the Company on 25 January 2019. Mr. Tse graduated from the University of Hong Kong with a bachelor’s degree in laws. He is a qualified solicitor in Hong Kong and has over 20 years working experience in the legal field. Mr. Tse undertook over 15 hours of relevant professional training during 2021.

Code for Securities Transactions of Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 to the Listing Rules. Having made specific enquiries with all Directors, the Company confirms that all of them have complied with the Model Code throughout the year.

The Company has also adopted the written guidelines on no less exacting terms than the Model Code for those relevant employees (as defined in the CG Code) in respect of their dealings in the securities of the Company in compliance with the Code Provision C.1.3 of the CG Code.

Auditor’s Remuneration

During the year, the fee incurred for audit and non-audit services for the Group are approximately HK\$3,084,000 (2020: HK\$3,062,000) and HK\$600,000 (2020: HK\$600,000) respectively. The non-audit services represented tax advisory service.

Directors’ Responsibility for Financial Statements

The Directors acknowledge their responsibility for preparing the consolidated financial statements of the Group and presenting a balanced, clear and comprehensive assessment of the Group’s performance and prospects. The Directors are not aware of any material events or conditions that may cast doubt upon the Company’s ability to continue as a going concern.

Risk Management and Internal Control

The Board is responsible for maintaining an appropriate and effective risk management and internal control systems to safeguard the Group’s assets and shareholders’ interests. In order to comply with the applicable code provisions set out in the CG Code, the Board reviewed the effectiveness of risk management and the internal control systems of the Group covering material controls, including financial, operational and compliance controls and risk management functions.

The Board has retained Crowe (HK) Risk Advisory Limited, an independent professional firm, to carry out the Group’s internal audit function (the “Internal Auditor”) as required by the Stock Exchange and to perform an annual review with a view to making a report to the Board about the evaluation on the effectiveness of the Group’s risk management and internal control systems for the year ended 31 December 2021.

CORPORATE GOVERNANCE REPORT

During the year, the Group has reviewed the internal audit charter which defined the scope and the duties and responsibilities of the internal audit function and its reporting protocol. A Risk Management Working Group (the “RMWG”) has coordinated risk management activities and reported to the Board. The Group has evaluated the annual risk assessment which identified respective strategic risks, operational risks, financial risks and compliance risks of the Group. Based on the risk assessment results, an internal audit plan was devised which prioritized the risks identified into annual audit projects. The risk management and internal control systems provide reasonable, but not absolute, assurance against material misstatement or significant loss and they are designed to manage rather than eliminate the risk of failure in the Group’s operational systems to achieve the Group’s business objectives. The Group has reviewed by means of formally updating the internal control policies and procedures with the view to ensuring an appropriate internal control system in the Group. An internal audit review for financial year 2021 has been conducted by Internal Auditor. After their review as stipulated in the Internal Auditor’s report, the Group has taken further steps to enhance its risk management and internal control systems in response to Internal Auditor’s recommendations and to strengthen the implementation of the risk management and internal control systems. No significant or material finding/internal control weakness of the Group was identified for the year ended 31 December 2021.

The Company has established policy on handling and dissemination of inside information in an accurate and secure manner that can avoid possible mishandling of inside information within the Group.

Based on the results of the risk assessments of the RMWG and the Internal Auditor’s report, the Board is of the view that the Company has maintained adequate and effective risk management and internal control to safeguard shareholders’ investments and assets during the year, including the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company’s accounting, internal audit and financial reporting functions.

Board Diversity Policy

A board diversity policy (the “Board Diversity Policy”) has been adopted by the Company. Diversity of Board members can be achieved through consideration of a number of aspects, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. In informing its perspective on diversity, the Company will also take into account aspects based on its own business model and specific needs from time to time.

As at the date of this report, the Company had a total of seven Directors, three of them are independent non-executive directors. The Board is also characterized by significant diversity, whether considered in terms of gender, age, educational background, professional experience, skills, knowledge and length of service.

The Nomination Committee reviews the Board Diversity Policy on an annual basis to ensure its continued effectiveness. During the year, the Nomination Committee has reviewed the structure, size and composition of the Board including the skills, knowledge and experience of Directors as well as role and function of each Director, assessed the independence of independent non-executive directors pursuant to rule 3.13 of the Listing Rules, assessed sufficiency of time spent by Directors on the matters of the Company and in discharging their duties and on the affairs of the Group, and reviewed the training and support to Directors and considered re-election of retiring Directors. The Nomination Committee has provided its assessments, findings and recommendations to the Board for it to make the relevant resolutions.

CORPORATE GOVERNANCE REPORT

Shareholders' Rights**(I) Procedures for Shareholders to Convene a Special General Meeting**

A special general meeting shall be convened on the requisition of one or more shareholders of the Company holding, at the date of deposit of the requisition, not less than one-tenth of the paid-up capital of the Company. Such requisition shall be made in writing to the Board or the Company Secretary of the Company at the Company's head office and principal place of business in Hong Kong.

Such meeting shall be held within 2 months after the deposit of such requisition. If within 21 days of such deposit, the Board fails to proceed to convene such meeting, the requisitionist(s) may convene such meeting, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed by the Company.

(II) Procedures for which enquiries may be put to the Board

Shareholders may at any time send their enquiries to the Board in writing at the Company's head office and principal place of business in Hong Kong.

(III) Procedures for Putting Forward Proposals by Shareholders at Shareholders' Meeting

The number of members necessary for a requisition for putting forward a proposal at a general meeting shall be:

- (a) any number of members representing not less than one-twentieth of the total voting rights of all the members having at the date of the requisition; or
- (b) not less than one hundred members.

A copy or copies of requisition signed by all requisitionists shall be deposited, with a sum reasonably sufficient to meet the Company's expenses in giving notice of the proposed resolution or circulating any necessary statement, at the Company's head office and principal place of business in Hong Kong in case of:

- (a) a requisition requiring notice of a resolution, not less than six weeks before the meeting; and
- (b) any other requisition, not less than one week before the meeting.

The Company will verify the requisition and upon confirming that the requisition is proper and in order, the Board will proceed with the necessary procedures.

CORPORATE GOVERNANCE REPORT

Communication with Shareholders and Investor Relations

The Group believes that effective communication with shareholders is key for improving investor relations and will ultimately assist the investment community in understanding the Group's business performance and strategies. Through regular, comprehensive, and interactive communication, we strive to enhance communication with investors through various communication channels. These include in-person meetings, telephone conferences, overseas roadshows, and project-site visits organised for the community. The Group seeks to establish a trusting and productive relationship with its shareholders and investors. The annual general meeting of the Company was held in May 2021. The Group organised briefings and media interviews for results announcements and maintained regular contact with the media through press releases, announcements, and other promotional materials. The Group is committed to enhancing corporate transparency and providing timely disclosure of information on the Group's developments to help shareholders and investors make informed investment decisions. The Group is dedicated to enhancing corporate governance practices on business growth and strives to attain a balance between corporate governance requirements and performance. The Board believes that sound corporate governance is essential to the success of the Group and will enhance shareholders values. During the year, there was no change in the Company's constitutional documents.

Dividend Policy

The Company has adopted a dividend policy and aims to allow its shareholders to share Company's profits and for the Company to retain adequate reserves for business needs and growth.

The recommendation and declaration of dividends are subject to the discretion of the Board. The Board shall take into account various factors the Board may deem relevant, including but not limited to the Group's actual and expected financial performance, working capital requirements, capital expenditure requirements and commitments, operations and business strategies, liquidity position, retained earnings and distributable reserves, etc., and market conditions and external factors.

The Company is inclined to maintain a stronger liquidity position for its relatively capital intensive site assembly business operation, and makes no assurance that dividend will be paid for any given period or will be paid in any particular amount.



ENVIRONMENTAL,
SOCIAL AND
GOVERNANCE
REPORT

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Message from the Chairman

Dear Valued Stakeholders,

On behalf of the Board of Directors (the “Board”), I am delighted to present the Group’s 2021 Environmental, Social and Governance (“ESG”) report (the “report”).

2021 brought us different challenges in various aspects, from stable operations, employee safety to achieving environmental targets. At the same time, these challenges had also brought us new opportunities. Echoing this year’s reporting theme “Operating Our Future with Heart”, we continue to incorporate sustainability into our daily operations to counter the challenges and seize the opportunities. We are committed to fostering caring and responsible business practices that benefit the communities, environment, and business environment.

In light of the HKSAR Government’s goal in achieving carbon neutrality by 2050, we have been working relentlessly in mitigating the effects on the environment in our business. With climate resilience in mind, the Group, as well as our stakeholders believe that Soundwill needs to respond proactively. Therefore, the Group has developed an Environmental Policy Statement, which has shown our commitment to enhancing sustainability of its business and restricting its impact on the environment. Moreover, we are dedicated to identifying risks and opportunities related to emissions, use of resources and climate. We have been spearheading green building elements in our future new investment properties, which aim to contribute to make Hong Kong more climate-ready.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Our ESG Committee and Energy Saving Team had been collaborating closely to determine the Group's sustainability roadmap. One of the main focuses was to set up the short to mid-term energy reduction plan and targets. The Board had allocated sufficient resources for the implementation of measures and monitoring of energy consumption performance which aims to alleviate climate change and achieve carbon reduction targets.

One of our most important stakeholders, the employee, is the main driver of the Group's development. Our successful operation is inextricably linked to the efforts of our employees. Therefore, ensuring our employees working in an inclusive, respectful and safe workplace is essential for our people-oriented management. By implementing a series of anti-epidemic measures, we strived to protect our employees from infections with a clean and hygienic working environment built. Apart from physical health, the Group also cares about the employees' mental health. In recognition of building a happy workplace culture, Soundwill was awarded the "Happy Company" Label for 5 consecutive years, under the "Happiness-at-Work Promotional Scheme".

Apart from employees, the Group also relies on the support from customers to attain long-term success. The Group not only provides customers with a clean and safe environment, but also aims to fulfill the customers' needs and expectations by improving our service standards. To have a better understanding on their needs and expectations, we had engaged with our customers with various means including meetings and questionnaires, which was believed to act as a good foundation for long-term cooperation. We will continue to maintain an effective two-way communication with them for our long-term development.

We are committed to caring and meeting the immediate needs of the community. The Group has identified that the underprivileged and low-income families were suffering from the negative impact of the long-lasting COVID-19 pandemic. Hence, the Group strives to utilize its resources

to help those people in need to improve their living situation during this special period. From charitable donations to organizing various parent-child workshops, we aim to bring positive influence to the society. In the coming year, we will continue to provide helps to those underprivileged areas, so as to foster the Group's commitment in bringing positive impacts towards the community.

On behalf of the Board, I would like to express my sincere gratitude towards our professional team for their devotion and outstanding performance throughout the year. In the future, we will continue to incorporate sustainability into our operations, and strive to bring beneficial impacts on society.

Foo Kam Chu Grace
Chairman

Hong Kong, 24 March 2022



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

About the report**Reporting Period, Standard and Scope**

The Environmental, Social and Governance Report (the “Report”) covers the environmental, social and governance (“ESG”) performance, achievements and highlights of Soundwill Holdings Limited and its subsidiaries (“Soundwill” or the “Group”) from 1 January 2021 to 31 December 2021 (the “reporting period”, or “year”). For the details of the Group’s corporate governance practices, please refer to the section “Corporate Governance Report” of the annual report.

This report covers the material ESG performance of the principal operations of the Group’s building management business, leasing business and property development business in Hong Kong. The reported environmental and social key performance indicators (“KPIs”) cover the Group’s major operating properties. Our construction business is excluded from this report due to its relatively insignificant impact during the reporting period. The following table summarises the properties covered in this report:

Property	Building Type
Soundwill Plaza	Commercial building (Including Headquarter Office)
Soundwill Plaza II – Midtown	Commercial building
10 Knutsford Terrace	Commercial building
THE SHARP	Commercial building
Park Haven	Residential building
Warrenwoods	Residential building
iPLACE	Industrial building

Compared to last year’s disclosure, the Group expanded the reporting boundary by adding the commercial building “THE SHARP”, which aims to provide a more comprehensive disclosure and improve the objectivity.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

This report has been prepared in accordance with all applicable provisions set out in the Environmental, Social and Governance Reporting Guide (the “ESG Reporting Guide”) in the Appendix 27 of the Rules Governing the Listing of Securities (the “Listing Rules”) by the Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The Group has adhered to the Materiality, Quantitative, Balance and Consistency reporting principles when disclosing our ESG performance in the reporting period. For details, please refer to the following table.

Principles	Application of reporting principles
Materiality	The Report content was prepared according to the materiality matrix, the result of a materiality assessment which was conducted by inviting stakeholders to fill in questionnaires to prioritize different ESG related issues. Material issues were identified and disclosed in the Report as a respond to the stakeholders' concerns.
Quantitative	The Group's key environmental and social performance indicators are disclosed quantitatively where feasible.
Balance	The group's ESG performance has been reported in an impartial manner to ensure readers can evaluate performance rationally and objectively.
Consistency	Unless otherwise stated, the reporting scope and reporting methods of this report are generally the same as 2020, and annual comparable data are disclosed where feasible.



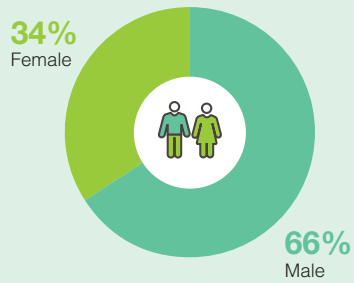
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Overview

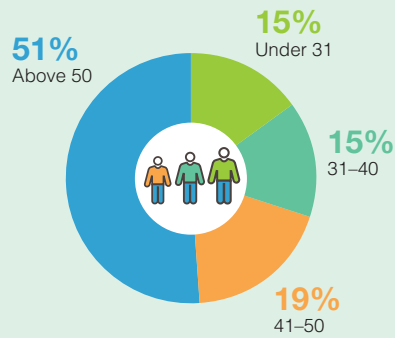
EMPLOYMENT

Workforce distribution

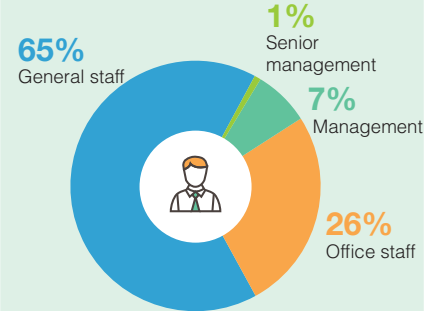
Gender distribution



Age distribution



Employment level distribution



Occupational health and safety



Work-related injuries:

2



Fatalities for 3 consecutive years:

0

Customer Service



Satisfied with tidiness of public area:

91.2%



Satisfied with customer service:

86.2%

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

ENVIRONMENT



Emission of greenhouse gas

Intensity:

0.040 tCO₂ e/m²

-6.57%

compared to 2020¹



Electricity consumption

Intensity:

0.064 MWh/m²

-6.28%

compared to 2020²



Water consumption

Intensity:

0.57 m³/m²

-4.87%

compared to 2020³



Waste disposal

Intensity:

14.01 kg/m²

+0.05%

compared to 2020⁴



Waste recycling

Intensity:

0.03 kg/m²

-34.72%

compared to 2020⁵

COMMUNITY



Engaged with

17 charitable organizations

Focused in



Engaging the underprivileged



Sponsoring NGO



Supporting charitable organizations

¹ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's GHG emission is adjusted to 0.043 tCO₂ e/m².

² Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's electricity consumption is adjusted to 0.068 MWh/m².

³ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's water consumption is adjusted to 0.60 m³/m².

⁴ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's waste disposed is adjusted to 14.00 kg/m².

⁵ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's waste recycled is adjusted to 0.07 kg/m².

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

ESG approach

ESG governance



The Group is confident that the establishment of a robust governance structure with committed leadership, strategic direction and effectual execution is vital to bring the Group sustainable success. The Board has appointed the Environmental, Social and Governance Committee (the “ESG Committee”) to manage the ESG-related matters of the Group. The members of the ESG Committee consist of senior management from the Finance & Accounts Department, Legal Department, Property Management Department, Administration & Human Resources Department and Corporate Communications Department. The ESG Committee conducts meetings on a regular basis to develop strategic framework and sustainability development direction for the Board’s approval, as well as to review the updates on implementation efforts, sustainability-related policies and performance. It also proposes enhanced policies and procedures, and reports for the Board’s approval and review to improve the Group’s sustainability progressively.

The Energy Saving Team was established to implement strategies and plans to specifically improve the Group’s energy efficiency, reduce carbon emissions and enhance energy conservation. In collaboration with the Building Management Team, the Energy Saving Team monitors the effectiveness of energy saving initiatives and delivers formal progress reports to the ESG Committee on a regular basis to optimize the use of resources.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Future Plan

During the reporting period, the Board had been working closely with the ESG Committee and the Energy Saving Team to explore the Group's development direction in terms of sustainability. One of the main focuses was the short to mid-term energy reduction plan and targets. The Board had allocated sufficient resources for the implementation of measures and monitoring of the performance of energy consumptions, which relevant data will be collected for the formulation of reduction targets. The Board believes that the relevant target and information can be disclosed in the next report.

Compliance and Whistleblowing

The Group is committed to maintaining an environment with high integrity and ethical behavior, and has established a concrete corporate governance framework that protects the interests of stakeholders and shareholders. The Group's independent internal audit team develops anti-corruption principles, conducts regular checks and audits. It prohibits all employees, including board members and senior management, from accepting, approving, paying for and providing bribes or other forms of corruption in accordance with the internal Prevention of Fraud and Corruption Policy. Independent auditors have also been appointed to ensure accounting integrity and impartiality. No legal cases of corruption were brought against the Group during the reporting year.

The Group's Code of Conduct establishes guidelines for ethical behaviour among employees. Those who violate the guidelines or engage in misconduct would be disciplined by the Group according to the internal guidelines. If an employee suspects any cases of misconduct, they can report to the Group's whistleblowing mechanism. The disciplinary body would take follow-up action if the incidents of misconduct are verified through investigative procedures.

ESG Risk Management

The Board believes that continuous monitoring and active management of ESG-related risks of the Company is the key to maintaining stable business operations. The Audit Committee is authorized by the Board to review the effectiveness of risk management and internal control systems. It also reviews and recommends the Board for its approval of policies, guidelines and procedures prepared and submitted by the Group's risk management and internal control systems. With assistance from the ESG Committee, the Audit Committee evaluates and monitors environmental, social and governance related risk factors during internal auditing. The risk inventory would be referenced for strategy or policy determination for the Group's development and operation.

During the period, the Board of Directors and relevant committees have conducted relevant discussion on the identification and management of business operation risks related to ESG issues.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Stakeholder Engagement

The Group values every opportunity to communicate with our stakeholders. Hence, the Group is committed to working closely with our stakeholders and communicating with them regularly through different channels. The following table summarizes the communication channels we employed to understand more on stakeholders' concerns and expectations during the reporting year:

SHAREHOLDERS/INVESTORS



- Annual and interim reports, financial statements and announcements
- Annual General Meeting
- Corporate website
- Investor relations enquiry hotline and email
- Press releases

EMPLOYEES



- Annual performance reviews
- Employee Handbook and Code of Conduct
- ESG surveys
- Group activities
- Internal newsletters
- Intranet
- Regular meetings
- Email

CUSTOMERS



- Customer service hotline and email
- Direct communication with frontline employees
- Satisfaction surveys
- The Soundwill Club mobile application, and social media

TENANTS



- Customer service hotline and email
- Direct communication with frontline employees
- Meetings
- Satisfaction surveys

SUPPLIERS/VENDORS/
SERVICE PROVIDERS

- Continuous direct communication
- Regular reviews and assessments

MEDIA



- Media enquiry hotline and email
- Press conferences
- Press releases
- Interviews

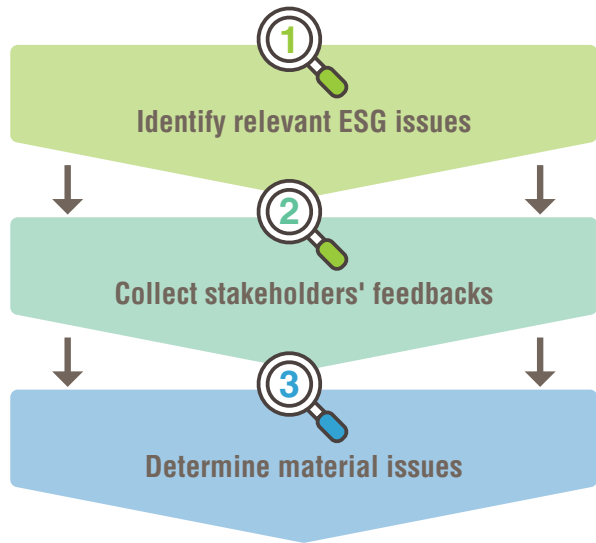
COMMUNITY/ NON-GOVERNMENTAL
ORGANISATIONS

- Corporate website
- Social media
- Press releases and conferences
- Events, activities and exhibitions
- Sponsorships and donations

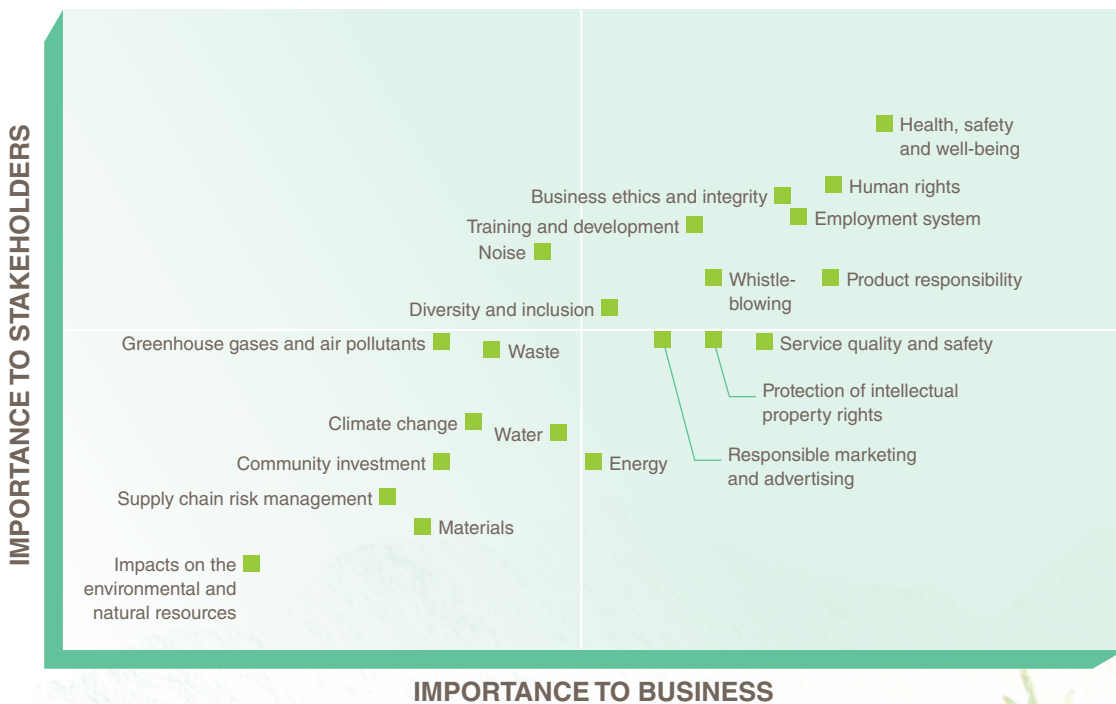
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Materiality assessment

Apart from regular communication channels, we have distributed a questionnaire on sustainability to obtain opinions from employees and external stakeholders. The major purpose of the sustainability questionnaire is to identify the materiality of each ESG issue and help the Group to formulate ESG strategies that align with the needs and expectations of our stakeholders. The materiality assessment is as follows:



21 ESG-related issues were identified for the questionnaire based on the content and KPIs of the ESG Reporting Guide. The materiality assessment makes reference to the guidance of HKEx and the industry trends that are relevant to the markets in which the Group operates. Internal and external stakeholders were invited to rank the importance of each issue to the Group’s long-term business development and to them personally. A materiality matrix is created according to the scores given by the participated stakeholders.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

This year, there were 48 valid responses collected for the materiality assessment. Among these stakeholders, internal stakeholders, which are employees and board members, were the most active participants. Their prioritization of issues' materiality is similar to the overall result, which focuses on employee relevant issues and corporate governance. For external stakeholders, including customers, business partners, suppliers and contractors, they showed more diversified concerns related to corporate governance and environment.

Through the materiality analysis matrix, the Group identified Health, safety and wellbeing, Employment system, Human rights, Training and development, Business ethic and integrity are the 5 most material issues for internal stakeholders. With respect to external stakeholders, Whistle-blowing, Human rights, Business ethics and integrity, Protection of intellectual rights and Climate change are the top 5 material issues. Given the high degree of concerns over the aforementioned material issues, the Group has evaluated and addressed both quantitative and qualitative information in corresponding chapters to show the Group's determination and commitment to sustainable development.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

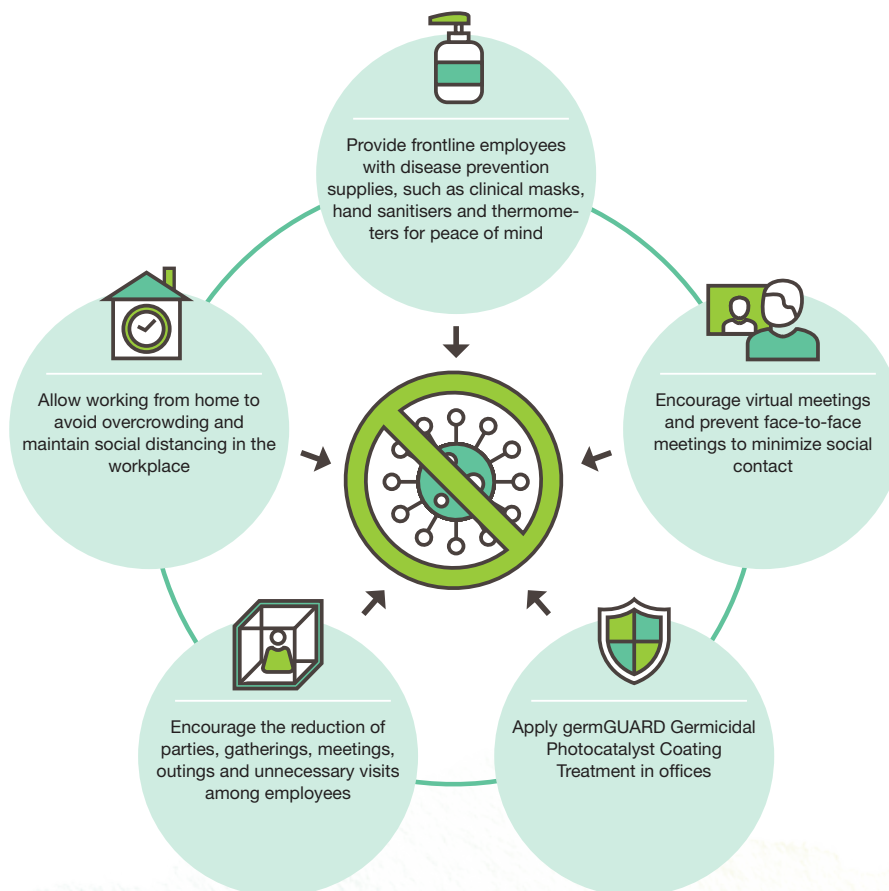
Responding to COVID-19 pandemic

The outbreak of COVID-19 pandemic has disrupted the normal pace of work and life around the world. Nonetheless, the Group has taken the primary response to protect our stakeholders as our obligatory duty.

Protecting our employees

The COVID-19 pandemic have brought difficulties to how we operate, which has also threatened the health and safety of our employees. In this sense, the Group encourages our employees to get vaccinated if their physical conditions allow. A one-day paid leave will be provided to employees for each vaccination dose, allowing them to recuperate from any possible discomforts after the vaccination.

As part of the society to prevent and control the COVID-19 pandemic, the Group has carried out the below prevention measures to ensure their safety:



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Safeguarding our tenants and customers

The Group is highly aware of the potential impact caused by COVID-19 on the health and safety of our tenants and customers. Facing the ongoing COVID-19 situation, the Group has taken various precautionary measures to address the challenges posed by the pandemic to its operations.



Ensure 100% vaccination rate among property management frontline staff



Provide hand sanitisers, bins for mask, thermometers, tissues, guest registration forms and "LeaveHomeSafe" QR code upon entering



Install anti-droplet partition at the front desk, touchless sensors for lift control buttons and air sanitisers in lifts



Install top tier air purifiers at ground floor of properties



Apply germGUARD Germicidal Photocatalyst Coating Treatment in common areas



Clean the washrooms, door handles and other related equipment in the buildings with diluted antiseptic solution, as well as increase the frequency of cleaning



Conduct chemical cleaning of central chiller and fan coil units at common areas of the buildings

Apart from implementing the above measures, to support our tenants who have been severely affected due to Government's pandemic measures, we have offered rental concessions as a necessary step to help them keep their businesses afloat. We hope to do our best to alleviate the pressure on our tenants and help the community get through this tough time together.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Retaining talents with heart



Related policy, systems & laws and regulations

Policies

- Employee handbook

Systems

- ISO 45001 Occupational Health and Safety Management Systems

Laws & Regulations

- Employment Ordinance
- Employees' Compensation Ordinance
- Sex Discrimination Ordinance
- Disability Discrimination Ordinance
- Race Discrimination Ordinance
- Family Status Discrimination Ordinance



Overview



We treat employees with respect and fairness and encourage a culture of equal opportunity



We believe in people-oriented management, striving our best to ensure a sound employment system that attracts, retains and develops the best talent through comprehensive employment strategies and practices



We have zero-tolerance for any form of modern slavery, including child labour, forced labour and human trafficking



We support a diverse and inclusive workplace that removes all barriers, discrimination, and intolerance among people of different races, ethnicities, genders, ages, religions, disabilities, and sexual orientations; and with differences in education, personalities, skill sets, experiences, and knowledge bases

Employees are of paramount importance to business development. Their personal growth is one of the most significant drivers to enhance the Group's growing momentum. Therefore, it is important for us to create a good working environment for all employees.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Developing a Diversified and Inclusive Workplace

By providing the employees with a respectful and encouraging working environment, we believe that a strong bond can be formed, which is the foundation of long-term relations. The Group employs personnel without regard to race, ancestry, place of origin, colour, ethnic origin, language, citizenship, creed, religion, gender, sexual orientation, age, marital status, physical and/or mental handicap or financial ability. We recognize employees' superior performance with motivational feedback, such as appraisals, salary adjustment, promotion, long service award and staff internal offer. In addition, the Group offers employees with benefits and promotion opportunities according to their qualifications, capability, performance, and other relevant criteria.

To attract, retain and develop our best talents, the Group has provided various benefits as rewards for the effort paid by employees. In addition to statutory holidays, employees of the Group are also entitled to a variety of paid holidays, including marriage leave and compassionate leave, aiming to facilitate the employees' special needs. The Group has also organized monthly staff birthday party and Christmas party to boost the team spirits.

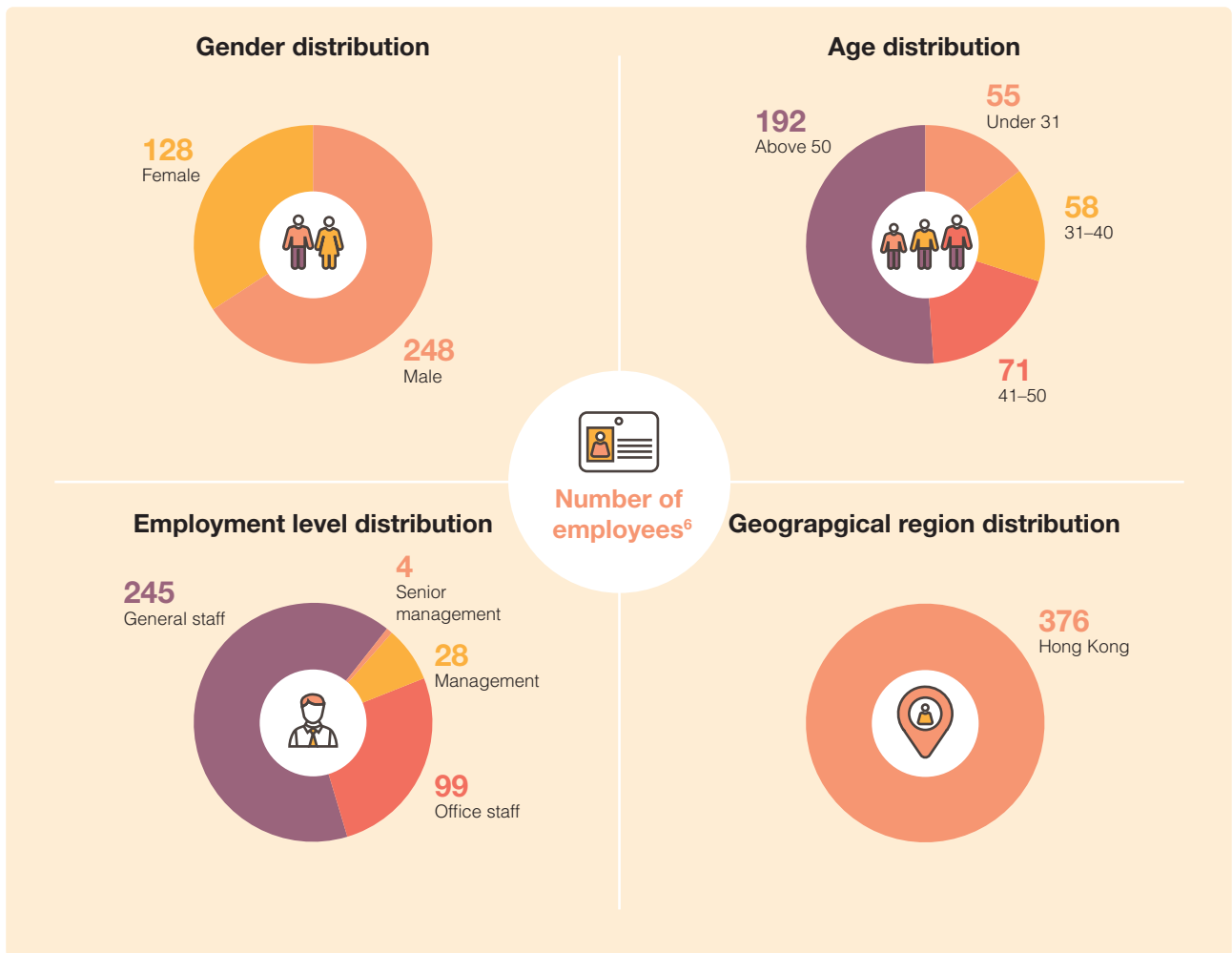


Apart from attractive working environment and packages, it is also important to maintain effective employee communication that allows the management to understand the needs and feelings of the employees. To collect their comments and feedback, the Group relied on various channels, such as regular meetings, surveys, annual reviews, etc. If the employees have any complaints or findings of violation of the Group's policies, they may file for inspections through existing reporting mechanism.

In terms of daily communications, the Group disseminates the latest information via internal e-mails and the Company intranet. Employees can get information about tips and updates on environmentally-friendly practices, community services, well-being, and staff activities through our internal quarterly staff newsletter.

The Group's efforts on retaining talents have been recognized by different stakeholders of the society. For the glorification of our people-oriented management, we had received the "Caring Company" award from the Hong Kong Council of Social Service for the tenth consecutive year. We had also received the Good MPF Employer 5 Years+ Award and MPF Support Award, which had encouraged us to continue our good practice.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT



During the period, the Group received a labor dispute related to a resigned employee, which has been heard by the court. Apart from meeting compliance requirements, the Group will continue to be considerate of the needs of employees and maintain a healthy and harmonious working environment.

⁶ Part-time employees are included to improve data accuracy.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Caring about Employees' Wellness

The Group takes health and safety of its employees very seriously and is committed to providing a safe and healthy environment for all stakeholders. Health and safety guidelines are established to guarantee that not only all applicable legal obligations are rigorously adhered in our operating jurisdictions, but all the relevant risks are effectively managed and mitigated across all of our subsidiaries and operations. Our property management subsidiary, Goldwell Property Management (the "Goldwell"), Goldwell adopts ISO 45001 Occupational Health and Safety Management Systems to go beyond statutory requirements, preventing work-related injury and ill-health and providing safe and healthy workplaces. To ensure the effective implementation of the mentioned policies and measures, the Health and Safety Committee meets every month, to evaluate work injury each month and implement improvement measures.



The Group believes that both mental and physical health of employees are of equal importance. To maintain a balance between working and personal life, practices and policies had been established to set working hours for employees in accordance with local employment laws, which are clearly listed in the Employee Handbook. A five-day workweek arrangement and compensation leave for overtime work have also been provided to protect our employees' rights.

Apart from work, the Group also cares about the employees' personal health. To encourage them living with a healthy lifestyle, we have participated in the Smoking Cessation Programme in supporting and creating a smoke-free environment. Besides, we have also disseminated information on achieving healthy lifestyle via the staff newsletter regularly.

To avoid cases of child-labour and forced-labour from happening, the Administration & Human Resources Department is responsible for verifying the age of all applicants for employment by requiring the presentation of valid identification issued by an official authority prior to employment. A copy of such identification document and all other legally required documentation are kept on file during the period of employment. In case of a violation, the Group shall reimburse the employee in accordance with local employment laws and regulations.

During the reporting period, we complied with all relevant occupational health and safety laws and regulations, with no work-related fatalities recorded in the past three reporting years.

	Work-related injuries	Work-related fatalities
2021	2	0
2020	1	0
2019	4	0

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Providing the Ladder to Success

The Group believes that training is one of the important aspects for both sustainable business and employees' development. Therefore, Soundwill has provided diverse training and development opportunities to our employees regularly which aims to enhance their work-related abilities and personal growth. We believe that, with the help of training programmes, the employees can further develop their talents and find their own ways to success.

During the reporting year, our employees have participated in various professional and education programmes ranging from business ethics, occupational health and safety, and information technology. For example, in support of the "Racial D&I Charter" signatory, our employees have attended the charter's training section on developing and supporting racial diversity and inclusion at work, and gained insights on adopting policies and practices to enhance diversity and inclusion objectives. In terms of resources management, our employees have participated in seminars about ISO and training for energy consumption to improve our management and usage of resources. Regarding information technology, we have provided training on cyber security and information security to instil the knowledge and confidence in employees to recognise security threats.



The Recognitions

The Group received a number of honours and awards during the reporting period in recognition of our efforts to maintain commitment in cultivating a good workplace culture:



Happiness at Work Promotion Scheme 2021 – Happy Company
Hong Kong Productivity Council



Good MPF Employer 2020–21 5 Years+
Mandatory Provident Fund Schemes Authority



Partner Employer Award 2021
The Hong Kong General Chamber of Small and Medium Business



Mental Health Friendly Supreme Organisation
Department of Health



The Racial Diversity & Inclusion Charter for Employers
Equal Opportunities Commission

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Serving the public with heart



Related policy, systems & laws and regulations

Policies

- Employee Handbook
- Privacy Statement

Systems

- ISO 9001 Quality Management System

Laws & Regulations

- Trade Marks Ordinance
- Copyright Ordinance
- Personal Data (Privacy) Ordinance

Overview



We aim to maintain good and long-term relationships with customers by providing outstanding services



The long-term and trust-worthy relationships with customers and other external stakeholders are our most treasurable assets



We respect and protect the intellectual property rights of the Group and the third-parties



The Group is responsible for protecting the customers' information and keeping it away from being used by any other unauthorised third party without the customers' consent

The provision of high-quality service experience to customers has always been a fundamental value of the Group. Through proactive customer engagement, we understand and address our customers' needs and expectations, which forms the foundation of trust and loyalty.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Providing Heart-warming Services

We have set high standards on the quality of our developments and services. With standardised management procedures, capable teams and innovative ideas, we strive to deliver exceptional services to our customers. Goldwell has obtained ISO 9001 certification to ensure that customers get consistent high-quality services.

Besides, to fulfill diversified needs of our customers, our interpersonal platform, Soundwill Club provides exclusive discounts and workshops to members for parental engagement and environmental-friendly education. It also serves as an enquiry and complain channel for feedback and suggestions. With the help of customers' feedbacks, we believe that our services can be improved further to capture higher market shares.

The Group endeavours to ensure the health and safety of our customers. 91.2% of customers are satisfied with the tidiness of public area in Soundwill Plaza and Midtown, according to our survey performed in the reporting year. In addition, automated external defibrillators (AED) are placed in most of our properties to deal with emergencies.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

To promote the concept of inclusion of both with and without disabilities, the Group has extended our provision of barrier-free environment for the disabled by carrying out measures and providing suitable facilities. We welcome guide dogs together with their visually impaired users, which can lower the barriers for the blinds to integrate into the community. On the other hand, we have our upgraded barrier-free facilities in Midtown, including provision of charging station of electric wheelchairs, assistance in calling barrier-free taxi and reserved wheelchairs, to ensure the disabled enjoy a relaxing and comfortable experience at our plaza. Moreover, our staff at Midtown had also attended training for wheelchairs handling and sighted guide techniques, which further provides a relaxed, enjoyable and safe environment for customers with and without disabilities.

Maintaining Customer Engagement

Maintaining two-way communication with customers is crucial for the Group to improve its service quality and customer satisfaction. For complaints related to property management services, they will be handled by Goldwell strictly according to ISO 9001. Goldwell would assign Property and Facilities Manager to conduct regular meetings with residents and the management committee of the property. All complaints or enquiries will be reported to the property manager or other responsible management within 24 hours and followed up within 12 hours the maximum, while complaints related to hygiene will be handled within 4 hours after the property manager receive them. Customer service codes and operation processes guidelines are provided to employees to maintain our service quality by regulating the handling procedures and standards.

The Group believe that customers' feedback guides improvements of the customer experience and brings positive changes to our business. Thus, the Group conducts customer satisfaction surveys on a regular basis to acquire customers' expectations. During the reporting period, we have conducted a customer survey in person and via Soundwill Club. The result is shown as follows:



362 customers of Soundwill Plaza and Midtown participated

Different aspects of the Group's performance were surveyed, including:



the overall service quality



the COVID-19 prevention measures



the usability and activities held by Soundwill Club



environmental hygiene of Soundwill Plaza and Midtown



86.2%
of the interviewees are satisfied with the customer service in Soundwill Plaza and Midtown



91.2%
of interviewees are satisfied with the tidiness of public area in Soundwill Plaza and Midtown

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The Group will continue to evaluate customer feedback and review our services, as well as to take their suggestions into account, which allows us to constantly introduce innovative offerings to meet our customer expectations. During the reporting year, no material complaints on customer service and property management were received.

Apart from our customer services, the quality of our buildings and the related management services are also the key factors to our business development. Thus, our experienced handover team inspects and assesses the buildings' quality and safety before delivering them to the owners and tenants. New customers will receive a comprehensive two-year maintenance warranty and reliable after-sales service. Furthermore, the building management team performs the following services to assure that the buildings are safe and in good condition:



REPAIR AND MAINTENANCE

24-hour technical support by experienced engineers ready on-site, conducting routine maintenance and carrying out urgent repairs in the shortest possible time



SAFETY AND SECURITY

Regular patrols are performed by well-trained security guards to inspect any damage to the property and ensure the safety of the premises



CLEANING AND ENVIRONMENTAL HYGIENE

Comprehensive cleaning services delivered by our professional cleaning specialists for all buildings under management

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Protecting Intellectual Property Rights and Data Privacy

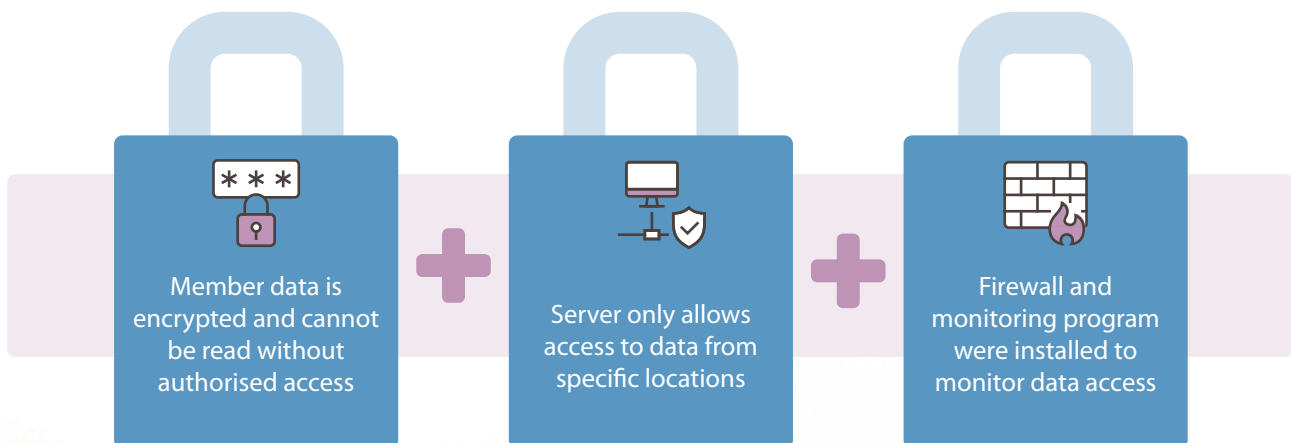
The Group understands that respecting and protecting the intellectual property rights of the Group and third parties are critical to its reputation. Hence, the Group has clearly highlighted that employees from the Information Technology Department are not allowed to use copyrighted materials without the permission of the owners.

In terms of data and information confidentiality, we have established internal procedures to provide adequate protection and encryption for all data and information upon operation. The Staff Handbook of the Group stipulates that the employee shall respect intellectual property rights and promise that no intellectual property rights violations will happen in conducting business. Meanwhile, the Group has established strict policies for the collection and use of personal data. Moreover, the Group has amended Privacy Statement of the Group and its subsidiaries to improve the coverage of protection to customers.

During the reporting year, the Group complied fully with all relevant product liability and data privacy-related laws and regulations.

COVID-19 has undoubtedly changed the way in which businesses are run. To protect our health and safety of the employees, securing remote work modes can prevent the spread of the virus while maintaining our daily operations. To this extent, the risk of confidential data leakage has increased. Therefore, our IT department has established a protected Virtual Personal Network (VPN) for staff to securely connect to the Company's internal network, which reduces the leakage of confidential data. Besides, we have upgraded our data protection measures in order to secure customers' privacy under the remote working mode.

In terms of cyber security, Soundwill Club has adopted the below measures to protect customer data:



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Protecting the environment with heart



Related policy, systems & laws and regulations

Policies

- Environmental Policy
- Sustainable Procurement Policy

Systems

- ISO 14001 Environmental Management Systems

Laws & Regulations

- Air Pollution Control Ordinance
- Waste Disposal Ordinance
- Water Pollution Control Ordinance

Overview



We understand the impacts of climate change and strive to mitigate the potential risks brought to our business



We have boosted our efforts to promote low-carbon transition and develop sustainable practices



We follow and apply the “4Rs” principles of the waste hierarchy, which include reuse, recycle, reduce and responsible procurement to our waste management. We continue to monitor our environmental footprint and implement water efficiency measures, where applicable throughout our business



We strive to enhance the sustainable development of our supply chain by encouraging our suppliers to adopt a more environmentally friendly approach to their business operations

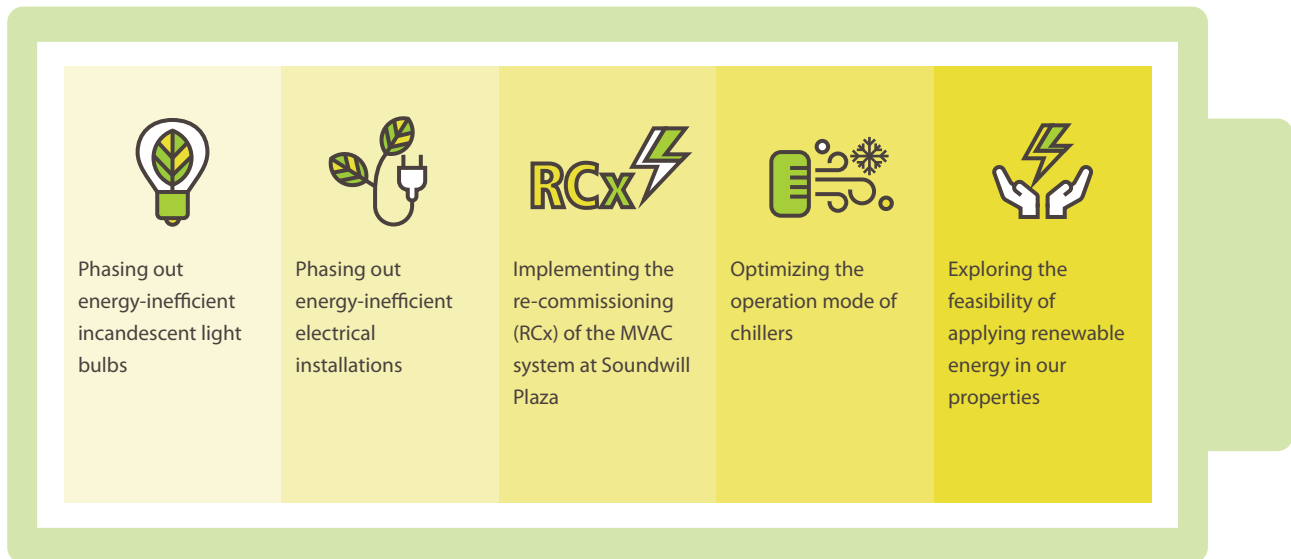
As problems brought by climate change worsen, it has impacted the world's weather patterns and aggravated the environmental degradation, which leads to the scarcity of resources. In view of this, the Group attaches great importance to its use of resources and emissions, as well as the impact of operations on the surrounding environment.

During the year, the Group established the Environmental Policy to demonstrate our commitments to enhancing the sustainability of our business and restricting its impact on the environment. The Group's Energy Saving Team will continue to raise environmental awareness among employees and develop a series of environmental measures on energy saving and efficiency, green office and resources conservation, thus contributing to the sustainable development of society.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Optimising energy efficiency

The Group set energy-saving as the key area of environmental management. As mentioned in last year's report, the Group targeted to reduce 2% of intensity of energy consumption during the reporting period. We have successfully achieved this energy saving target and will continue to reduce our energy consumption intensity by 2% during the next reporting period. The following five possible actions are identified under systemic enhancement:



We have boosted our efforts to promote low-carbon transition and develop sustainable practices. During the year, we have installed solar panels on the rooftops of warehouse in Kwai Chung, which helps to lower GHG emissions. Moreover, we have purchased renewable energy credits from Hong Kong Electric, a total of 2000kWh renewable energy was purchased through the renewable energy credits programme.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

During the year, the Group's environmental performances are as follows:

Overview of Electricity Consumption and GHG Emissions

Electricity Consumption				
Property	Unit	2021	2020	% change
Soundwill Plaza	MWh	2,442.88	2,508.10	-2.60%
Soundwill Plaza II – Midtown	MWh	1,092.79	1,191.29	-8.27%
10 Knutsford Terrace	MWh	1,012.09	973.32	+3.98%
THE SHARP	MWh	121.85	N/A ⁷	N/A ⁷
Park Haven	MWh	350.12	376.89	-7.10%
Warrenwoods	MWh	337.19	335.42	+0.53%
iPLACE	MWh	344.46	361.02	-4.59%
Total consumption	MWh	5,701.39	5,746.03	N/A ⁸
Intensity	MWh/m ²	0.064	0.068 ⁹	-6.28%

Greenhouse Gas Emissions				
Property	Unit	2021	2020	% change
Soundwill Plaza	Tonnes of CO ₂ equivalent (tCO ₂ e)	1,734.45	1,780.75	-2.60%
Soundwill Plaza II – Midtown	tCO ₂ e	775.88	845.82	-8.27%
10 Knutsford Terrace	tCO ₂ e	374.47	360.13	+3.98%
THE SHARP	tCO ₂ e	86.51	N/A ¹⁰	N/A ¹⁰
Park Haven	tCO ₂ e	248.59	267.59	-7.10%
Warrenwoods	tCO ₂ e	239.40	238.15	+0.53%
iPLACE	tCO ₂ e	127.45	133.58	-4.59%
Total emissions	tCO ₂ e	3,586.76	3,626.01	N/A ¹¹
Intensity	tCO ₂ e/m ²	0.040	0.043 ¹²	-6.57%

⁷ THE SHARP was not included in the reporting scope of 2020 ESG Report of the Group.

⁸ As the scope and boundary of 2021 ESG Report is different from that of 2020 ESG Report, no direct comparison will be provided on the total consumption of electricity in 2021 and 2020.

⁹ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's electricity consumption is adjusted to 0.068 MWh/m².

¹⁰ THE SHARP was not included in the reporting scope of 2020 ESG Report of the Group.

¹¹ As the scope and boundary of 2021 ESG Report is different from that of 2020 ESG Report, no direct comparison will be provided on the total GHG emissions in 2021 and 2020.

¹² Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's GHG emission is adjusted to 0.043 tCO₂e/m². If we applied the reporting scope and boundary of 2020, the total electricity consumption and GHG emission in 2021 is 5,579.54 MWh and 3,500.24 tCO₂e respectively, representing a decrease of 2.90% and 3.47% compared to that in 2020, which was mainly due to the effort of energy saving measures and the impact of the epidemic. For example, the clubhouse of Park Haven was closed during the pandemic, and the electricity consumption had decreased by 7.10% compared to last year's electricity consumption.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Property	Measures
Soundwill Plaza	<ul style="list-style-type: none"> — 168 sets of Light-emitting Diodes (LED) tubes were installed to replace the electromagnetic ballast (EMB) driven T8 fluorescent lamps at all back staircases with motion detectors applied — compact fluorescent lamps were replaced by 90 sets of LED lamps, which contributed to the decrement of electricity consumption
Soundwill Plaza II – Midtown	<ul style="list-style-type: none"> — electromagnetic ballast (EMB) driven T5 fluorescent lamps were replaced by 234 sets LED tubes as well as applying automatics dim off control setting at the same time — energy audit has been conducted by Hong Kong Electric to review existing energy saving measures and explore potential energy saving measures
10 Knutsford Terrace	<ul style="list-style-type: none"> — compact fluorescent lamps were replaced by 40 sets of LED lamps/downlights

Apart from the hardware, people's awareness towards energy saving also plays an important part to improve energy efficiency. During the year, the Group actively collaborated with external parties to raise the awareness of energy saving among staff, customers and the general public. Highlights of from reporting period are shown below:

Activities	Description
Earth Hour 2021	Properties under Soundwill participated in Earth Hour 2021 in support for reducing energy use and promoting the use of renewable energy. The buildings turned off the unnecessary lightings for an hour at night
No Air Con Night 2021	Soundwill Plaza II – Midtown and iPLACE participated in No Air Con Night 2021, organised by Green Sense, to support the campaign on easing global warming

Looking ahead, the Energy Saving Team is actively reviewing and analyzing the Group's energy consumption performance and will determine the comprehensive targets and action plan in the next ESG Report. These targets do not only demonstrate our long-term commitment to being part of a low-carbon economy, but also lay a solid foundation for us to further assess the feasibility of developing longer-term targets for our operations.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Mitigating climate change risks

With growing awareness of the need of addressing the risks and opportunities posed by climate change, the Group has undertaken energy conservation and greenhouse gas emission reduction efforts. Goldwell has obtained ISO 14001-certified Environmental Management Systems to manage the environmental impacts and deliver results in a sustainable manner. With extreme weather occurring more frequently, the Group's business operations may be severely affected more frequently.

Concerning the potential impacts of extreme weather on public security and infrastructure, the Group has taken precautionary measures, including work arrangements in the event of adverse weather conditions such as the Black Rainstorm Warning and Typhoon Signal No. 8.

On the other hand, if we can get prepared and adopt suitable measures in an early stage, climate change can also be an opportunity to our development. The new trend of low-carbon transition creates opportunities for us to incorporate more climate-resilient elements into our new developments. We have applied the BEAM certifications for our new building and planned to apply more green certifications in the future, which may ultimately reduce the costs in operating and maintenance in the long run.

Utilizing water resources

We continue to monitor our environmental footprint and implement water efficiency measures, where applicable throughout our business. The total water consumption of the Group during the year was 50,924 cubic meters, which remained stable compared to 2020, with only a slight increase of 0.72%. We will continue monitoring the data, investigating them and suggesting water saving measures.

Moreover, we also undertake regular inspections and monitoring of the drainage system for sewage discharge to ensure that the sewage discharge meets the local environmental regulations.

Overview of Water Consumption				
Property	Unit	2021	2020	% change
Soundwill Plaza	m ³	24,290	24,047	+1.01%
Soundwill Plaza II – Midtown	m ³	3,271	3,756	-12.91%
10 Knutsford Terrace	m ³	10,104	10,388	-2.73%
THE SHARP	m ³	N/A ¹³	N/A ¹⁴	N/A
Park Haven	m ³	708	706	+0.28%
Warrenwoods	m ³	1,132	1,120	+1.04%
iPLACE	m ³	11,419	10,543	+8.31%
Total consumption	m ³	50,924	50,561	+0.72%
Intensity	m ³ /m ²	0.57	0.60 ¹⁵	-4.87%

¹³ THE SHARP did not provide any public facilities with water consumption.

¹⁴ THE SHARP was not included in the reporting scope of 2020 ESG Report of the Group.

¹⁵ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's water consumption is adjusted to 0.60 m³/m².

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Managing waste generation

The Group follows the “4R” principles of waste hierarchy, including reusing, recycling, reducing and responsible procurement to our waste management

Concerning non-hazardous waste, the Group is aware that recycling can help reduce our carbon footprint. Hence, the Group has installed waste collection facilities in our buildings to reduce waste as well as promote recycling. We have collaborated with different charitable organisations, including Greeners Action, Food Grace and Bank of Stationery to collect used red packets, festive food, metal boxes and stationery for recycling.



During the year, the recycled materials are as follows:



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Through organising publicity campaigns and educational workshops, we hope to raise public awareness about the current environmental issues. These activities did not only reduce waste but also show the importance of public involvement at the same time.

During the year, the Group generated 1,247,290kg non-hazardous waste and has hired qualified contractors to collect the waste for proper disposal.

On the other hand, the Group has proactively enhanced waste management and maximized resource utilisation in our buildings during the reporting period. To promote a paperless culture in the office, we have lowered our reliance on paper-based communication and moving towards electronic documentation. Through digitalising our operations, our membership platform, Soundwill Club has issued over 70,000 e-coupons in replacement of paper. Furthermore, the Group has switched to e-reimbursement system, which encourages our employees to make good use of electronic communications to circulate documents and participate in a more sustainable working style.

The overall performance of waste disposal and recycling is as follows:



Overview of Waste Disposal and Recycling¹⁶

Non-hazardous Waste Disposal				
Property	Unit	2021	2020	% change
Soundwill Plaza	kg	29,110	26,370	+10.39%
Soundwill Plaza II – Midtown	kg	22,070	29,528	-25.26%
10 Knutsford Terrace	kg	7,900	6,375	+23.92%
THE SHARP	kg	24,138	N/A ¹⁷	N/A
Park Haven	kg	473,452	434,168	+9.05%
Warrenwoods	kg	241,900	255,600	-5.36%
iPLACE	kg	448,720	425,537	+5.45%
Total waste	kg	1,247,290	1,177,578	N/A¹⁸
Intensity	kg/m ²	14.01	14.00¹⁹	+0.05%

¹⁶ The Group's building management and leasing businesses did not produce or handle any hazardous waste during the reporting period.

¹⁷ THE SHARP was not included in the reporting scope of 2020 ESG Report of the Group.

¹⁸ As the scope and boundary of 2021 ESG Report is different from that of 2020 ESG Report, no direct comparison will be provided on the total amount of waste disposed in 2021 and 2020.

¹⁹ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's waste disposed is adjusted to 14.00 kg/m².

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Waste Recycling ²⁰				
Property	Unit	2021	2020	% change
Soundwill Plaza	kg	1,393.00	823.73	+69.11%
Soundwill Plaza II – Midtown	kg	491.56	519.74	-5.42%
10 Knutsford Terrace	kg	831.00	2,840.00	-70.74%
THE SHARP	kg	633.00	N/A ²¹	N/A
Park Haven	kg	374.60	230.10	+62.80%
Warrenwoods	kg	211.00	1,287.98	-83.62%
iPLACE	kg	202.57	283.90	-28.65%
Total waste	kg	4,136.73	5,985.45	N/A ²²
Intensity	kg/m ²	0.05	0.07 ²³	-34.72%

²⁰ Recycled waste included paper-based products, cardboards, plastic bottles and aluminium cans that were collected and handled in the head office and properties under management during the reporting period.

²¹ THE SHARP was not included in the reporting scope of 2020 ESG Report of the Group.

²² As the scope and boundary of 2021 ESG Report is different from that of 2020 ESG Report, no direct comparison will be provided on the total amount of waste recycled in 2021 and 2020.

²³ Due to the adjustment on the GFA of the properties included in 2020 ESG Report's scope and boundary, the intensity of 2020's waste recycled is adjusted to 0.07 kg/m².



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Managing supply chain

The Group understands that the impact of the sustainability performance of its supply chain extends beyond its own operations. Therefore, we have established Sustainable Procurement Policy to guide and oversee all relevant procurement activities undertaken by the Group. To ensure both suppliers and contractors comply with our minimum requirements on ESG performance, the Group requests its business partners to integrate sustainable and responsible practices into their business operations, including maintaining high safety standards, and managing environmental and social risks. All suppliers and contractors are selected based on a formal assessment and interview to confirm that their performance adhere to our selection principles.

Goldwell has also developed the approved contractors list, where contractors are classified into different grades. We give priority to business partners with outstanding performance and with ISO Certification on Environmental Management (e.g. ISO 14001), Quality Management (e.g. ISO 9001), and Occupational Health and Safety (e.g. ISO 45001 and OHSAS 18001). Moreover, all new timber consumed must be certified by Forest Stewardship Council (FSC). Other assessing criteria included company's structure, previous service or construction records, professional licenses and permits and insurance provided to employees to further safeguard the quality of suppliers and reduce supply chain risks. Top contractors in the Goldwell Nominated Service Contractor List will have priority to be shortlisted in consideration of undertaking engineering and non-engineering projects.

In terms of office supplies, we give preference to environmentally-friendly and sustainable suppliers, which include FSC-certified papers and electronic equipment with Grade 1 Energy Label.

The Group has adopted the sustainable procurement policy and embedded the sustainable procurement practices in the operation. Through tightening the sustainable procurement process with supplier ESG assessment, the Group is moving forward to engage more suppliers and contractors on resources conservation and sustainability.

We have been implementing policies and procedures that contain clear specifications along with our supply chain management. As part of our sustainable procurement approach, we are exploring ways to work closely with our business partners in our value chain and carry out regular supply chain risk assessments to identify and assess environmental and social risks. Those risk assessments will guide us to develop various strategies specific to our operations.



Supplier by
Geographic Regions:

**Hong
Kong**

Number of suppliers
in 2021:

89

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The Recognitions

The Group has strived to reduce the impacts brought by the business operation to the environment. The Group received various environmental awards and recognition during the year, including the following:



**Green Office and
Eco-Healthy
Workplace Awards
2021**

World Green Organization



**Wastewi\$e Certificate
(Basic)**

Environmental
Campaign Committee



**Hong Kong Green
Organisation Certification**

Environmental Campaign
Committee



**Energywi\$e Certificate
(Basic)**

Environmental Campaign
Committee



**Indoor Air Quality
Certificate
(Good Class)**

Environmental Campaign
Committee



**Umbrella Bags Reduction
Accreditation Program
2021 — Gold Level**

Greener's Action



EcoPartner 環保傑出獎
中銀香港 BOCHK
企業環保領先大獎 2020
Corporate Environmental Leadership Award

**BOCHK Corporate
Environmental
Leadership Awards
2020 - EcoPartner**

Federation of Hong Kong
Industries

Building communities with heart

Overview



We believe establishing a good relationship with the community is the key to the sustainable operation of the Group



We are committed to exerting a positive influence on our community through charity collaborations, volunteer services and fund-raising activities

The Group is committed to fulfilling its corporate social responsibility and encouraging our employees to give back to society. We are also enthusiastic to organize all forms of community services that will bring beneficial impacts to the society. During the reporting year, the ESG Committee, together with the Soundwill Volunteer Team had engaged with 17 charitable organisations and participated in various community services, charitable events, and fund-raising activities to help the needy in society.

Amidst the severe impact brought by COVID-19 on the underprivileged, the Group is committed to devoting resources as to lower the burden of those in need under the haze of pandemic.

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Engaging the underprivileged

We have organized parental workshops to address children's social needs and explore their potential while maintaining social distancing. During Easter, the Group hosted an Eco-friendly Mini Football Machine handcrafts workshop for underprivileged children. By using recycled waste, children could make their own DIY mini football machine, and have fun on Children's Day! In addition, Soundwill invited low-income families and families from ethnic minorities to the Paper Clay Art Workshop at Soundwill Plaza II Midtown. Instructors used recycled materials to put the concept of environmental art into practice during the workshop.



On the other hand, to expand grassroots teenagers' horizons, the Group provided a two-week job tasting programme with Project WeCan Foundation for several secondary school students who are disadvantaged in learning to support young talent. Through mentoring, practical work and skills training, students have a chance to know the workplace and the jobs they are interested in, which can better prepare themselves for their future job search.



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Sponsoring NGOs

The Group pays high attention on the needs of the community, we support different organisations including green groups and social service organisations via charitable donations and sponsorships. During the reporting year, we partnered with Oxfam Rice Pack Charity Sale to facilitate Oxfam Hong Kong's online charity sale through our online shopping platform, Soundwill Club, and donated all proceeds raised to Oxfam Hong Kong without deducting costs. Moreover, One Storage Management, a subsidiary of the Group, offers free mini storage to Hong Kong Church Network for the Poor for temporary storage of materials for distribution, to support their ministries serving the families in need.

Apart from in-kind sponsorship, the Group has made donations to charities, to contribute in sustaining the development of the charitable organizations.

Supporting charitable organisations

To further extend its contribution to the community, the Soundwill Volunteer Team has participated in numerous volunteering services. During the year, we have participated in the rice distribution service by The Hong Kong Federation of Youth Groups. We paid home visits, delivered rice to elderly to show care and concern for them. Additionally, Soundwill Volunteer Team participated in community activities organised by the People Service Centre, and we made food together with the residents and sent blessings to the elderly.

We have also acknowledged the positive impact to the society by the social enterprises and supported their work in our promotional campaigns. Soundwill Plaza II Midtown distributed mooncakes and Christmas gingerbread gift boxes to our customers, purchased from social enterprises during Mid-Autumn Festival and Christmas.



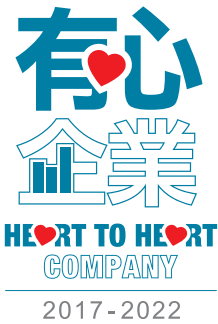
Furthermore, we had participated in PeaceBox Campaign and stationery recycling, in which we had collected over 50kg of stationeries from our customers to the needy. We strategize to leverage our advantages in prime location and customer network to promote charitable recycling to help the poor and protect the environment at the same time.

Looking ahead, the Group will continue to focus on helping the underprivileged in 2022 in response to the deteriorating COVID-19 situation. We will consider developing better community engagement strategies and identifying more institutions and projects that are favoured, so as to further increase social participation and give rise to a positive impact on the society.

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The Recognitions

The Group always focuses on contributing and giving back to the society with what we have earned. Only a sustainable neighbourhood and society can accelerate the Group's growing momentum along the way to a healthy and long-term development. During the reporting year, the Group received a number of awards and recognition for our community engagement efforts:



Heart to Heart Company 2021-2022

The Hong Kong Federation of Youth Groups



Industry Cares 2021

Federation of Hong Kong Industries



Caring Company 2020/21

The Hong Kong Council of Social Service



Love in Action

Hong Kong Church Network for the Poor

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Key Performance Indicator Overview

Environmental Performance

Key environmental performance indicators	2021	2020	Unit
Greenhouse gas (GHG) emissions²⁴			
<i>Commercial buildings</i>	2,971.31	2,986.70	tCO ₂ e
<i>Residential buildings</i>	487.99	505.74	tCO ₂ e
<i>Industrial building</i>	127.45	133.58	tCO ₂ e
<i>Total GHG emissions</i>	3,586.76	3,626.02	tCO ₂ e
<i>GHG intensity (by area)</i>	0.040	0.043	tCO ₂ e/m ²
Non-hazardous waste²⁵			
<i>Commercial buildings</i>	83,218.00	62,273.00	kg
<i>Residential buildings</i>	715,352.00	689,768.00	kg
<i>Industrial building</i>	448,720.00	425,537.00	kg
<i>Total amount of non-hazardous waste disposed</i>	1,247,290.30	1,177,578.00	kg
<i>Intensity of non-hazardous waste(by area)</i>	14.01	14.00	kg/m ²
Waste recycled			
<i>Commercial buildings</i>	3,348.56	4,183.47	kg
<i>Residential buildings</i>	585.60	1,518.08	kg
<i>Industrial building</i>	202.57	283.90	kg
<i>Total amount of waste recycled</i>	4,136.73	5,985.45	kg
<i>Intensity of waste recycled (by area)</i>	0.05	0.07	kg/m ²
Energy Consumption			
<i>Electricity</i>			
<i>Commercial buildings</i>	4,669.61	4,672.71	MWh
<i>Residential buildings</i>	687.31	712.31	MWh
<i>Industrial building</i>	344.46	361.02	MWh
<i>Total energy consumption</i>	5,701.39	5,746.04	MWh
<i>Energy intensity (by area)</i>	0.064	0.068	MWh/m ²
Water Consumption			
<i>Commercial buildings</i>	37,665	38,191	m ³
<i>Residential buildings</i>	1,840	1,826	m ³
<i>Industrial building</i>	11,419	10,543	m ³
<i>Total water consumption</i>	50,924	50,560	m ³
<i>Water intensity (by area)</i>	0.57	0.60	m ³ /m ²

²⁴ The Group did not generate scope 1 GHG and air pollutant emissions, but generated Scope 2 GHG emissions only, which refers to indirect carbon emissions resulting from the generation of purchased electricity from the head office and properties under management.

²⁵ The Group did not produce any hazardous waste.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Social Performance

Key Performance Indicators		2021	2020
Total employees²⁶			
By gender	Male	248	175
	Female	128	99
By age group	Under 31	55	29
	31–40	58	53
	41–50	71	51
	Above 50	192	141
By employment type	Full time	302	274
	Part time	74	N/A
By geographical region	Hong Kong	376	274
By employment level	General staff	245	162
	Office staff	99	88
	Management	28	18
	Senior management	4	6
Total		376	274

Employee turnover rate		2021	2020
By gender	Male	15.7%	7.7%
	Female	23.4%	14.0%
By age group	Under 31	29.1%	16.4%
	31–40	27.6%	13.3%
	41–50	29.6%	15.2%
	Above 50	8.3%	5.3%
By geographical region	Hong Kong	18.4%	10.0%
Total		18.4%	10.0%

Health and safety		2021	2020
Work-related injuries		2	1
Lost days due to work-related injuries		5	4
Work-related fatalities		0	0

Percentage of employees trained		2021	2020
By gender	Male	13%	7%
	Female	22%	22%
By employment level	General staff	3%	4%
	Office staff	39%	23%
	Management	46%	50%
	Senior management	25%	0%
Total		18.9%	12.7%

²⁶ Part-time employees are included to improve data accuracy.

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Average training hours		2021	2020
By gender	Male	0.96	0.31
	Female	1.66	0.36
By employment level	General staff	0.02	0.27
	Office staff	2.33	0.49
	Management	4.09	0.56
	Senior management	3.75	0
Total		1.20	0.44

Total suppliers		2021	2020
By geographical region	Hong Kong	89	134
Total		89	134

Anti-corruption training		2021	2020
Total hours of employees receiving anti-corruption training		4	0
Total hours of directors receiving anti-corruption training		2	0

ESG Reporting Guide Content Index

Aspects	Description	Page	Remark
A1 Emissions			
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	55–64	In the year, the Group was not aware of any material non-compliance with relevant laws and regulations that had a significant impact on the Group.
A1.1	The types of emissions and respective emissions data.	N/A	
A1.2	Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions and intensity.	56–58	
A1.3	Total hazardous waste produced and intensity.	N/A	The Group did not produce any hazardous waste.
A1.4	Total non-hazardous waste produced and intensity.	60–62	
A1.5	Description of emission target(s) set and steps taken to achieve them.	56–58	
A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	60–62	

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Aspects	Description	Page	Remark
A2 Use of Resources			
General Disclosure	Policies on the efficient use of resources, including energy, water and other raw materials.	55–64	
A2.1	Direct and/or indirect energy consumption by type in total and intensity.	56–58	
A2.2	Water consumption in total and intensity.	59	
A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.	56–58	
A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	N/A	The Group did not have any issues sourcing water. However, the Group has been actively engaging employees on water conserving practices.
A2.5	Total packaging material used for finished products and per unit produced.	N/A	The Group did not use any packaging materials for finished products.
A3 The Environment and Natural Resources			
General Disclosure	Policies on minimising the issuer's significant impact on the environment and natural resources.	55–64	
A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	55–64	
A4 Climate Change			
General Disclosure	Policies on identification and mitigation of significant climate-related issues which have impacted, and those which may impact, the issuer.	59	
A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them.	59	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspects	Description	Page	Remark
B1 Employment			
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare.	45–49	During the period, the Group received a labor dispute related to a resigned employee, which has been heard by the court. Apart from meeting compliance requirements, the Group will continue to be considerate of the needs of employees and maintain a healthy and harmonious working environment.
B1.1	Total workforce by gender, employment type, age group and geographical region.	70–71	
B1.2	Employee turnover rate by gender, age group and geographical region.	70–71	
B2 Health and Safety			
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	48	The Group has complied with all local occupational health and safety laws and regulations related to the building management and leasing businesses. In the year, there was no violation regarding any occupational hazards.
B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	48	
B2.2	Lost days due to work injury.	48	
B2.3	Description of occupational health and safety measures adopted, and how they are implemented and monitored.	48	
B3 Development and Training			
General Disclosure	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities.	49	
B3.1	The percentage of employees trained by gender and employee category.	70–71	
B3.2	The average training hours completed per employee by gender and employee category.	70–71	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspects	Description	Page	Remark
B4 Labour Standards			
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour.	48	
B4.1	Description of measures to review employment practices to avoid child and forced labour.	48	
B4.2	Description of steps taken to eliminate such practices when discovered.	48	
B5 Supply Chain Management			
General Disclosure	Policies on managing environmental and social risks of the supply chain.	63	
B5.1	Number of suppliers by geographical region.	63	
B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	63	
B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	63	
B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	63	
B6 Product Responsibility			
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	50–54	The Group has complied with all relevant local laws and regulations relating to the building management and leasing businesses. In the year, there was no material non-compliance with relevant laws and regulations that had a significant impact on the Group.
B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	N/A	The Group did not sell or ship any products.
B6.2	Number of products and service related complaints received and how they are dealt with.	52–53	
B6.3	Description of practices relating to observing and protecting intellectual property rights.	54	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspects	Description	Page	Remark
B6.4	Description of quality assurance process and recall procedures.	52–53	
B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.	54	
B7 Anti-corruption			
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	39	The Group has complied with all relevant local laws and regulations relating to the building management and leasing businesses. In the year, there were no corruption-related violations of any form.
B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	39	
B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	39	
B7.3	Description of anti-corruption training provided to directors and staff.	70–71	
B8 Community Investment			
General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	65–68	
B8.1	Focus areas of contribution.	65–68	
B8.2	Resources contributed to the focus area.	65–68	

REPORT OF THE DIRECTORS

The board (the “Board”) of directors (the “Directors”) of Soundwill Holdings Limited (the “Company”) are pleased to present their report and the audited consolidated financial statements of the Company and its subsidiaries (the “Group”) for the year ended 31 December 2021 (the “Consolidated Financial Statements”).

Business Review

A business review of the Group during 2021 is set out under:

- (1) the Chairman’s Statement on pages 4 to 5;
- (2) the Operations Review and Prospects on pages 8 to 17; and
- (3) the Management Discussion and Analysis on pages 18 to 20.

Principal Activities

The principal activity of the Company is investment holding. The principal activities of the subsidiaries include property development, property leasing and provision of building management services in Hong Kong and property development in the People’s Republic of China (“Mainland China”). Other particulars of the subsidiaries are set out in note 34 to the Consolidated Financial Statements.

Results and Dividend

The results of the Group for the year ended 31 December 2021 and the state of the Group’s and the Company’s affairs as at the date are set out in the Consolidated Financial Statements on pages 184 to 344.

The Board recommends a payment of a final dividend of HK\$0.2 (2020: HK\$0.2) per share and no payment of special dividend (2020: Nil) for the year ended 31 December 2021, subject to the approval of the shareholders at the forthcoming annual general meeting to be held on Thursday, 26 May 2022. The final dividend will be payable on or about Thursday, 16 June 2022 to shareholders whose names appear on the register of members on Thursday, 2 June 2022.

Property, Plant and Equipment

Details of the movements in property, plant and equipment of the Group during the year are set out in note 18 to the Consolidated Financial Statements.

Subsidiaries

Particulars of the Group’s principal subsidiaries are set out in note 34 to the Consolidated Financial Statements.

Borrowings

Particulars of the borrowings of the Group at the reporting date are set out in note 26 to the Consolidated Financial Statements.

Share Capital

Details of the movements in share capital of the Company during the year are set out in note 28 to the Consolidated Financial Statements.

Reserves

Details of the movements in reserves of the Group and the Company during the year are set out in the Consolidated Statement of Changes in Equity on pages 192 to 195 and note 29 to the Consolidated Financial Statements respectively.

Share Option Scheme

Particulars of the share option scheme, share options granted and movement set out in note 42 to the Consolidated Financial Statements.

REPORT OF THE DIRECTORS

Equity-linked Agreement

The Company did not enter into any equity-linked agreement during the financial year ended 31 December 2021.

Major Properties Held/Major Properties Under Development

Particulars of the major properties held by the Group and major properties under development of the Group are set out on pages 85 and 86 respectively.

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 page 87. This summary does not form part of the Consolidated Financial Statements.

Directors

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

Executive Directors:

Madam Foo Kam Chu Grace (*Chairman*)

Ms. Chan Wai Ling

Mr. Chan Hing Tat (appointed on 14 April 2021)

Mr. Tse Wai Hang

Independent Non-executive Directors:

Mr. Chan Kai Nang

Mr. Pao Ping Wing

Mr. Ng Chi Keung

Pursuant to the Bye-Law 87(1) of the bye-law of the Company (the "Bye-Laws"), Mr. Tse Wai Hang, Mr. Chan Kai Nang and Mr. Ng Chi Keung will retire and being eligible, offer themselves for re-election at the forthcoming annual general meeting (the "AGM").

The Company has received from each of the independent non-executive directors an annual confirmation of independence pursuant to rule 3.13 of the Rules Governing the Listing of Securities (the "Listing Rules") of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The Company considers that all the independent non-executive directors are independent.

Directors' Material Interests in Transactions, Arrangements and Contracts

Saved as disclosed in this report and note 36 "Related Party Transactions" to the Consolidated Financial Statements, no transaction, arrangement or contract of significance to the Group's business to which the Company, or any of its subsidiaries, fellow subsidiaries or its parent company was a party and in which a Director of the Company or his/her connected entity had a material interest, whether directly or indirectly were entered into or subsisting during the financial year.

Directors' Service Contracts

Independent non-executive directors of the Company are not appointed for a specific term but are subject to retirement by rotation in accordance with the Bye-Laws.

As at 31 December 2021, no Directors proposed for re-election at the AGM has a service contract with the Company, which is not determinable by the Company within one year without payment of compensation (other than statutory compensation).

REPORT OF THE DIRECTORS

Directors' and Chief Executive's Interests and Short Positions in Shares, Underlying Shares and Debentures of the Company and its Associated Corporations

1. Directors' Interests in the Company

As at 31 December 2021, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the "SFO")) which are required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which he/she is taken or deemed to have taken under such provisions of the SFO); or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO; or (iii) notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") were as follows:

Long positions in the shares and underlying shares:

Name of Director	Capacity	Number of ordinary shares interested	Approximate percentage of the Company's total issued shares
Foo Kam Chu Grace	Beneficial owner and Beneficiary of a trust	210,566,630 ^(Note 1)	74.32%
Chan Wai Ling	Beneficiary of a trust	210,470,028 ^(Note 2)	74.29%
Chan Hing Tat	Beneficiary of a trust	210,470,028 ^(Note 3)	74.29%

Note 1: Madam Foo Kam Chu ("Madam Foo") was deemed to be interested in 210,566,630 shares of the Company in aggregate: (i) 96,602 shares of the Company was personally held by Madam Foo; (ii) 208,084,028 shares of the Company was held by Ko Bee Limited ("Ko Bee"), the entire issued share capital of which was held by a discretionary trust (the "Trust"). Madam Foo is a beneficiary of the Trust; and (iii) 2,386,000 shares of the Company was held by Full Match Limited ("Full Match"), a company wholly-owned by Ko Bee. Both Ko Bee and Full Match are incorporated in the British Virgin Islands with limited liability.

Note 2: Ms. Chan Wai Ling ("Ms. Chan") was deemed to be interested in 210,470,028 shares of the Company. Ms. Chan is a beneficiary of the Trust.

Note 3: Mr. Chan Hing Tat ("Mr. Chan") was deemed to be interest in 210,470,028 shares of the Company. Mr. Chan is a beneficiary of the Trust.

REPORT OF THE DIRECTORS

2. Directors' Interests in Associated Corporations

Name of Director	Name of associated corporations	Capacity	Number and class of shares held	Percentage of shareholding
Foo Kam Chu Grace	Ko Bee Limited	Beneficiary of a trust	1 ordinary share	100% ^(Note 4)
Chan Wai Ling	Ko Bee Limited	Beneficiary of a trust	1 ordinary share	100% ^(Note 4)
Chan Hing Tat	Ko Bee Limited	Beneficiary of a trust	1 ordinary share	100% ^(Note 4)
Foo Kam Chu Grace	Full Match Limited	Interest in controlled corporation and Beneficiary of a trust	1 ordinary share	100% ^(Note 4)
Chan Wai Ling	Full Match Limited	Interest in controlled corporation and Beneficiary of a trust	1 ordinary share	100% ^(Note 4)
Chan Hing Tat	Full Match Limited	Interest in controlled corporation and Beneficiary of a trust	1 ordinary share	100% ^(Note 4)

Note 4: The entire issued share capital of Ko Bee is held by the Trust. The entire issued share capital of Full Match is held by Ko Bee. Madam Foo, Ms. Chan and Mr. Chan are the beneficiaries of the Trust.

Save as disclosed above, as at 31 December 2021, none of the Directors and chief executive of the Company had any interest or short position in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which are required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which he/she is taken or deemed to have taken under such provisions of the SFO); or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO; or (iii) notified to the Company and the Stock Exchange pursuant to the Model Code.

REPORT OF THE DIRECTORS

Substantial Shareholders' Interests and Short Positions in Shares and Underlying Shares of the Company

As at 31 December 2021, the person(s) other than a Director or chief executive of the Company who have interests or short positions of 5% or more in the shares or underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO, was/were as follows:

1. Long Positions in the Shares

Name of shareholder	Capacity	Number of shares	Approximate percentage of shareholding
Century Pine (PTC) Limited	Trustee of a trust	210,470,028 ^(Notes 1&5)	74.29%
Ko Bee Limited	Beneficial owner and Interest of controlled corporation	210,470,028 ^(Notes 1&5)	74.29%

Note 5: Ko Bee is ultimately held under the Trust with Century Pine (PTC) Limited, which incorporated in the British Virgin Islands with limited liability, as trustee for Madam Foo and her family members (including Ms. Chan and Mr. Chan, both executive Director of the Company).

Save as disclosed above, as at 31 December 2021, the Company had not been notified by any person(s) (other than the Directors and chief executive of the Company, whose interests are set out in the section "Directors' and Chief Executive's Interests and Short Positions in Shares, Underlying Shares and Debentures of the Company and its Associated Corporations" above), who had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO.

Directors' Right to Acquire Shares and Debentures

Save as disclosed above at no time during the year ended 31 December 2021 were rights to subscribe for equity or debt securities of the Company granted to any Director or chief executive of the Company or to their spouse or children under 18 years of age as recorded in the register required to be kept under Part XV of the SFO, or were any such rights exercised by them; or was the Company, its holding company, or any of its subsidiaries a party to any arrangement to enable any such persons to acquire any such rights in any other body corporate.

Directors' Interests in Competing Business

During the year, no Director had any interests in any business which competed or were likely to compete, either directly or indirectly, with the Group's business.

REPORT OF THE DIRECTORS

Compliance with the Relevant Laws and Regulations

The Company complies with the requirements under the Companies Law of Bermuda, the Listing Rules and the SFO for, among other things, the disclosure of information and corporate governance.

The Group's subsidiaries are governed by the laws and regulations relating to taxation, foreign exchange, product quality, trademarks, environmental protection, labor and social insurance. Any non-compliance will impose fines or other serious penalty actions against the subsidiaries. We have implemented various measures to ensure compliance with such laws and regulations, including but not limited to consulting our legal adviser and tax professional.

During the year, there was no material breach of or non-compliance with the applicable laws and regulations by the Group that have a significant impact on the Group's business.

Principal Risks and Uncertainties

The Group is exposed to various risks in its businesses and operations. Through internal control systems and procedures, the Company has taken reasonable steps to ensure that significant risks are monitored and do not adversely affect the Group's operations and performances. The relevant risks are managed on an ongoing basis. A non-exhaustive list of principal risks and uncertainties facing the Group is set out below:

1. Market Risk

The Group's revenue is principally derived from Hong Kong. The conditions of the economy as a whole and the property market may have significant impact to the Group's financial results and conditions.

2. Compliance Risk

The Group's operations require compliance with local and overseas laws (including those of Mainland China, Bermuda, Cayman Islands and British Virgin Islands) and regulations, including but not limited to property sale, management and construction as well as companies and securities laws. The Group has constantly monitored its compliance with relevant laws and regulations that have a significant impact on the Group.

3. Construction Risk

The Group also engages in construction business. The Group has to ensure it can timely complete its construction projects under relevant time limits; within cost control and adherence to quality and specifications. Certain factors may adversely affect this operation including shortages of labour, equipment and/or materials; disputes with contractors and subcontractors; unfavourable or adverse weather conditions; accidents and changes in government policies and practices. Occurrence of one or more of these factors may potentially delay completion; result in cost overrun and/or leading to postponement of profit recognition to a subsequent financial year.

REPORT OF THE DIRECTORS

Permitted Indemnity

In accordance with the Bye-Law 166(1) provides that, among other, 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 they or any of them shall or may incur or sustain by or by reason of any act done, concurred in or omitted in or about the execution of their duty, or supposed duty, in their respective offices and related matters provided that the indemnity shall not extend to any matter in respect of any fraud or dishonesty which may attach to any of them.

In this connection, the Company has arranged Directors' and officers' liability insurance coverage for the Directors and officers of the Company during the year.

Connected Transaction

During the year, the Group has not entered into any connected transaction. The Company confirmed that it has complied with the disclosure requirement of a connected transaction in accordance with Chapter 14A of the Listing Rules by publication of an announcement.

Management Contracts

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company or its subsidiaries were entered into or existed during the year.

Major Customers and Suppliers

During the year, approximately 18% (2020: 12%) of the Group's purchases were attributable to the Group's largest supplier and approximately 54% (2020: 25%) of the Group's purchases were attributable to the Group's five largest suppliers.

During the year, approximately 11% (2020: 9%) of the Group's revenue was attributable to the Group's largest customer and approximately 25% (2020: 21%) of the Group's revenue was attributable to the Group's five largest customers.

None of the Directors, their associates or any shareholder of the Company (which to the knowledge of the Directors owns more than 5% of the Company's issued shares) has any interest in the Group's five largest suppliers or customers.

Retirement Benefits Scheme

The Group's Hong Kong employees participate in defined contribution scheme (the "MPF Schemes") registered under the Mandatory Provident Fund Scheme Ordinance (Cap. 485) ("MPFO"). As for the MPF Scheme, contributions are made by both the employers and the employees at the rate of 5% of the employees' basic monthly salaries. The Group also participates in the state-organised pension scheme (the "Scheme") operated by the Government of the Mainland China for its Mainland China employees and contributes a certain percentage of the employees' covered payroll to fund the benefits.

For the year ended 31 December 2021 and the year ended 31 December 2020, there was no forfeiture of retirement benefit scheme contribution (which was made by the Group as employers on behalf of employees who had left the scheme prior to the benefit contribution had fully vested) in the Group. As at 31 December 2021, there was no forfeited contribution under the retirement benefit schemes of the Group available to reduce the contributions payable in future years.

The Group's retirement costs charged to the profit and loss account for the year ended 31 December 2021 were HK\$3,637,000 (2020: HK\$4,090,000).

REPORT OF THE DIRECTORS

Environmental Policies and Performances

The Group remains firmly committed to operating as a socially-responsible company in all of its business operations. In its property development, the Group aims to efficiently use materials and resources. The Group's building management division promotes environmental awareness and takes steps to save energy and ensure efficient use of resources. The Group has formed a task group comprising of staff members from human resources and administration, corporate communications, finance and legal and is in the process of establishing and enhancing its environmental policies, procedures and performances.

The Group's environmental, social and governance report as set out in the section headed "Environmental, Social and Governance Report" on pages 31 to 75 laid out the details of the policies and attainments of the Company on the environmental and social aspects.

Purchase, Sale or Redemption of the Company's Listed Securities

During the year, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities.

Pre-Emptive Rights

There are no provisions for pre-emptive rights under the Bye-Laws or the laws of Bermuda which would oblige the Company to offer new shares on a pro rata basis to existing shareholders.

Sufficiency of Public Float

Based on the information that is publicly available to the Company and within the knowledge of the Directors, it is confirmed that there is sufficient public float of the Company's shares in the market as at the date of this report.

Auditor

Messrs. Deloitte Touche Tohmatsu, Certified Public Accountants ("Deloitte") will retire and a resolution for their re-appointment as auditor of the Company will be proposed to the AGM to re-appoint Deloitte as the auditor of the Company.

Annual General Meeting

The AGM will be held on Thursday, 26 May 2022 and the notice of AGM will be published and dispatched in the manner as required by the Listing Rules.

REPORT OF THE DIRECTORS

Closure of Register of Members

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

- (a) For determining the entitlement to attend and vote at the AGM, the register of members of the Company will be closed from Monday, 23 May 2022 to Thursday, 26 May 2022 (both dates inclusive), during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the AGM, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar in Hong Kong, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Friday, 20 May 2022.
- (b) For determining the entitlement to the proposed final dividend for the year ended 31 December 2021, the register of members of the Company will be closed from Wednesday, 1 June 2022 to Thursday, 2 June 2022 (both dates inclusive), during which period no transfer of shares will be registered. In order to qualify for the final dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar in Hong Kong, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 31 May 2022.

On behalf of the Board

Foo Kam Chu Grace

Chairman

Hong Kong, 24 March 2022

MAJOR PROPERTIES HELD AS AT 31 DECEMBER 2021

Location	Approximate gross floor area (sq ft)	Interest attributable to the Group	Land use	Lease term
Soundwill Plaza 38 Russell Street, Causeway Bay, Hong Kong	245,100	100%	Commercial	Long-term lease
Soundwill Plaza II — Midtown 1–29 Tang Lung Street, Causeway Bay, Hong Kong	218,000	100%	Commercial	Long-term lease
10 Knutsford Terrace 10–11 Knutsford Terrace, Tsim Sha Tsui, Hong Kong	114,000	100%	Commercial	Long-term lease
THE SHARP G/F–2/F, 11–13 Sharp Street East and 1–1A Yiu Wa Street, Causeway Bay, Hong Kong	4,500	100%	Commercial	Long-term lease
Kai Kwong Commercial Building 332–334 Lockhart Road, Wan Chai, Hong Kong	33,000	100%	Commercial	Long-term lease

MAJOR PROPERTIES UNDER DEVELOPMENT

AS AT 31 DECEMBER 2021

Location	Approximate gross floor area (sq ft)	Interest attributable to the Group	Project status	Expected completion date
Jones Hive 8 Jones Street, Tai Hang, Hong Kong	65,300	20.24%	Obtained occupation permit	—
105–113 Ta Chuen Ping Street, Kwai Chung, Hong Kong	190,000	100%	Construction in progress	2H 2023
尚薈海岸(景湖灣)一期(別墅) 高要市金渡鎮世紀大道旁	334,300	100%	Obtained certificate of final acceptance	—
尚薈海岸(景湖灣)二期(74-79棟) 高要市金渡鎮世紀大道旁	692,400	100%	Obtained certificate of final acceptance	—
尚薈海岸(景湖灣)三期(小高層) 高要市金渡鎮世紀大道旁	70,900	100%	Obtained certificate of final acceptance	—
譽名都(山水向日)一期(4/5/6棟) 珠海市斗門區新偉中街68號	227,900	100%	Obtained certificate of final acceptance	—
譽名都(山水向日)二期(2/3棟) 珠海市斗門區新偉中街68號	260,300	100%	Obtained certificate of final acceptance	—
譽名都(山水向日)二期(1/7棟) 珠海市斗門區新偉中街68號	263,400	100%	Obtained certificate of final acceptance	—

FIVE-YEAR FINANCIAL SUMMARY

The following is a summary of the consolidated results and of the consolidated assets and liabilities of Soundwill Holdings Limited and its subsidiaries for the last five financial years, as extracted from the published audited financial statements and restated upon the adoption of the revised/amended Hong Kong Financial Reporting Standards as appropriate. This summary does not form part of the audited consolidated financial statements.

Consolidated Results

	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000	2018 HK\$'000	2017 HK\$'000
Revenue (from continuing and discontinued operations)	568,891	690,290	733,872	980,398	2,224,996
(Loss)/profit before income tax expense	(746,092)	(127,396)	272,364	719,268	1,302,770
Income tax expense	(62,008)	(57,946)	(54,689)	(54,414)	(101,174)
(Loss)/profit for the year	(808,100)	(185,342)	217,675	664,854	1,201,596
(Loss)/profit for the year attributable to owners of the Company	(807,930)	(185,807)	217,782	671,592	1,200,781
Non-controlling interests	(170)	465	(107)	(6,738)	815
	(808,100)	(185,342)	217,675	664,854	1,201,596

Consolidated Assets and Liabilities

	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000	2018 HK\$'000	2017 HK\$'000
Non-current assets	20,005,379	20,807,087	21,375,608	20,680,068	19,717,057
Net current assets	142,669	1,365,213	1,088,643	388,706	284,777
Non-current liabilities	(606,348)	(1,785,319)	(1,858,715)	(612,555)	(107,886)
Non-controlling interests	(16,476)	(16,727)	(14,661)	(15,055)	(35,861)
Equity attributable to owners of the Company	19,525,224	20,370,254	20,590,875	20,441,164	19,858,087
Gearing ratio*	10%	9%	9%	8%	8%

* expressed as a percentage of total borrowing over total equity

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Deloitte.

德勤

TO THE SHAREHOLDERS OF SOUNDWILL HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

致金朝陽集團有限公司列位股東

(於百慕達註冊成立之有限公司)

Opinion

We have audited the consolidated financial statements of Soundwill Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 184 to 344, which comprise the consolidated statement of financial position as at 31 December 2021, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2021, 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 (the "HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for Opinion

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

意見

本核數師(以下簡稱我們)已審計金朝陽集團有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)載列於第184至344頁的綜合財務報表，包括於二零二一年十二月三十一日的綜合財務狀況表與截至該日止年度的綜合損益及其他全面收入表、綜合權益變動表及綜合現金流量表以及綜合財務報表附註，包括主要會計政策概要。

我們認為，該等綜合財務報表已根據香港會計師公會(「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」)真實而公平地反映貴集團於二零二一年十二月三十一日的綜合財務狀況及截至該日止年度的綜合財務表現及綜合現金流量，並已按照香港《公司條例》的披露規定妥為編製。

意見的基礎

我們已根據香港會計師公會頒佈的香港核數準則(「香港核數準則」)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。我們根據香港會計師公會的專業會計師道德守則(「守則」)獨立於貴集團，並根據守則履行我們其他道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的意見提供基礎。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Key Audit Matters

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

Key audit matter**關鍵審計事項****Valuation of investment properties****投資物業估值**

We identified the valuation of investment properties as a key audit matter due to the inherent level of complex and subjective judgements and estimates required in determining the fair values.

The Group's investment property portfolio comprises retail, commercial, industrial and residential properties located in Hong Kong and is stated at fair value of HK\$19,808,515,000, accounting for approximately 89% of the Group's total assets as at 31 December 2021 with a net fair value loss on investment properties of HK\$1,077,458,000 recognised in the consolidated statement of profit or loss and other comprehensive income for the year then ended as disclosed in note 17 to the consolidated financial statements.

我們識別投資物業估值作為關鍵審計事項，原因是釐定公平值本身的複雜程度，並需作出主觀判斷及估計。

貴集團的投資物業組合包括位於香港的零售、商業、工業及住宅物業，乃按公平值港幣19,808,515,000元列賬，佔貴集團於二零二一年十二月三十一日的總資產約89%，投資物業公平值虧損淨額港幣1,077,458,000元已於截至該日止年度的綜合損益及其他全面收入表內確認（見綜合財務報表附註17）。

關鍵審計事項

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

How our audit addressed the key audit matter**我們在審計中處理關鍵審計事項的方式**

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

- Evaluating the competence, capabilities, and objectivity of the Valuer and obtaining an understanding of the Valuer's scope of work and their terms of engagement;
- Evaluating the appropriateness of the Valuer's valuation approaches to assess if they meet the requirements of the HKFRSs and industry norms;

我們對投資物業估值進行的程序包括：

- 評估估值師的權能、能力及客觀性，並了解估值師的工作範圍及委聘條款；
- 評估估值師之估值方式是否適當，以評估其是否符合香港財務報告準則及行業慣例的規定；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Key Audit Matters (Continued)

Key audit matter (Continued)

關鍵審計事項(續)

Valuation of investment properties (Continued)

投資物業估值(續)

The Group's investment properties are measured using the fair value model based on a valuation performed by an independent qualified professional valuer (the "Valuer"). As disclosed in notes 5 and 17 to the consolidated financial statements, in determining the fair values of the Group's completed investment properties, the Valuer has applied income capitalisation method or direct comparison method, as appropriate, for respective properties, which involves, inter-alia, certain estimates, including appropriate capitalisation rates, reversionary rental value and market transactions of comparable properties, as appropriate; whereas, in determining the fair values of the Group's investment properties under re-development, the Valuer has applied residual method which is dependent on the estimated gross development value, estimated cost of development and allowance of profit that duly reflected developer's risk associated with the development.

貴集團的投資物業乃根據獨立合資格專業估值師(「估值師」)進行的估值，採用公平值模式計量。誠如綜合財務報表附註5及17所披露，於釐定 貴集團已落成投資物業之公平值時，估值師已按各物業適用的情況應用收入資本化法或直接比較法，當中涉及(其中包括)適當資本化比率、復歸租值及可比較物業之市場交易(視適用情況而定)之若干估計。於釐定 貴集團之重建投資物業之公平值時，估值師已應用剩餘法，該方法取決於估計發展總值、估計發展成本及妥為反映發展商與發展項目相關之風險的溢利撥備。

關鍵審計事項(續)

How our audit addressed the key audit matter (Continued)

我們在審計中處理關鍵審計事項的方式(續)

- Challenging the reasonableness and appropriateness of valuation models applied based on available market information and our knowledge of the property industry and whether the methodologies are consistent with those used in prior year; and
- Assessing the appropriateness and reasonableness of the key inputs used in the valuations, on a sample basis, based on evidence of comparable market transactions, existing tenancy profiles and other publicly available information of the property industry.
- 根據所得市場資料及我們對物業行業的認識，挑戰所應用估值模型的合理性及適當性，以及有關方法是否與過往年度所用者相符；及
- 根據可比的市場交易的證據、現有租約及房地產業的其他公開可得的資料，以抽樣的方式，評估在估值中所使用的主要數據的恰當性和合理性；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Key Audit Matters (Continued)**Key audit matter (Continued)****關鍵審計事項(續)****Assessment of the net realisable values of properties for sale**
評估待售物業之可變現淨值

We identified the assessment of the net realisable values of the Group's properties for sale (the "PFS") as a key audit matter due to the subjective management judgements and estimates involved in the determination of the net realisable value (the "NRV") of the PFS.

As disclosed in note 19 to the consolidated financial statements, the Group had PFS of HK\$888,704,000 as at 31 December 2021. The Group's assessment of the carrying values of PFS, being the lower of cost and NRV, takes into account the selling price ultimately expected to be realised, the estimated costs to completion of the PFS and costs necessary to make the sale.

The management of the Group determines the estimated selling price of the PFS with reference to prevailing market data on most recent sale transactions of similar properties or market valuation reports available from independent qualified professional valuers, which takes into account the prevailing real estate market conditions.

Based on the management estimation of the NRV of the PFS and after taking into consideration the estimated costs to completion of the PFS and costs necessary to make the sale, no write-down of PFS was considered necessary for the year ended 31 December 2021.

我們識別 貴集團的待售物業(「待售物業」)可變現淨值評估作為關鍵審計事項，原因是釐定待售物業的可變現淨值(「可變現淨值」)時涉及管理層主觀判斷及估計。

誠如綜合財務報表附註19所披露，貴集團於二零二一年十二月三十一日的待售物業為港幣888,704,000元。貴集團評估待售物業的賬面值(即成本及可變現淨值兩者中的較低者)時，會考慮最終預期變現的售價、待售物業的估計完工成本及進行銷售所需的成本。

貴集團管理層釐定待售物業的估計售價時，會參考類似物業的最近銷售交易或獨立合資格專業估值師提供的市場估值報告內的當前市場數據，當中會考慮當前房地產市況。

根據管理層對待售物業可變現淨值作出的估計，並經考慮待售物業的估計完工成本及進行銷售所需的成本後，我們認為於截至二零二一年十二月三十一日止年度毋須撇減待售物業。

關鍵審計事項(續)**How our audit addressed the key audit matter (Continued)****我們在審計中處理關鍵審計事項的方式(續)**

Our procedures in relation to the assessment of the NRV of the PFS included:

- Evaluating the competence, capabilities, and objectivity of the Valuer and obtaining an understanding of the Valuer's scope of work and their terms of engagement;
- Assessing the reasonableness of the estimated selling price of the PFS estimated by the management or independent qualified professional valuers, on a sample basis, by comparing the estimated selling prices to the market prices achieved in the same projects or comparable properties, based on our knowledge of the Group's business and the real estate industry; and
- Assessing the reasonableness of the estimated cost to completion of the PFS estimated by the management, on a sample basis, by comparing it to the Group's development budget and the actual development cost of similar properties recently completed by the Group and by checking the actual cost incurred to date to construction contracts and other relevant documents.

我們評估待售物業的可變現淨值時進行的程序包括：

- 評估估值師的權能、能力及客觀性，並了解估值師的工作範圍及委聘條款；
- 根據我們對 貴集團業務及房地產行業的認識，透過比較估計售價與同一項目或可比較物業所達到的市價，抽樣評估管理層或獨立合資格專業估值師估計的待售物業估計售價是否合理；及
- 透過比較管理層估計的待售物業估計完工成本與 貴集團的發展預算及 貴集團近期落成的類似物業的實際發展成本，以及檢查建築合約及其他相關文件迄今產生的實際成本，抽樣評估管理層估計的待售物業估計完工成本是否合理。

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 the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

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

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

Responsibilities of Directors and Those Charged with Governance for the Consolidated Financial Statements

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

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

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

其他資料

貴公司董事須對其他資料負責。其他資料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資料，我們亦不對該等其他資料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，我們須報告該事實。在這方面，我們沒有任何報告。

董事及管治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之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公平的綜合財務報表，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。

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

管治層負責監督 貴集團的財務報告過程。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with Section 90 of the Bermuda Companies Act, 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 judgement and maintain professional skepticism throughout the audit. We also:

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

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並按照百慕達公司法第90條僅向閣下（作為整體）作出包括我們意見的核數師報告，除此之外別無其他目的。我們概不就本報告之內容，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核數準則進行的審計，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。

在根據香港核數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這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

- 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.

核數師就審計綜合財務報表承擔的責任(續)

- 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相關交易和事項。
- 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、監督與執行。我們為審計意見承擔全部責任。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

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

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

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

The engagement partner on the audit resulting in the independent auditor's report is Chau Chi Ka.

Deloitte Touche Tohmatsu*Certified Public Accountants*

Hong Kong

24 March 2022

核數師就審計綜合財務報表承擔的責任(續)

除其他事項外，我們與管治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。

我們還向管治層提交聲明，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，為消除威脅而採取的行動或相關的防範措施。

從與管治層溝通的事項中，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這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告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之審計項目合夥人為周志嘉。

德勤•關黃陳方會計師行*執業會計師*

香港

二零二二年三月二十四日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收入表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		Notes 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue	收益			
Revenue from goods and services	貨品及服務收益		149,976	211,806
Rental income	租金收入		418,915	478,484
Total revenue	總收益	6	568,891	690,290
Cost of sales	銷售成本		(77,435)	(106,784)
Gross profit	毛利		491,456	583,506
Other income, gains and losses	其他收入、收益及虧損	7	25,234	78,501
Selling expenses	銷售費用		(7,017)	(10,298)
Administrative expenses	行政費用		(155,957)	(154,576)
Gain on disposal of subsidiaries	出售附屬公司之收益	38	1,864	7,778
Net fair value loss on investment properties	投資物業公平值虧損淨額	17	(1,077,458)	(452,999)
Reversal of impairment loss/ (impairment loss) on loan receivables	應收貸款減值虧損撥回/(減值虧損)	38(j)	400	(142,423)
Finance costs	融資成本	9	(24,614)	(36,885)
Loss before income tax expense	除所得稅開支前虧損	10	(746,092)	(127,396)
Income tax expense	所得稅開支	13	(62,008)	(57,946)
Loss for the year	年內虧損		(808,100)	(185,342)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收入表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		Notes 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Other comprehensive income/ (expense), net of tax	其他全面收入／(開支)， 扣除稅項後	14		
<i>Items that will not be reclassified to profit or loss:</i>	<i>以下項目將不會重新分類 到損益：</i>			
Deficit on revaluation of buildings, net of deferred tax	樓宇重估虧損， 扣除遞延稅項後		—	(110)
Change in fair value of financial assets at fair value through other comprehensive income ("FVTOCI")	按公平值計入其他全面 收入(「按公平值計入 其他全面收入」)之財 務資產之公平值變動		559	—
<i>Item that may be reclassified subsequently to profit or loss:</i>	<i>以下項目其後可能重新分 類到損益：</i>			
Exchange gain on translation of foreign operations	換算海外業務之 匯兌收益		18,922	23,559
Other comprehensive income for the year, net of tax	年內其他全面收入， 扣除稅項後		19,481	23,449
Total comprehensive expense for the year	年內總全面開支		(788,619)	(161,893)
(Loss)/profit for the year attributable to:	應佔年內(虧損)／溢 利：			
Owners of the Company	本公司擁有人		(807,930)	(185,807)
Non-controlling interests	非控股權益		(170)	465
			(808,100)	(185,342)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收入表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		Notes 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Total comprehensive (expense)/income for the year attributable to:	應佔年內總全面(開支)/收入：			
Owners of the Company	本公司擁有人		(788,368)	(163,959)
Non-controlling interests	非控股權益		(251)	2,066
			(788,619)	(161,893)
Loss per share for loss attributable to owners of the Company for the year	本公司擁有人應佔年內虧損之每股虧損	16		
Basic	基本		HK\$港幣(2.85)元	HK\$港幣(0.66)元

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 December 2021 於二零二一年十二月三十一日

		Notes 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
ASSETS AND LIABILITIES	資產及負債			
Non-current assets	非流動資產			
Investment properties	投資物業	17	19,808,515	20,626,625
Property, plant and equipment	物業、廠房及設備	18	135,216	151,450
Financial assets at FVTOCI	按公平值計入其他全面收入 之財務資產	21	28,605	—
Deposits paid for acquisition of properties	收購物業之已付訂金		16,491	9,251
Loan receivables	應收貸款	20	16,552	19,761
Total non-current assets	總非流動資產		20,005,379	20,807,087
Current assets	流動資產			
Properties for sale	待售物業	19	888,704	940,144
Trade and other receivables	貿易及其他應收款項	20	151,757	171,168
Financial assets at fair value through profit or loss ("FVTPL")	按公平值計入損益 (「按公平值計入損益」)之 財務資產	21	2,815	63,008
Restricted bank deposits	受限制銀行存款	22	16,110	64,082
Short-term bank deposits	短期銀行存款	22	251,181	425,668
Cash and cash equivalents	現金及現金等價物	22	885,358	601,806
Assets classified as held for sale	分類為待售之資產	37	2,195,925 75,300	2,265,876 63,787
Total current assets	總流動資產		2,271,225	2,329,663
Current liabilities	流動負債			
Trade and other payables	貿易及其他應付款項	23	545,888	619,689
Contract liabilities	合約負債	24	47,186	27,682
Lease liabilities	租賃負債	25	13,729	9,432
Borrowings	借貸	26	1,396,158	180,605
Provision for income tax	所得稅撥備		125,595	127,042
Total current liabilities	總流動負債		2,128,556	964,450
Net current assets	淨流動資產		142,669	1,365,213
Total assets less current liabilities	總資產減流動負債		20,148,048	22,172,300

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 December 2021 於二零二一年十二月三十一日

		Notes 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Non-current liabilities	非流動負債			
Borrowings	借貸	26	475,343	1,671,393
Lease liabilities	租賃負債	25	15,699	7,981
Deferred tax liabilities	遞延稅項負債	27	115,306	105,945
Total non-current liabilities	總非流動負債		606,348	1,785,319
Net assets	淨資產		19,541,700	20,386,981
EQUITY	權益			
Equity attributable to owners of the Company	本公司擁有人應佔權益			
Share capital	股本	28	28,331	28,331
Reserves	儲備	29	19,496,893	20,341,923
Non-controlling interests	非控股權益	35	19,525,224 16,476	20,370,254 16,727
Total equity	權益總額		19,541,700	20,386,981

The consolidated financial statements on pages 184 to 344 are authorised for issue by the board of directors on 24 March 2022 and are signed on behalf by:

第184至344頁之綜合財務報表於二零二二年三月二十四日獲董事會授權刊發，並由以下董事代為簽署：

Foo Kam Chu Grace

傅金珠

Director

董事

Chan Wai Ling

陳慧苓

Director

董事

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
	Notes 附註		
Operating activities	經營業務		
Loss before income tax expense	除所得稅開支前虧損	(746,092)	(127,396)
<i>Adjustments for:</i>	<i>就下列各項作出調整：</i>		
Interest income from financial assets at FVTPL	按公平值計入損益之財務資產之利息收入	(6,586)	(4,602)
Interest income from loan receivables	應收貸款利息收入	(1,058)	(19,389)
Loss on disposal of property, plant and equipment	出售物業、廠房及設備之虧損	65	3
Revaluation deficit on property, plant and equipment	物業、廠房及設備之重估虧損	520	388
Other interest income	其他利息收入	(7,401)	(17,719)
Interest expenses on borrowings	借貸利息支出	23,756	36,417
Interest expenses on lease liabilities	租賃負債利息支出	858	468
Depreciation of right-of-use assets	使用權資產折舊	8,762	6,025
Depreciation of other property, plant and equipment	其他物業、廠房及設備折舊	10,574	11,506
(Reversal of impairment loss)/impairment loss on loan receivables	應收貸款(減值虧損撥回)/減值虧損	(400)	142,423
Reversal of impairment loss on trade receivables, net	貿易應收款項減值虧損撥回淨額	(182)	(501)
Net fair value loss on investment properties	投資物業公平值虧損淨額	1,077,458	452,999
Gain on disposal of subsidiaries	出售附屬公司之收益	(1,864)	(7,778)
Operating profit before working capital changes	營運資金轉變前之經營溢利	358,410	472,844
Decrease/(increase) in trade and other receivables	貿易及其他應收款項減少/(增加)	27,160	(73,838)
Decrease in properties for sale	待售物業減少	60,490	98,224
Decrease/(increase) in restricted bank deposits	受限制銀行存款減少/(增加)	47,972	(20,203)
Decrease in trade and other payables	貿易及其他應付款項減少	(67,094)	(68,744)
Increase/(decrease) in contract liabilities	合約負債增加/(減少)	19,504	(32,404)
Net cash generated from operations	業務所得現金淨額	446,442	375,879
Income tax paid	已付所得稅	(53,124)	(111,214)
<i>Net cash generated from operating activities</i>	<i>經營業務所得現金淨額</i>	393,318	264,665

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		Notes 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Investing activities	投資活動			
Purchase of financial assets at FVTOCI	購買按公平值計入其他全面收入之財務資產		(28,046)	—
Purchases of financial assets at FVTPL	購買按公平值計入損益之財務資產		(383,968)	(244,935)
Proceed from disposal of financial assets at FVTPL	出售按公平值計入損益之財務資產所得款項		445,099	285,842
Placement of short-term bank deposits	存放短期銀行存款		(251,181)	(425,668)
Withdrawal of short-term bank deposits	提取短期銀行存款		425,668	250,000
Repayment from loan receivables	應收貸款還款		1,843	38,343
Additions to property, plant and equipment	增添物業、廠房及設備		(3,397)	(3,674)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項		28	2
Deposits paid for acquisitions of properties	收購物業之已付訂金		(7,240)	100
Payment to acquire and construction of investment properties	收購及建設投資物業之付款		(417,887)	(2,356)
Net cash inflows from disposal of subsidiaries	出售附屬公司之現金流入淨額	38	160,823	279,514
Interest received from financial assets at FVTPL	按公平值計入損益之財務資產之已收利息		6,586	4,602
Interest received from loan receivables	應收貸款已收利息		1,058	1,078
Other interest received	其他已收利息		7,401	17,719
Deposits received on disposal of subsidiaries	出售附屬公司之已收按金		—	9,568
Deposit received on disposal of an investment property	出售投資物業之已收按金		1,500	—
<i>Net cash (used in)/generated from investing activities</i>	<i>投資活動(所用)/所得現金淨額</i>		(41,713)	210,135

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Financing activities	融資活動		
Repayments of bank loans	償還銀行貸款	(680,497)	(692,065)
Bank loans raised	籌集銀行貸款	700,000	600,000
Interest paid on borrowings	已付借貸利息	(23,756)	(36,417)
Interest paid on lease liabilities	已付租賃負債利息	(858)	(468)
Repayment of lease liabilities	償還租賃負債	(10,456)	(5,309)
Final and special dividends paid	已付末期及特別股息	(56,662)	(56,662)
<i>Net cash used in financing activities</i>	<i>融資活動所用現金淨額</i>	(72,229)	(190,921)
Increase in cash and cash equivalents	現金及現金等價物增加	279,376	283,879
Cash and cash equivalents as at 1 January	於一月一日之現金及現金等價物	601,806	307,211
Effect of foreign exchange rate changes, net	匯率變動影響淨額	4,176	10,716
Cash and cash equivalents as at 31 December	於十二月三十一日之現金及現金等價物	885,358	601,806

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		Equity attributable to owners of the Company 本公司擁有人應佔權益		
		Share capital 股本 HK\$'000 港幣千元	Share premium 股份溢價 HK\$'000 港幣千元	Capital redemption reserve 資本贖回 儲備 HK\$'000 港幣千元
As at 1 January 2021	於二零二一年一月一日	28,331	690,811	295
Loss for the year	年內虧損	—	—	—
Other comprehensive income/(expense)	其他全面收入/(開支)			
Item that will not be reclassified to profit or loss:	以下項目將不會重新分類到損益：			
Change in fair value of financial assets at FVTOCI	按公平值計入其他全面收入之財務資產 之公平值變動	—	—	—
Item that may be reclassified subsequently to profit or loss:	以下項目其後可能重新分類到損益：			
Exchange gain on translation of foreign operations	換算海外業務之匯兌收益	—	—	—
Total comprehensive income/(expense) for the year	年內總全面收入/(開支)	—	—	—
Proposed final dividends for 2021 (note 15(a))	建議二零二一年末期股息 (附註15(a))	—	—	—
Final dividend paid for 2020 (note 15(b))	已付二零二零年末期股息 (附註15(b))	—	—	—
As at 31 December 2021	於二零二一年十二月三十一日	28,331	690,811	295

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

Equity attributable to owners of the Company 本公司擁有人應佔權益							
Investment revaluation reserve 投資重估 儲備 HK\$'000 港幣千元	Retained profits 保留溢利 HK\$'000 港幣千元	Exchange reserve 匯兌儲備 HK\$'000 港幣千元	Special reserve 特別儲備 HK\$'000 港幣千元	Proposed final dividends 建議末期 股息 HK\$'000 港幣千元	Total	Non- controlling interests	Total equity
					總計	非控股權益	權益總額
					港幣千元	港幣千元	港幣千元
—	19,610,069	(17,762)	1,848	56,662	20,370,254	16,727	20,386,981
—	(807,930)	—	—	—	(807,930)	(170)	(808,100)
559	—	—	—	—	559	—	559
—	—	19,003	—	—	19,003	(81)	18,922
559	(807,930)	19,003	—	—	(788,368)	(251)	(788,619)
—	(56,662)	—	—	56,662	—	—	—
—	—	—	—	(56,662)	(56,662)	—	(56,662)
559	18,745,477	1,241	1,848	56,662	19,525,224	16,476	19,541,700

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

		Equity attributable to owners of the Company 本公司擁有人應佔權益		
		Share capital 股本 HK\$'000 港幣千元	Share premium 股份溢價 HK\$'000 港幣千元	Capital redemption reserve 資本贖回 儲備 HK\$'000 港幣千元
As at 1 January 2020	於二零二零年一月一日	28,331	690,811	295
(Loss)/profit for the year	年內(虧損)/溢利	—	—	—
Other comprehensive income/(expense)	其他全面收入/(開支)			
Item that will not be reclassified to profit or loss:	以下項目將不會重新分類到損益：			
Deficit on revaluation of buildings, net of deferred tax (note 14)	樓宇重估虧損，扣除遞延稅項後 (附註14)	—	—	—
Item that may be reclassified subsequently to profit or loss:	以下項目其後可能重新分類到損益：			
Exchange gain on translation of foreign operations	換算海外業務之匯兌收益	—	—	—
Total comprehensive (expense)/income for the year	年內總全面(開支)/收入	—	—	—
Proposed final dividends for 2020 (note 15(a))	建議二零二零年末期股息 (附註15(a))	—	—	—
Final dividend paid for 2019 (note 15(b))	已付二零一九年末期股息 (附註15(b))	—	—	—
As at 31 December 2020	於二零二零年十二月三十一日	28,331	690,811	295

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

Asset revaluation reserve 資產重估 儲備 HK\$'000 港幣千元	Equity attributable to owners of the Company 本公司擁有人應佔權益				Proposed final dividends 建議末期 股息 HK\$'000 港幣千元	Total	Non- controlling interests 非控股權益 HK\$'000 港幣千元	Total equity 權益總額 HK\$'000 港幣千元
	Retained profits 保留溢利 HK\$'000 港幣千元	Exchange reserve 匯兌儲備 HK\$'000 港幣千元	Special reserve 特別儲備 HK\$'000 港幣千元					
110	19,852,538	(39,720)	1,848	56,662	20,590,875	14,661	20,605,536	
—	(185,807)	—	—	—	(185,807)	465	(185,342)	
(110)	—	—	—	—	(110)	—	(110)	
—	—	21,958	—	—	21,958	1,601	23,559	
(110)	(185,807)	21,958	—	—	(163,959)	2,066	(161,893)	
—	(56,662)	—	—	56,662	—	—	—	
—	—	—	—	(56,662)	(56,662)	—	(56,662)	
—	19,610,069	(17,762)	1,848	56,662	20,370,254	16,727	20,386,981	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

1. General Information

Soundwill Holdings Limited (the “Company”) is a limited liability company incorporated and domiciled in Bermuda. The address of the Company’s registered office is Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda. The Company’s shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are set out in note 34 to the consolidated financial statements. The Company and its subsidiaries (the “Group”) is principally engaged in property development, property leasing and provision of building management services.

The directors of the Company (the “Directors”) consider the Company’s ultimate holding party to be a discretionary trust (the “Trust”), which Madam Foo Kam Chu Grace, the Chairman of the board of Directors, and her family members (including Ms. Chan Wai Ling, executive director of the Company) are the beneficiaries of the Trust.

2. Application of Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”)

2.1 Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the annual period beginning on or after 1 January 2021 for the preparation of the consolidated financial statements:

Amendments to HKFRS 16	Covid-19-Related Rent Concessions
Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	Interest Rate Benchmark Reform — Phase 2

1. 一般資料

金朝陽集團有限公司(「本公司」)為於百慕達註冊成立與登記之有限公司，本公司註冊辦事處地址為Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda。本公司股份在香港聯合交易所有限公司(「聯交所」)上市。

本公司主要業務為投資控股，其附屬公司之主要業務載於綜合財務報表附註34。本公司及其附屬公司(「本集團」)主要從事物業發展、物業租賃及提供樓宇管理服務。

本公司董事(「董事」)認為本公司之最終控股方為一項全權信託(「該信託」)，而本公司董事會主席傅金珠女士及其家族成員(包括本公司執行董事陳慧苓小姐)為該信託之受益人。

2. 應用經修訂香港財務報告準則(「香港財務報告準則」)

2.1 於本年度強制生效之經修訂香港財務報告準則

於本年度，本集團編製綜合財務報表時首度應用自二零二一年一月一日或之後開始之年度期間強制生效的下列香港會計師公會(「香港會計師公會」)頒佈的經修訂香港財務報告準則：

香港財務報告準則第16號之修訂	二零一九冠狀病毒病相關的租金優惠
香港財務報告準則第9號、香港會計準則第39號、香港財務報告準則第7號、香港財務報告準則第4號及香港財務報告準則第16號之修訂	利率基準改革 — 第二段

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

2. Application of Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (Continued)

2.1 Amendments to HKFRSs that are mandatorily effective for the current year (Continued)

In addition, the Group applied the agenda decisions of the IFRS Interpretations Committee (the “Committee”) of the International Accounting Standards Board issued in June 2021 which clarified the costs an entity should include as “estimated costs necessary to make the sale” when determining the net realisable value of inventories.

Except as described below, the application of the amendments to HKFRSs in the current year has had no material impact on the Group’s financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

Impacts on application of the agenda decision of the Committee – Cost necessary to sell inventories (HKAS 2 “Inventories”)

In June 2021, the Committee, through its agenda decision, clarified the costs an entity should include as “estimated costs necessary to make the sale” when determining the net realisable value of inventories. In particular, whether such costs should be limited to those that are incremental to the sale. The Committee concluded that the estimated costs necessary to make the sale should not be limited to those that are incremental but should also include costs that an entity must incur to sell its inventories including those that are not incremental to a particular sale.

The Group’s accounting policy prior to the Committee’s agenda decision was to determine the net realisable value of inventories taking into consideration incremental costs only. Upon application of the Committee’s agenda decision, the Group changed its accounting policy to determine the net realisable value of properties for sale taking into consideration both incremental costs and other cost necessary to sell inventories (including but not limited to the sales commission expenses). The new accounting policy has been applied retrospectively.

2. 應用經修訂香港財務報告準則 (「香港財務報告準則」)(續)

2.1 於本年度強制生效之經修訂香港財務報告準則(續)

此外，本集團已採用國際會計準則理事會轄下國際財務報告準則詮釋委員會(「委員會」)於二零二一年六月作出之議程決定，當中釐清實體在釐定存貨可變現淨值時應列為「作出銷售必要之估計成本」之成本。

除下文所述外，於本年度應用經修訂香港財務報告準則對本集團本年度及過往年度的財務狀況及表現及／或該等綜合財務報表所載的披露事項並無產生重大影響。

應用委員會議程決定 – 出售存貨之必要成本(香港會計準則第2號「存貨」)之影響

於二零二一年六月，委員會通過其議程決定，釐清實體在釐定存貨可變現淨值時應列為「作出銷售必要之估計成本」之成本，尤其是該等成本是否應限於銷售增量之成本。委員會總結認為，作出銷售必要之估計成本不應限於增量成本，亦應計入實體為出售其存貨而必須產生之成本，包括並非特定銷售增量之成本。

本集團在委員會議程決定前奉行之會計政策，是在釐定存貨可變現淨值時僅計及增量成本。在應用委員會之議程決定後，本集團已變更其會計政策，改為在釐定待售物業之可變現淨值時，同時考慮增量成本及出售存貨必要之其他成本(包括但不限於銷售佣金開支)。新會計政策已追溯應用。

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2. Application of Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (Continued)

2.2 New and amendments to HKFRSs in issue but not yet effective

The application of the Committee’s agenda decision has had no material impact on the Group’s financial positions and performance.

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

HKFRS 17	Insurance Contracts and the related Amendments ³
Amendments to HKFRS 3	Reference to the Conceptual Framework ²
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁴
Amendments to HKFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021 ¹
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to HK Interpretation 5 (2020) ³
Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies ³
Amendments to HKAS 8	Definition of Accounting Estimates ³
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction ³
Amendments to HKAS 16	Property, Plant and Equipment – Proceeds before Intended Use ²
Amendments to HKAS 37	Onerous Contracts – Cost of Fulfilling a Contract ²
Amendments to HKFRSs	Annual Improvements to HKFRSs 2018–2020 ²

2. 應用經修訂香港財務報告準則 (「香港財務報告準則」)(續)

2.2 已頒佈惟尚未生效的新訂及經修訂香港財務報告準則

應用委員會之議程決定並無對本集團之財務狀況及表現造成重大影響。

本集團並無提早應用以下已頒佈但尚未生效的新訂及經修訂香港財務報告準則：

香港財務報告準則第17號	保險合約及相關修訂 ³
香港財務報告準則第3號之修訂	概念性框架之提述 ²
香港財務報告準則第10號及香港會計準則第28號之修訂	投資者與其聯營公司或合營企業之間之資產出售或投入 ⁴
香港財務報告準則第16號之修訂	二零二一年六月三十日後之二零一九冠狀病毒病相關租金優惠 ¹
香港會計準則第1號之修訂	負債分類為流動或非流動及相關香港詮釋第5號的修訂 (二零二零年) ³
香港會計準則第1號及香港財務報告準則實務說明第2號之修訂	會計政策之披露 ³
香港會計準則第8號之修訂	會計估計之定義 ³
香港會計準則第12號之修訂	與單一交易產生之資產及負債相關的遞延稅項 ³
香港會計準則第16號之修訂	物業、廠房及設備 – 擬定用途前之所得款項 ²
香港會計準則第37號之修訂	虧損性合約 – 履行合約之成本 ²
香港財務報告準則之修訂	香港財務報告準則二零一八年至二零二零年之年度改進 ²

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2. Application of Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (Continued)

2.2 New and amendments to HKFRSs in issue but not yet effective (Continued)

- 1 Effective for annual periods beginning on or after 1 April 2021
- 2 Effective for annual periods beginning on or after 1 January 2022
- 3 Effective for annual periods beginning on or after 1 January 2023
- 4 Effective for annual periods beginning on or after a date to be determined

Except for the amendments to HKAS mentioned below, the Directors anticipate that the application of all other new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

Amendments to HKAS 1 and HKFRS Practice Statement 2 “Disclosure of Accounting Policies”

HKAS 1 is amended to replace all instances of the term “significant accounting policies” with “material accounting policy information”. Accounting policy information is material if, when considered together with other information included in an entity’s financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

The amendments also clarify that accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material. If an entity chooses to disclose immaterial accounting policy information, such information must not obscure material accounting policy information.

2. 應用經修訂香港財務報告準則 (「香港財務報告準則」)(續)

2.2 已頒佈惟尚未生效的新訂及經修訂香港財務報告準則(續)

- 1 於二零二一年四月一日或之後開始之年度期間生效
- 2 於二零二二年一月一日或之後開始之年度期間生效
- 3 於二零二三年一月一日或之後開始之年度期間生效
- 4 於待定日期或之後開始之年度期間生效

除下述香港會計準則修訂外，董事預期，應用所有其他新訂及經修訂香港財務報告準則將不會對可見將來的綜合財務報表造成重大影響。

香港會計準則第1號及香港財務報告準則實務說明第2號之修訂「會計政策之披露」

香港會計準則第1號已予修訂，以將「主要會計政策」一詞全部替換為「重大會計政策資料」。倘會計政策資料與實體財務報表所載之其他資料一併考慮時，可合理預期會影響通用財務報表主要用戶基於該等財務報表所作之決定，有關會計政策資料則屬重大。

該等修訂亦釐清，即使有關金額並不重大，會計政策資料亦可能因關聯交易、其他事件或條件之性質而屬重大。然而，並非所有與重大交易、其他事件或條件相關之會計政策資料本身均屬重大。倘實體選擇披露並不重大之會計政策資料，有關資料不得隱瞞重大會計政策資料。

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2. Application of Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (Continued)

2.2 New and amendments to HKFRSs in issue but not yet effective (Continued)

Amendments to HKAS 1 and HKFRS Practice Statement 2 “Disclosure of Accounting Policies” (Continued)

HKFRS Practice Statement 2 Making Materiality Judgements (the “Practice Statement”) is also amended to illustrate how an entity applies the “four-step materiality process” to accounting policy disclosures and to judge whether information about an accounting policy is material to its financial statements. Guidance and examples are added to the Practice Statement.

The application of the amendments is not expected to have significant impact on the financial position or performance of the Group but may affect the disclosures of the Group’s significant accounting policies. The impacts of application, if any, will be disclosed in the Group’s future consolidated financial statements.

Amendments to HKAS 8 “Definition of Accounting Estimates”

The amendments define accounting estimates as “monetary amounts in financial statements that are subject to measurement uncertainty”. An accounting policy may require items in financial statements to be measured in a way that involves measurement uncertainty — that is, the accounting policy may require such items to be measured at monetary amounts that cannot be observed directly and must instead be estimated. In such a case, an entity develops an accounting estimate to achieve the objective set out by the accounting policy. Developing accounting estimates involves the use of judgements or assumptions based on the latest available, reliable information.

In addition, the concept of changes in accounting estimates in HKAS 8 is retained with additional clarifications.

The application of the amendments is not expected to have significant impact on the Group’s consolidated financial statements.

2. 應用經修訂香港財務報告準則 (「香港財務報告準則」)(續)

2.2 已頒佈惟尚未生效的新訂及經修訂香港財務報告準則(續)

香港會計準則第1號及香港財務報告準則實務說明第2號之修訂「會計政策之披露」(續)

香港財務報告準則實務說明第2號作出重要性判斷(「實務說明」)亦有所修訂，以闡明實體如何將「四步重要性程序」應用於會計政策披露及判斷會計政策相關資料對其財務報表而言是否屬重大。實務說明內添加了指引和實例。

應用有關修訂預計不會對本集團之財務狀況或表現造成重大影響，但或會影響本集團主要會計政策之披露。有關應用之影響(如有)將於本集團日後之綜合財務報表中披露。

香港會計準則第8號之修訂「會計估計之定義」

該等修訂將會計估計界定為「存在計量不確定性之財務報表內之貨幣金額」。會計政策可要求以涉及計量不確定性的方式計量財務報表項目，換言之，會計政策可要求有關項目按無法直接觀察得出故而必須估計的貨幣金額計量。在此情況下，實體進行會計估計以達致會計政策所載之目標。進行會計估計涉及根據最近可得之可靠資料運用判斷或假設。

此外，香港會計準則第8號之會計估計變動概念得以保留，並有新增澄清。

應用有關修訂預計不會對本集團綜合財務報表造成重大影響。

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

3. Basis of Preparation

3.1 Statement of Compliance

The consolidated financial statements on pages 184 to 344 have been prepared in accordance with HKFRSs issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") and by the Hong Kong Companies Ordinance.

3.2 Basis of Measurement

The consolidated financial statements have been prepared under the historical cost basis except for certain financial instruments, investment properties and buildings which are measured at fair values or revalued amounts at the end of each reporting period as set out in the accounting policies below.

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

3. 編製基準

3.1 合規聲明

第184至344頁之綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則而編製。就編製綜合財務報表而言，倘有關資料合理預期會影響主要用戶作出的決定，則有關資料被視為重大。此外，綜合財務報表包括香港聯合交易所有限公司證券上市規則（「上市規則」）及香港公司條例所規定之適用披露。

3.2 計量基準

綜合財務報表乃採用歷史成本法編製，惟按下文會計政策所載於各報告期末按公平值或重估金額計量之若干財務工具、投資物業及樓宇除外。

歷史成本一般以交換貨品及服務所給予代價之公平值為基準。

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

3. Basis of Preparation (Continued)

3.2 Basis of Measurement (Continued)

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

A fair value measurement of a non-financial asset takes into account a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. Fair value under HKFRS 13 “Fair value measurement” (“HKFRS 13”) is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

For financial instruments and investment properties which are transacted at fair value and a valuation technique that unobservable inputs is to be used to measure fair value in subsequent periods, the valuation technique is calibrated so that at initial recognition the results of the valuation technique equals the transaction price.

3. 編製基準(續)

3.2 計量基準(續)

公平值為市場參與者於計量日期在有序交易中出售資產將收取或轉讓負債將支付之價格，不論該價格是否直接可觀察或使用另一項估值技術估計。估計資產或負債之公平值時，本集團考慮市場參與者在計量日期為該資產或負債進行定價時將會考慮之資產或負債特徵。在該等綜合財務報表中計量及／或披露之公平值均按此基礎上釐定，惟在香港財務報告準則第2號「股份支付」範圍內之以股份為基礎之支付交易、根據香港財務報告準則第16號「租賃」(「香港財務報告準則第16號」)入賬之租賃交易及與公平值部分類似但並非公平值之計量(如香港會計準則第2號「存貨」中的可變現淨值或香港會計準則第36號「資產減值」中的使用價值)除外。

計量非財務資產之公平值時，會考慮市場參與者透過按其最高及最佳用途使用資產或透過出售將按其最高及最佳用途使用資產之其他市場參與者而產生經濟利益之能力。香港財務報告準則第13號「公平值計量」(「香港財務報告準則第13號」)下之公平值為離場價格，不論該價格是否可直接觀察或使用其他估值技術估計。

對於按公平值及使用不可觀察數據輸入計量其後期間公平值之估值技術而交易之財務工具及投資物業，估值技術於初始確認時會作校準，以使估值技術結果等同交易價格。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

3. Basis of Preparation (Continued)

3.2 Basis of Measurement (Continued)

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

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

The significant accounting policies that have been used in the preparation of these consolidated financial statements are summarised in note 4.

It should be noted that accounting estimates and assumptions are used in preparation of the consolidated financial statements. Although these estimates are based on management's best knowledge and judgement of current events and actions, actual results may ultimately differ from those estimates. 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 5.

3.3 Functional and Presentation Currency

The consolidated financial statements are presented in Hong Kong dollars ("HK\$"), which is the same as the functional currency of the Company.

3. 編製基準(續)

3.2 計量基準(續)

此外，就財務報告而言，公平值計量根據公平值計量之數據輸入可觀察程度及數據輸入對公平值計量之整體重要性分類為第1級、第2級或第3級，載述如下：

- 第1級數據輸入是實體於計量日期可為相同資產或負債在活躍市場取得的報價(未作調整)；
- 第2級數據輸入是就資產或負債直接或間接可觀察之數據輸入(不包括第1級內之報價)；及
- 第3級數據輸入是就資產或負債不可觀察之數據輸入。

編製該等綜合財務報表所採用之主要會計政策在附註4概述。

謹請留意編製綜合財務報表曾運用會計估計及假設。雖然該等估計基於管理層對現時事件及行動之最佳理解及判斷，但實際結果最終或會與有關估計有出入。涉及高度判斷或複雜性之範圍，或假設及估計對綜合財務報表屬重大之範圍在附註5內披露。

3.3 功能及呈列貨幣

綜合財務報表乃以港幣(「港幣」)呈列，而港幣亦為本公司之功能貨幣。

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4. Summary of Significant Accounting Policies

4.1 Basis of Consolidation

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

Control is achieved when the Company:

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

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

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

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

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

4. 主要會計政策概要

4.1 綜合基準

綜合財務報表包括本公司及由本公司及其附屬公司控制之實體之財務報表。

倘本公司達成以下條件，即取得控制權：

- 有權控制被投資方；
- 對其參與被投資方之浮動回報享有承擔或權利；及
- 能運用對被投資方之權力以影響其所得回報。

倘有事實及情況顯示上列三項控制元素中有一項或多項元素有變，本集團則重新評估其是否對被投資方擁有控制權。

當本集團取得附屬公司之控制權時，附屬公司即開始綜合入賬；當本集團失去對附屬公司之控制權時，附屬公司則不再綜合入賬。具體而言，年內所收購或所出售附屬公司之收入及開支，乃自本集團取得控制權當日起至本集團不再控制附屬公司當日止計入綜合損益及其他全面收入表。

損益及各其他全面收入項目乃歸屬於本公司擁有人及非控股權益。附屬公司之總全面收入乃歸屬於本公司擁有人及非控股權益，即使此舉會導致非控股權益出現虧絀結餘亦如是。

必要時會對附屬公司之財務報表作出調整，以使其會計政策符合本集團之會計政策。

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4. Summary of Significant Accounting Policies (Continued)

4.1 Basis of Consolidation (Continued)

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

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

Changes in the Group's interests in existing subsidiaries

When the Group loses control of a subsidiary, the assets and liabilities of that subsidiary and non-controlling interests (if any) are derecognised. A gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the owners of the Company. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs).

4.2 Joint Arrangements

Interests in joint operations

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

4. 主要會計政策概要(續)

4.1 綜合基準(續)

與本集團成員公司之間交易有關之所有集團內公司間資產及負債、權益、收入、開支及現金流量會於綜合賬目時全數對銷。

於附屬公司之非控股權益與本集團於當中之權益分開呈列，指賦予其持有人權利於清盤時按比例分佔相關附屬公司淨資產之現時擁有權權益。

本集團於現有附屬公司之權益變動

倘本集團失去附屬公司之控制權，則取消確認該附屬公司及非控股權益(如有)之資產及負債。收益或虧損會在損益中確認，並按下列兩者之差額計算：(i)所收取代價之公平值與任何保留權益之公平值之總額，與(ii)本公司擁有人應佔該附屬公司之資產(包括商譽)及負債之賬面值。過往就該附屬公司在其他全面收入確認之所有金額，會以猶如本公司已直接出售附屬公司之相關資產或負債之方式入賬(即重新分類至損益或轉撥至適用香港財務報告準則訂明／允許之其他權益類別)。

4.2 合營安排

於合營業務之權益

合營業務屬於合營安排，據此，共同控制有關安排之各方有權享有合營安排之資產，並承擔合營安排之負責責任。共同控制為各方在合約規限下同意分享安排之控制權，僅於就相關活動作出決定時必須經分享控制權之各方一致同意下始存在共同控制。

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4. Summary of Significant Accounting Policies (Continued)

4.2 Joint Arrangements (Continued)

Interests in joint operations (Continued)

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the HKFRSs applicable to the particular assets, liabilities, revenues and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the Group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognised in the consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the Group does not recognise its share of the gains and losses until it resells those assets to a third party.

4.3 Non-current assets held for sale

Non-current assets (and disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset (or disposal group) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset (or disposal group) and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

When the Group is committed to a sale plan involving loss of control of a subsidiary, all of the assets and liabilities of that subsidiary are classified as held for sale when the criteria described above are met, regardless of whether the Group will retain a non-controlling interest in the relevant subsidiary after the sale.

4. 主要會計政策概要(續)

4.2 合營安排(續)

於合營業務之權益(續)

本集團根據適用於個別資產、負債、收益及開支之香港財務報告準則，將其於合營業務之權益相關之資產、負債、收益及開支入賬。

當集團實體與合營業務交易而集團實體為合營營運方(如銷售或貢獻資產)，本集團被視為與合營業務之其他各方交易，則交易產生之盈虧只限於合營業務其他各方權益之部分，方可於綜合財務報表內確認。

當集團實體與合營業務交易而集團實體為合營營運方(如購買資產)，本集團不會確認其分佔之盈虧，直至該等資產轉售予第三方為止。

4.3 待售非流動資產

倘非流動資產及(出售組別)之賬面值將主要透過銷售交易而非持續使用而收回，則分類為待售。僅當資產(或出售組別)在其現況下可以立即出售(僅受制於對該資產(或出售組別)之銷售屬通常及慣常之條款)，並且極有可能出售時，才會被視為滿足此條件。管理層必須致力銷售，預計在分類之日起計一年內，該銷售有資格確認為已完成的銷售。

當本集團致力於涉及失去對附屬公司控制權之銷售計劃時，該附屬公司之所有資產及負債在符合上述準則時分類為待售，而不論本集團會否在銷售後保留其於相關附屬公司之非控股權益。

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4. Summary of Significant Accounting Policies (Continued)

4.3 Non-current assets held for sale (Continued)

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of their previous carrying amount and fair value less costs of disposal, except for financial assets within the scope of HKFRS 9 “Financial Instruments” (“HKFRS 9”) and investment properties which continue to be measured in accordance with the accounting policies as set out in respective sections.

4.4 Investment Properties

Investment properties are properties held to earn rental income and/or for capital appreciation (including properties under construction or held for future development for such purposes).

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Construction costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction.

4. 主要會計政策概要(續)

4.3 待售非流動資產(續)

分類為待售之非流動資產(及出售組別)按其先前賬面值與公平值減出售成本兩者中之較低者計量，惟屬於香港財務報告準則第9號「財務工具」(「香港財務報告準則第9號」)範圍內之財務資產及投資物業則繼續根據各節所載之會計政策計量。

4.4 投資物業

投資物業是指為賺取租金收入及／或資本增值而持有之物業(包括為該等目的之在建或持作未來發展之物業)。

投資物業乃按成本(包括任何直接應佔開支)初步計量。經首次確認後，投資物業按公平值計量，經調整以排除任何預付或應計經營租賃收入。

投資物業公平值變動所產生之收益或虧損於產生期間計入損益。

在建投資物業產生之建設成本予以資本化為在建投資物業之賬面值一部分。

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4. Summary of Significant Accounting Policies (Continued)

4.4 Investment Properties (Continued)

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

4.5 Property, Plant and Equipment

Property, plant and equipment are tangible assets that are held for use in the production or supply of goods or services, or for administrative purposes.

Buildings held for own use are stated at revalued amount, being their fair value at the date of the revaluation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition. To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land is presented as “right-of-use assets” in the consolidated statement of financial position except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

4. 主要會計政策概要(續)

4.4 投資物業(續)

投資物業於出售或當投資物業永久棄置或預期不會自出售獲取任何未來經濟利益時取消確認。取消確認物業時產生之任何盈虧(按淨出售所得款項及物業賬面值之差額計算)於取消確認物業期間納入損益。

4.5 物業、廠房及設備

物業、廠房及設備為持有以供生產或供應商品或服務，或作行政用途的有形資產。

持作自用之樓宇按重估金額列賬，即其於重估日期之公平值減任何其後累計折舊及其後累計減值虧損。

當本集團就於物業的擁有權權益(包括租賃土地及樓宇部分)付款時，全部代價於租賃土地及樓宇部分之間按初始確認時的相對公平值的比例分配。在相關付款可作可靠分配的情況下，租賃土地權益於綜合財務狀況表中呈列為「使用權資產」，惟按公平值模式分類及入賬為投資物業者除外。當代價無法在相關租賃土地的非租賃樓宇部分及未分割權益之間可靠分配時，整項物業分類為物業、廠房及設備。

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4. Summary of Significant Accounting Policies (Continued)

4.5 Property, Plant and Equipment (Continued)

Any revaluation increase arising from revaluation of property, plant and equipment is recognised in other comprehensive income and accumulated in asset revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognise in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously charged. A decrease in net carrying amount arising on revaluation of property, plant and equipment is recognised in profit or loss to the extent that it exceeds the balance, if any, on the asset revaluation reserve relating to a previous revaluation of that asset. On the subsequent sale or retirement of a revalued asset, the attributable revaluation surplus is transferred to retained profits.

Other items of property, plant and equipment, are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and any accumulated impairment losses, if any.

The cost of property, plant and equipment includes its purchase price and the costs directly attributable to the acquisition of the items. Costs include any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management and, for qualifying assets, borrowing and capitalised in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use. Subsequent costs are included in the asset's carrying amount 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 the item can be measured reliably. All other costs, such as repairs and maintenance are recognised as an expense in profit or loss during the financial period in which they are incurred.

4. 主要會計政策概要(續)

4.5 物業、廠房及設備(續)

重估物業、廠房及設備產生的任何重估增值會於其他全面收入確認及於資產重估儲備中累計，惟撥回同一資產先前已於損益中確認之重估減值情況則除外，在此情況下，有關增值計入損益內，惟以先前列支之減值為限。重估物業、廠房及設備產生之賬面淨值減少會於損益內確認，惟以其超出該資產先前所作重估之相關資產重估儲備之餘額(如有)為限。其後出售或報廢已重估資產時，應佔重估盈餘轉撥至保留溢利。

其他物業、廠房及設備項目乃按成本減其後累計折舊及任何累計減值虧損於綜合財務狀況表列賬(如有)。

物業、廠房及設備之成本包括其購買價及收購項目直接應佔成本。成本包括使資產達到能夠按照管理層擬定的方式開展經營所必要的位置及條件而直接產生的任何成本，以及(就合資格資產而言)按本集團會計政策予以資本化的借貸成本。該等資產按與其他物業資產相同的基準，於該等資產可投入作擬定用途時開始計提折舊。其後成本計入資產之賬面值或於適當時確認為獨立資產，惟前提為有關該項目之未來經濟利益很可能流入本集團及該項目之成本能可靠計算。所有其他成本(如維修及保養)在其產生之財政期間內於損益中確認為開支。

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4. Summary of Significant Accounting Policies (Continued)

4.5 Property, Plant and Equipment (Continued)

Depreciation is recognised so as to write off the cost or valuation of property, plant and equipment less their residual values over their estimated useful lives, using the straight-line method.

The estimated useful lives, residual values and depreciation methods are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An asset is written down immediately to its recoverable amount if its carrying amount is higher than the asset's estimated recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on disposal or retirement of an item of property, plant and equipment is determined as the difference between the sale proceeds and the carrying amount of the asset and is recognised in profit or loss.

4. 主要會計政策概要(續)

4.5 物業、廠房及設備(續)

折舊按物業、廠房及設備之估計可用期採用直線法確認以撇銷其成本或估值減剩餘價值。

估計可用期、剩餘價值及折舊方法須於各報告期末進行檢討，而任何估計變動之影響會按未來基準入賬。

倘資產之賬面值高於其估計可收回金額，則資產即時撇減至其可收回金額。

物業、廠房及設備項目會在出售時或預期不會因繼續使用資產而產生未來經濟利益時取消確認。物業、廠房及設備項目的出售或廢棄之任何盈虧釐定為出售所得款項與資產賬面值之差額，在損益中確認。

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4. Summary of Significant Accounting Policies (Continued)

4.6 Impairment of Other Non-Financial Assets

At the end of the reporting period, the Group reviews the carrying amounts of the non-financial assets to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss, if any.

The recoverable amount of non-financial assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash-generating unit or group of cash-generating units.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

4. 主要會計政策概要(續)

4.6 其他非財務資產減值

於報告期末，本集團審閱非財務資產之賬面值，以釐定有否任何跡象顯示該等資產已出現減值虧損。如有任何該等跡象，則估計有關資產之可收回金額，以釐定減值虧損(如有)之程度。

非財務資產之可收回金額會個別估計。倘無法個別估計可收回金額，本集團則估計資產所屬現金產生單位之可收回金額。

於進行現金產生單位的減值測試時，倘能建立合理一致的分配基準，企業資產會獲分配至相關現金產生單位，否則會按可建立的合理且一致的分配基準分配至最小的現金產生單位組別。可收回金額按企業資產所屬現金產生單位或現金產生單位組別釐定，並與相關現金產生單位或現金產生單位組別的賬面值作比較。

可收回金額為公平值減出售成本與使用價值兩者中之較高者。評估使用價值時，會使用可反映市場當前對貨幣時間價值及未調整未來現金流量估計之資產(或現金產生單位)之特有風險所作評估之稅前折現率，將估計未來現金流量折現至其現值。

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4. Summary of Significant Accounting Policies (Continued)

4.6 Impairment of Other Non-Financial Assets (Continued)

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units.

An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount under another standard, in which case the impairment loss is treated as a revaluation decrease under that standard.

4. 主要會計政策概要(續)

4.6 其他非財務資產減值(續)

倘估計資產(或現金產生單位)之可收回金額少於其賬面值，則資產(或現金產生單位)之賬面值將調減至其可收回金額。就未能按合理一致基準分配至現金產生單位的企業資產或一部分企業資產而言，本集團會將一組現金產生單位的賬面值(包括分配至該現金產生單位組別的企業資產或一部分企業資產的賬面值)與該組現金產生單位的可收回金額作比較。分配減值虧損時，減值虧損首先分配以調減任何商譽(倘適用)之賬面值，然後按比例根據該單位或現金產生單位組別各資產之賬面值分配至其他資產。資產賬面值不得減少至低於其公平值減出售成本(如可計量)、其使用價值(如可釐定)及零之中的最高者。原應分配至該資產之減值虧損金額會按比例分配至該單位或現金產生單位組別之其他資產。

減值虧損即時於損益中確認，除非有關資產根據其他準則按重估金額列賬，則在該情況下，減值虧損乃根據該準則作為重估減值處理。

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4. Summary of Significant Accounting Policies (Continued)

4.6 Impairment of Other Non-Financial Assets (Continued)

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount under another standard, in which case the reversal of the impairment loss is treated as a revaluation increase under that standard.

4.7 Leases

Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified on or after the date of initial application of HKFRS 16 or arising from business combinations, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

As a practical expedient, leases with similar characteristics are accounted on a portfolio basis when the Group reasonably expects that the effects on the consolidated financial statements would not differ materially from individual leases within the portfolio.

4. 主要會計政策概要(續)

4.6 其他非財務資產減值(續)

倘減值虧損其後撥回，該資產(或現金產生單位或一組現金產生單位)之賬面值增加至其可收回金額之修訂估計，惟所增加之賬面值不得超過該資產(或現金產生單位或一組現金產生單位)於過往年度並無確認減值虧損時原應釐定之賬面值。減值虧損撥回即時於損益確認，除非相關資產根據另一項準則按重估金額列賬，在此情況下，減值虧損撥回則按該準則視作重估增值處理。

4.7 租賃

租賃之定義

凡於一段時期內將控制已識別資產用途之權利出讓以換取代價之合約，均屬於或包括一項租賃。

對於初步應用香港財務報告準則第16號當日或之後訂立或修訂或業務合併產生之合約，本集團會於訂立、修訂或收購日期(倘適用)根據香港財務報告準則第16號下之定義評估合約是否屬於或包含租賃。除非合約之條款及條件其後有所改動，否則不會重新評估有關合約。

作為實際權宜情況，當本集團合理預期對綜合財務報表之影響不會與組合內之個別租賃出現重大差異時，具有類似特點之租賃則會按組合基準入賬。

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4. Summary of Significant Accounting Policies (Continued)

4.7 Leases (Continued)

The Group as a lessee

Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

The Group applies practical expedient not to separate non-lease components from lease component, and instead account for the lease component and any associated non-lease components as a single lease component.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to leases of car parks and office premises that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the recognition exemption for lease of low-value assets. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and

4. 主要會計政策概要(續)

4.7 租賃(續)

本集團作為承租人

將代價分配至合約組成部分

對於包含一個租賃組成部分以及一個或以上額外租賃或非租賃組成部分的合約，本集團根據租賃組成部分之相對獨立價格及非租賃組成部分之獨立價格總額，將合約代價分配至各租賃組成部分。

本集團應用可行權宜方法不將非租賃組成部分與租賃組成部分分開，而是將租賃組成部分及任何相關非租賃組成部分作為單一租賃組成部分入賬。

短期租賃及低價值資產租賃

本集團對租期由開始日期起計12個月或以下且不含購買選擇權的停車位及辦公室物業，應用短期租賃確認豁免。本集團亦對低價值資產租賃應用確認豁免。短期租賃及低價值資產租賃之租賃付款在租期內按直線法確認為開支。

使用權資產

使用權資產之成本包括：

- 租賃負債之初始計量金額；
- 於開始日期或之前作出的任何租賃付款減任何已收租賃優惠；
- 本集團產生之任何初始直接成本；及

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4. Summary of Significant Accounting Policies (Continued)

4.7 Leases (Continued)

The Group as a lessee (Continued)

Right-of-use assets (Continued)

- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

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

Refundable rental deposits

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

Lease liabilities

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

4. 主要會計政策概要(續)

4.7 租賃(續)

本集團作為承租人(續)

使用權資產(續)

- 本集團拆除及移除相關資產、修復相關資產位處之地盤或將相關資產修復至租賃條款及條件所要求之狀況將予產生之成本估計。

使用權資產按成本減去任何累計折舊及減值虧損計量，並就租賃負債的任何重新計量作出調整。

本集團合理確定可於租期結束時取得相關租賃資產擁有權之使用權資產，乃由開始日期起至可用期完結止計提折舊。否則，使用權資產會按其估計可用期及租期兩者中之較短者，以直線法計提折舊。

本集團將使用權資產列入「物業、廠房及設備」，即呈列相應相關資產(倘擁有)之同一項目。

可退還租金按金

已付可退還租金按金乃根據香港財務報告準則第9號入賬，初步按公平值計量。於初始確認時作出之公平值調整，視為額外租賃付款，並計入使用權資產成本。

租賃負債

本集團於租賃開始日期，按該日尚未支付之租賃付款現值確認及計量租賃負債。計算租賃付款現值時，倘無法輕易確定租賃隱含之利率，本集團則使用於租賃開始日期之增量借貸利率。

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4. Summary of Significant Accounting Policies (Continued)

4.7 Leases (Continued)

The Group as a lessee (Continued)

Lease liabilities (Continued)

The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

Lease modifications

The Group accounts for a lease modification as a separate lease if:

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

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

4. 主要會計政策概要(續)

4.7 租賃(續)

本集團作為承租人(續)

租賃負債(續)

租賃付款包括固定付款(包括實質固定付款)減任何應收租賃優惠。

在開始日期後，租賃負債會按利息增值及租賃付款予以調整。

倘租期有變或對行使購買選擇權之評估有變(在此情況下，則於重估日期使用經修訂折現率折現經修訂之租賃付款，以重新計量相關租賃負債)，本集團會重新計量租賃負債(並對相關使用權資產作出相應調整)。

本集團在綜合財務狀況表中將租賃負債作為單獨的項目呈列。

租賃修訂

本集團會在以下情況將租賃修訂入賬作為獨立租賃：

- 有關修訂加入了一項或多項相關資產之使用權，令租賃範圍擴大；及
- 租賃代價增加，增加金額相當於擴大範圍對應之獨立價格，加上按照特定合約情況對該獨立價格作出之任何適當調整。

對於非入賬為獨立租賃之租賃修訂，本集團會使用於修訂生效日期之經修訂折現率折現經修訂之租賃付款，以按照經修訂租賃之租期重新計量租賃負債(減去任何應收租賃優惠)。

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4. Summary of Significant Accounting Policies (Continued)

4.7 Leases (Continued)

The Group as a lessee (Continued)

Lease modifications (Continued)

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

The Group as a lessor

Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

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

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

Allocation of consideration to components of a contract

When a contract includes both leases and non-lease components, the Group applies HKFRS 15 "Revenue from Contracts with Customers" ("HKFRS 15") to allocate consideration in a contract to lease and non-lease components. Non-lease components are separated from lease component on the basis of their relative stand-alone selling prices.

4. 主要會計政策概要(續)

4.7 租賃(續)

本集團作為承租人(續)

租賃修訂(續)

本集團通過對相關使用權資產進行相應調整，以對租賃負債進行重新計量。當經修訂合約包含租賃組成部分以及一個或多個額外租賃或非租賃組成部分時，本集團根據租賃組成部分的相對獨立價格及非租賃組成部分的總獨立價格，將經修訂合約中的代價分配至每個租賃組成部分。

本集團作為出租人

租賃的分類及計量

本集團作為出租人的租賃分類為融資租賃或經營租賃。當租賃的條款實質上將與相關資產所有權相關的所有風險及報酬轉讓給承租人時，該項合約被歸類為融資租賃。所有其他租賃應歸類為經營租賃。

經營租賃的租金收入在相關租賃期限內按照直線法於損益確認。磋商及安排經營租賃時產生的初始直接成本計入租賃資產的賬面值，有關成本於租賃期內按直線法確認為開支，惟按公平值模式下計量的投資物業除外。

本集團日常業務過程產生之租金收入乃呈列為收益。

將代價分配至合約的組成部分

當合約同時包含租賃及非租賃組成部分時，本集團會採用香港財務報告準則第15號「客戶合約的收入」(「香港財務報告準則第15號」)，將合約的代價分配至租賃及非租賃組成部分。非租賃組成部分將根據其相對獨立銷售價格與租賃組成部分分開。

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4. Summary of Significant Accounting Policies (Continued)

4.7 Leases (Continued)

The Group as a lessor (Continued)

Refundable rental deposits

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

Lease modification

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

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

4.8 Financial Instruments

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

4. 主要會計政策概要(續)

4.7 租賃(續)

本集團作為出租人(續)

可退還租金按金

已收的可退還租金按金根據香港財務報告準則第9號進行核算，並且按公平值進行初始計量。初始確認時的公平值調整視為承租人的額外租賃付款。

租賃修訂

不屬於原始條款和條件的租約代價變更將作為租賃修訂處理，包括通過寬免或減少租金提供的租賃優惠。

由修訂生效日期起，本集團將經營租賃的修訂列作新租賃入賬，當中將與原有租賃相關的任何預付或應計租賃款項，視作新租賃的部分租賃款項。

4.8 財務工具

財務資產及財務負債乃在集團實體成為工具合約條文之訂約方時確認。所有按一般方式買賣之財務資產乃按交易日基準確認及取消確認。按一般方式買賣指規定於按市場規則或慣例設定之時限內交付資產之財務資產買賣。

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

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

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

4.8.1 Financial assets

Classification and subsequent measurement of financial assets

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

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

4. 主要會計政策概要(續)

4.8 財務工具(續)

財務資產及財務負債初步按公值計量，惟由客戶合約產生之貿易應收款項則根據香港財務報告準則第15號初步計量。因收購或發行財務資產及財務負債(不包括按公平值計入損益之財務資產或財務負債)而直接產生之交易成本，於初步確認時於該等財務資產或財務負債之公平值中計入或扣除(視適用情況而定)。因收購按公平值計入損益之財務資產或財務負債而直接產生之交易成本，乃即時於損益確認。

實際利率法為計算財務資產或財務負債攤銷成本及於有關期間內分配利息收入及利息開支之方法。實際利率為於財務資產或財務負債之預計年期或(如適當)較短期間內，將估計未來現金收入或付款準確貼現至初步確認時之賬面淨值之利率(包括構成實際利率組成部分之所有已付或已收費用及點子、交易成本及其他溢價或折讓)。

4.8.1 財務資產

財務資產之分類及其後計量

符合以下條件之財務資產其後按攤銷成本計量：

- 財務資產在以收回合約現金流量為目的之業務模式下持有；及
- 合約條款於特定日期產生完全用作支付本金及未償還本金利息之現金流量。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

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

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

All other financial assets are subsequently measured at FVTPL, except that at the initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income (“OCI”) if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 “Business Combinations” applies.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之分類及其後計量(續)

符合以下條件之財務資產其後按公平值計入其他全面收入計量：

- 財務資產在透過出售及收回合約現金流量達到目的之業務模式下持有；及
- 合約條款於特定日期產生完全用作支付本金及未償還本金利息之現金流量。

所有其他財務資產其後按公平值計入損益計量，惟於初步確認財務資產日期，倘該股本投資既非持作買賣亦非收購方在香港財務報告準則第3號「業務合併」適用之業務合併中確認之或然代價，本集團則可不可撤回地選擇於其他全面收入（「其他全面收入」）呈列股本投資公平值之其後變動。

另外，本集團可不可撤回地將須按攤銷成本或按公平值計入其他全面收入計量之財務資產指定為按公平值計入損益計量，前提是此方法可消除或大幅減少會計錯配。

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Amortised cost and interest income

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

Equity instruments designated as at FVTOCI

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

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the other income, gains and losses line item in profit or loss.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

攤銷成本及利息收入

就其後按攤銷成本計量之財務資產而言，利息收入乃採用實際利率法確認。利息收入乃於財務資產之賬面總值應用實際利率計量，惟其後出現信貸減值之財務資產除外(見下文)。就其後出現信貸減值之財務資產而言，利息收入乃自下一報告期起對財務資產之攤銷成本應用實際利率確認。倘出現信貸減值之財務工具之信貸風險有所改善，以致財務資產不再出現信貸減值，則自確定資產不再出現信貸減值後之報告期開始起，對財務資產之賬面總值應用實際利率確認利息收入。

指定按公平值計入其他全面收入之權益工具

按公平值計入其他全面收入之權益工具投資其後按公平值計量，公平值變動產生之收益及虧損於其他全面收入確認，並於投資重估儲備累計，無須進行減值評估。累計收益或虧損將不會重新分類至出售股本投資之損益，並會轉撥至保留溢利。

來自該等權益工具投資之股息在本集團收取股息之權利確立時於損益確認，但如有關股息明顯為收回投資之部分成本則屬例外。股息計入損益內之其他收入、收益及虧損一項。

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綜合財務報表附註

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Financial assets at FVTPL

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

Financial assets at FVTPL are measured at fair value at the end of the reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial asset and is included in the “other income, gains and losses” line item.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

按公平值計入損益之財務資產倘財務資產不符合按攤銷成本計量或按公平值計入其他全面收入或指定為按公平值計入其他全面收入之準則，則按公平值計入損益計量。

按公平值計入損益之財務資產於報告期末按公平值計量，並在損益中確認任何公平值收益或虧損。於損益確認之盈虧淨額不包括財務資產所賺取之任何股息或利息，並計入「其他收入、收益及虧損」項目。

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets

The Group performs impairment assessment under expected credit loss (“ECL”) model on financial assets (including trade and other receivables, loan receivables, restricted bank deposits, short-term bank deposits and cash and cash equivalents) and financial guarantee contracts which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

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

The Group always recognises lifetime ECL for trade receivables. The ECL on these assets are assessed individually for each debtor.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值

本集團根據預期信貸虧損(「預期信貸虧損」)模式就根據香港財務報告準則第9號須減值評估之財務資產(包括貿易及其他應收款項、應收貸款、受限制銀行存款、短期銀行存款以及現金及現金等價物)及財務擔保合約作出減值評估。預期信貸虧損金額乃於各報告日期更新，以反映信貸風險自初步確認以來之變動。

使用期預期信貸虧損即指於相關工具之預期年期內因所有可能之違約事件而產生之預期信貸虧損。相反，12個月預期信貸虧損指於報告日期後12個月內可能發生之違約事件預計產生之部分使用期預期信貸虧損。評估乃根據本集團過往之信貸虧損經驗進行，再就債務人之具體因素、整體經濟狀況以及對於報告日期之當前狀況和未來狀況預測所作之評估而作出調整。

本集團一直就貿易應收款項確認使用期預期信貸虧損。該等資產之預期信貸虧損會就各債務人個別進行評估。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

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

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

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

就所有其他工具而言，本集團會計量相等於12個月預期信貸虧損之虧損撥備，除非信貸風險自初步確認以來顯著增加，本集團則確認使用期預期信貸虧損。評估應否確認使用期預期信貸虧損，乃根據自初步確認以來發生之違約可能性或風險是否顯著增加而定。

- (i) 信貸風險顯著增加
在評估信貸風險是否自初步確認以來顯著增加時，本集團會比較於報告日期財務工具發生違約事件的風險與於初步確認日期財務工具發生違約事件的風險。在作出此評估時，本集團會同時考慮合理可靠的定量及定性資料，包括過往經驗及無需付出不必要成本或努力而可取得的前瞻性資料。

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綜合財務報表附註

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

- (i) Significant increase in credit risk (Continued)
- In particular, the following information is taken into account when assessing whether credit risk has increased significantly:
- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
 - significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
 - existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
 - an actual or expected significant deterioration in the operating results of the debtor; or
 - an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (i) 信貸風險顯著增加(續)
- 尤其是，評估信貸風險是否顯著增加時會考慮以下資料：
- 財務工具之外部(如有)或內部信貸評級實際或預期會出現重大惡化；
 - 信貸風險之外部市場指標出現重大惡化，例如信貸息差顯著增加、債務人之信貸違約掉期價格；
 - 業務、財務或經濟狀況之現有或預測不利變動，而預期會導致債務人履行其債務責任之能力大減；
 - 債務人之經營業績實際或預期會顯著轉壞；或
 - 債務人之監管、經濟或技術環境實際或預期會出現重大不利變動，而導致債務人履行其債務責任之能力大減。

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

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

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the reporting date. A debt instrument is determined to have low credit risk if i) it has a low risk of default, ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of “investment grade” as per globally understood definitions.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (i) 信貸風險顯著增加(續)
不論上述評估結果如何，本集團假設倘合約付款逾期超過30日，則信貸風險自初步確認以來已顯著增加，除非本集團有合理可靠之資料證明信貸風險並無顯著增加，則作別論。

儘管上文所述，倘債務工具於報告日期獲釐定為低信貸風險，本集團則假設該債務工具之信貸風險自初步確認以來並無顯著增加。倘i)債務工具之違約風險偏低；ii)借款人有強大能力於近期內履行其合約現金流量責任；及iii)長期之經濟及業務狀況不利變動可能但不一定會削減借款人履行其合約現金流量責任之能力，該債務工具則釐定為低信貸風險。倘按全球通用定義債務工具之內部或外部信貸評級為「投資級別」，本集團則視該債務工具為低信貸風險。

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

- (i) Significant increase in credit risk (Continued)
For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of a financial guarantee contract, the Group considers the changes in the risk that the specified debtor will default on the contract.

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

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (i) 信貸風險顯著增加(續)
就財務擔保合約而言，本集團成為不可撤銷承擔一方之日被視為就減值評估進行初始確認之日。在評估信貸風險自財務擔保合約初步確認以來是否有顯著增加時，本集團會考慮特定債務人違反合約之風險變動。

本集團定期監察用以識別信貸風險是否顯著增加之準則之成效，並會在適用情況下加以修訂，以確保有關準則能夠在有關金額逾期前識別信貸風險是否有顯著增加。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

- (ii) Definition of default
The Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.
- (iii) Credit-impaired financial assets
A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:
 - (a) significant financial difficulty of the issuer or the borrower;
 - (b) a breach of contract, such as a default or past due event;

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (ii) 違約之定義
本集團認為，當財務資產逾期超過90日，即已發生違約，除非本集團有合理可靠之資料證明有更滯後的違約準則更為合適，則作別論。
- (iii) 信貸減值之財務資產
當發生對財務資產之估計未來現金流量構成不利影響之一項或多項事件，該財務資產即出現信貸減值。財務資產出現信貸減值之證據包括有關以下事件之可觀察數據：
 - (a) 發行人或借款人出現重大財務困難；
 - (b) 違約，例如拖欠或逾期事件；

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

- (iii) Credit-impaired financial assets (Continued)
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.
- (iv) Write-off policy
The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over two years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (iii) 信貸減值之財務資產(續)
- (c) 借款人之放款人基於與借款人財務困難有關之經濟或合約理由，向借款人授出放款人在其他情況下不會考慮之特許；
- (d) 借款人可能破產或進行其他財務重組；或
- (e) 該財務資產之活躍市場因財務困難而消失。
- (iv) 撇銷政策
倘有資料顯示對手方陷入嚴重財務困難且無實際可收回之期望(如對手方已進行清盤或進入破產程序)，或貿易應收款項已逾期超過兩年(以較早發生者為準)，本集團則撇銷財務資產。經考慮法律意見(如適用)後，已撇銷之財務資產仍可能受制於本集團收回程序下之執法活動。撇銷構成取消確認事件。其後的任何收回均在損益確認。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

(v) Measurement and recognition of ECL

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

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

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the ECL is the present value of the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

(v) 預期信貸虧損之計量及確認

預期信貸虧損之計量為違約概率、違約虧損率(即違約時虧損大小)及違約時風險敞口之函數。違約概率及違約虧損率之評估乃基於歷史數據及前瞻性資料而作出。預期信貸虧損之估計反映無偏頗的概率加權金額，此乃以發生違約之相關風險作為權重而釐定。

一般而言，預期信貸虧損為根據合約應付本集團之所有合約現金流量與本集團預期收取之現金流量之間的差額(按初步確認時釐定之實際利率貼現)。就應收租賃而言，用於釐定預期信貸虧損之現金流量與根據香港財務報告準則第16號計量應收租賃所用之現金流量貫徹一致。

就財務擔保合約而言，根據擔保工具條款，本集團僅須於債務人違約時作出付款，故預期信貸虧損為補償持有人所產生信貸虧損之預計付款減去本集團預計自持有人、債務人或任何其他方收取之任何金額之現值。

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

- (v) Measurement and recognition of ECL (Continued)

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

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

For financial guarantee contracts, the loss allowances are recognised at the higher of the amount of the loss allowance determined in accordance with HKFRS 9; and the amount initially recognised less, where appropriate, cumulative amount of income recognised over the guarantee period.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (v) 預期信貸虧損之計量及確認(續)

就無法釐定實際利率之財務擔保合約之預期信貸虧損而言，本集團會運用反映市場當前對貨幣時間價值及現金流量之特有風險所作評估之折現率，但僅適用於並以透過調整折現率(而非調整遭折現之現金短欠)計及風險為限。

利息收入按財務資產的賬面總值計算，除非財務資產已發生信貸減值，在此情況下利息收入則按財務資產的攤銷成本計算。

就財務擔保合約而言，會按根據香港財務報告準則第9號釐定之虧損撥備金額，與初步確認金額減(如適用)擔保期內確認之累計收入金額兩者中之較高者確認虧損撥備。

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Impairment of financial assets (Continued)

- (v) Measurement and recognition of ECL (Continued)

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

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

財務資產之減值(續)

- (v) 預期信貸虧損之計量及確認(續)

本集團於損益確認所有財務工具之減值收益或虧損，方法是調整其賬面值，惟貿易應收款項、應收貸款及財務擔保合約之相應調整則透過虧損撥備賬確認。

取消確認財務資產

只有在與財務資產有關之現金流量之合約權利屆滿，或本集團向另一實體轉讓財務資產及該資產所有權之絕大部分風險及回報時，本集團方會取消確認財務資產。倘本集團既無轉讓亦無保留所有權之絕大部分風險及回報，並且繼續控制獲轉讓資產，本集團則確認其於資產之保留權益，並就其或須支付之款項確認相關負債。倘本集團保留獲轉讓財務資產之所有權之絕大部分風險及回報，本集團則繼續確認財務資產，另會就已收所得款項確認有抵押借貸。

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.1 Financial assets (Continued)

Derecognition of financial assets (Continued)

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

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

4.8.2 Financial liabilities and equity

Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

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

Financial liabilities at amortised cost

Financial liabilities including trade and other payables and borrowings are subsequently measured at amortised cost, using the effective interest method.

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.1 財務資產(續)

取消確認財務資產(續)

取消確認按攤銷成本計量之財務資產時，資產賬面值與已收及應收代價總和之間的差額乃於損益確認。

如取消確認本集團首次確認時選擇按公平值計入其他全面收入之權益工具投資，先前於投資重估儲備累計之累計收益或虧損不會重新分類至損益，而會轉撥至保留溢利。

4.8.2 財務負債及權益

分類為債務或權益

債務及權益工具乃根據合約安排內容以及財務負債和權益工具之定義，分類為財務負債或權益。

權益工具

權益工具為證明實體於扣除其所有負債後之剩餘資產權益之任何合約。由本公司發行之權益工具乃按已收所得款項扣除直接發行成本確認。

按攤銷成本列賬之財務負債

財務負債包括貿易及其他應付款項以及借貸，其後使用實際利率法按攤銷成本計量。

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4. Summary of Significant Accounting Policies (Continued)

4.8 Financial Instruments (Continued)

4.8.2 Financial liabilities and equity (Continued)

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument. Financial guarantee contract liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

Derecognition of financial liabilities

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

4. 主要會計政策概要(續)

4.8 財務工具(續)

4.8.2 財務負債及權益(續)

財務擔保合約

財務擔保合約是要求發行人作出特定付款以補償持有人因特定債務人無法根據債務工具條款支付到期款項所產生之虧損之合約。財務擔保合約負債初步按其公平值計量，其後按以下兩者中之較高者計量：

- 根據香港財務報告準則第9號釐定之虧損撥備金額；及
- 初步確認金額減(如適用)擔保期內確認之累計攤銷。

取消確認財務負債

本集團會在並僅會在本集團之責任獲解除、取消或到期時取消確認財務負債。取消確認之財務負債之賬面值與已付及應付代價之間的差額，會在損益中確認。

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4. Summary of Significant Accounting Policies (Continued)

4.9 Inventories

Inventories are initially recognised at cost, and subsequently carried at the lower of cost and net realisable value.

Properties for sale are classified as current assets. Except for the leasehold land element which is measured at cost model in accordance with the accounting policies of right-of-use assets, properties for sale are carried at the lower of cost and net realisable value. Cost is determined on a specific identification basis including allocation of the related development expenditure incurred and where appropriate, borrowing costs capitalised. Net realisable value represents the estimated selling price for the properties less estimated cost to completion and costs necessary to make the sales. Costs necessary to make the sale include incremental costs directly attributable to the sale and non-incremental costs which the Group must incur to make the sale.

4.10 Revenue Recognition

Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;

4. 主要會計政策概要(續)

4.9 存貨

存貨初次按成本確認，其後以成本及可變現淨值兩者之較低者列賬。

待售物業被分類為流動資產。除租賃土地部分按照使用權資產之會計政策按成本模式計量外，待售物業以成本及可變現淨值兩者之較低者入賬。成本按特定識別基準釐定，包括分配所產生之有關開發支出及(倘適用)資本化借貸成本。可變現淨值指物業估計售價減估計完工成本及作出銷售之必要成本。作出銷售之必要成本包括銷售直接應佔之增量成本及本集團為進行銷售必須產生之非增量成本。

4.10 收益確認

來自客戶合約之收益

本集團當(或於)履行履約責任時確認收益，亦即在特定履約責任相關之貨品或服務之「控制權」轉移至客戶之時。

履約責任指可明確區分之貨品或服務(或一攬子貨品或服務)或一系列可明確區分而大致相同之貨品或服務。

倘滿足以下其中一項準則，控制權則隨時間推移而轉移，並參照完全履行相關履約責任之進度隨時間推移確認收益：

- 於本集團履約時，客戶同時收取及消耗本集團履約所提供之利益；

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4. Summary of Significant Accounting Policies (Continued)

4.10 Revenue Recognition (Continued)

Revenue from contracts with customers (Continued)

- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

Contracts with multiple performance obligations (including allocation of transaction price)

For contracts that contain more than one performance obligations (i.e. providing financial guarantee to banks with respect to mortgage loans procured by the purchasers of the Group's properties in the contracts on sales of properties), the Group allocates the transaction price to each performance obligation on a relative stand-alone selling price basis.

The stand-alone selling price of the distinct good or service underlying each performance obligation is determined at contract inception. It represents the price at which the Group would sell a promised good or service separately to a customer. If a stand-alone selling price is not directly observable, the Group estimates it using appropriate techniques such that the transaction price ultimately allocated to any performance obligation reflects the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer.

4. 主要會計政策概要(續)

4.10 收益確認(續)

來自客戶合約之收益(續)

- 本集團之履約建立或提升客戶於本集團履約時所控制之資產；或
- 本集團之履約並無建立對本集團有其他用途之資產，而本集團對迄今已完成之履約付款有強制執行權利。

否則，收益於客戶取得可明確區分之貨品或服務之控制權之時間點確認。

合約負債指本集團就已向客戶收取之代價(或代價金額到期)向客戶轉讓貨品或服務之責任。

設有多項履約責任之合約(包括分配交易價格)

就包含多於一項履約責任的合約而言(即在物業銷售合約中就本集團物業買家獲得之按揭貸款而向銀行提供財務擔保)，本集團按照相對獨立售價基準將交易價格分配至各項履約責任。

各履約責任相關之可明確區分貨品或服務之獨立售價，於合約開始時釐定。該價格指本集團會單獨向客戶出售所承諾貨品或服務之價格。倘無法直接觀察獨立售價，本集團會使用適當技術估計，致使最終分配至任何履約責任之交易價格可反映本集團向客戶轉讓所承諾貨品或服務預期有權獲得之代價金額。

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4. Summary of Significant Accounting Policies (Continued)

4.10 Revenue Recognition (Continued)

Revenue from contracts with customers (Continued)

Existence of significant financing component

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

For contracts where the period between payment and transfer of the associated goods or services is less than one year, the Group applies the practical expedient of not adjusting the transaction price for any significant financing component.

4. 主要會計政策概要(續)

4.10 收益確認(續)

來自客戶合約之收益(續)

存在重大融資成分

於釐定交易價格時，倘(不論以明示或暗示方式)協定之付款時間為客戶或本集團帶來向該客戶轉讓貨品或服務之重大融資利益，則本集團就貨幣時間價值之影響而調整已承諾之代價金額。於該等情況下，合約即含有重大融資成分。不論融資承諾是在合約中明確列明，抑或隱含在合約訂約方協定之付款條款中，均可能存在重大融資成分。

就相關貨品或服務之付款與轉讓期間少於一年之合約而言，本集團應用可行之權宜之計，並不就任何重大融資成分調整交易價格。

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4. Summary of Significant Accounting Policies (Continued)

4.10 Revenue Recognition (Continued)

Revenue from contracts with customers (Continued)

Incremental costs of obtaining a contract

Incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

The Group recognises such costs (i.e. sales commissions in relation to the sales of properties) as an asset if it expects to recover these costs. The asset so recognised is subsequently amortised to profit or loss on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the assets relate. The asset is subject to impairment review.

The Group applies the practical expedient of expensing all incremental costs to obtain a contract if these costs would otherwise have been fully amortised to profit or loss within one year.

4. 主要會計政策概要(續)

4.10 收益確認(續)

來自客戶合約之收益(續)

取得合約之增量成本

取得合約之增量成本指本集團為取得與客戶之合約所產生之該等成本，而有關成本如未取得合約則不會產生。

倘本集團預期可收回該等成本(即有關銷售物業之銷售佣金)，則本集團將有關成本確認為資產。如此確認之資產其後按與向客戶轉讓該等資產相關之貨品或服務一致之基準，有系統地於損益內攤銷。有關資產須接受減值檢討。

倘該等成本原應於一年內在損益悉數攤銷，本集團會應用可行之權宜之計，將取得合約之所有增量成本支銷。

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4. Summary of Significant Accounting Policies (Continued)

4.11 Foreign Currency

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date.

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

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the date of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of exchange reserve (attributed to non-controlling interests as appropriate).

4. 主要會計政策概要(續)

4.11 外幣

編製各個別集團實體之財務報表時，以該實體功能貨幣以外貨幣(外幣)進行之交易按交易日之當前匯率確認。於報告期末，以外幣計值之貨幣項目乃以該日之當前外幣匯率重新換算。

以公平值列賬且以外幣計值之非貨幣項目，乃按公平值被釐定日期之適用匯率重新換算。以外幣計值且以歷史成本計量之非貨幣項目概不重新換算。

因結算貨幣項目及重新換算貨幣項目而產生之匯兌差額，乃於產生期間在損益中確認。

就呈列綜合財務報表而言，本集團業務之資產及負債按各報告期末通行之匯率換算為本集團之呈列貨幣(即港幣)，收支項目按期內平均匯率換算，惟若匯率於期內大幅波動，則使用交易當日匯率。所產生之匯兌差額(如有)於其他全面收入確認，並於匯兌儲備項內權益累計(歸屬於非控股權益(如適用))。

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4. Summary of Significant Accounting Policies (Continued)

4.12 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

4.13 Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under "other income".

4. 主要會計政策概要(續)

4.12 借貸成本

收購、建設或生產合資格資產(即需一段長時間方達致其擬定用途或出售之資產)直接應佔之借貸成本加入該等資產成本內，直至資產可大致用作擬定用途或出售為止。

任何有關資產可作其擬定用途或出售後仍未償還的特定借貸計入一般借貸額，以計算一般借貸的資本化率。尚未用於合資格資產之特定借貸作暫時投資所賺取之投資收入，於合資格資本化之借貸成本中扣除。

所有其他借貸成本於產生期間內在損益確認。

4.13 政府補助

政府補助不予確認入賬，直至有合理保證證明本集團將遵守其附帶條件及將收取補助。

政府補助乃於本集團將擬以補助所補償相關成本確認為開支的期間內以系統基準於損益中確認。

作為已產生開支或虧損之補償或向本集團提供即時財務資助(並無日後相關成本)而應收與收入有關的政府補助，乃於其成為應收款項之期間於損益中確認。此補助呈列於「其他收入」項下。

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4. Summary of Significant Accounting Policies (Continued)

4.14 Taxation

Income tax comprises current tax and deferred tax.

Current income tax assets and/or liabilities comprise those obligations to, or claims from, tax authorities relating to the current or prior reporting period, that are unpaid at the reporting date. They are calculated according to the tax rates and tax laws applicable to the fiscal periods to which they relate, based on the taxable profit for the year. All changes to current tax assets or liabilities are recognised as a component of income tax expense in profit or loss.

Deferred tax is recognised on temporary differences at the reporting date between the carrying amounts of assets and liabilities in the consolidated financial statements and their corresponding tax bases used in computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences, tax losses available to be carried forward as well as other unused tax credits, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised.

Deferred tax assets and liabilities are not recognised if the temporary difference arises from goodwill or from initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither taxable nor accounting profit or loss.

4. 主要會計政策概要(續)

4.14 稅項

所得稅包括即期稅項及遞延稅項。

即期所得稅資產及／或負債包括有關當前或上一報告期間應付予或應索回之稅務當局稅款(且於報告日期仍未支付者)。有關數額按適用於財務期間之稅率及稅法，基於該年度應課稅溢利計算。所有即期稅項資產或負債之變動在損益中確認，列為所得稅開支之部分。

遞延稅項乃按於報告日期綜合財務報表內資產與負債賬面值與其計算應課稅溢利時使用之相應稅基間之暫時性差額確認。遞延稅項負債一般會就所有應課稅暫時性差額確認。遞延稅項資產乃就所有可扣稅暫時性差額、可結轉稅項虧損以及其他未運用稅項抵免確認，惟以可能有應課稅溢利用作抵銷該等可扣稅暫時性差額、未動用稅項虧損及未動用稅項抵免之情況為限。

倘於一項交易中自商譽或資產及負債之首次確認(業務合併除外)所產生之暫時性差額並不影響應課稅或會計損益，則不會就此確認遞延稅項資產及負債。

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4. Summary of Significant Accounting Policies (Continued)

4.14 Taxation (Continued)

Deferred tax liabilities are recognised for taxable temporary differences arising on investment in subsidiaries and interests in joint operation, except where the Group is able to control the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rate (and tax laws) that have been enacted or substantively enacted at the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

4. 主要會計政策概要(續)

4.14 稅項(續)

投資附屬公司及合營業務權益所產生之應課稅暫時性差額須確認遞延稅項負債，惟倘本集團可以控制暫時性差額之撥回及暫時性差額很可能不會在可見將來撥回者除外。由有關該等投資及權益之可扣稅暫時性差額產生之遞延稅項資產，僅在可能有足夠應課稅溢利用作抵銷暫時性差額之利益時確認，並預期在可見將來撥回。

遞延稅項資產之賬面值會於報告期末審閱，並在不再可能有足夠應課稅溢利可用以收回全部或部分資產時調減。

遞延稅項資產及負債根據於報告期末已制定或大致上制定之稅率(及稅法)，按預期於結算負債或變現資產期間所適用之稅率計算。

遞延稅項負債及資產之計量，反映於報告期末按照本集團預期收回或結算其資產及負債賬面值之方式所產生之稅務結果。

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4. Summary of Significant Accounting Policies (Continued)

4.14 Taxation (Continued)

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. If the presumption is rebutted, deferred tax liabilities and deferred tax assets for such investment properties are measured in accordance with the above general principles set out in HKAS 12 (i.e. based on the expected manner as to how the properties will be recovered).

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 "Income Taxes" requirements to the leasing transaction as a whole. Temporary differences relating to right-of-use assets and lease liabilities are assessed on a net basis. Excess of depreciation on right-of-use assets over the lease payments for the principal portion of lease liabilities resulting in net deductible temporary differences.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

4. 主要會計政策概要(續)

4.14 稅項(續)

為計量使用公平值模式計量之投資物業之遞延稅項，會假定該等物業之賬面值可透過出售全數收回，惟該假定被推翻則另作別論。當投資物業可計提折舊，並按目的為隨時間(而非透過出售)消耗投資物業所體現之絕大部分經濟利益之業務模式持有，有關假定則被推翻。倘該假定被推翻，有關投資物業之遞延稅項負債及遞延稅項資產會根據香港會計準則第12號所載之上述一般原則(即根據預期收回物業之方式)計量。

為計量本集團確認使用權資產及相關租賃負債的租賃交易的遞延稅項，本集團首先釐定稅項減免歸屬於使用權資產抑或租賃負債。

就稅項減免歸屬於租賃負債的租賃交易而言，本集團就整體租賃交易應用香港會計準則第12號「所得稅」的規定。使用權資產與租賃負債之暫時性差額以淨額估算。由於使用權資產折舊超過租賃負債主要部分之租賃付款，而導致可扣減暫時性淨差額。

當有即期稅項資產抵銷即期稅項負債之法定強制性權利，以及遞延稅項資產及遞延稅項負債是與同一稅務部門向同一課稅實體徵收之所得稅相關，則會抵銷遞延稅項資產及負債。

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4. Summary of Significant Accounting Policies (Continued)

4.14 Taxation (Continued)

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

Current tax assets and current tax liabilities are presented in net if, and only if,

- (a) the Group has the legally enforceable right to set off the recognised amounts; and
- (b) intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

4. 主要會計政策概要(續)

4.14 稅項(續)

即期及遞延稅項乃於損益確認，惟倘即期及遞延稅項與在其他全面收入或直接於權益確認之項目相關，即期及遞延稅項亦會分別在其他全面收入或直接於權益內確認。

倘(及僅倘)出現以下情況，則即期稅項資產及即期稅項負債乃按淨額呈列：

- (a) 本集團有法定強制性權利抵銷已確認金額；及
- (b) 擬按淨額基準結算，或同時變現資產及結算負債。

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4. Summary of Significant Accounting Policies (Continued)

4.15 Employee Benefits

(i) *Defined contribution retirement plans*

Retirement benefits to employees are provided through defined contribution plans.

Contributions are recognised as an expense in profit or loss when employees have rendered service entitling them to the contributions. The Group's obligations under these plans are limited to the fixed percentage contributions payable.

(ii) *Short-term and other long-term employee benefits*

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the end of the reporting period.

Non-accumulating compensated absences such as sick leave and maternity leave are not recognised until the time of leave.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Group in respect of services provided by employees up to the reporting date. Any changes in the liabilities' carrying amounts resulting from service cost, interest and remeasurements are recognised in profit or loss except to the extent that another HKFRS requires or permits their inclusion in the cost of an asset.

4. 主要會計政策概要(續)

4.15 僱員福利

(i) *定額供款退休計劃*

退休福利乃透過定額供款計劃向僱員提供。

當僱員已提供服務而享有供款時，供款則在損益中確認為開支。本集團根據此等計劃之責任限於應付之固定百分比供款。

(ii) *短期及其他長期僱員福利*

當僱員已提供服務，短期僱員福利按預期支付之福利之未折現金額確認。除非其他香港財務報告準則規定或允許將福利計入資產成本，否則所有短期僱員福利均確認為開支。

僱員可享有之年假在彼等放假時確認。本公司就僱員截至報告期末提供服務而享有年假之估計負債而計提撥備。

非累積性有薪假期例如病假及產假於放假時方予確認。

就其他長期僱員福利確認之負債，按本集團就僱員截至報告日期所提供服務預期作出之估計未來現金流出之現值計量。任何因服務成本、利息及重新計量而產生之負債賬面值變動乃於損益確認，惟倘其他香港財務報告準則規定或允許計入資產成本則除外。

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5. Critical Accounting Judgements and Key Sources of Estimation Uncertainty

In the application of the Group's accounting policies, which are described in note 4, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical Judgements in Applying Accounting Policies

The following is the critical judgement, apart from those involving estimations (see below), that the Directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

(i) *Deferred tax arising from fair value changes in investment properties*

For the purposes of measuring deferred tax arising from investment properties that are measured using the fair value model, the Directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in determining the Group's deferred taxation on investment properties, the Directors have determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted.

5. 關鍵會計判斷及估計不確定因素之主要來源

在應用附註4所述本集團之會計政策期間，董事須對不可隨時從其他來源取得之資產及負債賬面值作出判斷、估計及假設。該等估計乃基於過往經驗及其他視為相關之因素作出。實際結果可能與該等估計不同。

估計及有關假設會持續予以檢討。倘會計估計之修訂僅影響作出修訂之期間，則於修訂估計期間確認有關修訂；倘修訂同時影響當前及未來期間，則於修訂期間及未來期間確認有關修訂。

應用會計政策時作出之關鍵判斷

以下是董事在應用本集團之會計政策過程中所作出之關鍵判斷(涉及估計者除外(見下文))，此等判斷對綜合財務報表中確認之金額產生的影響最為重大。

(i) *投資物業公平值變動產生的遞延稅項*

為計量使用公平值模式計量之投資物業所產生之遞延稅項，董事已審閱本集團之投資物業組合，並斷定本集團之投資物業並非按目的為隨時間消耗投資物業所體現之絕大部分經濟利益之業務模式持有。因此，在釐定本集團之投資物業遞延稅項時，董事確定全數透過出售收回使用公平值模式計量之投資物業之賬面值這個假定不被推翻。

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5. Critical Accounting Judgements and Key Sources of Estimation Uncertainty (Continued)

Key Sources of Estimation Uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

(i) *Estimated fair value of investment properties and revalued amount of buildings*

The Group's investment properties are stated at fair value and buildings are stated at revalued amount based on the valuation performed by an independent qualified professional valuer. In determining the fair value/revalued amount, the valuer has based its valuation on income capitalisation approach or direct comparison or the residual method, as appropriate for respective investment properties, and valuation on net replacement cost method for buildings, which involves certain estimates, including comparable market transactions, appropriate capitalisation rates and reversionary rental value, estimated gross development value, estimated cost of development and allowance of profit that duly reflected developer's risk associated with the development, as appropriate. The determination of the fair value involves certain assumptions of market conditions which are set out in notes 17 and 18. In relying on the valuation report, management has exercised their judgement and is satisfied that the methods of valuation adopted are appropriate for the relevant property and reflective of current market conditions. Changes to these assumptions, including the potential risk of any market violation, policy, social changes or other unexpected incidents as a result of change in macroeconomic environment, or other unexpected incidents would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated statement of profit or loss and other comprehensive income. As at 31 December 2021, the fair value of Group's investment properties and revalued amount of buildings were approximately HK\$19,808,515,000 and HK\$34,978,000 (2020: HK\$20,626,625,000 and HK\$36,378,000), respectively.

5. 關鍵會計判斷及估計不確定因素之主要來源(續)

估計不確定因素之主要來源

以下是於報告期末有關未來之主要假設及估計不確定因素之其他主要來源，而具有重大風險導致下一財政年度內之資產及負債賬面值須作出重大調整。

(i) *投資物業之估計公平值及樓宇之重估金額*

本集團之投資物業以公平值列賬，樓宇按獨立合資格專業估值師進行之估值以重估金額列賬。於釐定公平值／重估金額時，估值師已按各投資物業適用的情況應用收入資本化法或直接比較法或剩餘法為估值基準，而樓宇則按淨重置成本法估值，當中涉及包括可比較市場交易、適當資本化比率及復歸租值、估計發展總值、估計發展成本及妥為反映發展商與發展項目相關之風險之溢利撥備(視適用情況而定)之若干估計。公平值的釐定涉及附註17及18所載的市場狀況的若干假設。於依賴估值報告時，管理層已運用其判斷，並信納所採用的估值方法適合有關物業並反映現時市況。該等假設的變化，包括任何市場違規的潛在風險、宏觀經濟環境變化或其他突發事件導致的政策及社會變化或其他突發事件，都將導致本集團投資物業的公平值發生變化，並對綜合損益及其他全面收入表中報告的損益金額進行相應調整。於二零二一年十二月三十一日，本集團之投資物業之公平值及樓宇之重估金額分別為約港幣19,808,515,000元及港幣34,978,000元(二零二零年：港幣20,626,625,000元及港幣36,378,000元)。

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5. Critical Accounting Judgements and Key Sources of Estimation Uncertainty (Continued)

Key Sources of Estimation Uncertainty (Continued)

(ii) Net realisable values of properties for sale

Management determines the net realisable values of properties for sale based on the Group's assessment of the selling price ultimately expected to be realised less all estimated cost to completion and cost necessary to make the sale. The estimated selling price of such properties are determined by the management with reference to prevailing market data such as most recent sale transactions of similar properties or market valuation reports available from independent qualified professional valuers. Such valuations are made based on certain assumptions, which are subject to uncertainties and might materially differ from the actual result. In making the judgement, reasonable consideration has been given to the underlying assumptions that are mainly based on market conditions existing at the reporting date. These estimates are regularly compared to actual market data and actual transactions in the market. As at 31 December 2021, the carrying amount of properties for sale was approximately HK\$888,704,000 (2020: approximately HK\$940,144,000).

5. 關鍵會計判斷及估計不確定因素之主要來源(續)

估計不確定因素之主要來源(續)

(ii) 待售物業之可變現淨值

管理層根據本集團對最終預期變現售價作出之評估，減去所有估計完工成本及進行銷售所需之成本，釐定待售物業之可變現淨值。管理層釐定該等物業之估計售價時，會參考類似物業之最新銷售交易或獨立合資格專業估值師提供之市場估值報告等現行市場數據。有關估值乃按若干受不確定因素所限之假設而進行，並可能與實際結果有重大差異。於作出判斷時，管理層已合理考慮對主要按於報告日期出現之市況而作出之相關假設。此等估計會定期與實際市場數據及市場上之實際交易作比較。於二零二一年十二月三十一日，待售物業之賬面值為約港幣888,704,000元(二零二零年：約港幣940,144,000元)。

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6. Revenue

An analysis of the Group's revenue from its principal activities and other income is as follows:

i) Disaggregation of Revenue and Reconciliation to Segment Revenue**6. 收益**

本集團之主要業務之收益及其他收入分析如下：

i) 收益區隔及分類收益對賬

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue from contracts with customers under HKFRS 15	根據香港財務報告準則第15號來自客戶合約之收益		
Property development*	物業發展*		
— Sales of completed properties for sale	— 已落成待售物業銷售	127,048	189,678
Building management and other services*	樓宇管理及其他服務*		
— Property repairs and maintenance service income	— 物業維修及保養服務收入	8,381	7,023
— Building management service income	— 樓宇管理服務收入	14,547	15,105
Revenue from contracts with customers under HKFRS 15	根據香港財務報告準則第15號來自客戶合約之收益	149,976	211,806
Property leasing*	物業租賃*		
— Rental and signage rental income	— 租金及廣告位租賃收入	418,915	478,484
Total revenue	總收益	568,891	690,290

* The segment names are defined in the section "Segment information" in note 8.

* 分類名稱定義見附註8「分類資料」一節。

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6. Revenue (Continued)

i) Disaggregation of Revenue and Reconciliation to Segment Revenue (Continued)

6. 收益(續)

i) 收益區隔及分類收益對賬(續)

For the year ended 31 December 2021		Property development segment	Building management and other services segment	Total
截至二零二一年十二月三十一日止年度		物業發展分類	樓宇管理及 其他服務分類	總計
		HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元
Geographical markets	地區市場			
The Mainland China*	中國內地*	127,048	—	127,048
Hong Kong	香港	—	22,928	22,928
		127,048	22,928	149,976
Timing of recognition	確認時間			
A point in time	某時間點	127,048	—	127,048
Over time	隨時間推移	—	22,928	22,928
		127,048	22,928	149,976

* For reporting purpose, the Mainland China excludes Hong Kong, Taiwan and Macau

* 就呈報而言，中國內地不包括香港、台灣及澳門

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6. Revenue (Continued)

i) Disaggregation of Revenue and Reconciliation to Segment Revenue (Continued)

6. 收益(續)

i) 收益區隔及分類收益對賬(續)

		Property development segment	Building management and other services segment	Total
		物業發展分類	樓宇管理及 其他服務分類	總計
		HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元
For the year ended 31 December 2020				
截至二零二零年十二月三十一日止年度				
Geographical markets	地區市場			
The Mainland China*	中國內地*	119,298	—	119,298
Hong Kong	香港	70,380	22,128	92,508
		189,678	22,128	211,806
Timing of recognition	確認時間			
A point in time	某時間點	189,678	—	189,678
Over time	隨時間推移	—	22,128	22,128
		189,678	22,128	211,806

* For reporting purpose, the Mainland China excludes Hong Kong, Taiwan and Macau

* 就呈報而言，中國內地不包括香港、台灣及澳門

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6. Revenue (Continued)

ii) Performance Obligation for Contract with Customers

Sales of properties

Revenue from sales of properties is recognised when the respective properties have been completed and delivered to the customers which is a point in time when customers have the ability to direct the use of the properties and obtain substantially all benefits of the properties. Deposits received from customers prior to meeting the aforementioned revenue recognition criteria are regarded as the contract liabilities and included in current liabilities as pre-sale proceeds received on sales of properties in the consolidated statement of financial position.

The Group considers that the pre-sale proceeds received on sales of properties do not contain significant financing component as the contracts where the period between payment and transfer of the associated properties is less than one year, the Group applied the practical expedient of not adjusting the transaction price for any significant financing component.

For the contracts that contain the performance obligation of providing financial guarantee to banks with respect to mortgage loans procured by the purchasers of the Group's properties in the contracts on sales of properties, the Group should allocate the transaction price to the performance obligations between the sales of properties and provision of financial guarantee on a relative stand-alone selling price basis. The Group considers that the impact in the allocation of provision of financial guarantee on a relative stand-alone selling price basis is insignificant during the years ended 31 December 2021 and 2020 and thus all the revenue recognised from the contracts with customers on sales of properties is then allocated to the revenue from sales of completed properties for sale.

6. 收益(續)

ii) 客戶合約之履約責任

物業銷售

物業銷售收益乃於相關物業落成並交付予客戶時確認，亦即客戶有能力指揮物業用途並取得物業絕大部分利益之時。在達到上述收益確認條件前向客戶收取之訂金視作合約負債，並在綜合財務狀況表計入流動負債，作為銷售物業收取之預售所得款項。

本集團認為，由於合約中之付款與轉讓相關物業期間不足一年，因此銷售物業收取之預售所得款項不含重大融資成分，而本集團已應用可行之權宜之計，不就任何重大融資成分調整交易價格。

就包含履約責任之合約(即在物業銷售合約中就本集團物業買家獲得之按揭貸款而向銀行提供財務擔保)而言，本集團應按照相對獨立售價，在物業銷售與財務擔保撥備之間分配交易價格。本集團認為，截至二零二一年及二零二零年十二月三十一日止年度按相對獨立售價分配財務擔保撥備之影響並不重大，因此，因銷售物業而確認之所有客戶合約收益，其後會分配至已落成待售物業之銷售收益。

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6. Revenue (Continued)

ii) Performance Obligation for Contract with Customers (Continued)

Property repairs and maintenance service income/ Building management service income

Revenue from provision of property repairs and maintenance service and provision of building management service are recognised over time as the customers simultaneously receive and consume the benefits provided by the Group when the Group renders the service.

iii) Transaction Price Allocated to the Remaining Performance Obligation for Contracts with Customers

Contracts for building management services are typically have one to five years non-cancellable term under which the Group bills a fixed amount for a month. The Group elected to apply the practical expedient by recognising revenue in the amount to which the Group has right to invoice. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

All other contracts with customers are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

6. 收益(續)

ii) 客戶合約之履約責任(續)

物業維修及保養服務收入/ 樓宇管理服務收入

提供物業維修及保養服務以及提供樓宇管理服務之收入乃隨時間確認，原因是客戶在本集團提供服務時同時收取及耗用本集團提供之利益。

iii) 分配至客戶合約之其餘履約責任之交易價格

樓宇管理服務合約一般包括一至五年不可撤銷之條款，據此，本集團會在每個月收取固定金額。本集團已選擇應用可行之權宜之計，按本集團有權開具發票之金額確認收益。誠如香港財務報告準則第15號所允許，並無披露分配至該等未履行合約之交易價格。

所有其他客戶合約為期一年或以下。誠如香港財務報告準則第15號所允許，並無披露分配至該等未履行合約之交易價格。

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7. Other Income, Gains and Losses

7. 其他收入、收益及虧損

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
7a. Other income	7a. 其他收入		
Interest income from financial assets at FVTPL	按公平值計入損益之財務資產之利息收入	6,586	4,602
Interest income from loan receivables	應收貸款利息收入	1,058	19,389
Other interest income	其他利息收入	7,401	17,719
Government grants (note)	政府補助(附註)	3,091	8,906
Miscellaneous income	雜項收入	6,981	27,387
		25,117	78,003
7b. Other gains and losses	7b. 其他收益及虧損		
Reversal of impairment loss on trade receivables, net	貿易應收款項減值虧損撥回淨額	182	501
Loss on disposal of property, plant and equipment	出售物業、廠房及設備虧損	(65)	(3)
		117	498
Total income, gains and losses	收入、收益及虧損總額	25,234	78,501

Note: During the year ended 31 December 2021, the Group recognised government grants of HK\$3,091,000 (2020: HK\$8,906,000) in respect of Employment Support Scheme provided by the Hong Kong government.

附註：於截至二零二一年十二月三十一日止年度，本集團就香港政府提供的「保就業」計劃確認政府補助港幣3,091,000元(二零二零年：港幣8,906,000元)。

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8. Segment Information

The Group identifies operating segments and prepares segment information based on the regular internal financial information reported to the executive directors of the Company for their decisions about resource allocation to the Group's business components and for their review of the performance of those components. The business components in the internal financial information reported to the executive directors of the Company are determined following the Group's major business lines.

The Group has identified the following operating and reportable segments:

Property development	:	Development of residential, commercial and industrial properties
Property leasing	:	Property rental including signage rental and rental under mini-storage operation
Building management and other services	:	Provision of building management, property repairs and maintenance services

Each of these operating and reportable segments is managed separately as each of the business lines requires different resources as well as operating approaches.

Also, the Group engaged in properties assembly and sales of properties business. There is no project under property assembly business in both years. Thus, this is not constitute a reportable segment during both years.

8. 分類資料

本集團根據向本公司執行董事定期呈報之內部財務資料識別其營運分類及編製分類資料，執行董事根據該等資料決定本集團各業務組成部分之資源分配並檢討該等組成部分之表現。向本公司執行董事呈報之內部財務資料之業務組成部分乃根據本集團主要業務線釐定。

本集團已識別下列營運及可呈報分類：

物業發展	:	發展住宅、商業及工業物業
物業租賃	:	物業租賃包括廣告位租賃及迷你倉業務下之租賃
樓宇管理及 其他服務	:	提供樓宇管理、物業維修及保養服務

由於各業務線需要不同資源及經營方針，故各營運及可呈報分類分開管理。

此外，本集團從事物業合併及物業銷售業務。於兩個年度內並無任何物業合併業務項目，因此於兩個年度內並不構成可呈報分類。

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8. Segment Information (Continued)

These operating and reportable segments are monitored and strategic decisions are made on the basis of segment operating results.

Segment Revenue and Results

		Property development 物業發展		Property leasing 物業租賃		Building management and other services 樓宇管理及其他服務		Segment total 分類總計	
		2021	2020	2021	2020	2021	2020	2021	2020
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
Revenue	收益								
External customers	外來客戶	127,048	189,678	418,915	478,484	22,928	22,128	568,891	690,290
Inter-segments (note)	各分類間(附註)	—	—	—	108	2,787	1,334	2,787	1,442
Segment revenue	分類收益	127,048	189,678	418,915	478,592	25,715	23,462	571,678	691,732
Segment profits	分類溢利	38,359	58,229	353,731	435,829	19,717	23,675	411,807	517,733
Certain other income, gains and losses	若干其他收入、收益及虧損							7,591	33,435
Certain administrative expenses	若干行政費用							(65,682)	(54,035)
Gain on disposal of subsidiaries	出售附屬公司之收益							1,864	7,778
Net fair value loss on investment properties	投資物業公平值虧損淨額							(1,077,458)	(452,999)
Reversal of impairment loss (impairment loss) on loan receivables	應收貸款減值虧損撥回(減值虧損)							400	(142,423)
Finance costs	融資成本							(24,614)	(36,885)
Loss before income tax expense	除所得稅開支前虧損							(746,092)	(127,396)

Note: Inter-segment sales are charged at mutual agreed terms.

The operating and reportable segment results exclude finance costs, net fair value loss on investment properties, reversal of impairment loss (impairment loss) on loan receivables, gain on disposal of subsidiaries, certain other income, gains and losses, certain administrative expenses and income tax expense.

8. 分類資料(續)

此等營運及可呈報分類之監控及決策之作出乃基於分類經營業績。

分類收益及業績

附註：各分類間銷售按相互協定之條款扣除。

營運及可呈報分類業績不包括融資成本、投資物業公平值虧損淨額、應收貸款減值虧損撥回(減值虧損)、出售附屬公司之收益、若干其他收入、收益及虧損、若干行政費用及所得稅開支。

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8. Segment Information (Continued)

Segment Assets and Liabilities

8. 分類資料(續)

分類資產及負債

		Property development 物業發展		Property leasing 物業租賃		Building management and other services 樓宇管理及其他服務		Segment total 分類總計	
		2021	2020	2021	2020	2021	2020	2021	2020
		二零二一年 HK\$'000 港幣千元	二零二零年 HK\$'000 港幣千元	二零二一年 HK\$'000 港幣千元	二零二零年 HK\$'000 港幣千元	二零二一年 HK\$'000 港幣千元	二零二零年 HK\$'000 港幣千元	二零二一年 HK\$'000 港幣千元	二零二零年 HK\$'000 港幣千元
Segment assets	分類資產	1,274,779	1,260,121	20,072,949	20,912,125	23,571	28,250	21,371,299	22,200,496
Certain property, plant and equipment	若干物業、廠房及設備							5,264	1,671
Financial assets at FVTOCI	按公平值計入 其他全面收入 之財務資產							28,605	—
Short-term bank deposits	短期銀行存款							251,181	425,668
Certain cash and cash equivalents	若干現金及現金等價物							544,955	445,128
Assets classified as held for sale	分類為待售之資產							75,300	63,787
Total assets	資產總值							22,276,604	23,136,750
Segment liabilities	分類負債	317,360	363,230	241,404	232,011	7,531	8,107	566,295	603,348
Certain other payables	若干其他應付款項							56,207	61,436
Borrowings	借貸							1,871,501	1,851,998
Provision for income tax	所得稅撥備							125,595	127,042
Deferred tax liabilities	遞延稅項負債							115,306	105,945
Total liabilities	負債總額							2,734,904	2,749,769

Segment assets include all assets other than certain property, plant and equipment, financial assets at FVTOCI, short-term bank deposits, certain cash and cash equivalents and assets classified as held for sale.

Segment liabilities comprise all liabilities other than certain other payables, provision for income tax, deferred tax liabilities and borrowings.

分類資產包括所有資產，但不包括若干物業、廠房及設備、按公平值計入其他全面收入之財務資產、短期銀行存款、若干現金及現金等價物以及分類為待售之資產。

分類負債包括所有負債，但不包括若干其他應付款項、所得稅撥備、遞延稅項負債及借貸。

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8. Segment Information (Continued)
Other Segment Information8. 分類資料(續)
其他分類資料

	Property development 物業發展		Property leasing 物業租賃		Building management and other services 樓宇管理及其他服務		Segment total 分類總計		Unallocated 未分類		Total 總計	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
Amounts included in the measure of segment profit:	計入分類溢利計量之款額：											
Interest income from financial assets at FVTPL	按公平值計入損益之財務資產之利息收入											
Interest income from loan receivables	應收貸款利息收入											
Other interest income	其他利息收入											
Depreciation of right-of-use assets	使用權資產折舊											
Depreciation of other property, plant and equipment	其他物業、廠房及設備折舊											
Reversal of impairment loss (impairment loss) on trade receivables, net	貿易應收款項減值(虧損)淨額											
Reversal of impairment loss (impairment loss) on loan receivables	應收貸款減值虧損撥回(減值虧損)											
Amounts included in the measure of segment assets:	計入分類資產計量之款額：											
Additions to non-current segment assets during the year	年內增添非流動分類資產											

Geographical Information

The Group's revenue from external customers and its non-current assets (other than financial instruments) are divided into the following geographical areas:

地區資料

本集團之外來客戶收益及其非流動資產(財務工具除外)分佈以下地區：

		Revenue from external customers 外來客戶收益		Non-current assets 非流動資產	
		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Principal markets	主要市場				
— Hong Kong (domicile)	— 香港(註冊地)	441,843	570,992	19,946,155	20,773,055
— the Mainland China	— 中國內地	127,048	119,298	14,067	14,271
		568,891	690,290	19,960,222	20,787,326

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8. Segment Information (Continued)

The geographical location of customers is based on the location at which the goods/services were delivered/rendered. The geographical location of non-current assets is based on the physical location of the assets.

Information about Major Customer

Revenue from customer of the corresponding years contributing over 10% of the total revenue of the Group is as follows:

8. 分類資料(續)

客戶之所屬地區乃基於交付／提供貨品／服務之地點釐定。非流動資產之地區分類乃基於資產之實際所在地。

有關主要客戶之資料

以下為相關年度來自向本集團貢獻超過10%總收益之客戶之收益：

		Year ended 截至以下日期止年度	
		31/12/2021 二零二一年 十二月三十一日 HK\$'000 港幣千元	31/12/2020 二零二零年 十二月三十一日 HK\$'000 港幣千元
Customer A (Note)	客戶A (附註)		
— Property leasing	— 物業租賃	60,300	N/A 不適用

Note: Revenue from Customer A did not exceed 10% of total revenue during the year ended 31 December 2020.

附註：於截至二零二零年十二月三十一日止年度，來自客戶A的收益不超過總收益的10%。

9. Finance Costs

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Interest expenses on:	以下各項之利息支出：		
Borrowings	借貸	23,756	36,417
Lease liabilities	租賃負債	858	468
		24,614	36,885

9. 融資成本

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10. Loss before Income Tax ExpenseLoss before income tax expense is arrived at after charging/
(crediting):**10. 除所得稅開支前虧損**除所得稅開支前虧損已扣除/(計入)下列
各項：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Auditor's remuneration	核數師酬金	3,084	3,062
Cost of completed properties for sale recognised as expenses (note)	確認為開支之已落成待售物業成本(附註)	69,204	100,317
Depreciation of right-of-use assets (note 18)	使用權資產折舊(附註18)	8,762	6,025
Depreciation of other property, plant and equipment (note 18)	其他物業、廠房及設備折舊(附註18)	10,574	11,506
Employee compensation expense (including Directors' remuneration and defined contribution cost) (note 12)	僱員報酬開支(包括董事酬金及定額供款成本)(附註12)	128,540	124,858
Rentals in respect of short-term leases and low-valued leases	短期租賃及低價值租賃之租金	794	467
Revaluation deficit on property, plant and equipment	物業、廠房及設備之重估虧損	520	388
Gross rental income from investment properties	投資物業租金收入總額	(418,915)	(478,484)
Less: Direct operating expense arising from investment properties that generated rental income	減：產生租金收入之投資物業所產生之直接經營支出	19,953	23,716
Less: Direct operating expense arising from investment properties that did not generate rental income	減：未產生租金收入之投資物業所產生之直接經營支出	93	43
		(398,869)	(454,725)

Note: The amount included a reversal of the accruals on construction works of HK\$7,256,000 (2020: nil) in respect of the completed properties for sale sold during the year upon the final payment agreed with the respective suppliers during the year ended 31 December 2021.

附註：該金額包括截至二零二一年十二月三十一日止年度在最終支付與各供應商協定之款項後，就年內出售已落成待售物業而撥回建築工程應計款項港幣7,256,000元(二零二零年：無)。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

11. Directors' and Senior Management's Emoluments

(a) Directors' Emoluments

The emoluments paid or payable to the Directors were as follows:

		Fee	Salaries and allowances	Performance related bonuses	Retirement benefits scheme contributions	Total
		袍金 HK\$'000 港幣千元	薪金及津貼 HK\$'000 港幣千元	表現相關花紅 HK\$'000 港幣千元	退休福利計劃供款 HK\$'000 港幣千元	總計 HK\$'000 港幣千元
Year ended 31 December 2021		截至二零二一年十二月三十一日止年度				
Executive directors		執行董事				
Madam Foo Kam Chu Grace	傅金珠女士	120	5,652	5,601	18	11,391
Ms. Chan Wai Ling	陳慧苓小姐	120	4,320	5,322	18	9,780
Mr. Chan Hing Tat (appointed on 14 April 2021)*	陳慶達先生 (於二零二一年四月十四日獲委任)*	86	3,401	5,169	18	8,674
Mr. Tse Wai Hang	謝偉衡先生	120	2,100	175	18	2,413
Independent non-executive directors		獨立非執行董事				
Mr. Chan Kai Nang	陳啟能先生	178	—	—	—	178
Mr. Pao Ping Wing	浦炳榮先生	168	—	—	—	168
Mr. Ng Chi Keung	吳志強先生	177	—	—	—	177
		969	15,473	16,267	72	32,781
Year ended 31 December 2020		截至二零二零年十二月三十一日止年度				
Executive directors		執行董事				
Madam Foo Kam Chu Grace	傅金珠女士	120	5,652	7,649	18	13,439
Ms. Chan Wai Ling	陳慧苓小姐	120	4,320	6,849	18	11,307
Mr. Tse Wai Hang	謝偉衡先生	120	2,100	175	18	2,413
Independent non-executive directors		獨立非執行董事				
Mr. Chan Kai Nang	陳啟能先生	178	—	—	—	178
Mr. Pao Ping Wing	浦炳榮先生	168	—	—	—	168
Mr. Ng Chi Keung	吳志強先生	177	—	—	—	177
		883	12,072	14,673	54	27,682

* The emoluments paid or payable to Mr. Chan Hing Tat includes emoluments for services as employees of the Group prior to becoming the director of the Company.

11. 董事及高級管理層之酬金

(a) 董事酬金

已付或應付董事酬金如下：

* 上述已付或應付陳慶達先生之酬金，包括彼成為本公司董事前任職本集團僱員之酬金。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

11. Directors' and Senior Management's Emoluments (Continued)

(a) Directors' Emoluments (Continued)

The executive directors' emoluments shown above were for their services in connection with the management of the affairs of the Company and the Group. The independent non-executive directors' emoluments shown above were for their services as Directors.

Certain executive Directors are entitled to bonus payments which are determined in accordance with the performance of the Group.

There is no chief executive appointed for both years.

There were no arrangements under which a director waived or agreed to waive any remuneration during the year (2020: nil).

(b) Five Highest Paid Individuals

The five individuals whose emoluments were the highest in the Group for the year included three (2020: three) Directors, whose emoluments are reflected in the analysis presented above. The emoluments paid to the remaining two (2020: two) individual during the year are as follows:

11. 董事及高級管理層之酬金(續)

(a) 董事酬金(續)

上列執行董事酬金乃就彼等管理本公司及本集團事務之服務而支付。上列獨立非執行董事酬金乃就彼等擔任董事而支付。

若干執行董事有權獲支付按照本集團表現釐定之花紅。

兩個年度內均無委任行政總裁。

年內概無任何安排令董事可據此豁免或同意豁免任何薪酬(二零二零年：無)。

(b) 五位最高薪人士

本年度，本集團五位最高薪人士包括三位(二零二零年：三位)董事，彼等之酬金反映於上述之分析。年內其餘兩位(二零二零年：兩位)人士之酬金如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Basic salaries, bonuses and other benefits	基本薪金、花紅及其他福利	4,875	7,397
Performance-related bonuses	表現相關花紅	3,288	7,933
Pension costs — defined contribution plan	退休金成本—定額供款計劃	36	18
		8,199	15,348

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

11. Directors' and Senior Management's Emoluments (Continued)**(b) Five Highest Paid Individuals (Continued)**

The emoluments of the remaining two (2020: two) individuals fell within the following bands:

		Number of individuals 人數	
		2021 二零二一年	2020 二零二零年
HK\$3,000,001 – HK\$3,500,001	港幣3,000,001元 – 港幣3,500,001元	1	—
HK\$4,500,001 – HK\$5,000,000	港幣4,500,001元 – 港幣5,000,000元	—	1
HK\$5,000,001 – HK\$5,500,001	港幣5,000,001元 – 港幣5,500,001元	1	—
HK\$10,000,001 – HK\$10,500,000	港幣10,000,001元 – 港幣10,500,000元	—	1

No emoluments were paid by the Group to the Directors or any of five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office and no Director waived or agreed to waive any emoluments during each of the two years ended 31 December 2021 and 2020.

11. 董事及高級管理層之酬金(續)**(b) 五位最高薪人士(續)**

其餘兩位(二零二零年:兩位)人士之酬金分佈組別如下:

截至二零二一年及二零二零年十二月三十一日止兩個年度各年，本集團概無向董事或五位最高薪人士任何一位支付酬金，作為促使其加入本集團及於加入本集團時之獎金或離職之補償，且概無董事豁免或同意豁免任何酬金。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

12. Employee Benefit Expense (Including Directors' Emoluments)

12. 僱員福利開支(包括董事酬金)

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Salaries and wages (including Directors' remuneration) and bonus	薪金及工資(包括董事酬金)及花紅	122,539	118,420
Pension costs — defined contribution plans (note)	退休金成本一定額供款計劃(附註)	3,637	4,090
Staff welfare	員工福利	2,364	2,348
		128,540	124,858

Note:

The Group operates a defined contribution retirement benefit plan under the Mandatory Provident Fund ("MPF") Schemes Ordinance in Hong Kong, for all of its employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' basic salaries.

The employees of the Group's subsidiaries which operate in the Mainland China are required to participate in a central pension scheme operated by the local municipal government. These subsidiaries are required to contribute a certain percentage of its payroll costs to the central pension scheme.

During the year ended 31 December 2021, the Group incurred employee compensation expenses of HK\$47,713,000 (2020: HK\$40,789,000) included in the above employee benefit expense, which is employed on behalf of the third parties to whom these subsidiaries provided building management services. Such expenses are set-off with other income from building management services received by the Group.

附註：

本集團在香港根據強制性公積金(「強積金」)計劃條例，為其所有合資格參加強積金計劃之僱員設有定額供款退休福利計劃。供款乃按僱員基本薪金之百分比計算。

本集團於中國內地經營之附屬公司之僱員須參與當地市政府運作之中央退休金計劃。該等附屬公司須按其薪金成本之若干百分比向中央退休金計劃供款。

於截至二零二一年十二月三十一日止年度內，本集團包括在上述僱員福利開支內之僱員薪酬開支港幣47,713,000元(二零二零年：港幣40,789,000元)，為該等附屬公司向第三方提供樓宇管理服務時代為支付的僱員薪酬開支。而該等開支於本集團收取的樓宇管理服務所得其他收入予以抵銷。

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13. Income Tax Expense

13. 所得稅開支

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Hong Kong Profits Tax:	香港利得稅：		
Tax for the year (note (a))	本年度稅項(附註(a))	38,012	60,785
Mainland China Enterprise Income Tax (“EIT”):	中國內地企業所得稅(「企業所得稅」)：		
Tax for the year (note (b))	本年度稅項(附註(b))	10,413	5,582
Mainland China Land Appreciation Tax (“LAT”) (note (c))	中國內地土地增值稅(「土地增值稅」)(附註(c))	3,863	4,536
(Over)/under-provision in prior years	過往年度(超額撥備)/撥備不足	(611)	1,706
Deferred tax charge/(credit) (note 27)	遞延稅項支出/(抵免)(附註27)	10,331	(14,663)
		62,008	57,946

Notes:

- (a) Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

The Directors considered the amount involved upon implementation of the two-tiered profits tax rates regime as insignificant to the consolidated financial statements. Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years.

附註：

- (a) 在利得稅兩級制下，合資格集團實體首港幣2百萬元利潤之利得稅率將為8.25%，而超過港幣2百萬元之利潤則按16.5%稅率徵稅。不可按利得稅兩級制課稅之集團實體之利潤將繼續按16.5%之劃一稅率徵稅。

董事認為，實行利得稅兩級制所涉及之金額，對綜合財務報表而言並不重大。兩個年度之香港利得稅乃按估計應課稅溢利按稅率16.5%計算。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

13. Income Tax Expense (Continued)

Notes: (Continued)

- (b) For the year ended 31 December 2021, all of the Group's Mainland China subsidiaries were subject to Mainland China EIT rate of 25% (2020: 25%).
- (c) Under the Provisional Regulations of LAT (《中華人民共和國土地增值稅暫行條例》) effective on 1 January 1994, and the Detailed Implementation Rules on the Provisional Regulations of the Mainland China on LAT (《中華人民共和國土地增值稅暫行條例實施細則》) effective from 27 January 1995, all income from the sale or transfer of state-owned land use rights, buildings and their attached facilities in the Mainland China is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation value, being the proceeds of sales of properties less deductible expenditures including borrowing costs and property development expenditures in relation to the gains arising from sales of properties in the Mainland China effective from 1 January 2004, with an exemption provided for property sales of ordinary residential properties (普通標準住宅) if their appreciation values do not exceed 20% of the sum of the total deductible items.

Reconciliation between income tax expense and (loss)/profit before income tax expense at applicable tax rates is as follows:

13. 所得稅開支(續)

附註：(續)

- (b) 截至二零二一年十二月三十一日止年度，本集團所有中國內地附屬公司按25%（二零二零年：25%）之稅率繳納中國內地企業所得稅。
- (c) 根據於一九九四年一月一日生效之《中華人民共和國土地增值稅暫行條例》及於一九九五年一月二十七日生效之《中華人民共和國土地增值稅暫行條例實施細則》，自二零零四年一月一日起，在中國內地出售或轉讓國有土地使用權、建築物及其附著物之所有收入，均須按增值額30%至60%之累進稅率繳納土地增值稅。增值額即出售物業所得款項減去可扣稅支出，包括有關在中國內地出售物業所得收益之借貸成本及物業發展支出。倘普通標準住宅之增值額未超過可扣稅項目總額20%，普通標準住宅之物業銷售則免徵土地增值稅。

所得稅開支及除所得稅開支前(虧損)/溢利按適用稅率計算之對賬如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Loss before income tax expense	除所得稅開支前虧損	(746,092)	(127,396)
Tax at Hong Kong Profits Tax rate of 16.5%	按香港利得稅稅率16.5%計算之稅項	(123,105)	(21,020)
Tax effect of non-deductible expenses	不獲扣減之費用之稅務影響	191,274	89,262
Tax effect of non-taxable income	毋須課稅之收入之稅務影響	(12,369)	(15,491)
Utilisation of previously unrecognised tax losses	動用過往未確認之稅項虧損	(344)	(980)
(Over)/under-provision in prior years	過往年度(超額撥備)/撥備不足	(611)	1,706
Provision for LAT for the year	年內土地增值稅撥備	3,863	4,536
Tax effect of LAT deductible for Mainland China EIT	中國內地企業所得稅之可扣減土地增值稅之稅務影響	(637)	(748)
Effect of different tax rates of subsidiaries operating in other jurisdictions	在其他司法權區營運之附屬公司之不同稅率之影響	3,175	1,898
Others	其他	762	(1,217)
Income tax expense	所得稅開支	62,008	57,946

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14. Other Comprehensive Income/(Expense), Net of Tax

The amount of tax relating to each component of other comprehensive income/(expense) can be summarised as follows:

14. 其他全面收入／(開支)，扣除稅項後

有關其他全面收入／(開支)各部分之稅項金額概列如下：

	2021 二零二一年			2020 二零二零年		
	Before tax 除稅前 HK\$'000 港幣千元	Tax 稅項 HK\$'000 港幣千元	Net of tax 除稅後 HK\$'000 港幣千元	Before tax 除稅前 HK\$'000 港幣千元	Tax 稅項 HK\$'000 港幣千元	Net of tax 除稅後 HK\$'000 港幣千元
<i>Items that will not be reclassified to profit or loss:</i>	<i>以下項目將不會重新分類到損益：</i>					
Deficit on revaluation of buildings (notes 10, 18 and 27)	樓宇重估虧損 (附註10、18及27)					
	—	—	—	(132)	22	(110)
Change in fair value of financial assets at FVTOCI	按公平值計入其他全面收入之財務資產之公平值變動					
	559	—	559	—	—	—
<i>Item that may be reclassified subsequently to profit or loss:</i>	<i>以下項目其後可能重新分類到損益：</i>					
Exchange gain on translation of foreign operations	換算海外業務之匯兌收益					
	18,922	—	18,922	23,559	—	23,559
Other comprehensive income	其他全面收入					
	19,481	—	19,481	23,427	22	23,449

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15. Dividend

(a) Dividend Attributable to the Year

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Proposed final dividend of HK\$0.20 (2020: HK\$0.20) per share	建議末期股息每股 港幣0.20元(二零二零年： 港幣0.20元)	56,662	56,662

Final dividend of HK\$0.20 (2020: HK\$0.20) per share for the year to shareholders whose names appear on the register of members on 2 June 2022 was proposed by the Directors on 24 March 2022.

The final dividend proposed after the reporting date has not been recognised as a liability at the reporting date.

(b) Dividend Attributable to the Previous Financial Year, Approved and Paid during the Year

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Final dividend in respect of the previous financial year of HK\$0.20 per share (2020: final dividend of HK\$0.20 per share)	過往財政年度之末期股息 每股港幣0.20元 (二零二零年：末期股息 每股港幣0.20元)	56,662	56,662

15. 股息

(a) 本年度之股息

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Proposed final dividend of HK\$0.20 (2020: HK\$0.20) per share	建議末期股息每股 港幣0.20元(二零二零年： 港幣0.20元)	56,662	56,662

董事於二零二二年三月二十四日建議向於二零二二年六月二日名列於股東名冊之股東派付本年度末期股息每股港幣0.20元(二零二零年：港幣0.20元)。

於報告日期後建議之末期股息並無於報告日期確認為負債。

(b) 過往財政年度之股息，於年內獲批准及支付

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16. Loss per Share

The calculation of the loss per share of the Company is based on the loss for the year attributable to owners of the Company of HK\$807,930,000 (2020: HK\$185,807,000) and the number of ordinary shares of 283,308,635 (2020: 283,308,635) in issue during the year.

No diluted loss per share for year ended 31 December 2021 and 2020 was presented as there were no potential ordinary shares in issue during the year ended 31 December 2021 and 2020.

16. 每股虧損

本公司每股虧損的計算基於本公司擁有人應佔年內虧損港幣807,930,000元(二零二零年：港幣185,807,000元)及年內已發行普通股數目283,308,635股(二零二零年：283,308,635股)。

截至二零二一年及二零二零年十二月三十一日止年度概無呈列每股攤薄虧損，此乃由於截至二零二一年及二零二零年十二月三十一日止年度並無已發行之潛在普通股。

17. Investment Properties**17. 投資物業**

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Fair Value	公平值		
As at 1 January	於一月一日	20,626,625	21,185,655
Additions	增添		
— Purchase of units	— 購買單位	407,804	—
— Sublease of leased properties	— 分租租賃物業	31,664	—
— Construction costs	— 建設成本	890	2,356
Transfer to assets held for sale (note 37)	轉撥至待售資產(附註37)	(75,300)	(63,787)
Disposal of subsidiaries (note 38)	出售附屬公司(附註38)	(105,710)	(44,600)
Net fair value loss on investment properties	投資物業公平值虧損淨額	(1,077,458)	(452,999)
As at 31 December	於十二月三十一日	19,808,515	20,626,625

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17. Investment Properties (Continued)

The Group leases out commercial buildings, industrial buildings and retail stores under operating leases with rentals payable monthly. The Group also subleases its leased properties under operating leases with rentals payable monthly. The leases typically run for an initial period of one to six years, with unilateral rights to extend the lease beyond initial period held by lessees only. Majority of the lease contracts contain market review clauses in the event the lessee exercises the option to extend. The leases of retail stores contain minimum annual lease payments that are fixed over the lease term and lease payment of certain leases of retail stores are determined by the higher of 10% to 25% of the sale and the monthly lease payment.

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currencies of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

All of the Group's investment properties are measured using the fair value model and are classified and accounted for as investment properties.

The Group's investment properties were revalued at 31 December 2021 and 2020 by an independent qualified professional valuer, Cushman & Wakefield Limited ("C&W"), on market value basis which conforms with The Hong Kong Institute of Surveyors Valuation Standard:

- The completed investment properties (whole block of commercial building) are revalued by adopting income capitalisation method, which involves certain estimates, including capitalisation rates and reversionary rental value;

17. 投資物業(續)

本集團根據經營租賃出租商業樓宇、工業大廈及零售商舖，租金須每月支付。本集團亦根據經營租賃分租其租賃物業，租金須每月支付。該等租賃一般初始租期為一至六年，只有承租人有權單方面於初始租期後延長租賃。大部分租約包含市場檢討條款，容許承租人行使延長權。零售商舖的租賃包含於租賃期內固定的最低每年租賃付款，而零售商舖的若干租賃的租賃付款則以銷售額10%至25%及每月租賃付款兩者中的較高者釐定。

本集團並無因該等租賃安排而面臨外幣風險，原因是所有租賃均以集團實體各自之功能貨幣計值。該等租約並不包含剩餘價值擔保及／或承租人於租期結束時購買該物業之選擇權。

本集團所有投資物業皆以公平值模式計量，並分類以及計入為投資物業。

本集團之投資物業由獨立合資格專業估值師戴德梁行有限公司(「戴德梁行」)於二零二一年及二零二零年十二月三十一日按與香港測量師學會評估準則相符之市值基準進行重估：

- 已落成投資物業(整幢商業樓宇)採用收入資本化法重估，當中涉及包括資本化比率及復歸租值之若干估計；

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17. Investment Properties (Continued)

- The completed investment properties (individual units (including commercial, industrial and residential properties) or ground floor retail properties) are revalued based on direct comparison method, by reference to market transactions of comparable properties;
- The leased properties under sublease arrangement by the Group, are revalued based on income capitalisation method which involves certain estimates, including capitalisation rates and reversionary rental value; and
- Investment properties under re-development were revalued on the re-development basis by adopting the residual method. The value is based on the re-development potential of the properties as if these properties will be developed and completed in accordance with the existing redevelopment proposal at the date of valuation and is determined by deducting the estimated total cost of the development, including costs of construction, professional fee, finance costs, associated costs and an allowance of profit that duly reflected developer's risk associated with the development from the gross development value.

In determining the fair values of the investment properties, the Group engages an independent qualified professional valuer to perform the valuation. The management works with the independent qualified professional valuer to establish the appropriate valuation techniques and inputs for level 3 fair value measurement. Where there is a material change in the fair value of the investment properties, the causes of the fluctuations will be reported to the Directors.

In relying on these valuations, the management has exercised judgement and is satisfied that the methods of valuation adopted are appropriate and reflective of the current market conditions.

17. 投資物業(續)

- 已落成投資物業(個別單位(包括商業、工業及住宅物業)或地下零售物業)按照直接比較法重估，當中參考可比較物業之市場交易；
- 本集團在分租安排下之租賃物業乃按收入資本化法重估，當中涉及包括資本化比率及復歸租值之若干估計；及
- 重建投資物業採用剩餘法按重建基準重估。價值以物業重建潛力為基準，猶如該等物業於估值日期按照現有重建方案發展及落成一樣，並經自發展總值扣除估計發展總成本(包括建築成本、專業費用、融資成本、相關成本及妥為反映發展商與發展項目相關之風險的溢利撥備)而釐定。

在釐定投資物業之公平值時，本集團委聘獨立合資格專業估值師進行估值。管理層與獨立合資格專業估值師合作，就第3級公平值計量確立適當的估值技術及數據。倘投資物業公平值出現重大變動，則向董事報告波動原因。

於依賴此等估值時，管理層已運用其判斷，並信納所採納之估值方法屬適當並反映現時市況。

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17. Investment Properties (Continued)

The carrying amount of the Group's investment properties is a level 3 fair value measurement. There were no investment property transfers into or out of level 3 fair value measurement during both years.

The following table gives information about how the fair values of these investment properties are determined (in particular, the valuation techniques and inputs used).

17. 投資物業(續)

本集團投資物業之賬面值為第3級公平值計量。於兩個年度內，並無投資物業轉入或轉出第3級公平值計量。

下表載列有關如何釐定該等投資物業之公平值(特別是所使用的估值技術及數據)之資料。

Investment properties held by the Group in the consolidated statement of financial position 本集團於綜合財務狀況表所持有之投資物業	Fair value as at 31 December 2021 於二零二一年十二月三十一日之公平值 HK\$'000 港幣千元	Valuation technique(s) 估值技術	Significant unobservable input(s) 主要不可觀察數據	Range of significant unobservable inputs 主要不可觀察數據之範圍	Interrelationship between significant unobservable input(s) and fair value measurement 主要不可觀察數據與公平值計量之互相關係
Completed investment properties 已落成投資物業					
Completed investment properties (whole block of commercial building) 已落成投資物業 (整幢商業樓宇)	14,640,000 (2020: 15,706,000)	Income capitalisation method 收入資本化法	Reversionary rental value 復歸租值	HK\$23 – HK\$55 (2020: HK\$23 – HK\$56) per month per square foot for upper-level office/restaurants premises; HK\$70 – HK\$79 (2020: HK\$74 – HK\$1,089) per month per square foot for ground floor shops 高層辦公室/餐廳場所 每平方呎每月港幣23元至港幣55元(二零二零年: 港幣23元至港幣56元); 地舖每平方呎每月港幣70元至港幣79元(二零二零年: 港幣74元至港幣1,089元)	The higher the reversionary rental value, the higher the fair value 復歸租值越高, 公平值越高
			Capitalisation rate 資本化比率	2.25% – 3.5% (2020: 2.25% – 3.5%) 2.25%至3.5% (二零二零年: 2.25%至3.5%)	The higher the capitalisation rate, the lower the fair value 資本化比率越高, 公平值越低
Completed investment properties (individual units (including commercial, industrial and residential properties) or ground floor retail properties) 已落成投資物業 (個別單位(包括商業、工業及住宅物業)或地下零售物業)	2,486,465 (2020: 2,244,625)	Direct comparison method 直接比較法	Price per square foot 每平方呎價格	HK\$8,300 – HK\$120,000 (2020: HK\$8,300 – HK\$135,000) per square foot for commercial properties HK\$2,700 – HK\$11,300 (2020: HK\$2,600 – HK\$11,300) per square foot for industrial properties HK\$5,400 – HK\$27,200 (2020: HK\$5,200 – HK\$28,000) per square foot for residential properties 辦公室物業每平方呎港幣8,300元至港幣120,000元(二零二零年: 港幣8,300元至港幣135,000元) 工業物業每平方呎港幣2,700元至港幣11,300元(二零二零年: 港幣2,600元至港幣11,300元) 住宅物業每平方呎港幣5,400元至港幣27,200元(二零二零年: 港幣5,200元至港幣28,000元)	The higher the price per square foot, the higher the fair value 每平方呎價格越高, 公平值越高
Leased properties 租賃物業					
Leased properties under sublease arrangement by the Group 本集團在分租安排下之租賃物業	22,050 (2020: nil) 22,050 (二零二零年: 無)	Income capitalisation method 收入資本化法	Reversionary rental value 復歸租值	HK\$12-HK\$15 (2020: nil) per month per square foot 每月每平方呎港幣12元至港幣15元(二零二零年: 無)	The higher the reversionary rental value, the higher the fair value 復歸租值越高, 公平值越高
			Capitalisation rate 資本化比率	3.25% (2020: nil) 3.25% (二零二零年: 無)	The higher the capitalisation rate, the lower the fair value 資本化比率越高, 公平值越低

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17. Investment Properties (Continued)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 本集團於綜合財務狀況表所持有之投資物業	Fair value as at 31 December 2021 於二零二一年十二月三十一日之公平值 HK\$'000 港幣千元	Valuation technique(s) 估值技術	Significant unobservable input(s) 主要不可觀察數據	Range of significant unobservable inputs 主要不可觀察數據之範圍	Interrelationship between significant unobservable input(s) and fair value measurement 主要不可觀察數據與公平值計量之互相關係
Investment properties under re-development 重建投資物業					
Investment properties under re-development	2,660,000 (2020: 2,676,000)	Residual method	Price per square foot	HK\$20,000 – HK\$22,000 per square foot for office premises (2020: HK\$21,500 – HK\$22,400 per square foot for office premises); HK\$25,000 – HK\$32,000 (2020: HK\$26,000 – HK\$32,000) per square foot for retail properties	The higher the price per square foot, the higher the fair value
重建投資物業	2,660,000 (二零二零年：2,676,000)	剩餘法	每平方米價格	辦公室物業每平方米港幣20,000元至港幣22,000元(二零二零年：辦公室物業每平方米港幣21,500元至港幣22,400元)；零售物業每平方米港幣25,000元至港幣32,000元(二零二零年：港幣26,000元至港幣32,000元)	每平方米價格越高，公平值越高
			Estimated construction and other professional costs to completion	HK\$3,600 – HK\$3,900 (2020: HK\$3,600 – HK\$3,900) per square foot	The higher the estimated construction and other professional costs, the lower the fair value
			估計完成所需建築及其他專業成本	每平方米港幣3,600元至港幣3,900元(二零二零年：港幣3,600元至港幣3,900元)	估計建築及其他專業成本越高，公平值越低
			Estimated profit margin required to hold and develop the investment properties to completion	10% (2020: 10% – 15%)	The higher estimated profit margin, the lower the fair value
			持有及發展投資物業至完成所需估計利潤率	10% (二零二零年：10%至15%)	估計利潤率越高，公平值越低

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17. Investment Properties (Continued)

There were no changes to the valuation techniques for the investment properties other than disclosed above during the year.

The fair value measurement is based on the above investment properties' highest and best use. The fair values of certain investment properties have been adjusted to exclude prepaid or accrued operating lease income to avoid double counting.

As at 31 December 2021, certain investment properties of the Group with total carrying amount of approximately HK\$12,699,100,000 (2020: approximately HK\$13,744,500,000) were pledged to secure borrowings of approximately HK\$1,871,501,000 (2020: approximately HK\$1,851,998,000) (note 26).

17. 投資物業(續)

除以上披露外，年內投資物業之估值技術並無變動。

公平值計量乃按照上述投資物業之最高及最佳用途。若干投資物業之公平值已經調整，以排除預付或應計經營租賃收入從而避免重複計算。

於二零二一年十二月三十一日，本集團已將賬面總值約港幣12,699,100,000元(二零二零年：約港幣13,744,500,000元)之若干投資物業抵押以獲取為數約港幣1,871,501,000元(二零二零年：約港幣1,851,998,000元)之借貸(附註26)。

18. Property, Plant and Equipment**18. 物業、廠房及設備**

		Leasehold lands	Buildings	Leasehold improvements	Fixture, fixtures and equipment	Motor vehicles	Leased properties	Total
		租賃土地	樓宇	租賃物業裝修	傢俬、裝置及設備	汽車	租賃物業	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
Opening net carrying amount	年初賬面淨值	80,805	36,378	15,989	443	1,113	16,722	151,450
Additions	增添	—	—	3,390	7	—	—	3,397
Disposal/write-off	出售/撇銷	—	—	—	(14)	(79)	—	(93)
Deficit on revaluation (note 10)	重估虧損(附註10)	—	(520)	—	—	—	—	(520)
Depreciation	折舊	(566)	(880)	(9,426)	(118)	(150)	(8,196)	(19,336)
Exchange realignment	匯兌調整	302	—	—	8	8	—	318
Closing net carrying amount	年終賬面淨值	80,541	34,978	9,953	326	892	8,526	135,216
As at 31 December 2021	於二零二一年十二月三十一日							
Cost/Valuation	成本/估值	88,930	34,978	47,759	12,893	3,367	24,729	212,656
Accumulated depreciation	累計折舊	(8,389)	—	(37,806)	(12,567)	(2,475)	(16,203)	(77,440)
Net carrying amount	賬面淨值	80,541	34,978	9,953	326	892	8,526	135,216
Analysis of cost/valuation	成本/估值分析							
At cost	按成本	88,930	—	47,759	12,893	3,367	24,729	177,678
At professional valuation	按專業估值	—	34,978	—	—	—	—	34,978
		88,930	34,978	47,759	12,893	3,367	24,729	212,656

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18. Property, Plant and Equipment (Continued) 18. 物業、廠房及設備(續)

		Leasehold lands	Buildings	Leasehold improvements	Fixture, fixtures and equipment 傢私、 裝置及設備	Motor vehicles	Leased properties	Total
		租賃土地 HK\$'000 港幣千元	樓宇 HK\$'000 港幣千元	租賃物業裝修 HK\$'000 港幣千元	裝置及設備 HK\$'000 港幣千元	汽車 HK\$'000 港幣千元	租賃物業 HK\$'000 港幣千元	總額 HK\$'000 港幣千元
Opening net carrying amount	年初賬面淨值	80,703	37,778	22,519	678	1,279	10,755	153,712
Additions	增添	—	—	3,672	2	—	11,451	15,125
Disposal/write-off	出售/撇銷	—	—	—	—	(5)	—	(5)
Deficit on revaluation (notes 10 and 14)	重估虧損(附註10及14)	—	(520)	—	—	—	—	(520)
Depreciation	折舊	(541)	(880)	(10,202)	(244)	(180)	(5,484)	(17,531)
Exchange realignment	匯兌調整	643	—	—	7	19	—	669
Closing net carrying amount	年終賬面淨值	80,805	36,378	15,989	443	1,113	16,722	151,450
As at 31 December 2020	於二零二零年 十二月三十一日							
Cost/Valuation	成本/估值	88,484	36,378	44,369	13,203	3,822	25,047	211,303
Accumulated depreciation	累計折舊	(7,679)	—	(28,380)	(12,760)	(2,709)	(8,325)	(59,853)
Net carrying amount	賬面淨值	80,805	36,378	15,989	443	1,113	16,722	151,450
Analysis of cost/valuation	成本/估值分析							
At cost	按成本	88,484	—	44,369	13,203	3,822	25,047	174,925
At professional valuation	按專業估值	—	36,378	—	—	—	—	36,378
		88,484	36,378	44,369	13,203	3,822	25,047	211,303

The above items of property, plant and equipment less their residual values over their estimated useful lives, using straight-line method, at the following rates per annum:

Leasehold lands/leased properties	Over the lease period
Buildings	2%
Leasehold improvements	10%–30%
Furniture, fixtures and equipment	10%–20%
Motor vehicles	6%–15%

上述物業、廠房及設備項目在其估計可用期內採用直線法，按下列年率減其剩餘價值：

租賃土地/租賃物業	於租期內
樓宇	2%
租賃物業裝修	10%–30%
傢私、裝置及設備	10%–20%
汽車	6%–15%

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18. Property, Plant and Equipment (Continued)

As at 31 December 2021, the Group's buildings in Hong Kong are stated at valuation of HK\$34,978,000 (2020: HK\$36,378,000). The Group's buildings were revalued by C&W based on net replacement cost method. For the year ended 31 December 2021, a revaluation loss of approximately HK\$520,000 (2020: HK\$520,000) had been recognised.

As at 31 December 2021, leasehold land and buildings of the Group with carrying amount of HK\$97,397,000 (2020: HK\$98,873,000) were pledged to secure borrowings of the Group (note 26).

The fair value of the Group's owner-occupied buildings is a level 3 recurring fair value measurement. A reconciliation of the opening and closing fair value balance is provided below.

There was no transfers into or out of level 3 during the year.

18. 物業、廠房及設備(續)

於二零二一年十二月三十一日，本集團於香港之樓宇以估值港幣34,978,000元(二零二零年：港幣36,378,000元)列賬。本集團之樓宇由戴德梁行按淨重置成本法重估。截至二零二一年十二月三十一日止年度重估虧損約港幣520,000元(二零二零年：港幣520,000元)已確認。

於二零二一年十二月三十一日，本集團抵押賬面值為港幣97,397,000元(二零二零年：港幣98,873,000元)之租賃土地及樓宇以獲得本集團之借貸(附註26)。

本集團自用樓宇之公平值為第3級經常性公平值計量。年初及年終公平值結餘之對賬載列如下。

於本年度，並無轉入或轉出第3級。

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Opening balance (level 3 recurring fair value)	年初結餘(第3級經常性公平值)	36,378	37,778
Depreciation	折舊	(880)	(880)
Deficit on revaluation of properties held for own use	重估持作自用物業之虧損	(520)	(520)
Closing balance (level 3 recurring fair value)	年終結餘(第3級經常性公平值)	34,978	36,378

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18. Property, Plant and Equipment (Continued)

In determining the fair values of the buildings, the Group engages an independent qualified professional valuer to perform the valuation. The management works with the independent qualified professional valuer to establish the appropriate valuation techniques and inputs for level 3 fair value measurement. Where there is a material change in the fair value of the owner-occupied buildings, the causes of the fluctuations will be reported to the Directors.

There has been no change to the valuation technique during the year.

The fair value measurement is based on the above properties' highest and best use, which does not differ from their actual use.

The following table gives information about how the fair values of these buildings are determined (in particular, the valuation techniques and inputs used).

Building held by the Group measured at revaluation model	Fair value as at 31 December 2021 於二零二一年十二月三十一日之公平值 HK\$'000 港幣千元	Valuation technique(s)	Significant unobservable input(s)	Range of significant unobservable inputs	Interrelationship between significant unobservable input(s) and fair value measurement
本集團持有按重估模型計量之樓宇		估值技術	主要不可觀察數據	主要不可觀察數據之範圍	主要不可觀察數據與公平值計量之互相關係
Owner-occupied buildings	34,978 (2020: 36,378)	Net replacement cost	Building replacement cost per square feet	HK\$4,300 per square foot (2020: HK\$4,300) (note)	The higher the building replacement cost per feet with reference to comparables, the higher the fair value
自用樓宇	34,978 (二零二零年: 36,378)	淨重置成本	每平方米樓宇重置成本	每平方米呎港幣4,300元 (二零二零年: 港幣4,300元) (附註)	參照可比較物業之每呎樓宇重置成本越高, 公平值越高

Note: Building replacement cost per square feet is determined with reference to market comparables of constructing works, taking into account of use, location and other individual factors such as total floor level and type of structure.

18. 物業、廠房及設備(續)

在釐定樓宇公平值時，本集團已委聘獨立合資格專業估值師進行估值。管理層與獨立合資格專業估值師合作就第3級公平值計量制定適當之估值技術及數據。倘自用樓宇公平值出現重大變動，將會向董事報告波動原因。

於本年度，估值技術概無變更。

公平值計量乃基於上述物業之最高及最佳用途，與其實際用途並無差異。

下表載列有關如何釐定該等樓宇公平值(特別是所使用估值技術及數據)之資料。

附註：每平方米樓宇重置成本乃參考市場上可比較之建築工程而釐定，當中計及用途、位置以及總樓層及構築物類型等其他個別因素。

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18. Property, Plant and Equipment (Continued)
The Group as Lessee

Right-of-use assets (included in the property, plant and equipment)

18. 物業、廠房及設備(續)**本集團作為承租人**

使用權資產(計入物業、廠房及設備)

		Leasehold land 租賃土地 HK\$'000 港幣千元	Leased properties 租賃物業 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
As at 31 December 2020	於二零二零年 十二月三十一日	80,805	16,722	97,527
As at 31 December 2021	於二零二一年 十二月三十一日	80,541	8,526	89,067
For the year ended 31 December 2020	截至二零二零年 十二月三十一日止年度			
Depreciation charge	折舊開支	(541)	(5,484)	(6,025)
Additions	增添	—	11,451	11,451
Exchange realignment	匯兌調整	643	—	643
Total cash outflow for leases	租賃現金流出總額			(6,244)
For the year ended 31 December 2021	截至二零二一年 十二月三十一日止年度			
Depreciation charge	折舊開支	(566)	(8,196)	(8,762)
Exchange realignment	匯兌調整	302	—	302
Total cash outflow for leases	租賃現金流出總額			(12,108)

For both years, the Group leases various commercial and industrial premises for its operations. Lease contracts are entered into for fixed term of three to four years, but may have extension options as described below. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

於兩個年度，本集團租賃不同商業及工業物業以作營運。租約以三至四年之固定年期訂立，惟可如下文所述帶有延長選擇權。於釐定租期及評估不可撤銷年期時，本集團應用合約之定義並釐定合約強制執行之年期。

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18. Property, Plant and Equipment (Continued) The Group as Lessee (Continued)

The Group has extension options in a number of leases for commercial and industrial premises. These are used to maximise operational flexibility in terms of managing the assets used in the Group's operations. The majority of extension options held are exercisable only by the Group and not by the respective lessors. The Group assesses at lease commencement date whether it is reasonably certain to exercise the extension options. The potential exposures to these future lease payments for extension options in which the Group is not reasonably certain to exercise:

18. 物業、廠房及設備(續) 本集團作為承租人(續)

本集團於若干用作商業及工業物業的租賃中擁有延長選擇權。該等選擇權為有助盡量提升本集團在管理經營所用的資產上之靈活性。所持的大部分延長選擇權僅可由本集團行使而不可由相關的出租人行使。本集團於租賃開始日期評估是否合理確定會行使延長選擇權。本集團並未能合理確定行使延長選擇權的該等未來租賃付款之潛在影響：

	Lease liabilities recognised as at 31 December		Potential future lease payments not included in lease liabilities as at 31 December	
	2021	2020	2021	2020
	於十二月三十一日確認的 租賃負債		於十二月三十一日未計入租賃負債的 潛在未來租賃付款	
	二零二一年	二零二零年	二零二一年 (undiscounted) (未折現)	二零二零年 (undiscounted) (未折現)
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	港幣千元	港幣千元	港幣千元	港幣千元
Commercial and industrial premises – Hong Kong	29,428	17,413	91,507	58,283

During the year ended 31 December 2021 and 2020, the Group did not exercise any extension options.

In addition, the Group reassesses whether it is reasonably certain to exercise an extension option upon the occurrence of either a significant event or a significant change in circumstances that is within the control of the lessee. During the years ended 31 December 2021 and 2020, there is no such triggering event.

於截至二零二一年及二零二零年十二月三十一日止年度，本集團並無行使任何延長選擇權。

此外，於發生重大事件或情況出現重大變動且屬於承租人所能控制範圍時，本集團會重估是否合理確定行使延長選擇權。於截至二零二一年及二零二零年十二月三十一日止年度，概無有關觸發事件。

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18. Property, Plant and Equipment (Continued)**Restrictions or covenants on leases**

In addition, lease liabilities of HK\$29,428,000 are recognised with related sublease of the leased properties of HK\$22,050,000 included in investment properties and right-of-use assets included in property, plant and equipment of HK\$8,526,000 as at 31 December 2021 (2020: lease liabilities of HK\$17,413,000 and related right-of-use assets of HK\$33,517,000 included in property, plant and equipment). The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

19. Properties for Sale

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Carrying amount as at 1 January	於一月一日之賬面值	940,144	1,025,080
Additions	增添	56,930	2,093
Disposals	出售	(76,460)	(100,317)
Adjustment (note)	調整(附註)	(40,960)	—
Exchange realignment	匯兌調整	9,050	13,288
Carrying amount as at 31 December	於十二月三十一日之賬面值	888,704	940,144

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Completed properties for sale	已落成待售物業	277,143	385,569
Properties under development for sale	待售發展中物業	611,561	554,575
Carrying amount as at 31 December	於十二月三十一日之賬面值	888,704	940,144

Note: The amount represents the reversal of the accruals on construction works in respect of the completed properties for sale remained unsold at the end of the reporting period upon the final payment agreed with the respective suppliers during the year ended 31 December 2021.

附註：該金額指截至二零二一年十二月三十一日止年度在最終支付與各供應商協定之款項後，就報告期末仍未售出之已落成待售物業而撥回建築工程應計款項。

18. 物業、廠房及設備(續)**租賃限制或契諾**

此外，於二零二一年十二月三十一日確認租賃負債港幣29,428,000元，租賃物業之相關分租港幣22,050,000元計入投資物業，而使用權資產港幣8,526,000元計入物業、廠房及設備(二零二零年：租賃負債港幣17,413,000元及相關使用權資產港幣33,517,000元計入物業、廠房及設備)。除出租人持有的於租賃資產的抵押權益外，租賃協議不施加任何契諾。租賃資產不得用作借款抵押。

19. 待售物業

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19. Properties for Sale (Continued)

As at 31 December 2021, properties under development for sale of HK\$611,561,000 (2020: HK\$554,575,000) represent the carrying amount of the properties expected to be completed over one year from the end of the reporting period.

As at 31 December 2021, included in the completed properties for sale was a joint operation project amounting to approximately HK\$3,360,000 (2020: HK\$3,360,000) to jointly develop a property site for residential purpose located at 1–11 Lai Yin Street and 2–12 Jones Street, Tai Hang, Hong Kong in which the Group has a 20.24% equity interest. In 2014, the Directors determined that the Group's share of the completed units would be put up for sale when completed and, accordingly, reclassified its proportionate share of the interest in this property development from investment properties under construction to properties under development for sale. The Group bears a proportionate share of the joint operation's assets, liabilities, revenue and expenses. The occupation permit was released by the Buildings Department during the year ended 31 December 2016. During the year ended 31 December 2021 and 2020, there is no revenue and cost of properties for sale recognised.

19. 待售物業(續)

於二零二一年十二月三十一日，待售發展中物業港幣611,561,000元(二零二零年：港幣554,575,000元)為預期將於報告期末起計超過一年竣工之物業之賬面值。

於二零二一年十二月三十一日，已落成待售物業包括一項為數約港幣3,360,000元(二零二零年：港幣3,360,000元)之合營項目，以共同開發一個位於香港大坑禮賢街1至11號及重士街2至12號作住宅用途之物業地盤，其中本集團擁有20.24%之股權。於二零一四年，董事確定本集團分佔之已落成單位將於建成後放售，因此，本集團將其按比例應佔該物業發展項目權益，由在建投資物業重新分類至待售發展中物業。本集團承擔按比例應佔合營業務之資產、負債、收益及開支。屋宇署於截至二零一六年十二月三十一日止年度內發出入住許可證。於截至二零二一年及二零二零年十二月三十一日止年度，概無確認待售物業收益及成本。

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20. Trade and Other Receivables/Loan Receivables

20. 貿易及其他應收款項／應收貸款

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<i>Current assets:</i>	<i>流動資產：</i>		
Trade receivables	貿易應收款項		
— contract with customers	— 客戶合約	7,255	3,933
— rental receivables	— 應收租金	27,451	39,879
Total trade receivables	貿易應收款項總額	34,706	43,812
Less: allowance for credit losses	減：信貸虧損撥備	(4,667)	(5,072)
Total trade receivables, net	貿易應收款項總額，淨額	30,039	38,740
Loan receivables (Note)	應收貸款(附註)	147,191	147,298
Less: allowance for credit losses	減：信貸虧損撥備	(142,023)	(142,423)
Total loan receivables, net	應收貸款總額，淨額	5,168	4,875
Other receivables, utility deposits and prepayment	其他應收款項、公共服務按金及預付款項	116,550	127,553
Total trade and other receivables categorised as current assets	分類為流動資產之貿易及其他應收款項總額	151,757	171,168
<i>Non-current assets:</i>	<i>非流動資產：</i>		
Loan receivables (Note)	應收貸款(附註)	16,552	19,761
		168,309	190,929

As at 1 January 2020, the gross carrying amount of trade receivables from contracts with customers amounted to HK\$8,017,000.

於二零二零年一月一日，來自與客戶合約的貿易應收款項之賬面總值為港幣8,017,000元。

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20. Trade and Other Receivables/Loan Receivables (Continued)

As at 31 December 2021 and 2020, based on invoice dates, the ageing analysis of the trade receivables, net of allowance for credit losses, was the following:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
0–30 days	0至30天	10,950	15,135
31–90 days	31至90天	8,863	7,997
91–180 days	91至180天	2,508	8,564
Over 180 days	超過180天	7,718	7,044
Total trade receivables, net		30,039	38,740
貿易應收款項總額，淨額			

Normally, other than those property leasing rental receivables which are secured by rental deposits, the Group does not obtain collateral from other customers.

As at 31 December 2021, included in the Group's trade receivables balance are debtors with aggregate carrying amount of HK\$30,039,000 (2020: HK\$38,740,000) which are past due as at the reporting date. Out of the past due balances, HK\$10,226,000 (2020: HK\$15,608,000) has been past due 90 days or more and is not considered as in default as these debtors have a good business relationship with the Group and recurring overdue records of these debtors with satisfactory settlement history.

Impairment losses in respect of trade receivables are recorded using an allowance account unless the Group is satisfied that recovery of the amount is remote, in which case the impairment loss is written off against trade receivables directly.

20. 貿易及其他應收款項／應收貸款(續)

於二零二一年及二零二零年十二月三十一日根據發票日期，貿易應收款項扣除信貸虧損撥備後之賬齡分析載列如下：

一般而言，除以租金按金抵押之該等物業租賃應收租金外，本集團不會向其他客戶收取抵押品。

於二零二一年十二月三十一日，本集團之貿易應收款項結餘包括於報告日期已逾期賬面總值港幣30,039,000元(二零二零年：港幣38,740,000元)之債務人。在逾期結餘中，港幣10,226,000元(二零二零年：港幣15,608,000元)已逾期90天或以上，而並不視為違約，原因是該等債務人與本集團有良好業務關係，而該等債務人均有令人滿意的清償經常性逾期款項之記錄。

有關貿易應收款項之減值虧損以撥備賬記錄，除非本集團信納收回該筆款項之可能性極低，在該情況下，減值虧損會直接於貿易應收款項中撇銷。

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20. Trade and Other Receivables/Loan Receivables (Continued)

Details of impairment assessment of trade receivables, other receivables and deposits for the year ended 31 December 2021 and 2020 are set out in note 39.2(b).

Note:

As at 1 January 2020, included in loan receivables is an aggregate amount of HK\$4,000,000 which were secured, interest-bearing at Hong Kong Prime Interest Rate minus 2.5% per annum and repayable within 1 year from reporting date. The repayment date of these loan receivables was extended by one year during the year ending 31 December 2020 and 2021.

For the remaining loan receivables amounting to HK\$17,720,000 (2020: HK\$20,636,000) which are secured, interest-bearing at Hong Kong Prime Interest Rate minus 2% to 2.5% per annum (2020: 2% to 2.5% per annum) for the first 36 months from the date of loan drawdown and thereafter at the Hong Kong Prime Interest Rate. The loan receivables were repayable in 216 to 360 monthly instalments (2020: 216 to 360 monthly instalments) with the final instalment payable in year 2035 to 2048 (2020: year 2035 to 2048). As at 31 December 2021, loan receivables of HK\$10,276,000 (2020: HK\$11,437,000) could be early terminated by the borrowers at the principal and accrued interest after 60 months after drawdown date.

The current portion of HK\$5,168,000 (2020: HK\$4,875,000) which is expected to be recovered within one year is classified as current assets while the balance of HK\$16,552,000 (2020: HK\$19,761,000) is classified as non-current assets which is expected to be recovered over one year.

During the year ended 31 December 2020, the Group granted an unsecured loan of HK\$155,282,000 (the "Unsecured Loan") to two beneficial owners of purchaser of Lucky Way as the joint borrowers of the Unsecured Loan (the "Borrowers"). As at 31 December 2020, following the settlement of HK\$31,170,000 and the addition in interest receivable of HK\$18,311,000, the gross carrying amount of the Unsecured Loan is HK\$142,423,000. The Borrowers did not repay the Unsecured Loan based on the repayment schedule. HK\$45,000,000 of the Unsecured Loan has already been past due since 4 May 2020 and remaining Unsecured Loan has also been past due subsequent to the reporting date. In view of this, the Directors considered that this Unsecured Loan has already been credit-impaired and thus impairment loss of HK\$142,423,000 is recognised to profit or loss during the year ended 31 December 2020. During the year ended 31 December 2021, the Borrowers settled HK\$400,000 and thus a reversal of impairment loss of HK\$400,000 is recognised to profit or loss.

No loan receivables (other than the Unsecured Loan stated above) are past due as at 31 December 2021 and 2020. The loan receivables are secured by second mortgage on the properties located in Hong Kong (other than the Unsecured Loan stated above). The Group is not permitted to sell or repledge the properties in the absence of default by the borrower. There has not been any significant changes in the quality of the collateral held for the loans receivables. Details of impairment assessment for the year ended 31 December 2021 and 2020 are set out in note 39.2(b).

20. 貿易及其他應收款項／應收貸款(續)

截至二零二一年及二零二零年十二月三十一日止年度貿易應收款項、其他應收款項及訂金之減值評估詳情載於附註39.2(b)。

附註：

於二零二零年一月一日，列入應收貸款合共港幣4,000,000元之款項為有抵押，按香港最優惠利率減2.5厘之年利率計息，並須於報告日期起計一年內償還。該等應收貸款的償還日期於截至二零二零年及二零二一年十二月三十一日止年度延長一年。

其餘應收貸款為數港幣17,720,000元(二零二零年：港幣20,636,000元)之款項為有抵押，於提用貸款日期起計首36個月按香港最優惠利率減2厘至2.5厘(二零二零年：2厘至2.5厘)之年利率計息，其後按香港最優惠利率計息。應收貸款分216至360期(二零二零年：216至360期)每月償還，最後一期還款應於二零三五年至二零四八年(二零二零年：二零三五年至二零四八年)支付。於二零二一年十二月三十一日，應收貸款港幣10,276,000元(二零二零年：港幣11,437,000元)可由借款人於提用日期起計60個月後按本金及應計利息提早終止。

預期於一年內收回之即期部分港幣5,168,000元(二零二零年：港幣4,875,000元)分類為流動資產，餘額港幣16,552,000元(二零二零年：港幣19,761,000元)分類為非流動資產，預期將於超過一年後收回。

截至二零二零年十二月三十一日止年度，本集團向福昇買方之兩名實益擁有人(作為無抵押貸款的聯席借款人)(「借方」)授出港幣155,282,000元的無抵押貸款(「無抵押貸款」)。於二零二零年十二月三十一日，經清償港幣31,170,000元及增加應收利息港幣18,311,000元後，無抵押貸款的賬面總值為港幣142,423,000元。借方並未根據還款時間表償還無抵押貸款。港幣45,000,000元的無抵押貸款已於二零二零年五月四日逾期，而餘下的無抵押貸款亦已於報告日期後逾期。有鑑於此，董事認為該無抵押貸款已出現信貸減值，因此，截至二零二零年十二月三十一日止年度，於損益確認港幣142,423,000元之減值虧損。截至二零二一年十二月三十一日止年度，借方已清償港幣400,000元，因此於損益確認減值虧損撥回港幣400,000元。

於二零二一年及二零二零年十二月三十一日概無逾期應收貸款(除上述無抵押貸款外)。應收貸款以位於香港之物業二按作抵押(除上述無抵押貸款外)。如借款人並無違約，本集團不可銷售或轉按物業。就應收貸款持有之抵押品之質量並無任何重大變動。截至二零二一年及二零二零年十二月三十一日止年度之減值評估詳情載於附註39.2(b)。

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21. Financial Assets at FVTPL/FVTOCI**Financial assets at FVTPL**

As at 31 December 2021, included in financial assets at FVTPL are structured bank deposits of HK\$2,815,000 (2020: HK\$15,468,000) placed with a bank in the Mainland China and contain embedded derivatives which returns are determined by reference to the return of the underlying portfolio of listed shares invested by the bank and the duration of deposits placed. The deposits could be withdrawn at the Group's discretion and are subject to early termination option of the issuing bank at the price of the principal outstanding plus the return of underlying portfolio of listing shares up to the date of withdrawal/early termination. Annual return rate as at 31 December 2021 is 3.42% (2020: varies from 1.50% to 3.10% depending on the duration of the deposits placed).

As at 31 December 2020, structured bank deposits of HK\$47,540,000 were placed with a bank in the Mainland China with maturity of less than three months and certain embedded derivative which return were determined by reference of foreign exchange rate. The deposits were subject to early termination option of the issue bank or by mutual agreement. Annual coupon rate varied from 1.10% to 4.00%, depending on the actual foreign exchange rate.

The structured bank deposits are reclassified as financial assets at FVTPL because their contractual cash flows do not represent solely the payments of principal and interest on the principal amount outstanding.

Financial assets at FVTPL as at 31 December 2021 and 2020 are stated at fair values based on valuation provided by the issuing bank. The fair value measurements are categorised to Level 2.

21. 按公平值計入損益／按公平值計入其他全面收入之財務資產**按公平值計入損益之財務資產**

於二零二一年十二月三十一日，按公平值計入損益之財務資產包括結構性銀行存款港幣2,815,000元(二零二零年：港幣15,468,000元)，存放於中國內地一間銀行，並包含嵌入式衍生工具，其回報乃參考銀行投資之相關上市股份組合回報及存款年期而釐定。本集團可酌情提取存款，而存款可由發行銀行選擇按截至提取／提前終止日期之未償還本金另加相關上市股份組合回報之價格提前終止。於二零二一年十二月三十一日，每年回報利率為3.42%(二零二零年：介乎1.50%至3.10%不等，視乎存款年期而定)。

於二零二零年十二月三十一日，結構性銀行存款港幣47,540,000元存放於中國內地一間銀行，到期日少於三個月，並包含若干嵌入式衍生工具，其回報乃參考外匯匯率釐定。有關存款可由發行銀行或經雙方協議後選擇提前終止。每年票面利率介乎1.10%至4.00%不等，視乎實際外匯匯率而定。

由於結構性銀行存款之合約現金流量並非完全用作支付本金及未償還本金利息，因此結構性銀行存款重新分類為按公平值計入損益之財務資產。

於二零二一年及二零二零年十二月三十一日，按公平值計入損益之財務資產根據發行銀行提供之估值按公平值列賬。公平值計量分類為第2級。

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21. Financial Assets at FVTPL/FVTOCI (Continued)

Financial assets at FVTOCI

As at 31 December 2021, financial assets at FVTOCI which were investment in unlisted funds of HK\$28,605,000 (2020: nil) are stated at fair values.

Directors have elected to designate the investments as at FVTOCI as they believe that the investments are held for long-term strategic purposes and not expected to be sold in the foreseeable future.

Financial assets at FVTOCI as at 31 December 2021 are stated at fair value based on the net asset value of fund (i.e. fair value of the portfolio included in the fund). The fair value measurements are categorised to Level 2.

21. 按公平值計入損益／按公平值計入其他全面收入之財務資產 (續)

按公平值計入其他全面收入之財務資產

於二零二一年十二月三十一日，按公平值計入其他全面收入之財務資產港幣28,605,000元(二零二零年：無)為非上市基金投資，乃按公平值列賬。

董事選擇按公平值計入其他全面收入來指定投資，原因是彼等認為該等投資乃為長遠策略目的持有，且預期不會在可見將來出售。

於二零二一年十二月三十一日，按公平值計入其他全面收入之財務資產乃根據基金資產淨值(即基金包括之投資組合之公平值)按公平值列賬。公平值計量分類為第2級。

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22. Restricted Bank Deposits/Short-Term Bank Deposits/Cash and Cash Equivalents

The cash and bank balances of the Group was summarised as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Restricted bank deposits	受限制銀行存款	16,110	64,082
Short-term bank deposits with original maturity over three months	原到期日超出三個月之短期銀行存款	251,181	425,668
Cash and cash equivalents	現金及現金等價物	885,358	601,806
Total cash and bank balances	現金及銀行結餘總額	1,152,649	1,091,556

Restricted bank deposits and cash and cash equivalents earn interest at floating rates based on the daily bank deposit rates.

As at 31 December 2021 and 2020, short-term bank deposits with original maturity over three months were placed up till 1 year depending on the immediate cash requirement of the Group, and earned fixed-rate interest at respective time deposits rates of 1.50% (2020: ranging from 1.01% to 1.09%) per annum.

Included in total cash and bank balances of the Group is HK\$306,449,000 (2020: HK\$179,864,000) of bank balances denominated in Renminbi ("RMB") placed with banks in the Mainland China. RMB is not a freely convertible currency. Under the Mainland China's Foreign Exchange Control Regulations and Administration of Settlement and Sales and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for foreign currencies through banks that are authorised to conduct foreign exchange business.

The Directors considered that the fair value of the cash and cash equivalents is not materially different from their carrying amount.

22. 受限制銀行存款／短期銀行存款／現金及現金等價物

本集團之現金及銀行結餘之概要如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Restricted bank deposits	受限制銀行存款	16,110	64,082
Short-term bank deposits with original maturity over three months	原到期日超出三個月之短期銀行存款	251,181	425,668
Cash and cash equivalents	現金及現金等價物	885,358	601,806
Total cash and bank balances	現金及銀行結餘總額	1,152,649	1,091,556

受限制銀行存款以及現金及現金等價物根據每日銀行存款利率按浮動利率賺取利息。

於二零二一年及二零二零年十二月三十一日，原到期日超出三個月之短期銀行存款存放年期長達一年，視乎本集團之即時現金需求而定，並按照各自之定期存款年利率1.50% (二零二零年：介乎1.01%至1.09%) 賺取固定利率之利息。

計入本集團現金及銀行結餘總額包括存放於中國內地多間銀行為數港幣306,449,000元(二零二零年：港幣179,864,000元)之人民幣(「人民幣」)計值銀行結餘。人民幣並非可自由兌換之貨幣。根據中國內地之外匯管理條例及結匯、售匯及付匯管理規定，本集團獲准經由授權進行外匯業務之銀行以人民幣兌換外幣。

董事認為，現金及現金等價物之公平值與賬面值並無重大差異。

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22. Restricted Bank Deposits/Short-Term Bank Deposits/Cash and Cash Equivalents (Continued)

In the course of business, certain bank accounts were opened and held in the name of certain subsidiaries in form of trust on behalf of third parties to whom these subsidiaries provided building management services. As at the reporting date, those bank balances held in form of trust on behalf of third parties and were not recognised in the consolidated financial statements of the Group amounted to HK\$82,242,000 (2020: HK\$71,128,000).

22. 受限制銀行存款／短期銀行存款／現金及現金等價物(續)

於業務過程中，若干附屬公司以其名義代第三方(附屬公司向其提供樓宇管理服務之人士)以信託形式開設及持有若干銀行賬戶。於報告日期，該等為數港幣82,242,000元(二零二零年：港幣71,128,000元)之銀行結餘乃以信託形式代第三方持有，並無於本集團之綜合財務報表內確認。

23. Trade and Other Payables

23. 貿易及其他應付款項

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Trade payables	貿易應付款項	17,405	11,219
Receipt in advance	預收款項	25,127	13,068
Deposits received on disposal of subsidiaries (note 37)	出售附屬公司之已收按金(附註37)	—	9,568
Disposit received on disposal of an investment property (note 37)	出售投資物業之已收按金(附註37)	1,500	—
Rental deposits received	已收租金按金	156,653	157,870
Accruals on construction works	建築工程應計款項	200,661	263,304
Other accrued expenses and other payables	其他應計費用及其他應付款項	144,542	164,660
		545,888	619,689

Trade payables had credit periods ranging from 30 to 90 days. Based on invoice dates, the ageing analysis of trade payables was the following:

貿易應付款項之信貸期介乎30至90天。根據發票日期，貿易應付款項之賬齡分析載列如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
0–30 days	0至30天	4,101	1,335
31–90 days	31至90天	3,254	852
Over 90 days	超過90天	10,050	9,032
Total trade payables	貿易應付款項總額	17,405	11,219

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24. Contract Liabilities

24. 合約負債

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Deposits received in advance associated with pre-sale of properties for sale situated in:	有關預售位於下列地點之待售物業之預收訂金：		
— Hong Kong	— 香港	7,006	7,006
— the Mainland China	— 中國內地	40,180	20,676
		47,186	27,682

As at 1 January 2020, the carrying amount of contract liabilities is HK\$60,086,000.

As at 31 December 2021 and 2020, deposits received in advance received by Group for the disposal of properties for sale are expected to be completed and sold within one year from the end of the reporting period.

於二零二零年一月一日，合約負債之賬面值為港幣60,086,000元。

本集團於二零二一年及二零二零年十二月三十一日就出售預期於報告期末起計一年內竣工及出售之待售物業預收訂金。

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24. Contract Liabilities (Continued)

The following table shows how much of the revenue recognised in the current year relates to carried-forward contract liabilities and how much relates to performance obligations that were satisfied in prior periods.

24. 合約負債(續)

下表列示本年度就結轉合約負債確認之收益金額以及與於過往期間履行之履約責任相關之金額。

		Sales of completed properties for sale For the year ended 31 December 2021 銷售已落成 待售物業 截至二零二一年 十二月三十一 止年度 HK\$'000 港幣千元	Sales of completed properties for sale For the year ended 31 December 2020 銷售已落成 待售物業 截至二零二零年 十二月三十一 止年度 HK\$'000 港幣千元
Revenue recognised that was included in the contract liabilities balance at the beginning of the year	計入年初合約負債結餘之已確認收益	14,487	46,510
Revenue to be recognised from unsatisfied performance obligations	因未履行履約責任將予確認之收益	82,193	51,541

Typical payment terms which impact on the amount of contract liabilities recognised are as follows:

The Group receives 10% to 30% of the contract amount as deposits from customers when they sign the sale and purchase agreement. However, depending on market conditions, the Group may offer customers a discount compared to the listed sales price, provided that the customers agree to pay the balance of the consideration early while construction is still ongoing. The deposits result in contract liabilities being recognised throughout the property construction period until the customer obtains control of the completed properties for sale.

影響已確認合約負債金額之一般付款條款如下：

本集團在客戶簽署買賣協議時收取合約金額之10%至30%作為客戶訂金。然而，本集團可能視乎市況，按所列售價向客戶提供折扣，前提是客戶同意在建築工程仍在進行期間提早支付代價餘額。該等訂金導致在整段物業建築期間內確認合約負債，直至客戶取得已落成待售物業之控制權為止。

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25. Lease Liabilities

25. 租賃負債

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Lease liabilities payables	應付租賃負債		
Within one year	一年內	13,729	9,432
With a period of more than one year but not more than two years	一年以上但不超過兩年期間	15,699	7,981
		29,428	17,413
Less: amount due for settlement within 12 months shown under current liabilities	減：於12個月內到期清償列為 流動負債之金額	(13,729)	(9,432)
Amount due for settlement after 12 months shown under non-current liabilities	於12個月後到期清償列為非流動 負債之金額	15,699	7,981

The weighted average incremental borrowing rates applied to lease liabilities is 3.93% (2020: 3.93%).

All lease liabilities were denominated in the functional currencies of the relevant group entities.

應用於租賃負債之加權平均增量借貸利率為3.93% (二零二零年：3.93%)。

所有租賃負債均以相關集團實體之功能貨幣計值。

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26. Borrowings

26. 借貸

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Current liabilities	流動負債		
Bank loans — secured	銀行貸款—有抵押	1,396,158	180,605
Non-current liabilities	非流動負債		
Bank loans — secured	銀行貸款—有抵押	475,343	1,671,393
		1,871,501	1,851,998
Carrying amount of bank loans repayable based on the scheduled repayment dates set out in the loan agreements:	根據貸款協議所載預定還款日期應償還之銀行貸款賬面值：		
Within one year	一年內	1,396,158	63,105
More than one year, but not exceeding two years	一年以上但不超過兩年	26,297	1,671,393
More than two years, but not exceeding five years	兩年以上但不超過五年	449,046	—
Carrying amount of bank loans that contain a repayable on demand clause (shown under current liabilities) but repayable based on the scheduled repayment dates set out in the loan agreements:	包括按要求償還條款(列於流動負債)但根據貸款協議所載預定還款日期應償還之銀行貸款賬面值：		
Within one year	一年內	—	117,500
Total bank loans	銀行貸款總額	1,871,501	1,851,998
Carrying amount of bank loans matured within one year or those contain a repayment on demand clause (shown under current liabilities)	於一年內到期或包括按要求償還條款之銀行貸款之賬面值(列於流動負債)	(1,396,158)	(180,605)
Amount shown under non-current liabilities	非流動負債所列金額	475,343	1,671,393

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

26. Borrowings (Continued)

As at 31 December 2021 and 2020, bank loans are secured by certain investment properties and property, plant and equipment of the Group with a total carrying value of approximately HK\$12,796,497,000 (2020: HK\$13,843,373,000) as set out in notes 17 and 18 respectively to the consolidated financial statements.

The analysis that shows the remaining contractual maturities of the Group's borrowings is set out in note 39.2(c) to the consolidated financial statements.

The effective interest rates of the Group's borrowings at the reporting date were as follows:

26. 借貸(續)

於二零二一年及二零二零年十二月三十一日，銀行貸款乃以本集團賬面總值約港幣12,796,497,000元(二零二零年：港幣13,843,373,000元)之若干投資物業以及物業、廠房及設備作為抵押，分別載於綜合財務報表附註17及18。

顯示本集團借貸之餘下合約到期日之分析載於綜合財務報表附註39.2(c)。

於報告日期本集團借貸之實際利率如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Bank loans	銀行貸款		
— HK\$-denominated loans	— 港幣貸款		
		Hong Kong Inter-bank Offered Rate ("HIBOR") +1.15% p.a. to HIBOR+1.6% p.a. 香港銀行同業 拆息(「香港同業 拆息」)+ 年利率 1.15%至香港 同業拆息 + 年利率1.6%	HIBOR +1.15% p.a. to HIBOR+1.6% p.a. 香港同業 拆息+ 年利率 1.15%至香港 同業拆息 + 年利率1.6%

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27. Deferred Taxation

The movement on the deferred tax account is as follows:

27. 遞延稅項

遞延稅項賬目之變動如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
As at 1 January	於一月一日	105,945	120,859
Deferred taxation charged/(credited) to:	於以下項目扣除/(計入)之 遞延稅項：		
— Profit or loss (note 13)	— 損益(附註13)	10,331	(14,663)
— Disposal of subsidiaries (note 38)	— 出售附屬公司(附註38)	(970)	(229)
— Asset revaluation reserve (note 14)	— 資產重估儲備(附註14)	—	(22)
As at 31 December	於十二月三十一日	115,306	105,945

The followings are the major deferred tax liabilities and assets recognised in the consolidated statement of financial position and the movements during the current and prior years:

以下為於綜合財務狀況表確認之主要遞延稅項負債及資產以及於本年度及過往年度之變動：

		Accelerated tax depreciation 加速 稅項折舊 HK\$'000 港幣千元	Fair value gain (note) 公平值收益 (附註) HK\$'000 港幣千元	Surplus on revaluation of owner- occupied properties 重估自用 物業盈餘 HK\$'000 港幣千元	Tax loss 稅項虧損 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
As at 1 January 2020	於二零二零年一月一日	118,324	15,296	6,640	(19,401)	120,859
(Credited)/charged to profit or loss (note 13)	於損益(計入)/扣除(附註13)	(11,759)	(15,296)	(64)	12,456	(14,663)
Credit to other comprehensive income (note 14)	計入其他全面收入(附註14)	—	—	(22)	—	(22)
Disposal of subsidiaries (note 38(i))	出售附屬公司(附註38(i))	(229)	—	—	—	(229)
As at 31 December 2020	於二零二零年十二月三十一日	106,336	—	6,554	(6,945)	105,945
Charged/(credited) to profit or loss (note 13)	於損益扣除/(計入)(附註13)	10,810	—	(86)	(393)	10,331
Disposal of subsidiaries (note 38(e))	出售附屬公司(附註38(e))	(970)	—	—	—	(970)
As at 31 December 2021	於二零二一年十二月三十一日	116,176	—	6,468	(7,338)	115,306

Note: The amount represented the taxable temporary difference arisen from the fair value gain on properties upon the change of use from the purpose of earning rentals or/and for capitalisation to sale in the ordinary course of business which is then classified as properties for sale.

附註：該金額指將其用途由賺取租金或/及資本化轉為在日常業務過程中銷售之時，因物業之公平值收益而產生之應課稅暫時性差額，其後乃分類為待售物業。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

27. Deferred Taxation (Continued)

As at 31 December 2021, the Group has aggregate amount of temporary differences associated with undistributed earnings of the Mainland China subsidiaries of approximately HK\$75,049,000 (2020: HK\$103,447,000) of which no deferred tax liabilities has been recognised. No deferred tax liabilities have been recognised in respect of these differences because the Group is in a position to control the dividend policies of its subsidiaries and the Directors considered that no dividend will be declared by these subsidiaries in the foreseeable future. Thus, such difference will not be reversed in the foreseeable future.

27. 遞延稅項(續)

於二零二一年十二月三十一日，本集團有關中國內地附屬公司未分派盈利之相關暫時性差額總額約港幣75,049,000元(二零二零年：港幣103,447,000元)並無確認遞延稅項負債。由於本集團能夠控制其附屬公司之股息政策以及董事認為該等附屬公司於可見將來不會宣派股息，故並無就該等差額確認遞延稅項負債。因此，有關差額將不會於可見將來撥回。

28. Share Capital**28. 股本**

		2021 二零二一年		2020 二零二零年	
		Number of shares 股份數目	HK\$'000 港幣千元	Number of shares 股份數目	HK\$'000 港幣千元
Authorised: Ordinary shares of HK\$0.10 each	法定： 每股面值港幣0.10元之 普通股	5,000,000,000	500,000	5,000,000,000	500,000
Issued and fully paid: As at 1 January and 31 December	已發行及繳足： 於一月一日及 十二月三十一日	283,308,635	28,331	283,308,635	28,331

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29. Reserves
The Group29. 儲備
本集團

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Share premium (note (a))	股份溢價(附註(a))	690,811	690,811
Capital redemption reserve (note (b))	資本贖回儲備(附註(b))	295	295
Investment revaluation reserve	投資重估儲備	559	—
Retained profits	保留溢利	18,745,477	19,610,069
Exchange reserve	匯兌儲備	1,241	(17,762)
Special reserve (note (c))	特別儲備(附註(c))	1,848	1,848
Proposed final and special dividends (note 15(a))	建議末期及特別股息 (附註15(a))	56,622	56,662
		19,496,893	20,341,923

Notes:

- (a) Share premium represents the excess of consideration received over the par value of share issued.
- (b) Capital redemption reserve represents the amount equal to the par value of the bought-back shares, and such funds transferred from retained profits.
- (c) The special reserve of the Group represented the difference between the nominal value of the share capital issued by the Company in exchange for the nominal value of the share capital of the subsidiaries pursuant to the Group's re-organisation in 1997.

Details of the movements in the above reserves are set out in the consolidated statement of changes in equity on pages 192 to 195 to the consolidated financial statements.

附註：

- (a) 股份溢價指所收取代價高於已發行股份面值之差額。
- (b) 資本贖回儲備指相等於回購股份面值之款項，該等資金乃轉撥自保留溢利。
- (c) 本集團之特別儲備指根據本集團一九九七年重組由本公司已發行股本面值交換附屬公司股本面值之差額。

上述儲備之變動詳情載於綜合財務報表第192至195頁之綜合權益變動表。

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29. Reserves (Continued)
The Company29. 儲備(續)
本公司

		Share premium	Capital redemption reserve 資本 贖回儲備	Contributed surplus	Retained profits	Proposed final and special dividends 建議末期及 特別股息	Total
		股份溢價 HK\$'000 港幣千元 (note (a)) (附註(a))	贖回儲備 HK\$'000 港幣千元 (note (b)) (附註(b))	繳納盈餘 HK\$'000 港幣千元 (note (c)) (附註(c))	保留溢利 HK\$'000 港幣千元	HK\$'000 港幣千元	總額 HK\$'000 港幣千元
As at 1 January 2020	於二零二零年一月一日	690,811	295	1,319,950	579,920	56,662	2,647,638
Profit and other comprehensive income for the year	年內溢利及其他全面收入	—	—	—	1,234	—	1,234
Final dividend paid for 2019 (note 15(b))	已付二零一九年末期股息(附註15(b))	—	—	—	—	(56,662)	(56,662)
Proposed final dividend for 2020 (note 15(a))	建議二零二零年末期股息(附註15(a))	—	—	(56,662)	—	56,662	—
As at 31 December 2020	於二零二零年十二月三十一日	690,811	295	1,263,288	581,154	56,662	2,592,210
Profit and other comprehensive income for the year	年內溢利及其他全面收入	—	—	—	621	—	621
Final dividend paid for 2020 (note 15(b))	已付二零二零年末期股息(附註15(b))	—	—	—	—	(56,662)	(56,662)
Proposed final dividend for 2021 (note 15(a))	建議二零二一年末期股息(附註15(a))	—	—	(56,662)	—	56,662	—
As at 31 December 2021	於二零二一年十二月三十一日	690,811	295	1,206,626	581,775	56,662	2,536,169

Notes:

- (a) Share premium represents the excess of consideration received over the par value of shares issued.
- (b) Capital redemption reserve represents the amount equal to the par value of the bought-back shares transferred.
- (c) The contributed surplus represents the difference between the nominal value of the Company's shares issued in exchange for all the issued ordinary shares of Lucky Spark Limited (a subsidiary) and the value of the net underlying assets of the subsidiaries acquired. Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus of the Company is available for distribution to the shareholders under certain circumstances. However, the Company cannot declare or pay a dividend or make a distribution out of contribution surplus if:

- (1) it is, or would after the payment be, unable to pay its liabilities as they become due; or
- (2) the realisable value of its assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium accounts.

附註:

- (a) 股份溢價指所收取代價高於已發行股份面值之差額。
- (b) 資本贖回儲備指相等於已轉撥回購股份面值之款項。
- (c) 繳納盈餘乃指發行以換取Lucky Spark Limited (一家附屬公司)全部已發行普通股之本公司股份面值與所收購附屬公司相關淨資產值之差額。根據百慕達一九八一年公司法(經修訂),在若干情況下本公司之繳納盈餘可分派予股東。然而,倘發生以下情況,本公司不可從繳納盈餘宣派或支付股息或作出分派:

- (1) 不能或於支付後不能支付到期繳付之債務;或
- (2) 其資產之可變現值因此少於其債務、已發行股本及股份溢價賬之總額。

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30. Commitments**Capital Commitments**

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Contracted but not provided for:	已訂約惟未撥備：		
– Acquisition of investment properties	– 收購投資物業	54,679	17,641
– Acquisition of fund investments included as financial assets at FVTOCI	– 收購計入作為按公平值計入其他全面收入之財務資產之基金投資	10,920	—
		65,599	17,641

All capital commitments are due in the coming twelve months.

所有資本承擔均於未來十二個月內到期。

31. Operating Leasing Arrangements

Undiscounted lease payments receivable on leases are as follows:

31. 經營租賃安排

租賃之未折現應收租賃付款如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Within one year	一年內	344,501	389,294
In the second year	第二年	179,739	213,181
In the third year	第三年	56,428	59,556
In the fourth year	第四年	14,112	4,166
In the fifth year	第五年	14,037	75
Over five years	五年以上	4,150	—
		612,967	666,272

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31. Operating Leasing Arrangements (Continued)

The Group leases its investment properties (note 17) under operating lease arrangements which run for an initial period of one to six years (2020: one to six years), with an option to renew the lease terms at the expiry date or at dates as mutually agreed between the Group and the respective tenants. The terms of the leases also require the tenants to pay rental deposits. The turnover-related rental income received during the year amounted to HK\$3,412,000 (2020: HK\$3,109,000).

32. Financial Guarantee Contracts

As at 31 December 2021, the Group provided guarantees amounted to approximately HK\$90,564,000 (2020: HK\$260,417,000) to banks with respect to mortgage loans procured by the purchasers of the Group's properties. Such guarantees will be released by banks upon delivery of the properties to the purchasers and completion of the registration of the mortgage with the relevant mortgage registration authorities or settlement of the outstanding mortgage loan. In the opinion of the Directors, the fair value of the financial guarantee is not significant.

31. 經營租賃安排(續)

本集團根據經營租賃安排出租其投資物業(附註17)，初始租期一至六年(二零二零年：一至六年)，可選擇於到期日或本集團與有關承租人雙方同意之日期續期。租約條款亦規定承租人須繳付租金按金。年內已收營業額相關之租金收入為港幣3,412,000元(二零二零年：港幣3,109,000元)。

32. 財務擔保合約

於二零二一年十二月三十一日，本集團就本集團物業買家取得之按揭貸款向銀行提供擔保約港幣90,564,000元(二零二零年：港幣260,417,000元)。該等擔保將於物業交付予買家並向相關按揭登記機構辦妥按揭登記時或於清償尚欠按揭貸款時由銀行解除。董事認為，財務擔保之公平值並不重大。

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33. Statement of Financial Position of the Company

33. 本公司之財務狀況表

			2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
		Notes 附註		
ASSETS AND LIABILITIES	資產及負債			
Non-current assets	非流動資產			
Interests in subsidiaries	於附屬公司之權益	34	545,000	545,000
Amounts due from subsidiaries	應收附屬公司之款項		2,065,529	2,121,185
			2,610,529	2,666,185
Current assets	流動資產			
Other receivables	其他應收款項		397	386
Cash and cash equivalents	現金及現金等價物		323	249
			720	635
Current liabilities	流動負債			
Amount due to a subsidiary	應付附屬公司之款項		46,340	45,848
Accrued expenses and other payables	應計費用及其他應付款項		298	368
Provision for income taxation	所得稅撥備		111	63
			46,749	46,279
Net current liabilities	淨流動負債		(46,029)	(45,644)
Net assets	淨資產		2,564,500	2,620,541
EQUITY	權益			
Share capital	股本	28	28,331	28,331
Reserves	儲備	29	2,536,169	2,592,210
Total equity	權益總額		2,564,500	2,620,541

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34. Interests in Subsidiaries

Particulars of the principal subsidiaries as at 31 December 2021 and 2020 are as follows:

34. 於附屬公司之權益

於二零二一年及二零二零年十二月三十一日之主要附屬公司詳情如下：

Name 公司名稱	Place of incorporation/ operation 註冊成立/營運地區	Particulars of nominal value of issued share capital/registered capital 已發行股本面值/ 註冊資本詳情	Percentage of interest held by the Company 本公司所持權益百分比				Principal activities 主要業務
			Directly 直接		Indirectly 間接		
			2021 二零二一年	2020 二零二零年	2021 二零二一年	2020 二零二零年	
Billion Glory Properties Limited 億潤置業有限公司	Hong Kong 香港	Paid-up capital HK\$1 已繳股本港幣1元	—	—	100%	100%	Property investment 物業投資
Bond Rising Limited	British Virgin Islands 英屬維爾京群島	1 ordinary share of US\$1 each 1股每股面值美金1元之普通股	—	—	100%	100%	Investment holding 投資控股
Castle Peak Investment Properties Limited 青山道投資地產有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Property development 物業發展
Eternal Bonus Group Limited	British Virgin Islands 英屬維爾京群島	1 ordinary share of US\$1 each 1股每股面值美金1元之普通股	—	—	100%	100%	Investment holding 投資控股
Fortune Together Limited 福聯有限公司	British Virgin Islands 英屬維爾京群島	1 ordinary share of US\$1 each 1股每股面值美金1元之普通股	—	—	100%	100%	Investment holding 投資控股
Golden Relay Company Limited 崇贊有限公司	Hong Kong 香港	Paid-up capital of HK\$100,000 已繳股本港幣100,000元	—	—	100%	100%	Property investment 物業投資
Goldwell Property Management Limited 金衛物業管理有限公司	Hong Kong 香港	Paid-up capital of HK\$100,000 已繳股本港幣100,000元	—	—	100%	100%	Provision of building management service 提供樓宇管理服務

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34. Interests in Subsidiaries (Continued)

34. 於附屬公司之權益(續)

Name 公司名稱	Place of incorporation/ operation 註冊成立/營運地區	Particulars of nominal value of issued share capital/registered capital 已發行股本面值/ 註冊資本詳情	Percentage of interest held by the Company 本公司所持權益百分比				Principal activities 主要業務
			Directly 直接		Indirectly 間接		
			2021 二零二一年	2020 二零二零年	2021 二零二一年	2020 二零二零年	
Grape Trade Limited	British Virgin Islands 英屬維爾京群島	1 ordinary share of US\$1 each 1股每股面值美金1元之 普通股	—	—	100%	100%	Investment holding 投資控股
Harvest Fortune Limited 沛益有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Property investment 物業投資
Keep New Investment Limited 保新投資有限公司	Hong Kong 香港	Paid-up capital of HK\$1,000 已繳股本港幣1,000元	—	—	100%	100%	Property development 物業發展
Lead Properties Limited 領先置業有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Property investment 物業投資
One Storage Management Company Limited 至尊迷你倉管理有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Mini-storage 迷你倉
Onwell Properties Limited 安卓置業有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Property investment 物業投資
Power Huge Development Limited 威豪發展有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Property investment 物業投資
Sharp Investment Properties Limited 雲東投資地產有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	—**	100%	Property investment 物業投資

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34. Interests in Subsidiaries (Continued)

34. 於附屬公司之權益(續)

Name 公司名稱	Place of incorporation/ operation 註冊成立/營運地區	Particulars of nominal value of issued share capital/registered capital 已發行股本面值/ 註冊資本詳情	Percentage of interest held by the Company 本公司所持權益百分比		Principal activities 主要業務		
			Directly 直接	Indirectly 間接			
			2021 二零二一年	2020 二零二零年	2021 二零二一年	2020 二零二零年	
Sky Luck (China) Limited 天福(中國)有限公司	Hong Kong 香港	Paid-up capital of HK\$10,000 已繳股本港幣10,000元	—	—	100%	100%	Property investment 物業投資
Soundwill (BVI) Limited	British Virgin Islands 英屬維爾京群島	100,001,000 ordinary shares of HK\$1 each 100,001,000股每股面值 港幣1元之普通股	100%	100%	—	—	Investment holding 投資控股
Soundwill Real Estate (China) Limited 金朝陽地產(中國)有限 公司	British Virgin Islands 英屬維爾京群島	1 ordinary share of US\$1 each 1股每股面值美金1元之 普通股	—	—	100%	100%	Investment holding 投資控股
Tang Lung Investment Properties Limited 登龍投資地產有限公司	Hong Kong 香港	Paid-up capital of HK\$1,000 已繳股本港幣1,000元	—	—	100%	100%	Property investment 物業投資
TCP Investment Properties Limited	Hong Kong 香港	Paid-up capital of HK\$1,000 已繳股本港幣1,000元	—	—	100%	100%	Property development 物業發展
Upper Wealthy Limited 康尚有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	100%	100%	Property investment 物業投資
Wise Ease Limited 宜惠有限公司	Hong Kong 香港	Paid-up capital of HK\$10,000 已繳股本港幣10,000元	—	—	100%	100%	Property investment 物業投資
World Firm Limited 寰企有限公司	Hong Kong 香港	Paid-up capital of HK\$200 已繳股本港幣200元	—	—	100%	100%	Property investment 物業投資

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34. Interests in Subsidiaries (Continued)

34. 於附屬公司之權益(續)

Name 公司名稱	Place of incorporation/ operation 註冊成立/營運地區	Particulars of nominal value of issued share capital/registered capital 已發行股本面值/ 註冊資本詳情	Percentage of interest held by the Company 本公司所持權益百分比				Principal activities 主要業務
			Directly 直接		Indirectly 間接		
			2021 二零二一年	2020 二零二零年	2021 二零二一年	2020 二零二零年	
Year Glory Limited 元威有限公司	Hong Kong 香港	Paid-up capital of HK\$1 已繳股本港幣1元	—	—	—**	100%	Property investment 物業投資
珠海市山水花城物業管理 有限公司*	Mainland China 中國內地	Registered capital of RMB25,000,000 註冊資本 人民幣25,000,000元	—	—	51%	51%	Property development 物業發展
肇慶金城房地產發展 有限公司*	Mainland China 中國內地	Registered capital of RMB30,000,000 註冊資本 人民幣30,000,000元	—	—	100%	100%	Property development 物業發展
珠海市騰基房產 有限公司*	Mainland China 中國內地	Registered capital of RMB23,000,000 註冊資本 人民幣23,000,000元	—	—	100%	100%	Property development 物業發展

Notes:

* These subsidiaries were established in the Mainland China as limited liability companies.

** The subsidiaries were disposed of during the year ended 31 December 2021.

The Directors are of the opinion that a complete list of the particulars of all subsidiaries would be of excessive length and therefore the above list contains only the particulars of the principal subsidiaries which materially affect the results or assets of the Group.

None of the subsidiaries had issued any debt securities at the end of the year.

No financial information of the non-wholly owned subsidiaries is disclosed in the consolidated financial statements as the non-controlling interests are not material to the Group.

附註:

* 該等附屬公司於中國內地成立為有限責任公司。

** 該等附屬公司已於截至二零二一年十二月三十一日止年度內出售。

董事認為載有所有附屬公司詳情之完整列表將會過於冗長，故上表僅載有該等對本集團業績或資產有重大影響力之主要附屬公司詳情。

附屬公司於年末概無發行任何債務證券。

非全資附屬公司之財務資料概無在綜合財務報表中披露，原因是該等非控股權益對本集團而言並不重大。

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35. Non-Controlling Interests

35. 非控股權益

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
As at 1 January	於一月一日	16,727	14,661
(Loss)/profit for the year	年內(虧損)/溢利	(170)	465
Exchange (loss)/gain on translation of foreign operations	換算海外業務之匯兌(虧損)/收益	(81)	1,601
As at 31 December	於十二月三十一日	16,476	16,727

The non-controlling interests of subsidiaries that are not 100% owned by the Group are considered to be immaterial and therefore no further details are disclosed.

非由本集團擁有100%權益之附屬公司之非控股權益被視為不重大，因此並無披露進一步詳情。

36. Related Party Transactions

The following transactions with related parties were, in the opinion of the Directors, carried out in the ordinary course of business during the year:

36. 關聯人士交易

董事認為，下列於年內與關聯人士進行之交易乃於日常業務過程中進行：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Short-lease expense and management fee expense in respect of office premises situated in Guangzhou, the Mainland China (note (a))	位於中國內地廣州之辦公室物業之短期租賃開支及管理費開支(附註(a))	306	459
Short-lease expense for leasing carparking spaces situated in Guangzhou, the Mainland China (note (b))	租賃位於中國內地廣州之停車位之短期租賃開支(附註(b))	29	27
Rental income in respect of an office premise (note (c))	有關一個辦公室物業之租金收入(附註(c))	—	100

Notes:

- (a) A subsidiary of the Company entered into a tenancy agreement with a related company, in which the Chairman and an executive director of the Company have interests, for leasing a number of premises situated in Guangzhou, the Mainland China for office purpose.
- (b) For the years ended 31 December 2021 and 2020, a subsidiary of the Company entered into tenancy agreements with a related company, in which a close family member of the Chairman and an executive director of the Company have interests, for leasing two (2020: two) carparking spaces situated in Guangzhou, the Mainland China.

附註：

- (a) 本公司一家附屬公司與一家關連公司(本公司主席及一名執行董事擁有權益)簽訂租賃協議，租賃多項位於中國內地廣州之物業作辦公室用途。
- (b) 截至二零二一年及二零二零年十二月三十一日止年度，本公司一家附屬公司與一家關連公司(本公司主席之近親及一名執行董事擁有權益)訂立租賃協議，租賃位於中國內地廣州之兩個(二零二零年：兩個)停車位。

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36. Related Party Transactions (Continued)

Notes: (Continued)

- (c) In previous years, a subsidiary of the Company entered into a tenancy agreement with a company, in which the Chairman and her daughters have wholly-owned interest, for leasing an office premise in Soundwill Plaza for the period of three years commencing from 1 September 2018 and expiring on 31 August 2021 at monthly rental of HK\$50,000. The agreement was early terminated on 29 February 2020. No such rental income in respect of the office premise during the year ended 31 December 2021.

Key management personnel compensation:

36. 關聯人士交易(續)

附註：(續)

- (c) 過往年度，本公司一家附屬公司與一家公司（本公司主席及其女兒全資擁有權益）訂立租賃協議，由二零一八年九月一日至二零二一年八月三十一日以月租港幣50,000元租賃金朝陽中心一個辦公室物業，為期三年。該協議於二零二零年二月二十九日提早終止。截至二零二一年十二月三十一日止年度，該辦公室物業概無錄得上述租金收入。

主要管理人員薪酬：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Basic salaries and other benefits	基本薪金及其他福利	39,495	41,585
Pension costs — defined contribution plans	退休金成本 — 定額供款計劃	90	72
		39,585	41,657

37. Assets Classified as Held for Sale

On 11 November 2021, the Group entered into a sale and purchase agreement with an independent third party to dispose an investment property at consideration of HK\$29,000,000, with the direct disposal expenses of HK\$400,000. As at 31 December 2021, an initial deposit of HK\$1,500,000 was received by the Group from the purchaser and included in the consolidated statement of financial position under "trade and other payables". The disposal was completed on 15 March 2022. As at 31 December 2021, the assets and liabilities related to a wholly-owned subsidiary, King Huge Enterprises Limited and its subsidiaries (collectively the "King Huge Group") were disposed to another independent third party at a consideration of HK\$47,300,000, with the direct disposal expenses of HK\$600,000. The disposal of subsidiary is investment holding company which in turn holds an investment property located in Hong Kong. The disposal of the subsidiary is expected to complete in March 2022.

37. 分類為待售之資產

於二零二一年十一月十一日，本集團與一名獨立第三方訂立買賣協議以出售一個投資物業，代價為港幣29,000,000元，直接出售開支為港幣400,000元。於二零二一年十二月三十一日，本集團從買方收到首期按金港幣1,500,000元，並計入綜合財務狀況表中的「貿易及其他應付款項」中。該項出售已於二零二二年三月十五日完成。於二零二一年十二月三十一日，向另一名獨立第三方出售與全資附屬公司君凱企業有限公司及其附屬公司（統稱「君凱企業集團」）有關之資產及負債，代價為港幣47,300,000元，直接出售開支為港幣600,000元。所出售之附屬公司為投資控股公司，持有位於香港之投資物業。預期該附屬公司之出售將於二零二二年三月完成。

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37. Assets Classified as Held for Sale (Continued)

As at 31 December 2020, the assets and liabilities related to certain subsidiaries, namely Easy Loyal International Limited (“Easy Loyal”), Well Huge Corporation Limited (“Well Huge”), Fast Rich Enterprise Limited (“Fast Rich”) and Manage International Limited (“Manage International”), whole-owned subsidiaries of the Group (collectively named as “Disposal Subsidiaries”), have been presented as held for sale following the signing of sale and purchase agreements with certain independent third parties to dispose of Disposal Subsidiaries on 16 October 2020, 12 November 2020 and 19 November 2020 respectively with cash consideration of HK\$16,268,000, HK\$13,333,000, HK\$17,088,000 and HK\$17,098,000 respectively. The Disposal Subsidiaries are investment holding companies which in turn holds properties located in Hong Kong. As at 31 December 2020, total deposits of HK\$9,568,000 were received by the Group from the purchasers and included in the consolidated statement of financial position under “trade and other payables”.

In accordance with HKFRS 5, the assets relating to the disposal of investment properties/subsidiaries have been classified as held for sale in the consolidated statement of financial position. The disposals do not constitute a discontinued operation as it does not represent a major line of business or geographical area of operation.

37. 分類為待售之資產(續)

於二零二零年十月十六日、二零二零年十一月十二日及二零二零年十一月十九日分別與若干獨立第三方簽署買賣協議以現金代價港幣16,268,000元、港幣13,333,000元、港幣17,088,000元及港幣17,098,000元出售順來國際有限公司(「順來」)、益泰興業有限公司(「益泰」)、捷富企業有限公司(「捷富」)及管理國際有限公司(「管理國際」)(為本集團的全資附屬公司，統稱為「出售附屬公司」)後，出售附屬公司之資產及負債已於二零二零年十二月三十一日呈列為待售。出售附屬公司為投資控股公司，持有位於香港的物業。於二零二零年十二月三十一日，本集團從買方收到按金總額港幣9,568,000元，並計入綜合財務狀況表中的「貿易及其他應付款項」中。

根據香港財務報告準則第5號，有關出售投資物業／附屬公司之資產已於綜合財務狀況表分類為待售。有關出售並非主要業務線或營運地區，因此並不構成已終止經營之業務。

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Investment properties	投資物業	75,300	63,787
Total assets classified as held for sale	分類為待售之總資產	75,300	63,787

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38. Disposal of subsidiaries**Disposal of subsidiaries during year ended 31 December 2021**

During the year ended 31 December 2021, the Group has disposed 9 subsidiaries to independent third parties at aggregate consideration of HK\$180,905,000, direct expenses in relation to the disposals of HK\$10,515,000 and resulted in gain of disposal of HK\$1,864,000. The following detailed the key disposals of subsidiaries during the year:

- (a) On 12 November 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Well Huge, to an independent third party at an aggregate consideration of HK\$13,333,000. The disposal of Well Huge was completed on 4 January 2021. The net assets of Well Huge at the date of disposal were as follows:

38. 出售附屬公司**於截至二零二一年十二月三十一日止年度出售附屬公司**

截至二零二一年十二月三十一日止年度，本集團向獨立第三方出售9間附屬公司，總代價為港幣180,905,000元，有關出售之直接開支為港幣10,515,000元，帶來出售收益港幣1,864,000元。以下詳列年內出售之主要附屬公司：

- (a) 於二零二零年十一月十二日，本集團訂立協議向一名獨立第三方出售全資附屬公司益泰之全部股權，總代價為港幣13,333,000元。益泰之出售已於二零二一年一月四日完成。益泰於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment properties classified as assets classified as held for sale	分類為待售之資產之投資物業	13,333
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(893)
		12,440
Loan assignment	貸款轉讓	893
Direct expenses in relation to disposal of Well Huge	有關出售益泰之直接開支	1,161
Loss on disposal of Well Huge	出售益泰之虧損	(1,161)
		13,333
Total consideration – satisfied by cash	總代價 – 以現金支付	13,333
Net cash inflow arising from disposal of Well Huge	出售益泰時產生之現金流入淨額	
Consideration received	已收代價	13,333
Direct expenses	直接開支	(1,161)
		12,172

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (b) On 16 October 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Easy Loyal, to an independent third party at an aggregate consideration of HK\$16,268,000. The disposal of Easy Loyal was completed on 10 February 2021. The net assets of Easy Loyal at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (b) 於二零二零年十月十六日，本集團訂立協議向一名獨立第三方出售全資附屬公司順來之全部股權，總代價為港幣16,268,000元。順來之出售已於二零二一年二月十日完成。順來於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment properties classified as assets classified as held for sale	分類為待售之資產之投資物業	16,268
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(1,146)
		15,122
Loan assignment	貸款轉讓	1,146
Direct expenses in relation to disposal of Easy Loyal	有關出售順來之直接開支	1,751
Loss on disposal of Easy Loyal	出售順來之虧損	(1,751)
		16,268
Total consideration	總代價	
— satisfied by cash	— 以現金支付	16,268
Net cash inflow arising from disposal of Easy Loyal	出售順來時產生之現金流入淨額	
Consideration received	已收代價	16,268
Direct expenses	直接開支	(1,751)
		14,517

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (c) On 19 November 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Manage International, to an independent third party at an aggregate consideration of HK\$17,098,000. The disposal of Manage International was completed on 19 February 2021. The net assets of Manage International at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (c) 於二零二零年十一月十九日，本集團訂立協議向一名獨立第三方出售全資附屬公司管理國際之全部股權，總代價為港幣17,098,000元。管理國際之出售已於二零二一年二月十九日完成。管理國際於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment properties classified as assets classified as held for sale	分類為待售之資產之投資物業	17,098
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(1,118)
		15,980
Loan assignment	貸款轉讓	1,118
Direct expenses in relation to disposal of Manage International	有關出售管理國際之直接開支	1,463
Loss on disposal of Manage International	出售管理國際之虧損	(1,463)
		17,098
Total consideration	總代價	
— satisfied by cash	— 以現金支付	17,098
Net cash inflow arising from disposal of Manage International	出售管理國際時產生之現金流入淨額	
Consideration received	已收代價	17,098
Direct expenses	直接開支	(1,463)
		15,635

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (d) On 19 November 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Fast Rich, to an independent third party at an aggregate consideration of HK\$17,088,000. The disposal of Fast Rich was completed on 19 February 2021. The net assets of Fast Rich at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (d) 於二零二零年十一月十九日，本集團訂立協議向一名獨立第三方出售全資附屬公司捷富之全部股權，總代價為港幣17,088,000元。捷富之出售已於二零二一年二月十九日完成。捷富於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment properties classified as assets classified as held for sale	分類為待售之資產之投資物業	17,088
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(1,399)
		15,689
Loan assignment	貸款轉讓	1,399
Direct expenses in relation to disposal of Fast Rich	有關出售捷富之直接開支	1,462
Loss on disposal of Fast Rich	出售捷富之虧損	(1,462)
		17,088
Total consideration	總代價	
— satisfied by cash	— 以現金支付	17,088
Net cash inflow arising from disposal of Fast Rich	出售捷富時產生之現金流入淨額	
Consideration received	已收代價	17,088
Direct expenses	直接開支	(1,462)
		15,626

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (e) On 28 April 2021, Able Best International Investment Limited (“Able Best”) (a wholly-owned subsidiary of the Company) entered into a share exchange agreement (the “Share Exchange Agreement”) with inter alia Mr. Tang Shing Bor (“the Deceased”), pursuant to which (i) Able Best conditionally agreed to acquire the entire issued share capital of and the shareholder’s loan owing by Mainway Holdings Limited (“Mainway Holdings”) at the consideration of HK\$135 million, subject to adjustments and (ii) Able Best conditionally agreed to sell and transfer the entire issued share capital of and the shareholder’s loan owing by Year Glory Limited (“Year Glory”) to a company beneficially owned by the Deceased at the consideration of HK\$70 million, subject to adjustments. Mainway Holdings was the owner of a number of industrial property units located in Kwai Chung, New Territories, Hong Kong (the “Properties”) while Year Glory was the owner of a number of residential property units in Kowloon City, Kowloon, Hong Kong. The Deceased passed away before the agreed completion date of the Share Exchange Agreement.

On 24 August 2021, Able Best, the joint administrators of the estate of the Deceased (the “Joint Administrators”) and others entered into a termination deed to terminate the Share Exchange Agreement. On the same date and in lieu of the Sale Exchange Agreement, Master Green Limited (a wholly-owned subsidiary of the Company) entered into a property sale and purchase agreement with Mainway Holdings to acquire the Properties from it at the consideration of HK\$130 million while Able Best and other parties entered into a share sale and purchase agreement to sell and transfer the entire issued share capital of and the shareholder’s loan owing by Year Glory at the consideration of HK\$70 million (the “Disposal”), subject to adjustments, to entity nominated by the Joint Administrators.

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (e) 於二零二一年四月二十八日，本公司之全資附屬公司 Able Best International Investment Limited (「Able Best」) 與(其中包括)鄧成波先生(「已故者」)訂立股份交換協議(「股份交換協議」)，據此，(i) Able Best 有條件同意收購萬利威集團有限公司(「萬利威」)之全部已發行股本及所欠負之股東貸款，代價為港幣135,000,000元(可予調整)；及(ii) Able Best 有條件同意向已故者實益擁有之公司出售並轉讓元威有限公司(「元威」)之全部已發行股本及所欠負之股東貸款，代價為港幣70,000,000元(可予調整)。萬利威擁有多個位於香港新界葵涌之工業物業單位(「該等物業」)，元威擁有多個位於香港九龍九龍城之住宅物業單位。已故者於股份交換協議之協定完成日期之前去世。

於二零二一年八月二十四日，Able Best、已故者遺產之共同管理人(「共同管理人」)及其他方訂立終止契據，以終止股份交換協議。於同日及作為股份交換協議之替代，騰翠有限公司(本公司之全資附屬公司)與萬利威訂立物業買賣協議，按代價港幣130,000,000元向萬利威收購該等物業；Able Best及其他方亦同時訂立股份買賣協議，以按代價港幣70,000,000元(可予調整)向共同管理人指定之實體出售及轉讓元威之全部已發行股本及所欠負之股東貸款(「出售事項」)。

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

(e) (Continued)

Completion of the purchase of the Properties and the Disposal took place on 28 September 2021.

Details of above transactions are disclosed in the Company's announcements dated on 28 April 2021, 20 May 2021, 5 July 2021, 9 August 2021, 20 August 2021, 24 August 2021 and 28 September 2021.

The net assets of Year Glory at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

(e) (續)

購買該等物業及出售事項已於二零二一年九月二十八日完成。

上述交易之詳情載於本公司日期為二零二一年四月二十八日、二零二一年五月二十日、二零二一年七月五日、二零二一年八月九日、二零二一年八月二十日、二零二一年八月二十四日及二零二一年九月二十八日之公告內。

元威於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment properties	投資物業	66,640
Deferred tax	遞延稅項	(970)
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(46,769)
		18,901
Loan assignment	貸款轉讓	46,769
Direct expenses in relation to disposal of Year Glory	有關出售元威之直接開支	1,424
Gain on disposal of Year Glory	出售元威之收益	2,906
		70,000
Total consideration	總代價	
— satisfied by cash	— 以現金支付	70,000
Net cash inflow arising from disposal of Year Glory	出售元威時產生之現金流入淨額	
Consideration received	已收代價	70,000
Direct expenses	直接開支	(1,424)
		68,576

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (f) On 25 May 2021, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Famous Point Enterprise Limited (“Famous Point”), to an independent third party at an aggregate consideration of HK\$17,488,000. The disposal of Famous Point was completed on 23 August 2021. The net assets of Famous Point at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (f) 於二零二一年五月二十五日，本集團訂立協議向一名獨立第三方出售全資附屬公司向榮企業有限公司(「向榮」)之全部股權，總代價為港幣17,488,000元。向榮之出售已於二零二一年八月二十三日完成。向榮於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	13,397
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(1,017)
		12,380
Loan assignment	貸款轉讓	1,017
Direct expenses in relation to disposal of Famous Point	有關出售向榮之直接開支	95
Gain on disposal of Famous Point	出售向榮之收益	3,996
		17,488
Total consideration	總代價	
— satisfied by cash	— 以現金支付	17,488
Net cash inflow arising from disposal of Famous Point	出售向榮時產生之現金流入淨額	
Consideration received	已收代價	17,488
Direct expenses	直接開支	(95)
		17,393

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (g) On 24 June 2021, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Grand Profit Creation Limited (“Grand Profit”), to an independent third party at an aggregate consideration of HK\$17,800,000. The disposal of Grand Profit was completed on 30 July 2021. The net assets of Grand Profit at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (g) 於二零二一年六月二十四日，本集團訂立協議向一名獨立第三方出售全資附屬公司浩利創建有限公司(「浩利」)之全部股權，總代價為港幣17,800,000元。浩利之出售已於二零二一年七月三十日完成。浩利於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	16,273
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(1,239)
		15,034
Loan assignment	貸款轉讓	1,239
Direct expenses in relation to disposal of Grand Profit	有關出售浩利之直接開支	2,118
Loss on disposal of Grand Profit	出售浩利之虧損	(591)
		17,800
Total consideration	總代價	
— satisfied by cash	— 以現金支付	17,800
Net cash inflow arising from disposal of Grand Profit	出售浩利時產生之 現金流入淨額	
Consideration received	已收代價	17,800
Direct expenses	直接開支	(2,118)
		15,682

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2021 (Continued)**

- (h) On 1 September 2021, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Wealth Easy Corporation Limited (“Wealth Easy”), to an independent third party at an aggregate consideration of HK\$11,750,000. The disposal of Wealth Easy was completed on 29 October 2021. The net assets of Wealth Easy at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二一年十二月三十一日止年度出售附屬公司(續)**

- (h) 於二零二一年九月一日，本集團訂立協議向一名獨立第三方出售全資附屬公司順康興業有限公司(「順康」)之全部股權，總代價為港幣11,750,000元。順康之出售已於二零二一年十月二十九日完成。順康於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	9,400
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(985)
		8,415
Loan assignment	貸款轉讓	985
Direct expenses in relation to disposal of Wealth Easy	有關出售順康之直接開支	1,034
Gain on disposal of Wealth Easy	出售順康之收益	1,316
		11,750
Total consideration	總代價	
— satisfied by cash	— 以現金支付	11,750
Net cash inflow arising from disposal of Wealth Easy	出售順康時產生之 現金流入淨額	
Consideration received	已收代價	11,750
Direct expenses	直接開支	(1,034)
		10,716

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended
31 December 2020**

- (i) On 19 July 2018, the Group entered into an agreement to dispose of the entire equity interest in Lucky Way with details disclosed in note 37. The disposal of Lucky Way Group was completed on 5 February 2020. The net assets of Lucky Way Group at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二零年十二月三十一日止
年度出售附屬公司**

- (i) 於二零一八年七月十九日，本集團訂立協議出售福昇之全部股權，詳情於附註37披露。福昇集團之出售已於二零二零年二月五日完成。福昇集團於出售日期之淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment properties (note a)	投資物業(附註a)	420,000
Deferred tax	遞延稅項	(229)
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(139,447)
		280,324
Loan assignment	貸款轉讓	139,447
Direct expenses in relation to disposal of Lucky Way Group	有關出售福昇集團之直接開支	45,825
Gain on disposal of Lucky Way Group	出售福昇集團之收益	2,039
		467,635
Total consideration	總代價	
— satisfied by cash	— 以現金支付	312,353
— satisfied by repayment of loan (note b)	— 以償還貸款支付(附註b)	155,282
		467,635

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2020 (Continued)**

(i) (Continued)

38. 出售附屬公司(續)**於截至二零二零年十二月三十一日止年度出售附屬公司(續)**

(i) (續)

		HK\$'000 港幣千元
Net cash inflow arising from disposal of Lucky Way Group: (note c)	出售福昇集團時產生之現金流入淨額：(附註c)	
Total consideration received up to 31 December 2020	截至二零二零年十二月三十一日止已收總代價	312,353
Consideration received in prior years	過往年度已收代價	(57,353)
Direct expenses	直接開支	(25,825)
		229,175

Notes:

- (a) Investment properties which are classified as held for sale as at 31 December 2019 have a historical cost of HK\$139,002,000 and aggregated fair value gain HK\$280,998,000 up to the date of disposal.
- (b) The Group granted short-term loan facilities of HK\$155,282,000 to the Borrowers to enable the completion of the disposal of Lucky Way Group (and details thereof are set out in the announcement dated 5 February 2020). As at 31 December 2020, upon the settlement of HK\$31,170,000 and the addition in interest receivable of HK\$18,311,000, the gross carrying amount of Unsecured Loan is HK\$142,423,000. While the Borrowers did not repay the Unsecured Loan based on the repayment schedule. HK\$45,000,000 of the Unsecured Loan has already been past due since 4 May 2020 and remaining portion of the Unsecured Loan has also been past due subsequent to the reporting date. In view of this, the Directors considered that this Unsecured Loan have already credit-impaired and thus impairment loss on the Unsecured Loan of HK\$142,423,000 is recognised to profit or loss during the year ended 31 December 2020.
- (c) Approximately HK\$45,825,000 has been accrued as direct expenses in relation to the disposal of Lucky Way Group. As at 31 December 2020, the Group paid approximately HK\$25,825,000 and the remaining direct expenses of approximately HK\$20,000,000 have been included under "Trade and other payables" in the consolidated statement of financial position as at 31 December 2021 and 2020.

附註：

- (a) 截至二零一九年十二月三十一日，分類為持有待售的投資物業的歷史成本為港幣139,002,000元，截至出售日期的總公平值收益為港幣280,998,000元。
- (b) 本集團向借方授出短期貸款融資港幣155,282,000元以便完成出售福昇集團(該詳情載列於日期為二零二零年二月五日的公告)。於二零二零年十二月三十一日，經清償港幣31,170,000元及增加應收利息港幣18,311,000元後，無抵押貸款的賬面總值為港幣142,423,000元。而借方並未根據還款時間表償還無抵押貸款。無抵押貸款中的港幣45,000,000元已於二零二零年五月四日逾期，而無抵押貸款的餘下部分亦已於報告日期後逾期。有鑑於此，董事認為該無抵押貸款已出現信貸減值，因此，截至二零二零年十二月三十一日止年度，於損益確認港幣142,423,000元之無抵押貸款減值虧損。
- (c) 本集團就出售福昇集團已計入約港幣45,825,000元作為直接開支。於二零二零年十二月三十一日，本集團已支付約港幣25,825,000元，而於二零二一年及二零二零年十二月三十一日餘下直接開支港幣20,000,000元已計入綜合財務狀況表內的「貿易及其他應付款項」項下。

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2020 (Continued)**

- (j) On 2 November 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Lucky Express Creation Limited (“Lucky Express”), to an independent third party at an aggregate consideration of HK\$12,090,000. The disposal of Lucky Express was completed on 23 December 2020. The net assets of Lucky Express at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二零年十二月三十一日止年度出售附屬公司(續)**

- (j) 於二零二零年十一月二日，本集團訂立協議，以總代價港幣12,090,000元將一間全資附屬公司福通創建有限公司(「福通」)的全部股權出售予一名獨立第三方。福通的出售已於二零二零年十二月二十三日完成。於出售日期，福通的淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	10,000
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(785)
		9,215
Loan assignment	貸款轉讓	785
Direct expenses in relation to disposal of Lucky Express	有關出售福通之直接開支	1,172
Gain on disposal of Lucky Express	出售福通之收益	918
		12,090
Total consideration	總代價	
— satisfied by cash	— 以現金支付	12,090
		HK\$'000 港幣千元
Net cash inflow arising from disposal of Lucky Express	出售福通時產生之現金流入淨額	
Consideration received	已收代價	12,090
Direct expenses	直接開支	(1,172)
		10,918

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2020 (Continued)**

- (k) On 4 November 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Total Asset International Limited (“Total Assets”), to an independent third party at an aggregate consideration of HK\$13,226,000. The disposal of Total Assets was completed on 28 December 2020. The net assets of Total Assets at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二零年十二月三十一日止年度出售附屬公司(續)**

- (k) 於二零二零年十一月四日，本集團訂立協議，以總代價港幣13,226,000元將一間全資附屬公司滿置國際有限公司(「滿置」)的全部股權出售予一名獨立第三方。滿置的出售已於二零二零年十二月二十八日完成。於出售日期，滿置的淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	10,800
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(662)
		10,138
Loan assignment	貸款轉讓	662
Direct expenses in relation to disposal of Total Assets	有關出售滿置之直接開支	1,163
Gain on disposal of Total Assets	出售滿置之收益	1,263
		13,226
Total consideration	總代價	
— satisfied by cash	— 以現金支付	13,226
		HK\$'000 港幣千元
Net cash inflow arising from disposal of Total Assets	出售滿置時產生之現金流入淨額	
Consideration received	已收代價	13,226
Direct expenses	直接開支	(1,163)
		12,063

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2020 (Continued)**

- (i) On 29 October 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Fast View Creation Limited (“Fast View”), to an independent third party at an aggregate consideration of HK\$16,580,000. The disposal of Fast View was completed on 23 December 2020. The net assets of Fast View at the date of disposal were as follows:

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	14,000
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(1,236)
		12,764
Loan assignment	貸款轉讓	1,236
Direct expenses in relation to disposal of Fast View	有關出售迅景之直接開支	1,431
Gain on disposal of Fast View	出售迅景之收益	1,149
		16,580
Total consideration	總代價	
— satisfied by cash	— 以現金支付	16,580

		HK\$'000 港幣千元
Net cash inflow arising from disposal of Fast View	出售迅景時產生之 現金流入淨額	
Consideration received	已收代價	16,580
Direct expenses	直接開支	(1,431)
		15,149

38. 出售附屬公司(續)**於截至二零二零年十二月三十一日止年度出售附屬公司(續)**

- (i) 於二零二零年十月二十九日，本集團訂立協議，以總代價港幣16,580,000元將一間全資附屬公司迅景創建有限公司(「迅景」)的全部股權出售予一名獨立第三方。迅景的出售已於二零二零年十二月二十三日完成。於出售日期，迅景的淨資產如下：

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38. Disposal of subsidiaries (Continued)**Disposal of subsidiaries during year ended 31 December 2020 (Continued)**

- (m) On 3 November 2020, the Group entered into an agreement to dispose of the entire equity interest in a wholly-owned subsidiary, namely Huge Success Creation Limited (“Huge Success”), to an independent third party at an aggregate consideration of HK\$13,380,000. The disposal of Huge Success was completed on 28 December 2020. The net assets of Huge Success at the date of disposal were as follows:

38. 出售附屬公司(續)**於截至二零二零年十二月三十一日止年度出售附屬公司(續)**

- (m) 於二零二零年十一月三日，本集團訂立協議，以總代價港幣13,380,000元將一間全資附屬公司浩興創建有限公司(「浩興」)的全部股權出售予一名獨立第三方。浩興的出售已於二零二零年十二月二十八日完成。於出售日期，浩興的淨資產如下：

		HK\$'000 港幣千元
Net assets disposed of	出售之淨資產	
Investment property	投資物業	9,800
Amounts due to fellow subsidiaries	應付同系附屬公司款項	(783)
		9,017
Loan assignment	貸款轉讓	783
Direct expenses in relation to disposal of Huge Success	有關出售浩興之直接開支	1,171
Gain on disposal of Huge Success	出售浩興之收益	2,409
		13,380
Total consideration	總代價	
— satisfied by cash	— 以現金支付	13,380
		HK\$'000 港幣千元
Net cash inflow arising from disposal of Huge Success	出售浩興時產生之現金流入淨額	
Consideration received	已收代價	13,380
Direct expenses	直接開支	(1,171)
		12,209

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39. Financial Instruments

39.1 Summary of Financial Assets and Liabilities by Category

The carrying amounts of the Group's financial assets and liabilities as recognised at the reporting dates are categorised as follows:

39. 財務工具

39.1 按類別劃分之財務資產及負債概要

本集團之財務資產及負債於報告日期確認之賬面值分類如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Financial assets	財務資產		
<i>Financial assets at amortised cost</i>	<i>按攤銷成本列賬之財務資產</i>		
— Trade receivables, net	— 貿易應收款項淨額	30,039	38,740
— Other receivables and deposits, net	— 其他應收款項及訂金淨額	20,570	36,466
— Loan receivables	— 應收貸款	21,720	24,636
— Restricted bank deposits	— 受限制銀行存款	16,110	64,082
— Short-term bank deposits	— 短期銀行存款	251,181	425,668
— Cash and cash equivalents	— 現金及現金等價物	885,358	601,806
Financial assets at FVTPL	按公平值計入損益之財務資產	2,815	63,008
Financial assets at FVTOCI	按公平值計入其他全面收入之財務資產	28,605	—
		1,256,398	1,254,406
Financial liabilities	財務負債		
<i>At amortised cost</i>	<i>按攤銷成本</i>		
— Trade payables	— 貿易應付款項	(17,405)	(11,219)
— Accrued expenses and other payables	— 應計費用及其他應付款項	(501,856)	(585,834)
— Borrowings, secured	— 借貸，有抵押	(1,871,501)	(1,851,998)
		(2,390,762)	(2,449,051)

The carrying amounts of the Group's financial assets and liabilities carried at amortised cost are not materially different from their fair values as at reporting date.

於報告日期，本集團按攤銷成本列賬之財務資產及負債之賬面值與其公平值並無重大差異。

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies**

The Group is exposed to credit risk, liquidity risk and market risk (foreign currency risk, interest rate risk and other price risk) in the normal course of business. However, the Directors meet periodically to analyse and formulate measures to manage the Group's exposure to the market risk.

Generally, the Group introduces conservative strategies on its risk management. As the Group's exposure to the market risk is kept to a minimum level, the Group has not used any derivatives and other instruments for hedging purposes. The Group does not hold or issue derivative financial instruments for trading purposes. The most significant financial risks to which the Group is exposed to are described below.

(a) Market risk*(i) Interest rate risk*

Interest rate risk relates to the risk that the fair value or cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group is exposed to cash flow interest rate risk on its variable-rate interest bearing borrowings, loan receivables, restricted bank deposits and cash and cash equivalents. The Group is also exposed to fair value interest rate risk on fixed-rate short-term bank deposits. The Group currently does not have an interest rate hedging policy. However, the Group closely monitors its loan portfolio and compares the interest rates under loan agreements with existing banks against new offers on borrowing rates from different banks in the loan re-financing and negotiation process.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR arising from the Group's variable interest rate instruments.

39. 財務工具(續)**39.2 財務風險管理目標及政策**

本集團於日常業務承受信貸風險、流動資金風險及市場風險(外幣風險、利率風險及其他價格風險)。然而，董事定期召開會議分析及制定措施以管理本集團所涉市場風險。

一般而言，本集團就其風險管理引入保守策略。由於本集團所涉市場風險維持於最低水平，故本集團並無採用任何衍生工具及其他工具作對沖之用。本集團並無持有或發行衍生財務工具作買賣用途。本集團所承受之最重大財務風險載列如下。

(a) 市場風險*(i) 利率風險*

利率風險與財務工具之公平值或現金流量因市場利率變動而出現波動之風險有關。本集團因浮息計息借貸、應收貸款、受限制銀行存款以及現金及現金等價物而面對現金流量利率風險。本集團亦就定息短期銀行存款而面對公平值利率風險。本集團現時並無利率對沖政策。然而，本集團密切監察其貸款組合，並在貸款再融資及磋商過程中，將現有銀行所訂立貸款協議之融資利率與不同銀行提供之新造借貸利率作出比較。

本集團之現金流量利率風險主要集中於因本集團浮動利率工具產生之香港同業拆息波動。

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(a) Market risk (Continued)***(i) Interest rate risk (Continued)*

A fundamental reform of major interest rate benchmarks is being undertaken globally, including the replacement of some interbank offered rates (“IBORs”) with alternative nearly risk-free rates. Details of the impacts on the Group’s risk management strategy arising from the interest rate benchmark reform and the progress towards implementation of alternative benchmark interest rates are set out under “interest rate benchmark reform” in this note.

The policies to manage interest rate risk have been followed by the Group since prior year are considered to be effective.

Interest rate sensitivity analysis

The sensitivity analysis has been determined assuming that the change in interest rates had occurred at the reporting date and had been applied to variable-rate financial instruments at that date. 25 basis points increase or decrease represents management’s assessment of a reasonably possible change in interest rates. The analysis is performed on the same basis for the year ended 31 December 2020.

The management considered that the Group’s exposure to future cash flow risk on variable-rate cash and cash equivalents, restricted bank deposits and bank deposits at escrow account as a result of the changes of market interest rate is insignificant and thus they are not included in the sensitivity analysis.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(a) 市場風險(續)***(i) 利率風險(續)*

主要利率基準之根本改革正全球進行，包括以接近零風險利率替代部分銀行同業拆息(「銀行同業拆息」)。有關利率基準改革對本集團風險管理策略產生之影響及備用基準利率之實施進度，詳情載於本附註的「利率基準改革」。

本集團自去年起已依循管理利率風險之政策，且有關政策被視為有效。

利率敏感度分析

敏感度分析乃假設利率於報告日期產生變動而釐定，並應用於該日之浮動利率財務工具。25個基點之增減指管理層對利率之合理可能變動之評估。於截至二零二零年十二月三十一日止年度已以相同基準作出分析。

管理層認為，本集團未來因市場利率變動而就浮息現金及現金等價物、受限制銀行存款及於託管賬戶之銀行存款面對之現金流量風險並不重大，因此並未包括在敏感度分析內。

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(a) Market risk (Continued)***(i) Interest rate risk (Continued)**Interest rate sensitivity analysis (Continued)*

As at 31 December 2021, it is estimated that a general increase of 25 basis points in interest rates, with all other variable held constant, would increase the Group's loss after tax and decrease the retained profits by approximately HK\$3,861,000 (2020: increase the Group's loss after tax and decrease the retained profits by approximately HK\$3,815,000). There is no impact on other components of consolidated equity in response to the general increase in interest rates. A decrease of 25 basis points in interest rate would have had the equal but opposite effect on the above financial instruments to the amounts shown above, on the basis that all other variables remain constant. The sensitivity results are mainly attributable to the Group's exposure to interest rates on its variable-rate loan receivables and borrowings.

(ii) Foreign currency risk

Currency risk refers to the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group mainly operates and invests in Hong Kong and the Mainland China. Despite the Group has certain financial assets at FVTOCI denominated in US Dollars ("US\$"), no any significant movements in the HK\$/US\$ exchange rate is expected as HK\$ is pegged to US\$. No foreign currency risk has been identified for other financial instruments as they were denominated in the same currency as the functional currencies of the group entities to which these transactions relate.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(a) 市場風險(續)***(i) 利率風險(續)**利率敏感度分析(續)*

於二零二一年十二月三十一日，在所有其他可變數保持不變之情況下，估計利率整體增加25個基點，將增加本集團除稅後虧損及減少保留溢利約港幣3,861,000元(二零二零年：增加本集團除稅後虧損及減少保留溢利約港幣3,815,000元)。利率整體增加對綜合權益之其他組成部分並無影響。假設所有其他可變數保持不變，利率減少25個基點將對上述財務工具造成相同金額但相反之影響。敏感度分析主要歸因於本集團就其浮息應收貸款及借貸而面對之利率風險。

(ii) 外幣風險

外幣風險指由於匯率變動導致財務工具之公平值或未來現金流量波動之風險。本集團主要於香港及中國內地營運及投資。儘管本集團有若干按公平值計入其他全面收入之財務資產以美金(「美金」)計值，但由於港幣與美金掛鈎，因此預期港幣／美金匯率不會有任何重大變動。由於其他財務工具之貨幣單位與有關交易之集團實體之功能貨幣相同，故並無識別外幣風險。

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(a) Market risk (Continued)***(iii) Other price risk*

The Group is exposed to other price risk arising from changes in fair value of structure bank deposits and fund investments which carried at FVTPL and FVTOCI respectively.

No sensitivity analysis on other price risk is presented for the financial assets at FVTPL and FVTOCI as the Directors consider a reasonable possible change to the fair value of the financial assets at FVTPL and FVTOCI will not have a significant effect to the Group's profit or loss and other comprehensive income.

(b) Credit risk and impairment assessment

As at 31 December 2021 and 2020, the maximum exposure to credit risk, the Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to discharge an obligation by the counterparties and financial guarantees issued by the Group arising from the carrying amount of respective recognised financial assets as stated in the consolidated statement of financial position and the amount of financial guarantees disclosed in note 32.

Trade receivables

Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis. The Group assesses the potential customer's credit quality at new customer acceptance. Other monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts. In addition, the Group performs impairment assessment under ECL model upon application of HKFRS 9 on trade receivables individually.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(a) 市場風險(續)***(iii) 其他價格風險*

本集團因分別按公平值計入損益或按公平值計入其他全面收入列賬之結構性銀行存款及基金投資之公平值變動而面對其他價格風險。

由於董事認為按公平值計入損益及按公平值計入其他全面收入之財務資產之公平值之合理可能變動不會對本集團損益及其他全面收入產生重大影響，因此並無就按公平值計入損益及按公平值計入其他全面收入之財務資產呈列其他價格風險之敏感度分析。

(b) 信貸風險及減值評估

於二零二一年及二零二零年十二月三十一日，最高信貸風險敞口、本集團因對手方無法履行責任而蒙受財務損失之最高信貸風險敞口、本集團因綜合財務狀況表所列各項已確認財務資產之賬面值而發出之財務擔保，以及財務擔保金額，於附註32披露。

貿易應收款項

管理層設有信貸政策，並持續監察此等信貸風險敞口。本集團會在接納新客戶時評估潛在客戶之信貸質素。本集團亦訂有其他監察程序，以確保採取跟進行動收回逾期債務。此外，在應用香港財務報告準則第9號後，本集團根據預期信貸虧損模式對貿易應收款項個別進行減值評估。

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(b) Credit risk and impairment assessment (Continued)***Trade receivables (Continued)*

Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Review of past due receivables is conducted by the Group bi-weekly. Normally, other than those property leasing rental receivables which are secured by rental deposits, the Group does not obtain collateral from other customers.

Loan receivables

In order to minimise the credit risk, the Directors have delegated a team responsible for determination of credit limits, interest rate offered to customers and collaterals received. Monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts. In addition, the Group performs impairment assessment under 12-month ECL model on balances individually.

The Directors estimate the estimated loss rates of loan receivables (other than the Unsecured Loan) based on historical observed default rates over the expected life of the debtors as well as the fair value of the collateral pledged by the customers to the loan receivables. Based on assessment by the Directors, aside from those loan receivables credit-impaired in prior year, the loss given default is low in view of the fair value of the collaterals and the Directors considers the 12-month ECL for other loan receivables is insignificant as at 31 December 2021 and 2020.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(b) 信貸風險及減值評估(續)***貿易應收款項(續)*

所有要求超過若干信貸金額之客戶須進行個別信貸評估。該等評估集中於客戶於到期時繳款之過往歷史紀錄及目前之繳款能力，並考慮客戶之特有資料，以及客戶經營之有關經濟環境。本集團會隔週審閱逾期應收款項。一般而言，除以租金按金抵押之該等物業租賃應收租金外，本集團不會向其他客戶收取抵押品。

應收貸款

為盡量減低信貸風險，董事已指派一支團隊，負責釐定信貸額度、提供予客戶之利率以及所收取之抵押品。另設有監察程序，以確保採取跟進行動收回逾期債務。此外，本集團根據12個月預期信貸虧損模式對結餘個別進行減值評估。

董事根據債務人於預計年期內之過往已觀察違約率以及客戶就應收貸款質押之抵押品之公平值，估計應收貸款(除無抵押貸款外)之估計虧損率。根據董事進行之評估，除過往年度出現信貸減值之該等應收貸款外，基於抵押品之公平值，違約虧損率屬偏低，而於二零二一年及二零二零年十二月三十一日董事認為其他應收貸款之12個月預期信貸虧損並不重大。

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(b) Credit risk and impairment assessment (Continued)***Other receivables and deposits*

Management of the Group performs individual credit evaluations on the recoverability of other receivables and deposits over a certain amount and collective assessment on the recoverability of remaining other receivables and deposits based on historical settlement records, past experience, and also available reasonable and supportive forward-looking information. The management of the Group believes that there is no material credit risk inherent in the Group's outstanding balance of other receivables and deposits.

Restricted bank deposits, short-term bank deposits and cash and cash equivalents

The credit risk on restricted bank deposits, short-term bank deposits and cash and cash equivalents of the Group is limited because the counterparties are banks and financial institutions with high credit ratings assigned by international credit-rating agencies and no history of default in the past. No loss allowance provision for restricted bank deposits, short-term bank deposits and cash and cash equivalents was recognised upon application of HKFRS 9. The Group has limited exposure to any single financial institution.

Other than structured bank deposits with a bank, the Group does not have any significant concentration of credit risk.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(b) 信貸風險及減值評估(續)***其他應收款項及訂金*

本集團管理層會根據歷史清償記錄、過往經驗以及合理且可作支持之可得前瞻資料，對超出一定金額之其他應收款項及訂金之可收回程度進行個別信貸評估，並對餘下其他應收款項及訂金之可收回程度進行集體評估。本集團管理層相信，本集團其他應收款項及訂金之未清償餘額並無重大的固有信貸風險。

受限制銀行存款、短期銀行存款以及現金及現金等價物

本集團受限制銀行存款、短期銀行存款以及現金及現金等價物之信貸風險有限，原因是對手方均為獲國際信貸評級機構給予高信貸評級之銀行及金融機構，過去並無違約記錄。應用香港財務報告準則第9號後，概無就受限制銀行存款、短期銀行存款以及現金及現金等價物確認虧損撥備。本集團對任何單一金融機構之敞口有限。

除存放於一間銀行之結構性銀行存款外，本集團並無重大之信貸集中風險。

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39. Financial Instruments (Continued)

39.2 Financial Risk Management Objectives and Policies (Continued)

(b) Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating 內部信貸評級	Description 描述	Trade receivables 貿易應收款項	Other financial assets/other items 其他財務資產／其他項目
Low risk 低風險	The counterparty has a low risk default and does not have any past-due amounts 對手方之違約風險偏低，並無任何逾期款項	Lifetime ECL — not credit-impaired 使用期預期信貸虧損 — 無信貸減值	12-months ECL 12個月預期信貸虧損
Watch list 觀察名單	Debtor frequently repays after due dates but usually settle after due date 債務人經常在到期日後還款，但往往在到期日後清償	Lifetime ECL — not credit-impaired 使用期預期信貸虧損 — 無信貸減值	12-months ECL 12個月預期信貸虧損
Doubtful 呆賬	There have been significant increase in credit risk since initial recognition through information developed internally or external resources 透過內部產生或外部來源之資料，信貸風險自初步確認以來已顯著增加	Lifetime ECL — not credit-impaired 使用期預期信貸虧損 — 無信貸減值	Lifetime ECL — not credit-impaired 使用期預期信貸虧損 — 無信貸減值
Loss 虧損	There is evidence indicating the asset is credit-impaired 有證據顯示資產出現信貸減值	Lifetime ECL — credit-impaired 使用期預期信貸虧損 — 有信貸減值	Lifetime ECL — credit-impaired 使用期預期信貸虧損 — 有信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 有證據顯示債務人陷入嚴重財務困難，且本集團並無實際可收回之期望	Amount is written off 撇銷款項	Amount is written off 撇銷款項

39. 財務工具(續)

39.2 財務風險管理目標及政策(續)

(b) 信貸風險及減值評估(續)

本集團之內部信貸風險級別評估由以下類別組成：

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

39. Financial Instruments (Continued)

39.2 Financial Risk Management Objectives and Policies (Continued)

(b) Credit risk and impairment assessment (Continued)

The tables below details the credit risk exposures of the Group's financial assets, which are subject to ECL assessment:

39. 財務工具(續)

39.2 財務風險管理目標及政策(續)

(b) 信貸風險及減值評估(續)

下表詳列本集團須接受預期信貸虧損評估之財務資產之信貸風險敞口：

	Notes 附註	External credit rating 外部信貸評級	Internal credit rating 內部信貸評級	12-month or lifetime ECL 12個月或使用期預期 信貸虧損	Gross carrying amount 賬面總值	
					2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Financial assets at amortised costs						
			按攤銷成本列賬之 財務資產			
Trade receivables	20	N/A 不適用	貿易應收款項	Note 3 附註3 Lifetime ECL 使用期預期信貸虧損	30,039	38,740
		N/A 不適用		Loss 虧損 Credit-impaired 有信貸減值	4,667	5,072
Loan receivables	20	N/A 不適用	應收貸款	Low risk 低風險 12-month ECL 12個月預期信貸虧損	21,720	24,636
		N/A 不適用		Loss 虧損 Credit-impaired 有信貸減值	142,023	142,423
Restricted bank deposits	22	A3-A1	受限銀行存款	12-month ECL 12個月預期信貸虧損	8,514	57,112
		B1-Baa1		12-month ECL 12個月預期信貸虧損	7,596	6,970
					16,110	64,082
Short-term bank deposits	22	A3-A1	短期銀行存款	12-month ECL 12個月預期信貸虧損	251,181	425,668
Cash and cash equivalents	22	Aa3-Aa1	現金及現金等價物	12-month ECL 12個月預期信貸虧損	54,827	92,581
		A3-A1		12-month ECL 12個月預期信貸虧損	449,743	509,045
		B1-Baa1		12-month ECL 12個月預期信貸虧損	380,788	180
					885,358	601,806
Other receivables and deposits		N/A 不適用	其他應收款項及訂金	Note 1 附註1 12-month ECL 12個月預期信貸虧損	20,570	36,466
Other items			其他項目			
Financial guarantee contracts (Note 2)	32	N/A 不適用	財務擔保合約 (附註2)	Low risk 低風險 12-month ECL 12個月預期信貸虧損	90,564	260,417

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39. Financial Instruments (Continued)

39.2 Financial Risk Management Objectives and Policies (Continued)

(b) Credit risk and impairment assessment (Continued)

Notes:

- For the purposes of internal credit risk management, the Group uses past due information to assess whether credit risk has increased significantly since initial recognition.

39. 財務工具(續)

39.2 財務風險管理目標及政策(續)

(b) 信貸風險及減值評估(續)

附註：

- 為進行內部信貸風險管理，本集團運用逾期資料評估信貸風險自初步確認以來有否顯著增加。

		Past due 逾期	Not past due 無逾期	Total 總計
		HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元
Other receivables and deposits	其他應收款項及訂金			
As at 31 December 2021	於二零二一年十二月三十一日	—	20,570	20,570
As at 31 December 2020	於二零二零年十二月三十一日	—	36,466	36,466

- For financial guarantee contracts, the gross carrying amount represents the maximum amount the Group has guaranteed under the respective contracts. The fair values of the purchasers' properties are higher than the Group's guaranteed amount to the banks, and thus the Directors considered the loss given default in the financial guarantee contracts is low and the 12-month ECL on financial guarantee contracts is insignificant.
- For trade receivables, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. The Group assessed the ECL on trade receivables individually on each debtor.

- 就財務擔保合約而言，賬面總值指本集團根據有關合約擔保之最高金額。買家物業之公平值高於本集團向銀行作出之擔保額，因此董事認為財務擔保合約之違約虧損率偏低，而財務擔保合約之12個月預期信貸虧損並不重大。
- 就貿易應收款項而言，本集團應用香港財務報告準則第9號中之簡化方法，按使用期預期信貸虧損計量虧損撥備。本集團已就各債務人對貿易應收款項之預期信貸虧損進行個別評估。

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39. Financial Instruments (Continued)

39.2 Financial Risk Management Objectives and Policies (Continued)

(b) Credit risk and impairment assessment (Continued)

The estimated loss rate of each debtor is estimated based on historical observed default rates over the expected life of the debtors and adjusted for forward-looking information that is available without undue cost or effort.

In the opinion of the Directors, the lifetime ECL on trade receivables are considered insignificant.

The following table shows the movement in ECL that has been recognised for trade receivables and loan receivables.

39. 財務工具(續)

39.2 財務風險管理目標及政策(續)

(b) 信貸風險及減值評估(續)

各債務人之估計虧損率乃根據債務人於預計年期內之過往已觀察違約率作出估計，並就無需付出不必要成本或努力而可取得的前瞻性資料作出調整。

董事認為，貿易應收款項之使用期預期信貸虧損被視為並不重大。

下表列示就貿易應收款項及應收貸款確認之預期信貸虧損變動。

		ECL (credit-impaired) 使用期預期信貸虧損(有信貸減值)			
		Loan receivables 應收貸款		Trade receivables 貿易應收款項	
		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
As at the beginning of the reporting period	於報告期初	142,423	—	5,072	5,834
Changes due to financial instruments recognised as at 1 January:	因於一月一日確認之財務工具而變動：				
— Impairment loss recognised	— 已確認之減值虧損	—	—	—	2,212*
— Impairment loss reversed	— 已撥回之減值虧損	(400)	—	(182)	(2,712)
— Write-offs	— 撤銷	—	—	(223)	(262)
New financial assets originated	產生新財務資產	—	142,423*	—	—
As at the end of the reporting period	於報告期末	142,023	142,423	4,667	5,072

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綜合財務報表附註

For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(b) Credit risk and impairment assessment (Continued)**

- * Full impairment on the gross carrying amount was recognised for respective credit-impaired trade receivables and loan receivables.

The Group writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the trade receivables are over two years past due, whichever occurs earlier. The Group has taken legal action against the debtors to recover the amount due and none of the trade receivables that have been written off is subject to enforcement activities.

(c) Liquidity risk

Liquidity risk relates to the risk that the Group will not be able to meet its obligations associated with its financial liabilities. The Group is exposed to liquidity risk in respect of settlement of trade payables, accrued expenses and other payables and borrowings, and also in respect of its cash flow management. The Group's objective is to ensure adequate funds to meet commitments associated with its financial liabilities. Cash flows are closely monitored on an ongoing basis. The Group will raise funds from the realisation of its assets if required. The Directors are satisfied that the Group will be able to meet in full its financial obligations as and when they fall due in the foreseeable future.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(b) 信貸風險及減值評估(續)**

- * 已就各項有信貸減值之貿易應收款項及應收貸款確認賬面總值之全數減值。

如有資料顯示債務人陷入嚴重財務困難且無實際可收回之期望(例如債務人已進行清盤或進入破產程序),或貿易應收款項已逾期超過兩年(以較早發生者為準),本集團則撇銷貿易應收款項。本集團已針對債務人採取法律行動,以追回到期款項,而已撇銷之貿易應收款項概無受制於執法活動。

(c) 流動資金風險

流動資金風險指本集團將無法履行與財務負債相關之責任之風險。本集團就結算貿易應付款項、應計費用及其他應付款項及借貸以及就其現金流量管理承受流動資金風險。本集團之目標為確保有足夠資金履行與其財務負債有關之承擔。現金流量持續受密切監察。如有需要,本集團將變現其資產以籌集資金。董事信納本集團於可見將來將能夠全數償還到期財務責任。

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

39. Financial Instruments (Continued)

39.2 Financial Risk Management Objectives and Policies (Continued)

(c) Liquidity risk (Continued)

The following tables detail the remaining contractual maturities at the reporting date of the Group's financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the reporting date) and the earliest date the Group can be required to pay. Specifically, for term loans which contain a repayment on demand clause which can be exercised at the banks' sole discretion, the analysis shows the cash outflow based on the earliest time band in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect.

39. 財務工具(續)

39.2 財務風險管理目標及政策(續)

(c) 流動資金風險(續)

下表詳列本集團之財務負債於報告日期之剩餘合約到期詳情，乃根據合約未折現現金流量(包括利用合約利率或(如為浮動利率)基於報告日期之當前利率計算之利息付款)及本集團可能須支付之最早日期計算。尤其是，就包含可按銀行全權酌情行使之按要求償還條款之有期貨款而言，該分析顯示倘貸款人援引其無條件權利立即催繳貸款，則實體可能須支付之最早時間範圍之現金流出。

		31 December 2021				
		Maturity analysis – Undiscounted cash flows				
		二零二一年十二月三十一日				
		到期情況分析 – 未折現現金流量				
Weighted average interest rate %	加權平均利率 %	Carrying amount	Total contractual undiscounted cash flow	Within 1 year or on demand	More than 1 year but less than 5 years	
						賬面值
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	
		港幣千元	港幣千元	港幣千元	港幣千元	
Trade payables	貿易應付款項	N/A 不適用	17,405	17,405	17,405	–
Accrued expenses and other payables	應計費用及其他應付款項	N/A 不適用	345,203	345,203	345,203	–
Rental deposits received	已收租金按金	N/A 不適用	156,653	156,653	70,378	86,275
Bank loans	銀行貸款	1.24	1,871,501	1,910,207	1,419,302	490,905
Financial guarantee contracts	財務擔保合約	N/A 不適用	–	90,564	90,564	–
Lease liabilities	租賃負債	3.93	29,428	30,778	14,612	16,166
			2,420,190	2,550,810	1,957,464	593,346

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39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(c) Liquidity risk (Continued)****39. 財務工具(續)****39.2 財務風險管理目標及政策(續)****(c) 流動資金風險(續)**

31 December 2020

Maturity analysis – Undiscounted cash flows

二零二零年十二月三十一日

到期情況分析 – 未折現現金流量

		Weighted average interest rate %	Carrying amount	Total contractual undiscounted cash flow 合約未折現 現金流量 總額	Within 1 year or on demand	More than 1 year but less than 5 years
		加權 平均利率 %	賬面值 HK\$'000 港幣千元	賬面值 總額 HK\$'000 港幣千元	一年內或 於要求時 HK\$'000 港幣千元	一年以上 但五年以內 HK\$'000 港幣千元
Trade payables	貿易應付款項	N/A不適用	11,219	11,219	11,219	—
Accrued expenses and other payables	應計費用及其他應付款項	N/A不適用	427,964	427,964	427,964	—
Rental deposits received	已收租金按金	N/A不適用	157,870	157,870	54,467	103,403
Bank loans	銀行貸款	1.83	1,851,998	1,914,099	212,236	1,701,863
Financial guarantee contracts	財務擔保合約	N/A不適用	—	260,417	260,417	—
Lease liabilities	租賃負債	3.93	17,413	18,178	9,959	8,219
			2,466,464	2,789,747	976,262	1,813,485

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For the year ended 31 December 2021 截至二零二一年十二月三十一日止年度

39. Financial Instruments (Continued)**39.2 Financial Risk Management Objectives and Policies (Continued)****(c) Liquidity risk (Continued)**

The table set out below summarises the maturity analysis of the bank loans with a repayment on demand clause amounting to HK\$117,500,000 as at 31 December 2020 based on agreed scheduled repayments set out in the loan agreements. There is no bank loans with a repayment on demand clause as at 31 December 2021. The amounts include interest payments computed using contractual rates. As a result, these amounts were greater than the amounts disclosed in the “within 1 year or on demand” time band in the maturity analysis shown above. Taking into account the Group’s financial position, the Directors do not consider that it is probable that the banks will exercise its discretion to demand immediate repayment. The Directors believe that such terms will be repaid in accordance with the scheduled repayment dates set out in their loan agreements.

39. 財務工具(續)**39.2 財務風險管理目標及政策(續)****(c) 流動資金風險(續)**

下表概述於二零二零年十二月三十一日包含按要求償還條款之銀行貸款港幣117,500,000元按貸款協議所載協定預定還款作出之到期情況分析。於二零二一年十二月三十一日並無包含按要求償還條款之銀行貸款。該等金額包括按合約利率計算之利息付款。因此，該等金額高於上文所示到期情況分析中「一年內或於要求時」時間範圍內披露之金額。鑒於本集團之財務狀況，董事認為銀行不大可能行使其酌情權要求即時還款。董事相信，該等定期貸款將按貸款協議所載之預定還款日期償還。

Maturity analysis – Bank loans subject to a repayment on demand clause based on scheduled repayment dates
根據預定還款日期作出之到期情況分析 – 附有按要求還款條款之
銀行貸款

Carrying amount	Total	
	contractual cash flow	Within 1 year or on demand
賬面值	合約未折現現金流量總額	一年內或於要求時
HK\$'000	HK\$'000	HK\$'000
港幣千元	港幣千元	港幣千元

As at 31 December 2020	於二零二零年 十二月三十一日	117,500	119,673	119,673
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39. Financial Instruments (Continued)

Interest rate benchmark reform

As listed in note 26, the Group's HIBOR bank borrowings may be subject to the interest rate benchmark reform. The Group is closely monitoring the market and managing the transition to new benchmark interest rates, including announcements made by the relevant IBOR regulators.

HIBOR

While the Hong Kong Dollar Overnight Index Average ("HONIA") has been identified as an alternative to HIBOR, there is no plan to discontinue HIBOR. The multi-rate approach has been adopted in Hong Kong, whereby HIBOR and HONIA will co-exist.

Risks arising from the interest rate benchmark reform

The following are the key risks for the Group arising from the transition:

Interest rate related risks

For contracts which have not been transitioned to the relevant alternative benchmark rates and without detailed fallback clauses, if the bilateral negotiations with the Group's counterparties are not successfully concluded before the cessation of HIBOR, there are significant uncertainties with regard to the interest rate that would apply. This gives rise to additional interest rate risk that was not anticipated when the contracts were entered into.

There are fundamental differences between IBORs and the various alternative benchmark rates. IBORs are forward looking term rates published for a period (e.g. 3 months) at the beginning of that period and include an inter-bank credit spread, whereas alternative benchmark rates are typically risk-free overnight rates published at the end of the overnight period with no embedded credit spread. These differences will result in additional uncertainty regarding floating rate interest payments.

39. 財務工具(續)

利率基準改革

誠如附註26所列，本集團之香港同業拆息銀行借款或須進行利率基準改革。本集團正密切監察市況及管理新基準利率的過渡，包括相關銀行同業拆息監管機構所作出之公佈。

香港同業拆息

儘管港元隔夜平均指數(「港元隔夜平均指數」)已經被指定為香港同業拆息的備用參考利率，但現時並沒有停止發佈香港同業拆息的計劃。香港已採用多種利率並存方案，據此，香港同業拆息和港元隔夜平均指數將會共存。

利率基準改革產生之風險

本集團因有關過渡產生之主要風險如下：

利率相關風險

對於未過渡至相關備用基準利率且沒有詳細備用條款之合約，倘未能在香港同業拆息終止前成功與本集團對手方完成雙方磋商，將適用之利率則存在重大不確定性。這會導致在訂立合約時未有預期的額外利率風險出現。

銀行同業拆息與各項備用基準利率存在根本差異。銀行同業拆息為於期間開始時公佈的有關期間(例如3個月)前瞻性定期利率，包括銀行間信貸息差；備用基準利率一般為於隔夜期間結束時公佈的無風險隔夜利率，不包含信貸息差。這些差異會導致浮息付款出現額外不確定性。

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40. Reconciliation of Liabilities Relating to Financing Activities

The table below details changes in the Group's liabilities relating to financing activities, including both cash and non-cash changes which represents net debt as presented in Note 41. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

40. 與融資活動有關之負債對賬

下表詳列本集團與融資活動有關之負債變動，包括現金及非現金變動，即附註41呈列之淨債務。融資活動產生之負債乃過去或日後於本集團綜合現金流量表內分類為融資活動帶來之現金流量之現金流量。

		Amount due to shareholders 應付股東款項 HK\$'000 港幣千元	Lease liabilities 租賃負債 HK\$'000 港幣千元	Borrowings 借貸 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
As at 1 January 2020	於二零二零年一月一日	—	11,271	1,944,063	1,955,334
Cash flow, net	現金流量淨額	(56,662)	(5,777)	(128,482)	(190,921)
Other non-cash changes:	其他非現金變動：				
New leases entered	新增租賃	—	11,451	—	11,451
Finance costs recognised	已確認融資成本	—	468	36,417	36,885
Dividends declared	已宣派股息	56,662	—	—	56,662
As at 31 December 2020	於二零二零年十二月三十一日	—	17,413	1,851,998	1,869,411
Cash flow, net	現金流量淨額	(56,662)	(11,314)	(4,253)	(72,229)
Other non-cash changes:	其他非現金變動：				
New leases entered	新增租賃	—	22,471	—	22,471
Finance costs recognised	已確認融資成本	—	858	23,756	24,614
Dividends declared	已宣派股息	56,662	—	—	56,662
As at 31 December 2021	於二零二一年十二月三十一日	—	29,428	1,871,501	1,900,929

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41. Capital Risk Management

The primary objective of the Group's capital management is to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for its shareholders and benefits for other stakeholders.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the current year.

The Group monitors capital on the basis of debt to equity ratio, which is net debt divided by total capital. Net debt is calculated as the sum of the Group's borrowings and lease liabilities less cash and cash equivalents and other bank deposits as shown in the consolidated statement of financial position. Total capital is calculated as total equity, as shown in the consolidated statement of financial position. The Group aims to maintain the debt to equity ratio at a manageable level.

41. 資本風險管理

本集團資本管理之主要目標為確保本集團持續經營之能力，以繼續為其股東提供回報及為其他持份者提供利益。

本集團鑑於經濟情況變動而管理資本架構，並對其作出調整。為維持或調整資本架構，本集團可調整向股東派發之股息、向股東發還資本或發行新股。於本年度內並無對目標、政策或程序作出變動。

本集團利用負債對權益比率基準（即淨債務除以總資本）監察資本。淨債務以綜合財務狀況表內本集團借貸及租賃負債之總和減現金及現金等價物及其他銀行存款計算。總資本以綜合財務狀況表所示之權益總額計算。本集團旨在維持負債對權益比率於可管理之水平。

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Borrowings	借貸	1,871,501	1,851,998
Lease liabilities	租賃負債	29,428	17,413
— Financial assets at FVTOCI	— 按公平值計入其他全面 收入之財務資產	(28,605)	—
— Financial assets at FVTPL	— 按公平值計入損益之財務 資產	(2,815)	(63,008)
— Restricted bank deposits	— 受限制銀行存款	(16,110)	(64,082)
— Short-term bank deposits	— 短期銀行存款	(251,181)	(425,668)
— Cash and cash equivalents	— 現金及現金等價物	(885,358)	(601,806)
Net debt	淨債務	716,860	714,847
Total equity	權益總額	19,541,700	20,386,981
Net debt to equity ratio	淨負債對權益比率	0.037:1	0.035:1

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42. Share-based Employee Compensation

The Company adopted a new share option scheme (the “2011 Share Option Scheme”) at the annual general meeting held on 19 May 2011 (the “2011 AGM”).

The principal terms of the 2011 Share Option Scheme are set out as follows:

Purpose of the 2011 Share Option Scheme

The purpose of this scheme is to encourage the participants to perform their best in achieving the goals of the Company and at the same time allow the participants to enjoy the results of the Company attained through their efforts and contributions.

Eligible Participants of the 2011 Share Option Scheme

Eligible participants of the 2011 Share Option Scheme includes (i) any full time employee and director (any existing or proposed executive or non-executive directors) of the Group or any member of the Group and any part-time employee with weekly working hours of 10 hours or above of the Group; (ii) any advisor, consultants or agent to the Group; any provider of goods and/or services to the Group; or any other person who, at the sole discretion of the Board, has contributed or may contribute to the Group; and (iii) any trustee of any trust (whether family or discretionary) whose beneficiaries or objects include any employee or business association of the Group.

Total number of securities issuable

The total number of shares which may be issued upon exercise of all share options to be granted under the 2011 Share Option Scheme and any other share option scheme of the Company shall not exceed 10% of the total number of shares in issue as at the adoption date of the 2011 Share Option Scheme provided that the share options lapsed will not be counted for the purpose of calculating such 10% limit.

At the 2011 AGM, the said 10% limit of number of shares available for issue was 25,091,413 shares.

42. 以股份為基礎之僱員報酬

本公司於二零一一年五月十九日舉行之股東週年大會(「二零一一年股東週年大會」)上採納新購股權計劃(「二零一一年購股權計劃」)。

二零一一年購股權計劃之主要條款載列如下：

二零一一年購股權計劃之目的

該計劃旨在鼓勵參與者竭誠達致本公司目標，同時讓參與者分享彼等致力為本公司作出貢獻之成果。

二零一一年購股權計劃之合資格參與者

二零一一年購股權計劃之合資格參與者包括(i)本集團或本集團任何成員公司之任何全職僱員及董事(任何現任或建議之執行或非執行董事)，以及本集團任何每週工時10小時或以上之兼職僱員；(ii)本集團任何顧問、專家顧問或代理、向本集團提供貨物及／或服務之任何供應商、或董事會全權酌情認為已經或可能對本集團作出貢獻之任何其他人士；及(iii)任何信託(家族或全權)之受託人，而該信託之受益人或對象包括本集團之任何僱員或業務聯繫人。

可發行證券總數

根據行使二零一一年購股權計劃及本公司任何其他購股權計劃將予授出之所有購股權而可予發行之股份總數，不得超過於採納二零一一年購股權計劃之日已發行股份總數之10%，但已失效之購股權將不計算在該10%上限以內。

於二零一一年股東週年大會上，上述10%上限可予發行之股份數目為25,091,413股股份。

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42. Share-based Employee Compensation (Continued)

Total number of securities issuable (Continued)

Under the 2011 Share Option Scheme, the Company may obtain a fresh approval from its shareholder in general meeting to refresh the above mentioned 10% limit. In such event, the total number of shares in respect of which share options may be granted under the 2011 Share Option Scheme and any other share option schemes of the Company shall not exceed 10% of the total number of shares in issue as at the date of such approval provided that share options previously granted under the 2011 Share Option Scheme (including those outstanding, cancelled, lapsed or exercised share options) will not be counted for the purpose of calculating such 10% limit.

The maximum number of shares which may be issued upon exercise of all outstanding share option granted and yet to be granted under the 2011 Share Option Scheme and any other share option schemes of the Company shall not exceed 30% (or such other higher percentages as may be allowed under the Listing Rules) of the total number of shares in issue from time to time.

As at the date of this annual report, the total number of shares available for issue under the 2011 Share Option Scheme was 14,335,413 representing approximately 5.06% of the Company's shares in issue as at that date.

Maximum entitlement of each employee/participant

Unless separately approved by the shareholders of the Company at a general meeting with the particular Participant (as defined in the 2011 Share Option Scheme) and his or her associate (as defined under the Listing Rules) abstaining from voting, the total number of shares issued and to be issued upon exercise of the options granted to each Participant (including both exercised and outstanding options) in any 12 months period shall not exceed 1% of the total number of shares in issue.

42. 以股份為基礎之僱員報酬(續)

可發行證券總數(續)

根據二零一一年購股權計劃，本公司可在股東大會上獲得其股東更新批准以更新上述之10%上限。在該情況下，根據二零一一年購股權計劃及本公司任何其他購股權計劃可予授出之購股權而發行之股份總數，不得超過於該批准之日已發行股份總數之10%，但根據二零一一年購股權計劃過往已授出之購股權(包括該等尚未行使、已註銷、已失效或已行使之購股權)將不計算在該10%上限以內。

因行使根據二零一一年購股權計劃及本公司任何其他購股權計劃已授出及尚未授出之所有尚未行使購股權而可予發行之股份數目上限，不得超過不時已發行股份總數之30%(或上市規則准許之該等其他較高百分比)。

於本年報日期，根據二零一一年購股權計劃可予發行之股份總數為14,335,413股，佔於該日本公司已發行股份約5.06%。

各僱員／參與者之配額上限

除非經本公司股東在股東大會上另行批准而有關之參與者(定義見二零一一年購股權計劃)及其聯繫人(定義見上市規則)亦放棄在股東大會上投票外，行使授予各參與者之購股權(包括已行使及尚未行使之購股權)時所發行及將予發行之股份總數，於任何十二個月期間不得超過已發行股份總數之1%。

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42. Share-based Employee Compensation (Continued)

Period to take up share options and minimum period to hold before exercise

Under the 2011 Share Option Scheme, the period which the shares must be taken up under a share option and the minimum period, if any, for which a share option must be held before it can be exercised are to be decided by the Directors upon granting the relevant share options. Details of such information (if any) relating to the outstanding share options are set out below.

Amount payable to take up share options and time to accept offer

Under the 2011 Share Option Scheme, an offer for the granting of share options shall be accepted within 21 days from the offer date and by way of payment of consideration of HK\$1.00.

Exercise price

Under the 2011 Share Option Scheme, the exercise price shall be a price determined by the board of directors and shall be at least the highest of:

- (i) the closing price of the shares quoted on the Stock Exchange on the offer date;
- (ii) a price being the average of the closing prices of the shares as quoted in the Stock Exchange for the 5 trading days immediately preceding the offer date; and
- (iii) the nominal value of the shares.

42. 以股份為基礎之僱員報酬(續)

認購購股權項下股份之時限及行使前之最短持有購股權時限

根據二零一一年購股權計劃，認購購股權項下股份之時限及行使購股權前必須持有購股權之最短時限(如有)，均由董事在授出有關之購股權時決定。有關尚未行使之購股權之該等資料(如有)之詳情載於下文。

認購購股權之應付款項及接納要約之時間

根據二零一一年購股權計劃，授出購股權之要約須在要約日起二十一天內以支付港幣1.00元代價之方式接納。

行使價

根據二零一一年購股權計劃，行使價應為董事會所釐定之價格，以至少為以下三項中最高者為準：

- (i) 股份於要約日在聯交所所報之收市價；
- (ii) 緊接要約日前五個交易日股份在聯交所所報之平均收市價；及
- (iii) 股份之面值。

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42. Share-based Employee Compensation (Continued)

Life of the share option scheme

The 2011 Share Option Scheme has a life of 10 years from its adoption date (i.e. 19 May 2011).

On 3 January 2013 (the “Grant Date”), 5,196,000 share options (the “Share Options”) to subscribe for up to a total of 5,196,000 ordinary shares of HK\$0.10 each of the Company were granted to certain eligible individuals, including executive directors, under 2011 Share Option Scheme. The exercise price of the Share Options is HK\$15.76 per share and the vesting schedule of the Share Options are as follows:

- (a) 50% of the options can be exercised at any time after first anniversary of the Grant Date;
- (b) 25% of the options can be exercised at any time after second anniversary of the Grant Date; and
- (c) The remaining 25% of the Options can be exercised at any time after third anniversary of the Grant Date.

The fair value of the Share Options granted during the year ended 31 December 2013 under 2011 Share Option Scheme determined at the Grant Date using Trinomial Option Pricing Model was HK\$23,610,000.

All Share Options were lapsed during the year ended 31 December 2017.

42. 以股份為基礎之僱員報酬(續)

購股權計劃之有效期

二零一一年購股權計劃之有效期由採納日期(即二零一一年五月十九日)起計10年。

於二零一三年一月三日(「授出日期」)，本公司根據二零一一年購股權計劃，將5,196,000份購股權(「購股權」)授予若干合資格人士(包括執行董事)，可據此認購最多合共5,196,000股本公司每股面值港幣0.10元之普通股。購股權之行使價為每股港幣15.76元及購股權歸屬安排如下：

- (a) 50%購股權可於授出日期一週年後任何時間行使；
- (b) 25%購股權可於授出日期二週年後任何時間行使；及
- (c) 餘下25%購股權可於授出日期三週年後任何時間行使。

根據二零一一年購股權計劃，截至二零一三年十二月三十一日止年度所授出購股權利用三項期權定價模型釐定之於授出日期之公平值為港幣23,610,000元。

截至二零一七年十二月三十一日止年度，所有購股權失效。



金朝陽集團有限公司*
SOUNDWILL HOLDINGS LIMITED

於百慕達註冊成立之有限公司 Incorporated in Bermuda with limited liability
股份代號 Stock Code : 0878

