



LANDING INTERNATIONAL
DEVELOPMENT LIMITED
藍鼎國際發展有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)
(於開曼群島註冊成立及於百慕達存續之有限公司)

Stock Code 股份代號：582



2021

ANNUAL REPORT

年 報

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CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Dr. Yang Zhihui (*Chairman*)
Ms. Chan Mee Sze
Dr. Wong Hoi Po
Ms. Pu Shen Chen
Mr. Huang Wei (appointed on 14 April 2021)
Mr. Yeung Lo (resigned on 4 April 2022)

Independent Non-Executive Directors

Mr. Li Chun Kei
Mr. Shek Lai Him Abraham
Mr. Du Peng (appointed on 12 March 2021)
Mr. Lin Liangyong (ceased on 12 March 2021)

Audit Committee

Mr. Li Chun Kei (*Chairman*)
Mr. Shek Lai Him Abraham
Mr. Du Peng (appointed on 12 March 2021)
Mr. Lin Liangyong (ceased on 12 March 2021)

Nomination Committee

Mr. Li Chun Kei (*Chairman*)
Mr. Shek Lai Him Abraham
Mr. Du Peng (appointed on 12 March 2021)
Mr. Lin Liangyong (ceased on 12 March 2021)

Remuneration Committee

Mr. Li Chun Kei (*Chairman*)
Mr. Shek Lai Him Abraham
Mr. Du Peng (appointed on 12 March 2021)
Mr. Lin Liangyong (ceased on 12 March 2021)

COMPANY SECRETARY

Ms. Lok Man Tsit

AUDITOR

Zenith CPA Limited
Registered Public Interest Entity Auditor
16/F, Pico Tower
64-66 Gloucester Road, Wanchai
Hong Kong

董事會

執行董事

仰智慧博士(*主席*)
陳美思女士
王海波博士
蒲慎珍女士
黃威先生(於二零二一年四月十四日獲委任)
楊魯先生(於二零二二年四月四日辭任)

獨立非執行董事

李駿機先生
石禮謙先生
杜鵬先生(於二零二一年三月十二日獲委任)
林良勇先生(二零二一年三月十二日終止職務)

審核委員會

李駿機先生(*主席*)
石禮謙先生
杜鵬先生(於二零二一年三月十二日獲委任)
林良勇先生(於二零二一年三月十二日終止職務)

提名委員會

李駿機先生(*主席*)
石禮謙先生
杜鵬先生(於二零二一年三月十二日獲委任)
林良勇先生(於二零二一年三月十二日終止職務)

薪酬委員會

李駿機先生(*主席*)
石禮謙先生
杜鵬先生(於二零二一年三月十二日獲委任)
林良勇先生(於二零二一年三月十二日終止職務)

公司秘書

駱敏捷女士

核數師

誠豐會計師事務所有限公司
註冊公眾利益實體核數師
香港
灣仔告士打道64-66號
筆克大廈16樓

PRINCIPAL BANKERS

DBS Bank (Hong Kong) Limited
KEB Hana Bank
Shinhan Bank
Woori Bank

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

Units 1412-1413, 14th Floor
China Merchants Tower, Shun Tak Centre
Nos. 168-200 Connaught Road Central
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT IN BERMUDA

4th Floor North Cedar House
41 Cedar Avenue
Hamilton HM 12
Bermuda

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER AGENT

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

STOCK CODE

582

WEBSITE OF THE COMPANY

<http://www.landing.com.hk>

主要往來銀行

星展銀行(香港)有限公司
韓亞銀行
新韓銀行
友利銀行

註冊辦事處

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

總辦事處及主要營業地點

香港
干諾道中 168-200 號
信德中心招商局大廈
14樓 1412至 1413室

百慕達主要股份過戶登記處

4th Floor North Cedar House
41 Cedar Avenue
Hamilton HM 12
Bermuda

香港股份過戶登記分處

卓佳標準有限公司
香港
灣仔
皇后大道東 183 號
合和中心 54 樓

股份代號

582

公司網址

<http://www.landing.com.hk>

In the case of any inconsistency, the English text of this report shall prevail over the Chinese text.

本報告之中英文本如有歧義，概以英文本為準。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事簡歷

Dr. Yang Zhihui (“Dr. Yang”), aged 50, is the Chairman of the board of directors of Landing International Development Limited (the “Company”) and has been an executive director of the Company since 19 July 2013. He is one of the directors and the sole shareholder of Landing International Limited, the controlling shareholder of the Company. Dr. Yang had been a director of Hubei Landing Holding Co., Ltd. (shares of which are listed on Shenzhen Stock Exchange, stock code: 000971) until December 2014 and a director and general manager of China Dive Company Limited (shares of which are listed on Shenzhen Stock Exchange, stock code: 300526) until December 2020. He was awarded with an honorary degree of Doctor of Philosophy in Business Management at Jeju National University in March 2017. Dr. Yang has extensive experience in property development in the People’s Republic of China.

Ms. Chan Mee Sze (“Ms. Chan”), aged 47, has been an executive director of the Company since 1 September 2018. She holds several directorships in certain subsidiaries of the Company (together with its subsidiaries the “Group”) as well. Ms. Chan obtained a Bachelor’s degree in Laws from University of London and a Master’s degree in Business Administration from University of Dundee. She is a Chartered Secretary, a Chartered Governance Professional and a fellow member of both The Hong Kong Chartered Governance Institute (formerly known as The Hong Kong Institute of Chartered Secretaries) and The Chartered Governance Institute in the United Kingdom. Ms. Chan has extensive experience in corporate administration and corporate finance. She was an executive director of OCI International Holdings Limited (shares of which are listed on the main board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”), stock code: 329) and an independent non-executive director of Mingyuan Medicare Development Company Limited (shares of which were listed on the main board of the Stock Exchange, stock code: 233) from May 2016 to January 2020.

Mr. Yeung Lo (“Mr. Yeung”), aged 52, has been an executive director of the Company since 9 January 2020. He currently serves as a Chief Operation Officer at Jeju Shinhwa World, the flagship integrated resort project of the Group, which operated and developed by Landing Jeju Development Co., Ltd. (“Landing Jeju”, the wholly owned subsidiary of the Company). Mr. Yeung holds several directorships in certain subsidiaries of the Group as well. He graduated from McGill University, Montreal, Canada with Bachelor Degree of Engineering in Computer. Mr. Yeung served as the Chief Executive Officer in GONGZI (Macau) Investment Company Limited from 2018 to early 2019, and earlier as a Senior Vice President (International Marketing Macau) in Crown Melbourne Limited from 2015 to 2017. He has over 20 years of professional experience in sales and operations for technology solutions vendors and gaming and hospitality services providers.

仰智慧博士(「仰博士」), 50歲, 自二零一三年七月十九日起擔任藍鼎國際發展有限公司(「本公司」)董事會主席兼執行董事。彼為本公司之控股股東藍鼎國際有限公司其中一名董事兼唯一股東。仰博士直至二零一四年十二月止曾任湖北藍鼎控股股份有限公司(其股份於深交所上市, 股份代碼: 00971)之董事, 並直至二零二零年十二月止曾為中潛股份有限公司(其股份於深交所上市, 股份代碼: 300526)之董事兼總經理。彼於二零一七年三月獲濟州國立大學(Jeju National University)頒發商業管理哲學博士榮譽學位。仰博士在中華人民共和國房地產開發方面具有豐富經驗。

陳美思女士(「陳女士」), 47歲, 自二零一八年九月一日起擔任本公司執行董事。彼亦擔任本公司(連同其附屬公司為「本集團」)若干附屬公司之董事。陳女士取得倫敦大學法律學士學位及鄧迪大學(University of Dundee)工商管理碩士學位。彼為特許秘書、公司治理師及香港公司治理公會(前稱香港特許秘書公會)及英國特許公司治理公會資深會員。陳女士於企業行政及企業財務方面擁有豐富經驗。彼曾擔任東建國際控股有限公司(其股份於香港聯合交易所有限公司(「聯交所」)主板上市, 股份代號: 329)之執行董事及於二零一六年五月至二零二零年一月為銘源醫療發展有限公司(其股份曾於聯交所主板上市, 股份代號: 233)之獨立非執行董事。

楊魯先生(「楊先生」), 52歲, 自二零二零年一月九日起擔任本公司執行董事。彼目前擔任本公司全資附屬公司藍鼎濟州開發株式會社(「藍鼎濟州」)營運及發展之集團旗艦綜合度假區項目濟州神話世界之首席運營官。楊先生亦擔任本集團若干附屬公司之董事。彼畢業於加拿大蒙特利爾的麥吉爾大學, 獲得電腦工程學士學位。楊先生於二零一八年至二零一九年初在GONGZI (Macau) Investment Company Limited擔任首席執行官一職及於二零一五年至二零一七年在Crown Melbourne Limited擔任高級副總裁(澳門國際營銷)。彼在科技解決方案供應商和博彩及酒店服務提供商的銷售及運營方面擁有超過20年的專業經驗。

Dr. Wong Hoi Po (“Dr. Wong”), aged 45, has been an executive director of the Company since 3 February 2020. Dr. Wong holds a Doctoral Degree in Business Administration, a Master’s Degree of Business Administration in Finance, and a Bachelor’s Degree in Accounting from the United States. He currently serves as a Chief Financial Officer at Jeju Shinhwa World, the flagship integrated resort project of the Group, which operated and developed by Landing Jeju and he previously served as a Senior Vice President at Landing Jeju from 1 March 2019 to 5 January 2020. Dr. Wong holds several directorships in certain subsidiaries of the Group as well. Prior to joining Landing Jeju, he worked as a Chief Financial Officer at Creative Brilliant Investment Company Limited, Macau from 2016 to 2019. Before 2016, Dr. Wong had worked as an executive director of finance at Venetian Macau Limited for 10 years. As an external auditor, he started his finance and accounting career for an accounting firm in the United States back in 2000. With approximately 20 years of professional and practical experience in the field of accounting and finance, Dr. Wong also served as a part-time visiting associate professor at Macau University of Science & Technology lecturing a number of business administration programs at master’s degree level.

Ms. Pu Shen Chen (“Ms. Pu”), aged 50, has been an executive director of the Company since 19 February 2020. She is a seasoned senior business leader with extensive gaming industry experience in management, operations and marketing to her current role as the Chief Operation Officer at Landing Casino, which operated by Landing Entertainment Korea Co., Ltd., the wholly owned subsidiary of the Company, and she previously served as an Executive Vice President at Landing Casino from April 2019 to January 2020. Ms. Pu holds several directorships in certain subsidiaries of the Group as well. In 2017 to 2019, she held the chief executive officer position at a gaming services company. Before that, Ms. Pu’s professional career began her executive positions at MGM Resorts International and MGM Grand Paradise Limited since 1996. Ms. Pu received her Bachelor of Science in Hotel Administration from University of Nevada, Las Vegas.

Mr. Huang Wei (“Mr. Huang”), aged 40, has been an executive director of the Company since 14 April 2021. He graduated from Zhongnan University of Economics and Law with bachelor degree of International Economics and Trading and obtained a master degree of Business Administration. Mr. Huang is responsible for the senior operation and management of hotels and theme parks of the Group. He holds a directorship in a subsidiary of the Group as well. Mr. Huang was a director of Guanghe Landscape Culture Communication Co., Ltd, ShanXi (shares of which are listed on the Shanghai Stock Exchange, stock code: 600234) until October 2020. He has over 10 years of experience in finance and travel industries.

王海波博士(「王博士」), 45歲, 自二零二零年二月三日起擔任本公司執行董事。王博士持有美國工商管理博士、美國財務金融管理碩士, 及美國會計學士學位。彼目前擔任藍鼎濟州營運及發展之集團旗艦綜合度假區項目濟州神話世界之首席財務官, 並於二零一九年三月一日至二零二零年一月五日期間擔任藍鼎濟州之高級副總裁。王博士亦擔任本集團若干附屬公司之董事。在加入藍鼎濟州之前, 彼於二零一六年至二零一九年在創暉投資股份有限公司(澳門)擔任首席財務官。在二零一六之前, 王博士在澳門威尼斯人有限公司擔任高級財務總監10年。作為一名外部審計師, 彼於二零零零年在美國一家會計師事務所開始從事審計職業。憑藉在會計和金融領域約20年專業和實踐經驗, 王博士還曾在澳門科技大學擔任兼職客座副教授講授多個碩士學位課程。

蒲慎珍女士(「蒲女士」), 50歲, 自二零二零年二月十九日起擔任本公司執行董事。彼是一位經驗豐富的資深商業領袖, 在管理、運營及市場營銷方面擁有豐富的博彩經驗; 彼目前擔任本公司全資附屬公司Landing Entertainment Korea Co., Ltd.營運之藍鼎娛樂場的首席運營官, 並於二零一九年四月至二零二零年一月期間擔任藍鼎娛樂場的執行副總裁。蒲女士亦擔任本集團若干附屬公司之董事。於二零一七年至二零一九年, 彼於一間賭場服務公司擔任首席執行官職位。此前, 蒲女士的職業生涯始於一九九六年, 先後在美高梅國際度假村及美高梅金殿超濠股份有限公司擔任行政職務。蒲女士於內華達大學拉斯維加斯分校(University of Nevada, Las Vegas)獲得酒店管理學學士學位。

黃威先生(「黃先生」), 40歲, 自二零二一年四月十四日起擔任本公司執行董事。彼畢業於中南財經政法大學, 取得國際經濟與貿易學士學位及獲得工商管理碩士學位。黃先生負責本集團酒店及主題公園的高級運營及管理職務。彼擔任本集團一家附屬公司之董事。黃先生曾擔任山西廣和山水文化傳播股份有限公司(其股份於上海證券交易所上市, 股份代號: 600234)之董事, 直至二零二零年十月為止。彼於金融及旅遊行業擁有超過10年的經驗。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事簡歷

Mr. Li Chun Kei (“Mr. Li”), aged 38, has been an independent non-executive director of the Company since 15 January 2020. Mr. Li graduated from University of Hull, United Kingdom with Bachelor degree of Law in July 2007. He is a member of Hong Kong Institute of Certified Public Accountant. Mr. Li has over 10 years of experience in corporate finance and accounting. He also worked in PricewaterhouseCoopers from 2008 to 2011.

Mr. Shek Lai Him Abraham (“Mr. Shek”), aged 76, has been an independent non-executive Director of the Company since 14 August 2020. Mr. Shek graduated from the University of Sydney and holds a Bachelor of Arts Degree and a Diploma in Education. He was appointed as a Justice of the Peace in 1995 and was awarded the Silver Bauhinia Star and the Gold Bauhinia Star by the government of the Hong Kong Special Administrative Region (the “HKSAR”) in 2007 and 2013 respectively. Mr. Shek was a member of the HKSAR Legislative Council representing the Real Estate and Construction Functional Constituency from 2000 to 2021. He is a member of the Advisory Committee on Corruption of the Independent Commission Against Corruption, a member of the Court and Council of The University of Hong Kong and a honorary member of Court of The Hong Kong University of Science & Technology.

Currently, Mr. Shek is an executive director of Goldin Financial Holdings Limited (stock code: 530), being listed public company in Hong Kong. He is also an independent non-executive director of China Resources Cement Holdings Limited (stock code: 1313), Chuang’s China Investments Limited (stock code: 298), Chuang’s Consortium International Limited (stock code: 367), Cosmopolitan International Holdings Limited (stock code: 120), Country Garden Holdings Company Limited (stock code: 2007), CSI Properties Limited (stock code: 497), Everbright Grand China Assets Limited (stock code: 3699), Far East Consortium International Limited (stock code: 35), Hao Tian International Construction Investment Group Limited (stock code: 1341), International Alliance Financial Leasing Co., Ltd (stock code: 1563), ITC Properties Group Limited (stock code: 199), Lai Fung Holdings Limited (stock code: 1125), Lifestyle International Holdings Limited (stock code: 1212), NWS Holdings Limited (stock code: 659) and Paliburg Holdings Limited (stock code: 617), all being listed public companies in Hong Kong. Mr. Shek is also an independent non-executive director of Eagle Asset Management (CP) Limited (the manager of Champion Real Estate Investment Trust (stock code: 2778)) and Regal Portfolio Management Limited (the manager of Regal Real Estate Investment Trust (stock code: 1881)), both trusts are listed on the Stock Exchange.

李駿機先生(「李先生」)，38歲，自二零二零年一月十五日起擔任本公司獨立非執行董事。李先生二零零七年七月畢業於英國赫爾大學，獲得法學學士學位。彼為香港會計師公會會員。李先生在公司財務和會計方面擁有超過10年的經驗。其亦曾於二零零八年至二零一一年在羅兵咸永道會計師事務所任職。

石禮謙先生(「石先生」)，76歲，自二零二零年八月十四日起擔任本公司獨立非執行董事。石先生畢業於悉尼大學，持有文學學士學位及教育文憑。彼於一九九五年獲委任為太平紳士，以及分別於二零零七年及二零一三年獲香港特別行政區(「香港特別行政區」)政府頒授銀紫荊星章及金紫荊星章。石先生於二零零零年至二零二一年為香港特別行政區立法會地產及建造界功能界別議員。彼為廉政公署貪污問題諮詢委員會成員、香港大學校董會及校務委員會成員及香港科技大學顧問委員會榮譽委員。

目前，石先生為高銀金融(集團)有限公司(股份代號：530)之執行董事，該公司為香港上市公眾公司。彼亦為華潤水泥控股有限公司(股份代號：1313)、莊士中國投資有限公司(股份代號：298)、莊士機構國際有限公司(股份代號：367)、四海國際集團有限公司(股份代號：120)、碧桂園控股有限公司(股份代號：2007)、資本策略地產有限公司(股份代號：497)、光大永年有限公司(股份代號：3699)、遠東發展有限公司(股份代號：35)、昊天國際建設投資集團有限公司(股份代號：1341)、國際友聯融資租賃有限公司(股份代號：1563)、德祥地產集團有限公司(股份代號：199)、麗豐控股有限公司(股份代號：1125)、利福國際集團有限公司(股份代號：1212)、新創建集團有限公司(股份代號：659)及百利保控股有限公司(股份代號：617)的獨立非執行董事，該等公司全部為香港上市公眾公司。石先生亦為鷹君資產管理(冠君)有限公司(冠君產業信託之管理人)(股份代號：2778)及富豪資產管理有限公司(富豪產業信託之管理人)(股份代號：1881)的獨立非執行董事，兩間信託公司均於聯交所上市。

During the last three years, Mr. Shek was an independent non-executive director of Goldin Financial Holdings Limited (stock code: 530), Hop Hing Group Holdings Limited (stock code: 47), MTR Corporation Limited (stock code: 66) and SJM Holdings Limited (stock code: 880), all being listed public companies in Hong Kong.

Mr. Du Peng (“Mr. Du”), aged 40, has been an independent non-executive Director of the Company since 12 March 2021. Mr. Du graduated from Zhongnan University of Economics and Law with a Doctoral degree of marketing in June 2009. He is the Head of Department of Marketing, the Director of Management Case Research Center and the Associate Professor of School of Business and Administration in Zhongnan University of Economics and Law. Mr. Du has over 12 years of experience in marketing consultancy and training.

於過去三年，石先生為高銀金融(集團)有限公司(股份代號：530)、合興集團控股有限公司(股份代號：47)、香港鐵路有限公司(股份代號：66)及澳門博彩控股有限公司(股份代號：880)的獨立非執行董事，該等公司全部為香港上市公眾公司。

杜鵬先生(「杜先生」)，40歲，自二零二一年三月十二日起擔任本公司獨立非執行董事。杜先生二零零九年六月畢業於中南財經政法大學，獲得市場營銷博士學位。彼為中南財經政法大學工商管理學院營銷管理系主任、管理案例研究中心主任兼副教授。杜先生在市場營銷諮詢及培訓方面擁有超過12年的經驗。

LETTER FROM THE BOARD

董事會函件

On behalf of the board of directors (the “Director(s)”) (the “Board”) of Landing International Development Limited (the “Company”), I have the pleasure to report on the financial results, operations and other aspects of the Company and its subsidiaries (together, the “Group”) for the year ended 31 December 2021 (the “Year”).

MANAGEMENT DISCUSSION AND ANALYSIS

The Company is an investment holding company, and during the year ended 31 December 2021 (the “Year”), the principal activities of the Group are (i) development and operation of the integrated leisure and entertainment resort (the “Integrated Resort Development”); (ii) operation of gaming and entertainment facilities (the “Gaming Business”); and (iii) property development (the “Property Development”).

The global economy and operating environment have been severely affected by the COVID-19 pandemic since early 2020. Notwithstanding the rollout of vaccination across the countries in 2021, suffering from some new variants such as Delta and Omicron, global travelling restrictions had yet to be uplifted during the Year. With no doubt, tourism is among the most affected sectors following the implementation of a series of travel restrictions and quarantine control measures under the COVID-19 pandemic. Our major business in Jeju Island, South Korea, which largely relies on entertainment and hospitality market conditions, especially the gaming business, has been inevitably affected.

Financial Results

For the Year, the Group’s consolidated revenue was approximately HK\$1,349,996,000 (2020: approximately HK\$788,011,000), representing an increase of approximately 71.3% when compared to the year ended 31 December 2020. The increase in consolidated revenue was mainly attributable to (i) the boost in domestic consumption in our Jeju Shinhwa World under a series of marketing campaigns leading to the significant increase in revenue generated from integrated resort segment; and (ii) the increase in residential property sales activities. During the Year, non-gaming revenue was approximately HK\$1,261,392,000 (2020: approximately HK\$601,525,000) while gaming revenue was approximately HK\$88,604,000 (2020: approximately HK\$186,486,000).

本人謹代表藍鼎國際發展有限公司(「本公司」)董事(「董事」)會(「董事會」)欣然報告本公司及其附屬公司(統稱「本集團」)截至二零二一年十二月三十一日止年度(「本年度」)之財務業績、經營狀況及其他事宜。

管理層討論與分析

本公司為投資控股公司，於截至二零二一年十二月三十一日止年度(「本年度」)內，本集團主要業務為(i)發展及經營綜合休閒及娛樂度假區(「綜合度假區發展」)；(ii)經營博彩及娛樂設施(「博彩業務」)；及(iii)物業發展(「物業發展」)。

自二零二零年初以來，全球經濟及營商環境受到新型冠狀病毒大流行嚴重影響。儘管於二零二一年各國推出疫苗接種計劃，唯受到各新變種病毒(如Delta及Omicron)的打擊下，本年度的全球旅遊限制尚未解除。在新型冠狀病毒大流行下實施一系列的旅遊限制及隔離控制措施後，旅遊業無疑為最受影響的行業之一。我們位於南韓濟州島的主要業務相當依賴娛樂及酒店的市況(特別是博彩業務)，已不可避免地受到影響。

財務業績

本年度，本集團綜合收益約1,349,996,000港元(二零二零年：約788,011,000港元)，較截至二零二零年十二月三十一日止年度增加約71.3%。綜合收益增加主要由於(i)一系列營銷活動促進了本地旅客於濟州神話世界之消費，從而顯著增加綜合度假區分部所產生之收益；及(ii)住宅物業銷售活動增加。於本年度，非博彩收益約1,261,392,000港元(二零二零年：約601,525,000港元)，而博彩收益約88,604,000港元(二零二零年：約186,486,000港元)。

MANAGEMENT DISCUSSION AND ANALYSIS (continued)

Financial Results (continued)

For the Year, the loss attributable to the owners of the Company was approximately HK\$1,055,766,000 (2020: approximately HK\$2,115,001,000). The basic and diluted loss per share attributable to owners of the parent was HK26.84 cents (2020: HK63.28 cents). The increase in consolidated revenue and the fair value gains of investment properties for the Year together with the stringent cost controls in operating expenses, contributed to the decrease of approximately 50.1% in the consolidated net loss for the Year as compared to last year.

As at 31 December 2021, the consolidated net asset value of the Company was approximately HK\$8,810,335,000 (2020: approximately HK\$10,446,617,000) and the consolidated net asset value per number of ordinary shares in issue attributable to owners of the parent was approximately HK\$2.08 (2020: approximately HK\$2.97).

OPERATION AND BUSINESS REVIEW

Integrated Resort Development

Jeju Shinhwa World, an integrated resort located in Jeju Island, South Korea is the core business of the Group developed by Landing Jeju Development Co., Ltd. ("Landing Jeju"), a wholly-owned subsidiary of the Company.

Jeju Shinhwa World is an iconic world-class resort destination in Northeast Asia comprising of a selection of premium hotels, convention & exhibition centre, retail mall, food & beverage outlets, leisure and entertainment complex, theme park and water park, and one of the largest foreigners-only casinos in Jeju.

More than 2,000 high-quality guest rooms and suites are available for bookings including own brand label Landing Resort, five-star rated Marriott resort, family adventure Shinhwa Resort and full-serviced Somerset suites in Jeju. The hotels are strategically positioned to cater to all segments of guests visiting the resort. All hotels in the resort have consistently ranked high in reviews by the guests and won multiple commendations from the hospitality industry. The spectacular view of Jeju's natural horizon distinguishes Jeju Shinhwa World as the best integrated resort in Northeast Asia.

管理層討論與分析(續)

財務業績(續)

截至本年度，本公司擁有人應佔虧損約1,055,766,000港元(二零二零年：約2,115,001,000港元)。母公司擁有人應佔每股基本及攤薄虧損為26.84港仙(二零二零年：63.28港仙)。本年度的綜合收益增加及投資物業公平價值收益連同運營費用的嚴謹成本控制措施，導致本年度的綜合虧損淨額較去年收窄約50.1%。

於二零二一年十二月三十一日，本公司綜合資產淨值約8,810,335,000港元(二零二零年：約10,446,617,000港元)，而母公司擁有人應佔每股已發行之普通股之綜合資產淨值約2.08港元(二零二零年：約2.97港元)。

經營及業務回顧

綜合度假區發展

位於南韓濟州島之綜合度假區濟州神話世界為本公司全資附屬公司藍鼎濟州開發株式會社(「藍鼎濟州」)發展的本集團核心業務。

濟州神話世界為東北亞具標誌性的世界級度假勝地，當中設有多家高級酒店、會議及展覽中心、零售商場、餐飲店舖、休閒娛樂綜合大樓、主題公園、水上樂園及濟州其中一所最大型的外國人專用娛樂場。

於濟州，超過2,000間優質客房及套房可供預訂，酒店包括：自有品牌藍鼎度假酒店、五星級萬豪度假酒店、富有家庭體驗的神話度假酒店及提供全面服務的盛捷公寓。眾酒店的戰略定位為迎合到訪度假區的所有類型賓客。所有度假區內的酒店一直獲賓客高度評價並獲得酒店業多項殊榮。濟州天然景緻的壯麗景色令濟州神話世界得以脫穎而出，成為東北亞的一流綜合度假區。

OPERATION AND BUSINESS REVIEW (continued)

Integrated Resort Development (continued)

Shinhwa Theme Park attracts both domestic and foreign tourists. The park is themed with Larva characters from a popular local animated production and offers more than 15 amazing rides and attractions for children and families including virtual reality games and experiences, parades and shows on the way. The theme park is also an ideal venue for large scale events and has been used for New Year's Eve countdown party, FIFA World Cup soccer event, dinner function for USPGA golf tournament, etc.

Shinhwa Waterpark is the newest and largest water park in Jeju with 18,000 square meters of space. It features wave pools, water slides, rapids, spas, kid pool, and a private cabana area suitable for visitors of all ages. Together with six restaurants and a Korean-style jjimjilbang sauna, Shinhwa Waterpark has anchored itself to be the first-choice water park attraction in Jeju.

Jeju Shinhwa World also houses the most extensive food and beverage outlets under one roof in Jeju, offering a wide selection of local and international cuisines including the most authentic Cantonese restaurant well-liked by both tourists and local residents which is helmed by an award-winning master chef. Poolside bar by Shinhwa Resort's signature Sky Pool offers a romantic view of Jeju island's iconic Oreum ridge lines and our sports pub Café Vetro furnish both entertainment and sports games.

The MICE business capitalising on the largest column-free ballroom in Jeju and the adjacent conference room facilities, Landing Convention Centre in Jeju Shinhwa World has been the host venue for many high profile regional and international events and this is an ideal place for various conferences. In the fourth quarter of 2021, Shinsegae Simon Jeju Premium Center was opened in the central Jeju Shinhwa World, which offer one-stop healing shopping from luxury to overseas/ domestic fashion, golf, kids and cosmetics, attracting both domestic and foreign tourists.

經營及業務回顧(續)

綜合度假區發展(續)

神話主題公園吸引了當地及外國旅客參觀。該園區以當地知名動畫製作角色Larva作主題，向兒童及家庭提供超過15款充滿既新奇又刺激的遊樂設施及景點，包括虛擬現實遊戲及體驗、巡遊及路上表演。該主題公園亦成為舉行大型活動的理想場地，曾舉辦除夕倒數派對、國際足球總會世界盃足球活動及USPGA高爾夫錦標賽晚宴等。

神話水上樂園是濟州最新及最大的水上樂園，佔地18,000平方米。園內設有衝浪池、滑水道、激流、水療中心、兒童嬉水池及私人小屋，皆老幼咸宜。連同六間餐廳及韓式汗蒸幕桑拿，神話水上樂園定位為濟州首選的水上樂園。

濟州神話世界乃濟州最多餐飲店舖的單一園區，提供多款本地及國際菜式，包括由一名獲獎主廚領班的正宗廣東餐廳，深受旅客及本地居民歡迎。神話度假酒店的標誌天際泳池旁的天空酒吧能欣賞到濟州島有名的山岳脊線的浪漫景色，而運動酒吧Café Vetro亦提供了娛樂及體育遊戲。

會議展覽業務憑藉濟州最大的無柱宴會廳及毗鄰的會議室設施，濟州神話世界的藍鼎會議中心已成為多項備受注目的地區及國際活動的主辦場地，亦為各類會議的理想場地。於二零二一年第四季度，Shinsegae Simon Jeju Premium Center於濟州神話世界開幕，提供一站式療愈購物，由奢侈品至海外／本地時裝、高爾夫、童裝及化妝品，吸引本地及海外旅客。

OPERATION AND BUSINESS REVIEW (continued)

Integrated Resort Development (continued)

In response to the decreasing number of cross-border travellers, during the Year, we continued to target domestic market by offering special staycation packages and promotion events bundled with our accommodation, water and theme parks as well as food and beverage. In order to boost market awareness and competitiveness, a wide variety of attraction events such as lighting show with fireworks, kids' activities programs and local merchant night market with local craft artists were launched to enrich our customer experience. We believed that all those marketing campaigns were the keys to our sustainable growth in sales, in terms of both the occupancy rate and revenue compared to 2020.

For the Year, Jeju Shinhwa World generated segment revenue of approximately HK\$856,406,000 (2020: approximately HK\$504,233,000), which mainly derived from its hotels, MICE events, food and beverage services, attraction theme parks and merchandise sales as well as leases of retail spaces in the resort, representing a remarkable increase of approximately 70% as compared with 2020. Segment loss of the Integrated Resort Development for the Year was approximately HK\$420,736,000 (2020: approximately HK\$1,280,324,000).

Gaming Business

Landing Casino, being an integral part of Jeju Shinhwa World, is one of the largest foreigners-only casinos in South Korea with 150 gaming tables, 210 slot machines and electronic table games with exclusive gaming area of approximately 5,500 square meters.

Under a series of travel restrictions and quarantine control measures, foreigner visitation from China and elsewhere to Jeju had dropped significantly in 2021 and remained substantially below pre-COVID-19 levels. Therefore, the performance of gaming business remained sluggish during the Year.

For the Year, Landing Casino recorded net revenue of approximately HK\$88,604,000 (2020: approximately HK\$186,486,000) and segment loss from the gaming business was approximately HK\$671,820,000 (2020: approximately HK\$509,375,000).

Impairment of approximately HK\$398,449,000 (2020: approximately HK\$5,438,000 on goodwill and approximately HK\$294,462,000 on intangible assets) was made on the relevant intangible assets of the business of Landing Casino for the Year based on the recoverable amount of the cash-generating unit of Gaming Business which has been determined by value-in-use calculations using cash flow projections of financial budgets and referencing to the segment performance. However, no impairment was recorded on the relevant property, plant and equipment after the assessment.

經營及業務回顧(續)

綜合度假區發展(續)

為應對跨境旅客人數減少，截至本年度，我們繼續聚焦本地市場，提供特別度假套票及舉辦併合住宿、水上及主題公園以及餐飲的促銷活動。為加強市場知名度及競爭力，我們已推出各式各樣具吸引力的活動，如燈光煙火表演、兒童活動及與本地工藝師合辦的本地夜市，以豐富顧客的體驗。我們相信，與二零二零年相比，不論入住率及收益，所有該等營銷活動為我司在銷售額達至可持續增長的關鍵。

截至本年度，濟州神話世界產生分部收益約856,406,000港元(二零二零年：約504,233,000港元)，收益主要來自酒店、會議展覽活動、餐飲服務、景點主題公園、商品銷售及度假區零售商店租賃，較二零二零年顯著增加約70%。截至本年度，綜合度假區發展的分部虧損約420,736,000港元(二零二零年：約1,280,324,000港元)。

博彩業務

屬濟州神話世界一部分的藍鼎娛樂場為南韓最大型的外國人專用娛樂場之一，提供150張賭桌、210部老虎機及電子桌面遊戲，專屬的博彩場地面積達約5,500平方米。

在一系列旅遊限制及隔離控制措施下，來自中國及其他地方到訪濟州的跨境旅客於二零二一年顯著減少，且仍然大幅低於新型冠狀病毒前的水平。因此，博彩業務於本年度的表現依然疲弱。

截至本年度，藍鼎娛樂場錄得收益淨額約88,604,000港元(二零二零年：約186,486,000港元)，而博彩業務的分部虧損約671,820,000港元(二零二零年：約509,375,000港元)。

截至本年度，藍鼎娛樂場業務的相關無形資產已根據博彩業務現金產生單位的可收回金額作出減值約398,449,000港元(二零二零年：商譽約5,438,000港元及無形資產約294,462,000港元)，可收回金額乃使用財務預算之現金流量預測及經參考分部表現後，按使用價值計算法釐定。然而，經評估後，概無相關物業、廠房及設備錄得減值。

OPERATION AND BUSINESS REVIEW (continued)

Property Development

With the increasing number of domestic visitors in Jeju Shinhwa World, the growth momentum has been strengthened by the sales and marketing activities for selling the resort condominiums and villas in zone R of Jeju Shinhwa World during the Year.

For the Year, substantial increases in both the revenue and profit derived from sales of residential property were recorded. Revenue generated from sales of residential properties amounted to approximately HK\$404,986,000 (2020: approximately HK\$97,292,000) and segment profit of approximately HK\$207,391,000 (2020: approximately HK\$8,725,000) was recorded in the Property Development segment.

As of 31 December 2021, approximately HK\$609,974,000 (2020: approximately HK\$875,637,000) was classified as completed properties for sale.

OUTLOOK

Tourism is considered as one of the sectors most affected by the COVID-19 pandemic. The emergence of new strains and highly transmissible variant threaten renewed outbreaks. However, the massive vaccination campaign in many countries has eased the impact to a certain extent. Notwithstanding some countries have lifted their quarantine and travel restriction measures gradually, we believe that the COVID-19 pandemic will continue to cause significant impact on our business in 2022. Given the uncertainties as to when the new variants of COVID-19 will be under control and the business impact thereof will remain challenging, we will continue to work diligently to react and adapt to the circumstances and mitigate the unprecedented impact on our business during this difficult period of time.

Whilst some travel restrictions across different countries remain in force, we have adopted a cautious approach in new business developments as well as in renovation and upgrade of various facilities within Jeju Shinhwa World. The status of the upgrade was underway progressively although not aggressively in the second half of 2021. It is expected that all those facility improvements will enable the Group to capture the recovery of overseas demands and to sustain its market share.

經營及業務回顧(續)

物業發展

隨著濟州神話世界的本地旅客數量上升，於本年度，透過出售濟州神話世界R區度假公寓及別墅的銷售及營銷活動，使增長動力得以加強。

截至本年度，來自住宅物業銷售收入及利潤均大幅增加。來自住宅物業銷售的收益約404,986,000港元(二零二零年：約97,292,000港元)，而物業發展分部則錄得分部溢利約207,391,000港元(二零二零年：約8,725,000港元)。

於二零二一年十二月三十一日，約609,974,000港元(二零二零年：約875,637,000港元)分類為待售已落成物業。

展望

旅遊業被視為最受新型冠狀病毒大流行影響的行業之一。新病毒株及高傳播性變種病毒的出現有可能會導致病毒大流行再度爆發。然而，多國的大規模疫苗注射計劃已在某程度上緩和有關影響。雖然部分國家已逐步解除其隔離及旅遊限制措施，我們相信新型冠狀病毒大流行將於二零二二年持續對我們的業務造成嚴重影響。鑒於新型冠狀病毒大流行何時會受到控制及其對業務造成影響的不明朗因素所帶來的挑戰，我們將在此艱難的時期繼續致力應對及適應事態發展，並減輕對業務所帶來的前所未有的影響。

儘管各國的旅遊限制仍然生效，我們謹慎地看待新業務發展項目及進行濟州神話世界各項設施的翻新和升級。升級進度逐步有序進行，然而二零二一年下半年的進度不算太快。我們預期改進所有該等設施將有助本集團捉緊海外需求復蘇及維持其市場份額。

OUTLOOK (continued)

Under the lockdown and travel restrictions in the Philippines, the Group has yet to identify another suitable lease of land to develop an integrated resort in the Philippines for satisfying the requirements of the provisional license. As at the date of this report, the Group is still in the course of exploring the issue with Philippine Amusement and Gaming Corporation (“PAGCOR”) under the travel restrictions. Due to the unprecedented social and economic impacts caused by the COVID-19 pandemic, the Company will continue to adopt a cautious approach to evaluate the feasibility of relevant lease of land and development should opportunities arise and to negotiate with PAGCOR for a mutually acceptable solution.

Recently, some major Asian economies, including South Korea, Singapore and Hong Kong, have experienced a drastic surge in coronavirus cases as the highly infectious Omicron variant continues to tear through the region. Moreover, owing to the recent devastating attack on Ukraine by Russia, the western countries are targeting Russia’s economy, financial institutions and individuals. Notwithstanding some foreign countries have already eased their travel restrictions, those issues have jeopardized the recovery of global economy. Taking into consideration such macro factors, the Company aims at maintaining a healthy liquidity position as its priority and stays cautious in capital commitments and future development and investment plans.

In 2022, the Company will continue to progress maintenance, renovation and upgrade of facilities in Jeju Shinhwa World gradually and the Group will also re-evaluate the construction plan of a new hotel in Jeju Shinhwa World. In addition, the Company will continue to evaluate the funding needs and the financial position of the Group from time to time and will also explore fund raising and financing facilities if and when opportunities arise. Although Hong Kong is facing a panic challenge due to the ripple effect of Omicron recently, by the increasing vaccination rate and the easing of travel restrictions around the world, the Company is expecting a return to normalcy and global market recovery in the near future.

展望(續)

在菲律賓的封城及旅遊限制下，本集團尚未能物色另一合適土地租賃，用於發展菲律賓綜合度假區，以滿足預賭牌的規定。於本報告日期，本集團在旅遊限制下仍在與菲律賓娛樂博彩公司(「PAGCOR」)探索該問題。由於新型冠狀病毒大流行對社會及經濟造成前所未有的影響，本公司將繼續審慎地評估在有機遇時於相關土地租賃及其發展的可行性，以及與PAGCOR商討雙方均可接受的解決方案。

最近，一些主要亞洲經濟體(包括南韓、新加坡及香港)均面對新型冠狀病毒個案急增，乃由於高致病性的Omicron變種病毒繼續在區內肆虐。加上，由於俄羅斯最近出兵烏克蘭，西方國家正針對俄羅斯的經濟、金融機構及人員。雖然外國部分國家已放寬其旅遊限制，有關問題已危害全球經濟復甦。經考慮有關宏觀因素，本公司有意首要維持穩健的流動資金狀況，並密切關注資本承擔以及未來發展及投資計劃。

於二零二二年，濟州神話世界的保養、翻新及設施升級的工作將繼續逐步地進行，而本集團將重新評估在濟州神話世界興建新酒店的計劃。此外，本公司將繼續時而評估本集團資金需求及財務狀況，亦將在有機會時尋求籌集資金及貸款融通。雖然香港最近因Omicron帶來的連鎖影響而面對嚴峻挑戰，但是隨著全球的疫苗接種率不斷提高及解除旅遊限制，本公司預期不久將來全球市場將復甦及回復正常。

PRINCIPAL RISKS AND UNCERTAINTIES

The Group is aware that it is exposed to various risks, including general risk factors applied to the overall market and specific risk factors applied to our respective business segments. There are risk management and internal control systems established to ensure that significant risks which may adversely affect the implementation of the Group's business strategy and performance are identified, reported, monitored, and managed on a continuous basis. Principal risks and uncertainties of the Group include:

Integrated Resort Development

- (i) market conditions and trends in the tourism industry: the general market conditions and prospects of the global economy will affect the growth and profitability of the tourism industry in South Korea. Other factors can influence the tourism industry as well, such as international tourism patterns, currency fluctuations and the favourability of government policies. Any recession in the global economy, deflation or change in government policies, or deterioration in the tourism industry in South Korea would adversely affect Jeju Shinhwa World's operations and profitabilities;
- (ii) shortage of labour and rising labour costs: the service industry is generally labour intensive and the Group may encounter difficulties staffing the operations. The operations in Jeju Shinhwa World requires large number of labour from various professions with specific skills. Significant increase in the costs of labour would increase the Group's staff costs and adversely affect the Group's profitability; and
- (iii) project cost overruns and delays: the construction progress may be affected by unforeseeable factors such as weather interference, natural disasters, or shortages of building materials or skilled labour. Contractors may be responsible for the additional costs of delays. If the contractors are not able to fulfill their obligations, the Group may be required to bear additional project costs.
- (iv) the outbreak of infectious disease (i.e. COVID-19) may have a severe impact on the visitation of the Group's attractions and thereby affect the operations performance of the Company. The Group's integrated resort development, which is heavily dependent on entertainment and hospitality market condition, will be inevitably affected.

主要風險及不明朗因素

本集團知悉其須承受多種風險，包括適用於整體市場之一般風險因素及適用於我們有關業務分部之特定風險因素。我們已建立風險管理及內部監控制度，以確保可持續識別、匯報、監察及管理可能對本集團業務策略及表現構成不利影響之重大風險。本集團之主要風險及不明朗因素包括：

綜合度假區發展

- (i) 旅遊業的市況及趨勢：全球經濟的整體市況及前景將影響南韓旅遊業的未來增長及盈利水平。其他因素亦可能影響旅遊業，如國際旅遊模式、匯率波動及有利的政府政策。全球經濟出現任何衰退、通貨緊縮或政府政策變動或南韓旅遊業轉壞將對濟州神話世界的營運及盈利能力帶來不利影響；
- (ii) 勞工短缺及勞動成本上升：服務行業整體而言屬於勞動密集型，本集團的營運在配備員工時可能面對困難。濟州神話世界需要大量來自各個行業且具備特定技能的勞工。勞工成本大幅上升將提高本集團的員工成本，並對本集團盈利能力帶來不利影響；及
- (iii) 項目成本超支及延誤：工程進度可能受到不可預見的因素影響，例如天氣干擾、天災、建築材料或熟練的技工短缺。承包商可能須承擔延誤的額外成本。倘承包商未能履行其責任，本集團可能須承擔額外項目成本。
- (iv) 傳染病爆發(即新型冠狀病毒)或會對本集團景點的訪客量造成嚴重影響，繼而影響本公司經營表現。本集團的綜合渡假村發展很大程度上取決於娛樂及酒店業市況，因此無可避免會受到影響。

PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Gaming Business

- (i) winnings of players in casino could exceed casino's winnings: due to an inherent risk in the gaming industry, a casino does not have full control over its win-rates or those of the players. If the win-rates of players exceed those of the casino, the Group may record a loss from gaming operations, which could materially and adversely affect the Group's business, cash flow, financial condition, results of operations and prospects;
- (ii) theoretical win rates for casino operations depend on various factors, some beyond its control: in addition to the element of chance, theoretical win rates are also affected by other factors, including players' skill and experience, the mix of games played, the financial resources of players, the spread of table limits, the volume of bets played and the amount of time players spend on gambling. These factors, alone or in combination, may negatively impact the casino's win rates, which may materially and adversely affect the Group's business, cash flow, financial condition, results of operations and prospects;
- (iii) risk of fraud or cheating by gaming patrons: players in the casino may commit fraud or attempt to cheat at times in collusion with employees of the casino in order to increase their winnings. Failure to discover such schemes in a timely manner could result in losses in gaming operations. In addition, negative publicity arising from such schemes could have a material and adverse impact on the Group's reputation, which may further adversely affect the Company's business, cash flow, financial condition, results of operations and prospects;
- (iv) anti-money laundering policies and compliances with applicable anti-money laundering laws may not be sufficient in preventing money laundering activities at the casino: the casino gaming industry is prone to potential money laundering and other illegal activities and the casino may not be able to completely prevent money laundering and other illegal activities from occurring within its casino premises; and
- (v) the outbreak of infectious disease (i.e. COVID-19) may have a severe impact on the number of patrons of the Group's foreigner-only casino, which is heavily rely on tourism industry in South Korea. The operation and profitability will therefore be inevitably affected.

主要風險及不明朗因素(續)

博彩業務

- (i) 賭客所贏彩金可能超過賭場所贏注金：由於博彩業固有之風險，賭場無法全面控制其本身或該等賭客之淨贏率。倘賭客之淨贏率高於賭場，本集團之博彩業務或會錄得虧損，並可能對本集團之業務、現金流量、財務狀況、經營業績及前景造成重大不利影響；
- (ii) 賭場業務營運之理論淨贏率取決於多項因素，其中部分因素屬其控制範圍以外：除機率因素外，理論淨贏率亦受其他因素所影響，包括賭客之技術及經驗、所參與之博彩娛樂組合、賭客之財務資源、賭枱限注之差距、注碼及賭客參與博彩之時間。該等任何一項或多項因素均有可能對賭場之淨贏率造成負面影響，並可能對本集團之業務、現金流量、財務狀況、經營業績及前景造成重大不利影響；
- (iii) 賭客使詐或作弊之風險：賭客可能試圖透過欺詐或作弊方式增加贏金，並可能勾結賭場僱員。倘未能及時發現該等圖謀，可能會令博彩業務營運蒙受損失。此外，與該等圖謀相關之負面報導可能嚴重損害本集團聲譽，因而可能進一步對本公司之業務、現金流量、財務狀況、經營業績及前景造成不利影響；
- (iv) 反洗黑錢政策及遵守適用之反洗黑錢法律未必足以防止於賭場內進行洗黑錢活動：賭場博彩業很可能出現潛在洗黑錢及其他非法活動，而賭場可能無法完全防範其賭場內發生洗黑錢及其他非法活動；及
- (v) 傳染病爆發(即新型冠狀病毒)或會對本集團外國人專用娛樂場的賭客人數造成嚴重影響，賭客人數端賴南韓旅遊業。因此，營運及盈利能力無可避免會受到影響。

PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Property Development

- (i) changes in government regulations and policies: the local governments may periodically revise relevant regulations and policies in property development according to the latest market development in real estate, and this will significantly affect the Group's development plans, budgets and strategies;
- (ii) environmental risk: the potential liability for environmental problems could result in substantial costs due to a variety of laws and regulations concerning the protection for health and the environment; and
- (iii) volatile real estate prices: real estate demands and prices are sensitive to various economic and social factors, for example, the state of the economy, bank interest rates, the size of the population and the prevailing immigration policy. The real estate prices could be volatile due to these factors, in turn affecting the Group's turnover, budget and operation.

FINANCIAL RESOURCES AND LIQUIDITY

As at 31 December 2021, the Group had non-current assets of approximately HK\$9,650,159,000 (2020: approximately HK\$11,511,550,000) and net current liabilities of approximately HK\$781,906,000 (2020: net current assets of approximately HK\$720,048,000). The current ratio, expressed as the ratio of the current assets over the current liabilities, was 0.7 as at 31 December 2021 (2020: 1.5). The decrease in the current ratio is mainly due to the reclassification of the bank borrowing, which will be expired in 2022, from non-current liability to current liability as at 31 December 2021.

主要風險及不明朗因素(續)

物業發展

- (i) 政府規例及政策變動：當地政府可能會定期根據房地產市場之最近期市場發展修訂相關物業發展規例及政策，此舉將會對本集團之發展計劃、預算及策略構成重大影響；
- (ii) 環境風險：鑑於各種有關健康及環境保護之法例及法規，環境問題帶來之潛在責任可能會引致龐大費用；及
- (iii) 房地產價格波動不穩：房地產需求及價格對各種經濟及社會因素敏感，如經濟狀況、銀行利率、人口數量及當前移民政策。房地產價格可能因該等因素而波動不穩，繼而影響本集團營業額、預算及營運。

財務資源及流動資金

於二零二一年十二月三十一日，本集團之非流動資產約為9,650,159,000港元(二零二零年：約11,511,550,000港元)，而流動負債淨值則約為781,906,000港元(二零二零年：流動資產淨值約720,048,000港元)。於二零二一年十二月三十一日，流動比率(即流動資產除流動負債之比率)為0.7(二零二零年：1.5)。流動比率減少主要由於重新分類將於二零二二年到期的銀行借貸，於二零二一年十二月三十一日由非流動負債重新分類至流動負債。

FINANCIAL RESOURCES AND LIQUIDITY (continued)

For the Year, the impairment of trade and other receivables (net) amounted to approximately HK\$782,000 (2020: approximately HK\$52,815,000). The provisions mainly consisted of overdue receivables with long aging periods. As at 31 December 2021, the Group had prepayments, trade and other receivables of approximately HK\$188,725,000 (2020: approximately HK\$425,093,000). As at 31 December 2021, the Group had cash and bank balances of approximately HK\$820,917,000, with approximately HK\$392,137,000, HK\$418,674,000 and HK\$4,102,000 held in Hong Kong dollars ("HKD"), Korean Won ("KRW") and United States dollars ("USD"), respectively and the remaining balances mainly held in Philippine Pesos ("PHP") (2020: approximately HK\$647,418,000, with approximately HK\$419,623,000, HK\$206,692,000 and HK\$19,310,000 held in HKD, KRW and USD, respectively and the remaining balances mainly held in UK pound sterling).

As at 31 December 2021, the Group had trade and other payables of approximately HK\$520,519,000 (2020: approximately HK\$503,612,000) and a bank borrowing in KRW with fixed interest rate of approximately HK\$2,114,515,000 (2020: approximately HK\$2,536,498,000) while total liabilities of the Group amounted to approximately HK\$2,699,637,000 (2020: approximately HK\$3,101,925,000). The Group's gearing ratio, which was measured on the basis of the Group's total liabilities divided by total assets, was 23.5% (2020: 22.9%).

The Directors have given careful consideration to the going concern status of the Group in light of the fact that the Group's current liabilities exceeded its current assets by approximately HK\$781,906,000 as at 31 December 2021. The current liabilities increased by approximately HK\$1,324,775,000 and the non-current liabilities decreased by approximately HK\$1,727,063,000 which were mainly attributable to the reclassification of an interest-bearing bank borrowing from non-current liability to current liability during the Year. The management will pay close attention to the Group's cash position and keep contacts and negotiations with banks to ensure that the existing bank borrowing will be successfully renewed in longer terms and additional banking facilities are obtained when necessary.

財務資源及流動資金(續)

截至本年度，應收貿易款項及其他應收款項(淨額)減值約為782,000港元(二零二零年：約52,815,000港元)。撥備主要包括賬齡較長之逾期應收款項。於二零二一年十二月三十一日，本集團之預付款項、應收貿易款項及其他應收款項約為188,725,000港元(二零二零年：約425,093,000港元)。於二零二一年十二月三十一日，本集團之現金及銀行結餘約為820,917,000港元，其中約392,137,000港元、418,674,000港元及4,102,000港元分別以港元(「港元」)、韓圓(「韓圓」)及美元(「美元」)持有，餘額則主要以菲律賓披索(「披索」)持有(二零二零年：約647,418,000港元，其中約419,623,000港元、206,692,000港元及19,310,000港元分別以港元、韓圓及美元持有，餘額則主要以英鎊持有)。

於二零二一年十二月三十一日，本集團之應付貿易款項及其他應付款項約為520,519,000港元(二零二零年：約503,612,000港元)、以韓圓計值按固定利率計息之銀行借貸約為2,114,515,000港元(二零二零年：約2,536,498,000港元)，而本集團之負債總值則約為2,699,637,000港元(二零二零年：約3,101,925,000港元)。本集團之資產負債比率(按本集團之負債總值除資產總值計算)為23.5%(二零二零年：22.9%)。

鑒於本集團於二零二一年十二月三十一日的流動負債超過其流動資產約781,906,000港元，董事已審慎考慮本集團之持續經營狀況。流動負債增加約1,324,775,000港元，而非流動負債則減少約1,727,063,000港元，主要由於本年度內計息銀行借貸由非流動負債重新分類至流動負債所致。管理層將密切關注本集團的現金狀況，並與銀行保持聯絡及進行磋商，以確保能成功以較長年期重續現有銀行借貸，並於有需要時取得額外銀行融資。

CAPITAL STRUCTURE

Issue of new shares

On 2 June 2021, the Company completed the allotment and issuance of 704,374,800 ordinary shares (the “**Subscription Shares**”) under the general mandate to a subscriber, who is an independent third party, at the subscription price of HK\$0.197 per share pursuant to the terms and conditions of the subscription agreement dated 21 May 2021, entered between the Company and the subscriber and subscriber’s guarantor. The Subscription Shares representing approximately 16.67% of the issued share capital of the Company as enlarged by the allotment and issuance of the Subscription Shares immediately upon completion. The net proceeds from the subscription, after deduction of the subscription commission and other related expenses, amounted to approximately HK\$138,611,000 was intended to be used for capital expenditure and development cost for Jeju Shinhwa World as well as the payment of interest expenses and general working capital. As at 31 December 2021, approximately HK\$27,500,000 has been applied towards the maintenance, renovation and upgrade of the existing facilities within Jeju Shinhwa World and approximately HK\$68,238,000 has been applied towards interest expenses. Taken into consideration the prevailing market conditions and the Group’s liquidity position, the Group has exercised caution in utilizing the fund raised and intends to apply the balance of the proceeds largely for interest expenses so as to maintain a healthy balance sheet.

As at 31 December 2021 and the date of this report, the total number of issued ordinary shares of the Company was 4,226,252,310 shares with a nominal value of HK\$0.01 each.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS

Investments

Equity investments designated at fair value through other comprehensive income

As at 31 December 2021, the Group was holding listed equity investments at a fair value of approximately HK\$17,957,000 (representing approximately 0.16% of the consolidated total assets of the Group), which were classified as equity investments designated at fair value through other comprehensive income (2020: approximately HK\$30,420,000). Net fair value losses in respect of these investments of approximately HK\$12,463,000, which was mainly resulted from the downward movement of stock price of the equity investment in Kingston Financial Group Limited (the shares of which are listed on Main Board of the Stock Exchange, stock code: 1031), were recognised in the consolidated statement of comprehensive income during the Year. There was no single equity investment representing more than 0.2% of the consolidated total assets of the Group as at 31 December 2021.

資本架構

發行新股份

於二零二一年六月二日，本公司完成根據本公司、認購人與認購擔保人所訂立日期為二零二一年五月二十一日之認購協議之條款及條件以認購價每股0.197港元向一名獨立第三方之認購人配發及發行一般授權項下704,374,800股普通股（「**認購股份**」）。認購股份相當於緊隨完成後經配發及發行認購股份擴大之本公司已發行股本約16.67%。認購事項所得款項淨額（經扣除認購佣金及其他相關開支）約為138,611,000港元，擬用作濟州神話世界的資本開支及發展成本，以及支付利息開支及用作一般營運資本。於二零二一年十二月三十一日，約27,500,000港元用作維護、翻新及升級濟州神話世界的現有設施，而約68,238,000港元用作利息開支。經考慮現行市況及本集團的流動資金狀況，本集團已謹慎地運用籌集的資金並擬將所得款項餘額大部分用於利息開支，以維持資產負債表穩健。

截至二零二一年十二月三十一日及於本報告日期，本公司已發行普通股總數為4,226,252,310股，每股面值0.01港元。

重大投資、重大收購事項及出售事項

投資

指定按公平價值計入其他全面收益之股權投資

於二零二一年十二月三十一日，本集團持有上市股權投資，指定為按公平價值計算約為17,957,000港元（相當於本集團綜合資產總值約0.16%），其獲分類為指定按公平價值計入其他全面收益之股權投資（二零二零年：約30,420,000港元）。本年度，該等投資公平價值虧損淨額約12,463,000港元，主要由於金利豐金融集團有限公司（其股份於聯交所主板上市，股份代號：1031）之股權投資股價下跌並於綜合全面收益表確認。於二零二一年十二月三十一日，並無任何單一股權投資佔本集團綜合資產總值0.2%以上。

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS (continued)

Investments (continued)

Equity investments designated at fair value through other comprehensive income (continued)

Save as disclosed above, there was no other significant investment, material acquisition or disposal during the year under review that the shareholders of the Company should be notified of.

The Company will make further announcements and comply with the relevant requirement under the Rules Governing the Listing of Securities of the Stock Exchange (the "Listing Rules") as and when appropriate in case there is any material investment(s) being identified and entered into by the Group. The Company does not rule out the possibility that the Group will conduct debt and/or equity fundraising exercises when suitable fundraising opportunities arise in order to support future developments and/or investments of the Group and the Company will comply with the Listing Rules, where applicable, in this regard.

CAPITAL COMMITMENT

The Group had the following capital commitments at the end of the reporting period:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Contracted, but not provided for:	已訂約但未撥備：		
Property, plant and equipment	物業、廠房及設備	1,895	12,600

Save as disclosed above, the Group did not have any material capital commitments.

CONTINGENT LIABILITY

As at 31 December 2021, the Group did not have any material contingent liabilities (2020: Nil).

重大投資、重大收購事項及出售事項 (續)

投資(續)

指定按公平價值計入其他全面收益之股權投資 (續)

除上文所披露者外，於回顧年度內並無任何須知會本公司股東之其他重大投資、重大收購事項或出售事項。

倘本集團物色到並已作出任何重大投資，本公司將於適當時候另行作出公告並遵守聯交所證券上市規則(「上市規則」)之相關規定。為支持本集團之未來發展及／或投資，一旦出現合適集資機會，本公司不排除本集團將進行債務及／或進行股本集資活動之可能性，且本公司將就此遵守上市規則(倘適用)。

資本承擔

於報告期末，本集團有以下資本承擔：

除上文所披露者外，本集團並無任何重大資本承擔。

或然負債

於二零二一年十二月三十一日，本集團並無任何重大或然負債(二零二零年：無)。

LETTER FROM THE BOARD

董事會函件

PLEDGE OF ASSETS

As at 31 December 2021, the following assets of the Group were pledged to certain banks or financial institutions to secure general banking facilities and other facilities payable granted to the Group:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Property, plant and equipment	物業、廠房及設備	1,375,739	1,405,418
Investment properties	投資物業	62,364	54,649
Completed properties for sale	待售已落成物業	609,974	875,637

Save as disclosed above, the Group did not have any material charges on assets.

CASH FLOW MANAGEMENT AND LIQUIDITY RISK

The Group's objective regarding cash flow management is to maintain a balance between continuity of funding and flexibility through a combination of internal resources, bank borrowings, and other debt or equity securities, as appropriate. The Group pay close attention to the present financial and liquidity position, and will continue to maintain a reasonable liquidity buffer to ensure sufficient funds are available to meet liquidity requirements at all times.

CURRENCY AND INTEREST RATE STRUCTURE

Business transactions of the Group are mainly denominated in HKD, KRW, USD, RMB and PHP. Currently, the Group has not entered into any agreement to hedge against foreign exchange risk. In view of the fluctuation of KRW, USD, RMB and PHP in recent years, the Group will continue monitoring the situation closely and will introduce suitable measures as and when appropriate.

The Group had no exposure to interest rate fluctuations on bank borrowing as at 31 December 2021, as the interest rates applicable to the bank borrowing is fixed throughout their respective loan term.

資產抵押

於二零二一年十二月三十一日，本集團向若干銀行或財務機構抵押以下資產，作為本集團獲授一般銀行融資及其他應付融資之擔保：

	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Property, plant and equipment	1,375,739	1,405,418
Investment properties	62,364	54,649
Completed properties for sale	609,974	875,637

除上文所披露者外，本集團並無任何重大資產抵押。

現金流量管理及流動資金風險

本集團有關現金流量管理之目標為透過結合內部資源、銀行借貸及其他債務或股權證券(如適用)，在資金持續性與靈活性之間達致平衡。本集團密切監察其現有財務及流動資金狀況，並將繼續維持合理充裕之流動資金，以確保具備充足資金隨時滿足周轉需要。

貨幣及利率結構

本集團之業務交易主要以港元、韓圓、美元、人民幣及菲律賓披索計值。本集團目前並無訂立任何協議對沖外匯風險。鑑於韓圓、美元、人民幣及菲律賓披索近年之波動情況，本集團將繼續密切留意有關情況，並適時採取合適措施。

由於銀行借貸於貸款期內按固定利率計息，故本集團於二零二一年十二月三十一日對銀行借貸之利率沒有波動風險。

EMPLOYEE AND REMUNERATION POLICIES

As at 31 December 2021, the Group had around 1,364 (2020: around 1,525) full-time employees with total staff costs (including Directors' remuneration) amounting to approximately HK\$540,537,000 (2020: approximately HK\$553,574,000) including management and administrative staff. The employees were mainly stationed in South Korea and Hong Kong. The remuneration, promotion and salary increments of employees are assessed according to the individual's performance, as well as professional and working experience, and in accordance with prevailing industry practices. The Group also offers a variety of training schemes to its employees.

CASH INCIDENT

Updates on the Cash Incident

As previously disclosed, the Group reported to Jeju Special Self-Governing Provincial Police Agency of Korea (the "Jeju Police") in Jeju, South Korea in early January 2021 in relation to the missing fund of approximately KRW14,555,000,000 (equivalent to approximately HK\$103,713,000) cash (the "Incident"). As at the date of this report, the investigation is still being conducted in Jeju and KRW13,400,000,000 (equivalent to approximately HK\$87,867,000) cash found has been retained by the Jeju Police until the investigation process is complete. To the best knowledge of the Board, none of the suspect is or is related to, any director of the Company. Save as the loss incurred by the Incident in an amount of approximately HK\$28,961,000 being recorded in the consolidated statement of profit or loss of the Group for the year ended 31 December 2020, there was no further adjustment or loss made for the Year.

EVENTS AFTER THE REPORTING PERIOD

There were no other significant events subsequent to 31 December 2021 which would materially affect the Group's operating and financial performance as of the date of this report.

DIVIDEND POLICY

According to the dividend policy adopted by the Company, the Board shall consider, among others, (i) the actual and expected financial results of the Company; (ii) factors having impacts on the business or financial performance and position of the Company; (iii) the Company's business strategy and operational plans; and (iv) the current and expected liquidity position and capital requirements of the Company. Further, the Company's declaration of dividends is also subject to the compliance with the Company's bye-laws, the Listing Rules and applicable law(s).

僱員及酬金政策

於二零二一年十二月三十一日，本集團約有1,364名(二零二零年：約1,525名)全職僱員，包括管理及行政人員，總員工成本(包括董事薪酬)約540,537,000港元(二零二零年：約553,574,000港元)。僱員主要長駐南韓及香港。僱員之酬金、晉升機會及加薪乃根據個人表現、專業程度與工作經驗評估，並依照現行行業慣例釐定。本集團亦向其僱員提供各項培訓計劃。

現金事件

現金事件之最新消息

誠如先前披露，本集團已於二零二一年一月初就現金失款約14,555,000,000韓圓(相當於約103,713,000港元)向南韓濟州的韓國濟州特別自治道警察廳(「濟州警方」)報案(「該事件」)。於本報告日期，調查仍在濟州進行中，而已找回現金13,400,000,000韓圓(相當於約87,867,000港元)已交由濟州警方保管，直至完成調查程序。據董事會所深知，概無嫌疑人為本公司任何董事或與本公司董事有關。除該事件所招致的虧損約28,961,000港元已計入本集團截至二零二零年十二月三十一日止年度的綜合損益表外，於本年度概無作出進一步調整或招致進一步虧損。

報告期後事項

截至本報告日期，二零二一年十二月三十一日後概無任何其他可能對本集團營運及財務業績構成重大影響的重大事項。

股息政策

根據本公司採納之股息政策，董事會須考慮(其中包括)：(i)本公司之實際及預期財務業績；(ii)影響本公司業務或財務表現及狀況之因素；(iii)本公司之業務策略及營運計劃；及(iv)本公司現時及預期之流動資金狀況及資本需求。此外，本公司宣派股息亦須遵守本公司之章程細則、上市規則及適用法律。

LETTER FROM THE BOARD

董事會函件

DIVIDEND

The Board does not recommend the payment of a final dividend for the Year (2020: Nil).

APPRECIATION

On behalf of the Board, I would like to convey our sincere gratitude to all employees for their diligence and contributions to the Group.

I would also like to acknowledge the continual support from our customers, suppliers, bankers and shareholders during the Year.

For and on behalf of the Board

Yang Zhihui

Chairman and Executive Director

Hong Kong, 30 March 2022

股息

董事會不建議就截至本年度派付末期股息(二零二零年：無)。

致謝

本人謹代表董事會衷心感謝全體僱員勤勉工作及彼等對本集團之貢獻。

本人亦謹此感謝各位客戶、供應商、銀行及股東在本年度給予本公司不斷的支持。

代表董事會

仰智慧

主席兼執行董事

香港，二零二二年三月三十日

CORPORATE GOVERNANCE REPORT

企業管治報告

The Company is committed to upholding a high standard of corporate governance and business ethics in the belief that they are essential for maintaining and promoting investors' confidence and maximising shareholders' returns. The Board reviews its corporate governance practices from time to time in order to meet the rising expectations of shareholders, to comply with increasingly stringent local and international regulatory requirements, and to fulfil its commitment to excellence in corporate governance.

CORPORATE GOVERNANCE PRACTICES

During the Year, the Company has applied the principles and adopted and complied with all the code provisions set out in the Corporate Governance Code (the "CG Code") contained in Appendix 14 to the Listing Rules, except that Dr. Yang Zhihui, the chairman and executive Director of the Company, was unable to attend the annual general meeting of the Company held on 24 June 2021 since he had other business engagement out of Hong Kong, which deviated from code provision F.2.2.

THE BOARD

The Board is mainly responsible for overseeing the business and affairs of the Group and aims to enhance the Company's value for stakeholders. The Directors, individually and collectively, must act in good faith in the best interests of the Company and its shareholders. Roles of the Board include reviewing and guiding corporate strategies and policies, monitoring financial and operating performance and establishing and maintaining appropriate risk management and internal control systems.

The primary role of the Board is to oversee how management serves the interests of shareholders and other stakeholders. To do this, the Board has adopted corporate governance principles aimed at ensuring that the Board is independent and fully informed on the key strategic issues facing the Company. As at the date of this report, the Board comprises six executive Directors and three independent non-executive Directors.

本公司恪守維持高水平的企業管治及商業道德標準的承諾，並相信此舉對於維持及提高投資者的信心和增加股東的回報至為重要。為了達到股東對企業管治水平不斷提升的期望，並符合日趨嚴謹的本地及國際法規的要求，以及實踐董事會對堅守優越企業管治的承諾，董事會不時檢討其企業管治常規。

企業管治常規

除本公司主席兼執行董事仰智慧博士因須處理於香港境外之其他事務，偏離企業管治守則條文F.2.2而未能出席本公司於二零二一年六月二十四日舉行之股東週年大會外，於本年度，本公司已應用原則以及採納及遵守上市規則附錄14《企業管治守則》(「企業管治守則」)所載全部守則條文。

董事會

董事會主要負責監督本集團業務和事務，旨在為利益相關者提高本公司價值。各董事無論個別或共同地均須真誠地以本公司及其股東之最佳利益為前提行事。董事會職責包括審閱及領導執行企業策略及政策、監察財務及營運表現，以及制定及維持合適之風險管理及內部監控制度。

董事會主要負責監督管理層為股東及其他利益相關者之利益而行之方式。為此，董事會採納企業管治原則，旨在確保董事會為獨立並全面掌握本公司面對之主要策略事宜。於本報告日期，董事會由六名執行董事及三名獨立非執行董事組成。

The Company appointed Dr. Yang Zhihui as the chairman of the Board and executive Director on 19 July 2013. Dr. Yang Zhihui has over a decade's experience in property development in the People's Republic of China. There is a clear distinction between the chairman's responsibilities and the executive directors' responsibilities for running the day-to-day business of the Company so as to ensure a balance of power and segregation of duties. The primary role of the chairman is to formulate the overall strategic development of the Group. The Company does not have a position of "Chief Executive Officer", therefore, the executive Directors undertake the day-to-day management of the Company's business and strategic planning of the Group with the advice of all non-executive Directors. Under the existing arrangement, the Board believes that the balance of power and authority is adequately ensured and the current arrangement is for the benefit of the Group. However, the Board will also review regularly the board composition and appoint a Chief Executive Officer if a suitable candidate is identified.

The balanced board composition has been formed to ensure strong independence exists across the Board and save as mentioned herein, the Company has met the requirements under Rule 3.10 and Rule 3.10A of the Listing Rules for the Board to include at least three independent non-executive Directors, representing at least one-third of the Board. At least one of the independent non-executive Directors has appropriate professional qualifications or accounting or related financial management expertise as required under Rule 3.10 of the Listing Rules. The brief biographical details of the Directors are set out on pages 4 to 7, which demonstrate a diversity of skills, expertise, experience and qualifications. The Company has received from the three independent non-executive Directors annual confirmations of their independence pursuant to Rule 3.13 of the Listing Rules and the Company considers such Directors to be independent. In respect of code provision C.3.3 under the CG Code, formal letters of appointment for Directors setting out the key terms and conditions of their respective appointment were executed by all Directors.

本公司於二零一三年七月十九日委任仰智慧博士為董事會主席兼執行董事。仰智慧博士在中華人民共和國物業發展擁有逾十年經驗。主席與執行董事於管理本公司日常業務的責任有明確區分，以確保權力平衡及職責分明。主席的主要角色為制定本集團的整體策略發展。本公司目前並無「行政總裁」之職位，因此，執行董事在全體非執行董事之建議下負責本公司業務之日常管理工作以及本集團之策略規劃。根據現有安排，董事會相信，已確保權力及職權得到充分平衡，且目前之安排有利於本集團。然而，董事會亦將定期檢討董事會之組成，並於物色到合適人選時委任行政總裁。

董事會之平衡架構，能確保董事會之強大獨立性，而除本報告所述者外，本公司符合上市規則第3.10條及3.10A條之規定，董事會包括最少三名獨立非執行董事，佔董事會最少三分之一人數。最少有一名獨立非執行董事具備上市規則第3.10條規定之適當專業資格或會計或相關財務管理專業知識。董事簡歷載於第4至7頁，彼等各有不同才能、專業知識、經驗及資歷。根據上市規則第3.13條，本公司已收到三名獨立非執行董事就彼等之獨立性之年度確認函，以及本公司認為該等董事具備獨立身分。就企業管治守則項下之守則條文C.3.3而言，全體董事已簽署載列彼等各自委任之主要條款及條件之正式董事委任函。

In accordance with the bye-laws of the Company (the “Bye-Laws”), at each annual general meeting, one-third of the Directors for the time being (or, if their number is not a multiple of three, the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at least once every three years. A retiring Director shall be eligible for re-election and shall continue to act as a Director throughout the meeting at which he retires.

Any Director appointed by the Board to fill a casual vacancy shall hold office until the first general meeting of members after his appointment and be subject to re-election at such meeting and any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following annual general meeting of the Company and shall then be eligible for re-election.

Regular Board meetings are scheduled in advance to facilitate fullest possible attendance. The company secretary of the Company (the “Company Secretary”) assists the executive Directors in setting the agenda of Board meetings and each Director is invited to present any business that he wishes to discuss or propose at such meetings. Board papers are circulated to all Directors within reasonable time before the Board meetings to ensure timely access to relevant information. Directors may choose to take independent professional advice if necessary. Draft and final versions of minutes are circulated to all Directors for comments. Final versions of minutes are kept by the Company Secretary and are open for inspection at any reasonable time on reasonable notice by any Director. The Company held seven (7) Board meetings and one (1) general meeting in 2021.

根據本公司之章程細則(「章程細則」)，於每屆股東週年大會，當時為數三分之一的董事(或如董事人數並非三之倍數，則須為最接近但不少於三分之一的董事人數)均須輪值退任，惟每名董事須最少每三年退任一次。退任董事合資格重選連任，並於其退任之大會繼續擔任董事。

任何獲董事會委任以填補臨時空缺之董事將僅任職至其獲委任後之首屆股東大會為止，並須於該大會重選連任，而任何獲董事會委任加入現有董事會新增席位之董事將僅任職至本公司下屆股東週年大會為止，屆時將合資格重選連任。

董事會例會之日期會預先計劃以便全體董事盡可能出席會議。本公司之公司秘書(「公司秘書」)協助執行董事擬定董事會會議議程，而每名董事均獲邀提出任何擬在會議中討論和動議之事項。董事會會議文件在會議舉行前之合理時間供全體董事傳閱，以確保彼等可及時地獲得相關資料。董事在必要時可尋求獨立專業意見。會議記錄之初稿及最終定稿亦供全體董事傳閱批註。會議記錄之最終定稿由公司秘書存管，任何董事可作出合理通知，於任何合理時間查閱會議記錄。於二零二一年，本公司共舉行了七(7)次董事會會議及一(1)次股東大會。

CORPORATE GOVERNANCE REPORT

企業管治報告

The Board has established three Board Committees to oversee particular areas of the Company's affairs and to assist in the execution of its responsibility. All Board Committees are provided with sufficient resources to perform their duties and, upon reasonable request, are able to seek independent professional advice, at the Company's expense. As at the date of this report, the composition of the Board and the Board Committees are given below and their respective responsibilities are discussed in this report.

董事會已成立三個董事委員會監督本公司特定範疇之事務，並協助履行其職責。所有董事委員會均獲提供足夠資源以履行其職務，並可提出合理要求尋求獨立專業意見，費用由本公司支付。於本報告日期，董事會與董事委員會之組成載列如下，而其各自之職責亦載於本報告。

Board of Directors 董事會		Audit Committee 審核委員會	Nomination Committee 提名委員會	Remuneration Committee 薪酬委員會
Executive Directors:	執行董事：			
Dr. Yang Zihui (<i>Chairman</i>)	仰智慧博士(主席)	-	-	-
Ms. Chan Mee Sze	陳美思女士	-	-	-
Mr. Yeung Lo	楊魯先生	-	-	-
Dr. Wong Hoi Po	王海波博士	-	-	-
Ms. Pu Shen Chen	蒲慎珍女士	-	-	-
Mr. Huang Wei (appointed on 14 April 2021)	黃威先生(於二零二一年 四月十四日獲委任)	-	-	-
Independent Non-Executive Directors:	獨立非執行董事：			
Mr. Li Chun Kei	李駿機先生	committee chairman 委員會主席	committee chairman 委員會主席	committee chairman 委員會主席
Mr. Shek Lai Him Abraham	石禮謙先生	member 成員	member 成員	member 成員
Mr. Du Peng (appointed on 12 March 2021)	杜鵬先生(於二零二一年 三月十二日獲委任)	member 成員	member 成員	member 成員
Mr. Lin Liangyong (ceased on 12 March 2021)	林良勇先生(於二零二一年 三月十二日終止職務)	member 成員	member 成員	member 成員

An updated list of Directors, identifying their roles and functions at the Company, is available on the websites of the Company and the Stock Exchange.

本公司最新董事名單(當中列明其在本公司之角色和職能)已登載於本公司及聯交所網站。

TERM OF APPOINTMENT OF INDEPENDENT NON-EXECUTIVE DIRECTORS

There is no service contract signed between the Company and any independent non-executive Director. All independent non-executive Directors were appointed for a term of one year, which is automatically renewable for successive term of one year upon the expiry of the relevant term.

BOARD DIVERSITY POLICY

The Board has adopted a board diversity policy (including measurable objectives) in accordance with the requirement set out in the CG Code (the “Board Diversity Policy”). The Company seeks to achieve board diversity through the consideration of a number of factors, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. All director appointments will be made on the basis of merit and candidates will be considered against objective criteria with due regard for the benefits of diversity on the Board. The Board will continue to take opportunities to increase the proportion of female members over time as and when suitable candidates are identified.

As at the date of this report, 2 of the 9 Directors are female. The Board targets to maintain at least the current level of female representation, with the ultimate goal of achieving gender parity.

NOMINATION POLICY

According to the nomination policy adopted by the Company (the “Nomination Policy”), the Nomination Committee shall nominate suitable candidates to the Board for it to consider and make recommendations to shareholders of the Company for election as Directors at general meetings or appointment as Directors to fill casual vacancies with reference to various factors to assess the suitability of a proposed candidate. The Nomination Committee shall ensure the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company’s business.

獨立非執行董事之委任年期

本公司與獨立非執行董事並無簽訂服務合約。所有獨立非執行董事之任期為一年，並於有關任期屆滿時自動重續，每次為期一年。

董事會成員多元化政策

根據企業管治守則所載規定，董事會已採納董事會成員多元化政策(包括可衡量目標)(「**董事會成員多元化政策**」)。本公司尋求透過考慮若干因素達至董事會成員多元化，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能以及知識。董事所有委任均以用人唯才為準則，以客觀標準考慮董事會成員人選，並適當地考慮董事會成員多元化之好處。董事會將在識別適合的候選人時繼續擇機增加女性成員的比例。

於本報告日期，九名董事中有兩名為女性。董事會旨在維持目前水平的女性代表，最終目標為達至兩性平等。

提名政策

根據本公司採納之提名政策(「**提名政策**」)，提名委員會經參考多項因素評估候選人是否合適後，須向董事會提名合適人選，以供其考慮並於股東大會向本公司股東建議選任董事或委任董事以填補臨時空缺。提名委員會須確保董事會在技能、經驗及適合本公司業務要求之多元化方面保持平衡。

AUDITOR'S REMUNERATION

During the Year, the remuneration paid/payable to the Company's auditor, Zenith CPA Limited, is set out as follows:

Services rendered 已提供服務		Fee paid/ payable 已付／應付費用 HK\$'000 千港元
Audit of financial statements	審核財務報表	4,834
Review of interim results	審閱中期業績	912
Total	合計	5,746

In respect of the auditor's remuneration for the audit services paid or payable by the Company and its subsidiaries, respectively, please refer to note 7 to the consolidated financial statements.

AUDIT COMMITTEE

As at the date of this report, the Audit Committee is comprised of three independent non-executive Directors, namely Mr. Li Chun Kei (Committee Chairman), Mr. Shek Lai Him Abraham and Mr. Du Peng.

The written terms of reference stipulating the authority and duties of the Audit Committee are available on the websites of the Company and the Stock Exchange to comply with the provisions of the CG Code.

The main duties of the Audit Committee are to, among others, (i) review and monitor the preparation of the Group's financial statements and annual and half-year reports and accounts; (ii) monitor, develop and implement the Group's policy on external auditors; (iii) recommend the appointment and reappointment of the Group's external auditor; (iv) supervise the Group's financial reporting system, risk management and internal control systems; and (v) develop and review the Company's policies and practices on corporate governance and make recommendations to the Board. The Audit Committee has reviewed with the management and the external auditor the accounting principles and practices adopted by the Group and has discussed auditing and financial reporting matters and risk management and internal control systems.

During the Year, two meetings were held by the Audit Committee and attended by the members to review and discuss financial reporting matters, including the review of the interim and annual consolidated financial statements and re-appointment/appointment of an external auditor. During the Year, there were no disagreements between the Board and the Audit Committee.

核數師酬金

於本年度內，已付／應付予本公司核數師誠豐會計師事務所有限公司的酬金載列如下：

有關本公司及其附屬公司分別就審計服務已付或應付的核數師酬金，請參閱綜合財務報表附註7。

審核委員會

於本報告日期，審核委員會由三名獨立非執行董事組成，分別為李駿機先生(委員會主席)、石禮謙先生及杜鵬先生。

審核委員會之書面職權範圍訂明該委員會之權責，並遵照企業管治守則條文於本公司及聯交所網站登載。

審核委員會之主要職責為(其中包括)(i)審閱及監督本集團財務報表以及全年及半年度報告和賬目之編製；(ii)監察、制定及執行本集團對外聘核數師之政策；(iii)就委聘及續聘本集團之外聘核數師提供推薦建議；(iv)監督本集團之財務申報制度、風險管理及內部監控制度；及(v)制定及檢討本公司之政策及企業管治常規，並向董事會提供推薦建議。審核委員會已與管理層及外聘核數師共同審閱本集團採納之會計原則及慣例，並商討有關核數及財務申報事宜以及風險管理及內部監控制度。

本年度內，審核委員會曾舉行兩次會議，各成員已出席會議以審閱及商討財務報告事宜，包括審閱中期及年度綜合財務報表以及重新委任／委任外聘核數師。本年度內，董事會與審核委員會之間並無意見分歧。

The Audit Committee is also responsible for performing the corporate governance functions set out in the code provision A.2.1 of the CG Code. The Audit Committee reviewed the Company's corporate governance policies and practices, training and continuous professional development of Directors and senior management, the Company's policies and practices on compliance with legal and regulatory requirements, the code of conduct and compliance manual, and the Company's compliance with the CG Code and disclosure in this report.

NOMINATION COMMITTEE

As at the date of this report, the Nomination Committee is comprised of three independent non-executive Directors, namely Mr. Li Chun Kei (Committee Chairman), Mr. Shek Lai Him Abraham and Mr. Du Peng.

The written terms of reference stipulating the authority and duties of the Nomination Committee are available on websites of the Company and the Stock Exchange to comply with the provisions of the CG Code.

The main duties of the Nomination Committee are to, among others, (i) review the structure, size and composition (including the skills, knowledge and experience) of the Board on a regular basis and make recommendations to the Board regarding any proposed changes; (ii) make recommendations to the Board on relevant matters relating to the appointment or re-appointment and succession planning of Directors; (iii) identify individuals suitably qualified to become Board members and select or make recommendations to the Board on selection of individuals nominated for directorships; and (iv) assess the independence of independent non-executive Directors.

The Nomination Committee will also monitor the implementation of the Board Diversity Policy and the Nomination Policy and review the respective policy, as appropriate, to ensure their effectiveness.

During the Year, three meetings were held by the Nomination Committee and attended by the members to review the structure, size and composition of the Board, assess the independence of independent non-executive Directors and make recommendations to the Board on the appointment of Directors.

審核委員會亦負責履行企業管治守則之守則條文A.2.1所載企業管治職能。審核委員會已檢討本公司之企業管治政策及常規、董事及高級管理層之培訓及持續專業發展、本公司於遵守法律及監管規定方面之政策及常規、操守準則及合規手冊、本公司遵守企業管治守則之情況以及於本報告內之披露。

提名委員會

於本報告日期，提名委員會由三名獨立非執行董事組成，分別為李駿機先生(委員會主席)、石禮謙先生及杜鵬先生。

提名委員會之書面職權範圍訂明該委員會之權責，並遵照企業管治守則條文於本公司及聯交所網站登載。

提名委員會之主要職責為(其中包括)(i)定期檢討董事會之架構、規模及組成(包括成員之技能、知識及經驗)，並就任何建議作出之變動向董事會提供推薦建議；(ii)就董事委任或重新委任以及董事繼任計劃之有關事宜向董事會提供推薦建議；(iii)物色具備合適資格可擔任董事會成員之人士，並挑選獲提名之個別人士出任董事或就此向董事會提供推薦建議；及(iv)評估獨立非執行董事之獨立性。

提名委員會亦將監察董事會成員多元化政策及提名政策之執行情況，並檢討有關政策(如適用)，以確保其行之有效。

本年度內，提名委員會曾舉行三次會議，各成員已出席會議，審閱董事會之架構、規模及組成，並評估獨立非執行董事之獨立性，同時就董事委任向董事會提供推薦建議。

REMUNERATION COMMITTEE

As at the date of this report, the Remuneration Committee is comprised of three independent non-executive Directors, namely Mr. Li Chun Kei (Committee Chairman), Mr. Shek Lai Him Abraham and Mr. Du Peng.

The written terms of reference stipulating the authority and duties of the Remuneration Committee are available on the websites of the Company and the Stock Exchange to comply with the provisions of the CG Code.

The main duties of the Remuneration Committee are to, among others, (i) make recommendations to the Board on the remuneration policy and structure for Directors' and senior management remuneration; (ii) ensure that they are fairly rewarded for their individual contribution to the Group's overall performance, having regard to the interests of shareholders; (iii) make recommendations to the Board on the remuneration packages of individual Directors and senior management; and (iv) review and approve performance-based remuneration by reference to corporate goals and objectives resolved by the Board from time to time.

The remuneration payable to each of the Directors of the Company is determined with reference to their individual performance, comparable market statistics and the operating results of the Company. During the Year, three meetings were held by the Remuneration Committee and attended by the members to review and discuss the Company's policy and structure of remuneration of the Directors. Details of the Directors' remuneration are set out in note 9 to the consolidated financial statements.

薪酬委員會

於本報告日期，薪酬委員會由三名獨立非執行董事組成，分別為李駿機先生(委員會主席)、石禮謙先生及杜鵬先生。

薪酬委員會之書面職權範圍訂明該委員會之權責，並遵照企業管治守則條文於本公司及聯交所網站登載。

薪酬委員會之主要職責為(其中包括)(i)就董事及高級管理層酬金之薪酬政策及架構向董事會提供推薦建議；(ii)確保彼等已按其各自對本集團整體表現之貢獻獲得公平待遇，同時亦照顧到股東之利益；(iii)就個別董事及高級管理層之薪酬方案向董事會提供推薦建議；及(iv)參考董事會不時議決之企業目標及宗旨，不時檢討及審批以表現為基準之薪酬。

應付本公司各董事之薪酬乃參照彼等之個人表現、可資比較市場統計數據及本公司經營業績而釐定。本年度內，薪酬委員會曾舉行三次會議，各成員已出席會議，審閱及商討本公司之董事薪酬政策及架構。董事薪酬之詳情載於綜合財務報表附註9。

CORPORATE GOVERNANCE REPORT 企業管治報告

The overall attendance records of the Directors at the Board meetings, Board Committee meetings and general meeting in 2021, and their training records are set out as below:

董事於二零二一年出席董事會會議、董事委員會會議及股東大會之整體記錄，並彼等之培訓紀錄載於下文：

		Board Meeting 董事會會議 (7 in total) (合共7次)	Audit Committee Meeting 審核委員會會議 (2 in total) (合共2次)	Nomination Committee Meeting 提名委員會會議 (3 in total) (合共3次)	Remuneration Committee Meeting 薪酬委員會會議 (3 in total) (合共3次)	General Meeting 股東大會 (1 in total) (合共1次)	Training 培訓
Executive Directors	執行董事						
Dr. Yang Zhihui (<i>Chairman</i>)	仰智慧博士(主席)	0/7	N/A 不適用	N/A 不適用	N/A 不適用	0/1	✓
Ms. Chan Mee Sze	陳美思女士	7/7	N/A 不適用	N/A 不適用	N/A 不適用	1/1	✓
Mr. Yeung Lo	楊魯先生	6/7	N/A 不適用	N/A 不適用	N/A 不適用	1/1	✓
Dr. Wong Hoi Po	王海波博士	7/7	N/A 不適用	N/A 不適用	N/A 不適用	1/1	✓
Ms. Pu Shen Chen	蒲慎珍女士	7/7	N/A 不適用	N/A 不適用	N/A 不適用	1/1	✓
Mr. Huang Wei (appointed on 14 April 2021)	黃威先生(於二零二一年 四月十四日獲委任)	3/3	N/A 不適用	N/A 不適用	N/A 不適用	1/1	✓
Independent Non-Executive Directors	獨立非執行董事						
Mr. Li Chun Kei	李駿機先生	7/7	2/2	3/3	3/3	1/1	✓
Mr. Shek Lai Him Abraham	石禮謙先生	7/7	2/2	3/3	3/3	1/1	✓
Mr. Du Peng (appointed on 12 March 2021)	杜鵬先生(於二零二一年 三月十二日獲委任)	5/5	2/2	2/2	2/2	1/1	✓
Mr. Lin Liangyong (ceased on 12 March 2021)	林良勇先生(於二零二一年 三月十二日終止職務)	2/2	N/A 不適用	1/1	1/1	N/A 不適用	

DIRECTORS' AND OFFICERS' LIABILITIES INSURANCE

The Company has arranged appropriate insurance coverage for directors' and officers' liabilities incurred in discharge of their duties while holding office as the Directors and officers of the Company.

TRAINING AND PROFESSIONAL DEVELOPMENT

Any newly appointed Director is provided with comprehensive and formal induction to ensure that he has a proper understanding of the operations and businesses of the Group as well as the director's duties, responsibilities, and obligations under the Listing Rules and relevant regulatory requirements.

During the Year, all Directors were provided with regular updates on the Group's business and operation, as well as its financial position and budget. They were also provided with the information which covered topics, including but not limited to, corporate governance matters, disclosure and compliance of inside information, updates and changes in relation to legislative and regulatory requirements in which the Group conducts its business, and reading materials which are relevant to their duties and responsibilities for their study and reference. During the Year, all Directors have participated in continuous professional development to develop and refresh their knowledge and skills pursuant to the code provision C.1.4 of the CG Code.

DIRECTORS' SECURITIES TRANSACTIONS

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 as its model code for securities transactions by the Directors. Following a specific enquiry to all Directors by the Company, all Directors have confirmed that they have complied with the required standard set out in the Model Code throughout the Year.

董事及高級職員之責任保險

本公司已就本公司董事及高級職員於彼等任期內履行彼等職責時所產生責任安排合適保險。

培訓及專業發展

本公司向每名獲委任新董事提供全面及正式迎新資料，以確保其對本集團之業務運作以及董事職務、職責與上市規則及相關監管規定有適當理解。

本年度內，全體董事獲定期提供有關本集團業務及營運以及其財務狀況及預算之最新資料。彼等亦獲提供資料，涵蓋主題包括但不限於與本集團業務適用之法例及監管規定有關之企業管治事宜、披露及遵守內幕消息、最新資料及變動，以及有關其職務及職責之閱讀資料以供彼等研究及參考。本年度內，全體董事均根據企業管治守則之守則條文C.1.4參與持續專業發展，以增進及重溫彼等之知識及技巧。

董事之證券交易

本公司已採納載於上市規則附錄10《上市發行人董事進行證券交易的標準守則》(「標準守則」)作為董事進行證券交易的標準守則。本公司向全體董事作出特定查詢後，全體董事確認於本年度內，彼等一直遵守標準守則所載之規定標準。

DIRECTORS' RESPONSIBILITY FOR THE GROUP'S FINANCIAL REPORTING

The Directors are responsible for the preparation of consolidated financial statements of the Group which give a true and fair view, and are prepared in accordance with the relevant statutory requirements and applicable accounting standards in force, and are published in a timely manner. The Directors are responsible for selecting and applying suitable accounting policies on a consistent basis and ensuring timely adoption of Hong Kong Accounting Standards and Hong Kong Financial Reporting Standards.

There are no material uncertainties relating to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern.

The reporting responsibilities of the Company's independent auditor on the consolidated financial statements of the Group for the Year are set out in the "Independent Auditor's Report" on pages 72 to 81 of this annual report.

RISK MANAGEMENT AND INTERNAL CONTROL

The Board acknowledges its responsibility in evaluating and determining the nature and extent of risks (including ESG – related risks) it is willing to take in achieving the Group's strategic objectives. Besides, the Board is responsible for maintaining sound and effective risk management and internal control systems (including those for ESG – related risks) for the Group on an ongoing basis, to safeguard investments of shareholders and assets of the Group, and to maintain proper accounting records for the provision of reliable financial information for internal and external reporting. The systems provide reasonable, but not absolute, assurance against material misstatement in the consolidated financial statements or loss of assets. Also, the risk management system is designed to manage rather than eliminate the risk of failure to achieve the Group's strategic or business objectives.

董事對本集團財務報告之責任

董事須負責按照有關法定規定及適用和有效之會計準則編製真實公平之本集團綜合財務報表，並適時刊發。董事負責選擇及貫徹應用合適之會計政策，並確保適時採納香港會計準則及香港財務報告準則。

概無涉及可能對本公司持續經營能力產生重大疑問之事項或情況之重大不明朗因素。

本公司獨立核數師對本集團截至本年度綜合財務報表之申報責任載列於本年報第72至81頁之「獨立核數師報告」中。

風險管理及內部監控

董事會知悉其有責任評估及釐定其於達至本集團策略目標時願意承受之風險性質及程度(包括環境、社會及管治相關風險)。此外，董事會負責持續維持本集團良好及有效之風險管理及內部監控制度(包括環境、社會及管治相關風險)，使股東之投資及本集團之資產均得到保障，並提供可靠財務資料以維持良好會計記錄作內部及外部申報。有關制度為防止綜合財務報表出現重大錯誤陳述或資產損失提供合理而非絕對保證。此外，風險管理制度旨在對未能實踐本集團策略或業務目標之風險進行管理而非消除有關風險。

The Board has entrusted the Audit Committee to review risk management (including ESG – related risks) and internal control issues, if any, identified by the external auditor, regulatory authorities and management, as well as to evaluate the adequacy and effectiveness of the Group’s risk management and internal control systems. The Audit Committee reports material issues, if any, to the Board. Regular reviews are conducted during the Year on the effectiveness of the risk management and internal control systems, covering all material controls in areas of financial, operational and compliance controls, various functions for risk management as well as physical and information systems security. An annual review of the effectiveness of the Group’s risk management and internal control systems is conducted, and the Board receives annually a confirmation from management of the Company on the effectiveness of the Group’s risk management and internal control systems.

The Group has also established a formal risk assessment system. The risk assessment exercise is performed annually through questionnaires and interviews with senior management and function heads to identify and evaluate significant risks of the Group. These identified risks are prioritised based on the likelihood of their occurrence and the significance of their impact on business of the Group. Moreover, remedial actions or mitigation control measures are developed to manage these risks to an acceptable level.

On an annual basis, the Group reviews the need to have an internal audit function. During the Year, the operating subsidiaries of the Group assign specific independent officers to perform the internal audit function to conduct analysis and independent appraisal of the adequacy and effectiveness of the risk management and internal controls systems, and have procedures in place to keep information confidential and manage actual or potential conflicts of interest. There was no significant deficiencies in risk management and internal controls reported.

The Company is aware of its obligation under relevant sections of the Securities and Futures Ordinance (the “SFO”) and Listing Rules. To prevent possible mishandling of inside information within the Group, safeguards on the handling and dissemination of inside information have been implemented; including stringent internal structures have been designed to prevent the misuse of inside information and avoid conflicts of interest. All members of the Board, senior management, executives, function heads, and staff who are likely to possess inside information are bound by the SFO and the Listing Rules (including the Model Code).

董事會委託審核委員會審閱外聘核數師、監管機構及管理層所確定之風險管理(包括環境、社會及管治相關風險)及內部監控事項(如有)，並評估本集團風險管理及內部監控制度之充足性及有效性。審核委員會亦就重大事項(如有)向董事會報告。於本年度，本集團定期檢討風險管理及內部監控制度之有效性，包括所有重大財務、營運及守章監控環節、多項風險管理工作及實際和資訊系統保安。本集團就其風險管理及內部監控制度之有效性進行年度檢討，董事會亦已接獲本公司管理層之年度確認，確認本集團風險管理及內部監控制度之有效性。

本集團亦已設立正式風險評估制度。本集團每年進行風險評估，透過問卷及與高級管理層及部門主管會面，識別及評估本集團重大風險。該等已識別風險會根據其發生之可能性及對本集團業務影響程度按優先次序處理。此外，本集團制定補救措施或紓緩控制措施，將該等風險控制在可接受水平。

本集團每年檢討設立內部審核職能之需要。本年度內，本集團之營運附屬公司委派指定獨立人員執行內部審核職能，從而對風險管理及內部監控制度是否足夠及有效進行分析及獨立評估，並採用適當程序確保資料之保密性及管理實際或潛在利益衝突。所申報之風險管理及內部監控並無重大缺失。

本集團深明其於證券及期貨條例(「證券及期貨條例」)以及上市規則相關章節項下之責任。為預防不當處理本集團內幕消息之可能性，本集團就內幕消息之處理及發佈實施保障措施，有關措施包括設立嚴謹內部結構以防止濫用內幕消息及避免利益衝突。全體董事會成員、高級管理層、行政人員、部門主管及員工均受證券及期貨條例以及上市規則(包括標準守則)約束。

To ensure compliance with all applicable laws and regulations on the prevention of money laundering, especially for the Gaming Business, the Group had engaged an internationally reputed consulting firm having practices in both Hong Kong and South Korea to review and advise on the anti-money laundering (“AML”) and counter-terrorism financing (“CTF”) framework, the related design of controls and the policies of the Gaming Business. Based on the applicable laws and regulations and with reference to professional advices, the subsidiary of the Company operating the Gaming Business has developed its own internal control policy, including especially those related to compliance with the applicable AML and CTF laws and regulations. The responsible department will, from time to time, evaluate that policy. During the current year, the Group engaged a Korean law firm to perform an independent assessment on the design and operation of AML and CTF policies, procedures and controls, as well as the related monitoring system. The Board has also reviewed the effectiveness of the risk management and internal control systems, including the AML and CTF controls, and found the result satisfactory.

For the Year, the Board, through the review of the Audit Committee, considers that (i) the Group’s risk management and internal control systems are effective and adequate, and the Group had complied with the provisions on risk management and internal control as set forth in the CG Code; and that (ii) the resources, qualifications, experience, training programmes, and budget of the accounting, financial reporting and outsourced internal audit functions of the Group are adequate.

COMPANY SECRETARY

Ms. Lok Man Tsit (“Ms. Lok”) has been appointed as the Company Secretary since 22 January 2020. Ms. Lok has more than 12 years of experience in acting as a company secretary of listed companies on the Stock Exchange and providing related company secretarial services. She holds a master degree of Science in Professional Accounting and Corporate Governance. Ms. Lok is an associate member of both The Hong Kong Chartered Governance Institute (formerly known as The Hong Kong Institute of Chartered Secretaries) and The Chartered Governance Institute in the United Kingdom.

The appointment and dismissal of the Company Secretary are subject to the Board’s approval in accordance with the Bye-Laws. Whilst the Company Secretary reports to the chairman of the Board on the Group’s company secretarial and corporate governance matters, all members of the Board have access to the advice and services of the Company Secretary.

為確保遵守防止洗黑錢活動之所有適用法例及規例，特別是就博彩業務而言，本集團已委聘於香港及南韓均有執業之信譽良好國際諮詢公司就反洗黑錢（「反洗黑錢」）及打擊恐怖分子融資（「打擊恐怖分子融資」）體制以及博彩業務監控及政策之相關設計方面進行審閱及提供意見。根據適用法例法規並經參考專業意見，經營博彩業務之本公司附屬公司已自行制定其內部監控政策，特別是包括遵守適用反洗黑錢及打擊恐怖分子融資法例及規例之政策。負責部門將不時評估有關政策。於本年度，本集團委聘一間韓國律師事務所就反洗黑錢及打擊恐怖分子融資政策、程序及監控以及相關監管制度之設計及運作進行獨立評估。董事會亦已檢討實行風險管理及內部監控制度（包括反洗黑錢及打擊恐怖分子融資監控方面）之成效，並認為結果令人滿意。

截至本年度，董事會經考慮審核委員會之檢討後認為(i)本集團之風險管理及內部監控制度有效及充足，且本集團已遵守企業管治守則所載風險管理及內部監控之條文；及(ii)本集團會計、財務申報及外判內部審核職能之資源、資格、經驗、培訓課程及預算充足。

公司秘書

駱敏捷女士（「駱女士」）自二零二零年一月二十二日起獲委任為公司秘書。駱女士於聯交所上市的公司擔任公司秘書及提供相關公司秘書服務方面擁有逾12年經驗。彼持有專業會計與企業管治理學碩士學位。駱女士為香港公司治理公會（前稱香港特許秘書公會）及英國特許公司治理公會之會士。

公司秘書之委任與罷免須經董事會根據章程細則批准。公司秘書向董事會主席匯報有關本集團公司秘書及企業管治事務，同時董事會全體成員均可獲取公司秘書之意見及服務。

According to Rule 3.29 of the Listing Rules, Ms. Lok has taken no less than 15 hours of relevant professional training during the Year.

VOTING BY POLL

Resolutions put to vote at the general meetings of the Company are taken by poll. Procedures regarding the conduct of the poll are explained to the shareholders at the commencement of each general meeting, and questions from shareholders regarding the voting procedures are answered.

SHAREHOLDER'S RIGHTS

Procedure to Convene a Special General Meeting

- (i) Requisition to convene a special general meeting can be deposited by the members of the Company holding at the date of the deposit of the requisition not less than one-tenth (10%) of the paid-up capital of the Company as at the date of the deposit carries the right of voting at general meetings of the Company.
- (ii) The requisitionists must submit their requisition in writing, in which it must state the objects of the meeting, and be duly signed by the requisitionists, mailed and deposited at Units 1412-1413, 14th Floor, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong for the attention of the Company Secretary; and may consist of several documents in like form, each signed by one or more requisitionists.
- (iii) The requisition will be verified with the Company's share registrar and upon its confirmation that the requisition is proper and in order, the Company Secretary will ask the Board to convene a special general meeting by serving sufficient notice in accordance with the statutory requirements to all registered shareholders, provided that the requisitionists have deposited a sum of money reasonably sufficient to meet the Company's expenses involved in convening a special general meeting. On the contrary, if the requisition has been verified as not in order, the requisitionists will be advised of this outcome and accordingly, a special general meeting will not be convened as requested.

根據上市規則第3.29條，駱女士於截至本年度已接受不少於15小時之相關專業培訓。

按股數投票方式表決

提呈本公司股東大會表決之決議案以按股數投票方式表決。有關進行投票之程序於每次股東大會開始時向股東解釋，而股東有關表決程序之提問將獲解答。

股東權利

召開股東特別大會之程序

- (i) 於提呈要求日期持有附有權利於本公司股東大會表決之本公司實收股本不少於十分之一(10%)之本公司股東，可要求召開股東特別大會。
- (ii) 提呈要求者須以書面提呈要求，當中須註明會議目的，並經由提呈要求者簽署、郵寄及送達香港干諾道中168-200號信德中心招商局大廈14樓1412-1413室，交予公司秘書；並可包括多份各自經由一名或多名提呈要求者簽署之類似格式文件。
- (iii) 要求將由本公司股份過戶登記處核實，經其確認要求屬恰當及符合程序後，公司秘書將要求董事會根據法定規定，向全體登記股東發出充分通知，召開股東特別大會，惟提呈要求者須提交合理相信足以應付本公司召開股東特別大會所需開支之款項。相反，倘要求經核證為不符程序，提呈要求者將獲知會有關結果，股東特別大會亦不會按要求的召開。

- (iv) Such meeting shall be held within 2 months after the deposit of such requisition. If the directors do not within 21 days from the date of the deposit of the requisition proceed duly to convene a meeting, the requisitionists, or any of them representing more than one-half of the total voting rights of all of them, may themselves convene a meeting, but any meeting so convened shall not be held after the expiration of 3 months from the said date.
- (v) A meeting convened under this section by the requisitionists shall be convened in the same manner, as nearly as possible, as that in which meetings are to be convened by Directors in accordance to the Bye-Laws and the Listing Rules.
- (vi) Any reasonable expenses incurred by the requisitionists by reason of the failure of the Directors duly to convene a meeting shall be repaid to the requisitionists by the Company.
- (iv) 該會議須於提出要求後2個月內舉行。倘董事未有於提呈要求起計21日內妥為召開會議，提呈要求者或代表全體該等人士當中總表決權超過一半之任何人士，可自行召開會議，惟如此召開之會議不得於上述日期起計3個月屆滿後召開。
- (v) 提呈要求者根據本節召開之會議須盡可能按董事根據章程細則及上市規則召開會議之相同方式召開。
- (vi) 提呈要求者基於董事未能妥為召開會議產生之任何合理開支，須由本公司向提呈要求者付還。

Procedure for Making Enquiries to be Put to the Board and the Company

The Company will not normally deal with verbal or anonymous enquiries. Shareholders may send written enquiries to the Board by email: enquiry@landing.com.hk, fax: (852) 3621 0052, or mail to Units 1412-1413, 14th Floor, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong for the attention of the Company Secretary.

Procedure to Put Forward Proposals at Shareholders' Meetings

Pursuant to the Bermuda Companies Act 1981 (the "Bermuda Companies Act"), shareholders representing not less than one-twentieth of the total voting right of all the shareholders having at the date of the requisition a right to vote at the meeting to which the requisition relates; or not less than 100 shareholders are entitled to request the Company to give shareholders notice of a resolution which is intended to be moved at the general meeting. A written notice to that effect signed by the requisitionist(s) with detailed contact information must be deposited at the Company's principle place of business in Hong Kong at Units 1412-1413, 14th Floor, China Merchants Tower, Shun Tak Centre, Nos.168-200 Connaught Road Central, Hong Kong for the attention of the Company Secretary. The notice shall contain, inter alia, a description of the proposed resolution desired to be put forward at the general meeting, the reasons for such a proposal and any material interest of the proposing shareholder in such a proposal.

向董事會及本公司提問之程序

本公司一般不會處理口頭或匿名提問。股東可向董事會發出書面提問，可電郵至 enquiry@landing.com.hk、傳真至(852) 3621 0052或郵寄至香港干諾道中168-200號信德中心招商局大廈14樓1412-1413室，交予公司秘書。

於股東大會動議之程序

根據百慕達一九八一年公司法(「百慕達公司法」)，股東指於提呈要求當日持有不少於在有關提呈事宜之大會總投票權二十分之一的投票權之股東，或不少於100名有權要求本公司向股東發出通知(其決議案將於股東大會動議)之股東。由提呈要求者簽署之書面通知及具體聯繫資料須寄至本公司香港主要營業地點，地址為香港干諾道中168-200號信德中心招商局大廈14樓1412-1413室，交予公司秘書。通知須載有(其中包括)有意於股東大會動議之所提呈決議案詳情、有關建議之理由以及建議股東於有關建議之任何重大權益。

CORPORATE GOVERNANCE REPORT

企業管治報告

The request will be verified with the Company's share registrar in Bermuda or Hong Kong and upon their confirmation that the request is proper and in order, the Company will ask the Board to include the resolution in the agenda for the general meeting.

BYE-LAWS

The Company's Bye-Laws (in both English and Chinese) are available on both the websites of the Company and the Stock Exchange. During the Year, there has been no significant change to the Company's constitutional documents.

COMMUNICATION WITH SHAREHOLDERS

The purpose of the shareholder communication is to promote effective communication with shareholders, encourage shareholders to engage actively with the Company and enable them to exercise their rights as shareholders effectively.

Information shall be communicated to shareholders through the Company's annual general meeting and other general meetings that may be convened, as well as by maintaining a website (www.landing.com.hk) on which information about the Company's notices, announcements, proxy forms, circulars, financial reports, results announcements (for both interim and annual reporting periods) and Bye-Laws are made available.

該要求將由本公司於百慕達或香港之股份過戶登記處核實，經確認要求屬合適及符合程序後，本公司將要求董事會於股東大會議程中載入該決議案。

章程細則

本公司之章程細則英文及中文本於本公司及聯交所網站可供查閱。本年度內，本公司之憲章文件概無重大變動。

與股東溝通

與股東溝通旨在促進與股東有效溝通，鼓勵股東積極參與本公司事務，以便彼等有效行使股東權利。

透過本公司股東週年大會及其他可能召開之股東大會向股東傳達訊息，並設立網站 (www.landing.com.hk)，刊載有關本公司通告、公告、代表委任表格、通函、財務報告、業績公告(中期及年度報告期間)及章程細則之資料。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

ABOUT THE REPORT

The Group is pleased to present the 2021 Environmental, Social and Governance (“ESG”) Report which focus on ESG performance and various sustainability initiatives. Our commitment in creating environmental, employee, operational and community values are outlined in this report.

Reporting Guideline

This ESG report is prepared in accordance with the ESG Reporting Guide as set out in Appendix 27 of the Listing Rules. The Board confirms that it has reviewed and approved this report. For governance section, please refer to the Corporate Governance Report in Annual Report 2021. Reporting principles of materiality, quantitative, balance and consistency are applied in preparation of this report:

Materiality:	Material ESG issues of the Company are identified through engaging with stakeholders on an ongoing basis.
重要性：	透過與持份者持續溝通，識別本公司重要環境、社會及管治事宜。
Quantitative:	Data are presented in a manner conducive to year-on-year comparison in order to provide clarity about progress in addressing ESG issues.
量化：	數據以有利於按年比較的方式呈列，以清晰提供處理環境、社會及管治事宜的進度。
Balance:	The Company strives to report its positive as well as negative impacts along with steps it is taking to improve its ESG performance.
平衡性：	本公司致力提供其正面及負面影響連同採取改善環境、社會及管治表現的步驟。
Consistency:	Consistency of data, including comparability with data for previous periods, is maintained to facilitate meaningful comparison over time.
一致性：	維持數據一致(包括與過往期間數據的可比性)，以使作出有意義的時段比較。

Reporting Boundary and Period

This ESG report covers the Group’s business operations covering businesses with holdings greater than 90% in Hong Kong and South Korea for the financial year from 1 January 2021 to 31 December 2021.

With respect to material environmental and social topics, the Group aims to provide a better understanding of its practices and governance for its stakeholders. Data in this ESG report are analysed to account for year-on-year changes and clearly presented in a way that allows consistent comparison.

關於本報告

本集團欣然提呈二零二一年環境、社會及管治(「環境、社會及管治」)報告，本報告聚焦於環境、社會及管治表現及各項可持續性措施。本環境、社會及管治報告概述對創造環境、僱員、運營及社會價值的承諾。

報告指引

本環境、社會及管治報告乃根據上市規則附錄27所載環境、社會及管治報告指引而編製。董事會確認其已審閱及批准報告。有關管治部分，請參閱二零二一年年報之企業管治報告。在編製本報告時，已應用重要性、量化、平衡及一致性的報告原則編製：

報告範圍及期間

本環境、社會及管治報告涵蓋本集團自二零二一年一月一日起至二零二一年十二月三十一日止財政年度於香港及南韓控股超過90%之業務營運。

就主要環境及社會議題而言，本集團旨在讓其利益相關者對本集團之常規及管治有更深入瞭解。本環境、社會及管治報告之數據乃為按年變動而加以分析，並以可作一致比較之方式清晰呈列。

Feedback

The Group shall continue to work towards sustainable growth through communications with its stakeholders. Your feedback is valuable and helps the Group improve the report further. Please feel free to contact the Group for any questions or comments at enquiry@landing.com.hk.

BOARD STATEMENT

The Group's management is conscious of its corporate social responsibilities ("CSR") and continuously strives to be a responsible corporation, primarily engaged in the development and operation of integrated leisure and entertainment resorts, gaming and entertainment facilities, and property development. While working to provide its consumers with exceptional leisure experiences, it also bears and fulfills its part of corporate social responsibility.

The Board is responsible for overseeing the ESG risks and opportunities. Supporting the Board, the Group's senior management is responsible for developing ESG-related policies and their implementation in ESG areas, including policy optimization, the development of innovative initiatives, resource allocation, and integrating sustainability issues into all the Group's operations and actions.

The Group's initiatives to address ESG-related risks and opportunities in all business development, which account for most of its environmental consequences, are detailed in this report. The Board reviews progresses toward environmental goals on a regular basis to ensure that the management policy properly addresses the Company's operations' environmental impact. The Board confirms that it has reviewed and approved this report.

Stakeholder Engagement

Stakeholders of the Group include customers, shareholders, employees, business partners, regulators, suppliers and the media and practically all of them are now concerned about environmental and social impacts of its operations. The Group engages with all stakeholders to the best of its ability to obtain their perspectives and prioritise material ESG topics (see bold topics) accordingly. Several channels are used to ensure effective communication with different stakeholders.

反饋

本集團將繼續透過與利益相關者進行溝通，努力實現可持續增長。閣下之反饋非常寶貴，並有助本集團進一步完善報告。如有任何疑問或意見，歡迎電郵至 enquiry@landing.com.hk 與本集團聯絡。

董事會聲明

本集團管理層意識到其企業社會責任(「**企業社會責任**」)並持續致力成為負責任的企業，主要從事發展及經營綜合休閒及娛樂度假區、博彩及娛樂設施以及物業發展。在為客戶提供非凡之休閒體驗的同時，其亦承擔及履其企業社會責任。

董事會負責監察環境、社會及管治風險及機會。為支持董事會，本集團高級管理層負責發展環境、社會及管治相關政策及在環境、社會及管治範疇的實施，包括完善政策、發展具創意的措施、資源分配及將可持續性事宜融入本集團的所有營運及行動內。

本報告內已詳列本集團在所有業務發展中應對環境、社會及管治相關風險及機遇的措施，其佔了大部分為環境後果。董事會定期審閱邁向環保目標的進度，確保管理政策已妥善處理本公司營運對環境的影響。董事會確認已審閱及批准該報告。

利益相關者之參與

本集團之利益相關者包括客戶、股東、僱員、業務夥伴、監管機構、供應商及媒體，而幾乎所有利益相關者現正關注本集團營運對環境及社會之影響。本集團盡最大努力與所有利益相關者接觸，以獲取彼等的觀點，並據此確定我們重要的環境、社會及管治議題(見粗字標題)的優先次序。本集團使用多個渠道確保與不同利益相關者進行有效溝通。

Key Stakeholder Groups 主要利益相關者組別	Key Concerns 主要關注議題	Engagement Channels 參與渠道
Customers 客戶	<ul style="list-style-type: none"> Compliance with all laws and regulations Quality products and services Customer satisfaction 	<ul style="list-style-type: none"> Customer loyalty or membership programmes and events Customer satisfaction surveys Customer services hotline and emails Social media 客戶忠誠度或會員計劃及活動 客戶滿意度調查 客戶服務熱線及電郵 社交媒體
Shareholders 股東	<ul style="list-style-type: none"> Economic performance Full compliance with regulations 	<ul style="list-style-type: none"> Annual general meeting and other meetings Corporate communications including circulars, notifications, results announcements, annual and interim reports 股東週年大會及其他大會 企業通訊，包括通函、通知、業績公告、年報及中期報告
Employees 僱員	<ul style="list-style-type: none"> Compensation and benefits Occupational health and safety Career development opportunities Corporate culture and engagement 薪酬及福利 職業健康與安全 職業發展機會 企業文化及參與度 	<ul style="list-style-type: none"> Performance appraisals Employee involvement in volunteering and CSR projects 表現評估 僱員參與義務工作、企業社會責任項目
Business partners 業務夥伴	<ul style="list-style-type: none"> Long-term partnerships 長期合作關係 	<ul style="list-style-type: none"> Meetings and discussion sessions 會議及討論會議
Regulators 監管機構	<ul style="list-style-type: none"> Regulatory compliance Ethical operation 	<ul style="list-style-type: none"> In-person meeting with regulators Compliance reporting Circulars or guidelines Ad-hoc enquiries 與監管機構會面 合規報告 通函或指引 專門之查問
Suppliers 供應商	<ul style="list-style-type: none"> Long-term partnerships Ethical business practices Supplier assessment criteria 長期合作關係 道德商業慣例 供應商評估標準 	<ul style="list-style-type: none"> In-person meetings Supplier audit Supplier due diligence procedures 會議 供應商審核 供應商盡職審查程序
Media 媒體	<ul style="list-style-type: none"> Community engagement initiatives 社區參與計劃 	<ul style="list-style-type: none"> Management interviews 管理層訪問

ENVIRONMENTAL MANAGEMENT

The Group continuously assesses the impact of its operations on the environment and designs action plans to mitigate it to the extent possible. During the reporting period, the Group complied with all relevant laws and regulations in South Korea, where we have a major part of our operations. These include but not limited to the Air Quality Preservation Act, the Water Quality Preservation Act and the Waste Management Act. The Hong Kong headquarter maintains office-based operations and strictly complies with environmental laws applicable in Hong Kong.

Climate Change

The Group is concerned about the possibility of climate change affecting our activities. Extreme weather events, such as typhoons and floods, have the potential to impair our daily operations. The Group is committed to managing its operations' climate change risks by establishing plans in accordance with global and industry best practices. In the coming year, the Group intends to establish a climate change policy, which will detail the activities that must be done and those that have already been taken to reduce the effects of climate change and create knowledge of climate change resilience.

Environmental Targets

The Group has set targets for different aspects of environmental protection and monitor its performance against these targets regularly. These are as shown in the table below:

Aspect 範疇	Target 目標
GHG emissions 溫室氣體排放	Full switch to electric vehicles by 2030 於二零三零年前全面轉為電動車
Waste 廢棄物	Gradually increase the percentage of waste recycled 逐步增加回收的廢棄物
Energy efficiency 能源效益	The proportion of electrical appliances with energy-saving labels is gradually moving towards 100% 備有節能標籤的電器比例逐步增至100%
Water use 用水	Achieving 100% compliance with environmental protection standards to discharge sewage 排放污水時完全遵守環保標準

環境管理

本集團繼續評估其業務對環境的影響，並設計行動計劃以盡可能減輕其影響。於報告期內，本集團遵守南韓所有相關法律及法規，南韓為主要營運地點。該等法律及法規包括但不限於空氣質量保護法(Air Quality Preservation Act)、水質保護法(Water Quality Preservation Act)及廢物管理法(Waste Management Act)。香港總部以辦公室營運，亦嚴格遵守香港適用之環境法律。

氣候變化

本集團關注氣候變化對影響我們活動的可能性。颱風、水災等極端天氣事件可能令我們的日常營運受損。本集團致力按照全球及行業最佳慣例制定計劃管理其營運氣候變化風險。來年，本集團打算制定一項氣候變化政策，其中將詳細說明必須開展以及已經採取的活動，以減少氣候變化的影響並創造有關氣候變化復原的認知。

環保目標

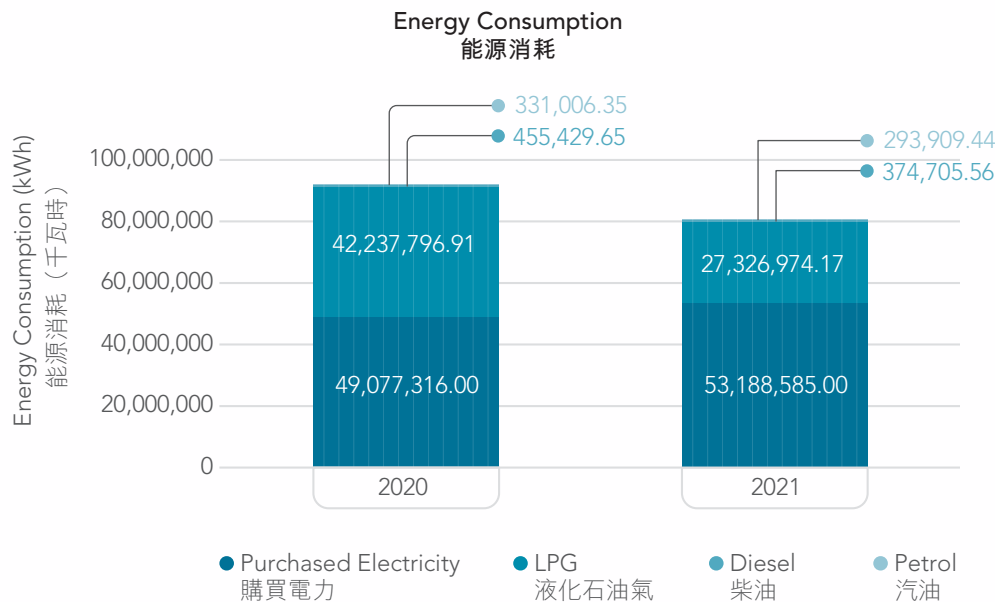
本集團已為不同範疇的環境保護制定目標並定期監測其於有關目標的表現。有關目標載於下表：

Energy Consumption

Sources of energy consumed by the Group include electricity, diesel, liquefied petroleum gas (LPG) and petrol. Major consumption is in daily operations of hotels and casino in Jeju Shinhwa World ("JSW"), South Korea. The Group consumed a total of 81,184,174.17 kWh of energy, with an intensity of 60.1 kWh/thousands Hong Kong dollars revenue, representing a 48.6% decrease over the previous year.

能源消耗

本集團所消耗的能源包括電力、柴油、液化石油氣及汽油。主要在位於南韓的濟州神話世界(「濟州神話世界」)之酒店及娛樂場日常營運中消耗。本集團之總能源消耗量為81,184,174.17千瓦時，密度為60.1千瓦時／千港元收益，較去年減少48.6%。



For enhancing its energy efficiency, the Group has implemented an energy management system at JSW. Several measures have been taken to reduce energy consumption at JSW, while ensuring that customer experience is not affected adversely. These measures are:

- The push for use of light-emitting diodes (LED) lights continued, which helped reduce electricity consumption.
- In rooms, parking spaces and staircases, the Group has installed sensors that automatically dim or turn off lights when the space is vacant. At nights, lights in public areas are turned off to reduce electricity usage.
- Notice are regularly sent to all employees on energy saving every Monday and Friday.
- The green roof system reduces electricity consumption for cooling.
- 繼續推動使用發光二極體(LED)燈，有助減少耗電量。
- 在房間、泊車位及樓梯，本集團已安裝感應器，以便調暗或關掉各處不使用之電燈。在晚上關掉公共場所之電燈，以減少用電。
- 每週一及週五定期向所有僱員發出有關節能的通告。
- 綠化屋頂系統減少製冷的耗電量。

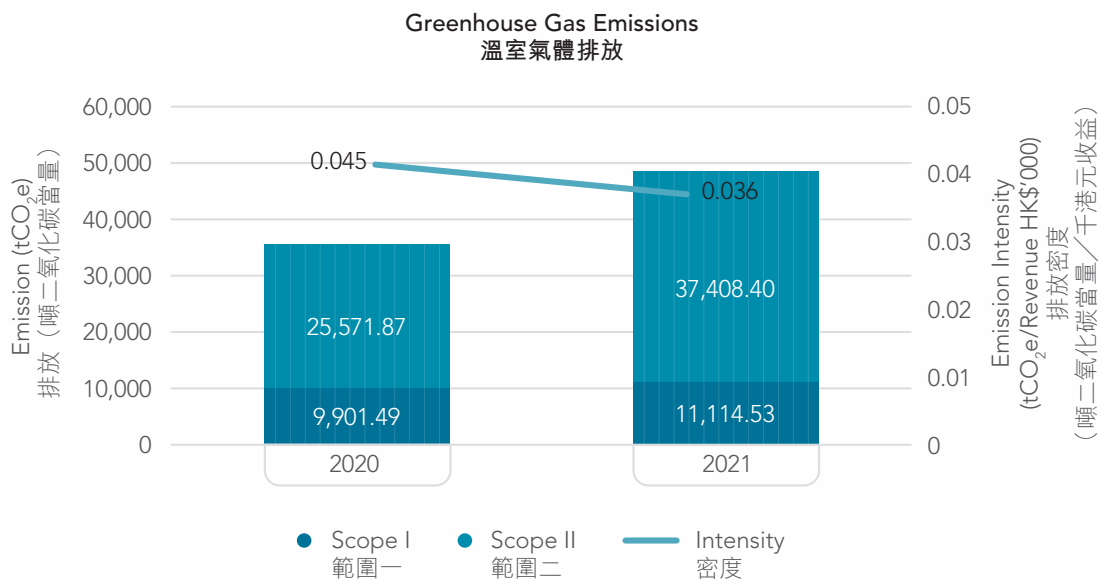
ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

- Heating, Ventilation, and Air Conditioning (HVAC) systems operate according to seasonal change. Filter replacement are increased from 2 to 4 times annually for energy efficiency.
- When customers do not need air-conditioning in the casino it is switched off.
- The manmade waterfall serving as an ornamental attraction has its operational time reduced by 3 hours per day.
- 暖通空調(HVAC)系統根據季節性變化的運行。為達致能源效益，更換濾網次數由每年2次增加至每年4次。
- 當顧客於娛樂場內不需要冷氣時關上冷氣。
- 作觀賞之用的景點人造瀑布的運行時間，每日減少3小時。

In addition to reducing energy consumption in absolute terms, the Group is working to expand use of renewable energy. At JSW, the Group has a solar generating capacity of 340 kWh and the output is used in hotels, condominiums and other facilities. For continued progress, the Group considers it important to raise employees' awareness on an ongoing basis. Therefore, the Group has implemented green measures at the head office, encouraging employees to turn off lights and electronic and electrical appliances when not in use.

除了減少能源消耗的絕對值，本集團亦致力擴大可再生能源的使用。在濟州神話世界，本集團擁有340千瓦時的太陽能發電能力，輸出的電力用於酒店、公寓及其他設施。為持續進步，本集團認為不斷提高員工的意識尤為重要。因此，本集團在總部採取綠色措施，並鼓勵員工關掉不使用之電燈及電子設備。



Operations of the Group result in emissions of greenhouse gases. These include fuel consumed by vehicles, besides purchased electricity. Direct emissions (Scope I) were 11,144.53 tonnes of carbon dioxide equivalent (tCO₂e), while indirect emissions (Scope II) were 37,408.40 tCO₂e. The intensity for total greenhouse gas emission is 0.036 tCO₂e/thousand Hong Kong dollars revenue.

本集團的營運過程中排放溫室氣體。除所購買的電力外，當中包括汽車消耗的燃料。直接排放(範圍一)為11,144.53噸二氧化碳當量，而間接排放(範圍二)為37,408.40噸二氧化碳當量。溫室氣體排放總量的密度為0.036噸二氧化碳當量/千港元收益。

Water Saving

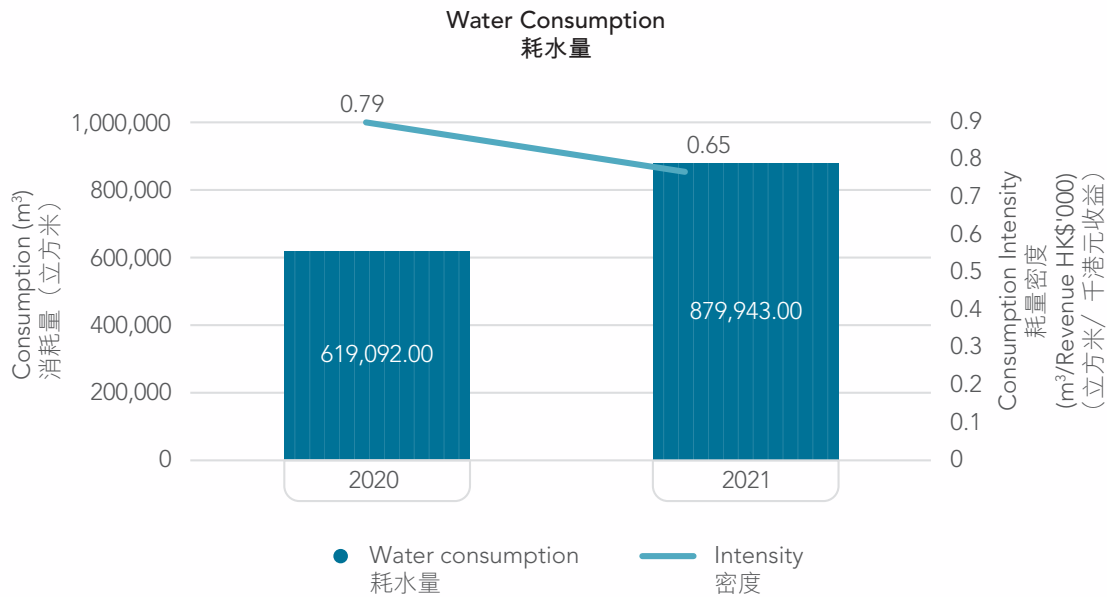
For reducing water consumption, the Group has clearly defined policies that emphasise higher usage efficiency and recycling, and set up a grey water and storm water recycling facility at the JSW resort. Also, the Group has the required effluent treatment facilities which ensure that sewage discharged by the resort meets the stipulated environmental standards.

The Group's daily treatment capacity is 600 tonnes of grey water, which works out to 15,000 tonnes of wastewater annually. Recycled water is used for watering plants, cleaning premises, etc. In 2021, 879,943.00 m³ of water is consumed, with an intensity of 0.65, while 282,817 m³ of the total consumption is recycled. The Group did not face any difficulties in sourcing water fit for the purpose during the year.

節約用水

就減少用水而言，本集團擁有明確的政策，強調提高使用效益及循環再用，並於濟州神話世界度假區設置洗盥中水及雨水循環再用設施。同時，本集團亦配備必要的污水處理設施，確保只有符合環保標準規定之污水會被排放。

本集團的處理能力為每日600噸洗盥中水，每年可處理15,000噸水。循環水可用於為植物澆水及清潔場所等。於二零二一年，耗水量為879,943.00立方米，密度為0.65，而總耗水量中282,817立方米已循環使用。本集團於年內在獲取合適用水方面並無任何困難。

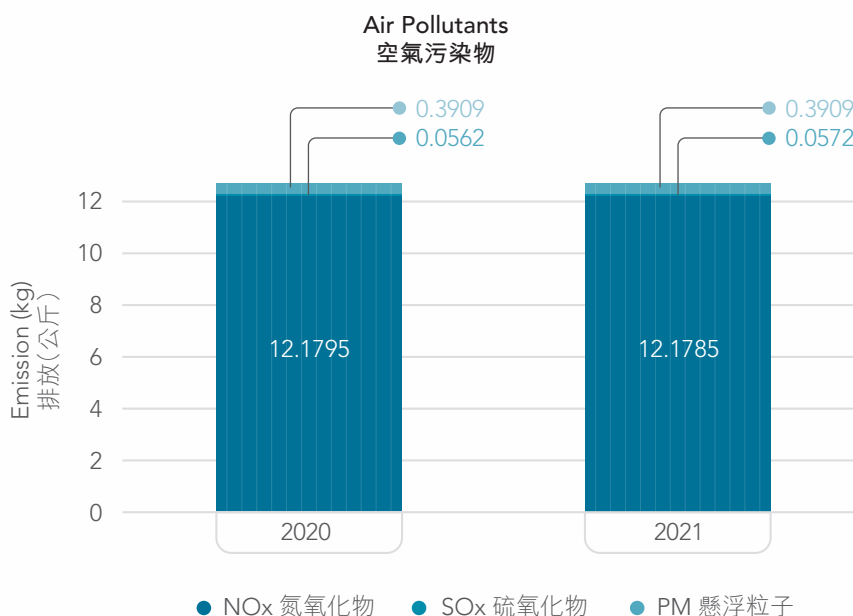


Emission Mitigation

The Group consumes fuel in its vehicles and for operating construction machinery. During the year, 0.0572 tonnes of sulphur dioxide (SOx), 12.1785 tonnes of nitrogen oxide (NOx) and 0.3909 tonnes of particulate matter (PM) are generated. In order to reduce the air pollution caused by fuel consumption, the Group draws plans for reducing air pollution and greenhouse gas emissions which mainly comprise energy-efficiency measures and energy reduction initiatives.

減排

本集團的車輛及建築機械的運行均需要消耗燃料。年內，產生0.0572噸硫氧化物、12.1785噸氮氧化物及0.3909噸懸浮粒子。為減少燃料消耗造成的空氣污染，本集團制定減少空氣污染及溫室氣體排放的計劃，主要包括節能措施。



The management of the Group regularly reviews ESG initiatives and measures. Environmental audits are conducted regularly to help achieve better compliance with national and local regulatory requirements.

本集團管理層定期檢討環境、社會及管治計劃及措施。定期進行環境審核有助於更有效遵守國家及地方之監管規定。

Another important step being taken for minimisation of air pollutants at JSW is the replacement of traditional petrol vehicles by electric carts and electric vehicles for in-resort transportation. In addition, super low NOx emission boilers are now in place to replace conventional burners. In compliance with applicable laws, operations records are reported to the designated governmental authority, along with results of tests of air emissions. Another source of pollution is leakage of refrigerants, and this is checked by regular inspections of all pipes used in air-conditioning.

為減少空氣污染物而於濟州神話世界採取的另一重要措施為，以電動高球車及電動車取代傳統汽油車於度假區內作運輸之用。此外，已設置超低氮氧化物排放之鍋爐來取代傳統的燃燒器。在遵守適用法律的前提下，本公司會向指定的政府機構提交運作記錄及空氣排放測試結果報告。另一污染源為製冷劑的洩漏，已定期檢查所有用於空調的管道。

Waste Management

“Reduction, Reuse and Recycling” is the core guiding principle in the context of waste management. This idea is constantly promoted among employees and visitors, to control generation of waste. The Group’s estate management services team helps implement the prescribed procedures and other relevant measures.

Considerable non-hazardous waste is generated by guests visiting resort, including plastic bottles, packaging materials and metal containers. These are all collected in bins placed at appropriate points. This waste is then handed over to designated parties who recycle it. The Group also encourages use of reusable dishes, silverware and glassware in order to minimise use of disposables.

A separate facility has been built for treatment of waste food. Food waste is dried and compressed in order to reduce the volume. It is then incinerated in conformity with local regulatory requirements. The process of incineration generates ash which is treated as fertiliser for gardening.

In 2021, a total of 3,803 tonnes of non-hazardous waste and 0.77 tonnes of hazardous waste was generated, while 1,767 tonnes of waste was recycled. During the year, the Group’s operation did not involve in significant consumption of packaging materials.

Environmental and Natural Resources

Before setting up the JSW the Group had commissioned a consultant for a comprehensive environmental impact assessment covering potential adverse environmental impacts. In tune with advice rendered by the consultant, the resort design included eco-friendly features and this has helped reduce the environmental impact of its operations.

The Group tries to minimise consumption of resources of all kinds, including the use of paper, by encouraging use of softcopies as well as both sides of paper in case hard copies are unavoidable. Similarly, envelopes and file folders are re-used wherever possible. In the long run, these approaches enhance employees’ environmental awareness and minimise waste generation.

廢棄物管理

「減廢、重用及循環再造」為廢棄物管理的核心指導原則。透過不斷向僱員及旅客推廣此概念，以控制廢棄物的產生。本集團的物業管理服務團隊亦協助實行規定的程序及其他相關措施。

到訪度假區的旅客會產生大量無害廢棄物，包括膠樽、包裝物料及金屬容器。該等無害廢棄物皆會收集在適當收集點之回收箱內。其後，無害廢棄物會交予指定回收商。本集團亦鼓勵使用可再用碗碟、銀製餐具及玻璃杯，以減少使用即棄餐具。

本集團設立獨立設施處理廚餘。為減少廚餘體積，廚餘會經乾燥及壓縮。廚餘遵照當地法規要求被焚化。燃燒過程中產生之灰燼會作園藝肥料之用。

於二零二一年，本集團合共產生 3,803 噸無害廢棄物及 0.77 噸有害廢棄物，同時 1,767 噸廢棄物已循環再用。年內，本集團之運營並無涉及消耗大量包裝物料。

環境及天然資源

在設立濟州神話世界前，本集團已委聘顧問進行全面環境影響評估(涵蓋潛在不利影響)。根據顧問提供的建議，度假區的設計已納入環保元素，有助減少其運營對環境造成之影響。

本集團盡量減少各種資源消耗，包括紙張的使用，鼓勵使用電子複本及在不可避免使用紙質版本時採用雙面印刷。同樣，亦盡可能重用信封及文件夾。長遠來說，該等方法可提高員工之環保意識，並減少產生廢棄物。

The Group implemented an array of initiatives for increasing resource usage efficiency that include energy conservation, rainwater harvesting and wastewater recycling, apart from following responsible sourcing practices for office furniture and equipment. To further enhance environmental consciousness, the Group also offer employee training on general waste separation methods.

Engaging with the community where we operate, the Group disseminates environmental protection messages to the community. To this end, the Group organises environmental protection events regularly, while our volunteer clubs collaborate with community service organisations in Jeju for the benefit of local residents. The Group is looking forward to encouraging employees to support environmental protection activities in future.

SOCIAL ASPECT

Employment

Providing the right kind of working environment and growth opportunities to its employees is of paramount importance as the Group views employees as its most important asset. At the end of the reporting period, the Group had a total of 1,364 employees. The Group has made it a practice to strictly comply with all employment laws and regulations applicable at Jeju, including but not limited to the Labour Standards Act of South Korea and the Employment Ordinance and Minimum Wage Ordinance in Hong Kong.

The Group's policies are implemented based on the principle of equal opportunity, diversity and anti-discrimination. The Group complies with the Sex Discrimination Ordinance, Disability Discrimination Ordinance, Family Status Discrimination Ordinance and Race Discrimination Ordinance. All employees enjoy equal opportunities for promotion and are treated in a fair and open manner regardless of age, gender, marital status, family status, race, skin colour, nationality, religion, political affiliation or sexual orientation.

The Group believes in free and frank discussions and communication with employees through several channels. While a safe and enjoyable work environment, equitable compensation, benefit schemes, opportunities for career growth and a variety of learning and development programmes are a given, we strive to create a strong corporate culture where employees' contributions are recognised and rewarded.

除就辦公室傢俬及設備奉行責任採購常規外，本集團亦實行一系列計劃提高資源使用效益，包括節能、收集雨水及污水循環再用。為進一步提高環保意識，本集團亦為僱員提供一般廢棄物分類方法的培訓。

本集團參與其業務所在地的社區，向社區宣傳環保信息。為此，本集團定期舉辦環保活動，而志願團隊與濟州社區服務機構合作，以改善當地居民的福祉。本集團期望日後能鼓勵更多僱員支持環保活動。

社會方面

僱傭

由於本集團視僱員為至為重要之資產，為僱員提供良好工作環境及成長機會至關重要。於報告期末，本集團合共擁有1,364僱員。本集團一直嚴格遵守於濟州適用之所有就業法例及法規，包括但不限於南韓勞動標準法(Labour Standards Act)以及香港僱傭條例及最低工資條例。

本集團的政策乃根據平等機會、多元及反歧視原則實施。本集團遵守性別歧視條例、殘疾歧視條例、家庭崗位歧視條例及種族歧視條例。不論年齡、性別、婚姻狀況、家庭狀況、種族、膚色、國籍、宗教、政治派別或性取向，所有僱員均享有同等的晉升機會，並受到公平及公開方式對待。

本集團相信，透過各種渠道能與僱員進行公開及坦誠的討論及交流。在提供安全及愉快之工作環境、公平之薪酬、福利計劃，職業發展機會以及各項進修及發展計劃的同時，我們致力建立深厚之企業文化，肯定及表揚僱員所作貢獻。

Development and Training

The Group strives for the best available talent but further honing of skills is always required and this is an important part of our human resources strategy. The Group's goal is to be a leading developer and operator of leisure resorts and for ensuring continued growth we provide comprehensive and the appropriate training to our employees. Emphasis is always on enhancement of problem-solving skills and work efficiency. The Group adheres to the Vocational Skills Development Act in South Korea.

JSW stresses training programmes designed for specific positions, one example being leadership training at appropriate levels and service training at all levels, covering all resort operations. The Group are also working on training some of employees to become tutors and have designed a systematic Train-the-Trainer course for this purpose.

Besides the regular training provided by different departments which is specific to duties of the concerned employees, approximately 48% employee of the Group completed an average of 12.03 hours of training.

Health and Safety

Ensuring occupational health and safety of employees is a task the Group takes seriously. It strictly complies with all relevant occupational health and safety regulations including but not limited to Occupational Safety and Health Act in South Korea and Occupation Health and Safety Ordinance in Hong Kong. Providing a safe and healthy working environment is achieved by the following measures:

- Office as well as work environment at the resort must comply with or exceed requirements of the relevant laws;
- Safety procedures for work entailing risks should be clearly defined and communicated;
- Protective equipment, medical insurance and regular health check-ups are provided for employees;
- Machinery and equipment are checked regularly to prevent malfunctioning that may lead to accidents;
- In the event of emergency events like a fire or an explosion, there should be clearly laid out procedures for employees to follow;
- All workplace injuries are recorded and causes are analysed.

發展及培訓

本集團致力物色最優秀的人才，惟仍須進一步提升技能，而人才發展一直是人力資源策略中重要一環。本集團的目標為成為休閒度假區龍頭發展商及營運商，並為確保持續增長，使向僱員提供全方位及合適的培訓。著重提升處理問題之技巧及工作效率。本集團遵守南韓職業技能發展法(Vocational Skills Development Act)。

濟州神話世界著重針對特定職位進行之培訓計劃，例如適合員工級別之領導能力培訓及各級員工之服務培訓，涵蓋所有度假區業務。本集團亦培訓若干員工成為導師，並為此設立有系統之導師培訓課程。

除不同部門針對相關員工的職責所提供之常規培訓外，本集團約48%僱員完成平均約12.03個小時之培訓。

健康與安全

保障職業健康及僱員安全為本集團的重要工作之一。本集團嚴格遵守所有相關職業健康及安全規例，包括但不限於南韓職業安全與健康法(Occupational Safety and Health Act)及香港職業安全及健康條例。為提供安全及健康之工作環境，透過下列措施實現：

- 度假區內的辦公室及工作環境須符合或超越相關法律規定；
- 清楚界定及傳達涉及風險工作之安全程序；
- 為僱員提供所需防護設備、醫療保險以及定期身體檢查服務；
- 定期檢查機器及設備，以防止出現故障導致發生事故；
- 倘發生如火災或爆炸等突發事件時，應有明確列明的程序讓僱員跟隨；
- 記錄所有工傷事故，並分析成因。

Safety training was provided to employees during the year. Inspections and work environment checks were carried out on a regular basis. In 2021, the Group recorded 10 cases of work-related injury and no case of work-related fatalities. To raise the safety awareness of the sub-contractors, monthly meetings and weekly inspections were organised.

The Group was not aware of any instance of non-compliance with laws and regulations that have a significant impact, relating to a safe working environment and protection from occupational hazards during the year.

Labour Standards




The Group strictly complies with the Labour Standard Act in South Korea and prohibits the use of child and/or forced labour. Compliance is ensured by way of the following:

年內，本集團為僱員提供安全培訓，並定期進行檢查及核查工作環境。於二零二一年，本集團錄得十宗工傷個案，並沒有工作致命事故。為提升分包商之安全意識，每月舉行會議及每週進行檢查。

年內，本集團並不知悉任何因違反法律及法規而對本集團有關提供安全工作環境及保障免受職業傷害方面構成重大影響的情況。

勞工準則

本集團嚴格遵守南韓勞工標準法(Labour Standard Act)，並禁止聘用任何童工及／或強制勞工。法規乃透過下列方法確保遵守：

 <p>Age Restriction 年齡限制</p>	 <p>Ensuring Workplace Safety 確保工作環境安全</p>	 <p>Age Verification 核實年齡</p>
<p>No employee should be less than 16 years of age 僱員的年齡不得低於16歲</p>	<p>No employee who is under 18 should be assigned any hazardous work and asked to work at night so that their studies are not affected 18歲以下之僱員不可從事具有危險之工作，並禁止其晚上工作，避免影響學業</p>	<p>Diligent verification of age must be conducted before hiring a new employee by the human resource department. Documents submitted as proof of age are checked and the it is ensured the appearance of the applicants are consistent with the photograph on the identity documents. 聘用任何新任僱員前，人力資源部須核實其年齡。查核所提交可證明年齡之文件，並確保申請人樣貌與其身分證明文件上照片相符。</p>

When an instance of forced labour comes to light, immediate actions stipulated by the relevant legislation are taken. The subject employee is removed from the workplace immediately. The human resource department is asked to verify all relevant information and confirm whether the employee is indeed a case of forced labour. The reasons why the employee was not identified in the recruitment process is analysed and rectification measures are taken within 90 working days.

During the year, the Group was not aware of any non-compliance with laws and regulations having a significant impact on the Group relating to employment and labour practices; nor did we identify any incidents relating to the use of child or forced labour.

OPERATION ASPECT

Supply Chain Management

Setting up and operating JSW has entailed working with several contractors and suppliers and the Group has developed and maintained long-term relationships with them. The Group selects our business partners carefully through due diligence, in order to obtain and supply high-quality products and services. Transparent, fair and open procedures are the hallmarks of procurement procedures for all materials, services and contents. The Group cooperates with only those business partners who believe in the same ethical values and standards.

The Group worked with 642 suppliers during the year, of which 638 were Korean enterprises and the remaining 4 enterprises were from Hong Kong and China.

倘發現任何屬強制勞工的情況，將即時根據相關司法規定採取行動。有關僱員將即時被帶離工作場所，並要求人力資源部查核所有相關資料並確定該名僱員是否遭到強制勞動。分析有關僱員招聘程序中未能識別之原因，並於90個工作日內採取糾正措施。

年內，本集團並不知悉因違反任何法例及法規而對本集團有關僱傭及勞工規範方面構成重大影響，亦無發現任何有關聘用童工及強制勞工之事件。

營運方面

供應鏈管理

成立及營運濟州神話世界時須與多名承包商及供應商合作，本集團與彼等發展及維持長期關係。為確保獲取及提供優質之產品及服務，本集團透過盡職審查謹慎篩選業務夥伴。於採購所有材料、服務及內容程序時特別採用透明、公平及公開原則。本集團僅與具備相同道德價值觀及標準之業務夥伴合作。

年內，本集團與642名供應商合作，其中638間為韓國企業，而餘下4間企業來自香港及中國。

Product Responsibility

The Group's JSW resort and casino improve customer satisfaction by providing world-class products and services. Whenever a customer complaint is received, remedial procedures are followed to resolve it promptly, often by offering feasible solutions or further assistance. During the year, the total number of complaints received by the hospitality business and the attractions unit were 1,379 respectively. They were all handled and solved in a prompt manner after thorough review and investigation.

The Group complies with all applicable laws and regulations, which include but are not limited to Product Liability Act, Personal Information Protection Act and casino regulations promulgated by The National Gambling Control Commission in South Korea. Confidentiality of personal information is maintained diligently, in accordance with consumer data protection and privacy policies. Use of personal data by staff is monitored to ensure information collected from guests and customers is stored and managed in strict compliance with the relevant laws and regulations. Access to such information is limited to employees specifically authorised to use it, for specified purposes.

At JSW, the Group has clearly laid out the privacy policy and posted it on the resort's website as required by the Korean Personal Information Protection Act. JSW collects only such information as is necessary for smooth operations. The Group obtains prior consent of customers if the information is required to be provided to third parties for bona fide reasons. Selective personal data are collected and used in full compliance with the information network law of Republic of Korea.

Protecting intellectual property rights of its own as well as those of suppliers, customers, business partners, competitors and others is an essential component of business practices followed by the Group. In all contracts with third parties, there are clauses stipulating observance and protection of intellectual property rights. In order to stay up-to-date on applicable laws and regulations and to avoid any infringements, expert advice is sought regularly from patent and trademark lawyers.

產品責任

本集團的濟州神話世界度假區及娛樂場透過提供世界級產品及服務提升客戶滿意度。當接獲客戶投訴時，會遵照補救程序即時解決，偶爾亦通過可行解決方案或進一步協助解決。年內，投訴總數為1,379宗，由酒店業務及主題景點接獲。經過深入審查和調查，均得到及時處理和解決。

本集團遵守一切適用法例及法規，包括但不限於南韓之產品責任法(Product Liability Act)、個人情報保護法(Personal Information Protection Act)、國家博彩控制委員會之娛樂場規定。根據保護消費者資料及私隱政策，努力維持個人資料私隱。監察職員使用個人資料之情況，確保自客人及客戶所收集的資料將嚴格按照相關法律及法規存儲及管理。只有獲特別授權之僱員方能根據特定目的使用有關資料。

在濟州神話世界，本集團已清楚訂明私隱政策，並按韓國個人情報保護法規定於其網站刊載。濟州神話世界僅收集有關運營所需的資料。倘在合法的情況下須於向第三方提供任何資料前獲客戶事先同意。選擇性收集及使用個人資料亦須完全遵守大韓民國信息網絡法進行。

保護自身的知識產權以及供應商、客戶、業務夥伴、競爭對手及其他持份者之知識產權為本集團業務常規中重要一環。在與第三方簽訂所有合約時，均須載有遵守及保護知識產權之相關條款。為遵守最新適用法律及法規以及避免任何侵權行為，本集團定期向專利或商標律師尋求意見。

To the best of our knowledge, there were no incidents of non-compliance with laws and regulations that could have had a significant impact, in respect of occupational health and safety, advertising, labelling and privacy matters relating to products and services provided or methods of redressal.

據我們所盡悉，概無因違反任何法例及規例而對有關所提供產品及服務之健康與安全、廣告、標籤及私隱事宜或補救方法方面構成重大影響。

Responsible Gaming

The casino at the resort in Jeju is allowed to entertain only foreign nationals and unlawful entry of Korean citizens is prevented by using the following initiatives.

負責任博彩

濟州島度假區的娛樂場僅限接待外國人，故已透過採取下列措施防止韓國國民非法進入娛樂場：

	<ul style="list-style-type: none"> • “No Minors Allowed” signs are displayed prominently at the entrance of the casino to inform all guests to prohibit people under the age of 19 from entering the casino • 在娛樂場入口當眼位置豎立「未成年人士不得進入」之指示牌，以通知所有客人禁止19歲以下人士進入娛樂場
	<ul style="list-style-type: none"> • Strict enforcement of identity checks before guests are allowed to enter the casino • 客人進入娛樂場前嚴格執行身份檢查
	<ul style="list-style-type: none"> • Casino reserves the right to deny access or remove a person from the gaming area under circumstances it deems appropriate such as behaviours affecting the safety or security of others • 在涉及影響他人安全行為或保障他人安全等情況下，娛樂場保留拒絕該人士進場或將該人士帶離娛樂區之權利

The casino ensures responsible gaming by working closely with the relevant government authorities and community bodies, minimising any negative social impact. The highest standards of professional integrity are followed.

娛樂場與相關政府機構及社區團體緊密合作確保負責任博彩，以盡量減少任何負面社會影響，並遵循最高標準之專業誠信。

Training is provided to the entire staff of the casino for promotion and practice of responsible gaming. Staff is trained to resort to culturally appropriate interventions when necessary and provide any available information, support and referrals to guests. The Group has a responsible gaming awareness training programme that all new hires are required to attend and this is followed by annual refresher programmes that equip the staff to offer the necessary help and resources to guests when needed.

為所有娛樂場員工提供培訓，以促進及實踐負責任博彩。培訓員工以於必要時採取在文化上適應博彩方面之適當干預措施，並於需要時為客人提供所需資訊、支援及轉介。本集團設有一項負責任博彩意識培訓計劃，所有新入職員工均須參與，此後設有年度進修培訓，使員工能在客戶需要協助時能提供必要之協助及資源。

In order to ensure responsible gaming, it is necessary to build the requisite awareness among the staff of the casino and the resort. For this purpose, informative messages are posted on staff notice boards, as well as internal newsletters and posters in staff areas.

為確保負責任博彩，娛樂場及度假區的員工均須建立充足的意識。就此而言，我們已在員工告示板及員工通訊以及員工區域內之海報上張貼有關資料。

Anti-corruption

The Group strictly adheres to the anti-corruption related laws and regulations where it operates, including Improper Solicitation and Graft Act in South Korea and Prevention of Bribery Ordinance in Hong Kong, especially when it enters into contracts and agreements with suppliers of goods and services. The Group tolerates no instances of corruption or bribery. There was no concluded legal case regarding corrupt practices brought against the Company or its employees during the year.

Casino strives to remain alert about compliance with applicable laws and regulations on prevention of money laundering. The Group had engaged an independent third-party consulting firm, both in Hong Kong and South Korea, to examine the efficacy of its systems and advise on the Anti-Money Laundering (“AML”) and Counter Terrorism Financing (“CTF”) framework, besides the design of controls and policies of the gaming business.

The Group operating gaming business has developed a detailed policy for internal controls, which ensures compliance with the applicable AML and CTF laws and regulations.

The Board also reviews the internal control system and its enforcement periodically. The latest of such reviews has returned satisfactory results.

During the year, the Group was not aware of any non-compliance with laws and regulations that could have a significant impact on the Group relating to bribery, extortion, fraud and money laundering.

Community Investment

Giving back to the community is a part of the Group’s cultural ethos. During the year, the Group recorded a total of HK\$1,039,021 donation, which went to investments in town development, theme park and water park tickets, youth association and community organization.

反貪污

本集團嚴格遵守其業務所在地之反貪污相關法律及法規，包括南韓禁止不當請託與收受財物法及香港防止賄賂條例，特別是當本集團與商品及服務供應商簽立合約及協議時。本集團絕不容忍任何貪污或賄賂的情況。年內，概無就本公司或其僱員的貪污行為提出法律訴訟。

娛樂場致力於遵守防止洗黑錢活動之所有適用法例及規例。本集團已委聘於香港及南韓之獨立第三方諮詢公司，除就博彩業務監控及政策之設計之外，就反洗黑錢（「反洗黑錢」）及打擊恐怖分子融資（「打擊恐怖分子融資」）體制的系統成效進行審閱及提供意見。

本集團經營博彩業務已制訂詳細的內部監控政策，確保遵照適用反洗黑錢及打擊恐怖分子融資法例及規例。

董事會亦定期檢討內部監控制度及其執行情況。最近的檢討結果令人滿意。

年內，本集團並不知悉因違反任何法例及規例而對本集團有關賄賂、勒索、欺詐及洗黑錢方面構成重大影響之任何情況。

社區投資

回饋社區為本集團之文化價值部分。年內，本集團錄得1,039,021港元的捐款，已投資於城鎮發展、主題公園及水上樂園門票、青年聯會及社區組織。

PERFORMANCE DATA SUMMARY

績效數據概要

		2021 二零二一年	2020 二零二零年
ENVIRONMENT	環境		
Total Energy Consumption (kWh)	能源總耗量(千瓦時)	81,184,174.17	92,101,548.91
Gasoline/Petrol (kWh)	汽油(千瓦時)	293,909.44	331,006.35
Diesel (kWh)	柴油(千瓦時)	374,705.56	455,429.65
Liquefied petroleum gas (kWh)	液化石油氣(千瓦時)	27,326,974.17	42,237,796.91
Purchased electricity (kWh)	購買電力(千瓦時)	53,188,585.00	49,077,316.00
Energy Consumption Intensity (kWh/Revenue HK\$'000)	能源耗量密度(千瓦時/千港元收益)	60.10	116.88
Water Consumption (m³)	耗水量(立方米)	879,943	619,092
Water Consumption Intensity (m ³ /Revenue HK\$'000)	耗水量密度(立方米/千港元收益)	0.65	0.79
Total Greenhouse Gas Emissions (tCO₂e)	溫室氣體總排放量(噸二氧化碳當量)	48,552.93	35,473.36
Scope 1 (tCO ₂ e)	範圍一(噸二氧化碳當量)	11,144.53	9,901.49
Scope 2 (tCO ₂ e)	範圍二(噸二氧化碳當量)	37,408.40	25,571.87
Greenhouse Gas Emission Intensity (tCO ₂ e/Revenue HK\$'000)	溫室氣體排放量密度 (噸二氧化碳當量/千港元收益)	0.036	0.045
Air Emissions	空氣污染物		
Nitrogen oxides (NO _x) (tonnes)	氮氧化物(噸)	12.1785	12.1795
Sulphur oxides (SO _x) (tonnes)	硫氧化物(噸)	0.0572	0.0562
Particulate matters (PM) (tonnes)	懸浮粒子(噸)	0.3909	0.3909
Waste	廢棄物		
Hazardous waste (tonnes)	有害廢棄物(噸)	0.77	0.79
Non-hazardous waste (tonnes)	無害廢棄物(噸)	3,803	3,393
WORKFORCE DEMOGRAPHICS	僱員人口統計		
Total Headcount	員工總數	1,364	1,525

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT
環境、社會及管治報告

		2021 二零二一年	2020 二零二零年
HEALTH AND SAFETY	健康及安全		
Occupational Health and Safety Performance	職業健康與安全表現		
Number of work-related injuries	工傷數目	10	5
Work-related accident rate (per 100,000 working hours)	工作意外比率 (每100,000工作時數計)	0.21	0.17
Lost days due to work injury	因工傷而損失的工作天數	244	226
Work-related fatalities	工作致命事故	0	0
Safety Training	安全培訓		
Total training hours	總培訓時數	31,116	40,309
Percentage of employees trained	受訓僱員百分比	100%	30.7%
DEVELOPMENT AND TRAINING	發展及培訓		
Total Number of Employees Trained	受訓僱員總數		
By Gender	按性別劃分		
Male	男性	902	847
Female	女性	731	600
By Position	按職位劃分		
Office staff	辦公室人員	287	268
Operations staff	營運人員	1,346	1,179
Total Training Hours of Employees	總僱員培訓時數		
By Gender	按性別劃分		
Male	男性	8,896.2	7,570
Female	女性	7,511.6	6,053
By Position	按職位劃分		
Office staff	辦公室人員	3,754.9	3,252
Operations staff	營運人員	12,652.9	10,371
SUPPLIERS	供應商		
Total Number of Suppliers	供應商總數目	642	328
By Geographical Distribution	按地區分佈劃分		
Korea	韓國	638	322
Macau	澳門	0	3
Malaysia	馬來西亞	0	2
Singapore	新加坡	0	1
Hong Kong	香港	2	0
China	中國	2	0

The Directors present the annual report and the audited consolidated financial statements for the Year.

董事謹此提呈截至本年度之年報及經審核綜合財務報表。

PRINCIPAL ACTIVITIES

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in note 1 to the consolidated financial statements.

主要業務

本公司為投資控股公司。本公司主要附屬公司之主要業務載於綜合財務報表附註1。

BUSINESS REVIEW

Overview

Details of (i) business review and relevant principal risks and uncertainties and (ii) future development of the Group's business are set out respectively in the "Operation and Business Review", "Outlook" and "Principal Risks and Uncertainties" sections under "Management Discussion and Analysis" of the Letter from the Board.

業務回顧

概覽

有關(i)業務回顧及相關主要風險與不明朗因素；及(ii)本集團業務未來發展之詳情分別載於董事會函件「管理層討論與分析」內「經營及業務回顧」、「展望」及「主要風險及不明朗因素」等節。

The Group understands the success of the Group's business depends on the support from its key stakeholders, including employees, customers, suppliers, banks, regulators and shareholders. The Group will continue to ensure effective communication and maintain good relationship with each of its key stakeholders.

本集團明白本集團業務成功取決於其主要利益相關者之支持，包括僱員、客戶、供應商、銀行、監管機構及股東。本集團將繼續與各主要利益相關者保持有效溝通及良好關係。

Key Financial Ratios

Details of the Group's business performance are indicated in "Management Discussion and Analysis" section of the Letter from the Board, and other financial ratios are set out below:

主要財務比率

有關本集團業務表現之詳情於董事會函件「管理層討論與分析」一節內列示，而其他財務比率載於下文：

		2021 二零二一年	2020 二零二零年
Debt to equity ratio	資本負債比率	30.6%	29.7%
Quick ratio	速動比率	0.4	0.8

Notes:

- Debt to equity ratio is calculated by dividing total liabilities by total equity. Debt to equity ratio increase from 29.7% in 2020 to 30.6% in 2021.
- Quick ratio is calculated by dividing total current assets less inventories and completed properties for sale by total current liabilities. Quick ratio decrease from 0.8 in 2020 to 0.4 in 2021.

附註：

- 資本負債比率乃以負債總值除總權益計算得出。資本負債比率由二零二零年之29.7%上升至二零二一年之30.6%。
- 速動比率乃以流動資產總值減存貨及待售已落成物業除流動負債總值計算得出。速動比率由二零二零年之0.8減少至二零二一年之0.4。

Environmental Policies and Performance

Details of the Company's environmental policies and performance are set out in the Environmental, Social and Governance Report.

環境政策及表現

有關本公司環境政策及表現之詳情載於環境、社會及管治報告。

Compliance with Laws and Regulations

The Group recognises the importance of compliance with regulatory requirements and the risk of non-compliance of the applicable rules and regulations. The Group has been allocating system and staff resources to ensure ongoing compliance with rules and regulations and to maintain cordial working relationships with regulators effectively through effective communications. During the Year, the Group has complied with, among others, to the best of our knowledge, the following major laws and regulations:

Hong Kong

- the Listing Rules;
- the SFO;
- Companies Ordinance; and
- the Gambling Ordinance.

South Korea

- Tourism Promotion Act;
- Special Act on the Establishment of Jeju Special Self-governing Province and the Development of Free International City;
- Jeju Special Self-governing Province Tourism Promotion Ordinance;
- Foreign Exchange Transaction Act;
- Building Act (and its Enforcement Decree);
- Landscape Act (and its Enforcement Decree);
- Environmental Impact Assessment Act (and its Enforcement Decree);
- Road Act;

法律及監管合規

本集團重視遵守監管規定及適用規例和規定之不合規風險。本集團一直分配系統及人力資源以確保持續遵守規例及規定，並透過有效溝通與監管機構保持緊密合作關係。本年度內，據我們所盡悉，本集團已遵守(其中包括)以下主要法例及法規：

香港

- 上市規則；
- 證券及期貨條例；
- 公司條例；及
- 賭博條例。

南韓

- 旅遊促進法案(Tourism Promotion Act)；
- 成立濟州特別自治道及發展國際自由城市特別法案(Special Act on the Establishment of Jeju Special Self-governing Province and the Development of Free International City)；
- 濟州特別自治道旅遊促進條例(Jeju Special Self-governing Province Tourism Promotion Ordinance)；
- 外匯交易法案(Foreign Exchange Transaction Act)；
- 建築法案(及其實施法令)(Building Act (and its Enforcement Decree))；
- 地貌法案(及其實施法令)(Landscape Act (and its Enforcement Decree))；
- 環境影響評估法案(及其實施法令)(Environmental Impact Assessment Act (and its Enforcement Decree))；
- 道路法案(Road Act)；

- Jeju Special Self-governing Province Building Ordinance;
- Commercial Act; and
- Foreign Investment Promotion Act.

RESULTS AND APPROPRIATIONS

The results of the Group for the Year are set out in the consolidated statement of profit or loss and the consolidated statement of comprehensive income on pages 82 and 83.

The Directors do not recommend the payment of any dividend for the Year.

PROPERTY, PLANT AND EQUIPMENT

Details of movements in the property, plant and equipment of the Group during the Year are set out in note 14 to the consolidated financial statements.

SHARE CAPITAL

On 2 June 2021, the Company completed the allotment and issuance of 704,374,800 ordinary shares (the "Subscription Shares") under the general mandate to a subscriber, who is an independent third party, at the subscription price of HK\$0.197 per share pursuant to the terms and conditions of the subscription agreement dated 21 May 2021, entered between the Company and the subscriber and subscriber's guarantor. The Subscription Shares representing approximately 16.67% of the issued share capital of the Company as enlarged by the allotment and issuance of the Subscription Shares immediately upon completion. The net proceeds from the subscription, after deduction of the subscription commission and other related expenses, amounted to approximately HK\$138,611,000 was intended to be used for capital expenditure and development cost for Jeju Shinhwa World as well as the payment of interest expenses and general working capital. As at 31 December 2021, approximately HK\$27,500,000 has been applied towards the maintenance, renovation and upgrade of the existing facilities within Jeju Shinhwa World and approximately HK\$68,238,000 has been applied towards interest expenses. Taken into consideration the prevailing market conditions and the Group's liquidity position, the Group has exercised caution in utilizing the fund raised and intends to apply the balance of the proceeds largely for interest expenses so as to maintain a healthy balance sheet.

Movements of the share capital of the Company during the Year are set out in note 28 to the consolidated financial statements.

- 濟州特別自治道建築條例(Jeju Special Self-governing Province Building Ordinance)；
- 商業法案(Commercial Act)；及
- 外商投資促進法案(Foreign Investment Promotion Act)。

業績及分派

本集團截至本年度之業績載於第82及83頁之綜合損益表及綜合全面收益表。

董事不建議就截至本年度派付任何股息。

物業、廠房及設備

本集團物業、廠房及設備之本年度內變動詳情載於綜合財務報表附註14。

股本

於二零二一年六月二日，本公司完成根據本公司、認購人與認購擔保人所訂立日期為二零二一年五月二十一日之認購協議之條款及條件以認購價每股0.197港元向一名獨立第三方之認購人配發及發行一般授權項下704,374,800股普通股份(「認購股份」)。認購股份相當於緊隨完成後經配發及發行認購股份擴大之本公司已發行股本約16.67%。認購事項所得款項淨額(經扣除認購佣金及其他相關開支)約為138,611,000港元，擬用作濟州神話世界的資本開支及發展成本，以及支付利息開支及用作一般營運資本。於二零二一年十二月三十一日，約27,500,000港元用作維護、翻新及升級濟州神話世界的現有設施，而約68,238,000港元用作利息開支。經考慮現行市況及本集團的流動資金狀況，本集團已謹慎地運用籌集的資金並擬將所得款項餘額大部分用於利息開支，以維持資產負債表穩健。

本公司股本之本年度內變動載於綜合財務報表附註28。

DIRECTORS' REPORT

董事會報告

DISTRIBUTABLE RESERVES OF THE COMPANY

Details of distributable reserves of the Company are set out in note 29 to the consolidated financial statements.

SUMMARY OF FINANCIAL INFORMATION

A summary of the results, assets, liabilities and non-controlling interests of the Group for the last five financial years, as extracted from the audited consolidated financial statements, is set out on page 224.

DIRECTORS

The Directors during the Year and up to the date of this report are:

Executive Directors:

Dr. Yang Zhihui (*Chairman*)
Ms. Chan Mee Sze
Mr. Yeung Lo
Dr. Wong Hoi Po
Ms. Pu Shen Chen
Mr. Huang Wei (appointed on 14 April 2021)

Independent Non-Executive Directors:

Mr. Li Chun Kei
Mr. Shek Lai Him Abraham
Mr. Du Peng (appointed on 12 March 2021)
Mr. Lin Liangyong
(ceased on 12 March 2021)

In accordance with Bye-Law 84(1) of the Company's Bye-Laws and code provision B.2 of the CG Code under Appendix 14 to the Listing Rules, Dr. Wong Hoi Po, Ms. Pu Shen Chen and Mr. Li Chun Kei will retire by rotation at the forthcoming annual general meeting and are eligible for re-election.

本公司之可供分派儲備

本公司之可供分派儲備詳情載於綜合財務報表附註29。

財務資料摘要

本集團過去五個財政年度之業績、資產、負債及非控股權益之摘要(摘錄自經審核綜合財務報表)載於第224頁。

董事

本年度內及截至本報告日期止之董事如下：

執行董事：

仰智慧博士(主席)
陳美思女士
楊魯先生
王海波博士
蒲慎珍女士
黃威先生(於二零二一年四月十四日獲委任)

獨立非執行董事：

李駿機先生
石禮謙先生
杜鵬先生(於二零二一年三月十二日獲委任)
林良勇先生
(於二零二一年三月十二日終止職務)

根據本公司之章程細則第84(1)條及上市規則附錄14項下企業管治守則之守則條文B.2，王海波博士、蒲慎珍女士及李駿機先生將於應屆股東週年大會輪值退任並符合資格於會上重選連任。

CHANGE IN INFORMATION IN RESPECT OF DIRECTORS

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in information of Directors are set out below:

董事資料變動

根據上市規則第13.51B(1)，董事資料的變動載列如下：

Name of Director 董事姓名	Details of changes 變動詳情
Mr. Shek Lai Him Abraham 石禮謙先生	— Acted as a member of the HKSAR Legislative Council until 31 December 2021 — 作為香港特別行政區立法會議員直至二零二一年十二月三十一日
Mr. Yeung Lo 楊魯先生	— Adjusted the annual remuneration from HK\$2,118,000 to HK\$1,758,000 (equivalent to monthly salary from HK\$176,500 to HK\$146,500) with effect from 1 October 2021 to 31 December 2022 — 年度薪酬由2,118,000港元調整至1,758,000港元(相當於月薪由176,500港元調整至146,500港元)，自二零二一年十月一日起至二零二二年十二月三十一日生效
Dr. Wong Hoi Po 王海波博士	— Adjusted the annual remuneration from HK\$2,004,000 to HK\$1,644,000 (equivalent to monthly salary from HK\$167,000 to HK\$137,000) with effect from 1 October 2021 to 31 December 2022 — 年度薪酬由2,004,000港元調整至1,644,000港元(相當於月薪由167,000港元調整至137,000港元)，自二零二一年十月一日起至二零二二年十二月三十一日生效
Ms. Pu Shen Chen 蒲慎珍女士	— Adjusted the annual remuneration from HK\$2,028,000 to HK\$1,668,000 (equivalent to monthly salary from HK\$169,000 to HK\$139,000) with effect from 1 October 2021 to 31 December 2022 — 年度薪酬由2,028,000港元調整至1,668,000港元(相當於月薪由169,000港元調整至139,000港元)，自二零二一年十月一日起至二零二二年十二月三十一日生效

DIRECTORS' SERVICE CONTRACTS

No Director proposed for re-election at the forthcoming annual general meeting has a service contract which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

董事之服務合約

擬於應屆股東週年大會重選之董事，概無訂立任何本集團不可於一年內在給予賠償(法定賠償除外)之情況下終止之服務合約。

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

At no time during the Year was the Company, or any of its holding companies, its subsidiaries or fellow subsidiaries, a party to any arrangements to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company and any other body corporate.

購買股份或債券之安排

於本年度內任何時間，本公司或其任何控股公司、附屬公司或同系附屬公司任何一方概無作出任何安排，致使董事可透過收購本公司及任何其他法人團體之股份或債券而獲益。

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as disclosed under note 33 to the consolidation financial statements, no transaction, arrangement or contract of significance to which the Company, or any of its holding company, subsidiaries or fellow subsidiaries was a party, and in which a Director had a material interest, subsisted at the end of the year or at any time during the Year.

董事之交易、安排或合約權益

除綜合財務報表附註33所披露者外，於年結日或於本年度內任何時間，本公司或其任何控股公司、附屬公司或同系附屬公司任何一方概無訂立董事擁有重大權益之重要交易、安排或合約。

PERMITTED INDEMNITY PROVISION

Pursuant to Bye-Law 164 of the Company's Bye-Laws and relevant provisions of the regulations stipulated, every Director or other officers of the Company shall be indemnified and secured harmless out of the assets and profits of the Company from and against all losses and liabilities which he may incur or sustain in or about the execution of the duties of his office or otherwise in relation thereto, and no Director or other officers shall be liable for any loss, damages or misfortune which may happen to or be incurred by the Company in the execution of the duties of his office or in relation thereto, provided that this Bye-Law shall only have effect in so far as its provisions are not avoided by the Bermuda Companies Act.

A permitted indemnity provision for the benefit of the Directors is currently in force and was in force throughout the financial year. The Company has taken out and maintained Directors' and officers' liabilities insurance throughout the year, which provides appropriate cover for the directors of the Group.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATION

As at 31 December 2021, the interests and short positions of each Director 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 the SFO), which are required (i) to be notified to the Company and the Stock Exchange pursuant to the provisions of Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO); (ii) pursuant to section 352 of Part XV of the SFO, to be entered in the register referred to therein; or (iii) pursuant to the Model Code to be notified to the Company and the Stock Exchange, were as follows:

Name	Capacity	Number of Shares held	Long or Short Position	Percentage of issued Share Capital of the Company 佔本公司已發行股本百分比
姓名	身分	所持股份數目	好倉或淡倉	
Dr. Yang Zhihui ("Dr. Yang") 仰智慧博士 (「仰博士」)	Held by controlled corporation 所控制之公司持有	1,481,567,297 (Note) (附註)	Long 好倉	35.06%

獲准彌償條文

根據本公司之章程細則第164條及法規訂明之相關條文，每名董事或本公司其他高級職員就其執行職務或與此相關之事宜招致或蒙受之一切損失及責任，均可從本公司資產及盈利中獲得彌償及保障，而各董事或其他高級職員毋須就其執行職務或與此相關之事宜而可能令本公司出現或招致之任何損失、損害或不幸負責，惟本章程細則僅在未被百慕達公司法廢止之情況下有效。

為董事而設之獲准彌償條文目前生效及於整個財政年度內生效。本公司於全年內均有投購董事及高級職員責任保險，為本集團董事提供合適保障。

董事及主要行政人員於本公司或任何相聯法團之股份、相關股份及債券中之權益及／或淡倉

於二零二一年十二月三十一日，各董事及本公司主要行政人員於本公司及其相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債券中擁有須(i)根據證券及期貨條例第XV部第7及8分部條文知會本公司及聯交所(包括彼等根據證券及期貨條例有關條文被當作或視作擁有之權益或淡倉)；(ii)根據證券及期貨條例第XV部第352條記入該條所述登記冊；或(iii)根據標準守則知會本公司及聯交所之權益及淡倉如下：

Note: 1,481,567,297 ordinary shares are held by Landing International Limited ("LIL"), a company incorporated in the British Virgin Islands whose entire issued share capital is held by Dr. Yang. Dr. Yang is one of the directors of LIL as at 31 December 2021.

Save as disclosed above, as at 31 December 2021, none of the Directors was a director or employee of a company which had an interest or short position in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provision of Divisions 2 and 3 Part XV of the SFO and none of the Directors, the chief executive of the Company nor their associates had any other interests or short positions in the shares of the Company, underlying shares and debentures of the Company or any associated corporations (within the meaning of Part XV of the SFO) which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which any such Director or the chief executive of the Company is taken or deemed to have under such provisions of the SFO); or (b) to be entered into the register maintained by the Company, pursuant to Section 352 of the SFO; or (c) to be notified to the Company or the Stock Exchange, pursuant to the Model Code.

DIRECTORS' INTERESTS IN A COMPETING BUSINESS

None of the Directors or their respective associates was interested in any business apart from the Group's businesses, which competes or is likely to compete, either directly or indirectly, with the Group's business as at the date of this report.

附註：1,481,567,297 股普通股由藍鼎國際有限公司（「藍鼎國際」）持有，該公司於英屬處女群島註冊成立，其全部已發行股本由仰博士持有。於二零二一年十二月三十一日，仰博士為藍鼎國際其中一名董事。

除上文所披露者外，於二零二一年十二月三十一日，概無董事於本公司股份及相關股份中，擁有須根據證券及期貨條例第 XV 部第 2 及 3 分部條文向本公司披露之權益或淡倉之公司擔任董事或僱員，亦無董事、本公司主要行政人員或彼等之聯繫人士於本公司股份、本公司或任何相聯法團（定義見證券及期貨條例第 XV 部）之相關股份及債券中擁有任何須 (a) 根據證券及期貨條例第 XV 部第 7 及 8 分部知會本公司及聯交所（包括任何董事或本公司主要行政人員根據證券及期貨條例有關條文被當作或視作擁有之權益或淡倉）；或 (b) 記入本公司根據證券及期貨條例第 352 條存置之登記冊；或 (c) 根據標準守則知會本公司或聯交所之其他權益或淡倉。

董事於競爭業務之權益

於本報告日期，概無董事或彼等各自之聯繫人士於本集團業務以外任何直接或間接與本集團業務構成或可能構成競爭之業務中擁有任何權益。

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES OF THE COMPANY

主要股東於本公司股份及相關股份中之權益及／或淡倉

As at 31 December 2021, the register of substantial shareholders maintained by the Company pursuant to Section 336 of Part XV of the SFO shows the following shareholders had notified the Company of relevant interests and short positions, being 5% or more of the issued share capital of the Company.

於二零二一年十二月三十一日，按本公司根據證券及期貨條例第XV部第336條存置之主要股東登記冊所記錄，下列股東已知會本公司於本公司已發行股本中擁有佔本公司已發行股本5%或以上之相關權益及淡倉。

Name	Capacity	Number of Shares held	Long or Short Position	Percentage of issued Share Capital of the Company 佔本公司已發行股本百分比
姓名／名稱	身分	所持股份數目	好倉或淡倉	
LIL 藍鼎國際	Beneficial Owner 實益擁有人	1,481,567,297 (Note 1) (附註1)	Long 好倉	35.06%
Ms. Xu Ning ("Ms. Xu") 徐寧女士(「徐女士」)	Interest of spouse 配偶權益	1,481,567,297 (Note 1) (附註1)	Long 好倉	35.06%
Wealth Millennium Limited ("Wealth Millennium") Wealth Millennium Limited ("Wealth Millennium")	Beneficial Owner 實益擁有人	704,374,800 (Note 2) (附註2)	Long 好倉	16.67%
Ms. Lam Pauline ("Ms Lam") 林佳慧女士(「林女士」)	Held by controlled corporation 所控制之公司持有	704,374,800 (Note 2) (附註2)	Long 好倉	16.67%
Tinmark Development Limited ("Tinmark") Tinmark Development Limited ("Tinmark")	Held by controlled corporation 所控制之公司持有	138,283,200 (Note 3) (附註3)	Long 好倉	3.27%
	Beneficial Owner 實益擁有人	79,201,200 (Note 3) (附註3)	Long 好倉	1.87%
Mr. Yao Jianhui ("Mr. Yao") 姚建輝先生(「姚先生」)	Held by controlled corporation 所控制之公司持有	217,484,400 (Note 4) (附註4)	Long 好倉	5.14%
	Beneficial Owner 實益擁有人	4,425,600 (Note 4) (附註4)	Long 好倉	0.11%

Notes:

1. LIL, whose entire issued share capital is held by Dr. Yang, is interested in 1,481,567,297 shares of the Company. Ms. Xu is the spouse of Dr. Yang. Under the SFO, Ms. Xu is deemed to be interested in the same number of shares in which Dr. Yang is interested in.
2. Wealth Millennium, whose entire issued share capital is held by Ms. Lam, is interested in 704,374,800 shares of the Company.
3. Tinmark, through its owned subsidiaries, holds 138,283,200 shares of the Company. Together with 79,201,200 shares of the Company beneficially owned by Tinmark, representing approximately 5.14% of the total number of issued shares of the Company.
4. Tinmark, is a controlled corporation wholly owned by Mr. Yao, which is interested in 217,484,400 shares of the Company. Together with the 4,425,600 shares of the Company beneficially owned by Mr. Yao, Mr. Yao is deemed to be interested in a total of 221,910,000 shares of the Company, representing approximately 5.25% of the total number of issued shares of the Company.

Save as disclosed above, as at 31 December 2021, no other person (other than the Directors and the chief executive of the Company) or their associates had any interests or short positions in any shares, underlying shares and debentures of, the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 336 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

CONFIRMATION OF INDEPENDENCE OF INDEPENDENT NON- EXECUTIVE DIRECTORS

The Company has received, from each of the independent non-executive Directors, an annual confirmation of his independence pursuant to Rule 3.13 of the Listing Rules. The Company considers that all of the independent non-executive Directors are independent.

CONNECTED TRANSACTIONS

No disclosure was required for the connected transaction(s), if any, according to Chapter 14A of the Listing Rules during the Year.

PURCHASE, SALE AND REDEMPTION OF LISTED SECURITIES

There was no purchase, sale or redemption of any of listed securities of the Company by the Company or any of its subsidiaries during the Year.

附註：

1. 全部已發行股本由仰博士持有之藍鼎國際於1,481,567,297股本公司股份中擁有權益。徐女士為仰博士之配偶。根據證券及期貨條例，徐女士被視為於仰博士擁有權益之相同本公司股份數目中擁有權益。
2. Wealth Millennium全部已發行股本由林女士持有，於704,374,800股本公司股份中擁有權益。
3. Tinmark透過其擁有附屬公司持有138,283,200股本公司股份，連同由Tinmark實益擁有的79,201,200股本公司股份，相當於本公司已發行股份總數約5.14%。
4. Tinmark為姚先生全資擁有之所控制公司，於217,484,400股本公司股份中擁有權益。連同姚先生實益擁有之4,425,600股本公司股份，姚先生被視為於合共221,910,000股本公司股份中擁有權益，相當於本公司已發行股份總數約5.25%。

除上文所披露者外，於二零二一年十二月三十一日，概無其他人士(除董事及本公司之主要行政人員外)或其聯繫人士於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債券中擁有任何按證券及期貨條例第336條存置之登記冊所記錄，或根據標準守則另行知會本公司及聯交所之權益或淡倉。

獨立非執行董事獨立性之確認

本公司已收到各獨立非執行董事根據上市規則第3.13條就其獨立性而作出之年度確認函。本公司認為全體獨立非執行董事均為獨立人士。

關連交易

於本年度，根據上市規則第14A章，毋須就關連交易(如有)作出披露。

購買、出售及贖回上市證券

截至本年度，本公司或其任何附屬公司概無購買、出售或贖回任何本公司上市證券。

MANAGEMENT CONTRACTS

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

MAJOR CUSTOMERS AND SUPPLIERS

During the Year, sales to the Group's five largest customers accounted for approximately 16% of the annual revenue and purchases from the Group's five largest suppliers represented less than approximately 34% of the Group's total purchases. The sale to the largest customer represented approximately 5% of the annual revenue and purchase from the largest supplier represented approximately 10% of the annual purchase. None of the Directors or any of their associates or any shareholders (which, to the best knowledge of the Directors, owns more than 5% of the Company's issued share capital) had any beneficial interest in the Group's five largest customers and suppliers.

RETIREMENT BENEFITS SCHEMES

Information on the retirement benefits schemes of the Group are set out in note 2.5 to the consolidated financial statements.

EMOLUMENT POLICY

The emolument policy of the employees of the Group is set by the management of the Group on the basis of their merit, qualifications and competence.

The emoluments of the Directors are considered and reviewed by the Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics.

EQUITY-LINKED AGREEMENTS

Details of the equity-linked agreements entered into during the Year or subsisted at the end of the year are set out below:

管理合約

本年度內概無訂立或存有任何與本公司整體或任何重大部分業務之管理及行政事務有關之合約。

主要客戶及供應商

截至本年度，本集團五大客戶之銷售額佔年度收益約16%，而本集團五大供應商應佔採購總額佔本集團採購總額少於約34%。最大客戶之銷售額佔年度收益約5%，而最大供應商之購買額佔年度購買額約10%。概無董事或任何彼等之聯繫人士或任何股東（據董事所深知於本公司已發行股本中擁有超過5%權益）於本集團五大客戶及供應商中擁有任何實際權益。

退休福利計劃

有關本集團退休福利計劃之資料載於綜合財務報表附註2.5。

薪酬政策

本集團僱員之薪酬政策乃由本集團管理層根據僱員之功績、資歷及能力而制定。

董事之薪酬乃由薪酬委員會因應本公司之經營業績、個人表現及可資比較市場統計數據決定及檢討。

股本掛鈎協議

本年度內訂立或於年結日存在之股本掛鈎協議詳情載列如下：

Share Option Schemes

2020 Share Option Scheme

At the special general meeting of the Company held on 17 September 2020, the shareholders of the Company approved the adoption of a new share option scheme (the "2020 Share Option Scheme") which became effective on 17 September 2020. Under the 2020 Share Option Scheme, the Directors may grant options to the participant to subscribe for the Company's shares subject to the terms and conditions stipulated therein. Unless otherwise cancelled or amended, the 2020 Share Option Scheme will be valid and effective for a period of 10 years commencing on the date on which it became effective.

Details of the 2020 Share Option Scheme are as follows:

(a) Purpose

The purpose of the 2020 Share Option Scheme is to reward the participants who have contributed or will contribute to the Group and to encourage the participants to work towards enhancing the value of the Company and its shares for the benefit of the Company and its shareholders as a whole.

(b) Participants

The participants of the 2020 Share Option Scheme comprise of any Directors (including executive Directors, non-executive Directors and independent non-executive Directors) and employees of the Group, any director or employee of a company or entity in which the Group has invested in and any advisors (professional or otherwise), consultants, distributors, contractors, suppliers, agents, customers, business partners, joint venture business partners, promoters, any director or employee of any service providers of any member of the Group who the Board considers, in its sole discretion, have contributed to or will contribute to the Group.

購股權計劃

二零二零年購股權計劃

在本公司於二零二零年九月十七日舉行的股東特別大會上，本公司股東批准採納於二零二零年九月十七日生效的新購股權計劃（「二零二零年購股權計劃」）。根據二零二零年購股權計劃，董事可根據計劃所載條款及條件向參與者授出購股權以認購本公司股份。除非另行註銷或修訂，否則二零二零年購股權計劃將自生效日期起計十年內有效及生效。

二零二零年購股權計劃的詳情如下：

(a) 目的

二零二零年購股權計劃旨在嘉獎曾經或將會對本集團作出貢獻之參與者，並鼓勵參與者為本公司及其股東之整體利益而努力提升本公司及其股份之價值。

(b) 參與者

二零二零年購股權計劃的參與者包括本集團的任何董事（包括執行董事、非執行董事及獨立非執行董事）及僱員、本集團所投資之公司或實體之任何董事或僱員，以及董事會全權酌情認為曾經或將會為本集團作出貢獻之任何顧問（專業或其他）、諮詢師、分銷商、承包商、供應商、代理、客戶、業務合作夥伴、合資業務夥伴、發起人、本集團任何成員公司之任何服務供應商之任何董事或僱員。

(c) Total number of shares available for issue

The maximum number of shares in respect of which share options may be granted under the 2020 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 approval of the 2020 Share Option Scheme. Options lapsed in accordance with the terms of the 2020 Share Option Scheme and (as the case may be) such other share option schemes of the Company under which such options are granted shall not be counted for the purpose of calculating whether the abovementioned scheme mandate limit has been exceeded.

The total number of shares available for issue under the 2020 Share Option Scheme is 352,187,751 shares, representing 8.3% of the issued share capital of the Company as at the date of this annual report.

(d) Maximum entitlement of each participant

The maximum number of shares issued and to be issued upon exercise of the options granted to each participant under the 2020 Share Option Scheme (including both exercised and outstanding options) in any 12-month period shall not (when aggregated with any shares subject to options granted during such period under any other share option schemes of the Company other than those options granted pursuant to specific approval by the shareholders in a general meeting) exceed 1% of the shares in issue for the time being.

Any further grant of options to a participant would result in the shares issued and to be issued upon exercise of all options granted and to be granted to such person (including exercised, cancelled and outstanding options) in the 12-month period up to and including the date of such further grant representing in aggregate over 1% of the shares in issue, such further grant must be separately approved by shareholders in general meeting with such participant and his associates abstaining from voting, and all other requirements prescribed under the Listing Rules.

(c) 可供發行股份數目

因行使根據二零二零年購股權計劃及本公司任何其他購股權計劃授出購股權之股份上限，合計不得超過批准二零二零年購股權計劃日期已發行股份總數的10%。計算上述計劃授權限額是否被超逾時，根據二零二零年購股權計劃及(視情況而定)本公司有關其他購股權計劃之條款授出已失效之購股權不予計算。

根據二零二零年購股權計劃項下可供發行股份總數為352,187,751股，佔本公司於本年報日期已發行股本的8.3%。

(d) 每名參與者可獲授權益上限

因行使每名參與者於任何12個月內根據二零二零年購股權計劃獲授之購股權(包括已行使及未行使之購股權)而已發行及將發行之股份上限(連同於有關期間根據本公司任何其他購股權計劃獲授之購股權(經股東於股東大會特別批准而獲授之購股權除外))所涉股份不得超過當時已發行股份之1%。

若向參與者增授購股權會導致因行使截至增授當日(包括該日)12個月內已授予及將授予有關參與者之所有購股權(包括已行使、已註銷及尚未行使之購股權)而已發行及將發行予該參與者之股份總數超逾已發行股份之1%，則須另行召開股東大會徵求股東批准，而有關參與者及其聯繫人須放棄投票，以及上市規則規定之所有其他要求。

- (e) Maximum entitlement of each participant who is a connected person

The maximum number of shares issued and to be issued upon exercise of all options already granted and to be granted (including options exercised, cancelled or outstanding) under the 2020 Share Option Scheme to each participant who is an Director, chief executive or substantial shareholder (as such term as defined in the Listing Rules) of the Company, or any of their respective associates, in any 12-month period shall not exceed 0.1% of the shares in issue on the date of such grant and the aggregate value based on the closing price of shares on the date of such grant shall not exceed HK\$5,000,000.

Any further grant of options in excess of the above-mentioned limit shall be approved by the shareholders with all connected persons of the Company abstaining from voting in favour at such general meeting.

- (f) Period with which the shares must be taken up under an option

The period to be determined and notified by the Board to the grantee at the time of making an offer which shall not expire later than 10 years from the date of grant.

- (g) Minimum period, if any, for which an option must be held before it can be exercised

The 2020 Share Option Scheme does not specify a minimum period for which an option must be held nor a performance target which must be achieved before an option can be exercised. However, the rules of the 2020 Share Option Scheme provide that the Board may determine, at its discretion, such term(s) on the grant of an option, which decision may vary on a case by case basis.

- (e) 每名身為關連人士之參與者可獲授權益上限

根據二零二零年購股權計劃所有已經或即將授出之購股權(包括已行使、已註銷或尚未行使之購股權)獲行使而已經或即將發行予身為董事、主要行政人員或主要股東(定義見上市規則)之每位參與者之股份上限不應超過該授出日期已發行股份之0.1%，且按授出日期當日股份收市價計算之總值不應超過5,000,000港元。

任何進一步授出超出上述限額的購股權，須經股東批准，而本公司所有關連人士須於有關股東大會上放棄投贊成票。

- (f) 可按購股權認購股份之期限

由董事會釐定並於提出要約時知會承授人之期間，該期間不得遲於授出日期起計10年後屆滿。

- (g) 購股權於行使前必須持有之最短期限(如有)

二零二零年購股權計劃概無指定於行使購股權前須持有購股權之最短期限或須達成之表現目標。然而，二零二零年購股權計劃之規則規定董事會可酌情釐定授出購股權之條款(有關決定可因個別情況而有所不同)。

DIRECTORS' REPORT

董事會報告

- (h) Amount payable upon acceptance of the option and the period within which payment must be made

An offer shall remain open for acceptance by the participant concerned for a period of 28 days from the date of grant provided that no such offer shall be open for acceptance after the expiry of the option period or after the 2020 Share Option Scheme is terminated or after the participant has ceased to be a participant. An option shall be regarded as having been accepted when the Company receives from the grantee the duplicate of the offer letter, comprising acceptance of the offer, duly signed by the grantee together with a remittance in favour of the Company of HK\$1.00 as consideration for the grant of option. Such remittance is not refundable in any circumstances.

- (i) Basis of determining the subscription price of the options

The subscription price shall be determined by the Board in its absolute discretion but in any event shall not be less than the highest of: (i) the closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange on the date of grant which must be a Business Day; (ii) the average closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange for the five Business Days immediately preceding the date of grant; and (iii) the nominal value of the shares.

- (j) Remaining life of the 2020 Share Option Scheme

The 2020 Share Option Scheme became effective on 17 September 2020 and will remain in force for a period of ten years from that date.

During the Year, no share option has been granted, exercised or cancelled under the 2020 Share Option Scheme since its adoption.

PRE-EMPTIVE RIGHTS

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

- (h) 接納購股權時須付的金額及須作出付款的期限

要約由授出日期起計28天內可供有關參與者接納，惟於購股權期間屆滿或二零二零年購股權計劃終止或有關參與者不再為參與者後，要約不再可供接納。倘本公司接獲承授人妥為簽署之要約函表示接納要約，連同支付予本公司1.00港元作為購股權授出代價，要約即被視為獲接納。有關款項在任何情況下概不退回。

- (i) 購股權認購價的釐定基準

認購價由董事會以其全權酌情釐定，惟無論如何不得低於下列各項之最高者：(i) 股份在授出日期(須為營業日)之收市價(以聯交所日報表所載者為準)；(ii) 股份在緊接授出日期前5個營業日之平均收市價(以聯交所日報表所載者為準)；及(iii) 股份面值。

- (j) 二零二零年購股權計劃之餘下期限

二零二零年購股權計劃於二零二零年九月十七日起生效，且自該日起一直生效，為期十年。

截至本年度，概無二零二零年購股權計劃項下之購股權自其採納日期起已獲授出、行使或註銷。

優先購買權

本公司之章程細則或百慕達法例並無有關優先購買權之規定，致使本公司有責任向其現有股東按比例發售新股份。

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors, the Board confirms that the Company has maintained a sufficient public float as required under the Listing Rules throughout the Year.

DONATIONS

The Group made charitable or other donation of approximately HK\$3,083,000 during the Year.

AUDITOR

Zenith CPA Limited shall retire and, being eligible, offer themselves for re- appointment in the forthcoming annual general meeting of the Company.

On behalf of the Board

Yang Zhihui

Chairman and Executive Director

Hong Kong, 30 March 2022

足夠公眾持股量

根據本公司可公開獲得之資料及就董事所知，董事會確認本公司於截至本年度一直維持足夠之上市規則規定公眾持股量。

捐款

本集團於截至本年度已作出慈善或其他捐款約3,083,000港元。

核數師

誠豐會計師事務所有限公司將於本公司應屆股東週年大會退任並符合資格及願意於會上連任。

代表董事會

仰智慧

主席兼執行董事

香港，二零二二年三月三十日

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告



TO THE SHAREHOLDERS OF LANDING INTERNATIONAL DEVELOPMENT LIMITED

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

OPINION

We have audited the consolidated financial statements of Landing International Development Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 82 to 222, which comprise the consolidated statement of financial position as at 31 December 2021, and the consolidated statement of profit or loss, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the 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 (“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.

致藍鼎國際發展有限公司股東

(於開曼群島註冊成立及於百慕達存續之有限公司)

意見

我們已審計藍鼎國際發展有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)列載於第82至222頁之綜合財務報表，包括於二零二一年十二月三十一日之綜合財務狀況表；及截至該日止年度之綜合損益表、綜合全面收益表、綜合權益變動表及綜合現金流量表；及綜合財務報表附註，包括主要會計政策概要。

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」)所頒佈之香港財務報告準則(「香港財務報告準則」)真實而中肯地反映 貴集團於二零二一年十二月三十一日之綜合財務狀況以及其截至該日止年度之綜合財務表現及綜合現金流量，並已遵照香港公司條例之披露規定妥為擬備。

意見之基礎

我們已根據香港會計師公會頒佈之香港審計準則(「香港審計準則」)進行審計。我們在該等準則下承擔之責任已在本報告「核數師就審計綜合財務報表承擔之責任」一節中作進一步闡述。根據香港會計師公會頒佈之專業會計師道德守則(「守則」)，我們獨立於 貴集團，並已履行守則中之其他專業道德責任。我們相信，我們所獲得之審計憑證能充足及適當地為我們之審計意見提供基礎。

EMPHASIS OF MATTER

Material Uncertainty Related To Going Concern

We draw attention to note 2.1 to the consolidated financial statements, which indicated that the Group had net current liabilities of HK\$781,906,000 as at 31 December 2021 and incurred a net loss attributable to owners of the parent of HK\$1,055,766,000 for the year ended 31 December 2021. These conditions, along with other matters as set forth in note 2.1, indicate that material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

The Group's Cash Incident

We also draw attention to note 24 to the consolidated financial statements, which describes the Group's cash incident (the "Cash Incident") and reported a loss of KRW4,405,000,000 (equivalent to HK\$28,961,000) in the previous year. As at the reporting date, the Cash Incident is still under investigation by the Jeju Special Self Governing Provincial Police Agency of Korea (the "Jeju Police"), together with KRW10,150,000,000 (equivalent to HK\$66,556,000) held by the Group as at 31 December 2021 and subsequent cash found by the Jeju Police, totalling of KRW13,400,000,000 (equivalent to HK\$87,867,000) has been seized and retained by the Jeju Police until the investigation process of the Cash Incident is complete. Our opinion is not modified in respect of this matter.

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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

重點事項

與持續經營相關之重大不明朗因素

我們謹請股東垂注綜合財務報表附註2.1，當中顯示 貴集團於二零二一年十二月三十一日之流動負債淨額為781,906,000港元，並於截至二零二一年十二月三十一日止年度之母公司擁有人應佔虧損淨額為1,055,766,000港元。該等情況連同附註2.1所載其他事宜，反映存在可能對 貴集團繼續持續經營之能力構成重大疑問之重大不明朗因素。我們的意見並無就此作出修訂。

貴集團之現金事件

我們謹請股東垂注綜合財務報表附註24，當中載述 貴集團之現金事件（「現金事件」），並於去年報告虧損4,405,000,000韓圓（相當於28,961,000港元）。於報告日，韓國濟州特別自治道警察廳（「濟州警方」）仍在調查現金事件，連同 貴集團於二零二一年十二月三十一日所持有10,150,000,000韓圓（相當於66,556,000港元）以及其後由濟州警方找回的現金，合共13,400,000,000韓圓（相當於87,867,000港元），該款項已被濟州警方扣押及保留，直至完成現金事件的調查程序。我們的意見並無就此作出修訂。

關鍵審計事項

關鍵審計事項乃根據我們之專業判斷，認為對審計本期間綜合財務報表而言最為重要之事項。該等事項是在我們審計整體綜合財務報表及出具意見時處理。我們不會對該等事項提供單獨之意見。就下列各項事宜而言，我們在審計時如何處理有關事宜之描述載於下文。

我們已履行本報告中「核數師就審計綜合財務報表承擔之責任」一節所述之責任，包括與該等事項有關者。因此，我們之審核包括履行旨在應對我們對綜合財務報表重大錯誤陳述風險之評估之程序。我們審核程序（包括為處理以下事項而履行之程序）之結果，為我們就隨附綜合財務報表之審核意見提供基礎。

KEY AUDIT MATTERS (continued)

Key audit matter

關鍵審計事項

Impairment assessment of property, plant and equipment of the business for development and operation of the integrated leisure and entertainment resort operated in Jeju Shinhwa World (the "Integrated Resort Development Business")

於濟州神話世界內營運之發展及經營綜合休閒及娛樂度假村業務(「綜合度假區發展業務」)之物業、廠房及設備之減值評估

Refer to Notes 3 and 14 to the consolidated financial statements.

請參閱綜合財務報表附註3及14。

The Group has been developing the Integrated Resort Development Business, which includes hotels and theme park operated in Jeju Shinhwa World. During the year ended 31 December 2021, the Group incurred capital expenditure of HK\$29,193,000 related to the Integrated Resort Development Business, and the carrying amount of the property, plant and equipment related to the Integrated Resort Development Business amounted to HK\$8,658,885,000 as at 31 December 2021 which mainly included hotels and theme park.

貴集團正發展綜合度假區發展業務，當中包括於濟州神話世界營運之酒店及主題公園。截至二零二一年十二月三十一日止年度，貴集團就綜合度假區發展業務產生資本開支29,193,000港元。於二零二一年十二月三十一日，綜合度假區發展業務之物業、廠房及設備之賬面值為8,658,885,000港元，當中主要包括酒店及主題公園。

In determining whether property, plant and equipment related to the Integrated Resort Development Business were impaired, it required an estimation of the fair value less cost of disposal of the relevant assets. The fair value less cost of disposal was determined by the management with reference to the market value.

釐定有關綜合度假區發展業務之物業、廠房及設備有否減值時，須估計公平價值減出售相關資產之成本。管理層參考市值釐定公平價值減出售成本。

Management engaged an external valuer to assist in performing an impairment assessment on property, plant and equipment related to the Integrated Resort Development Business.

管理層聘請外部估值師協助進行有關綜合度假區發展業務之物業、廠房及設備之減值評估。

We focused on this area due to the significance of the carrying amount of the property, plant and equipment related to the Integrated Resort Development Business in the consolidated statement of financial position and significant judgements required by management in assessing if impairment indicators were existed at the date of the consolidated statement of financial position.

我們專注於此範疇，原因在於綜合度假區發展業務之物業、廠房及設備之賬面值對綜合財務狀況表攸關重要，加上管理層於綜合財務狀況表日期評估減值指標是否存在時需作出重大判斷。

關鍵審計事項(續)

How our audit addressed the key audit matter

我們之審計如何處理關鍵審計事項

Our procedures in relation to the carrying value of property, plant and equipment related to Integrated Resort Development Business included:

我們就綜合度假區發展業務之物業、廠房及設備賬面值之程序包括：

- Understanding, evaluating and validating the operating effectiveness of the controls over the additions of the property, plant and equipment related to Integrated Resort Development Business;
了解、評估及確認監控綜合度假區發展業務之控制額外物業、廠房及設備之運作成效；
- Performing substantive test on the additions during the year on a sample basis by examining relevant documents such as invoices to evaluate whether additions have been properly capitalised;
於年內抽樣對額外成本進行實質性測試，方法為檢查發票等相關文件以評估額外成本是否已適當資本化；
- Evaluating management's policy in determining the estimated useful life and depreciation;
評估管理層釐定估計可使用年期及折舊之政策；
- Assessing the competency, objectivity and independence of the external valuer engaged by management, and discussing with the external valuer about their scope of work, and assessing the appropriateness of the valuation methodology used; and
評估管理層所聘用外部估值師之資格、客觀程度及獨立性、與外部估值師就彼等之工作範疇進行討論，並評估所用之估值方法是否恰當；及
- Understanding and evaluating the Group's procedures regarding the identification of sources of information relevant to impairment indicators.
了解及評估貴集團識別有關減值指標的資料來源的程序。

KEY AUDIT MATTERS (continued)

Key audit matter 關鍵審計事項

Impairment assessment of goodwill, intangible assets and property, plant and equipment for the business and operation of the gaming and entertainment facilities operated in Jeju Shinhwa World (the "Gaming Business")

於濟州神話世界內營運之博彩及娛樂設施之營運及業務之商譽、無形資產以及物業、廠房及設備之減值評估

Refer to Notes 3, 14, 17 and 18 to the consolidated financial statements.

請參閱綜合財務報表附註3、14、17及18。

The Group recognised impairment loss of HK\$398,449,000 on the intangible asset allocated to Gaming Business, respectively, during the year ended 31 December 2021. As at 31 December 2021, carrying amounts of goodwill, intangible assets and property, plant and equipment related to the Gaming Business were Nil, HK\$169,636,000 and HK\$82,978,000, respectively.

截至二零二一年十二月三十一日止年度，貴集團確認分配予博彩業務分部之無形資產之減值虧損為398,449,000港元。於二零二一年十二月三十一日，有關博彩業務分部之商譽、無形資產以及物業、廠房及設備之賬面值分別為零、169,636,000港元及82,978,000港元。

In determining whether goodwill, intangible assets and property, plant and equipment related to the Gaming Business were impaired, it required an estimation of the value-in-use of the relevant assets. The value in use was determined by the management based on the five-year profit forecast of this cash generating unit discounted to its present value.

在釐定與博彩業務相關之商譽、無形資產以及物業、廠房及設備是否已減值時，需要對相關資產之使用價值進行估計。使用價值乃由管理層基於此現金產生單位貼現至其現值之五年溢利預測釐定。

關鍵審計事項(續)

How our audit addressed the key audit matter 我們之審計如何處理關鍵審計事項

Our procedures in relation to management's impairment assessment on goodwill, intangible assets and property, plant and equipment related to the Gaming Business included:

我們就管理層進行與博彩業務相關之商譽、無形資產以及物業、廠房及設備減值評估之程序包括：

- Evaluating management's five-year approved cash flow forecast;
評估管理層之五年期經批准現金流量預測；
- Assessing the competency, objectivity and independence of the external valuer engaged by management;
評估管理層所聘用外部估值師之資格、客觀程度及獨立性；
- Discussing with the external valuer about their scope of work, and evaluating the appropriateness of the valuation methodology used;
與外部估值師就彼等之工作範疇進行討論，並評估所用之估值方法是否恰當；
- Assessing the reasonableness of the key assumptions used by the external valuer and management such as revenue growth rate, terminal growth rate and discount rate by comparing these assumptions against historical information, relevant market data and industry research;
評估外部估值師及管理層所用之主要假設是否合理，如收益增長率、最終增長率及貼現率，方法為將該等假設與過往資料、相關市場數據及行業研究進行比較；

KEY AUDIT MATTERS (continued)

Key audit matter

關鍵審計事項

Management engaged an external valuer to assist in performing an impairment assessment on the goodwill, intangible assets and property, plant and equipment related to the Gaming Business using a value-in-use calculation.

管理層委聘外部估值師協助就以使用價值計算並與博彩業務相關之商譽、無形資產以及物業、廠房及設備進行減值評估。

We identified impairment of goodwill, intangible assets and property, plant and equipment related to the Gaming Business as a key audit matter due to the significant management judgements involved in the underlying assumptions of the impairment assessment, including the revenue growth rate, terminal growth rate and discount rate.

由於在減值評估相關假設中涉及管理層的重大判斷，包括收益增長率、最終增長率及貼現率，對於有關博彩業務之商譽、無形資產以及物業、廠房及設備之減值而言，我們識別為關鍵審核事項。

關鍵審計事項(續)

How our audit addressed the key audit matter

我們之審計如何處理關鍵審計事項

- Testing the arithmetical accuracy on the value-in-use calculation of the Gaming Business; and
測試博彩業務使用價值計算之算術之精確程度；及
- Evaluating the potential impact of the impairment assessment based on the possible changes of key assumptions used in the valuation model.
根據估值模型所用關鍵假設之可能變動評估減值評估之潛在影響。

KEY AUDIT MATTERS (continued)

Key audit matter 關鍵審計事項

Determination of net realisable value of properties under development ("PUD") and completed properties held for sale ("CPFS")

發展中物業(「發展中物業」)及待售已落成物業(「待售已落成物業」)之可變現淨值之確認

*Refer to Notes 3, 21 and 22 to the consolidated financial statements.
請參閱綜合財務報表附註3、21及22。*

As at 31 December 2021, the carrying amounts of the Group's properties under development and completed properties held for sale amounted to HK\$113,921,000 and HK\$609,974,000, respectively. These balances were stated at the lower of cost and net realisable value.

於二零二一年十二月三十一日，貴集團發展中物業及待售已落成物業之賬面值分別為113,921,000港元及609,974,000港元。該等結餘按成本與可變現淨值兩者中之較低者列賬。

The calculation of the net realisable value of the PUD and CPFS as at 31 December 2021 was performed by the management.

管理層於二零二一年十二月三十一日計算發展中物業及待售已落成物業之可變現淨值。

We considered the determination of net realisable value of PUD and CPFS as a key audit matter because the calculation of the net realisable values of PUD and CPFS involve significant management judgements and estimations in determining the estimated costs to complete each property development project as well as in assessing the expected future net selling prices for each property development with reference to recent sales transactions generated internally or nearby locations, the estimated future selling costs and relevant taxes. 我們認為確認發展中物業及待售已落成物業的可變現淨值為關建審計事項，原因在於計算發展中物業及待售已落成物業之可變現淨值涉及重大管理層判斷及估計，以確認並完成各項物業發展項目之成本估計，以及參考內部或鄰近地點近期銷售交易、估計未來銷售成本及相關稅項而評估各項物業發展項目之預期未來淨售價。

關鍵審計事項(續)

How our audit addressed the key audit matter 我們之審計如何處理關鍵審計事項

Our procedures in relation to assess the net realisable value of PUD and CPFS included:

我們就評估發展中物業及待售已落成物業可變現淨值之程序包括：

- Assessing the design, implementation and operating effectiveness of key internal controls over the preparation and monitoring of management budgets and forecasts of property development projects;
評估就編製及監察管理層預算及物業發展項目預測所制定關鍵內部監控之設計、實施及運作成效；
- Conducting site visits to property development sites on a sample basis, and discussing with management about the progress of property development projects; and
抽樣巡視物業發展項目所在地，並與管理層討論物業發展項目之進展；及
- Comparing the estimated selling prices to the recent market transactions making reference to the latest of the Group's selling prices of the sold units in the same project or the prevailing market prices of comparable properties with similar sizes, usages and locations, after considering future market development.
經考慮未來市場發展後，透過參考貴集團相同項目已售單位之最新售價或類似規模、用途及地點之可資比較物業之現行市場價格，將估計銷售價格與近期市場交易進行比較。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

OTHER INFORMATION INCLUDED IN THE ANNUAL REPORT

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

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

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

RESPONSIBILITIES OF THE DIRECTORS 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 of the Company 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 of the Company either intend to liquidate the Group or to cease operations or have no realistic alternative but to do so.

The directors of the Company are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

載入年報之其他資料

貴公司董事須對其他資料負責。其他資料包括年報內所有資料，但不包括綜合財務報表及我們之核數師報告。

我們對綜合財務報表之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之鑒證結論。

結合我們對綜合財務報表之審計，我們之責任是閱讀其他資料，在此過程中，考慮其他資料是否與綜合財務報表或我們在審計過程中所了解之情況存在重大抵觸或似乎存在重大錯誤陳述之情況。基於我們已執行之工作，倘我們認為其他資料存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

董事就綜合財務報表須承擔之責任

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之披露規定擬備真實而中肯之綜合財務報表，並對其認為為使綜合財務報表之擬備不存在由於欺詐或錯誤而導致之重大錯誤陳述所需之內部監控負責。

在擬備綜合財務報表時，貴公司董事負責評估貴集團持續經營之能力，並在適用情況下披露與持續經營有關之事項，以及使用持續經營作為會計基礎，除非貴公司董事有意將貴集團清盤或停止經營，或別無其他實際替代方案。

貴公司董事在審核委員會協助下履行監督貴集團之財務報告程序之職責。

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. Our report is made solely to you, as a body, in accordance with section 90 of the Bermuda Companies Act 1981, 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 scepticism throughout the audit. We also:

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

核數師就審計綜合財務報表承擔之責任

我們之目標，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之重大錯誤陳述取得合理保證，並出具包括我們意見之核數師報告。我們僅按照百慕達一九八一年公司法第90條向閣下(作為整體)報告，除此之外本報告別無其他目的。我們不會就本報告內容向任何其他人士負上或承擔任何責任。

合理保證是高水平之保證，但不能保證按照香港審計準則進行之審計，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，倘合理預期它們單獨或匯總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出之經濟決定，則有關錯誤陳述可被視作重大。

在根據香港審計準則進行審計過程中，我們運用了專業判斷，保持專業懷疑態度。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之風險，設計及執行審計程序以應對該等風險，以及獲取充足和適當之審計憑證，作為我們意見之基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致之重大錯誤陳述之風險高於未能發現因錯誤而導致之重大錯誤陳述之風險。
- 了解與審計相關之內部監控，以設計適當審計程序，但目的並非對貴集團內部監控之有效性發表意見。
- 評價董事所採用會計政策之恰當性及作出會計估計和相關披露之合理性。

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

- 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.

We communicate with the Audit Committee 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 the Audit Committee 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.

核數師就審計綜合財務報表承擔之責任(續)

- 對董事採用持續經營會計基礎之恰當性作出結論。根據所獲取審計憑證，確定是否存在與事項或情況有關之重大不確定性，從而可能導致對貴集團持續經營能力產生重大疑慮。倘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之相關披露。假若有關披露不足，則我們應當發表非無保留意見。我們之結論是基於核數師報告日止取得之審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表之整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就貴集團內實體或業務活動之財務資料獲取充足、適當之審計憑證，以便對綜合財務報表發表意見。我們負責貴集團審計之方向、監督和執行。我們為審計意見承擔全部責任。

我們與審核委員會進行溝通，(其中包括)計劃審計範圍、時間安排及重大審計發現，包括我們在審計中識別出內部監控之任何重大缺陷。

我們亦向審核委員會提交聲明，說明我們已符合有關獨立性之相關專業道德規定，並與彼等溝通有可能合理地被認為會影響我們獨立性之所有關係和其他事項以及在適用之情況下，已採取用以消除威脅的措施或已應用的防範措施。

**AUDITOR'S RESPONSIBILITIES FOR THE
AUDIT OF THE CONSOLIDATED FINANCIAL
STATEMENTS (continued)**

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

The engagement partner on the audit resulting in this independent auditor's report is Mr. Lee Kwok Lun.

Zenith CPA Limited
Certified Public Accountants
Lee Kwok Lun
Practising Certificate Number: P06294
Hong Kong

30 March 2022

**核數師就審計綜合財務報表承擔之責
任(續)**

從與審核委員會溝通之事項中，我們確定哪些事項對本期綜合財務報表之審計而言最為重要，因而構成關鍵審計事項。我們在核數師報告中描述該等事項，除非法律或法規不允許公開披露有關事項，或在極端罕見情況下，倘合理預期在我們報告中溝通某事項造成之負面後果超過產生之公眾利益，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李國麟先生。

誠豐會計師事務所有限公司
執業會計師
李國麟
執業牌照號碼：P06294
香港

二零二二年三月三十日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

綜合損益表

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 千港元	2020 二零二零年 HK\$'000 千港元
REVENUE	收益	5	1,349,996	788,011
Cost of properties and inventories sold	已出售物業及存貨之成本		(244,875)	(110,812)
Other losses, net	其他虧損，淨額	6	(35,365)	(72,604)
Gaming duties and other related taxes	博彩稅及其他相關稅項		(7,451)	(24,296)
Amortisation and depreciation	攤銷及折舊		(589,632)	(620,508)
Employee benefit expenses	僱員福利費用		(540,537)	(553,574)
Other operating expenses	其他營運費用		(551,784)	(685,540)
Finance costs, net	財務成本，淨額	8	(134,443)	(125,020)
Fair value gains/(losses) on investment properties, net	投資物業之公平價值收益／(虧損)，淨額		112,809	(343,496)
Impairment of goodwill and intangible assets	商譽及無形資產減值		(398,449)	(299,900)
Impairment of trade and other receivables, net	應收貿易款項及其他應收款項減值，淨額		(782)	(52,815)
LOSS BEFORE TAX	除稅前虧損	7	(1,040,513)	(2,100,554)
Income tax expenses	所得稅開支	11	(15,253)	(14,447)
LOSS FOR THE YEAR ATTRIBUTABLE TO OWNERS OF THE PARENT	母公司擁有人應佔年度虧損		(1,055,766)	(2,115,001)
LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT	母公司擁有人應佔每股虧損	13		
Basic	基本		HK(26.84) cents 港仙	HK(63.28) cents 港仙
Diluted	攤薄		HK(26.84) cents 港仙	HK(63.28) cents 港仙

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

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 千港元	2020 二零二零年 HK\$'000 千港元
LOSS FOR THE YEAR	年度虧損		(1,055,766)	(2,115,001)
OTHER COMPREHENSIVE (LOSS)/INCOME	其他全面(虧損)/收益			
<i>Other comprehensive (loss)/income that may be reclassified to profit or loss in subsequent periods:</i>	<i>可能於其後期間重新分類至損益之其他全面(虧損)/收益:</i>			
Exchange differences on translation of foreign operations	換算海外業務之匯兌差額		(707,178)	521,488
Release of exchange reserve upon disposal of subsidiaries	於出售附屬公司時解除之匯兌儲備	30	-	19,296
Net other comprehensive (loss)/income that may be reclassified to profit or loss in subsequent periods	可能於其後期間重新分類至損益之其他全面(虧損)/收益淨額		(707,178)	540,784
<i>Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods:</i>	<i>將不會於其後期間重新分類至損益之其他全面收益/(虧損):</i>			
Remeasurements of employee benefit obligations	重新計量僱員福利責任		514	4,345
Equity investments designated at fair value through other comprehensive income: Changes in fair value	指定為按公平價值計入其他全面收益之股權投資: 公平價值變動		(12,463)	(5,426)
Net other comprehensive loss that will not be reclassified to profit or loss in subsequent periods	將不會於其後期間重新分類至損益之其他全面虧損淨額		(11,949)	(1,081)
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR, NET OF TAX	年度其他全面(虧損)/收益, 扣除稅項		(719,127)	539,703
TOTAL COMPREHENSIVE LOSS FOR THE YEAR ATTRIBUTABLE TO OWNERS OF THE PARENT	母公司擁有人應佔年度全面虧損總額		(1,774,893)	(1,575,298)

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 千港元	2020 二零二零年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產			
Property, plant and equipment	物業、廠房及設備	14	8,787,003	10,210,788
Investment properties	投資物業	15	666,410	537,164
Right-of-use assets	使用權資產	16(a)	2,992	7,857
Goodwill	商譽	17	–	–
Intangible assets	無形資產	18	171,643	614,911
Equity investments designated at fair value through other comprehensive income	指定為按公平價值計入其他全面收益之股權投資	19	17,957	30,420
Prepayments, trade and other receivables	預付款項、應收貿易款項及其他應收款項	20	4,154	110,410
Total non-current assets	非流動資產總值		9,650,159	11,511,550
CURRENT ASSETS	流動資產			
Properties under development	發展中物業	21	113,921	122,622
Completed properties for sale	待售已落成物業	22	609,974	875,637
Inventories	存貨	23	63,817	70,497
Prepayments, trade and other receivables	預付款項、應收貿易款項及其他應收款項	20	184,571	314,683
Tax recoverable	可收回稅項		57	6,135
Restricted cash	受限制現金	24	66,556	–
Cash and cash equivalents	現金及現金等價物	24	820,917	647,418
Total current assets	流動資產總值		1,859,813	2,036,992
CURRENT LIABILITIES	流動負債			
Trade and other payables	應付貿易款項及其他應付款項	25	508,629	471,735
Interest-bearing bank borrowing	計息銀行借貸	26	2,114,515	829,234
Lease liabilities	租賃負債	16(b)	1,663	7,689
Tax payable	應付稅項		16,912	8,286
Total current liabilities	流動負債總額		2,641,719	1,316,944
NET CURRENT (LIABILITIES)/ASSETS	流動(負債淨值)/資產淨值		(781,906)	720,048
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		8,868,253	12,231,598

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	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
		附註		
NON-CURRENT LIABILITIES	非流動負債			
Trade and other payables	應付貿易款項及其他應付款項	25	11,890	31,877
Interest-bearing bank borrowing	計息銀行借貸	26	–	1,707,264
Lease liabilities	租賃負債	16(b)	1,664	786
Deferred tax liabilities	遞延稅項負債	27	44,364	45,054
Total non-current liabilities	非流動負債總額		57,918	1,784,981
Net assets	資產淨值		8,810,335	10,446,617
EQUITY	權益			
Equity attributable to owners of the parent	母公司擁有人應佔權益			
Share capital	股本	28	42,263	35,219
Reserves	儲備	29	8,768,072	10,411,398
Total equity	總權益		8,810,335	10,446,617

Yang Zhihui
仰智慧
Chairman and Executive Director
主席兼執行董事

Wong Hoi Po
王海波
Executive Director
執行董事

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

		Attributable to owners of the Company 本公司擁有人應佔			Total equity 總權益
		Share capital 股本 (Note 28) (附註28) HK\$'000 千港元	Other reserves 其他儲備 (Note 29) (附註29) HK\$'000 千港元	Accumulated losses 累計虧損 (Note 29) (附註29) HK\$'000 千港元	HK\$'000 千港元
At 1 January 2021	於二零二一年一月一日	35,219	17,369,109	(6,957,711)	10,446,617
Loss for the year	年度虧損	-	-	(1,055,766)	(1,055,766)
Other comprehensive loss for the year:	年度其他全面虧損：				
Remeasurement of employee benefit obligation	重新計量僱員福利責任	-	514	-	514
Changes in fair value of equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之公平價值變動	-	(12,463)	-	(12,463)
Exchange differences on translation of foreign operations	換算海外業務之匯兌差額	-	(707,178)	-	(707,178)
Total comprehensive loss for the year	年度全面虧損總額	-	(719,127)	(1,055,766)	(1,774,893)
Release of revaluation of investment properties upon transfer to property, plant and equipment	於轉撥至物業、廠房及設備時撥回投資物業之重估	-	(950)	950	-
Release of revaluation of investment properties upon written-off	於撤銷投資物業時撥回該等物業之重估	-	(1,097)	1,097	-
Issue of shares (Note 28)	發行股份(附註28)	7,044	131,718	-	138,762
Share issue expenses (Note 28)	發股費用(附註28)	-	(151)	-	(151)
At 31 December 2021	於二零二一年十二月三十一日	42,263	16,779,502*	(8,011,430)*	8,810,335
At 1 January 2020	於二零二零年一月一日	29,350	16,700,180	(4,844,763)	11,884,767
Loss for the year	年度虧損	-	-	(2,115,001)	(2,115,001)
Other comprehensive loss for the year:	年度其他全面虧損：				
Remeasurement of employee benefit obligation	重新計量僱員福利責任	-	4,345	-	4,345
Changes in fair value of equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之公平價值變動	-	(5,426)	-	(5,426)
Exchange differences on translation of foreign operations	換算海外業務之匯兌差額	-	521,488	-	521,488
Release of exchange reserve upon disposal of subsidiaries (Note 30)	於出售附屬公司後解除之匯兌儲備(附註30)	-	19,296	-	19,296
Total comprehensive loss for the year	年度全面虧損總額	-	539,703	(2,115,001)	(1,575,298)
Release of revaluation of investment properties upon transfer to property, plant and equipment	於轉撥至物業、廠房及設備時撥回投資物業之重估	-	(2,053)	2,053	-
Issue of shares (Note 28)	發行股份(附註28)	5,869	132,070	-	137,939
Share issue expenses (Note 28)	發股費用(附註28)	-	(791)	-	(791)
At 31 December 2020	於二零二零年十二月三十一日	35,219	17,369,109*	(6,957,711)*	10,446,617

* These reserve accounts comprise the consolidated reserves of HK\$8,768,072,000 (2020: HK\$10,411,398,000) in the consolidated statement of financial position.

* 此等儲備賬包括綜合財務狀況表之綜合儲備8,768,072,000港元(二零二零年: 10,411,398,000港元)。

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 千港元	2020 二零二零年 HK\$'000 千港元
CASH FLOWS FROM OPERATING ACTIVITIES	經營業務之現金流量		
Loss before tax	除稅前虧損	(1,040,513)	(2,100,554)
Adjustments for:	調整：		
Dividend income from equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之股息收入	(76)	(484)
Loss on disposal of subsidiaries	出售附屬公司之虧損	-	21,386
Loss/(gain) on disposal of items of property, plant and equipment	出售物業、廠房及設備項目之虧損/(收益)	2,622	(5,471)
Investment properties written off	投資物業撇銷	3,585	-
Loss on disposal of right-of-use asset and lease liability on early termination of lease	提早終止租賃時處置之使用權資產及租賃負債之虧損	-	18,950
Revision of a lease term arising from a change in the non-cancellable scope of a lease	因不可撤銷的租賃範圍變動所產生之租賃條款修訂	-	(1,013)
Derecognition of interest accretion on early redemption of bank borrowings	提早贖回銀行借貸時終止確認之利息增長	1,772	815
Depreciation of property, plant and equipment	物業、廠房及設備之折舊	581,912	607,548
Depreciation of right-of-use assets	使用權資產之折舊	7,374	12,629
Amortisation of intangible assets	無形資產之攤銷	346	331
Impairment of goodwill and intangible assets	商譽及無形資產減值	398,449	299,900
Impairment of trade receivables, net	應收貿易款項減值，淨額	434	74
Impairment/(reversal of impairment) of gaming receivables, net	博彩應收款項減值/(減值撥回)，淨額	6,726	(7,720)
(Reversal of impairment)/impairment of other receivables, net	其他應收款項(減值撥回)/減值，淨額	(6,378)	60,461
Impairment of property, plant and equipment (Reversal of provision)/provision for inventories	物業、廠房及設備之減值存貨(撥備撥回)/撥備	50,660	184,887
Fair value (gains)/losses on investment properties, net	投資物業之公平價值(收益)/虧損，淨額	(112,809)	343,496
Finance costs	財務成本	141,717	146,304
Finance income	財務收入	(7,274)	(21,284)
		26,344	(438,347)
Decrease in completed properties for sale	待售已落成物業減少	178,363	67,800
Decrease in inventories	存貨減少	2,373	8,760
Decrease in prepayments, trade and other receivables	預付款項、應收貿易款項及其他應收款項減少	223,286	554,141
Increase/(decrease) in trade and other payables	應付貿易款項及其他應付款項增加/(減少)	51,065	(59,759)
Increase in restricted cash	受限制現金增加	(68,916)	-
Cash generated from operations	經營業務所得現金	412,515	132,595
Interest received	已收利息	7,274	21,284
Interest paid	已付利息	(141,387)	(123,977)
Interest element on lease liabilities	租賃負債利息部分	(330)	(1,447)
Income tax refunded	已退回所得稅	5,783	1
Income tax paid	已付所得稅	(7,744)	(11,045)
Net cash flows from operating activities	經營業務所得現金流量淨額	276,111	17,411

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 千港元	2020 二零二零年 HK\$'000 千港元
CASH FLOWS FROM INVESTING ACTIVITIES			
投資活動之現金流量			
Dividend received from equity investments		76	484
Proceeds from derecognition of financial assets at fair value through profit or loss		-	2,527
Purchase of items of property, plant and equipment	14	(31,946)	(6,939)
Additions of items of completed properties for sale		(15)	-
Proceeds from disposal of items of property, plant and equipment		2,694	150,561
Additions of intangible assets	18	-	(526)
Proceeds from disposal of subsidiaries	30	-	118,864
Net cash flows (used in)/from investing activities		(29,191)	264,971
CASH FLOWS FROM FINANCING ACTIVITIES			
融資活動之現金流量			
Net proceeds from placing of shares	28	138,611	137,148
New bank borrowings		-	1,890
Repayment of bank and other borrowings		(229,227)	(186,797)
Principal portion of lease payments	31	(7,649)	(18,713)
Net cash flows from financing activities		(98,265)	(66,472)
NET INCREASE IN CASH AND CASH EQUIVALENTS		148,655	215,910
現金及現金等價物增加淨額			
Cash and cash equivalents at beginning of the year		647,418	398,033
Effect of foreign exchange rate changes, net		24,844	33,475
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		820,917	647,418
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
現金及現金等價物結餘之分析			
Cash and bank balances	24	650,652	477,390
Non-pledged time deposits with original maturity of less than three months when acquired	24	170,265	170,028
Cash and cash equivalents as stated in the statement of financial position		820,917	647,418

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

1 CORPORATE AND GROUP INFORMATION

The Company is a limited liability company incorporated in the Cayman Islands and continued in Bermuda and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). The address of registered office of the Company is located at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda, and the principal place of business of the Company is located at Units 1412-1413, 14th Floor, China Merchants Tower, Shun Tak Centre, Nos. 168-200 Connaught Road Central, Hong Kong.

During the year, the Group is principally engaged in development and operation of the integrated leisure and entertainment resort (the "Integrated Resort Development"), operation of gaming and entertainment facilities (the "Gaming Business"), and property development (the "Property Development").

In the opinion of the directors, the immediate and ultimate holding company of the Company is Landing International Limited, which is incorporated in the British Virgin Islands.

Information about subsidiaries

Particulars of the Company's principal subsidiaries are as follows:

Name 名稱	Place of incorporation/ registration and business 註冊成立/註冊及 經營業務地點	Issued ordinary/ registered share capital 已發行普通股/ 註冊股本	Percentage of equity attributable to the Company		Principal activities 主要業務
			Direct 直接	Indirect 間接	
Bright House Company Limited 耀房有限公司	Macau 澳門	Macau Pataca 25,000 25,000 澳門元	-	100%	Investment holding 投資控股
Callisto Business Limited	British Virgin Islands	United States dollars ("US\$") 76,470,000	100%	-	Investment holding
Callisto Business Limited	英屬處女群島	76,470,000 美元(「美元」)			投資控股
Chi Shun Investment (Yangzhou) Company Limited ("Chi Shun")* (Note i) (Note ii)	The People's Republic of China ("PRC")	Renminbi ("RMB") 400,000,000	-	100%	Investment holding
智信投資(揚州)有限公司(「智信」)* (附註 i)(附註 ii)	中華人民共和國(「中國」)	人民幣(「人民幣」) 400,000,000 元			投資控股

1 公司及集團資料

本公司為於開曼群島註冊成立及於百慕達存續之有限公司，其股份於香港聯合交易所有限公司(「聯交所」)主板上市。本公司之註冊辦事處地址為Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda，而本公司之主要營業地點位於香港干諾道中168-200號信德中心招商局大廈14樓1412至1413室。

年內，本集團主要從事發展及經營綜合休閒及娛樂度假區(「綜合度假區發展」)，經營博彩及娛樂設施(「博彩業務」)及物業發展(「物業發展」)。

董事認為，本公司之直接及最終控股公司為於英屬處女群島註冊成立之藍鼎國際有限公司。

有關附屬公司之資料

本公司主要附屬公司之詳情如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

1 CORPORATE AND GROUP INFORMATION (continued)

Information about subsidiaries (continued)

Name 名稱	Place of incorporation/ registration and business 註冊成立/註冊及 經營業務地點	Issued ordinary/ registered share capital 已發行普通股/ 註冊股本	Percentage of equity attributable to the Company		Principal activities 主要業務
			Direct 直接	Indirect 間接	
Datsun Industrial Limited 大信實業有限公司	Hong Kong 香港	HK\$10,000 10,000 港元	–	100%	Asset holding 資產持有
Golden House Ventures Limited Golden House Ventures Limited	British Virgin Islands 英屬處女群島	US\$2 2 美元	–	100%	Marketing 營銷
Happy Bay Pte. Ltd.	Singapore	Singapore dollar ("SGD") 97,472,000	–	100%	Investment holding
Happy Bay Pte. Ltd.	新加坡	97,472,000 新加坡元(「新加坡元」)			投資控股
Landing Entertainment Korea Co., Ltd.	South Korea	Korean Won ("KRW") 65,387,235,000	58%	42%	Gaming business
Landing Entertainment Korea Co., Ltd.	南韓	65,387,235,000 韓圓 (「韓圓」)			博彩業務
Landing Estate Management Services Co., Ltd.	South Korea	KRW100,000,000	–	100%	Residential management
Landing Estate Management Services Co., Ltd.	南韓	100,000,000 韓圓			住宅管理
Landing Jeju Development Co., Ltd.	South Korea	KRW465,000,000,000	50%	50%	Development, management, operation and rental of facilities for tourism, commerce, accommodation and recreation
藍鼎濟州開發株式會社	南韓	465,000,000,000 韓圓			發展、管理、經營及 租賃旅遊、商業、 住所及娛樂設施
Landing Management Company Limited 藍鼎管理有限公司	Hong Kong 香港	HK\$100 100 港元	100%	–	Management office 管理辦事處
Landing Resorts Management Company Limited 藍鼎娛樂管理有限公司	Hong Kong 香港	HK\$100 100 港元	100%	–	Management office 管理辦事處

1 公司及集團資料(續)

有關附屬公司之資料(續)

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

1 CORPORATE AND GROUP INFORMATION (continued)

1 公司及集團資料(續)

Information about subsidiaries (continued)

有關附屬公司之資料(續)

Name 名稱	Place of incorporation/ registration and business 註冊成立/註冊及 經營業務地點	Issued ordinary/ registered share capital 已發行普通股/ 註冊股本	Percentage of equity attributable to the Company		Principal activities 主要業務
			Direct 直接	Indirect 間接	
Landing Resorts Philippines Development Corporation	Republic of the Philippines	Philippine Pesos ("PHP") 10,300,000	-	100%	Management office
Landing Resorts Philippines Development Corporation	菲律賓共和國	10,300,000 菲律賓披索 (「菲律賓披索」)			管理辦事處
Leader Rainbow Limited 鋒虹有限公司	Hong Kong 香港	HK\$1 1港元	100%	-	Securities Investment 證券投資
Rainbow Source Developments Limited 虹源發展有限公司	British Virgin Islands 英屬處女群島	US\$100 100 美元	100%	-	Asset holding 資產持有
Shinhwa World China Co., Ltd. ("Shinhwa China")* (Note i) (Note iii) 博榮旅遊信息諮詢(上海)有限公司 (「博榮」)*(附註 i)(附註 iii)	PRC 中國	US\$59,860,000 59,860,000 美元	-	100%	Sales and marketing services 銷售及營銷服務
Yao Zhan Trading Limited 耀展貿易有限公司	British Virgin Islands 英屬處女群島	US\$1 1 美元	100%	-	Property holding 物業持有

* The English name of the company referred to in these consolidated financial statements represent management's best effort to translate the Chinese name of the company, as no English name has been registered.

* 由於並無註冊英文名稱，該等綜合財務報表所引述該公司之英文名稱乃管理層盡最大努力對該公司中文名稱作出之翻譯。

Note i: These entities are registered as wholly-foreign-owned enterprises under PRC law.

附註 i: 此等實體根據中國法例註冊為外商獨資企業。

Note ii: The registered capital of Chi Shun amounted to RMB400,000,000, of which RMB385,020,000 was paid up as at 31 December 2021. The Group had the remaining unpaid capital contribution of RMB14,980,000 as at 31 December 2021.

附註 ii: 智信的註冊資本為人民幣400,000,000元，其中於二零二一年十二月三十一日已實收人民幣385,020,000元。於二零二一年十二月三十一日，本集團尚有未支付注資額人民幣14,980,000元。

Note iii: The registered capital of Shinhwa China amounted to US\$59,860,000, of which US\$57,844,955 was paid up as at 31 December 2021. The Group had the remaining unpaid capital contribution of US\$2,015,045 as at 31 December 2021.

附註 iii: 博榮的註冊資本為59,860,000美元，其中於二零二一年十二月三十一日已實收57,844,955美元。於二零二一年十二月三十一日，本集團尚有未支付注資額2,015,045美元。

The above table lists the subsidiaries of the Company which, in the opinion of the directors, principally affected the results for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

上表列出董事認為主要影響本集團年內業績或組成本集團淨資產重大部分之本公司附屬公司。董事認為提供其他附屬公司之詳情會令篇幅過於冗長。

2.1 BASIS OF PRESENTATION

The consolidated financial statements for the year ended 31 December 2021 has been prepared under the going concern basis, notwithstanding that the Group had net current liabilities of HK\$781,906,000 as at 31 December 2021 and incurred a net loss attributable to owners of the parent of HK\$1,055,766,000 for the year ended 31 December 2021. In the opinion of the directors, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due in the foreseeable future, based on the cash flow projections of the Group and after taking into consideration that the Group obtained a letter of intention from the bank for their willingness of the renewal of the bank borrowing. As at 31 December 2021, the balance of the bank borrowing was HK\$2,114,515,000 which will be expired within one year.

Should the bank borrowing is renewed, the directors are satisfied that the Group will be able to meet its financial obligations as and when they fall due for the next twelve months from the end of the reporting period. Consequently, the consolidated financial statements has been prepared on a going concern basis.

Should the Group be unable to continue as a going concern, adjustments would have to be made to write down the value of assets to their recoverable amounts, to provide for any future liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively. The effect of these adjustments has not been reflected in this consolidated financial statements.

2.1 呈列基準

儘管本集團於二零二一年十二月三十一日流動負債淨值為781,906,000港元，及截至二零二一年十二月三十一日止年度母公司擁有人應佔虧損淨額為1,055,766,000港元，截至二零二一年十二月三十一日止年度綜合財務報表乃按持續經營基準編製。董事認為，根據本集團的現金流量預測及經考慮本集團已取得銀行意向書，願意續訂銀行借貸，本集團將提供充足的營運資金助其營運及履行於可見未來到期的財務責任。於二零二一年十二月三十一日，銀行借貸結餘為2,114,515,000港元，將於一年內到期。

如銀行借貸獲得續期，董事信納本集團將能夠自報告期末起未來十二個月內履行其到期的財務責任。因此，綜合財務報表乃按持續經營基準編製。

倘本集團未能繼續按持續經營基準營運，則須作出調整以撇減資產價值至其可收回金額，就可能產生之任何未來負債計提撥備，並將非流動資產及負債分別重新分類為流動資產及負債。該等調整的影響並無於本綜合財務報表中反映。

2.2 BASIS OF PREPARATION

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties and equity investments designated at fair value through other comprehensive income which have been measured at fair value. The consolidated financial statements are presented in Hong Kong dollars (“HK\$”) and all values are rounded to the nearest thousand (HK\$’000) except when otherwise indicated.

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the “Group”) for the year ended 31 December 2021. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group’s voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

2.2 編製基準

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」）頒佈之香港財務報告準則（「香港財務報告準則」）（包括所有香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋）、香港公認會計原則及香港公司條例之披露規定編製。除投資物業及指定為公平價值計入其他全面收益之股權投資以公平價值計量外，該等綜合財務報表乃根據歷史成本慣例編製。該等綜合財務報表以港元（「港元」）呈列，除另有指明者外，所有價值會四捨五入至最接近千位數（千港元）。

綜合賬目基準

綜合財務報表包括本公司及其附屬公司（統稱「本集團」）截至二零二一年十二月三十一日止年度之財務報表。附屬公司為本公司直接或間接控制之實體（包括結構性實體）。當本集團就參與投資對象營運承擔或有權獲得可變回報及能對投資對象行使權力（即本集團獲賦予現有能以主導投資對象相關活動之既存權利）影響該等回報時，即取得控制權。

當本公司直接或間接擁有少於投資對象大多數表決權或類似權利時，本集團於評估其是否擁有對投資對象之權力時會考慮一切相關事實及情況，包括：

- (a) 投資對象其他表決權持有人之合約安排；
- (b) 其他合約安排所產生之權利；及
- (c) 本集團之表決權及潛在表決權。

附屬公司與本公司之財務報表報告期間相同，並採用一致之會計政策編製。附屬公司之業績由本集團取得控制權當日起綜合入賬，並持續綜合入賬，直至該控制權終止當日為止。

2.2 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

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 described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or accumulated losses, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

2.3 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following revised HKFRSs for the first time for the current year's financial statements.

Amendments to HKFRS 9, *Interest Rate Benchmark Reform – HKAS 39, HKFRS 7, Phase 2* and HKFRS 16

Amendment to HKFRS 16 *COVID-19-Related Rent Concessions Beyond 30 June 2021* (early adopted)

2.2 編製基準(續)

綜合賬目基準(續)

損益及其他全面收益各個部分歸屬於本集團母公司擁有人及非控股權益，即使此舉導致非控股權益出現虧絀結餘亦然。與本集團成員公司間進行交易有關之所有集團內公司間資產及負債、權益、收入、開支及現金流量於綜合賬目時全數抵銷。

倘有事實及情況顯示上述三個控制權元素中一項或以上出現變動，則本集團會重新評估其是否控制投資對象。倘於一間附屬公司之擁有權權益變動並無導致喪失控制權，則列賬為權益交易。

倘本集團喪失對一間附屬公司之控制權，則其終止確認(i)附屬公司之資產(包括商譽)及負債；(ii)任何非控股權益之賬面值；及(iii)記入權益之累計匯兌差額；並確認(i)所收取代價之公平價值；(ii)所保留任何投資之公平價值；及(iii)損益中任何因此產生之盈餘或虧絀。倘本集團已直接出售相關資產及負債，先前於其他全面收益確認之本集團應佔部分應重新分類為損益或累計虧損(如適用)。

2.3 會計政策及披露變動

本集團於本年度之財務報表內首次採納以下經修訂之香港財務報告準則。

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號之修訂本	利率基準改革 – 第二階段
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香港財務報告準則第16號之修訂本	二零二一年六月三十日後的2019冠狀病毒相關租金寬減(提早採納)
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2.3 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

The nature and the impact of the revised HKFRSs are described below:

- (a) Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 address issues not dealt with in the previous amendments which affect financial reporting when an existing interest rate benchmark is replaced with an alternative risk-free rate ("RFR"). The amendments provide a practical expedient to allow the effective interest rate to be updated without adjusting the carrying amount of financial assets and liabilities when accounting for changes in the basis for determining the contractual cash flows of financial assets and liabilities, if the change is a direct consequence of the interest rate benchmark reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change. In addition, the amendments permit changes required by the interest rate benchmark reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued. Any gains or losses that could arise on transition are dealt with through the normal requirements of HKFRS 9 to measure and recognise hedge ineffectiveness. The amendments also provide a temporary relief to entities from having to meet the separately identifiable requirement when an RFR is designated as a risk component. The relief allows an entity, upon designation of the hedge, to assume that the separately identifiable requirement is met, provided the entity reasonably expects the RFR risk component to become separately identifiable within the next 24 months. Furthermore, the amendments require an entity to disclose additional information to enable users of financial statements to understand the effect of interest rate benchmark reform on an entity's financial instruments and risk management strategy.

The amendments did not have any impact on the financial position and performance of the Group as the Group does not have any interest rate hedging relationships.

2.3 會計政策及披露變動(續)

經修訂香港財務報告準則的性質及影響闡述如下：

- (a) 當現有利率基準被可替代無風險利率替代方案(「可替代無風險利率」)替代時，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號之修訂本解決先前影響財務報告之修訂未處理的問題。該修訂提供對於釐定金融資產及負債之合約現金流量之基準之變動進行會計處理時無需調整金融資產及負債之賬面值而更新實際利率的可行權宜方法，前提為該變動為利率基準改革之直接後果且釐定合約現金流量的新基準於經濟上等同於緊接變動前的先前基準。此外，該等修訂允許利率基準改革所規定對對沖指定及對沖文件進行更改，而不會中斷對沖關係。過渡期間可能產生的任何損益均通過香港財務報告準則第9號的正常規定進行處理，以衡量及確認對沖無效性。倘無風險利率被指定為風險組成部分時，該等修訂亦暫時減輕了實體必須滿足可單獨識別的要求的風險。倘實體合理地預期無風險利率風險組成部分於未來24個月內將變得可單獨識別，則該減免允許實體於指定對沖後假定已滿足可單獨識別之規定。此外，該等修訂亦規定實體須披露額外資料，以使財務報表的使用者能夠瞭解利率基準改革對實體的金融工具及風險管理策略的影響。

該等修訂本概無對本集團財務狀況及表現產生任何影響，原因為本集團並無任何利率對沖關係。

2.3 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

- (b) Amendment to HKFRS 16 issued in April 2021 extends the availability of the practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the Covid-19 pandemic by 12 months. Accordingly, the practical expedient applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are met. The amendment is effective retrospectively for annual periods beginning on or after 1 April 2021 with any cumulative effect of initially applying the amendment recognised as an adjustment to the opening balance of retained profits at the beginning of the current accounting period. Earlier application is permitted.

The Group has early adopted the amendment on 1 January 2021. However, the Group has not received Covid-19-related rent concessions and plans to apply the practical expedient when it becomes applicable within the allowed period of application.

2.3 會計政策及披露變動(續)

- (b) 於二零二一年四月頒布之香港財務報告準則第16號之修訂本將為承租人提供一個實際可行權宜方法以選擇不就2019冠狀病毒病疫情之直接後果所產生之租金寬減應用租賃修訂會計處理延長12個月。因此，該實際可行權宜方法適用租金寬減之租賃款項之任何減幅僅影響原到期日為二零二二年六月三十日或之前的付款，惟須符合其他應用實際權宜條件。該修訂本於二零二一年四月一日或之後開始年度生效，且應追溯應用，並將最初應用該修訂本之任何累積影響確認為對當前會計期間開始時之保留溢利期初餘額之調整。允許提早應用。

本集團已於二零二一年一月一日提早採納有關修訂。然而，本集團尚未收到2019冠狀病毒病相關租金寬減，並計劃在可容許的應用期內在可應用時應用實際權宜方法。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

Amendments to HKFRS 3	<i>Reference to the Conceptual Framework</i> ¹
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> ³
HKFRS 17	<i>Insurance Contracts</i> ²
Amendments to HKFRS 17	<i>Insurance Contracts</i> ^{2,5}
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current</i> ^{2,4}
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies</i> ²
Amendments to HKAS 8	<i>Definition of Accounting Estimates</i> ²
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i> ²

2.4 已頒佈但尚未生效之香港財務報告準則

本集團並無於該等財務報表應用下列已頒佈但尚未生效之新訂及經修訂香港財務報告準則。

香港財務報告準則第3號之修訂本	對概念框架之提述 ¹
香港財務報告準則第10號及香港會計準則第28號(二零一一年)之修訂本	投資者與其聯營公司或合營公司之間的資產出售或注資 ³
香港財務報告準則第17號	保險合約 ²
香港財務報告準則第17號之修訂本	保險合約 ^{2,5}
香港會計準則第1號之修訂本	負債分類為流動或非流動 ^{2,4}
香港會計準則第1號及香港財務報告準則實務報告第2號之修訂本	會計政策披露 ²
香港會計準則第8號之修訂本	會計估計的定義 ²
香港會計準則第12號之修訂本	與單一交易產生的資產及負債相關的遞延稅項 ²

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Amendments to HKAS 16	<i>Property, Plant and Equipment: Proceeds before Intended Use</i> ¹
Amendments to HKAS 37	<i>Onerous Contracts - Cost of Fulfilling a Contract</i> ¹
<i>Annual Improvements to HKFRSs 2018-2020</i>	Amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41 ¹

- ¹ Effective for annual periods beginning on or after 1 January 2022
- ² Effective for annual periods beginning on or after 1 January 2023
- ³ No mandatory effective date yet determined but available for adoption
- ⁴ As a consequence of the amendments to HKAS 1, Hong Kong Interpretation 5 *Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause* was revised in October 2020 to align the corresponding wording with no change in conclusion
- ⁵ As a consequence of the amendments to HKFRS 17 issued in October 2020, HKFRS 4 was amended to extend the temporary exemption that permits insurers to apply HKAS 39 rather than HKFRS 9 for annual periods beginning before 1 January 2023

2.4 已頒佈但尚未生效之香港財務報告準則(續)

香港會計準則第16號之修訂本	物業、廠房及設備：擬定用途前的所得款項 ¹
香港會計準則第37號之修訂本	有償合約－履行合約的成本 ¹
香港財務報告準則之年度改進(二零一八年至二零二零年)	香港財務報告準則第1號、香港財務報告準則第9號、香港財務報告準則第16號隨附之範例及香港會計準則第41號之修訂本 ¹

- ¹ 於二零二二年一月一日或之後開始之年度期間生效
- ² 於二零二三年一月一日或之後開始之年度期間生效
- ³ 尚未釐定強制生效日期，但可予採納
- ⁴ 作為香港會計準則第1號之修訂的結果，香港詮釋第5號財務報表的呈報－借款人對載有按要求償還條款的定期貸款的分類已於二零二零年十月進行修訂，以使相應措詞保持一致而結論保持不變
- ⁵ 作為於二零二零年十月頒佈的香港財務報告準則第17號之修訂的結果，香港財務報告準則第4號已作出修訂，以延長允許保險人於二零二三年一月一日之前開始的年度期間應用香港會計準則第39號而非香港財務報告準則第9號的暫時豁免

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Further information about those HKFRSs that are expected to be applicable to the Group is described below.

Amendments to HKFRS 3 are intended to replace a reference to the previous *Framework for the Preparation and Presentation of Financial Statements* with a reference to the *Conceptual Framework for Financial Reporting* issued in June 2018 without significantly changing its requirements. The amendments also add to HKFRS 3 an exception to its recognition principle for an entity to refer to the Conceptual Framework to determine what constitutes an asset or a liability. The exception specifies that, for liabilities and contingent liabilities that would be within the scope of HKAS 37 or HK(IFRIC)-Int 21 if they were incurred separately rather than assumed in a business combination, an entity applying HKFRS 3 should refer to HKAS 37 or HK(IFRIC)-Int 21 respectively instead of the Conceptual Framework. Furthermore, the amendments clarify that contingent assets do not qualify for recognition at the acquisition date. The Group expects to adopt the amendments prospectively from 1 January 2022. Since the amendments apply prospectively to business combinations for which the acquisition date is on or after the date of first application, the Group will not be affected by these amendments on the date of transition.

Amendments to HKAS 1 *Classification of Liabilities as Current or Non-current* clarify the requirements for classifying liabilities as current or non-current. The amendments specify that if an entity's right to defer settlement of a liability is subject to the entity complying with specified conditions, the entity has a right to defer settlement of the liability at the end of the reporting period if it complies with those conditions at that date. Classification of a liability is unaffected by the likelihood that the entity will exercise its right to defer settlement of the liability. The amendments also clarify the situations that are considered a settlement of a liability. The amendments are effective for annual periods beginning on or after 1 January 2023 and shall be applied retrospectively. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

2.4 已頒佈但尚未生效之香港財務報告準則(續)

預期將適用於本集團的該等香港財務報告準則的進一步資料載述如下。

香港財務報告準則第3號之修訂本旨在以於二零一八年六月頒佈之財務報告概念框架指引取代先前的編製及呈列財務報表概念框架指引，而無對其規定造成重大變動。該等修訂本亦為香港財務報告準則第3號的確認原則新增一個例外情況，即一間實體可參考概念框架以釐定構成資產或負債的元素。例外情況表明，就屬於香港會計準則第37號或香港(國際財務報告詮釋委員會)－詮釋第21號範圍內的負債及或然負債而言，倘其屬個別產生而非於一項業務合併中承擔，則應用香港財務報告準則第3號之實體應分別參考香港會計準則第37號或香港(國際財務報告詮釋委員會)－詮釋第21號(而非概念框架)。此外，該等修訂本澄清，或然資產並不符合資格於收購日期確認。本集團預期將提早自二零二二年一月一日起採納該等修訂本。由於該等修訂本提早適用於收購日期為首次應用日期或之後發生之業務合併，本集團於過渡日期將不受該等修訂本影響。

香港會計準則第1號之負債分類為流動或非流動修訂本澄清將負債分類為流動或非流動之規定。該等修訂本訂明，倘實體有權在實體遵照特定條件下延遲清償負債，則實體有權於報告期末延遲清償負債，惟實體須於當日符合該等條件。負債之分類並不受實體有意行使其延遲清償負債權利所影響。該等修訂本亦澄清視作清償負債的情況。該等修訂本自二零二三年一月一日或之後開始之年度期間起生效，並可追溯應用，亦允許提早應用。預期該等修訂本將不會對本集團之財務報表造成任何重大影響。

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Amendments to HKAS 1 *Disclosure of Accounting Policies* require entities to disclose their material accounting policy information rather than their significant accounting policies. 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. Amendments to HKFRS Practice Statement 2 provide non-mandatory guidance on how to apply the concept of materiality to accounting policy disclosures. Amendments to HKAS 1 are effective for annual periods beginning on or after 1 January 2023 and earlier application is permitted. Since the guidance provided in the amendments to HKFRS Practice Statement 2 is non-mandatory, an effective date for these amendments is not necessary. The Group is currently assessing the impact of the amendments on the Group's accounting policy disclosures.

Amendments to HKAS 8 clarify the distinction between changes in accounting estimates and changes in accounting policies. Accounting estimates are defined as monetary amounts in financial statements that are subject to measurement uncertainty. The amendments also clarify how entities use measurement techniques and inputs to develop accounting estimates. The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

2.4 已頒佈但尚未生效之香港財務報告準則(續)

香港會計準則第1號之修訂本會計政策披露要求實體披露重要會計政策信息，而非重大會計政策。會計政策資料可以合理預期會影響通用財務報表的主要使用者根據該等財務報表所作出的決定，則該會計政策資料屬重大。香港財務報告準則實務報告第2號之修訂本提供有關如何應用重大性概念於會計政策披露的非強制性指引。香港會計準則第1號之修訂本於二零二三年一月一日或之後開始之年度期間生效，並可提早採納。由於香港財務報告準則實務報告第2號之修訂本提供的指引並非強制性，設定有關修訂本的生效日期並無必要。本集團目前評估該等修訂本對本集團會計政策披露的影響。

香港會計準則第8號之修訂本澄清會計估計變動與會計政策變動之間的差異。會計估計定義為財務報表中受計量不確定性影響的貨幣金額。修訂本亦澄清實體使用計量技巧及輸入數據以計算會計估計的方式。該等修訂本於二零二三年一月一日或之後開始的年度報告期間生效，並適用於該期間開始時或之後發生的會計政策變動及會計估計變動。允許提早應用。預期該等修訂不會對本集團的財務報表產生任何重大影響。

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Amendments to HKAS 12 narrow the scope of the initial recognition exception so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences, such as leases and decommissioning obligations. Therefore, entities are required to recognise a deferred tax asset and a deferred tax liability for temporary differences arising from these transactions. The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and shall be applied to transactions related to leases and decommissioning obligations at the beginning of the earliest comparative period presented, with any cumulative effect recognised as an adjustment to the opening balance of retained profits or other component of equity as appropriate at that date. In addition, the amendments shall be applied prospectively to transactions other than leases and decommissioning obligations. Earlier application is permitted.

The amendments are not expected to have any significant impact on the Group's financial statements.

Amendments to HKAS 16 prohibit an entity from deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling any such items, and the cost of those items, in profit or loss. The amendments are effective for annual periods beginning on or after 1 January 2022 and shall be applied retrospectively only to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented in the financial statements in which the entity first applies the amendments. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

2.4 已頒佈但尚未生效之香港財務報告準則(續)

香港會計準則第12號之修訂本縮小了初始確認豁免的適用範圍，使其不再適用於產生相同的應課稅及可扣減臨時差異的交易，例如租賃及退役責任。因此，實體須就來自有關交易的暫時性差異確認遞延稅項資產及遞延稅項負債。該等修訂本於二零二三年一月一日或之後開始的年度報告期間生效，並於已呈列的最早可資比較期初應用於與租賃及退役責任相關之交易，連同確認為對採用該日期的期初保留溢利或其他權益組成部分(如適用)結餘的調整的任何累計影響。此外，修訂本應可追溯應用於租賃及退役責任以外的交易，並可提早採納。

本集團預期該等修訂本不會對本集團財務報表產生任何重大影響。

香港會計準則第16號之修訂本禁止實體自物業、廠房及設備之項目成本中扣除資產達到管理層擬定的可使用狀態(包括位置及條件)時出售項目所產生的任何所得款項。相反，實體須於損益內確認自出售任何有關項目之所得款項，以及該等項目之成本。該等修訂本自二零二二年一月一日或之後開始之年度期間起生效，並僅可對實體首次應用該等修訂本的最早於財務報表呈報期間開始時或之後可供使用的物業、廠房及設備之項目追溯應用，亦允許提早應用。預期該等修訂本將不會對本集團之財務報表造成任何重大影響。

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Amendments to HKAS 37 clarify that for the purpose of assessing whether a contract is onerous under HKAS 37, the cost of fulfilling the contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract include both the incremental costs of fulfilling that contract (e.g., direct labour and materials) and an allocation of other costs that relate directly to fulfilling that contract (e.g., an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract as well as contract management and supervision costs). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract. The amendments are effective for annual periods beginning on or after 1 January 2022 and shall be applied to contracts for which an entity has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments. Earlier application is permitted. Any cumulative effect of initially applying the amendments shall be recognised as an adjustment to the opening equity at the date of initial application without restating the comparative information. The amendments are not expected to have any significant impact on the Group's financial statements.

2.4 已頒佈但尚未生效之香港財務報告準則(續)

香港會計準則第37號之修訂本澄清，就根據香港會計準則第37號評估合約是否屬有償而言，履行合約的成本包括直接與合約有關的成本。直接與合約有關的成本包括履行合約的增量成本(如直接工資及原料費用)以及分配直接與履行合約有關的其他成本(如分配履行合約所用之物業、廠房及設備項目之折舊費用以及合約管理及監督成本)。一般及行政成本與合約並無直接關係，除非屬根據合約而須明確地向對手方收取的費用，否則並不包括在內。該等修訂本自二零二二年一月一日或之後開始之年度期間起生效，並僅可應用於實體於其首次應用該等修訂本之年度報告期間開始時尚未達成其所有責任之合約，亦允許提早應用。任何初始應用該等修訂本之累計影響應確認為對於首次應用日期的年初權益之調整，而無須重列比較資料。預期該等修訂本將不會對本集團之財務報表造成任何重大影響。

2.4 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (continued)

Annual Improvements to HKFRSs 2018-2020 sets out amendments to HKFRS 1, HKFRS 9, Illustrative Examples accompanying HKFRS 16, and HKAS 41. Details of the amendments that are expected to be applicable to the Group are as follows:

- HKFRS 9 *Financial Instruments*: clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment. The amendment is effective for annual periods beginning on or after 1 January 2022. Earlier application is permitted. The amendment is not expected to have a significant impact on the Group's financial statements.
- HKFRS 16 *Leases*: removes the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 accompanying HKFRS 16. This removes potential confusion regarding the treatment of lease incentives when applying HKFRS 16.

2.4 已頒佈但尚未生效之香港財務報告準則(續)

香港財務報告準則之年度改進(二零一八年至二零二零年)載列香港財務報告準則第1號、香港財務報告準則第9號、香港財務報告準則第16號隨附之範例及香港會計準則第41號之修訂本。預期適用於本集團之該等修訂本詳情如下：

- 香港財務報告準則第9號*財務工具*：釐清實體在評估新訂或經修改財務負債之條款是否與原先財務負債之條款截然不同時所包括之費用。該等費用僅包括借款人及貸款人之間已付或已收取的款項(包括由借款人或貸款人代表對方已付或已收取的費用)。實體對在該實體首次應用修訂的年度報告期間開始時或之後修改或交換的財務負債應用修訂。修訂自二零二二年一月一日或之後開始之年度期間起生效，並可提早應用。預期修訂將不會對本集團之財務報表造成重大影響。
- 香港財務報告準則第16號*租賃*：刪除香港財務報告準則第16號隨附之範例13內，出租人與租賃裝修有關的付款說明。此舉消除有關應用香港財務報告準則第16號時處理租賃獎勵之潛在混淆。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred is measured at the acquisition date fair value which is the sum of the acquisition date fair values of assets transferred by the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation at fair value or at the proportionate share of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at fair value. Acquisition-related costs are expensed as incurred.

The Group determines that it has acquired a business when the acquired set of activities and assets includes an input and a substantive process that together significantly contribute to the ability to create outputs.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts of the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

2.5 主要會計政策概要

業務合併及商譽

業務合併乃以購買法列賬。轉讓之代價乃以收購日期之公平價值計算，該公平價值為本集團轉讓之資產於收購日期之公平價值、本集團自收購對象之前度擁有人承擔之負債，及本集團發行以換取收購對象控制權之股本權益之總和。於各業務合併中，本集團選擇按公平價值或按依據比例分佔之收購對象可識別資產淨值，計量於收購對象之非控股權益（其為現時所有權權益及賦予彼等之持有人權利可於清盤時按比例分佔資產淨值）。非控股權益之所有其他部分按公平價值計量。收購成本於產生時列為開支。

當被收購的一系列業務及資產包括投入及實質性過程，並共同對創造產出能力有顯著貢獻，則本集團釐定為其已收購一項業務。

當本集團收購一項業務時，會根據合約條款、於收購日期之經濟環境及相關條件，評估將承接之財務資產及負債，以作出適合之分類及標示，其中包括將收購對象主合約中之嵌入式衍生工具進行分離。

倘業務合併分階段進行，收購方先前持有之收購對象股權於收購日期之公平價值應按收購日期之公平價值透過損益重新計量。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Business combinations and goodwill (continued)

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability is measured at fair value with changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests and any fair value of the Group's previously held equity interests in the acquiree over the identifiable assets acquired and liabilities assumed. If the sum of this consideration and other items is lower than the fair value of the net assets acquired, the difference is, after reassessment, recognised in profit or loss as a gain on bargain purchase.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31 December. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

2.5 主要會計政策概要(續)

業務合併及商譽(續)

由收購方將予轉讓之任何或然代價將於收購日期按公平價值確認。歸類為資產或負債之或然代價按公平價值計量，公平價值之變動於損益確認。歸類為權益之或然代價毋須重新計量。其後結算在權益中列賬。

商譽初步按成本計量，即已轉讓總代價、已確認非控股權益及本集團先前由持有之收購對象股權之公平價值總額，超逾與所收購可識別資產值及所承擔負債之差額。如總代價及其他項目低於所收購資產淨值之公平價值，於評估後其差額將於損益內確認為議價收購收益。

於初步確認後，商譽按成本減任何累計減值虧損計量。商譽每年須作減值測試，但倘有事件或情況變動而顯示賬面值可能有損，則須更頻密地作減值測試。本集團會於每年十二月三十一日進行減值測試。為進行減值測試，因業務合併而購入之商譽自購入之日被分配至預期可從合併產生之協同效益中獲益之本集團各個現金產生單位或現金產生單位組別，而無論本集團其他資產或負債是否已分配予該等單位或單位組別。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Business combinations and goodwill (continued)

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

Fair value measurement

The Group measures its investment properties and equity investments at fair value at the end of each reporting period. 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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

2.5 主要會計政策概要(續)

業務合併及商譽(續)

減值乃透過評估與商譽有關之現金產生單位(或現金產生單位之組別)之可收回金額而確定。倘現金產生單位(或現金產生單位之組別)之可收回金額少於其賬面值，則應確認減值虧損。因商譽而確認之減值虧損不應在期後撥回。

當商譽構成一個現金產生單位(或現金產生單位之組別)之一部分而該單位之部分業務被出售，並在決定出售業務之收益或虧損時，與出售業務相關之商譽將包括在該業務之賬面值內。在此情況下出售之商譽將以出售業務及現金產生單位之保留部分之相對價值為基礎作計量。

公平價值計量

本集團於各報告期末按公平價值計量其投資物業及股權投資。公平價值為市場參與者於計量日期在有序交易中出售資產所收取之價格或轉讓負債所支付之價格。公平價值計量乃根據假設出售資產或轉讓負債之交易於資產或負債主要市場或(在缺乏主要市場情況下)最具優勢市場進行而作出。主要及最具優勢市場須為本集團可進入之市場。資產或負債之公平價值乃按假設市場參與者於資產或負債定價時會以最佳經濟利益行事計量。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair value measurement (continued)

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.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- | | |
|-----------|---|
| Level 1 — | based on quoted prices (unadjusted) in active markets for identical assets or liabilities |
| Level 2 — | based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly |
| Level 3 — | based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable |

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

2.5 主要會計政策概要(續)

公平價值計量(續)

非財務資產之公平價值計量須計及市場參與者能自最大限度使用該資產達致最佳用途，或將該資產出售予將最大限度使用該資產達致最佳用途之其他市場參與者所產生之經濟效益。

本集團採納適用於不同情況且具備充分數據以供計量公平價值之估值方法，以儘量使用相關可觀察輸入數據及儘量減少使用不可觀察輸入數據。

所有載於本財務報表計量或披露之資產及負債乃基於對公平價值計量整體而言屬重大之最低級輸入數據按以下公平價值架構分類：

- | | |
|-------|---------------------------------------|
| 第一級 — | 基於相同資產或負債於活躍市場之報價(未經調整) |
| 第二級 — | 基於對公平價值計量而言屬重大之可觀察(直接或間接)最低級輸入數據之估值技術 |
| 第三級 — | 基於對公平價值計量而言屬重大之不可觀察最低級輸入數據之估值技術 |

就按經常性基準於本財務報表確認之資產及負債而言，本集團透過於各報告期末重新評估分類(基於對公平價值計量整體而言屬重大之最低級輸入數據)確定是否發生不同等級轉移。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories, completed properties for sale, properties under development, financial assets, deferred tax assets and investment properties), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value-in-use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs. In testing a cash-generating unit for impairment, a portion of the carrying amount of a corporate asset (e.g., a headquarters building) is allocated to an individual cash-generating unit if it can be allocated on a reasonable and consistent basis or, otherwise, to the smallest group of cash-generating units.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. 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. An impairment loss is charged to the statement of profit or loss in the period in which it arises in those expense categories consistent with the function of the impaired asset.

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the statement of profit or loss in the period in which it arises.

2.5 主要會計政策概要(續)

非財務資產減值

倘出現減值跡象，或當需要對資產(存貨、待售已落成物業、發展中物業、財務資產、遞延稅項資產及投資物業除外)進行年度減值測試，則須估計資產之可收回價值。資產之可收回價值按資產或之使用價值，以及其公平價值減出售成本之較高者計算，並就各個別資產而釐訂，除非資產並未能在大致獨立於其他資產或組別資產之情況下賺取現金流入，在此情況下，須釐訂資產所屬之現金產生單位之可收回金額。在測試現金產生單位是否減值時，倘公司資產(例如：總部大樓)可按合理一致標準分配，則其賬面值部分分配至獨立現金產生單位，否則分配至最細組別的現金產生單位。

減值虧損僅於資產之賬面值超過其可收回數額時確認。於評估使用價值時使用反映當時市場對貨幣時間值以及與資產相關之特定風險之除稅前折現率折現出估計未來現金流量之現值。減值虧損按該減值資產之功能所屬開支分類於其產生之期間在損益表中支銷。

於各報告期末，將評估是否有跡象顯示之前確認之減值虧損已不會出現或可能已減少。倘出現有關跡象，則須估計可收回之金額。之前確認之資產(商譽除外)減值虧損只能於用以釐訂資產之可收回數額之估計出現變動始能撥回，惟該數額不得超過假設有關資產於過往年度並未有確認減值虧損而予以釐訂之賬面值(扣除任何折舊／攤銷)。撥回之減值虧損乃於其產生之期間計入損益表。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Related parties

A party is considered to be related to the Group if:

- (a) the party is a person or a close member of that person's family and that person
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group or of a parent of the Group;

or

- (b) the party is an entity where any of the following conditions applies:
 - (i) the entity and the Group are members of the same group;
 - (ii) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);
 - (iii) the entity and the Group are joint ventures of the same third party;
 - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
 - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;
 - (vi) the entity is controlled or jointly controlled by a person identified in (a);
 - (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and
 - (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

2.5 主要會計政策概要(續)

關聯人士

倘屬以下情況，則該方被視為與本集團有關聯：

- (a) 該方為一名人士或該人士之近親，而該人士
 - (i) 控制或共同控制本集團；
 - (ii) 對本集團有重大影響；或
 - (iii) 為本集團之主要管理層成員；

或

- (b) 該方為實體，而該實體符合下列任何條件：
 - (i) 該實體與本集團屬同一集團之成員；
 - (ii) 一間實體為另一實體之聯營公司或合營企業(或另一實體之母公司、附屬公司或同系附屬公司)；
 - (iii) 該實體與本集團均為同一第三方之合營企業；
 - (iv) 一間實體為第三方實體之合營企業，而另一實體為該第三方實體之聯營公司；
 - (v) 該實體為本集團或與本集團有關聯之實體就僱員利益設立之離職後福利計劃；
 - (vi) 該實體受(a)所識別人士控制或受共同控制；
 - (vii) 於(a)(i)所識別人士對該實體有重大影響力或屬該實體(或該實體之母公司)主要管理層成員；及
 - (viii) 該實體或其任何集團成員公司提供主要管理人員服務予本集團或本集團之母公司。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment and depreciation

Property, plant and equipment, other than construction in progress, are stated at cost less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bring the asset to its working condition and location for its intended use.

Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to the statement of profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Changes in the values of property, plant and equipment are dealt with as movements in the asset revaluation reserve. If the total of this reserve is insufficient to cover a deficit, on an individual asset basis, the excess of the deficit is charged to the statement of profit or loss. Any subsequent revaluation surplus is credited to the statement of profit or loss to the extent of the deficit previously charged. On disposal of a revalued asset, the relevant portion of the asset revaluation reserve realised in respect of previous valuations is transferred to accumulated losses as a movement in reserves.

2.5 主要會計政策概要(續)

物業、廠房及設備及折舊

物業、廠房及設備(在建工程除外)乃按成本扣除累計折舊及任何減值虧損入賬。物業、廠房及設備之成本值包括其購入價及令資產達致符合擬定用途之操作狀況及運到使用地點之任何直接應計費用。

在物業、廠房及設備項目投產後產生之開支，例如維修及保養，通常在產生之期間從損益表扣除。如滿足確認標準，大型檢修開支將當作更換進行資本化，列入資產之賬面值。在物業、廠房及設備之重要部分需要定期更換時，本集團會將這些部分作為具有特定可使用期限之個別資產進行確認，並將彼等相應折舊。

物業、廠房及設備之價值變動作為資產重估儲備之變動處理。倘若按每項資產為基準，儲備總額不足以彌補虧絀時，則多出之虧絀於損益表扣除。其後之重估盈餘乃計入損益表，惟以先前扣除之虧絀為限。出售重估資產時，資產重估儲備中就以往估值實現之部分乃轉入累計虧損，作為儲備之變動。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment and depreciation (continued)

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Freehold land outside Hong Kong	Not depreciated
Buildings	Over the shorter of the lease terms or 50 years
Leasehold improvements	Over the shorter of the lease terms or 4.5% to 20%
Furniture, fixtures and office equipment	18% to 20%
Motor vehicles	10% to 33%
Aircraft	5%
Gaming equipment and accessories	20%
Structure and other facilities	2% to 33%

Where parts of an item of property, plant and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in the statement of profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

Construction in progress represents buildings and assets under construction, which is stated at cost less any impairment losses, and is not depreciated. Cost comprises the direct costs of construction and capitalised borrowing costs on related borrowed funds during the period of construction. Construction in progress is reclassified to the appropriate category of property, plant and equipment when completed and ready for use.

2.5 主要會計政策概要(續)

物業、廠房及設備及折舊(續)

折舊按各項物業、廠房及設備之估計可使用年期以直線法計算，以撇銷成本至其剩餘價值。就此而言，所採用之主要年率如下：

香港以外之永久業權土地樓宇	不予折舊
租賃物業裝修	按租賃期或50年之較短者
傢俬、裝置及辦公室設備	按租賃期或4.5%至20%之較短者
汽車	18%至20%
飛機	10%至33%
博彩設備及配件	5%
結構物及其他設施	20%
	2%至33%

倘物業、廠房及設備項目之各部分有不同之可使用年期，此項目各部分成本將按合理之基礎分配，而每部分將作個別折舊。餘值、可使用年期及折舊法乃最少於各財政年度完結時予以檢討，並在有需要時作出調整。

物業、廠房及設備項目及於初步確認之任何重要部分於出售或當預期不會從其使用或出售獲取未來經濟利益時不再確認。物業、廠房及設備出售或報廢所產生之收益或虧損按售出淨額減去該等資產賬面淨值後之差額於本年度損益表確認。

在建工程指在建樓宇及資產，乃按成本減任何減值虧損列賬，且不予折舊。成本包括建築期間之直接建築成本及有關借貸資金之資本化借貸成本。在建工程於落成及可供使用時重新分類至適當之物業、廠房及設備類別。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investment properties

Investment properties are interests in land and buildings held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period.

Gains or losses arising from changes in the fair values of investment properties are included in the statement of profit or loss in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss in the year of the retirement or disposal.

For a transfer from investment properties to owner-occupied properties, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property, plant and equipment and depreciation" for owned property up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation in accordance with the policy stated under "Property, plant and equipment and depreciation" above.

2.5 主要會計政策概要(續)

投資物業

投資物業指為賺取租金收入及／或作資本增值(而非就生產或供應商品或服務或就行政目的；或就於日常業務中銷售)而持有之土地及樓宇中之權益。有關物業初步按成本(包括交易成本)計量。於初步確認後，投資物業按公平價值列賬，以反映於報告期間結算日之市況。

投資物業公平價值變動產生之收益或虧損於產生年度計入損益表。

投資物業報廢或出售產生之任何收益或虧損於其報廢或出售年度於損益表確認。

就投資物業轉撥至自用物業而言，一項物業後續會計處理之視作成本為其於變更用途日期之公平價值。倘本集團作為自用物業佔用之物業成為投資物業，則本集團根據「物業、廠房及設備以及折舊」項下政策將有關自用物業入賬，直至變更用途日期為止。根據上述「物業、廠房及設備以及折舊」項下政策，該物業當日賬面值與公平價值之間任何差額入賬列為重估。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Properties under development and completed properties for sale

Properties under development and completed properties for sale are stated at the lower of cost and net realisable value. Development cost of properties comprises cost of land use rights, construction costs and borrowing costs incurred during the construction period. Once the construction or development of these properties is completed, these properties are reclassified to the appropriate categories of assets. If a property under development is intended to be redeveloped into an owner-occupied property, it is transferred to construction in progress at the carrying amount.

Net realisable value takes into account the price ultimately expected to be realised, less applicable variable selling expenses and the anticipated costs to completion.

Properties under development and completed properties for sale are classified as current assets unless the construction period of the relevant property development project is expected to complete beyond normal operating cycle.

Intangible assets (other than goodwill)

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is the fair value at the date of acquisition. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are subsequently amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year end.

Intangible assets with indefinite useful lives are tested for impairment annually either individually or at the cash-generating unit level. Such intangible assets are not amortised. The useful life of an intangible asset with an indefinite life is reviewed annually to determine whether the indefinite life assessment continues to be supportable. If not, the change in the useful life assessment from indefinite to finite is accounted for on a prospective basis.

2.5 主要會計政策概要(續)

發展中物業及待售已落成物業

發展中物業及待售已落成物業按成本與可變現淨值之較低者列賬。物業發展成本包括土地使用權成本、建築成本及於建築期間所產生之借貸成本。該等物業在建築或發展完成後重新分類至適當之資產類別。倘一項發展中物業擬開發成業主自用物業，則其將按賬面值轉撥至在建工程。

可變現淨值計及預期最終變現之價格，減適用可變銷售開支及預期落成成本。

發展中物業及待售已落成物業分類為流動資產，惟相關物業發展項目之建築期預計超出正常經營週期者除外。

無形資產(商譽除外)

個別收購之無形資產於初步確認時按成本計量。於業務合併中收購之無形資產之成本為收購日之公平價值。無形資產可分為有限或無限可使用年期。具有有限年期之無形資產其後按可使用經濟年期攤銷，並於該無形資產出現可能減值跡象時作減值評估。具有有限可使用年期之無形資產之攤銷期限及攤銷方法至少在各財政年度結算日進行檢討。

具無限可使用年期之無形資產按個別或現金產生單位之水平每年進行減值測試。該等無形資產並不予以攤銷。具無限可使用年期之無形資產之可使用年期會每年檢討，以釐定是否仍然適合評估為無限可使用年期。倘不適用，則可使用年期之評估自此由按無限年期更改為按有限年期計量。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Intangible assets (other than goodwill) (continued)

Gaming licenses

Gaming licenses acquired in business combinations are recognised at fair value at the acquisition date. Gaming licenses have indefinite useful lives and are carried at cost less any impairment losses.

Trademarks and patents

Trademarks and patents acquired in a business combination are recognised at fair value at the acquisition date. Trademarks and patents have finite useful lives and are carried at cost less accumulated amortisation and any impairment losses. Amortisation is calculated using the straight-line method to allocate the cost of trademarks and patents over their estimated useful lives of 7 to 10 years.

Leases

The Group assesses at contract inception whether a contract is, or contains, 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.

Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

2.5 主要會計政策概要(續)

無形資產(商譽除外)(續)

博彩牌照

因業務合併而購入之博彩牌照按收購日期之公平價值確認。無限可使用年期之博彩牌照按成本減任何減值虧損列賬。

商標及專利

因業務合併而購入之商標及專利按收購日期之公平價值確認。有限可使用年期之商標及專利按成本減累計攤銷及任何減值虧損列賬。攤銷乃於其7至10年之估計可使用年期以直線法分配商標及專利之成本計算。

租賃

本集團於合約開始時評估合約是否屬租賃或包含租賃。倘合約為換取代價而給予在一段時間內控制已識別資產使用之權利，則該合約屬租賃或包含租賃。

本集團作為承租人

本集團對所有租賃(惟短期租賃及低價值資產租賃除外)採取單一確認及計量方法。本集團確認租賃負債以作出租賃款項，而使用權資產指使用相關資產之權利。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases (continued)

Group as a lessee (continued)

(a) Right-of-use assets

Right-of-use assets are recognised at the commencement date of the lease (that is the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease terms and the estimated useful lives of the assets as follows:

Buildings	Over the lease terms
Facilities	Over the lease terms

If ownership of the leased asset transfers to the Group by the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

2.5 主要會計政策概要(續)

租賃(續)

本集團作為承租人(續)

(a) 使用權資產

使用權資產於租賃開始日期(即相關資產可供使用當日)予以確認。使用權資產按成本減任何累計折舊及減值虧損計量，並就任何重新計量租賃負債作出調整。使用權資產成本包括已確認租賃負債之款額、已產生初始直接成本及於開始日期或之前作出之租賃款項減任何已收租賃獎勵。使用權資產於租賃期與資產估計可使用期限兩者間之較短者按直線法折舊如下：

樓宇	按租賃期
設施	按租賃期

倘租賃資產之所有權於租賃期結束時轉移至本集團或成本反映購買選擇權獲行使，則折舊按資產之估計可使用期限計算。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases (continued)

Group as a lessee (continued)

(b) Lease liabilities

Lease liabilities are recognised at the commencement date of the lease at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for termination of a lease, if the lease term reflects the Group exercising the option to terminate the lease. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in lease payments (e.g., a change to future lease payments resulting from a change in an index or rate) or a change in assessment of an option to purchase the underlying asset.

(c) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of machinery, motor vehicle and office equipment (that is those leases 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 leases of low-value assets to leases of office equipment that are considered to be of low value.

Lease payments on short-term leases and leases of low-value assets are recognised as an expense on a straight-line basis over the lease term.

2.5 主要會計政策概要(續)

租賃(續)

本集團作為承租人(續)

(b) 租賃負債

租賃負債於租賃開始日期以租賃期內作出之租賃款項現值確認。租賃款項包括定額付款(含實質定額款項)減任何應收租賃獎勵款項、取決於指數或利率之可變租賃款項以及預期根據剩餘價值擔保下支付之金額。租賃款項亦包括本集團合理確定行使之購買選擇權之行使價及倘在租賃期內反映本集團正行使終止租賃選擇權時，有關終止租賃支付之罰款。並非取決於指數或利率之可變租賃款項在出現觸發付款之事件或條件之期間內確認為支出。

於計算租賃款項之現值時，由於租賃內所含利率不易釐定，故本集團應用租賃開始日期之增量借款利率計算。於開始日期後，租賃負債金額之增加反映利息之增加，並因支付租賃款項而減少。此外，如有修改、租期變更、租賃款項變更(例如指數或比率變更導致未來租賃款項發生變化)或評估購買相關資產選擇權之變更，則重新計量租賃負債之賬面值。

(c) 短期租賃及低價值資產租賃

本集團將短期租賃確認豁免應用至其機器、汽車及辦公設備之短期租賃(即自租賃開始日期起計租期為12個月或以下，並且不包含購買選擇權之租賃)。其亦將低價值資產租賃確認豁免應用至被認為具有低價值之辦公室設備租賃。

短期租賃及低價值資產租賃的租賃付款按直線法於租期內確認為開支。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases (continued)

Group as a lessor

When the Group acts as a lessor, it classifies at lease inception (or when there is a lease modification) each of its leases as either an operating lease or a finance lease.

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. Rental income is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Investments and other financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income, and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient of not adjusting the effect of a significant financing component, the Group initially measures a financial asset at its fair value, plus in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under HKFRS 15 in accordance with the policies set out for "Revenue recognition" below.

2.5 主要會計政策概要(續)

租賃(續)

本集團作為出租人

當本集團作為出租人時，在租賃開始時(或發生租賃變更時)將其各項租賃分類為經營租賃或融資租賃。

所有本集團並未轉讓資產所有權所附帶之絕大部分風險及回報之租賃歸類為經營租賃。當合約包含租賃及非租賃部分時，本集團以相對獨立之售價將代價分配至合約各部分。租金收入於租期內按直線法列賬並因其經營性質而計入損益表之收益內。於磋商及安排經營租賃時產生之初始直接成本乃計入租賃資產之賬面值，並於租期內按相同方法確認為租金收入。或然租金乃於所賺取之期間內確認為收益。

投資及其他財務資產

初步確認及計量

財務資產於初步確認時(其後則按攤銷成本計量)分類為按公平價值計入其他全面收益及按公平價值計入損益。

財務資產於初始確認時之分類取決於財務資產之合約現金流量特徵及本集團管理該等財務資產之業務模式。除不包含重大融資部分或本集團已就此應用不對重大融資部分所產生影響作出調整之可行權宜方法之應收貿易款項外，本集團初步按其公平價值(倘並非按公平價值計入損益之財務資產，則另加交易成本)計量財務資產。根據下文所載「收益確認」之政策，不包含重大融資成分或本集團已就此應用可行權宜方法之應收貿易款項按香港財務報告準則第15號釐定之交易價格計量。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments and other financial assets (continued)

Initial recognition and measurement (continued)

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are solely payments of principal and interest (“SPPI”) on the principal amount outstanding. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group’s business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows, while financial assets classified and measured at fair value through other comprehensive income are held within a business model with the objective of both holding to collect contractual cash flows and selling. Financial assets which are not held within the aforementioned business models are classified and measured at fair value through profit or loss.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

2.5 主要會計政策概要(續)

投資及其他財務資產(續)

初步確認及計量(續)

為使財務資產按攤銷成本或按公平價值計入其他全面收益分類及計量，需就未償還本金產生純粹支付本金及利息(「純粹支付本金及利息」)之現金流量。現金流量並非純粹支付本金及利息之財務資產分類為按公平價值計入損益計量，而不論業務模式。

本集團管理財務資產之業務模式指其如何管理其財務資產以產生現金流量。業務模式確定現金流量是否來自收集合約現金流量、出售財務資產，或兩者兼有。以攤銷成本分類及計量之財務資產於旨在持有財務資產以收取合約現金流量之業務模式中持有，而按公平價值計入其他全面收益分類及計量之財務資產於旨在持有財務資產以收取合約現金流量以及出售財務資產之業務模式中持有。並非以上述業務模式持有之財務資產按公平價值計入損益計量。

所有以正常方式進行之財務資產買賣於交易日期(即本集團承諾購買或出售該資產之日期)確認。正常方式買賣指按照一般市場規例或慣例訂定之期間內交付資產之財務資產買賣。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments and other financial assets (continued)

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

Financial assets at amortised cost (debt instruments)

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in the statement of profit or loss when the asset is derecognised, modified or impaired.

Financial assets designated at fair value through other comprehensive income (equity investments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity investments designated at fair value through other comprehensive income when they meet the definition of equity under HKAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to the statement of profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income. Equity investments designated at fair value through other comprehensive income are not subject to impairment assessment.

2.5 主要會計政策概要(續)

投資及其他財務資產(續)

其後計量

財務資產按其分類進行之其後計量如下：

按攤銷成本列賬之財務資產(債務工具)

按攤銷成本列賬之財務資產其後使用實際利率法計量，並可能受減值影響。當資產終止確認、修訂或減值時，收益及虧損於損益表確認。

指定為按公平價值計入其他全面收益之財務資產(股權投資)

於初步確認時，本集團可選擇於股權投資符合香港會計準則第32號*財務工具：呈報*項下之股本定義且並非持作買賣時，將其股權投資不可撤回地分類為指定為按公平價值計入其他全面收益之股權投資。分類乃按個別工具基準釐定。

該等財務資產之收益及虧損概不會被重新計入損益表。當確立派付權利時，股息於損益表中確認為其他收入，與股息有關之經濟利益可能會流向本集團及股息金額能夠可靠計量，惟當本集團於作為收回財務資產一部分成本之所得款項中獲益時則除外，於此等情況下，該等收益於其他全面收益入賬。指定為按公平價值計入其他全面收益之股權投資毋須進行減值評估。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments and other financial assets (continued)

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments and equity investments which the Group had not irrevocably elected to classify at fair value through other comprehensive income. Dividends on equity investments classified as financial assets at fair value through profit or loss are also recognised as other income in the statement of profit or loss when the right of payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

Derecognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

2.5 主要會計政策概要(續)

投資及其他財務資產(續)

按公平價值計入損益之財務資產

按公平價值計入損益之財務資產按公平價值於財務狀況表列賬，而公平價值變動淨額於損益表中確認。

該類別包括本集團並無不可撤回地選擇按公平價值計入其他全面收益進行分類之衍生工具及股權投資。分類為按公平價值計入損益之財務資產之股權投資之股息在派付權利確立時亦於損益表中確認為其他收入，與股息有關之經濟利益可能會流向本集團及股息金額能夠可靠計量。

終止確認財務資產

財務資產或(如適用)一項財務資產之一部分或一組同類財務資產之一部分主要在下列情況下終止確認(即自本集團綜合財務狀況表移除)：

- 收取該項資產所得現金流量之權利已屆滿；或
- 本集團已轉讓收取該項資產所得現金流量之權利，或已透過一項「轉付」安排，承擔在未有嚴重延誤之情況下，向一名第三方支付所有已收現金流量之責任；及(a)本集團已轉讓該項資產之絕大部分風險及回報，或(b)本集團並無轉讓或保留該項資產絕大部分風險及回報，但已轉讓該項資產之控制權。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Derecognition of financial assets (continued)

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Impairment of financial assets

The Group recognises an allowance for expected credit loss(es) ("ECL(s)") for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

General approach

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

2.5 主要會計政策概要(續)

終止確認財務資產(續)

倘本集團已轉讓其從一項資產收取現金流量之權利或已訂立一項轉付安排，其將評估是否保留資產擁有權之風險及回報及保留程度。倘其並無轉讓或保留該項資產之絕大部分風險及回報，且並無轉讓該項資產之控制權，本集團將繼續確認該已轉讓資產，惟以本集團持續參與者為限。於該情況下，本集團亦確認一項相關負債。已轉讓之資產及相關負債乃按反映本集團已保留權利及責任之基準計量。

本公司就已轉讓資產作出保證之持續參與，乃以該項資產之原賬面值及本集團或須償還之代價數額上限(以較低者為準)計量。

財務資產減值

本集團就並非按公平價值計入損益持有之所有債務工具確認預期信貸虧損(「預期信貸虧損」)撥備。預期信貸虧損乃基於根據合約到期之合約現金流量與本集團預期收取之所有現金流量間之差額釐定，並以原實際利率之近似值貼現。預期現金流量將包括出售所持抵押之現金流量或組成合約條款之其他信貸提升措施。

一般方法

預期信貸虧損分兩個階段確認。就自初步確認以來並無顯著增加之信貸風險而言，會就未來十二個月內之可能發生違約事件而產生之信貸虧損(十二個月預期信貸虧損)計提預期信貸虧損撥備。就自初步確認以已經顯著增加之信貸風險而言，不論何時發生違約，於餘下風險年期內之預期信貸虧損均須計提虧損撥備(全期預期信貸虧損)。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of financial assets (continued)

General approach (continued)

At each reporting date, the Group assesses whether the credit risk on a financial instrument has increased significantly since initial recognition. When making the assessment, 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 and considers reasonable and supportable information that is available without undue cost or effort, including historical and forward-looking information.

The Group considers a financial asset in default when contractual payments are 180 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial assets at amortised cost are subject to impairment under the general approach and they are classified within the following stages for measurement of ECLs except for trade and gaming receivables which apply the simplified approach as detailed below.

- Stage 1 — Financial instruments for which credit risk has not increased significantly since initial recognition and for which the loss allowance is measured at an amount equal to 12-month ECLs
- Stage 2 — Financial instruments for which credit risk has increased significantly since initial recognition but that are not credit-impaired financial assets and for which the loss allowance is measured at an amount equal to lifetime ECLs
- Stage 3 — Financial assets that are credit-impaired at the reporting date (but that are not purchased or originated credit-impaired) and for which the loss allowance is measured at an amount equal to lifetime ECLs

2.5 主要會計政策概要(續)

財務資產減值(續)

一般方法(續)

於各報告日期，本集團評估自初步確認以來財務工具之信貸風險是否大幅增加。進行評估時，本集團將於報告日期財務工具發生之違約風險與初步確認日起財務工具發生之違約風險進行比較，並考慮毋須付出不必要成本或精力而可得之合理且有理據之資料，包括歷史及前瞻性資料。

倘合約付款逾期180日，則本集團認為財務資產違約。然而，在若干情況下，倘內部或外部資料反映，在並無計及任何現有信貸提升措施前，本集團不大可能悉數收到未償還合約款項，則本集團亦可認為財務資產違約。倘無法合理預期收回合約現金流量，則撇銷財務資產。

除下文所詳述應用簡化方法之應收貿易款項及博彩應收款項外，按攤銷成本列賬之財務資產均須根據一般方法予以減值，而彼等在以下階段分類以計量預期信貸虧損。

- 第一階段 — 信貸風險自初步確認以來並無顯著增加及所計量之虧損撥備金額相等於十二個月預期信貸虧損之財務工具
- 第二階段 — 信貸風險自初步確認以已經顯著增加但並非屬信貸減值之財務資產及所計量之虧損撥備金額相等於全期預期信貸虧損之財務工具
- 第三階段 — 於報告日期已屬信貸減值(但並非已購買或原屬信貸減值)及所計量之虧損撥備金額相等於全期預期信貸虧損之財務資產

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of financial assets (continued)

Simplified approach

For trade and gaming receivables that do not contain a significant financing component or when the Group applies the practical expedient of not adjusting the effect of a significant financing component, the Group applies the simplified approach in calculating ECLs. Under the simplified approach, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For trade and gaming receivables that contain a significant financing component, the Group chooses as its accounting policy to adopt the general approach in calculating ECLs with policies as described above.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as loans and borrowings or payables as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, lease liabilities, and interest-bearing bank borrowing.

2.5 主要會計政策概要(續)

財務資產減值(續)

簡化方法

就不包含重大融資部分之應收貿易及博彩款項或倘本集團已應用不對重大融資部分所產生影響作出調整之可行權宜方法而言，本集團應用簡化方法計算預期信貸虧損。根據簡化方法，本集團並無追溯信貸風險變動，反而於各報告日期根據全期預期信貸虧損確認虧損撥備。本集團已根據其過往信貸虧損經驗建立撥備矩陣，並按債務人之特定前瞻性因素及經濟環境作出調整。

就包含重大融資部分之應收貿易款項及博彩應收款項而言，本集團選擇採納一般方法作為其會計政策，以按上述政策計算預期信貸虧損。

財務負債

初步確認及計量

財務負債於初步確認時，按適用情況分類為貸款及借貸或應付款項。

所有財務負債初步按公平價值確認，倘為貸款及借貸以及應付款項，則扣除直接應佔交易成本。

本集團之財務負債包括應付貿易款項及其他應付款項、租賃負債以及計息銀行借貸。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial liabilities (continued)

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

Financial liabilities at amortised cost (loans and borrowings)

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in the statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in finance costs in the statement of profit or loss.

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in the statement of profit or loss.

2.5 主要會計政策概要(續)

財務負債(續)

其後計量

財務資產之其後計量取決於彼等以下之分類情況：

按攤銷成本計量之財務負債(貸款及借貸)

於初步確認後，計息貸款及借貸其後採用實際利率法按攤銷成本計量，除非折讓影響不大則另作別論，而在此情況下則按成本列賬。當負債終止確認，收益及虧損透過實際利率攤銷過程於損益表確認。

計算攤銷成本時須計入收購時所產生之任何折讓或溢價及屬實際利率組成部分之費用或成本。實際利率攤銷計入損益表之財務成本。

終止確認財務負債

於負債項下責任獲解除、註銷或屆滿時，則終止確認財務負債。

倘現有財務負債由同一放債人以另一項條款迥異之負債所取代，或現有負債之條款作出重大修訂，則該類交換或修訂將被視為終止確認原負債及確認新負債處理，各賬面值間之差額會於損益表確認。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on the weighted average method. Net realisable value is based on estimated selling prices less any estimated costs to be incurred to completion and disposal.

Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management. Bank deposits which are restricted to use are included in "Restricted cash". Restricted cash is excluded from cash and cash equivalents included in the consolidated statement of cash flows.

For the purpose of the consolidated statement of financial position, cash and cash equivalents comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash, which are not restricted as to use.

Provisions

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is included in the statement of profit or loss.

2.5 主要會計政策概要(續)

抵銷財務工具

如目前有可執行的法定權利抵銷已確認的金額，且有意以淨額結算，或同時確認資產及清償債務，則財務資產和財務負債被抵銷，淨額於財務狀況表中呈報。

存貨

存貨按成本與可變現淨值之較低者列賬。成本按加權平均法釐定。可變現淨值按估計售價減任何估計完成及出售產生之成本。

現金及現金等價物

就綜合現金流量表而言，現金及現金等價物包括手頭現金及活期存款，以及可隨時兌換成已知金額現金、價值變動風險極低且自購入時一般為期三個月減應要求償還之銀行透支及屬於本集團現金管理一部分之短期高流動性投資。用途受限的銀行存款計入「受限制現金」。受限制現金不包括在綜合現金流量表的現金及現金等價物內。

就綜合財務狀況報表而言，現金及現金等價物包括用途不受限制之手頭現金及銀行現金，包括定期存款及性質等同現金之資產。

撥備

倘因過往事件導致現時責任(法定或推定)而承擔該責任可能導致日後資源之外流，且責任金額能可靠估計，則確認撥備。

當有重大折現影響時，會就預期須用作償付責任之未來開支於報告期末確認其現值以作撥備。因時間值所導致折現現值之增加金額會列入損益表。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income tax

Income tax comprises current and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period, taking into consideration interpretations and practices prevailing in the countries in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

2.5 主要會計政策概要(續)

所得稅

所得稅包括即期及遞延稅項。與並非於損益確認之項目有關之所得稅不會於損益確認，而在其他全面收益或直接於權益中確認。

即期稅項資產及負債按預期獲稅務機構退回或向稅務機構支付之款項計算。計算乃基於報告期末已實行或已實際執行之稅率（及稅法），亦考慮本集團經營所在國家現行之詮釋及慣例。

遞延稅項於報告期末按負債法就資產及負債稅基與財務報告所示賬面值之所有暫時差額撥備。

除下列情況外，遞延稅項負債會就所有應課稅暫時差額進行確認：

- 倘遞延稅項負債因初步確認商譽或非業務合併交易之資產或負債而產生，且於交易時不會影響會計溢利或應課稅溢利或虧損；及
- 就於附屬公司之投資相關應課稅暫時差額而言，暫時差額之撥回時間可控制，且將不會於可見未來撥回暫時差額。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income tax (continued)

Deferred tax assets are recognised for all deductible temporary differences, and the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be recovered.

2.5 主要會計政策概要(續)

所得稅(續)

遞延稅項資產於所有應課稅暫時性差異、未動用稅務抵免及任何未動用稅項虧損結轉中確認。倘可能有應課稅溢利可供抵銷應課稅暫時性差異及未動用稅務抵免及未動用稅項虧損結轉可動用時，則會確認遞延稅項資產，惟下列情況除外：

- 倘遞延稅項資產有關初步確認非業務合併交易之資產或負債所產生之應課稅暫時性差異，且於交易當時不影響會計溢利或應課稅溢利或虧損；及
- 就於附屬公司之投資相關之應課稅暫時性差異而言，遞延稅項資產僅於可見未來可能撥回暫時差額，且有應課稅溢利以供抵銷可動用暫時差額時確認。

遞延稅項資產賬面值於各報告期末檢討，並扣減至不再有足夠應課稅溢利抵銷全部或部分將動用遞延稅項資產為止。相反，如有足夠應課稅溢利以供抵銷全部或部分將收回遞延稅項資產，則會於各報告期末重新評估未確認之遞延稅項資產並進行確認。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income tax (continued)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if and only if the Group has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Government grants

Government grants are recognised at their fair values where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods in which the costs, for which it is intended to compensate, are expensed.

Gaming duties and other related taxes

According to the respective local legislation by the Government of South Korea, the Group is required to pay certain percentage gaming tax on the net gaming wins from gaming operations. In addition, the Group is also required to make certain variable and fixed payments to the Government of South Korea based on the gaming wins generated from tables and slot machines in its possession. These expenses are recognised as "Gaming duties and other related taxes" in the consolidated statement of profit or loss as incurred.

2.5 主要會計政策概要(續)

所得稅(續)

遞延稅項資產及負債按預期適用於變現資產或清償負債期間之稅率，且基於報告期末已生效或實際生效之稅率(及稅法)計算。

僅當本集團有可合法執行權利可將本期稅項資產與本期稅項負債抵銷，且遞延稅項資產與遞延稅項負債與同一稅務機關對同一應課稅實體或於各未來期間預期有大額遞延稅項負債或資產需要結算或清償時，擬按淨額基準結算本期稅項負債及資產或同時變現資產及結算負債之不同稅務實體徵收之所得稅相關，則遞延稅項資產與遞延稅項負債可予抵銷。

政府補助

倘能合理確定將可收取政府補助並符合所有附帶條件，則按公平值確認政府補助。倘補助與開支項目有關，則會有系統地在擬補貼的成本支銷期間確認補助為收入。

博彩稅及其他相關稅項

根據南韓政府各自之地方方法例，本集團須就博彩業務之淨贏額按某一百分比繳納博彩稅。此外，本集團亦須按照其擁有之賭桌及角子機所得贏額，向南韓政府支付若干可變及定額付款。該等開支產生時在綜合損益表確認為「博彩稅及其他相關稅項」。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition

Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

When the consideration in a contract includes a variable amount, the amount of consideration is estimated to which the Group will be entitled in exchange for transferring the goods or services to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

When the contract contains a financing component which provides the customer with a significant benefit of financing the transfer of goods or services to the customer for more than one year, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. When the contract contains a financing component which provides the Group with a significant financial benefit for more than one year, revenue recognised under the contract includes the interest expense accreted on the contract liability under the effective interest method. For a contract where the period between the payment by the customer and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component, using the practical expedient in HKFRS 15.

(a) *Integrated resort revenue*

Revenue from integrated resort, mainly comprised hospitality, food and beverage sales and services, theme park ticket sales and retail sales. Revenue from hotel room rental, food and beverage sales and other ancillary services is recognised at the point in time when the services are rendered. Revenue from theme park ticket sales are recognised at the point in time when the tickets are used. Revenue from the sale of food and beverage and sale of goods are recognised when the products are sold to customers.

2.5 主要會計政策概要(續)

收益確認

客戶合約的收益

客戶合約的收益乃於貨品或服務之控制權轉移至客戶時按反映本集團預期該等貨品或服務所換取之代價金額確認。

當合約代價包含可變金額時，代價金額按本集團將就向客戶轉讓貨品或服務所換取之代價金額進行估計。可變代價於合約開始時作出估計並受估計金額所限，直至於可變代價之相關不確定因素其後解決時已確認累計收益金額中之重大收益撥回很大可能不會發生。

當合約包含因向客戶轉移貨品或服務而向客戶提供超過一年重大融資利益之融資要素，收益按應收款項之現值計量，並按於合約開始生效時本集團與客戶之個別融資交易所反映之折現率折現。當合約包含有關向本集團提供超過一年之重大融資利益之融資要素，於合約下確認之收益包括於實際利率法下合約負債所產生之利息開支。有關由客戶支付至轉移承諾貨品或服務期間為一年或以下之合約，因採用香港財務報告準則第15號之可行權宜方法，交易價格不會因應重大融資要素之影響作出調整。

(a) *綜合度假區收益*

綜合度假區收益主要包括酒店、餐飲銷售及服務、主題公園門票銷售及零售。酒店房間租賃、餐飲銷售及服務及其他配套服務所得收益乃於提供服務時獲確認。主題公園門票銷售所得收益乃於門票使用時獲確認。餐飲銷售及貨品銷售所得收益乃於該等產品售予客戶時確認。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Revenue from contracts with customers (continued)

(b) *Gaming revenue*

Gaming revenue represents the net difference between gaming wins and losses. Commissions related directly to customers and allowances to gaming counterparties calculated based on certain percentages of net gaming wins or rolling amount, are recorded as a reduction to gaming revenue. Gaming contracts include a performance obligation to honor the patron's wager and typically include a performance obligation to provide a product or service to the patron on a complimentary basis to incentive in exchange for points earned under the Group's loyalty programs.

For wagering contracts that include products and services provided to a patron in exchange for complimentary commissions or points earned under the Group's loyalty programs, the Group allocates the estimated stand-alone selling price of the points earned to the loyalty program liability and casino revenue. The loyalty program liability is recognized as a deferral of revenue until redemption occurs in fair value bases. When redemption of loyalty program points occurs, the Company recognize revenue. The stand-alone selling price of each product or service is allocated to the respective revenue type.

For redemption of loyalty program points with third parties, the redemption amount is deducted from the loyalty program liability and paid directly to the third party.

Commission and allowances to gaming counterparties is calculated based on certain percentages of net gaming wins or rolling amount and is recorded as a reduction to gaming revenue when the relevant services have been rendered by gaming counterparties.

Unredeemed Chips retained by customers are recognized as contract liabilities, instead of operating income as they are not related to gaming play.

2.5 主要會計政策概要(續)

收益確認(續)

客戶合約的收益(續)

(b) *博彩收益*

博彩收益指博彩收益與虧損之間之淨差額。與客戶直接有關之佣金及給予博彩對手方之津貼按博彩收益淨額或轉碼數之若干百分比計算，並記錄為博彩收益扣減。博彩合約包括信守客戶下注之履約責任，且一般包括本集團忠誠計劃項下免費向客戶提供產品或服務之履約責任，以鼓勵交換所賺取積分。

就包括向客戶提供產品或服務以根據本集團忠誠計劃交換所贈送佣金或所賺取積分之下注合約而言，本集團分配所賺取積分之預計單獨售價至忠誠計劃負債及娛樂場收益。忠誠計劃負債為按公平價值基準贖回時所確認之遞延收益。本公司會在贖回忠誠計劃積分時確認收益。各產品或服務之單獨售價會分配至各收益類別。

就向第三方贖回忠誠計劃積分而言，贖回額度自忠誠計劃負債扣除並直接支付予第三方。

給予博彩對手方之佣金及津貼按博彩收益淨額或轉碼數之若干百分比計算，並於博彩對手方提供相關服務時入賬為博彩收益扣減。

客戶保留的未贖回籌碼確認為合約負債而非營運收入，乃由於其並非與博彩有關。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Revenue from contracts with customers (continued)

(c) Sales of properties

Revenue from the sale of properties is recognised at the point in time when the purchasers obtained the physical possession or the legal title of the completed property and the Group has the present right to payment and the collection of the consideration is probable.

Revenue from other sources

- (a) Interest income is recognised on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument to the net carrying amount of the financial asset.
- (b) Rental income is recognised on a time proportion basis over the lease terms. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are incurred.
- (c) Dividend income is recognised when the shareholders' right to receive payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

Contract liabilities

A contract liability is recognised when a payment is received or a payment is due (whichever is earlier) from a customer before the Group transfers the related goods or services. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e., transfers control of the related goods or services to the customer).

2.5 主要會計政策概要(續)

收益確認(續)

客戶合約的收益(續)

(c) 銷售物業

銷售物業之收益於買方取得實物管有權或竣工物業之法定所有權且本集團現時有權收取付款及很可能收回代價之時點確認。

其他來源的收益

- (a) 利息收入透過採用將財務工具之估計未來現金收款按預計年期準確貼現至財務資產淨賬面值之利率，按應計基準使用實際利率法確認。
- (b) 租金收入於租期內按時間比例確認。並非取決於指數或利率之可變租賃款項於產生之會計期間確認為收入。
- (c) 股息收入在股東收取付款之權利確立且與股息相關之經濟利益很可能會流向本集團及股息金額能可靠計量時確認。

合約負債

合約負債在本集團轉移有關貨品或服務前於收訖客戶款項或逾期款項(以較早者為準)時確認。合約負債於本集團根據合約履約(即將有關貨品或服務之控制權轉讓至客戶)時確認為收益。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Right-of-return assets

A right-of-return asset is recognised for the right to recover the goods expected to be returned by customers. The asset is measured at the former carrying amount of the goods to be returned, less any expected costs to recover the goods and any potential decreases in the value of the returned goods. The Group updates the measurement of the asset for any revisions to the expected level of returns and any additional decreases in the value of the returned goods.

Share-based payment

The Company operates a share option scheme for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations. Employees (including Directors) of the Group receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments ("equity-settled transactions").

The cost of equity-settled transactions with employees for grants is measured by reference to the fair value on the date at which they are granted.

The cost of equity-settled transactions is recognised in employee benefit expense, together with a corresponding increase in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognised for equity-settled transactions at the end of each reporting period until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The charge or credit to the statement of profit or loss for a period represents the movement in the cumulative expense recognised as at the beginning and end of that period.

2.5 主要會計政策概要(續)

退貨權資產

退貨權資產乃就客戶預期將予退回之貨物之權利確認。資產按將予退回貨物之前賬面值減任何收回貨物之預期成本及退回貨物價值之任何潛在減損計量。本集團更新資產計量以對預期收益水平作出任何修訂以及任何退回貨物價值之作出任何額外減損。

以股份為基礎付款

本公司設有一項購股權計劃，旨在對本集團業務成功作出貢獻之合資格參與者提供鼓勵與獎賞。本集團僱員(包括董事)以股份為基礎付款之方式收取報酬，而僱員則提供服務作為股本工具之代價(「股權結算交易」)。

與獲授購股權之僱員進行股權結算交易之成本乃參考授出購股權當日之公平價值計量。

股權結算交易之成本，連同權益相應增加部分，在表現及／或服務條件達成之期間於僱員福利開支內確認。在歸屬日期前，各報告期末確認之股權結算交易之累計開支，反映歸屬期已到期部分及本集團對最終將會歸屬之股本工具數目之最佳估計。在某一期間內於損益表扣除或進賬，乃反映累計開支於期初與期末確認之變動。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Share-based payment (continued)

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Group's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

For awards that do not ultimately vest because non-market performance and/or service conditions have not been met, no expense is recognised. Where awards include a market or non-vesting condition, the transactions are treated as vesting irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

Where the terms of an equity-settled award are modified, as a minimum an expense is recognised as if the terms had not been modified, if the original terms of the award are met. In addition, an expense is recognised for any modification that increases the total fair value of the share-based payments, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognised for the award is recognised immediately. This includes any award where non-vesting conditions within the control of either the Group or the employee are not met. However, if a new award is substituted for the cancelled award, and is designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of earnings per share.

2.5 主要會計政策概要(續)

以股份為基礎付款(續)

於釐定購股權之授出日期公平價值時，不會考慮服務及非市場表現條件，惟會對達成條件之可能性作出評估，作為本集團有關最終將獲歸屬之股本工具數目之最佳估計之一部分。市場表現條件會於授出日期公平價值內反映。購股權附帶之任何其他條件(但並無相關服務規定)被視為非歸屬條件。非歸屬條件會於購股權之公平價值內反映並引致即時將購股權支銷，惟同時有服務及／或表現條件則除外。

對於因未達成非市場表現及／或服務條件而最終未歸屬之購股權，不會確認任何開支。倘購股權包含市場或非歸屬條件，只要所有其他表現及／或服務條件已經達成，則不論市場或非歸屬條件是否達成，交易均會被視為歸屬。

倘股權結算購股權之條款有所變更，在未達成購股權之原訂條款時，所確認之開支最少須達到猶如條款並無任何變更之水平。此外，倘按變更日期計量，任何變更導致以股份為基礎付款之總公平價值有所增加，或對僱員帶來其他利益，則會就該等變更確認開支。

倘股權結算購股權被註銷，應被視為已於註銷日期歸屬，任何尚未確認有關授予購股權之開支，均會即時確認。此包括在本集團所能控制之非歸屬條件或僱員未能達至下之任何購股權。然而，若授予新購股權代替已註銷之購股權，並於授出日期指定為替代購股權，則已註銷之購股權及新購股權，均會被視為原購股權之變更(如前段所述)。

計算每股盈利時，未行使購股權之攤薄效應會反映為額外股份攤薄。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Employee benefits

(a) Pension obligations

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the “MPF Scheme”) under the Mandatory Provident Fund Schemes Ordinance for all of its employees in Hong Kong. Contributions are made based on a percentage of the employees’ basic salaries and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group’s employer contributions vest fully with the employees when contributed into the MPF Scheme.

The employees of the Group’s certain subsidiaries which operate in South Korea are required to participate in a defined contribution is a pension plan under which the South Korea subsidiaries pay fixed contributions into a separate entity. The contributions are recognised as employee benefit expenses when an employee has rendered service.

In addition, the subsidiaries in South Korea also operates a defined benefits scheme in South Korea, the assets of which are generally held in separate trustee-administrated funds.

The schemes are generally funded through payments to insurance companies or trustee-administered funds, determined by periodic actuarial calculations. A defined benefit plan is a pension plan that is not a defined contribution plan. Typically, defined benefit plans define an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of services and compensation.

2.5 主要會計政策概要(續)

僱員福利

(a) 退休金責任

本集團根據強制性公積金計劃條例之規定，為全體香港僱員設立定額供款之強制性公積金退休福利計劃（「強積金計劃」）。按照強積金計劃之條款，本集團根據有關僱員之基本薪金之某一百分比作出供款，並於作出供款時在損益表中扣除。強積金計劃之資產乃由獨立管理之基金與本集團之資產分開持有。本集團對強積金計劃作出之僱主供款乃全數歸入有關僱員。

本集團於南韓經營之若干附屬公司僱員須參與定額供款計劃，該計劃為退休金計劃，據此，南韓附屬公司須向獨立實體作出定額供款。供款於僱員提供服務時確認為僱員福利開支。

此外，南韓附屬公司亦於南韓設有定額福利計劃，其資產一般由獨立之受託管理基金持有。

計劃一般經由定期精算而釐定並透過向保險公司或受託管理基金供款注資。定額福利計劃為退休金計劃，而非定額供款計劃。一般而言，定額福利計劃界定一筆僱員將於退休時收取之退休金福利金額，其一般依據一項或以上之因素釐定，例如年齡、服務年期及補償。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Employee benefits (continued)

(a) Pension obligations (continued)

The liability recognised in the statement of financial position in respect of defined benefit pension plans is the present value of the defined benefit obligation at the reporting date less the fair value of plan assets. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension liability.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to equity in other comprehensive income in the period in which they arise. Past-service costs are recognised immediately as income.

The employees of the Group's subsidiaries, which operate in the Philippines, are members of government-managed "Social Security System Scheme". The Philippine subsidiary is required to pay a monthly fixed contribution or certain percentage of the employees' relevant income and met the minimum mandatory requirements of the Social Security System Scheme. The Philippine subsidiary has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due.

Certain subsidiaries which operate in Singapore make contributions to the Central Provident Fund scheme in Singapore, a defined contribution pension scheme on a mandatory, contractual or voluntary basis. Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service of the employee is performed. The Group has no further payment obligations once the fixed contributions have been paid. The Group's contributions are recognised as employee compensation expense when they are due.

2.5 主要會計政策概要(續)

僱員福利(續)

(a) 退休金責任(續)

就定額福利退休金計劃於財務狀況表確認之負債為定額福利責任於報告日期之現值減計劃資產公平價值。定額福利責任每年由獨立精算師以預計單位信貸法計算。定額福利責任之現值以優質公司債券(以將予支付福利之貨幣計值且期限與相關退休金負債之年期相若)之利率折現估計未來現金流出釐定。

根據經驗而調整之精算收益及虧損以及精算假設之變動，於其產生期間在其他全面收益之權益中扣除或抵免。過往服務成本即時確認為收入。

本集團在菲律賓營運之附屬公司僱員乃政府管理之「社會保障基金計劃」成員。菲律賓附屬公司須支付每月固定供款或僱員有關入息之若干百分比，並符合有關社會保障基金計劃之最低強制規定。供款一經支付，菲律賓附屬公司再無任何進一步之付款責任。供款於到期時確認為僱員福利開支。

若干在新加坡經營的附屬公司向新加坡中央公積金(一項強制、合約或自願性質的定額供款退休計劃)供款。向定額供款退休計劃的供款於僱員提供相關服務的期間確認為開支。定額供款一經支付，則本集團毋須負上支付進一步供款之責任。本集團供款在應付時確認為僱員福利開支。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Employee benefits (continued)

(b) Employee leave entitlement

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 date of consolidated statement of financial position.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

Foreign currencies

These financial statements are presented in Hong Kong dollars, which is the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Foreign currency transactions recorded by the entities in the Group are initially recorded using their respective functional currency rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of the reporting period. Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of a non-monetary item measured at fair value is treated in line with the recognition of the gain or loss on change in fair value of the item (i.e., translation difference on the item whose fair value gain or loss is recognised in other comprehensive income or profit or loss is also recognised in other comprehensive income or profit or loss, respectively).

2.5 主要會計政策概要(續)

僱員福利(續)

(b) 僱員應享假期

僱員享有之年假在僱員應享時確認。本集團就截至綜合財務狀況表日期止僱員所提供服務產生年假之估計負債計提撥備。

僱員享有之病假及產假直至僱員休假時方予確認。

外幣

該等財務報告乃以港元(即本公司之功能貨幣)呈列。本集團內各實體自行釐定其功能貨幣，計入各實體財務報表之項目乃以該功能貨幣計量。本集團屬下實體所記錄之外幣交易按交易當日適用相應功能貨幣匯率首次入賬。以外幣列賬之貨幣資產及負債按報告期末適用之功能貨幣匯率換算。結算或換算貨幣項目產生之差額於損益表確認。

以外幣歷史成本計算之非貨幣項目按首次交易當日之匯率換算。以外幣公平價值計算之非貨幣項目則採用計量公平價值當日之匯率換算。換算按公平價值計量之非貨幣項目產生之收益或虧損按與確認項目公平價值變動之收益或虧損一致之方式處理(即公平價值收益或虧損於其他全面收益或損益中確認之項目之匯兌差額亦分別於其他全面收益或損益中確認)。

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Foreign currencies (continued)

In determining the exchange rate on initial recognition of the related asset, expense or income on the derecognition of a non-monetary asset or non-monetary liability relating to an advance consideration, the date of initial transaction is the date on which the Group initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Group determines the transaction date for each payment or receipt of the advance consideration.

The functional currencies of certain overseas subsidiaries and associates are currencies other than the Hong Kong dollar. As at the end of the reporting period, the assets and liabilities of these entities are translated into Hong Kong dollars at the exchange rates prevailing at the end of the reporting period and their statements of profit or loss are translated into Hong Kong dollars at the exchange rates that approximate to those prevailing at the dates of the transactions.

The resulting exchange differences are recognised in other comprehensive income and accumulated in the exchange fluctuation reserve. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the statement of profit or loss.

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.

For the purpose of the consolidated statement of cash flows, the cash flows of overseas subsidiaries are translated into Hong Kong dollars at the exchange rates ruling at the dates of the cash flows. Frequently recurring cash flows of overseas subsidiaries which arise throughout the year are translated into Hong Kong dollars at the weighted average exchange rates for the year.

2.5 主要會計政策概要(續)

外幣(續)

在釐定就終止確認與預付代價有關之非貨幣性資產或非貨幣性負債初步確認相關資產、開支或收入所用之匯率時，首次交易日期為本集團初步確認預付代價所產生非貨幣性資產或非貨幣性負債之日期。倘有多筆付款或預收款項，則本集團就每筆付款或預收預付代價釐定一個交易日期。

若干海外附屬公司及聯營公司以港元以外之貨幣作為功能貨幣。於報告期末，該等實體之資產及負債已按報告期末適用之匯率換算為港元，而其損益表已按與交易日期當時的匯率相若的匯率換算為港元。

由此產生之匯兌差額在其他全面收益中確認，並在外匯波動儲備中累計。出售海外業務時，其他全面收益中有關該項特定海外業務之成份於損益表中確認。

因收購海外業務而產生之任何商譽及對收購所產生資產及負債賬面值之公平價值調整作為海外業務之資產及負債處理，並按收市匯率換算。

就綜合現金流量表而言，海外附屬公司之現金流量按現金流量日期之適用匯率換算為港元。海外附屬公司於整年持續產生之經常性現金流量按年內加權平均匯率換算為港元。

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Classification between investment properties and owner-occupied properties

The Group determines whether a property qualifies as an investment property, and has developed criteria in making that judgement. Investment property is a property held to earn rentals or for capital appreciation or both. Therefore, the Group considers whether a property generates cash flows largely independently of the other assets held by the Group. Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions could be sold separately or leased out separately under a finance lease, the Group accounts for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as an investment property.

3 重大會計判斷及估計

於編製本集團之財務報表時，管理層需對收入、支出、資產及負債之申報數額及其附帶披露、以及或然負債之披露事項作出判斷、估計及假設。該等假設及估計之不明朗因素可能導致需就日後受影響資產或負債之賬面值作出重大調整。

判斷

管理層於應用本集團之會計政策時已作出以下判斷(不包括涉及估計者)，對財務報表內確認之款項構成最重要影響者如下：

投資物業與自用物業之分類

本集團釐定物業是否符合投資物業資格，並已就此制定判斷標準。投資物業乃為賺取租金或資本增值或兩者兼得而持有之物業。因此，本集團考慮物業有否產生大致獨立於本集團所持其他資產之現金流。若干物業包括為賺取租金或資本增值而持有之部分，而另一部分則為生產或供應商品或服務或用於行政目的而持有。倘有關部分可單獨出售或根據融資租賃單獨出租，則本集團將該等部分單獨入賬。倘有關部分無法單獨出售，則只有極小部分為生產或供應商品或服務或用於行政目的而持有之物業方被視作投資物業。判斷針對個別物業而進行，藉此確定配套服務之重大程度是否足以導致物業不符合投資物業資格。

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

Estimation uncertainty

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, are described below.

(a) Impairment of trade and gaming receivables

The Group applies the simplified approach in calculating ECLs. An impairment analysis is performed at each reporting date using a loss rate approach to measure expected credit losses. The credit risk categorisation is determined based on a number of factors which include (i) debtors' ageing; (ii) historical repayment behaviour of debtors; and (iii) other debtors' specific information available to the Group which is relevant for credit risk assessment. The credit risk categorisation is adjusted to reflect subsequent information uncovered to an extent that such information provides evidence of conditions existed as at the year end date and forward-looking information. The expected loss rates are estimated based on the expected cash flows that can be recovered from the estimated repayments based on historical recovery ratios.

The assessment of the correlation among historical recovery ratio, estimated repayment and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and conditions. The Group's historical credit loss experience and estimates may also not be representative of customer's actual default in the future. The information about the ECLs on the Group's trade and gaming receivables is disclosed in note 20 to the consolidated financial statements.

3 重大會計判斷及估計(續)

估計之不明朗因素

涉及日後之主要假設及於報告期末估計不明朗因素之其他主要來源(其均會導致下個財政年度之資產及負債之賬面值出現大幅調整之重大風險)載於下文：

(a) 應收貿易款項及博彩應收款項減值

本集團採用簡化方法計算預期信貸虧損。於各報告日期採用虧損率法進行減值分析，以計量預期信貸虧損。信貸風險分類乃按多項因素釐定，當中包括(i)應收賬款之賬齡；(ii)債務人過往還款記錄；及(iii)本集團可得其他債務人並與信貸風險評估相關之特定資料。信貸風險分類乃經調整以反映其後發現之資料，而該等資料可為於年結日已存在之情況及前瞻性資料提供理據。預期虧損率乃按預期現金流量及按歷史收回比率計算之其他估計還款估算。

對歷史收回比率、估計還款及預期信貸虧損之間的相關性進行之評估屬重大估計。預期信貸虧損金額對各種情況及狀況之變動相當敏感。本集團之過往信貸虧損經驗及估計可能亦未必能代表客戶日後之實際違約情況。有關本集團應收貿易款項及博彩應收款項之預期信貸虧損之資料於綜合財務報表附註20披露。

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

Estimation uncertainty (continued)

(b) Impairment of other receivables

The impairment provisions for other receivables are based on assumptions about expected credit losses. The Group uses judgements and estimates in making these assumptions and selecting the inputs to the impairment calculation, based on information about past events, current conditions and forecasts of future economic conditions at the end of each reporting period. The amount of ECLs is sensitive to changes in circumstances and forecasts of future economic conditions. The Group's historical credit loss experience and forecasts of future economic conditions may also not be representative of a debtor's actual default in the future. Changes in these assumptions and estimates could materially affect the results of the assessment and it may be necessary to make an additional impairment charge to profit or loss. Details of other receivables are disclosed in note 20 to the consolidated financial statements.

(c) Impairment assessment of goodwill and gaming licences with indefinite useful lives

The Group determines whether goodwill and gaming licences with indefinite useful lives are impaired at least on an annual basis. This requires an estimation of the value-in-use of the cash-generating units or the fair value of gaming licences to which the goodwill and gaming licences with indefinite useful lives are allocated. Estimating the value-in-use and fair value requires the Group to make an estimate of the expected future cash flows from the cash-generating units and also to choose a suitable discount rate in order to calculate the present value of those cash flows. Where the actual future cash flows are less than expected, or change in facts and circumstances which results in downward revision of future cash flows or upward revision of discount rate, a material impairment loss or further impairment loss may arise.

3 重大會計判斷及估計(續)

估計之不明朗因素(續)

(b) 其他應收款項減值

其他應收款項減值撥備乃基於預期信貸虧損之相關假設釐定。本集團基於各報告期末關於過往事件、目前狀況及未來經濟狀況預測的資料，於作出該等假設及選擇減值計算輸入數據時作出判斷及估計。預期信貸虧損金額易受情況變動及未來經濟狀況預測影響。本集團的過往信貸虧損經驗及未來經濟狀況預測亦未必能反映債務人未來的實際違約情況。該等假設及估計出現變動可重大影響評估結果，且有必要於損益中扣除額外減值。有關其他應收款項之詳情載於綜合財務報表附註20。

(c) 商譽及無限可使用年期之博彩牌照減值評估

本集團至少每年釐定商譽及無限可使用年期之博彩牌照是否出現減值。為此須估計獲分配至商譽及無限可使用年期之博彩牌照之現金產生單位使用價值或公平價值。本集團須於估計使用價值及公平價值時對現金產生單位之預期未來現金流量作出估計，亦須選擇合適之折現率以計算該等現金流量之現值。當未來實際現金流量低於預期，或事實或情況有變導致未來現金流量下跌或折現率上升，或會產生重大減值虧損或進一步減值虧損。

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

Estimation uncertainty (continued)

(c) *Impairment assessment of goodwill and gaming licences with indefinite useful lives (continued)*

The estimated cash flows and discount rate are subject to higher degree of estimation uncertainties in the current year due to uncertainty on how the COVID-19 pandemic may progress and evolve the volatility in financial markets, including potential disruptions of the Group's operation of Integrated Resort Development and Gaming Business. Changes in the key assumptions including the growth rates of revenue and costs, working capital needs and pre-tax discount rate in the cash flow projections, could materially affect the recoverable amounts arising from the current changing in market conditions after the outbreak of COVID-19. The duration of the travel restrictions and the related impact on the financial performance of the Group is unknown subjecting these key assumptions to greater uncertainty.

Details of goodwill and gaming licences are disclosed in notes 17 and 18 to the consolidated financial statements, respectively.

(d) *Impairment of non-financial assets (other than goodwill)*

The Group assesses whether there are any indicators of impairment for all non-financial assets (including the right-of-use assets) at the end of each reporting period. Indefinite life intangible assets are tested for impairment annually and at other times when such an indicator exists. Other non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. An impairment exists when the carrying value of an asset or a cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value-in-use. The calculation of the fair value less costs of disposal is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. When value-in-use calculations are undertaken, management must estimate the expected future cash flows from the asset or cash-generating unit and choose a suitable discount rate in order to calculate the present value of those cash flows.

3 重大會計判斷及估計(續)

估計之不明朗因素(續)

(c) *商譽及無限可使用年期之博彩牌照減值評估(續)*

現金流量預測及折現率於本年度受到更大不確定性的影響，因為新冠病毒疫情可能如何發展及演變以及金融市場的波動(包括對本集團的綜合度假區發展及博彩業務可能造成的影響)存在不確定性。由於新冠病毒爆發後導致市場狀況發生當前變動，關鍵假設(包括收入及成本增長率、營運資金需求及現金流量預測的除稅前貼現率)的變動可能對可收回金額造成嚴重影響。由於該等關鍵假設存在較大的不確定性，因此旅行限制的期限以及對本集團財務表現的相關影響尚不可知。

商譽及博彩牌照之詳情分別於綜合財務報表附註17及18披露。

(d) *非財務資產(商譽除外)減值*

本集團於各報告期末評估所有非財務資產(包括使用權資產)是否存在任何減值跡象。具無限年期之無形資產每年進行減值測試，並在出現跡象之其他時間進行減值測試。當有跡象顯示賬面值可能無法收回時，則就其他非財務資產進行減值測試。倘資產或現金產生單位之賬面值超過其可收回金額(即其公平價值減出售成本及其使用價值兩者中之較高者)，即表示存在減值。公平價值減出售成本之計算建基於可取得之類似資產具約束力公平交易數據或可觀察市價減出售資產之遞增成本。於計算使用價值時，管理層須估計資產或現金產生單位之預期未來現金流量，並選擇適當折現率以計算該等現金流量之現值。

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

Estimation uncertainty (continued)

(e) *Impairment assessment of property, plant and equipment*

The Group determines whether an asset is impaired at least on an annual basis. This requires an estimation of fair value of the asset. The fair value for the impairment assessment of property, plant and equipment is estimated based on either (i) fair value less cost of disposal, or (ii) value-in-use calculation using cash flow projections based on financial budgets covering a five-year period approved by management and by reference to external valuation reports. Details of property, plant and equipment are disclosed in note 14 to the consolidated financial statements.

(f) *Net realisable value of properties under development and completed properties for sale*

The Group's properties for sale are stated at the lower of cost and net realisable value. Based on the Group's recent experience and the nature of the subject properties, the Group makes estimates of the selling prices, the costs of completion in cases for properties under or held for development, and the costs to be incurred in selling the properties based on prevailing market conditions. If there is an increase in costs to completion or a decrease in net sales value, the net realisable value will decrease and this may result in provision for properties under development and completed properties held for sale. Such provision requires the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying value and provision for properties in the periods in which such estimate is changed will be adjusted accordingly. In addition, given the volatility of the property market and the unique nature of individual properties, the actual outcomes in terms of costs and revenue may be higher or lower than that estimated at the end of the reporting period. Any increase or decrease in the provision would affect profit or loss in future years. Details of properties under development and completed properties for sale are disclosed in notes 21 and 22 to the consolidated financial statements.

3 重大會計判斷及估計(續)

估計之不明朗因素(續)

(e) *物業、廠房及設備減值評估*

本集團至少每年釐定資產是否出現減值。為此須對資產之公平價值作出估計。評估物業、廠房及設備之減值所採用之公平價值乃根據(i)公平價值減出售成本；或(ii)根據管理層所批准包括五年期間之財務預算計算的使用價值及參考外界估值報告估算。物業、廠房及設備的詳情於綜合財務報表附註14披露。

(f) *發展中物業及待售已落成物業之可變現淨值*

本集團待售物業按成本與可變現淨值兩者中之較低者列賬。根據本集團近期經驗及主體物業之性質，本集團因應現行現市況評估售價、竣工成本(就發展中物業或持作發展物業而言)及出售物業將產生之成本。倘竣工成本增加或銷售淨值減少，則可變現淨值將會下降，並可能須就發展中物業及待售已落成物業計提撥備，而計提撥備須運用判斷及估計。倘預期有別於原定估計，則須相應調整估計變動期間之賬面值及物業撥備。此外，鑑於房地產市場波動及個別物業之獨特性，成本及收益方面之實際結果可能高於或低於報告期末所作估計。任何撥備增減將影響未來年度之損益。發展中物業及待售已落成物業之詳情於綜合財務報表附註21及22披露。

3 SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

Estimation uncertainty (continued)

(g) Estimation of fair value of investment properties

In the absence of current prices in an active market for similar properties, the Group considers information from a variety of sources, including:

- (i) Current price in an active market for properties of a different nature, condition or location, adjusted to reflect those differences;
- (ii) Recent prices of similar properties on less active markets, with adjustments to reflect any changes in economic conditions since the dates of the transactions that occurred at those prices; and
- (iii) Discounted cash flow projections based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (when possible) by external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessment of the uncertainty in the amount and timing of the cash flows.

Details of investment properties are disclosed in note 15 to the consolidated financial statements.

(h) Leases — Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in a lease, and therefore, it uses an incremental borrowing rate (“IBR”) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group “would have to pay”, which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when it needs to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary’s functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary’s stand-alone credit rating).

Details of right-of-use assets and lease liabilities are disclosed in note 16 to the consolidated financial statements.

3 重大會計判斷及估計(續)

估計之不明朗因素(續)

(g) 估計投資物業之公平價值

由於無法取得同類物業於活躍市場之現價，本集團考慮來自不同渠道之資料，包括：

- (i) 性質、狀況或地點不同之物業於活躍市場之現價，並作出調整以反映該等差異；
- (ii) 同類物業於較不活躍市場之近期價格，並作出調整以反映按有關價格進行交易當日以來經濟狀況之任何變動；及
- (iii) 基於對未來現金流之可靠估計而得出現金流折現預測，以任何現有租約及其他合約之條款以及(如可行)外部證據(例如同一地點及條件下同類物業之當前市場租金)作支持，並採用反映目前市場評估現金流金額及時間不確定性之折現率。

投資物業之詳情於綜合財務報表附註15披露。

(h) 租賃－估計增量借款利率

本集團無法輕易釐定租賃內所隱含之利率，因此，使用增量借款利率(「增量借款利率」)計量租賃負債。增量借款利率為本集團於類似經濟環境中為取得與使用權資產價值相近之資產，而以類似抵押品與類似期間借入所需資金應支付之利率。因此，增量借款利率反映了本集團「應支付」之利率，當無可觀察之利率時(如就並無訂立融資交易之附屬公司而言)或當須對利率進行調整以反映租賃之條款及條件時(如當租賃並非以附屬公司之功能貨幣訂立時)，則須作出利率估計。當可觀察輸入數據可用時，本集團使用可觀察輸入數據(如市場利率)估算增量借款利率並須作出若干實體特定之估計(如附屬公司之單獨信貸評級)。

使用權資產及租賃負債之詳情於綜合財務報表附註16披露。

4 SEGMENT INFORMATION

The executive directors of the Company are considered to be the Group's Chief Operating Decision-Maker ("CODM"). Management has determined the operating segments based on the reports reviewed by the CODM that are used to make strategic decisions. The CODM considers the Group is operating predominantly in three operating segments as follows:

- (a) Integrated Resort Development;
- (b) Gaming Business; and
- (c) Property Development

The CODM monitors the results of the operating segments separately for the purpose of allocating resources and assessing performance. Segment performance is evaluated based on reportable segment results, which is a measure of adjusted profit or loss before tax. The adjusted profit or loss before tax is measured consistently with the Group's loss before tax except that finance costs, net, changes in fair value of investment properties in Hong Kong, loss on disposal of subsidiaries as well as head office and corporate income and expenses, net are excluded from such measurement.

Segment assets exclude cash and cash equivalents, restricted cash, investment properties in Hong Kong, equity investments designated at fair value through other comprehensive income, tax recoverable and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude interest-bearing bank borrowing, tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

4 分部資料

本公司之執行董事被視為本集團之主要營運決策者(「主要營運決策者」)。管理層按主要營運決策者所審閱用以作出策略決定之報告釐定經營分部。主要營運決策者認為本集團主要經營之三個經營分部如下：

- (a) 綜合度假區發展；
- (b) 博彩業務；及
- (c) 物業發展

主要營運決策者獨立監控經營分部業績，以分配資源及評估表現。分部表現乃按可報告分部業績評估，即計量除稅前經調整損益。計量除稅前經調整損益時，方法與計算本集團除稅前虧損一致，惟財務成本淨額、香港投資物業之公平價值變動、出售附屬公司之虧損以及總部及企業收入及開支淨額則不計算在內。

分部資產不包括現金及現金等價物、受限制現金、香港投資物業、指定為按公平價值計入其他全面收益之股權投資、可收回稅項以及其他未分配總部及企業資產，原因為該等資產乃按集團層面管理。

分部負債不包括計息銀行借貸、應付稅項、遞延稅項負債以及其他未分配總部及企業負債，原因為該等負債乃按集團層面管理。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

4 SEGMENT INFORMATION (continued)

Year ended 31 December 2021

4 分部資料(續)

截至二零二一年十二月三十一日止年度

		Integrated Resort Development 綜合 度假區發展 HK\$'000 千港元	Gaming Business 博彩業務 HK\$'000 千港元	Property Development 物業發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment revenue: (Note 5)	分部收益：(附註5)				
Sales to external customers	向外部客戶之 銷售	856,406	88,604	404,986	1,349,996
Segment results	分部業績	(420,736)	(671,820)	207,391	(885,165)
<i>Reconciliation:</i>	<i>對賬：</i>				
Finance costs, net (other than interest on lease liabilities)	財務成本，淨額 (租賃負債利息 除外)				(134,113)
Corporate and other unallocated expenses, net	企業及其他未分配 開支，淨額				(24,635)
Fair value gains on investment properties in Hong Kong	香港投資物業 之公平價值收益				3,400
Loss before tax	除稅前虧損				(1,040,513)
Segment assets	分部資產	8,912,228	753,571	730,364	10,396,163
<i>Reconciliation:</i>	<i>對賬：</i>				
Investment properties in Hong Kong	香港投資物業				192,400
Equity investments designated at fair value through other comprehensive income	指定為按公平價值 計入其他 全面收益之股權 投資				17,957
Restricted cash	受限制現金				66,556
Cash and cash equivalents	現金及現金等價物				820,917
Tax recoverable	可收回稅項				57
Corporate and other unallocated assets	企業及其他未分配 資產				15,922
Total assets	資產總值				11,509,972

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

4 SEGMENT INFORMATION (continued)

Year ended 31 December 2021 (continued)

4 分部資料(續)

截至二零二一年十二月三十一日止年度(續)

		Integrated Resort Development 綜合 度假區發展 HK\$'000 千港元	Gaming Business 博彩業務 HK\$'000 千港元	Property Development 物業發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment liabilities	分部負債	289,104	75,425	60,382	424,911
<i>Reconciliation:</i>	<i>對賬：</i>				
Interest-bearing bank borrowing	計息銀行借貸				2,114,515
Tax payable	應付稅項				16,913
Deferred tax liabilities	遞延稅項負債				44,364
Corporate and other unallocated liabilities	企業及其他未分配 負債				98,934
Total liabilities	負債總值				2,699,637
Other segment information included in segment results:	計入分部業績之 其他分部資料：				
Amortisation and depreciation	攤銷及折舊	541,574	41,166	–	582,740
Impairment of intangible assets	無形資產減值	–	398,449	–	398,449
Impairment of trade and other receivables, net	應收貿易款項及 其他應收款項 減值，淨額	4,545	6,726	–	11,271
Fair value gains on investment properties in South Korea	南韓投資物業之 公平價值收益	(109,409)	–	–	(109,409)

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

4 SEGMENT INFORMATION (continued)

Year ended 31 December 2020

4 分部資料(續)

截至二零二零年十二月三十一日止年度

		Integrated Resort Development 綜合 度假區發展 HK\$'000 千港元	Gaming Business 博彩業務 HK\$'000 千港元	Property Development 物業發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment revenue: (Note 5)	分部收益：(附註5)				
Sales to external customers	向外部客戶之 銷售	504,233	186,486	97,292	788,011
Segment results	分部業績	(1,280,324)	(509,375)	8,725	(1,780,974)
<i>Reconciliation:</i>	<i>對賬：</i>				
Finance costs, net (other than interest on lease liabilities)	財務成本，淨額 (租賃負債利息 除外)				(123,573)
Corporate and other unallocated expenses, net	企業及其他未分配 開支，淨額				(175,621)
Fair value gains on investment properties in Hong Kong	香港投資物業 之公平價值收益				1,000
Loss on disposal of a subsidiary	出售一間附屬公司 之虧損				(21,386)
Loss before tax	除稅前虧損				(2,100,554)
Segment assets	分部資產	9,924,839	1,339,495	963,054	12,227,388
<i>Reconciliation:</i>	<i>對賬：</i>				
Investment properties in Hong Kong	香港投資物業				189,000
Equity investments designated at fair value through other comprehensive income	指定為按公平價值 計入其他 全面收益之股權 投資				30,420
Cash and cash equivalents	現金及現金等價物				647,418
Tax recoverable	可收回稅項				6,135
Corporate and other unallocated assets	企業及其他未分配 資產				448,181
Total assets	資產總值				13,548,542

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

4 SEGMENT INFORMATION (continued)

Year ended 31 December 2020 (continued)

		Integrated Resort Development 綜合 度假區發展 HK\$'000 千港元	Gaming Business 博彩業務 HK\$'000 千港元	Property Development 物業發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment liabilities	分部負債	244,880	119,628	28,917	393,425
<i>Reconciliation:</i>	<i>對賬：</i>				
Interest-bearing bank borrowing	計息銀行借貸				2,536,498
Tax payable	應付稅項				8,286
Deferred tax liabilities	遞延稅項負債				45,054
Corporate and other unallocated liabilities	企業及其他未分配 負債				118,662
Total liabilities	負債總值				3,101,925
Other segment information included in segment results:	計入分部業績之 其他分部資料：				
Amortisation and depreciation	攤銷及折舊	542,430	55,166	–	597,596
Impairment of goodwill and intangible assets	商譽及無形資產 減值	–	299,900	–	299,900
Impairment of trade and other receivables, net	應收貿易款項及 其他應收款項 減值，淨額	68,674	(1,572)	–	67,102
Fair value losses on investment properties in South Korea	南韓投資物業之 公平價值虧損	344,496	–	–	344,496

4 分部資料(續)

截至二零二零年十二月三十一日止年
度(續)

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

4 SEGMENT INFORMATION (continued)

Geographical information

(a) Revenue from external customers

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
South Korea	南韓	1,349,996	788,011

The revenue information above is based on the locations of the customers.

(b) Non-current assets

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
South Korea	南韓	9,257,943	10,554,823
Hong Kong	香港	198,447	198,186
Others	其他	15	2,800
		9,456,405	10,755,809

The non-current assets information above is based on the locations of the assets and excludes goodwill, intangible assets, prepayments, trade and other receivables and equity investments designated at fair value through other comprehensive income.

Information about major customers

During the years ended 31 December 2021 and 2020, no single customer contributed over 10% of the Group's total revenue.

4 分部資料(續)

地區資料

(a) 來自外部客戶之收益

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
South Korea	南韓	1,349,996	788,011

以上收益資料乃根據客戶所處地區列出。

(b) 非流動資產

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
South Korea	南韓	9,257,943	10,554,823
Hong Kong	香港	198,447	198,186
Others	其他	15	2,800
		9,456,405	10,755,809

以上非流動資產資料乃根據資產所在位置(不包括商譽、無形資產、預付款項、應收貿易款項及其他應收款項及指定為按公平價值計入其他全面收益之股權投資)列出。

有關主要客戶之資料

截至二零二一年及二零二零年十二月三十一日止年度，概無單一客戶佔本集團收益總額超過10%。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

5 REVENUE

An analysis of revenue is as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Revenue from contracts with customers	客戶合約的收益	1,330,784	776,269
Revenue from other sources	其他來源的收益		
Gross rental income from investment property operating leases	來自投資物業經營租賃之租金收入總額	19,212	11,742
		1,349,996	788,011

5 收益

收益分析如下：

Revenue from contracts with customers

Disaggregated revenue information

For the year ended 31 December 2021

客戶合約的收益

分拆收益資料

截至二零二一年十二月三十一日止年度

Segments		Integrated Resort Development 綜合 度假區發展 HK\$'000 千港元	Gaming Business 博彩業務 HK\$'000 千港元	Property Development 物業發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Types of goods or services	商品或服務種類				
Hotel rooms	酒店房間	581,319	–	–	581,319
Theme park ticket sales	主題公園門票銷售	75,952	–	–	75,952
Food and beverage sales	餐飲銷售	168,615	–	–	168,615
Retail sales	零售	11,308	–	–	11,308
Table games	桌面遊戲	–	82,037	–	82,037
Electronic machine games	電子裝置遊戲	–	6,567	–	6,567
Sales of properties	銷售物業	–	–	400,634	400,634
Property management fee income	物業管理費收入	–	–	4,352	4,352
Total revenue from contracts with customers	客戶合約的收益總額	837,194	88,604	404,986	1,330,784
Geographical markets	地區市場				
South Korea	南韓	837,194	88,604	404,986	1,330,784
Timing of revenue recognition	收益確認時間				
Goods transferred at a point in time	於某一時間點轉移之商品	837,194	88,604	404,986	1,330,784

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

5 REVENUE (continued)

Revenue from contracts with customers (continued)

Disaggregated revenue information (continued)

For the year ended 31 December 2020

Segments		Integrated	Gaming	Property	Total
		Resort			
分部		Development	博彩業務	物業發展	總計
		綜合	HK\$'000	HK\$'000	HK\$'000
		度假區發展	千港元	千港元	千港元
Types of goods or services	商品或服務種類				
Hotel rooms	酒店房間	362,814	–	–	362,814
Theme park ticket sales	主題公園門票銷售	25,351	–	–	25,351
Food and beverage sales	餐飲銷售	98,018	–	–	98,018
Retail sales	零售	6,308	–	–	6,308
Table games	桌面遊戲	–	178,439	–	178,439
Electronic machine games	電子裝置遊戲	–	8,047	–	8,047
Sales of properties	銷售物業	–	–	90,769	90,769
Property management fee income	物業管理費收入	–	–	6,523	6,523
Total revenue from contracts with customers	客戶合約的收益總額	492,491	186,486	97,292	776,269
Geographical markets	地區市場				
South Korea	南韓	492,491	186,486	97,292	776,269
Timing of revenue recognition	收益確認時間				
Goods transferred at a point in time	於某一時間點轉移之商品	492,491	186,486	97,292	776,269

5 收益(續)

客戶合約的收益(續)

分拆收益資料(續)

截至二零二零年十二月三十一日止年度

5 REVENUE (continued)

Revenue from contracts with customers (continued)

Contract and contract related liabilities

In providing goods and services to its customers, there may be a timing difference between cash receipts from customers and recognition of revenue, resulting in a contract or contract-related liability.

The Group primarily has five types of liabilities related to contracts with customers: (1) loyalty program liabilities, which represents the deferred allocation of revenues relating to incentive earned from the loyalty programs; (2) unredeemed chip liabilities, which represents the amounts owed in exchange for gaming chips and tokens held by a customer; (3) patrons deposits and other gaming liabilities, which represents casino front money deposits that are funds deposited by customers before gaming play occurs; (4) contract liabilities for sales of goods and services, which represents the advance payments on goods and services to be provided, such as advance ticket sales and deposits on hotel rooms; and (5) liabilities for pre-sales of properties, which represents advances received from buyers in connection with the Group's pre-sales of properties. These liabilities are generally expected to be recognised as revenues within one year of being purchased, earned, or deposited and are recorded within other payables, accruals and deposits received on the consolidated statement of financial position. Increase in balance mainly due to the increase in advanced payments received in relation to sales of goods and services and increase in cash received from buyers in relation to the pre-sales of properties.

5 收益(續)

客戶合約的收益(續)

合約及合約相關負債

於向客戶提供貨品及服務時，向客戶收取現金與收益確認之間存在時差，導致合約及合約相關負債。

本集團主要有五類與客戶合約有關之負債：(1) 忠誠度計劃負債，指與忠誠計劃所賺取積分有關之收益遞延分配；(2) 未兌現籌碼負債，指於交換客戶所持博彩籌碼及代幣時結欠之款項；(3) 賭客存款及其他博彩負債，指客戶於開始博彩前存入之賭場博彩按金；(4) 銷售商品及服務之合約負債，指將予提供貨品及服務之預付款項（如門票預售及酒店客房按金）；及(5) 預售物業負債，指就本集團預售之物業向買家預收之款項。該等負債一般預期於購買、賺取或存入後一年內確認為收益，並於綜合財務狀況表之其他應付款項、應計費用及已收按金內入賬。該等結餘增加主要原因是增加有關銷售商品及服務所收取之預付款項增加及就預售物業向買家收取之現金。

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綜合財務報表附註

5 REVENUE (continued)

Revenue from contracts with customers (continued)

Contract and contract related liabilities (continued)

Details of contract liabilities are as follows:

5 收益(續)

客戶合約的收益(續)

合約及合約相關負債(續)

合約負債詳情載列如下：

		Loyalty program liabilities 忠誠度計劃負債 HK\$'000 千港元	Unredeemed chip liabilities 未兌現籌碼負債 HK\$'000 千港元	Patrons deposits and other gaming liabilities 賭客存款及其他博彩負債 HK\$'000 千港元	Sales of goods and services 銷售商品及服務 HK\$'000 千港元	Pre-sales of properties 預售物業 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Balance at 1 January 2020	於二零二零年一月一日之結餘	3,310	16,487	2,344	10,975	18,256	51,372
Increase in contract liabilities as a result of cash received from customers in advance	向客戶預收現金導致合約負債增加	8,052	9,725	2,660	38,014	74,084	132,535
Decrease in contract liabilities as a result of recognising revenue during the year was included in the contract liabilities	年內確認收益計入合約負債導致合約負債減少	(7,114)	(16,070)	(3,049)	(34,159)	(68,853)	(129,245)
Exchange realignment	匯兌調整	265	398	100	941	1,467	3,171
Balance at 31 December 2020 and 1 January 2021	於二零二零年十二月三十一日及二零二一年一月一日之結餘	4,513	10,540	2,055	15,771	24,954	57,833
Increase in contract liabilities as a result of cash received from customers in advance	向客戶預收現金導致合約負債增加	8,749	15,876	61,739	109,540	433,427	629,331
Decrease in contract liabilities as a result of recognising revenue during the year was included in the contract liabilities	年內確認收益計入合約負債導致合約負債減少	(3,896)	(14,621)	(60,912)	(86,530)	(401,347)	(567,306)
Exchange realignment	匯兌調整	(526)	(884)	(193)	(2,046)	(3,088)	(6,737)
Balance at 31 December 2021	於二零二一年十二月三十一日之結餘	8,840	10,911	2,689	36,735	53,946	113,121

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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6 OTHER LOSSES, NET

6 其他虧損，淨額

			2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
		Notes 附註		
Dividend income from equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之股息收入		76	484
Loss on disposal of subsidiaries	出售附屬公司之虧損	30	-	(21,386)
(Loss)/gain on disposal of items of property, plant and equipment	出售物業、廠房及設備項目之(虧損)/收益		(2,622)	5,471
Investment properties written off	出售投資物業之虧損		(3,585)	-
Loss on disposal of right-of-use asset and lease liability on early termination of lease	提早終止租賃時處置之使用權資產及租賃負債之虧損		-	(18,950)
Revision of a lease term arising from a change in the non-cancellable scope of a lease	因不可撤銷的租賃範圍變動所產生之租賃條款修訂		-	1,013
Derecognition of interest accretion on early redemption of the bank borrowing	提早贖回銀行借貸時終止確認之利息增長		(1,772)	(815)
Early redemption charges of the bank borrowing	銀行借貸之提早贖回費用		-	(2,537)
Foreign exchange differences, net	匯兌差額，淨額		(34,626)	(39,428)
Others	其他		7,164	3,544
			(35,365)	(72,604)

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

7 LOSS BEFORE TAX

The Group's loss before tax is arrived at after charging/
(crediting):

7 除稅前虧損

本集團之除稅前虧損已扣除／(計入)下列各項：

		Notes 附註	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Cost of properties and inventories sold	已售物業及存貨成本：			
— Cost of properties sold	— 已售物業成本		178,363	67,678
— Cost of inventories sold	— 已售存貨成本		68,715	41,736
— (Reversal of provision)/ provision for inventories	— 存貨(撥備撥回)／撥備		(2,203)	1,398
			244,875	110,812
Employee benefit expenses (excluding directors' remuneration (Note 9)):	僱員福利費用(不包括董事薪酬(附註9))：			
— Wages, salaries and other staff costs*	— 工資、薪金及其他員工成本*		481,219	484,712
— Retirement benefit costs**	— 退休福利成本**		37,955	36,337
			519,174	521,049
Amortisation and depreciation:	攤銷及折舊：			
— Depreciation of property, plant and equipment	— 物業、廠房及設備之折舊	14	581,912	607,548
— Depreciation of right-of-use assets	— 使用權資產之折舊	16(a)	7,374	12,629
— Amortisation of intangible assets	— 無形資產之攤銷	18	346	331
			589,632	620,508
Impairment of trade and other receivables, net:	應收貿易款項及其他應收款項減值，淨額：			
— Impairment of trade receivables, net	— 應收貿易款項減值，淨額	20(i)	434	74
— Impairment/(reversal of impairment) of gaming receivables, net	— 博彩應收款項減值／(減值撥回)，淨額	20(ii)	6,726	(7,720)
— (Reversal of impairment)/ impairment of other receivables, net	— 其他應收款項(減值撥回)／減值，淨額	20(iii)	(6,378)	60,461
			782	52,815

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綜合財務報表附註

7 LOSS BEFORE TAX (continued)

7 除稅前虧損(續)

		Notes 附註	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Expenses included in "Other operating expenses" ***:	計入「其他營運費用」中之費用 ***:			
— Auditor's remuneration	—核數師酬金			
— Audit services to the Company	—向本公司提供之審計服務		2,000	3,500
— Audit services to the subsidiaries of the Company	—向本公司之附屬公司提供之審計服務		2,834	2,778
			4,834	6,278
— Building, equipment and facility maintenance expenses	—樓宇、設備及設施維修費用		125,854	111,411
— Bad debt written off	—壞賬撇銷		—	44,784
— Cash on hand written off	—手頭現金撇銷	24	—	28,961
— Impairment of property, plant and equipment	—物業、廠房及設備之減值	14	50,660	184,887
— Lease payments not included in the measurement of lease liabilities	—不計入租賃負債計量之租賃款項		6,078	9,486
— Sales and marketing, promotion and advertising expenses	—銷售及營銷、推廣及廣告費用		41,380	45,704
— Utilities expenses	—公用事業費用		81,483	69,661

* During the year ended 31 December 2021, government grants of HK\$10,331,000 (2020: HK\$8,592,000) and HK\$75,000 (2020: HK\$530,000) were received under the "Employment Retention Subsidy" of the Government of South Korea and the "Jobs Support Scheme" of the Government of Singapore, respectively. Besides, government grant of HK\$1,064,000 was received under the "Anti-epidemic Fund" of the Government of Hong Kong Special Administrative Region for the year ended 31 December 2020. These amount are included in the "wages, salaries and other staff costs" and there are no unfulfilled conditions or contingencies related to these grants (2020: Nil).

** At the end of the reporting period, the Group had no forfeited contributions available to reduce its contributions to the pension schemes in future years (2020: Nil).

*** The remaining items of "Other operating expenses" including but not limited to consumable supplies and administrative expenses.

* 截至二零二一年十二月三十一日止年度內，根據南韓政府「挽留僱員補助金」及新加坡政府「就業支持計劃」，已分別獲取10,331,000港元(二零二零年：8,592,000港元)及75,000港元(二零二零年：530,000港元)的政府補助。此外，截至二零二零年十二月三十一日止年度，根據香港特別行政區政府「抗疫基金」，已獲取1,064,000港元的政府補助。該等金額已計入「工資、薪金及其他員工成本」，且並無有關該等補助的未達成的條件或然事項(二零二零年：無)。

** 於報告期末，本集團並無沒收供款可用以減低未來年度之退休金計劃供款(二零二零年：無)。

*** 計入「其他營運費用」之其餘項目包括但不限於消耗品供應及行政費用。

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8 FINANCE COSTS, NET

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Interest expenses:	利息開支：		
— Lease liabilities	— 租賃負債	(330)	(1,447)
— Bank borrowing	— 銀行借貸	(141,387)	(144,857)
Finance costs	財務成本	(141,717)	(146,304)
Interest income:	利息收入：		
— Bank interest income	— 銀行利息收入	560	361
— Other interest income	— 其他利息收入	6,714	20,923
Finance income	財務收入	7,274	21,284
Finance costs, net	財務成本，淨額	(134,443)	(125,020)

8 財務成本，淨額

9 DIRECTORS' REMUNERATION

Directors' remuneration for the year, disclosed pursuant to the Listing Rules, section 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation, is as follows:

9 董事薪酬

根據上市規則、香港公司條例第383(1)(a)、(b)、(c)及(f)條以及公司(披露董事利益資料)規例第2部披露之本年度董事薪酬如下：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Executive directors:	執行董事：		
Fees	袍金	11,425	17,245
Other emoluments:	其他酬金：		
Salaries, discretionary bonuses, allowances and benefits in kind	薪金、酌情花紅、津貼及實物福利	9,144	14,332
Employer's contributions to retirement benefit schemes	僱主之退休福利計劃供款	302	262
		20,871	31,839
Independent non-executive directors:	獨立非執行董事：		
Fees	袍金	492	686
		21,363	32,525

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

9 DIRECTORS' REMUNERATION (continued)

Executive directors' and independent non-executive directors' emoluments

The emoluments paid to executive directors and independent non-executive directors during the year were as follows:

For the year ended 31 December 2021

Name	姓名	Fees	Salaries	Allowances and benefits in kind	Employer's contributions to retirement benefit schemes	Total
					僱主之退休福利計劃供款	
		袍金 HK\$'000 千港元	薪金 HK\$'000 千港元	津貼及實物福利 HK\$'000 千港元	退休福利計劃供款 HK\$'000 千港元	總計 HK\$'000 千港元
Executive directors:		執行董事：				
Dr. Yang Zhihui	仰智慧博士	10,000	–	–	–	10,000
Ms. Chan Mee Sze	陳美思女士	300	1,200	–	18	1,518
Mr. Yeung Lo ¹	楊魯先生 ¹	300	1,728	456	106	2,590
Dr. Wong Hoi Po ⁶	王海波博士 ⁶	300	1,614	966	106	2,986
Ms. Pu Shen Chen ⁸	蒲慎珍女士 ⁸	300	1,638	406	58	2,402
Mr. Huang Wai ¹³	黃威先生 ¹³	225	1,136	–	14	1,375
		11,425	7,316	1,828	302	20,871
Independent non-executive directors:		獨立非執行董事：				
Mr. Li Chun Kei ³	李駿機先生 ³	120	–	–	–	120
Mr. Li Liangyong ⁹	林良勇先生 ⁹	24	–	–	–	24
Mr. Shek Lai Him Abraham ¹¹	石禮謙先生 ¹¹	300	–	–	–	300
Mr. Du Peng ¹²	杜鵬先生 ¹²	48	–	–	–	48
		492	–	–	–	492
		11,917	7,316	1,828	302	21,363

9 董事薪酬(續)

執行董事及獨立非執行董事之酬金

於年內已支付予執行董事及獨立非執行董事之酬金如下：

截至二零二一年十二月三十一日止年度

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9 DIRECTORS' REMUNERATION (continued)

Executive directors' and independent non-executive directors' emoluments (continued)

For the year ended 31 December 2020

9 董事薪酬(續)

執行董事及獨立非執行董事之酬金(續)

截至二零二零年十二月三十一日止年度

Name	姓名	Fees	Discretionary bonuses	Allowances and benefits in kind	Employer's contributions to retirement benefit schemes	Total
					僱主之退休福利計劃供款	
		袍金	酌情花紅	津貼及實物福利	退休福利計劃供款	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Executive directors:		執行董事：				
Dr. Yang Zhihui	仰智慧博士	10,000	13,780	–	–	23,780
Ms. Zhou Xueyun ²	周雪云女士 ²	48	–	–	–	48
Ms. Chan Mee Sze	陳美思女士	1,500	–	–	18	1,518
Mr. Chu Huafeng ⁷	儲華鋒先生 ⁷	44	400	–	–	444
Mr. Yeung Lo ¹	楊魯先生 ¹	2,073	–	76	69	2,218
Dr. Wong Hoi Po ⁶	王海波博士 ⁶	1,826	–	76	90	1,992
Ms. Pu Shen Chen ⁸	蒲慎珍女士 ⁸	1,754	–	–	85	1,839
		17,245	14,180	152	262	31,839
Independent non-executive directors:		獨立非執行董事：				
Ms. Wang Yuying ⁵	王玉瑛女士 ⁵	11	–	–	–	11
Mr. Bao Jinqiao ¹⁰	鮑金橋先生 ¹⁰	235	–	–	–	235
Mr. Li Mingfa ¹⁰	李明發先生 ¹⁰	88	–	–	–	88
Mr. Li Chun Kei ³	李駿機先生 ³	115	–	–	–	115
Mr. Nguyen Van Tu Peter ⁴	阮雲道先生 ⁴	61	–	–	–	61
Mr. Lin Liangyong ⁹	林良勇先生 ⁹	62	–	–	–	62
Mr. Shek Lai Him Abraham ¹¹	石禮謙先生 ¹¹	114	–	–	–	114
		686	–	–	–	686
		17,931	14,180	152	262	32,525

9 DIRECTORS' REMUNERATION (continued)

Executive directors' and independent non-executive directors' emoluments (continued)

- ¹ Appointed on 9 January 2020
- ² Resigned on 9 January 2020
- ³ Appointed on 15 January 2020
- ⁴ Appointed on 22 January 2020 and passed away on 16 June 2020

- ⁵ Resigned on 22 January 2020
- ⁶ Appointed on 3 February 2020
- ⁷ Resigned on 3 February 2020
- ⁸ Appointed on 19 February 2020
- ⁹ Appointed on 26 June 2020 and ceased on 12 March 2021

- ¹⁰ Retired on 26 June 2020
- ¹¹ Appointed on 14 August 2020
- ¹² Appointed on 12 March 2021
- ¹³ Appointed on 14 April 2021

There were no other emoluments payable to the executive directors and independent non-executive directors during the year (2020: Nil).

There were no arrangements under which a director waived or agreed to waive any remuneration during the year.

9 董事薪酬(續)

執行董事及獨立非執行董事之酬金(續)

- ¹ 於二零二零年一月九日獲委任
- ² 於二零二零年一月九日辭任
- ³ 於二零二零年一月十五日獲委任
- ⁴ 於二零二零年一月二十二日獲委任及於二零二零年六月十六日辭世
- ⁵ 於二零二零年一月二十二日辭任
- ⁶ 於二零二零年二月三日獲委任
- ⁷ 於二零二零年二月三日辭任
- ⁸ 於二零二零年二月十九日獲委任
- ⁹ 於二零二零年六月二十六日獲委任及於二零二一年三月十二日終止職務
- ¹⁰ 於二零二零年六月二十六日退任
- ¹¹ 於二零二零年八月十四日獲委任
- ¹² 於二零二一年三月十二日獲委任
- ¹³ 於二零二一年四月十四日獲委任

年內並無應付執行董事及獨立非執行董事之其他酬金(二零二零年：無)。

於本年度並無董事免收或同意免收任何薪酬之安排。

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10 FIVE HIGHEST PAID EMPLOYEES

The five highest paid employees during the year included four directors (2020: two directors), details of whose remuneration are set out in note 9 of the consolidated financial statement above. Details of the remuneration of the remaining one (2020: three) non-director highest paid employee are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Salaries, allowances and benefits in kind	薪金、津貼及實物福利	2,376	15,952
Employer's contributions to a retirement benefit scheme	僱主之退休福利計劃供款	1	85
		2,377	16,037

The number of non-director highest paid employees whose remuneration fell within the following bands is as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
HK\$2,000,001 to HK\$2,500,000	2,000,001 港元至 2,500,000 港元	1	1
HK\$3,000,001 to HK\$3,500,000	3,000,001 港元至 3,500,000 港元	-	1
HK\$10,500,001 to HK\$11,000,000	10,500,001 港元至 11,000,000 港元	-	1
		1	3

10 五名最高薪僱員

於本年度，五名最高薪僱員包括四名董事（二零二零年：兩名董事），彼等之酬金詳情已載於上文綜合財務報表附註9。其餘一名（二零二零年：三名）最高薪及非董事僱員之酬金詳情如下：

非董事之最高薪僱員之薪酬範圍介乎以下組別：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

11 INCOME TAX

No Hong Kong profits tax has been provided as the Group did not generate any assessable profits arising in Hong Kong during the year ended 31 December 2021 (2020: Nil). Taxation on overseas profits has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

11 所得稅

截至二零二一年十二月三十一日止年度，由於本集團並無於香港產生任何應課稅溢利，故概無就香港利得稅作出撥備(二零二零年：無)。海外溢利之稅項乃按本集團業務經營所在國家年內估計應課稅溢利之現行稅率計算。

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Current — South Korea	即期 — 南韓		
Charge for the year	年內扣除	120	166
Underprovision in prior years	過往年度撥備不足	14,543	—
		14,663	166
Current — Elsewhere	即期 — 其他地區		
(Credit)/charge for the year	年內(抵免)/扣除	(2,696)	5,795
Deferred tax (Note 27)	遞延稅項(附註27)	3,286	8,486
Total tax charge for the year	年內稅項開支總額	15,253	14,447

The tax on the Group's loss before tax differs from the theoretical amount that would arise using weighted average tax rate applicable to profits of the consolidated entities as follows:

本集團除稅前虧損之稅額與採用綜合實體溢利適用之加權平均稅率計算所得理論金額之差異如下：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Loss before tax	除稅前虧損	(1,040,513)	(2,100,554)
Tax calculated at domestic tax rates applicable to profits in the respective countries	按有關國家之當地適用利得稅率計算之稅項	(179,060)	(432,034)
Adjustments in respect of current tax of previous years	調整過往年度之即期稅項	14,543	—
Income not subject to tax	毋須課稅收入	(227,627)	(193,057)
Expenses not deductible for tax	不可扣減稅項開支	587,730	555,067
Tax losses utilised from prior periods	使用過往期間稅項虧損	(416,975)	(97,300)
Tax losses not recognised	未有確認的稅項虧損	236,642	181,771
Tax charge for the year	年內稅項開支	15,253	14,447

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綜合財務報表附註

12 DIVIDEND

The directors did not recommend the payment of a final dividend for the year ended 31 December 2021 (2020: Nil).

12 股息

董事不建議就截至二零二一年十二月三十一日止年度派付末期股息(二零二零年：無)。

13 LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT

The calculations of basic and diluted loss per share are based on:

13 母公司擁有人應佔每股虧損

每股基本及攤薄虧損之計算方法乃基於：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Loss	虧損		
Loss attributable to owners of the parent, used in the basic and diluted loss per share calculation:	用於計算每股基本及攤薄虧損之母公司擁有人應佔虧損：	(1,055,766)	(2,115,001)

		Number of shares 股份數目	
		2021 二零二一年 '000 千股	2020 二零二零年 '000 千股
Shares	股份		
Weighted average number of ordinary shares in issue during the year used in the basic and diluted loss per share calculation	用於計算每股基本及攤薄虧損之年內已發行普通股加權平均數	3,932,924	3,342,256

The Group had no potential dilutive ordinary shares outstanding during the year (2020: Nil).

本集團於本年度並無發行在外之潛在攤薄普通股(二零二零年：無)。

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綜合財務報表附註

14 PROPERTY, PLANT AND EQUIPMENT

14 物業、廠房及設備

		Freehold land outside Hong Kong 香港以外 永久業權土地	Buildings 樓宇	Leasehold improvements 租賃物業 裝修	Furniture, fixtures and office equipment 傢俬、裝置 及辦公室設備	Motor vehicles 汽車	Gaming equipment and accessories 博彩設備 及配件	Structure and other facilities 其他設施	Construction in progress 在建工程	Total 總計
		HKS'000 千港元	HKS'000 千港元	HKS'000 千港元	HKS'000 千港元	HKS'000 千港元	HKS'000 千港元	HKS'000 千港元	HKS'000 千港元	HKS'000 千港元
31 December 2021	二零二一年十二月三十一日									
At 1 January 2021:	於二零二一年一月一日:									
Cost	成本	1,165,502	7,460,585	38,803	1,447,915	88,333	145,060	1,808,712	42,724	12,197,634
Accumulated depreciation and impairment	累計折舊及減值	-	(469,183)	(38,803)	(808,377)	(60,843)	(62,789)	(546,851)	-	(1,986,846)
Net carrying amount	賬面淨值	1,165,502	6,991,402	-	639,538	27,490	82,271	1,261,861	42,724	10,210,788
At 1 January 2021, net accumulated depreciation and impairment	於二零二一年一月一日， 淨累計折舊及減值	1,165,502	6,991,402	-	639,538	27,490	82,271	1,261,861	42,724	10,210,788
Additions	添置	-	-	1,040	145	-	12	-	30,749	31,946
Depreciation provided for the year	年度折舊撥備	-	(148,260)	(58)	(238,863)	(9,560)	(19,622)	(165,549)	-	(581,912)
Disposals	出售	-	-	-	(437)	(1,717)	(338)	(2,825)	-	(5,317)
Transfers	轉撥	408	-	-	2,497	115	-	27,685	(30,705)	-
Transfer from investment properties (Note 15)	轉撥自投資物業(附註15)	-	3,626	-	-	-	-	-	-	3,626
Transfer to investment properties (Note 15)	轉撥至投資物業(附註15)	-	(56,866)	-	-	-	-	-	-	(56,866)
Transfer from properties under development (Note 21)	轉撥自發展中物業 (附註21)	1,930	-	-	-	-	-	-	-	1,930
Transfer to properties under development (Note 21)	轉撥至發展中物業 (附註21)	(777)	-	-	-	-	-	-	-	(777)
Transfer from completed properties for sale (Note 22)	轉撥自待售已落成 物業(附註22)	-	43,487	-	-	-	-	-	-	43,487
Transfer to completed properties for sale (Note 22)	轉撥至待售已落成 物業(附註22)	-	(19,304)	-	-	-	-	-	-	(19,304)
Impairment	減值	-	-	-	(673)	-	(572)	(49,415)	-	(50,660)
Exchange realignment	匯兌調整	(89,384)	(557,480)	-	(42,867)	(1,506)	(5,821)	(89,471)	(3,409)	(789,938)
At 31 December 2021, net accumulated depreciation and impairment	於二零二一年 十二月三十一日， 淨累計折舊及減值	1,077,679	6,256,605	982	359,340	14,822	55,930	982,286	39,359	8,787,003
At 31 December 2021:	於二零二一年 十二月三十一日:									
Cost	成本	1,077,679	6,827,840	1,040	1,331,708	80,882	131,095	1,656,349	39,359	11,145,952
Accumulated depreciation and impairment	累計折舊及減值	-	(571,235)	(58)	(972,368)	(66,060)	(75,165)	(674,063)	-	(2,358,949)
Net carrying amount	賬面淨值	1,077,679	6,256,605	982	359,340	14,822	55,930	982,286	39,359	8,787,003

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**14 PROPERTY, PLANT AND EQUIPMENT
(continued)**

14 物業、廠房及設備(續)

		Freehold land outside Hong Kong 香港以外 永久業權土地	Buildings 樓宇	Leasehold improvements 租賃物業 裝修	Furniture, fixtures and office equipment 傢俬、裝置 及辦公室設備	Motor vehicles 汽車	Aircraft 飛機	Gaming equipment and accessories 博彩設備 及配件	Structure and other facilities 其他設施	Construction in progress 在建工程	Total 總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
31 December 2020	二零二零年十二月三十一日										
At 1 January 2020:	於二零二零年一月一日:										
Cost	成本	1,177,890	6,876,817	43,722	1,427,801	89,730	426,531	138,163	1,782,726	482,586	12,445,966
Accumulated depreciation and impairment	累計折舊及減值	(15,778)	(428,517)	(35,875)	(558,925)	(50,667)	(239,919)	(40,054)	(375,502)	-	(1,745,237)
Net carrying amount	賬面淨值	1,162,112	6,448,300	7,847	868,876	39,063	186,612	98,109	1,407,224	482,586	10,700,729
At 1 January 2020, net accumulated depreciation and impairment	於二零二零年一月一日， 淨累計折舊及減值	1,162,112	6,448,300	7,847	868,876	39,063	186,612	98,109	1,407,224	482,586	10,700,729
Additions	添置	-	-	-	-	-	-	61	-	6,878	6,939
Depreciation provided for the year	年度折舊撥備	-	(153,969)	(888)	(252,122)	(10,162)	(8,630)	(19,363)	(162,414)	-	(607,548)
Disposals	出售	-	-	-	(1,024)	(2,331)	(146,288)	(379)	(36,279)	(21,095)	(207,396)
Disposal of a subsidiary (Note 30)	出售一間附屬公司 (附註30)	(53,177)	(63,642)	-	(8,289)	(53)	-	-	(5,780)	7,987	(122,954)
Transfers	轉撥	-	271,781	-	5,241	-	-	-	1,134	(278,156)	-
Transfer from investment properties (Note 15)	轉撥自投資物業(附註15)	-	25,816	-	-	-	-	-	-	-	25,816
Transfer to investment properties (Note 15)	轉撥至投資物業(附註15)	-	(55,941)	-	-	-	-	-	-	(61,683)	(117,624)
Transfer from properties under development (Note 21)	轉撥自發展中物業 (附註21)	6,678	188	-	-	-	-	-	-	124,183	131,049
Transfer to properties under development (Note 21)	轉撥至發展中物業 (附註21)	(5,036)	(750)	-	-	-	-	-	-	(23)	(5,809)
Transfer from completed properties for sale (Note 22)	轉撥自待售已落成 物業(附註22)	-	164,001	-	-	-	-	-	-	-	164,001
Transfer to completed properties for sale (Note 22)	轉撥至待售已落成 物業(附註22)	-	(21,250)	-	-	-	-	-	-	(61,923)	(83,173)
Impairment	減值	(1,050)	(1,437)	(7,088)	(197)	-	(31,694)	-	-	(143,421)	(184,887)
Exchange realignment	匯兌調整	55,975	378,305	129	27,053	973	-	3,843	57,976	(12,609)	511,645
At 31 December 2020, net accumulated depreciation and impairment	於二零二零年 十二月三十一日， 淨累計折舊及減值	1,165,502	6,991,402	-	639,538	27,490	-	82,271	1,261,861	42,724	10,210,788
At 31 December 2020:	於二零二零年 十二月三十一日:										
Cost	成本	1,165,502	7,460,585	38,803	1,447,915	88,333	-	145,060	1,808,712	42,724	12,197,634
Accumulated depreciation and impairment	累計折舊及減值	-	(469,183)	(38,803)	(808,377)	(60,843)	-	(62,789)	(546,851)	-	(1,986,846)
Net carrying amount	賬面淨值	1,165,502	6,991,402	-	639,538	27,490	-	82,271	1,261,861	42,724	10,210,788

**14 PROPERTY, PLANT AND EQUIPMENT
(continued)**

As at 31 December 2021, certain of the Group's property, plant and equipment with a net carrying amount of HK\$1,375,739,000 (2020: HK\$1,405,418,000) were pledged to banks to secure general banking facilities granted to the Group (Note 26).

The directors considered that certain property, plant and equipment of the Group were subject to impairment because (i) respective cash-generating units of these property, plant and equipment were underperform, suffered from substantial losses and asset's value has declined more than would be expected for the year, or (ii) certain subsidiaries continued to underperform and incurred losses, or (iii) construction in progress were either terminated or temporarily suspended. The Group has performed an impairment assessment with recoverable amounts of the relevant assets determined based on either (i) fair value less cost of disposal, or (ii) value-in-use calculation using cash flow projections based on financial budgets covering a five-year period approved by management.

In determining the fair value of the relevant property, plant and equipment based on fair value less cost of disposal, the Group either (i) engaged Daeil Appraisal Co., Ltd. (Kyungi Buktu Branch), an independent professionally qualified valuer to perform the valuation in Korea, or (ii) arrived at on the basis of market approach with reference to the second-hand market value. The fair value assessment, which were performed by the valuers, have been arrived at based on either (a) sales comparison approach with reference to the current comparable prices, or (b) cost approach with reference to the reproduction costs less depreciation. The key assumption on determining the fair value less cost of disposal was the economic obsolescence. The fair value hierarchy on assessing the fair value less cost of disposal was level 3.

14 物業、廠房及設備(續)

於二零二一年十二月三十一日，賬面淨值為1,375,739,000港元(二零二零年：1,405,418,000港元)之本集團若干物業、廠房及設備已就本集團獲授之一般銀行融資(附註26)抵押予銀行。

董事認為，本集團若干物業、廠房及設備須作出減值，原因為(i)物業、廠房及設備之現金產生單位於年內表現欠佳及產生重大虧損，而資產價值於年內跌幅超出預期，或(ii)若干附屬公司繼續表現欠佳及產生虧損，或(iii)在建工程被終止或暫停。本集團根據(i)公平價值減出售成本或(ii)根據管理層所批准包括五年期間之財務預算計算的使用價值釐定之相關資產之可收回金額進行減值評估。

根據公平價值減出售成本釐定相關物業、廠房及設備之公平價值時，本集團(i)委聘獨立專業合資格估值師Daeil Appraisal Co., Ltd. (Kyungi Buktu Branch)於韓國進行估值，或(ii)經參考二手市場價值後按市場法釐定。由估值師進行之公平價值評估乃(a)參考現行可資比較價格後按銷售比較法，或(b)參考複製成本減折舊後按成本法釐定。釐定公平價值減出售成本的關鍵假設為經濟性貶值。評估公平價值減出售成本的公平價值層級為第三級。

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

**14 PROPERTY, PLANT AND EQUIPMENT
(continued)**

The impairment assessment of certain property, plant and equipment, which is allocated to Gaming business cash generating unit (the "Gaming CGU"), were included in the value-in-use calculation as disclosed in note 17 to the consolidated financial statements.

An impairment provision of HK\$50,660,000 (2020: HK\$184,887,000) was recognised in the consolidated statement of profit or loss to write down the carrying amounts of these property, plant and equipment to their recoverable amount of approximately HK\$1,282,161,000 as at 31 December 2021 (2020: HK\$42,943,000).

The Group's management decide to appoint which external valuer to be responsible for the external valuation of the Group's properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The Group's management have discussions with the valuer on the valuation assumptions and valuation results when the valuation is performed for financial reporting purpose.

15 INVESTMENT PROPERTIES

14 物業、廠房及設備(續)

分配至博彩業務現金產生單位(「博彩業務現金產生單位」)之若干物業、廠房及設備之減值測試已納入至綜合財務報表附註17之使用價值計算之內。

減值撥備50,660,000港元(二零二零年: 184,887,000港元)已於綜合損益表確認, 以將該等物業、廠房及設備之賬面值撇減至其於二零二一年十二月三十一日之可收回金額約為1,282,161,000港元(二零二零年: 42,943,000港元)。

本集團之管理層委聘外部估值師負責本集團物業外部估值。甄選準則包括市場知識、聲譽、獨立性及能否維持專業標準。本集團之管理層已於估值時與估值師討論估值假設及估值結果, 以便呈列財務報告。

15 投資物業

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Carrying amount at 1 January	於一月一日之賬面值	537,164	776,838
Transfer from property, plant and equipment (Note 14)	轉撥自物業、廠房及設備(附註14)	56,866	117,624
Transfer to property, plant and equipment (Note 14)	轉撥至物業、廠房及設備(附註14)	(3,626)	(25,816)
Disposals	出售	(3,585)	-
Fair value gains/(losses), net	公平價值收益/(虧損), 淨額	112,809	(343,496)
Exchange realignment	匯兌調整	(33,218)	12,014
Carrying amount at 31 December	於十二月三十一日之賬面值	666,410	537,164

15 INVESTMENT PROPERTIES (continued)

The Group's investment properties are residential properties in Hong Kong and commercial properties in South Korea. The directors of the Company have determined the class of asset (i.e., residential and commercial) based on the nature, characteristics and risks of the properties. The Group's investment properties in Hong Kong was revalued on 31 December 2021 based on a valuation performed by Roma Appraisals Limited, an independent professionally qualified valuer, while the properties in Korea was revalued on 31 December 2021 based on a valuation performed by Daeil Appraisal Co., Ltd. (Kyungi Buktu Branch), an independent professionally qualified valuer. The fair value was HK\$666,410,000 (2020: HK\$537,164,000), and fair value gains of HK\$112,809,000 (2020: loss of HK\$343,496,000) was recorded in the consolidated statement of profit or loss for the year. Each year, the Group's management decides to appoint which external valuers to be responsible for the external valuation of the Group's properties. Selection criteria includes market knowledge, reputation, independence and whether professional standards are maintained. The Group's management have discussions with the valuers on the valuation assumptions and valuation results when the valuation is performed for financial reporting purpose.

The investment properties are leased to third parties under operating leases, further summary details of which are included in note 16 to the consolidated financial statements.

At 31 December 2021, the Group's investment properties with an aggregate carrying value of HK\$62,364,000 (2020: HK\$54,649,000) were pledged to secure general banking facilities granted to the Group (Note 26).

Further particulars of the Group's investment properties are included on page 223.

15 投資物業(續)

本集團之投資物業為位於香港之住宅物業及位於南韓之商業物業。本公司董事已根據物業之性質、特性及風險確定資產類別(即住宅物業及商業物業)。本集團位於香港之投資物業已於二零二一年十二月三十一日根據獨立專業合資格估值師羅馬國際評估有限公司進行之估值重新估值，位於南韓之物業已於二零二一年十二月三十一日根據獨立專業合資格估值師Daeil Appraisal Co., Ltd. (Kyungi Buktu Branch)進行之估值重新估值。公平價值為666,410,000港元(二零二零年：537,164,000港元)，公平價值收益112,809,000港元(二零二零年：虧損343,496,000港元)於年內計入綜合損益表。每年，本集團之管理層委聘外部估值師負責本集團物業外部估值。甄選準則包括市場知識、聲譽、獨立性及能否維持專業標準。本集團之管理層已於估值時與估值師討論估值假設及估值結果，以便呈列財務報告。

投資物業乃根據其他租賃租予第三方，進一步概要詳情載於綜合財務報表附註16。

於二零二一年十二月三十一日，本集團總賬面值為62,364,000港元(二零二零年：54,649,000港元)之投資物業抵押作為本集團獲授一般銀行融資之擔保(附註26)。

有關本集團投資物業之進一步詳情載於第223頁。

15 INVESTMENT PROPERTIES (continued)

Fair value hierarchy

The following table illustrates the fair value measurement hierarchy of the Group's investment properties:

15 投資物業(續)

公平價值等級

下表闡釋本集團投資物業之公平價值計量等級：

		Fair value measurement as at 31 December 2021 using 於二零二一年十二月三十一日運用 以下各項之公平價值計量			
		Quoted prices in active markets (Level 1) 活躍市場報價 (第一級) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二級) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三級) HK\$'000 千港元	Total 總計 HK\$'000 千港元
Recurring fair value measurement for:	以下各項之經常性 公平價值計量：				
Residential properties in Hong Kong	香港住宅物業	–	–	192,000	192,000
Commercial properties in South Korea	南韓商業物業	–	–	474,410	474,410
		–	–	666,410	666,410

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

15 INVESTMENT PROPERTIES (continued)

Fair value hierarchy (continued)

15 投資物業(續)

公平價值等級(續)

		Fair value measurement as at 31 December 2020 using 於二零二零年十二月三十一日運用 以下各項之公平價值計量			
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
		活躍市場報價 (第一級)	重大可觀察 輸入數據 (第二級)	重大不可觀察 輸入數據 (第三級)	總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Recurring fair value measurement for:	以下各項之經常性 公平價值計量：				
Residential properties in Hong Kong	香港住宅物業	–	–	189,000	189,000
Commercial properties in South Korea	南韓商業物業	–	–	348,164	348,164
		–	–	537,164	537,164

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 (2020: Nil).

年內，第一級與第二級之間並無公平價值計量之轉撥，亦無轉入或轉出第三級之情況(二零二零年：無)。

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綜合財務報表附註

15 INVESTMENT PROPERTIES (continued)

Reconciliation of fair value measurement categorised within Level 3 of the fair value hierarchy:

15 投資物業(續)

於公平價值等級第三級內分類之公平價值計量對賬：

		Hong Kong 香港 HK\$'000 千港元	Korea 韓國 HK\$'000 千港元
Carrying amount at 1 January 2020	於二零二零年一月一日 之賬面值	188,000	588,838
Transfer from property, plant and equipment (Note 14)	轉撥自物業、廠房及設備(附註14)	-	117,624
Transfer to property, plant and equipment (Note 14)	轉撥至物業、廠房及設備(附註14)	-	(25,816)
Changes in fair value recognised in the statement of profit or loss	於損益表確認之公平價值變動	1,000	(344,496)
Exchange realignment	匯兌調整	-	12,014
Carrying amount at 31 December 2020 and at 1 January 2021	於二零二零年十二月三十一日及二零二一年一月一日之賬面值	189,000	348,164
Transfer from property, plant and equipment (Note 14)	轉撥自物業、廠房及設備(附註14)	-	56,866
Transfer to property, plant and equipment (Note 14)	轉撥至物業、廠房及設備(附註14)	-	(3,626)
Disposals	出售	-	(3,585)
Changes in fair value recognised in the statement of profit or loss	於損益表確認之公平價值變動	3,400	109,409
Exchange realignment	匯兌調整	-	(33,218)
Carrying amount at 31 December 2021	於二零二一年十二月三十一日之賬面值	192,400	474,010

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綜合財務報表附註

15 INVESTMENT PROPERTIES (continued)

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

15 投資物業(續)

下文概述於投資物業估值中所用之估值方法及主要輸入數據：

	Valuation techniques 估值方法	Significant unobservable inputs 重大不可觀察輸入數據	Range of unobservable inputs 不可觀察輸入數據範圍	
			2021 二零二一年	2020 二零二零年
Residential properties — Hong Kong 住宅物業— 香港	Direct comparison 直接比較法	Adjusted market value (HK\$/square feet) (Note i) 經調整市場價值 (港元/平方呎)(附註i)	55,400	50,900
Commercial properties — South Korea 商業物業— 南韓	Income capitalisation approach 收入資本化法	— Avenge monthly unit rate (KRW/square meter) (Note ii) — Capitalisation rate per annum (Note iii) — 平均單位月租價值 (韓圓/平方米)(附註ii) — 每年資本化率(附註iii)	3,000 to 80,000 5.5%	4,000 to 70,000 5.8%

Notes:

- (i) The higher the market unit rate, the higher the fair value.
- (ii) The higher the market rent, the higher the fair value.
- (iii) The higher the capitalisation rate, the lower the fair value.

附註：

- (i) 市場單位價格越高，公平價值越高。
- (ii) 市值租金越高，公平價值越高。
- (iii) 資本化率越高，公平價值越低。

15 INVESTMENT PROPERTIES (continued)

Valuation technique

Fair values of residential properties in Hong Kong are generally derived using direct comparison method. The fair value is estimated using assumption regarding the market value of the comparable sales transactions as available in the market. The valuation takes into account the characteristics of the investment properties, which include the location, size, shape, view, floor level, year of completion and other factors collectively, to arrive at the market price per unit. The key input was the market price per unit, which a significant increase/decrease in the market price would result in a significant increase/decrease in the fair value of the investment properties in Hong Kong.

Fair value of commercial properties in South Korea are generally derived using the income capitalisation approach. Under the income capitalisation approach, fair value is estimated on the basis of capitalisation of existing rental income and reversionary market rental income. The market rentals of the investment properties are assessed and capitalised at market yield expected by investors for this type of properties. The market rents are assessed by reference to the rentals achieved in the investment properties as well as other lettings of similar properties in the neighbourhood. The market yield, which is the capitalisation rate adopted, is made by reference to the yields derived from analysing the sales transactions of similar properties and adjusted to take account of the valuers' knowledge of the market expectation from property investors to reflect factors specific to the Group's investment properties. The key inputs were the monthly rent rate and the market yield, which a significant increase/decrease in the monthly rent rate in isolation would result in a significant increase/decrease in the fair value of the investment properties and a significant increase/decrease in the market yield in isolation would result in a significant decrease/increase in the fair value of the investment properties in Korea.

15 投資物業(續)

估值方法

香港住宅物業之公平價值一般以直接比較法釐定。公平價值乃運用有關投資物業之有關市場之可比較銷售交易而作估計。進行估值時會考慮投資物業之整體特性，包括位置、大小、形狀、景觀、樓層、落成年份及其他因素，以得出每單位市場價格。主要輸入數據為每單位市場價格，當市場價格大幅上升/下跌時，會導致香港投資物業公平價值大幅上升/下跌。

南韓商業物業之公平價值一般以收入資本化法釐定。根據收入資本化法，公平價值乃根據現有租金收入及入經常性市場租金收入之資本化估計。投資物業之市場租金乃按投資者對該類型物業之預期市場收益進行評估及資本化。市場租金乃參考投資物業之可得租金以及該區其他類似物業之出租情況而作評估。所採納之市場收益(即資本化率)乃經參考分析同類物業銷售交易所得收益，並根據估值師對物業投資者市場預期之認知作出調整後得出，以反映本集團投資物業之特定因素。主要輸入數據為月租價值及市場收益率，當月租價值單獨大幅上升/下跌時，會導致投資物業之公平價值大幅上升/下跌，而當市場收益率單獨大幅上升/下跌時，會導致韓國投資物業之公平價值大幅下跌/上升。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

16 LEASES

The Group as a lessee

The Group has lease contracts for various items of buildings and facilities used in its operations. Lease of buildings generally have lease terms of 3 years while leases of facilities generally have lease terms of 6 years. Other buildings and facilities generally has lease terms of 12 months or less and/or is individually of low value.

(a) Right-of-use assets

The carrying amounts of the Group's right-of-use assets and the movements during the year are as follows:

		Buildings 樓宇 HK\$'000 千港元	Facilities 設施 HK\$'000 千港元	Total 總計 HK\$'000 千港元
As at 1 January 2020	於二零二零年 一月一日	43,138	50,973	94,111
Depreciation charge	折舊費用	(10,822)	(1,807)	(12,629)
Disposals on early termination of a lease	提早終止 租賃時處置	-	(47,876)	(47,876)
Revision of a lease term arising from a change in the non-cancellable scope of a lease	因不可撤銷的租賃 範圍變動所產生 之租賃條款修訂	(24,560)	-	(24,560)
Disposal of a subsidiary	出售一間附屬公司	(42)	-	(42)
Exchange realignment	匯兌調整	143	(1,290)	(1,147)
As at 31 December 2020 and 1 January 2021	於二零二零年 十二月三十一日 及二零二一年 一月一日	7,857	-	7,857
Additions	添置	2,627	-	2,627
Depreciation charge	折舊費用	(7,374)	-	(7,374)
Exchange realignment	匯兌調整	(118)	-	(118)
As at 31 December 2021	於二零二一年 十二月三十一日	2,992	-	2,992

16 租賃

本集團作為承租人

本集團擁有其營運所用之各項樓宇及設施項目之租賃合約。租賃樓宇之租期一般為3年，而租賃設施之租期一般為6年。其他樓宇及設施之租期一般為12個月或以下及／或個別屬低價值。

(a) 使用權資產

本集團的使用權資產賬面淨值及本年度之變動如下：

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

16 LEASES (continued)

The Group as a lessee (continued)

(b) Lease liabilities

The carrying amount of lease liabilities and the movements during the year are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Carrying amount at 1 January	於一月一日賬面值	8,475	80,701
New lease	新租約	2,627	-
Accretion of interest recognised during the year	年內確認利息增加	330	1,447
Payments	付款	(7,979)	(20,160)
Disposal on early termination of a lease	提早終止租賃時處置	-	(28,926)
Revision of a lease term arising from a change in the non-cancellable scope of a lease	因不可撤銷的租賃範圍變動所產生之租賃條款修訂	-	(25,573)
Disposal of a subsidiary	出售一間附屬公司	-	(27)
Exchange realignment	匯兌調整	(126)	1,013
Carrying amount at 31 December	於十二月三十一日之賬面值	3,327	8,475
Analysed into:	分析為：		
Current portion	即期部分	1,663	7,689
Non-current portion	非即期部分	1,664	786

The maturity analysis of lease liabilities is disclosed in note 36(c) to the consolidated financial statements.

(c) The amounts recognised in profit or loss in relation to leases are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Interest on lease liabilities	租賃負債利息	330	1,447
Depreciation charge of right-of-use assets	使用權資產折舊費用	7,374	12,629
Expense relating to short-term leases (included in other operating expenses)	有關短期租賃之開支 (計入其他營運費用)	2,152	2,469
Expense relating to leases of low-value assets (included in other operating expenses)	有關低價值資產租賃之開支 (計入其他營運費用)	3,926	7,017
Total amount recognised in profit or loss	於損益確認之總金額	13,782	23,562

16 租賃(續)

本集團作為承租人(續)

(b) 租賃負債

租賃負債賬面值及年內變動如下：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Carrying amount at 1 January	於一月一日賬面值	8,475	80,701
New lease	新租約	2,627	-
Accretion of interest recognised during the year	年內確認利息增加	330	1,447
Payments	付款	(7,979)	(20,160)
Disposal on early termination of a lease	提早終止租賃時處置	-	(28,926)
Revision of a lease term arising from a change in the non-cancellable scope of a lease	因不可撤銷的租賃範圍變動所產生之租賃條款修訂	-	(25,573)
Disposal of a subsidiary	出售一間附屬公司	-	(27)
Exchange realignment	匯兌調整	(126)	1,013
Carrying amount at 31 December	於十二月三十一日之賬面值	3,327	8,475
Analysed into:	分析為：		
Current portion	即期部分	1,663	7,689
Non-current portion	非即期部分	1,664	786

租賃負債到期日分析於綜合財務報表附註 36(c) 中披露。

(c) 就租賃於損益確認之金額如下：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Interest on lease liabilities	租賃負債利息	330	1,447
Depreciation charge of right-of-use assets	使用權資產折舊費用	7,374	12,629
Expense relating to short-term leases (included in other operating expenses)	有關短期租賃之開支 (計入其他營運費用)	2,152	2,469
Expense relating to leases of low-value assets (included in other operating expenses)	有關低價值資產租賃之開支 (計入其他營運費用)	3,926	7,017
Total amount recognised in profit or loss	於損益確認之總金額	13,782	23,562

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

16 LEASES (continued)

The Group as a lessee (continued)

(d) The total cash outflow for leases is disclosed in note 31(c) to the consolidated financial statements.

The Group as a lessor

The Group leases its investment properties (Note 15) consisting of several commercial properties in Korea under operating lease arrangements. The terms of the leases generally require the tenants to pay security deposits and provide for periodic rent adjustments according to the prevailing market conditions. Rental income recognised by the Group during the year was HK\$19,212,000 (2020: HK\$11,742,000).

At 31 December 2021, the undiscounted lease payments receivables by the Group in future periods under non-cancellable operating leases with its tenants are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Within one year	一年內	9,303	7,094
After one year but within two years	一年後但於兩年內	6,162	5,391
After two years but within three years	兩年後但於三年內	5,226	1,750
After three years but within four years	三年後但於四年內	4,141	1,056
After four years but within five years	四年後但於五年內	3,448	296
After five years	五年後	13,925	–
		42,205	15,587

16 租賃(續)

本集團作為承租人(續)

(d) 租賃現金流出總額於綜合財務報表附註31(c)披露。

本集團作為出租人

本集團根據經營租賃安排租賃其投資物業(附註15)，包括韓國若干商用物業。租賃條款一般亦要求租戶支付保證金，並根據當前市況定期調整租金。本集團於年內確認之租金收入為19,212,000港元(二零二零年：11,742,000港元)。

於二零二一年十二月三十一日，本集團根據與其租戶訂立之不可撤銷經營租賃於未來期間收取之未貼現應收租賃款項如下：

17 GOODWILL

17 商譽

		HK\$'000 千港元
At 1 January 2020:	於二零二零年一月一日：	
Cost	成本	5,336
Accumulated impairment	累計減值	–
Net carrying amount	賬面淨值	5,336
Cost at 1 January 2020, net of accumulated impairment	於二零二零年一月一日之成本， 扣除累計減值	5,336
Impairment during the year	年內減值	(5,438)
Exchange realignment	匯兌調整	102
At 31 December 2020	於二零二零年十二月三十一日	–
At 31 December 2020:	於二零二零年十二月三十一日：	
Cost	成本	5,637
Accumulated impairment	累計減值	(5,637)
Net carrying amount	賬面淨值	–
At 31 December 2021:	於二零二一年十二月三十一日：	
Cost	成本	5,187
Accumulated impairment	累計減值	(5,187)
Net carrying amount	賬面淨值	–

17 GOODWILL (continued)

Impairment assessment of Gaming CGU

Certain property, plant and equipment, goodwill acquired through business combination and intangible assets have been allocated to the Gaming CGU for impairment testing. The carrying amount of these assets are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Property, plant and equipment	物業、廠房及設備	82,978	121,314
Goodwill	商譽	-	-
Intangible assets (Note 18)	無形資產(附註18)	169,636	612,366

Gaming CGU

The recoverable amount of the Gaming CGU has been determined by value-in-use calculations using cash flow projections based on financial budgets covering a five-year period approved by senior management. The management considered the calculation based on the current condition and location at Jeju Shinhwa World, South Korea. The financial budgets are prepared based on a five-year business plan considering the past performance, achievement of the medium or long-term growth target. The financial budgets have also taken into consideration the developments of Casino business in Korea, including changes in the customer mix and the trends of the composition of visitors as well as the resulting changes to expected costs and margins. It has also taken into consideration the result of the significant decrease in the number of visitors result from the adverse impact brought by COVID-19, the reasonable expectation of the business recovery from COVID-19 and the cost saving initiatives. The value-in-use calculations was reviewed by independent qualified valuer, BMI Appraisals Limited. The key assumptions used for the calculation are as follows:

		Year ended 31 December 截至十二月三十一日止年度	
		2021 二零二一年	2020 二零二零年
Average growth rate of revenue	平均收益增長率	86.33%	32.86%
Pre-tax discount rate	除稅前折現率	17%	19%
Terminal growth rate	最終增長率	3%	3%

17 商譽(續)

博彩業務現金產生單位減值測試

若干物業、廠房及設備、透過業務合併獲得之商譽以及無形資產已分配至博彩業務現金產生單位以作減值測試。該等資產之賬面值載列如下：

博彩業務現金產生單位

博彩業務現金產生單位之可收回金額乃根據高級管理層批准之五年財務預算計算得出之現金流量預測，按使用價值計算法釐定。管理層認為，計算乃以現況及地點(位於南韓之濟州神話世界)為基準。財務預算根據五年業務計劃編製，當中考慮過往業績、中長期增長目標的實現情況。財務預算亦考慮了韓國娛樂場業務的發展，包括客戶結構的變動與旅客組合的趨勢以及由此產生的預計成本及利潤率變動。此外，亦考慮到因新型冠狀病毒帶來的不利影響而導致旅客數量大幅減少的結果，業務自新型冠狀病毒復甦的合理預期，以及節省成本的措施。此計算由獨立合資格估值師中和邦盟評估有限公司審閱。計算使用價值所用主要假設如下：

17 GOODWILL (continued)

Impairment assessment of Gaming CGU (continued)

Gaming CGU (continued)

The following describes each key assumption on which management has adopted in its cash flow projections to undertake impairment testing of goodwill and intangible assets:

- Annual growth rate of revenue of each projected year was determined based on various factors including but not limited to the historical number of visitors, historical and/or theoretical win rate, and historical gross gaming revenue per person. Factors were considered based on each type of gaming revenue which consists of VIP gaming operations, mass market table, slot machine, and electronic table game. The projection has also taken into account of the consumer price index, the implementation of on-going business strategy by the management and the adverse impact brought by COVID-19. For the year ended 31 December 2021, the revenue of the Gaming Business was HK\$88,604,000, representing a decrease of 52.5% when compared to the year ended 31 December 2020 (2020: HK\$186,486,000, representing a decrease of 12.5% when compared to the year ended 31 December 2019). The Government statistic of Korea indicated that the number of Jeju foreign visitors in 2020 and 2021 have dropped by 86% and 94%, respectively, as compared to the number of Jeju foreign visitors in 2019, which caused direct impact on the visitation to the foreigner-only casino in Korea. The adoption of the projected average annual growth rate of 86.33% (2020: 32.86%) has taken into account the rebound of visitation after a substantially low level during COVID-19 pandemic and the reasonable expectations of (i) COVID-19 transitions from a pandemic to endemic, (ii) the lift of travel restrictions in difference countries, and (iii) the gradual recovery of the performance of Gaming CGU to past levels with the implementation of business strategy after normalisation of business in coming years.
- Terminal growth rates beyond the five-year period has taken into account of the historical growth rate of the gaming industry in Korea, average inflation rate in the past five years and other relevant economic factors for the gaming business in which it operates.

17 商譽(續)

博彩業務現金產生單位減值測試(續)

博彩業務現金產生單位(續)

下文闡述管理層於進行商譽及無形資產減值測試時所採用現金流量預測之各項主要假設：

- 各預測年度收益之每年增長率乃根據各項因素釐訂，包括但不限於旅客的過往人數、過往及／或理論贏款率以及過往人均博彩收益總額。各項因素乃基於各類別的博彩收益，其中包括貴賓博彩業務、中場賭枱、角子機及電子博彩桌。預測亦已考慮到消費物價指數、管理層實施的持續業務策略及新型冠狀病毒帶來的不利影響。截至二零二一年十二月三十一日止年度，博彩業務收益為88,604,000港元，較截至二零二零年十二月三十一日止年度減少52.5%（二零二零年：186,486,000港元，相當於較截至二零一九年十二月三十一日止年度減少12.5%）。韓國政府數據顯示二零二零年及二零二一年到訪濟州的外國旅客數目較二零一九年到訪濟州的外國旅客數目分別減少86%及94%，直接導致韓國外國人專用娛樂場訪客量下跌。採納預測平均年度增長率86.33%（二零二零年：32.86%）已計及新型冠狀病毒疫情期間訪客量自極低水平反彈以及下列因素的合理預期：(i) 新型冠狀病毒疫情由疫情過渡至風土病；(ii) 多國解除旅遊限制；及(iii) 未來數年業務重拾正常後，實施業務策略使博彩現金產生單位表現逐步恢復至過往水平。
- 五年期後的最終增長率乃經計及韓國博彩業的過往增長率、過去五年的平均通脹率以及就其所經營的博彩業務的其他相關經濟因素。

17 GOODWILL (continued)

Impairment assessment of Gaming CGU (continued)

Gaming CGU (continued)

- Discount rate is adopted based on the analysis performed by an independent professional valuer which reflects (i) the current market assessments of the time value of money with reference to the relevant industry and comparable companies in relevant countries, and (ii) the risk premium specific to the Gaming CGU.

The values assigned to the above key assumptions are consistent with external information sources.

The management is of the view that the valuation techniques and estimates they have employed are reflective of the current market conditions and have taken into account the impact of COVID-19 based on information available as at 31 December 2021. Given that (i) the heightened uncertainty over the length of COVID-19 outbreak worldwide, (ii) the impact of worldwide travel restrictions affects the number of visitors to the foreigner-only casino, and (iii) the ongoing measures being adopted to address the outbreak, valuations may be subjected to more fluctuation subsequent to 31 December 2021 than during normal market conditions.

During the year ended 31 December 2021, the impairment of goodwill and intangible assets of Nil (2020: HK\$5,438,000) and HK\$398,449,000 (2020: HK\$294,462,000) were recognised in the consolidated statement of profit or loss. The impairment is mainly a result of the challenging market environment which was further accelerated by the adverse effect brought by COVID-19 leading to the significant decrease in number of visitors during the year.

If the average growth rate of revenue applied the cash flow projections of the CGU had been 1% lower than management's estimates while overall expenses have adjusted accordingly, the value-in-use of the CGU would be lower than the estimate amount by approximately HK\$8,180,000.

If the pre-tax discount rate applied the cash flow projections of the CGU had been 1% higher than management's estimates, the value-in-use of the CGU would be lower than the estimate amount by approximately HK\$35,115,000.

If the terminal growth rate applied the cash flow projections of the CGU had been 1% lower than management's estimates, the value-in-use of the CGU would be lower than the estimate amount by approximately HK\$25,585,000.

17 商譽(續)

博彩業務現金產生單位減值測試(續)

博彩業務現金產生單位(續)

- 折現率乃根據獨立專業估值師進行的分析而採納，該分析反映(i)參考於相關國家的相關行業及可資比較公司對資金時間價值的現行市場評估；及(ii)博彩業務現金產生單位的特定風險溢價。

上述主要假設獲賦予之價值與外部資料來源一致。

管理層認為，彼等所採用的估值技術及估計能反映當前市況，並已根據截至二零二一年十二月三十一日的可得資料考慮新冠病毒的影響。鑒於(i)新冠病毒在全球爆發的時間長度的不確定性增加；(ii)全球的旅遊限制影響了外國人專用娛樂場的訪客數量；以及(iii)為應對疫情而正在採取的措施，二零二一年十二月三十一日後的估值可能會較在正常市況下的估值受到更大波動。

截至二零二一年十二月三十一日止年度，商譽及無形資產減值為零(二零二零年：5,438,000港元)及398,449,000港元(二零二零年：294,462,000港元)於綜合損益表內確認。減值乃主要由於市場環境充滿挑戰，新冠病毒帶來的不利影響進一步導致年內訪客數量大幅減少。

倘按現金產生單位的現金流量預測的收益平均增長率較管理層估計低1%，且整體開支已相應調整，則現金產生單位的使用價值將較估計金額低約8,180,000港元。

倘按現金產生單位的現金流量預測的除稅前折現率較管理層估計高1%，則現金產生單位的使用價值將較估計金額低約35,115,000港元。

倘現金產生單位的現金流量預測所使用的最終增長率較管理層估計低1%，現金產生單位的使用價值將較估計金額低約25,585,000港元。

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

18 INTANGIBLE ASSETS

18 無形資產

		Trademarks 商標 HK\$'000 千港元	Gaming licenses 博彩牌照 HK\$'000 千港元 (Note) (附註)	Total 總計 HK\$'000 千港元
31 December 2020		二零二零年十二月三十一日		
At 1 January 2020:		於二零二零年一月一日：		
Cost	成本	2,702	868,632	871,334
Accumulated amortisation	累計攤銷	(492)	-	(492)
Net carrying amount		2,210	868,632	870,842
Cost at 1 January 2020, net of accumulated amortisation		於二零二零年一月一日之成本， 扣除累計攤銷		
Additions		526	-	526
Amortisation provided during the year		(331)	-	(331)
Impairment during the year (Note 17)		-	(294,462)	(294,462)
Exchange realignment		140	38,196	38,336
At 31 December 2020		2,545	612,366	614,911
At 31 December 2020:		於二零二零年十二月三十一日：		
Cost	成本	3,424	917,585	921,009
Accumulated amortisation	累計攤銷	(879)	-	(879)
Accumulated impairment	累計減值	-	(305,219)	(305,219)
Net carrying amount		2,545	612,366	614,911
31 December 2021		二零二一年十二月三十一日		
Cost at 1 January 2021, net of accumulated amortisation		於二零二一年一月一日之成本， 扣除累計攤銷		
Amortisation provided during the year		(346)	-	(346)
Impairment during the year (Note 17)		-	(398,449)	(398,449)
Exchange realignment		(192)	(44,281)	(44,473)
At 31 December 2021		2,007	169,636	171,643
At 31 December 2021:		於二零二一年十二月三十一日：		
Cost	成本	3,151	844,396	847,547
Accumulated amortisation	累計攤銷	(1,144)	-	(1,144)
Accumulated impairment	累計減值	-	(674,760)	(674,760)
Net carrying amount		2,007	169,636	171,643

Note: Gaming licenses are regarded as having an indefinite useful life because the licenses have no prescribed validity period and are subjected to annual impairment review. The recoverable amounts of the Gaming CGU were determined based on value-in-use calculations as disclosed in note 17 to the consolidated financial statements.

附註：由於博彩牌照沒有規定的有效期，該牌照被認為具有無限可使用年限，並須作出年度減值審閱。博彩業務現金產生單位之可收回金額乃按綜合財務報表附註17所披露使用價值計算而釐定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

19 EQUITY INVESTMENTS DESIGNATED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

19 指定為按公平價值計入其他全面收益之股權投資

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Equity investments designated at fair value through other comprehensive income Listed equity investments, at fair value	指定為按公平價值計入其他全面收益之股權投資 上市公司股權投資，按公平價值	17,957	30,420

The above equity investments are investments in companies listed on the Stock Exchange and were irrevocably designated at fair value through other comprehensive income as the Group considers these investments to be strategic in nature.

During the year ended 31 December 2021, the Group received dividends of HK\$76,000 (2020: HK\$484,000) from the equity investments designated at fair value through other comprehensive income.

The market value of the Group's listed equity investments at the date of approval of these consolidated financial statements was HK\$13,931,000.

上述股權投資為於聯交所上市公司之投資，及由於本集團認為此等投資屬策略性質，上述股權投資為不可撤回地指定為按公平價值計入其他全面收益。

截至二零二一年十二月三十一日止年度，本集團自指定為按公平價值計入其他全面收益之股權投資收取股息為76,000港元（二零二零年：484,000港元）。

於該等綜合財務報表批准日期，本集團股權投資之市場價值為13,931,000港元。

20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES

20 預付款項、應收貿易款項及其他應收款項

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Trade receivables	應收貿易款項	23,737	13,623
Less: Loss allowance for impairment of trade receivables	減：應收貿易款項之減值虧損撥備	(493)	(80)
Trade receivables, net (Note (i))	應收貿易款項，淨額(附註(i))	23,244	13,543
Receivables from gaming customers (Note (ii))	應收博彩客戶款項(附註(ii))	224	7,059
Other receivables (Note (iii))	其他應收款項(附註(iii))	9,224	255,229
Prepayments	預付款項	22,954	23,506
Value-added tax recoverable	可收回增值稅	523	4,865
Deposits (Note (iv))	訂金(附註(iv))	10,119	13,457
Restricted deposit for bank borrowing	銀行借貸之受限制存款	122,437	107,434
		188,725	425,093
Less: Non-current portion	減：非即期部分	(4,154)	(110,410)
Current portion	即期部分	184,571	314,683

Notes:

(i) Trade receivables, net

The Group's trading terms with its trade customers are mainly on credit, except for new customers, where payment in advance is normally required. The credit period is generally one month, extending up to three months for major customers. Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risk and overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest bearing.

附註：

(i) 應收貿易款項，淨額

本集團與其貿易客戶之貿易條款主要為信貸，惟新客戶除外，新客戶一般須預先付款。信貸期一般為一個月，主要客戶可延長至三個月。每名客戶均設有最高信貸限額。本集團設法維持嚴格控制其未收回應收款項，以盡量減低信貸風險，而逾期結餘由高級管理人員定期檢討。鑑於上文所述及本集團之應收貿易款項與大量分散客戶有關，故不存在重大集中信貸風險。本集團並無就其應收貿易款項結餘持有任何抵押品或推行其他加強信貸措施。應收貿易款項不計息。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(i) Trade receivables, net (continued)

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Within 30 days	30日內	22,931	11,585
31 to 60 days	31至60日	205	670
61 to 90 days	61至90日	74	341
Over 90 days	90日以上	34	947
		23,244	13,543

The movements in the loss allowance for impairment of trade receivables are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
At beginning of year	於年初	80	11,980
Impairment losses recognised, net	減值虧損確認，淨額	434	74
Amount written off as uncollectible	撇銷為不可收回金額	-	(11,677)
Exchange realignment	匯兌調整	(21)	(297)
At end of year	於年末	493	80

The Group applies a simplified approach in calculating expected credit losses. An impairment analysis is performed at each reporting date using a loss rate approach to measure expected credit losses. The provision rates are based on a number of factors which include (i) debtors' ageing; (ii) historical repayment behavior of debtors; (iii) other debtors' specific information available to the Group; (iv) likelihood of recovery; and (v) taking into account prevailing and future economic conditions which are relevant for credit risk assessment. The credit risk categorisation is adjusted to reflect subsequent information uncovered to an extent that such information provides evidence of conditions existed as at the year end date and forward-looking information. The expected loss rates are estimated based on the expected cash flows that can be recovered based on historical recovery ratios.

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

(i) 應收貿易款項，淨額(續)

於報告期間結算日，按發票日期及扣除虧損撥備後之應收貿易款項賬齡分析如下：

	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Within 30 days	22,931	11,585
31 to 60 days	205	670
61 to 90 days	74	341
Over 90 days	34	947
	23,244	13,543

應收貿易款項減值虧損撥備變動如下：

	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
At beginning of year	80	11,980
Impairment losses recognised, net	434	74
Amount written off as uncollectible	-	(11,677)
Exchange realignment	(21)	(297)
At end of year	493	80

本集團採用簡化方法計算預期信貸虧損。於各報告日期使用虧損率法進行減值分析以計量預期信貸虧損。撥備率乃根據多項因素釐定，其中包括(i)債務人之賬齡；(ii)債務人過往還款行為；(iii)本集團可得其他債務人特定資料；(iv)收回款項之可能性；及(v)考慮到與信貸風險評估有關之現時及未來經濟狀況。信貸風險分類經已調整，以反映未曾發現之後續資料，致使有關資料提供截至年結日所存在條件之證據及前瞻性資料。預期虧損率乃根據按歷史收回率計算可收回之預期現金流量估計。

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

20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(i) Trade receivables, net (continued)

Set out below is the information about the credit risk exposure on the Group's trade receivable using a provision matrix:

As at 31 December 2021

		Past due 逾期				Total 總計
		Within 30 days 30日內	31 to 60 days 31至60日	61 to 90 days 61至90日	Over 90 days 超過90日	
Expected credit loss rate	預期信貸虧損率	0.00%	0.00%	0.00%	93.5%	2.08%
Gross carrying amount (HK\$'000)	賬面總值 (千港元)	22,931	205	74	527	23,737
Expected credit losses (HK\$'000)	預期信貸虧損 (千港元)	-	-	-	493	493

As at 31 December 2020

		Past due 逾期				Total 總計
		Within 30 days 30日內	31 to 60 days 31至60日	61 to 90 days 61至90日	Over 90 days 超過90日	
Expected credit loss rate	預期信貸虧損率	0.00%	0.00%	0.00%	7.79%	0.59%
Gross carrying amount (HK\$'000)	賬面總值 (千港元)	11,585	670	341	1,027	13,623
Expected credit losses (HK\$'000)	預期信貸虧損 (千港元)	-	-	-	80	80

(ii) Receivables from gaming customers

The Group's trading terms with gaming customers are mainly on credit. The credit term is generally 30 days for gaming operations. Each gaming customer has a maximum credit limit. Overdue balances are reviewed regularly by the management. At the end of the reporting period, the Group has certain concentration of credit risk as 100% (2020: 28%) and 100% (2020: 60%) of the Group's gaming receivables represent the Group's highest gaming receivable from a customer and five highest gaming receivables from customers, respectively. The Group does not hold any collateral or other credit enhancements over its gaming receivable balances. Gaming receivables are non-interest-bearing.

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

(i) 應收貿易款項，淨額(續)

以下載列有關本集團應收貿易款項使用撥備矩陣的信貸風險的資料：

於二零二一年十二月三十一日

於二零二零年十二月三十一日

(ii) 應收博彩客戶款項

本集團與博彩客戶之交易條款主要與信貸有關。博彩業務之信貸期一般為30日。每名博彩客戶均設有最高信貸限額。管理層定期檢討逾期餘款。於報告期末，本集團就應收本集團最大博彩客戶及五大博彩客戶之款項承擔若干信貸集中風險，分別佔本集團博彩應收款項之100% (二零二零年：28%) 及100% (二零二零年：60%)。本集團並無就其博彩應收款項結餘持有任何抵押品或推行其他加強信貸措施。博彩應收賬款並不計息。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(ii) Receivables from gaming customers (continued)

The ageing analysis of the receivables from gaming customers as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Within 30 days	30日內	224	–
31 to 60 days	31至60日	–	–
61 to 90 days	61至90日	–	–
Over 90 days	90日以上	–	7,059
		224	7,059

Receivables from gaming customers include receivables from individual gaming players, which are interest-free and repayable on demand. These balances are granted with reference to their credit history and track record settlement.

The movements in the loss allowance for impairment of gaming receivables are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
At beginning of year	於年初	348,173	346,453
Impairment losses/(reversal of impairment) recognised, net	減值虧損/(減值撥回) 確認, 淨額	6,726	(7,720)
Amount written off as uncollectible, net	撇銷為不可收回金額, 淨額	–	(6,526)
Exchange realignment	匯兌調整	(18,639)	15,966
At end of year	於年末	336,260	348,173

During the year ended 31 December 2021, the loss allowance of HK\$6,726,000 was recognised as a result of the sluggish recovery of bad debt, which impaired previously, of HK\$348,173,000 and expected credit loss rate was adjusted accordingly. As at 31 December 2021, receivables from gaming customers amounting to HK\$336,260,000 (2020: HK\$348,173,000) were fully impaired and provided for. During the year ended 31 December 2020, reversal of the loss allowance of HK\$7,720,000 was recognised as a result of the continuous recovery of bad debt of HK\$4,701,000.

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

(ii) 應收博彩客戶款項(續)

於報告期間結算日，按發票日期及扣除虧損撥備後呈列之應收博彩客戶款項賬齡分析如下：

	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Within 30 days	224	–
31 to 60 days	–	–
61 to 90 days	–	–
Over 90 days	–	7,059
	224	7,059

應收博彩客戶款項包括個別博彩賭客之應收款項，有關款項為免息及須按要求償還。該等結餘乃經參考彼等之信貸記錄及往績結算記錄而授出。

博彩應收款項減值虧損撥備變動如下：

	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
At beginning of year	348,173	346,453
Impairment losses/(reversal of impairment) recognised, net	6,726	(7,720)
Amount written off as uncollectible, net	–	(6,526)
Exchange realignment	(18,639)	15,966
At end of year	336,260	348,173

截至二零二一年十二月三十一日止年度，因收回先前已減值的壞賬348,173,000港元進度緩慢而確認虧損撥備6,726,000港元，而預期信貸虧損已相應調整。於二零二一年十二月三十一日，應收博彩客戶款項為336,260,000港元(二零二零年：348,173,000港元)已全數減值及作撥備。截至二零二零年十二月三十一日止年度，持續收回壞賬4,701,000港元導致確認減值虧損撥回7,720,000港元。

20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(ii) Receivables from gaming customers (continued)

The Group applies a simplified approach in calculating expected credit losses. An impairment analysis is performed at each reporting date using a loss rate approach provision matrix to measure expected credit losses. The provision rates are based on a number of factors which include (i) debtors' ageing; (ii) historical repayment behavior of debtors; (iii) other debtors' specific information available to the Group; and (iv) current industry conditions and future economic outlook which are relevant for credit risk assessment. The credit risk categorisation is adjusted to reflect subsequent information uncovered to an extent that such information provides evidence of conditions existed as at the year end date and forward-looking information. The expected loss rates are estimated based on the expected cash flows that can be recovered based on historical recovery ratios.

Set out below is the information about the credit risk exposure on the Group's gaming receivable using a provision matrix:

As at 31 December 2021

		Past due 逾期				Total 總計
		Within 30 days 30日內	31 to 60 days 31至60日	61 to 90 days 61至90日	Over 90 days 超過90日	
Expected credit loss rate	預期信貸虧損率	0.00%	0.00%	0.00%	100.00%	99.93%
Gross carrying amount	賬面總值					
(HK\$'000)	(千港元)	224	–	–	336,260	336,484
Expected credit losses	預期信貸虧損					
(HK\$'000)	(千港元)	–	–	–	336,260	336,260

As at 31 December 2020

		Past due 逾期				Total 總計
		Within 30 days 30日內	31 to 60 days 31至60日	61 to 90 days 61至90日	Over 90 days 超過90日	
Expected credit loss rate	預期信貸虧損率	0.00%	0.00%	0.00%	98.01%	98.01%
Gross carrying amount	賬面總值					
(HK\$'000)	(千港元)	–	–	–	355,232	355,232
Expected credit losses	預期信貸虧損					
(HK\$'000)	(千港元)	–	–	–	348,173	348,173

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

(ii) 應收博彩客戶款項(續)

本集團採用簡化方法計算預期信貸虧損。於各報告日期使用虧損率法撥備矩陣進行減值分析以計量預期信貸虧損。撥備率乃根據多項因素釐定，其中包括(i)債務人之賬齡；(ii)債務人過往還款行為；(iii)本集團可得其他債務人特定資料；及(iv)與信貸風險評估有關之現時行業狀況及未來經濟前景。信貸風險分類經已調整，以反映未曾發現之後續資料，致使有關資料提供截至年結日所存在條件之證據及前瞻性資料。預期虧損率乃根據按歷史收回率計算可收回之預期現金流量估計。

以下載列有關本集團應收博彩客戶賬款使用撥備矩陣的信貸風險的資料：

於二零二一年十二月三十一日

於二零二零年十二月三十一日

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20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(iii) Other receivables

Included in the Group's other receivables are other receivables from debtors in non-trade nature amounted to HK\$9,224,000 (2020: HK\$8,864,000). In prior year, balance also included loans and interest receivables from independent third parties amounted to HK\$246,365,000. Except for the loans and interest receivables which charge interest rate at 6% per annum and repayable on demand, other non-trade receivables from debtors are interest-free and repayable on demand. The Group does not hold any collateral or other credit enhancements over its other receivable balances.

Decrease in balance was mainly due to the full repayment of loans and interest receivables from independent third parties.

The movements in impairment allowance of other receivables are as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
At beginning of year	於年初	91,385	24,135
(Reversal of impairment)/ impairment losses recognised, net	(減值撥回)/減值 虧損確認，淨額	(6,378)	60,461
Exchange realignment	匯兌調整	(6,487)	6,789
At end of year	於年末	78,520	91,385

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

(iii) 其他應收款項

計入本集團其他應收款項為應收債務人之其他屬非貿易性質之款項9,224,000港元(二零二零年：8,864,000港元)。於去年，餘額包括應收獨立第三方之貸款及利息246,365,000港元。除按年利率6%計息及須按要求償還的貸款和應收利息外，其他應收債務人的非貿易應收款均為免息及須按要求償還。本集團並無就其他應收款項結餘持有任何抵押品或推行其他加強信貸措施。

餘額減少的主要原因是獨立第三方償還所有貸款及應收利息。

其他應收款項減值撥備之變動如下：

20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(iii) Other receivables (continued)

In the opinion of the directors, the impairment was specific in nature which was considered in default due to indicators which showed that the Group was unlikely to receive the outstanding contractual amount. Where applicable, an impairment analysis is performed at each reporting date by considering the probability of default of comparable companies with published credit ratings.

The decrease in the loss allowance was mainly due to the following significant changes in:

- (a) Reversal of loss allowance of HK\$7,259,000 (2020: loss allowance of HK\$17,477,000) as a result of the full repayment of loan and interest receivables from independent third parties;
- (b) Reversal of loss allowance of HK\$3,190,000 (2020: HK\$77,938,000) as a result of the full repayment of lease-related receivables and management fee receivables from independent third parties; and
- (c) Loss allowance of HK\$4,111,000 (2020: Nil) as a result of other receivables which were past due and the recoverability is remote. The expected credit loss rate was applied at 100.00%.

Expected credit losses on the remaining other receivables balances are estimated by applying a loss rate approach with reference to historical loss records of the Group. Based on historical loss records and economic conditions, the directors are of the opinion that the expected credit losses on the remaining other receivables are minimal.

(iv) Deposits

As at 31 December 2021, among the deposits, HK\$2,623,000 (2020: HK\$2,850,000) has been pledged as collateral in relation to a lawsuit in Korea.

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

(iii) 其他應收款項(續)

董事認為，由於有跡象顯示本集團不大可能收取未償還合約金額，故減值虧損屬特定性質。在適用的情況下，減值分析於各個報告日透過考慮已公佈信貸評級的可資比較公司的違約概率進行。

虧損撥備減少乃主要由於以下重大變動：

- (a) 虧損減值撥回7,259,000港元(二零二零年：虧損撥備17,477,000港元)乃由於獨立第三方償還所有貸款及應付利息；
- (b) 虧損減值撥回3,190,000港元(二零二零年：77,938,000港元)乃由於獨立第三方償還所有其他應收賬款中的租賃相關應收賬款及管理費應收賬款；及
- (c) 減值虧損4,111,000港元(二零二零年：零)乃由於已過期的其他應收款項且可收回性甚微。已應用之預期信貸虧損率為100.00%。

餘下其他應收款項結存之預期信貸虧損乃採用虧損率法經參考本集團之過往虧損記錄作出估算。基於過往虧損記錄及經濟環境，董事認為，餘下其他應收款項之預期信貸虧損微乎其微。

(iv) 訂金

於二零二一年十二月三十一日，在訂金內的2,623,000港元(二零二零年：2,850,000港元)為已被抵押為與韓國訴訟有關的抵押品。

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20 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

- (v) Other than trade receivables, gaming receivables and other receivables specified in note (i), (ii) and (iii), respectively, the financial assets included in the above balances relates to receivables for which there was no recent history of default and past due amounts. As at 31 December 2021 and 2020, the loss allowance was assessed to be minimal.

The carrying amounts of the Group's prepayments, trade and other receivables approximated their fair values and are denominated in the following currencies:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
HK\$	港元	9,860	10,520
RMB	人民幣	–	246,366
KRW	韓圓	178,864	162,346
PHP	菲律賓披索	–	5,860
Others	其他	1	1
		188,725	425,093

20 預付款項、應收貿易款項及其他應收款項(續)

附註：(續)

- (v) 除分別於附註(i)、(ii)及(iii)指明之應收貿易款項、博彩應收款項及其他應收款項外，計入上述結餘之財務資產與最近並無違約及逾期款項記錄之應收款項有關。於二零二一年及二零二零年十二月三十一日，虧損撥備估計為極小。

本集團預付款項、應收貿易款項及其他應收款項之賬面值與其公平價值相若，並以下列貨幣計值：

21 PROPERTIES UNDER DEVELOPMENT

21 發展中物業

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
At the beginning of the year, at cost	於年初，按成本值	122,622	236,781
Transfer to completed properties for sale (Note 22)	轉撥至待售已落成物業 (附註22)	–	(1,724)
Transfer from properties, plant and equipment (Note 14)	轉撥自物業、廠房及設備 (附註14)	777	5,809
Transfer to properties, plant and equipment (Note 14)	轉撥至物業、廠房及設備 (附註14)	(1,930)	(131,049)
Exchange realignment	匯兌調整	(7,548)	12,805
At the end of the year, at cost	於年末，按成本值	113,921	122,622
Properties under development comprises: Land use rights	發展中物業包括：土地使用的權	113,921	122,622
Properties under development pending construction expected to be recovered beyond more than one year	仍待建造而預期將於超過一年後變現之發展中物業	113,921	122,622

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**21 PROPERTIES UNDER DEVELOPMENT
(continued)**

The analysis of land costs with an aggregate net carrying amount included in properties under development is as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
South Korea	南韓		
Freehold land	永久業權土地	113,921	122,622

21 發展中物業(續)

計入發展中物業之土地成本連同賬面淨值總額之分析如下：

22 COMPLETED PROPERTIES FOR SALE

Completed properties for sale comprises:	待售已落成物業包括：		
Construction cost and other capitalised expenditures	建築成本及其他資本化開支	570,483	816,930
Interest capitalised	資本化利息	17,003	24,680
Land use rights	土地使用權	22,488	34,027
		609,974	875,637

The analysis of land costs with an aggregate net carrying amount included in completed properties for sale is as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
South Korea	南韓		
Freehold land	永久業權土地	22,488	34,027

計入待售已落成物業之土地成本連同賬面淨值總額之分析如下：

The Group's completed properties for sale are located in South Korea. The completed properties for sale are stated at the lower of cost and net realisable value at the end of the reporting period.

本集團之待售已落成物業位於南韓。於報告期末，待售已落成物業按成本與可變現淨值之較低者列賬。

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22 COMPLETED PROPERTIES FOR SALE (continued)

During the year ended 31 December 2021, cost of completed properties for sale amounted to HK\$178,363,000 (2020: HK\$67,678,000) were recognised in the profit or loss.

At 31 December 2021, the Group's completed properties for sale with a carrying value of HK\$609,974,000 (2020: HK\$875,637,000) were pledged to secure general banking facilities granted to the Group (Note 26).

Further particulars of the Group's completed properties for sale are included on page 223.

22 待售已落成物業(續)

截至二零二一年十二月三十一日止年度，待售已落成物業成本於損益中確認為178,363,000港元(二零二零年：67,678,000港元)。

於二零二一年十二月三十一日，本集團賬面值為609,974,000港元(二零二零年：875,637,000港元)之待售已落成物業抵押作為本集團獲授一般銀行融資之擔保(附註26)。

本集團待售已落成物業之進一步詳情載於第223頁。

23 INVENTORIES

Raw materials	原材料
Finished goods	製成品

23 存貨

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Raw materials	原材料	53,295	58,359
Finished goods	製成品	10,522	12,138
		63,817	70,497

24 CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

Cash and bank balances (Note (i))	現金及銀行結餘(附註(i))
Short-term time deposits	短期定期存款
Restricted cash for the Cash Incident (Note (ii))	現金事件受限制現金(附註(ii))
Less: Restricted cash for the Cash Incident (Note (ii))	減：現金事件受限制現金(附註(ii))
Cash and cash equivalents	現金及現金等價物

24 現金及現金等價物及受限制現金

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Cash and bank balances (Note (i))	現金及銀行結餘(附註(i))	650,652	477,390
Short-term time deposits	短期定期存款	170,265	170,028
Restricted cash for the Cash Incident (Note (ii))	現金事件受限制現金(附註(ii))	66,556	—
		887,473	647,418
Less: Restricted cash for the Cash Incident (Note (ii))	減：現金事件受限制現金(附註(ii))	(66,556)	—
Cash and cash equivalents	現金及現金等價物	820,917	647,418

24 CASH AND CASH EQUIVALENTS AND RESTRICTED CASH (continued)

Notes:

- (i) In prior year, cash and bank balances included restricted bank deposits of HK\$5,208,000 and HK\$1,425,000 which can only be applied in a lawsuit in Korea prior to its conclusion and a lease deposit in Korea prior to its expiry, respectively.
- (ii) On 4 January 2021, management of the Group discovered that certain funds amounting to KRW14,555,000,000 (equivalent to HK\$103,713,000) belonging to the Group kept in Jeju, South Korea was missing (the "Cash Incident"). The Group was unable to reach the employee-in-charge of the funds and the Cash Incident was reported to the police in South Korea.

Based upon the Investigation Progress Notification issued by Jeju Special Self-Governing Provincial Police Agency of Korea (the "Jeju Police") to the Group in March 2021, the Jeju Police revealed that KRW13,400,000,000 (equivalent to retranslated amount of HK\$87,867,000 as at 31 December 2021) (the "Seized Money") was seized by them in accordance with the due process of Korean law, and are being kept in the deposit account of a bank under the name of the Jeju Police. According to the legal opinions from independent lawyers, the Seized Money is expected to be part of the amount of the Group missed as a result of the Cash Incident and will be retained by the Jeju Police until the investigation process is complete.

Based on the report of factual findings issued by an independent external auditor in Korea, the cash balance in relation to the Cash Incident located in a premises of the Group in Korea and under the Group's possession as at 31 December 2020 was KRW10,150,000,000 (equivalent to HK\$72,325,000). Accordingly, cash loss of KRW4,405,000,000 (equivalent to HK\$28,961,000) was recognised in the consolidated statement of profit or loss for the year ended 31 December 2020. The remaining balance of the Seized Money were found elsewhere but is anticipated to be part of the missing fund. The investigation is still being conducted by the Jeju Police, and as at 31 December 2021, the balance of this restricted cash is amounted to KRW10,150,000,000 (equivalent to HK\$66,556,000) (2020: Nil).

24 現金及現金等價物及受限制現金 (續)

附註：

- (i) 於去年，現金及銀行結餘中包括受限制銀行存款5,208,000港元及1,425,000港元，分別僅可於韓國訴訟結案前使用及於韓國的租賃存款到期前動用。
- (ii) 於二零二一年一月四日，本集團管理層發現屬於本集團於南韓濟州保管的若干款項14,555,000,000韓圓(相當於103,713,000港元)遺失(「現金事件」)。本集團未能聯繫負責該筆款項的僱員，並已就現金事件向南韓警方報案。

於二零二一年三月，根據韓國濟州特別自治道警察廳(「濟州警方」)向本集團發出的調查進展通知，濟州警方透露其已根據韓國法律的正常程序，扣押13,400,000,000韓圓(相當於二零二一年十二月三十一日之重新換算金額87,867,000港元)(「扣押款」)，並以濟州警方的名義存放於銀行的存款賬戶中。根據獨立律師的法律意見，扣押款預計將為就現金事件對本集團造成之部份失款，並將由濟州警方保管直至完成調查程序。

根據韓國外部獨立核數師的事實調查報告，於二零二零年十二月三十一日，本集團存放於韓國的物業並由本集團保管有關現金事件的現金結餘為10,150,000,000韓圓(相當於72,325,000港元)。因此，現金失款4,405,000,000韓圓(相當於28,961,000港元)已於截至二零二零年十二月三十一日止年度綜合損益表內確認。在其他地方找回的扣押款的餘額，預計將為失款的一部分。調查仍由濟州警方進行，而於二零二一年十二月三十一日，此受限制現金結餘為10,150,000,000韓圓(相當於66,556,000港元)(二零二零年：零)。

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24 CASH AND CASH EQUIVALENTS AND RESTRICTED CASH (continued)

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short term time deposits are made for varying periods of between 1 month and 3 months depending on the immediate cash requirements of the Group, and earn interest at the respective short term time deposit rates. The bank balances and short-term time deposits are deposited with creditworthy banks with no recent history of default.

Cash and cash equivalents are denominated in the following currencies:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
HK\$	港元	392,137	419,623
GBP	英鎊	737	746
KRW	韓圓	418,674	206,692
SGD	新加坡元	2,879	324
US\$	美元	4,102	19,310
PHP	菲律賓披索	2,318	565
Others	其他	70	158
		820,917	647,418

25 TRADE AND OTHER PAYABLES

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Trade payables (Note)	應付貿易款項(附註)	8,773	5,398
Deposit received	已收訂金	4,773	20,113
Deferred revenue	遞延收益	2,208	1,830
Accrued expenses	應計開支	79,307	61,445
Accrued employee benefits	應計僱員福利	54,426	58,074
Other tax payables	其他應付稅項	161,176	198,730
Other payables (Note)	其他應付款項(附註)	96,735	100,189
Contract liabilities	合約負債	113,121	57,833
		520,519	503,612
Less: Non-current portion	減：非即期部分	(11,890)	(31,877)
Current portion	即期部分	508,629	471,735

24 現金及現金等價物及受限制現金 (續)

銀行現金按每日銀行存款利率計算之浮動利率賺取利息。短期定期存款之期限由1個月至3個月不等，視乎本集團之即時現金需求而定，並按各自之短期定期存款利率賺取利息。銀行結餘及短期定期存款存放於信譽良好且近期並無違約記錄之銀行。

現金及現金等價物以下列貨幣計值：

25 應付貿易款項及其他應付款項

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25 TRADE AND OTHER PAYABLES (continued)

Note:

Trade payables and other payables are non-interest bearing and have an average term of 1 month.

Trade and other payables are denominated in the following currencies:

25 應付貿易款項及其他應付款項 (續)

附註：

應付貿易款項及其他應付款項為免息，平均期限為1個月。

應付貿易款項及其他應付款項以下列貨幣計值：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
HK\$	港元	86,557	78,739
RMB	人民幣	6,500	7,633
KRW	韓圓	421,933	390,737
SGD	新加坡元	5,381	26,387
Others	其他	148	116
		520,519	503,612

26 INTEREST-BEARING BANK BORROWING

26 計息銀行借貸

		2021 二零二一年			2020 二零二零年		
		Effective interest rate 實際利率 (%)	Maturity 到期日	HK\$'000 千港元	Effective interest rate 實際利率 (%)	Maturity 到期日	HK\$'000 千港元
Current	即期						
Bank loan — secured	銀行貸款—抵押	5.98%	2022	2,114,515	5.98%	2021	829,234
		5.98厘	二零二二年		5.98厘	二零二一年	
Non-current	非即期						
Bank loan — secured	銀行貸款—抵押	-	-	-	5.98%	2022	1,707,264
		-	-		5.98厘	二零二二年	
				2,114,515			2,536,498

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26 INTEREST-BEARING BANK BORROWING (continued)

26 計息銀行借貸(續)

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Analysed into:	分析：		
Bank borrowing repayable:	於下列期間償還之 銀行貸款：		
Within one year	一年內	2,114,515	829,234
In the second year	第二年	-	1,707,264
		2,114,515	2,536,498
Less: Amount repayable within one year and classified as current portion	減：於一年內償還列為 即期部分的金額	(2,114,515)	(829,234)
Amount classified as non-current portion	列為非即期部分的金額	-	1,707,264

Bank borrowing is secured by the Group's property, plant and equipment amounting to HK\$1,375,739,000 (2020: HK\$1,405,418,000) (Note 14), investment properties amounting to HK\$62,364,000 (2020: HK\$54,649,000) (Note 15) and completed properties for sale amounting to HK\$609,974,000 (2020: HK\$875,637,000) (Note 22).

The effective interest rate of the Group's borrowing is 5.98% (2020: 5.98%) per annum. The carrying amount of the Group's borrowing is denominated in the following currencies:

銀行借貸以本集團物業、廠房及設備為1,375,739,000港元(二零二零年：1,405,418,000港元)(附註14)、投資物業為62,364,000港元(二零二零年：54,649,000港元)(附註15)及待售已落成物業為609,974,000港元(二零二零年：875,637,000港元)(附註22)作擔保。

本集團借貸之實際年利率為5.98厘(二零二零年：5.98厘)。本集團借貸之賬面值以下列貨幣計值：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
KRW	韓圓	2,114,515	2,536,498

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27 DEFERRED TAX LIABILITIES

The movements in deferred tax liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

27 遞延稅項負債

年內，未計及相同稅務司法權區內互相抵銷結餘之情況下，遞延稅項資產變動如下：

		Accrued expenses 應計開支 HK\$'000 千港元	Fair value adjustments 公平價值調整 HK\$'000 千港元	Others 其他 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2020	於二零二零年一月一日	–	15,237	16,510	31,747
Deferred tax debited to the statement of profit or loss during the year	於年內遞延稅項借記至損益表	8,486	–	–	8,486
Deferred tax debited to equity during the year	於年內借記至權益之遞延稅項	–	2,451	–	2,451
Exchange realignment	匯兌調整	711	729	930	2,370
At 31 December 2020 and 1 January 2021	於二零二零年十二月三十一日及二零二一年一月一日	9,197	18,417	17,440	45,054
Deferred tax debited to the statement of profit or loss during the year	於年內遞延稅項借記至損益表	3,286	–	–	3,286
Deferred tax credited to equity during the year	年內計入權益之遞延稅項	–	(453)	–	(453)
Exchange realignment	匯兌調整	(846)	(1,286)	(1,391)	(3,523)
At 31 December 2021	於二零二一年十二月三十一日	11,637	16,678	16,049	44,364

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27 DEFERRED TAX LIABILITIES (continued)

For presentation purposes, certain deferred tax assets and liabilities have been offset in the consolidated statement of financial position. The following is an analysis of the deferred tax balances of the Group for financial reporting purposes:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Net deferred tax liabilities recognised in the consolidated statement of financial position	於綜合財務狀況表確認之遞延稅項負債淨額	44,364	45,054

As at 31 December 2021, deferred tax assets have not been recognised in respect of these losses as they have arisen in these entities that have been loss-making for some time and it is not considered probable that taxable profits will be available against which the tax losses can be utilised. In the prior year, deferred tax assets are recognised for tax losses carried forward to the extent that realisation of the related tax benefit through the future taxable profits is probable.

At the end of the reporting period, the Group had unrecognised tax losses to be carried forward against future taxable income amounted HK\$1,859,882,000 (2020: HK\$2,917,233,000). Included in unrecognised tax losses are losses of HK\$1,859,144,000 (2020: HK\$2,916,500,000) that will expire as follows. Other losses may be carried forward indefinitely.

27 遞延稅項負債(續)

就呈列目的，若干遞延稅項資產及負債已於綜合財務狀況表抵銷。以下為本集團就財務報告目的對遞延稅項結餘作出之分析：

於二零二一年十二月三十一日，由於此等實體已虧損一段時間且認為其應課稅溢利不足以抵銷可動用之稅項虧損，故並無就此等虧損確認遞延稅項資產。於去年，就結轉稅項虧損而確認之遞延稅項資產以有關稅務利益可透過未來應課稅溢利實現之情況為限。

於報告期末，本集團有未確認將結轉稅項虧損可抵銷未來應課稅收入為1,859,882,000港元(二零二零年：2,917,233,000港元)。未確認稅項虧損包括1,859,144,000港元(二零二零年：2,916,500,000港元)的虧損，將於下列年份到期。其他虧損可以無限期結轉。

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
2023	二零二三年	7,945	7,945
2024	二零二四年	1,633	1,583
2025	二零二五年	48	48
2026	二零二六年	5	-
2027	二零二七年	-	-
2028	二零二八年	-	552,840
2029	二零二九年	439,246	1,483,734
2030	二零三十年	417,282	870,350
2031	二零三一年	992,985	-
		1,859,144	2,916,500

27 DEFERRED TAX LIABILITIES (continued)

Pursuant to the PRC Corporate Income Tax Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. At 31 December 2021, no deferred tax has been recognised for withholding taxes that would be payable on the unremitted earnings that are subject to withholding taxes of the Group's subsidiaries established in Mainland China. In the opinion of the directors, it is not probable that these subsidiaries will distribute such earnings in the foreseeable future. The aggregate amount of temporary differences associated with investments in subsidiaries in Mainland China for which deferred tax liabilities have not been recognised totalled HK\$2,560,000 at 31 December 2021 (2020: HK\$740,000).

27 遞延稅項負債(續)

根據中國企業所得稅法，於中國大陸成立之外資企業向外國投資者宣派之股息須繳納10%之預扣稅。有關規定於二零零八年一月一日起生效，且適用於二零零七年十二月三十一日後之盈利。倘中國大陸與外國投資者所屬司法權區訂有稅務條約，則適用之預扣稅稅率可能較低。於二零二一年十二月三十一日，本集團就設於中國大陸之附屬公司應課稅而未匯出盈利之應付預扣稅而言，並未確認任何遞延稅項。董事認為，該等附屬公司於可見將來派發有關盈利之可能性並不大。於二零二一年十二月三十一日，與於中國大陸附屬公司投資有關且並未確認遞延稅項負債之暫時性差額合共為2,560,000港元(二零二零年：740,000港元)。

28 SHARE CAPITAL

Shares

28 股本

股份

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Authorised: 1,000,000,000,000 ordinary shares of HK\$0.01 each	法定： 1,000,000,000,000 股每股面值 0.01 港元之普通股	10,000,000	10,000,000
Issued and fully paid: 4,226,252,310 (2020: 3,521,877,510) ordinary shares of HK\$0.01 each	已發行及繳足： 4,226,252,310 股 (二零二零年： 3,521,877,510 股) 每股面值0.01 港元之普通股	42,263	35,219

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28 SHARE CAPITAL (continued)

Shares (continued)

A summary of movements in the Company's issued share capital is as follows:

		Number of shares in issue 已發行 股份數目 '000 千股	Issued capital 已發行股本 HK\$'000 千港元	Share premium account 股份溢價賬 HK\$'000 千港元	Total 合計 HK\$'000 千港元
At 1 January 2020	於二零二零年一月一日	2,934,898	29,350	14,020,947	14,050,297
Issue of shares (Note (i))	發行股份(附註(i))	586,980	5,869	132,070	137,939
Share issue expenses (Note (i))	發股費用(附註(i))	-	-	(791)	(791)
At 31 December 2020 and 1 January 2021	於二零二零年十二月三十一日 及二零二一年一月一日	3,521,878	35,219	14,152,226	14,187,445
Issue of shares (Note (ii))	發行股份(附註(ii))	704,374	7,044	131,718	138,762
Share issue expenses (Note (ii))	發股費用(附註(ii))	-	-	(151)	(151)
At 31 December 2021	於二零二一年十二月三十一日	4,226,252	42,263	14,283,793	14,326,056

Notes:

- (i) On 22 April 2020, pursuant to a share placing agreement, the Company placed 586,978,800 ordinary shares of the Company to not less than six placees, who are independent third parties, at HK\$0.235 per share. The aggregate cash subscription price received, before share issue expenses, was HK\$137,939,000. This transaction resulted in an increase of the issued share capital and share premium account of HK\$5,869,000 and HK\$132,070,000, respectively. Share issue expenses of HK\$791,000 were charged to the share premium account accordingly.
- (ii) On 2 June 2021, pursuant to a subscription agreement, the Company allotted and issued 704,374,800 ordinary shares of the Company to a subscriber, who is an independent third party, at HK\$0.197 per share. The aggregate cash subscription price received, before share issue expenses, was HK\$138,762,000. This transaction resulted in an increase of the issued share capital and share premium account of HK\$7,044,000 and HK\$131,718,000, respectively. Share issue expenses of HK\$151,000 were charged to the share premium account accordingly.

28 股本(續)

股份(續)

本公司已發行股本變動概述如下：

附註：

- (i) 於二零二零年四月二十二日，根據股份配售協議，本公司按每股0.235港元將本公司之586,978,800股普通股股份配售予不少於六名獨立第三方承配人。已收總現金認購價(未計發股費用)137,939,000港元。該交易令已發行股本及股份溢價賬分別增加5,869,000港元及132,070,000港元。791,000港元之發股費用亦相應於股份溢價賬扣除。
- (ii) 於二零二一年六月二日，根據認購協議，本公司按每股0.197港元將本公司之704,374,800股普通股股份配發及發行予一名獨立第三方認購人。已收總現金認購價(未計發股費用)138,762,000港元。該交易令已發行股本及股份溢價賬分別增加7,044,000港元及131,718,000港元。151,000港元之發股費用亦相應於股份溢價賬扣除。

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29 RESERVES

29 儲備

		Share premium	Capital redemption reserve	Contributed surplus (Note)	Exchange reserve	Other reserve	Asset revaluation reserve ^f	Fair value reserve of financial assets at fair value through other comprehensive income	Accumulated losses	Total
		股份溢價	資本贖回儲備	繳入盈餘(附註)	匯兌儲備	其他儲備	重估儲備 ^f	按公平價值計入其他全面收益之財務資產之公平價值儲備	累計虧損	總計
		HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2021	於二零二一年一月一日	14,152,226	6,503	3,460,931	482,197	(522,966)	78,813	(288,595)	(6,957,711)	10,411,398
Loss for the year	年度虧損	-	-	-	-	-	-	-	(1,055,766)	(1,055,766)
Other comprehensive loss for the year:	年度其他全面虧損：									
Remeasurement of employee benefit obligation	重新計量僱員福利責任	-	-	-	-	514	-	-	-	514
Changes in fair value of equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之公平價值變動	-	-	-	-	-	-	(12,463)	-	(12,463)
Exchange differences on translation of foreign operations	換算海外業務之匯兌差額	-	-	-	(707,178)	-	-	-	-	(707,178)
Total comprehensive loss for the year	年度全面虧損總額	-	-	-	(707,178)	514	-	(12,463)	(1,055,766)	(1,774,893)
Release of revaluation of investment properties upon transfer to property, plant and equipment	於轉撥至物業、廠房及設備時撥回投資物業之重估	-	-	-	-	-	(950)	-	950	-
Release of revaluation of investment properties upon written-off	於撤銷投資物業時撥回該等物業之重估	-	-	-	-	-	(1,097)	-	1,097	-
Issue of shares (Note 28)	發行股份(附註28)	131,718	-	-	-	-	-	-	-	131,718
Share issue expenses (Note 28)	發股費用(附註28)	(151)	-	-	-	-	-	-	-	(151)
At 31 December 2021	於二零二一年十二月三十一日	14,283,793*	6,503*	3,460,931*	(224,981)*	(522,452)*	76,766*	(301,058)*	(8,011,430)	8,768,072

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29 RESERVES (continued)

29 儲備(續)

		Share premium	Capital redemption reserve	Contributed surplus (Note)	Exchange reserve	Other reserve	Asset revaluation reserve [#]	Fair value reserve of financial assets at fair value through other comprehensive income	Accumulated losses	Total
		股份溢價	資本贖回儲備	繳入盈餘(附註)	匯兌儲備	其他儲備	資產重估儲備 [#]	按公平價值計入其他全面收益之財務資產之公平價值儲備	累計虧損	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2020	於二零二零年一月一日	14,020,947	6,503	3,460,931	(58,587)	(527,311)	80,866	(283,169)	(4,844,763)	11,855,417
Loss for the year	年度虧損	-	-	-	-	-	-	-	(2,115,001)	(2,115,001)
Other comprehensive loss for the year:	年度其他全面虧損：									
Remeasurement of employee benefit obligation	重新計量僱員福利責任	-	-	-	-	4,345	-	-	-	4,345
Change in fair value of equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之公平價值變動	-	-	-	-	-	-	(5,426)	-	(5,426)
Exchange differences on translation of foreign operations	換算海外業務之匯兌差額	-	-	-	521,488	-	-	-	-	521,488
Release of exchange reserve upon disposal of subsidiaries	於出售附屬公司後解除之匯兌儲備	-	-	-	19,296	-	-	-	-	19,296
Total comprehensive loss for the year	年度全面虧損總額	-	-	-	540,784	4,345	-	(5,426)	(2,115,001)	(1,575,298)
Release of revaluation of investment properties upon transfer to property, plant and equipment	於轉撥至物業、廠房及設備時撥回投資物業之重估	-	-	-	-	-	(2,053)	-	2,053	-
Issue of shares (Note 28)	發行股份(附註28)	132,070	-	-	-	-	-	-	-	132,070
Share issue expenses (Note 28)	發股費用(附註28)	(791)	-	-	-	-	-	-	-	(791)
At 31 December 2020	於二零二零年十二月三十一日	14,152,226*	6,503*	3,460,931*	482,197*	(522,966)*	78,813*	(288,595)*	(6,957,711)	10,411,398

Note: Contributed surplus of the Group was arisen from the Company's capital reorganisation.

附註：本集團之繳入盈餘乃自本公司資本重組而產生。

* These reserve accounts comprise the consolidated other reserves of HK\$16,779,502,000 (2020: HK\$17,369,109,000) in the consolidated statement of changes in equity.

* 該等儲備賬包括綜合權益變動表之綜合其他儲備16,779,502,000港元(二零二零年：17,369,109,000港元)。

The asset revaluation reserve arose from a change in use from an owner-occupied property to an investment property carried at fair value.

資產重估儲備乃因自用物業之用途變更為按公平價值列賬之投資物業而產生。

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30 DISPOSAL OF SUBSIDIARIES

30 出售附屬公司

		2020 二零二零年 HK\$'000 千港元
Net assets disposed of:	出售之資產淨值：	
Property, plant and equipment (Note 14)	物業、廠房及設備(附註14)	122,954
Right-of-use assets	使用權資產	42
Prepayments, trade and other receivables	預付款項、應收貿易款項及其他應收款項	56
Cash and cash equivalents	現金及現金等價物	1,136
Trade and other payables	應付貿易款項及其他應付款項	(181)
Lease liabilities	租賃負債	(27)
Loan from an intermediate holding company	一間中間控股公司貸款	
– Shareholder's loan	– 股東貸款	(395,716)
Interest-bearing bank borrowing	計息銀行借貸	(1,890)
		(273,626)
Outstanding shareholder's loan disposed of	所出售之未償還股東貸款	395,716
Release of exchange reserve upon disposal	於出售時解除之匯兌儲備	19,296
		141,386
Loss on disposal of subsidiaries (Note 6)	出售附屬公司之虧損(附註6)	(21,386)
Satisfied by:	支付方式：	
Cash	現金	120,000

An analysis of the net inflow of cash and cash equivalents in respect of the disposal of subsidiaries is as follows:

有關出售附屬公司的現金及現金等價物流入淨額分析如下：

		2020 二零二零年 HK\$'000 千港元
Cash consideration	現金代價	120,000
Cash and bank balances disposed of	所出售之現金及銀行結餘	(1,136)
Net inflow of cash and cash equivalents in respect of the disposal of subsidiaries	有關出售附屬公司的現金及現金等價物流入淨額	118,864

30 DISPOSAL OF SUBSIDIARIES (continued)

In prior year, the Group completed the disposal of the entire issued share capital of Stepwide Developments Limited (“Stepwide Developments”), a wholly owned subsidiary of the Company, to an independent third party at a total consideration of HK\$120,000,000. A loss on disposal of Stepwide Developments of HK\$21,386,000 was recognised in the consolidated statement of profit or loss for the year ended 31 December 2020.

31 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Major non-cash transactions

- (i) During the year, the Group had non-cash additions to right-of-use asset and lease liability of HK\$2,627,000 and HK\$2,627,000, respectively, in respect of a lease arrangement for a leased premises.
- (ii) In prior year, the Group had non-cash termination of an existing lease resulting in a derecognition of right-of-use asset and lease liability of HK\$47,876,000 and HK\$28,926,000, respectively, and corresponding recognition of a loss on lease termination of HK\$18,950,000, in respect of a lease arrangement for a leased facility.
- (iii) In prior year, the Group had non-cash revision of an existing lease resulting in a derecognition of right-of-use assets and lease liabilities of HK\$24,560,000 and HK\$25,573,000, respectively, and corresponding recognition of a gain on lease termination of HK\$1,013,000, in respect of a lease arrangement for a leased office premises.

30 出售附屬公司(續)

於去年，本集團完成出售本公司全資附屬公司廣階發展有限公司(「廣階發展」)全部已發行股本予一名獨立第三方，總代價為120,000,000港元。出售廣階發展之虧損21,386,000港元已於截至二零二零年十二月三十一日止年度之綜合損益表確認。

31 綜合現金流量表附註

(a) 重大非現金交易

- (i) 年內，本集團就一租賃樓宇租賃安排而分別擁有非現金添置至使用權資產及租賃負債2,627,000港元及2,627,000港元。
- (ii) 於去年，本集團因一項現有租賃之非現金終止導致使用權資產及租賃負債分別終止確認47,876,000港元及28,926,000港元，並相應確認有關一項租賃設施的租賃安排的租賃終止虧損18,950,000港元。
- (iii) 於去年，本集團因一項現有租賃之非現金修訂導致使用權資產及租賃負債分別終止確認24,560,000港元及25,573,000港元，並相應確認有關一項租賃樓宇的租賃安排的租賃終止收益1,013,000港元。

31 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

31 綜合現金流量表附註(續)

(b) Changes in liabilities arising from financing activities

(b) 融資活動產生的負債變化

2021

二零二一年

		Interest-bearing bank borrowing 計息銀行借貸 HK\$'000 千港元	Lease liabilities 租賃負債 HK\$'000 千港元
At 1 January 2021	於二零二一年一月一日	2,536,498	8,475
Changes from financing cash flows	融資現金流量變動	(251,221)	(7,649)
Changes from operating cash flows	營運現金流量變動	23,766	-
New lease	新租賃	-	2,627
Interest expense	利息開支	-	330
Interest paid classified as operating cash flows	分類為經營現金流量之已付利息	-	(330)
Exchange realignment	匯兌調整	(194,528)	(126)
At 31 December 2021	於二零二一年十二月三十一日	2,114,515	3,327

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

31 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

31 綜合現金流量表附註(續)

(b) Changes in liabilities arising from financing activities (continued)

(b) 融資活動產生的負債變化(續)

2020

二零二零年

		Interest-bearing bank borrowing 計息銀行借貸 HK\$'000 千港元	Lease liabilities 租賃負債 HK\$'000 千港元
At 1 January 2020	於二零二零年一月一日	2,566,911	80,701
Changes from financing cash flows	融資現金流量變動	(184,907)	(18,713)
Changes from operating cash flows	營運現金流量變動	21,695	-
Interest expense	利息開支	-	1,447
Interest paid classified as operating cash flows	分類為經營現金流量之已付利息	-	(1,447)
Disposal on early termination of a lease	提早終止一個租賃時處置	-	(28,926)
Revision of a lease term arising from a change in the non-cancellable scope of a lease	因不可撤銷的租賃範圍變動所產生之租賃條款修訂	-	(25,573)
Disposal of a subsidiary	出售一間附屬公司	(1,890)	(27)
Exchange realignment	匯兌調整	134,689	1,013
At 31 December 2020	於二零二零年十二月三十一日	2,536,498	8,475

(c) Total cash outflow for leases

(c) 租賃現金流出總額

The total cash outflow for leases included in the consolidated statement of cash flows is as follows:

綜合現金流量表中包括的租賃現金流出總額如下：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Within operating activities	經營業務內	6,408	10,933
Within financing activities	融資活動內	7,649	18,713
		14,057	29,646

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

32 COMMITMENTS

The Group had the following capital commitments at the end of the reporting period:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Contracted, but not provided for:	已訂約但未撥備：		
Property, plant and equipment	物業、廠房及設備	1,895	12,600

33 RELATED PARTY TRANSACTIONS

In addition to the transactions details elsewhere in these financial statements, the Group had the following material transactions with related parties during the year:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Short-term benefits (Note)	短期福利(附註)	(21,363)	(32,525)

Note:

The amounts represented remuneration of directors of the Company during the year, which was determined by the Remuneration Committee having regard to the performance of individuals and market trends.

The directors are of the opinion that the above transactions were conducted in the ordinary course of business of the Group.

32 承擔

本集團於報告期末有下列資本承擔：

33 關聯方交易

除此等財務報表其他部分詳述之交易外，本集團於年內曾與關聯方進行之重大交易如下：

附註：

有關金額指本公司董事於年內之薪酬，乃由薪酬委員會視乎個人表現及市場趨勢而釐定。

董事認為上述交易是於本集團日常業務過程中進行。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

34 FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

Financial assets

2021

		Financial assets at fair value through other comprehensive income 按公平價值計入其他全面收益之財務資產		
		Equity investments 股權投資 HK\$'000 千港元	Financial assets at amortised cost 按攤銷成本列賬之財務資產 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資	17,957	-	17,957
Financial assets included in prepayments, trade and other receivables	計入預付款項、應收貿易款項及其他應收款項之財務資產	-	165,248	165,248
Restricted cash	受限制現金	-	66,556	66,556
Cash and cash equivalents	現金及現金等價物	-	820,917	820,917
		17,957	1,052,721	1,070,678

34 按類別劃分之財務工具

各財務工具類別於報告期末之賬面值如下：

財務資產

二零二一年

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

**34 FINANCIAL INSTRUMENTS BY CATEGORY
(continued)**

Financial assets (continued)

2020

34 按類別劃分之財務工具(續)

財務資產(續)

二零二零年

		Financial assets at fair value through other comprehensive income 按公平價值計入 其他全面收益之 財務資產		
		Equity investments 股權投資 HK\$'000 千港元	Financial assets at amortised cost 按攤銷成本列賬之 財務資產 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Equity investments at fair value through other comprehensive income	按公平價值計入其他全面 收益之股權投資	30,420	-	30,420
Financial assets included in prepayments, trade and other receivables	計入預付款項、應收貿易 款項及其他應收款項之 財務資產	-	396,722	396,722
Cash and cash equivalents	現金及現金等價物	-	647,418	647,418
		30,420	1,044,140	1,074,560

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

34 FINANCIAL INSTRUMENTS BY CATEGORY (continued)

Financial liabilities

		Financial liabilities at amortised cost 按攤銷成本計量之財務負債	
		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Financial liabilities included in trade and other payables	計入應付貿易款項及其他應付款項之財務負債	304,917	246,808
Interest-bearing bank borrowing	計息銀行借貸	2,114,515	2,536,498
Leases liabilities	租賃負債	3,327	8,475
		2,422,759	2,791,781

35 FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

Management has assessed that the fair values of cash and cash equivalents, restricted cash, the current portion of trade and other receivables excluding non-financial assets, the current portion of trade and other payables excluding non-financial liabilities and the current portion of interest-bearing bank borrowing approximate to their carrying amounts largely due to the short term maturities of these instruments.

The Group's finance department headed by the Financial Controller is responsible for determining the policies and procedures for the fair value measurement of financial instruments. The Financial Controller reports directly to the directors and the Audit Committee. At each reporting date, the finance department analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the directors. The valuation process and results are discussed with the Audit Committee for financial reporting.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

34 按類別劃分之財務工具(續)

財務負債

		Financial liabilities at amortised cost 按攤銷成本計量之財務負債	
		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Financial liabilities included in trade and other payables	計入應付貿易款項及其他應付款項之財務負債	304,917	246,808
Interest-bearing bank borrowing	計息銀行借貸	2,114,515	2,536,498
Leases liabilities	租賃負債	3,327	8,475
		2,422,759	2,791,781

35 財務工具之公平價值及公平價值等級

管理層已評估現金及現金等價物、受限制現金、應收貿易款項及其他應收款項之即期部分(不包括非財務資產)、應付貿易款項及其他應付款項之即期部分(不包括非財務負債)以及計息銀行借貸之即期部分之公平價值,其數額與其賬面值相若,主要由於該等工具將於短期內到期。

本集團由財務總監帶領之財務部門負責釐定財務工具公平價值計量之政策及程序。財務總監直接向董事及審核委員會匯報。於各報告日期,財務部門分析財務工具價值變動,並釐定估值中應用之主要輸入數據。估值由董事審閱及批准。估值程序及結果會與審核委員會討論,以作出財務報告。

財務資產及負債之公平價值以該工具於自願交易方(而非強迫或清盤銷售)當前交易下之可交易金額入賬。

35 FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

The following methods and assumptions were used to estimate the fair values:

The fair values of the non-current portion of trade and other receivables excluding non-financial assets, the non-current portion of trade and other payables excluding non-financial liabilities and the non-current portion of interest-bearing bank borrowing have been calculated by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities. The changes in fair value as a result of the Group's own non-performance risk for trade and other receivables excluding non-financial assets, trade and other payables excluding non-financial liabilities and interest-bearing bank borrowing as at 31 December 2021 were assessed to be insignificant. Management has assessed that the fair value of the non-current portion of trade and other receivables excluding non-financial assets, the non-current portion of trade and other payables excluding non-financial liabilities and the non-current portion of interest-bearing bank borrowing approximate to their carrying amount.

The fair values of listed equity investments are based on quoted market prices.

The following table presents the Group's financial assets and liabilities that are at fair value at 31 December 2021 and 2020.

35 財務工具之公平價值及公平價值等級(續)

於估量公平價值時運用以下方法及假設：

應收貿易款項及其他應收款項之非即期部分(不包括非財務資產)、應付貿易款項及其他應付款項之非即期部分(不包括非財務負債)以及計息銀行借貸之非即期部分之公平價值乃採用具有類似條款、信貸風險及剩餘期限之工具之現有費率，貼現預期未來現金流量計算得出。本集團於二零二一年十二月三十一日有關應收貿易款項及其他應收款項(不包括非財務資產)、應付貿易款項及其他應付款項(不包括非財務負債)以及計息銀行借貸之本身不履約風險導致的公平價值變動被評定為不重大。管理層已評估應收貿易款項及其他應收款項之非即期部分(不包括非財務資產)、應付貿易款項及其他應付款項之非即期部分(不包括非財務負債)以及計息銀行借貸之非即期部分之公平價值，其數額與其賬面值相若。

上市股權投資之公平價值乃按市場報價計算。

下表呈列本集團於二零二一年及二零二零年十二月三十一日按公平價值計量之財務資產及負債。

		Fair value measurement using 運用以下輸入數據之公平價值計量			
		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一級) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二級) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三級) HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 31 December 2021	於二零二一年 十二月三十一日				
Financial assets	財務資產				
Equity investments at fair value through other comprehensive income	按公平價值計入 其他全面收益之 股權投資	17,957	-	-	17,957

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

35 FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (continued)

35 財務工具之公平價值及公平價值等級(續)

		Fair value measurement using 運用以下輸入數據之公平價值計量			
		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一級) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二級) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三級) HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 31 December 2020	於二零二零年 十二月三十一日				
Financial assets	財務資產				
Equity investments at fair value through other comprehensive income	按公平價值計入 其他全面收益之 股權投資	30,420	–	–	30,420

The Group did not have any financial liabilities measured at fair value as at 31 December 2021 and 2020.

於二零二一年及二零二零年十二月三十一日，本集團並無任何按公平價值計量之財務負債。

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities (2020: Nil).

於年內，財務資產及財務負債概無於第一級與第二級間轉撥公平價值計量，亦無將財務資產及財務負債轉入或轉出第三級(二零二零年：無)。

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The main risks arising from the Group's financial instruments are market risk (including foreign exchange risk, interest rate risk and equity price risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Risk management is carried out by a central finance department (the "Finance Department") headed by the Financial Controller of the Group. The Finance Department identifies and evaluates financial risks in close co-operation with the Group's operating units to cope with overall risk management as well as specific areas such as market risk, credit risk and liquidity risk.

(a) Market risk

(i) Foreign exchange risk

The Group's foreign currency transactions are mainly denominated in HK\$ and KRW. The majority of assets and liabilities are denominated in HK\$ and KRW, and there are no significant assets and liabilities denominated in other currencies. The Group is subject to foreign exchange rate risk arising from future commercial transactions and recognised assets and liabilities which are denominated in a currency other than HK\$ and KRW, which are the functional currencies of the major operating companies within the Group. The Group currently does not hedge its foreign currency exposure.

At 31 December 2021, if KRW had weakened by 5% against HK\$ with all other variables held constant, the Group's other components of equity would have been lower by approximately HK\$408,205,000 (2020: HK\$505,999,000), as a result of the foreign exchange difference on translation of KRW denominated assets and liabilities.

36 財務風險管理目標及政策

來自本集團財務工具的主要風險為市場風險(包括外匯風險、利率風險及股權價格風險)、信貸風險及流動資金風險。本集團整體風險管理政策是集中於金融市場之不可預測性，並尋求盡量降低對本集團財務表現帶來之潛在不利影響。

風險管理由本集團財務總監領導之中央財務部門(「財務部」)進行。財務部與本集團之經營單位緊密合作，以識別及評估財務風險，以處理整體風險管理及特定範疇(例如市場風險、信貸風險及流動資金風險)。

(a) 市場風險

(i) 外匯風險

本集團之外幣交易主要以港元及韓圓計值。大部分資產及負債以港元及韓圓計值，概無以其他貨幣計值之重大資產及負債。本集團承受未來商業交易以及以港元及韓圓(即本集團旗下主要經營公司之功能貨幣)以外貨幣計值之已確認資產及負債所產生之外匯風險。本集團目前並無對沖其外匯風險。

於二零二一年十二月三十一日，倘韓圓兌港元貶值5%，而所有其他變數維持不變，則本集團其他權益部分將減少約408,205,000港元(二零二零年：505,999,000港元)，此乃由於換算以韓圓計值之資產及負債產生匯兌差額。

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued) 36 財務風險管理目標及政策(續)

(a) Market risk (continued)

(ii) Interest rate risk

The Group's income and operating cash flows are substantially independent of changes in market interest rates as the Group has no significant interest-bearing assets except for bank deposits, which earn low interest rate. The Group's interest rate risk arises mainly from borrowing. Borrowing obtained at fixed rate exposes the Group to fair value interest rate risk.

(iii) Equity price risk

The Group is exposed to equity securities price risk because of investments held by the Group are classified on the consolidated statement of financial position at financial assets at fair value through other comprehensive income. The Group is not exposed to commodity price risk. To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.

As at 31 December 2021, for the listed equity investments included in financial assets at fair value through other comprehensive income, the impact is deemed to be on the fair value reserve (non- recycling). If the price of the listed equity investments increased/decreased by 5% (2020: 5%), with all other variables held constant, the Group's other components of equity will increased/decreased by HK\$898,000 (2020: HK\$1,521,000) mainly as a result of the fair value change of these investments.

(a) 市場風險(續)

(ii) 利率風險

本集團之收入及經營現金流量大致上不受市場利率變動影響，原因為本集團並無重大計息資產，惟賺取低息之銀行存款除外。本集團之利率風險主要來自借貸。定息借貸令本集團承受公平價值利率風險。

(iii) 股權價格風險

由於本集團所持投資於綜合財務狀況表分類為按公平價值計入其他全面收益之財務資產，故本集團承受股權證券價格風險。本集團並無承受商品價格風險。為管理其投資於股權證券所產生之價格風險，本集團根據其設定限制分散其投資組合。

於二零二一年十二月三十一日，上市股權投資計入按公平價值計入其他全面收益之財務資產，其影響被視為於公平價值儲備(即非經常性)。倘上市股權投資之價格上升/下降5%(二零二零年：5%)而所有其他變數維持不變，則本集團其他權益部分將增加/減少為898,000港元(二零二零年：1,521,000港元)，主要由於該等投資之公平價值出現變動。

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)**(b) Credit risk**

The Group's credit risk is primarily attributable to equity investments designated at fair value through other comprehensive income, financial assets included in prepayments, trade and other receivables, cash and cash equivalents and restricted cash. Credit risk is managed on a group basis, except for credit risk relating to trade receivables and receivables from gaming customers.

The Group has policies and guidelines in place to assess the credit worthiness of customers from the Gaming Business to ensure that credits are made to parties with an appropriate credit history and a good history of performance records. As at 31 December 2021, the gaming receivables representing 0.1% (2020: 1.8%) of the Group's total financial assets included in prepayments, trade and other receivables. The Group monitors the issuance of credit on an ongoing basis to minimise the exposure to credit risk. The activities of individual credit account are monitored regularly for management to decide if the credit facility should be continued, changed or cancelled. Management regularly evaluates the allowance for doubtful receivables by reviewing the collectability of each balance based upon the age of the balance, the customer's financial condition, collection history and any other known information.

The Group trades only with recognised and creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, trade and other receivable balances are monitored on an ongoing basis and the Group's exposure to bad debts is not significant.

36 財務風險管理目標及政策(續)**(b) 信貸風險**

本集團信貸風險主要源自指定為按公平價值計入其他全面收益之股權投資、計入預付款項、應收貿易款項及其他應收款項之財務資產、現金及現金等價物及受限制現金。信貸風險按集團層面管理，惟有關應收貿易款項及應收博彩客戶款項之信貸風險除外。

本集團亦訂有政策及指引，以評估博彩業務客戶之信譽，確保向擁有適當信貸記錄及良好往績記錄之客戶提供信貸。於二零二一年十二月三十一日，應收博彩款項相當於本集團之財務資產總值之0.1%（二零二零年：1.8%），乃計入預付款項、應收貿易款項及其他應收款項。本集團持續監察授出信貸，務求盡量減低信貸風險。個人信貸賬戶活動獲定期監察，以供管理層決定應否繼續、改變或取消信貸額度。管理層根據結餘賬齡、客戶之財務狀況、收款記錄及任何其他已知資料以檢討各項結餘之可收回程度，從而定期評估應收呆賬撥備。

本集團僅與認可及信譽卓著之第三方進行買賣。本集團之政策為所有有意以信貸期進行買賣之客戶，均須接受信貸審核程序。此外，應收貿易款項及其他應收款項結餘持續受監管，而本集團面臨之壞賬風險並不重大。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued) 36 財務風險管理目標及政策(續)

(b) Credit risk (continued)

Maximum exposure and year-end staging

The tables below show the credit quality and the maximum exposure to credit risk based on the Group's credit policy, which is mainly based on past due information unless other information is available without undue cost or effort, and year end staging classification as at 31 December. The amounts presented are gross carrying amounts for financial assets.

As at 31 December 2021

		12-month ECLs 12個月預期 信貸虧損	Lifetime ECLs 全期預期信貸虧損			Total 總計
		Stage 1 第一階段 HK\$'000 千港元	Stage 2 第二階段 HK\$'000 千港元	Stage 3 第三階段 HK\$'000 千港元	Simplified approach 簡化方法 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Trade receivables*	應收貿易款項*	-	-	-	23,737	23,737
Gaming receivables*	應收博彩款項*	-	-	-	336,484	336,484
Financial assets included in prepayments, deposits and other receivables	計入預付款項、 按金及其他應收 款項之財務資產					
— Normal**	— 正常**	141,780	-	-	-	141,780
— Doubtful**	— 呆賬**	-	78,520	-	-	78,520
Restricted cash	受限制現金					
— Not yet past due	— 尚未逾期	66,556	-	-	-	66,556
Cash and cash equivalents	現金及現金等價物					
— Not yet past due	— 尚未逾期	820,917	-	-	-	820,917
		1,029,253	78,520	-	360,221	1,467,994

(b) 信貸風險(續)

最高風險及於年結日所處階段

下表呈示基於本集團信貸政策之信貸質素及最高信貸風險，主要以逾期資料為基準(除非可在不耗費過多成本或努力之情況下取得其他資料)，及於十二月三十一日年結日所處階段。所呈列金額為財務資產之賬面總值。

於二零二一年十二月三十一日

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

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

36 財務風險管理目標及政策(續)

(b) Credit risk (continued)

(b) 信貸風險(續)

Maximum exposure and year-end staging (continued)

最高風險及於年結日所處階段(續)

As at 31 December 2020

於二零二零年十二月三十一日

		12-month ECLs		Lifetime ECLs		Total
		12個月預期信貸虧損		全期預期信貸虧損		
		Stage 1	Stage 2	Stage 3	Simplified approach	
		第一階段	第二階段	第三階段	簡化方法	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Trade receivables*	應收貿易款項*	–	–	–	13,623	13,623
Gaming receivables*	應收博彩款項*	–	–	–	355,232	355,232
Financial assets included in prepayments, deposits and other receivables	計入預付款項、按金及其他應收款項之財務資產					
— Normal**	— 正常**	376,120	–	–	–	376,120
— Doubtful**	— 呆賬**	–	60,461	–	–	60,461
Cash and cash equivalents	現金及現金等價物					
— Not yet past due	— 尚未逾期	647,418	–	–	–	647,418
		1,023,538	60,461	–	368,855	1,452,854

* For trade and gaming receivables to which the Group applies the simplified approach for impairment, information based on the provision matrix is disclosed in note 20 to the consolidated financial statements.

* 就本集團採用簡化減值方法的應收貿易及應收博彩款項而言，基於撥備矩陣的資料於綜合財務報表附註20披露。

** The credit quality of the financial assets included in prepayments, deposits and other receivables is considered to be “normal” when they are not past due and there is no information indicating that the financial assets had a significant increase in credit risk since initial recognition. Otherwise, the credit quality of the financial assets is considered to be “doubtful”.

** 倘計入預付款項、按金及其他應收款項之財務資產未逾期及並無資料顯示財務資產自初步確認後信貸風險大幅增加，會視其信貸質素為「正常」，否則會視財務資產之信貸質素為「呆賬」。

Further quantitative data in respect of the Group's exposure to credit risk arising from trade receivables and gaming receivables are disclosed in note 20 to the consolidated financial statements.

有關本集團所承擔應收貿易款項及應收博彩款項產生的信貸風險的進一步量化數據於綜合財務報表附註20披露。

Cash flow forecasting is performed in the operating entities of the Group and aggregated by the Finance Department. The Finance Department monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs while maintaining sufficient headroom on its undrawn committed borrowing facilities at all times.

現金流量預測乃於本集團各經營實體進行，並由財務部匯總而成。財務部監控本集團流動資金需求之滾存預測，確保其擁有足夠之現金以滿足經營業務需要，並維持其未提取但已承諾之借貸額度隨時有充足餘額。

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued) 36 財務風險管理目標及政策(續)

(c) Liquidity risk

At the reporting date, the Group held cash and cash equivalents of HK\$820,917,000 (2020: HK\$647,418,000) (Note 24) and trade and other receivables, net, of HK\$32,468,000 (2020: HK\$268,772,000) (Note 20) that are expected to readily generate cash inflows for managing liquidity risk.

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of interest-bearing bank borrowing. 100% of the Group's debts would mature in less than one year as at 31 December 2021 (2020: 32.7%) based on the carrying value of borrowings reflected in the consolidated financial statements. In the opinion of the directors, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due in the foreseeable future, based on the cash flow projections of the Group and after taking into consideration that the Group obtained a letter of intention from the bank for their willingness of the renewal of the bank borrowing. Further details of which are set out in note 2.1 to the consolidated financial statements.

The maturity profile of the Group's financial liabilities as at the end of the reporting period, based on the contractual undiscounted payments, is as follows:

		Less than 1 year 少於1年 HK\$'000 千港元	1 to 2 years 1至2年 HK\$'000 千港元	2 to 5 years 2至5年 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 31 December 2021	於二零二一年 十二月三十一日				
Trade and other payables	應付貿易款項及 其他應付款項	296,468	2,499	5,950	304,917
Lease liabilities	租賃負債	1,745	1,001	705	3,451
Interest-bearing bank borrowing	計息銀行 借貸	2,177,808	-	-	2,177,808
		2,476,021	3,500	6,655	2,486,176

(c) 流動資金風險

於報告日期，本集團持有現金及現金等價物為820,917,000港元(二零二零年：647,418,000港元)(附註24)以及應收貿易款項及其他應收款項淨額為32,468,000港元(二零二零年：268,772,000港元)(附註20)，預期可就管理流動資金風險即時產生現金流入。

本集團的目標為透過使用計息銀行借貸維持資金持續性及靈活性之間的平衡。於二零二一年十二月三十一日，100%的本集團債務將於一年內到期(二零二零年：32.7%)，乃根據於綜合財務報表內反映的借貸賬面值。董事認為，根據本集團的現金流量預測及經考慮本集團已取得銀行意向書，願意續訂銀行借貸，本集團將提供充足的營運資金助其運營及履行於可見未來到期的財務責任。進一步詳情載於綜合財務報表附註2.1。

本集團財務負債於報告期末根據合約未貼現付款的到期狀況如下：

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued) **36 財務風險管理目標及政策(續)**

(c) Liquidity risk (continued)

(c) 流動資金風險(續)

		Less than 1 year 少於1年 HK\$'000 千港元	1 to 2 years 1至2年 HK\$'000 千港元	2 to 5 years 2至5年 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 31 December 2020	於二零二零年 十二月三十一日				
Trade and other payables	應付貿易款項及 其他應付款項	223,394	10,726	12,686	246,806
Lease liabilities	租賃負債	8,002	808	-	8,810
Interest-bearing bank borrowing	計息銀行 借貸	870,696	1,785,611	-	2,656,307
		1,102,092	1,797,145	12,686	2,911,923

Capital management

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain optional capital ratios in order to support its business, maximise shareholders' value, provide benefits for other stakeholders and reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 December 2021 and 31 December 2020.

資本管理

本集團資本管理之主要目標為保障本集團持續經營之能力並維持可選資本比率，以支持其業務、實現股東價值最大化、為其他利益相關者提供利益及減低資金成本。

為保持或調整資本架構，本集團或會調整向股東派付之股息金額、向股東發還資本、發行新股份或出售資產以減低債務。於截至二零二一年十二月三十一日及二零二零年十二月三十一日止年度，管理資本的目標、政策或過程並無變動。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

36 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Capital management (continued)

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. Net debt is calculated as bank borrowing less cash and cash equivalents and restricted cash. Total capital is calculated as equity attributable to owners of the parent. The gearing ratios as at 31 December 2021 and 2020 were as follows:

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Interest-bearing bank borrowing (Note 26)	計息銀行借貸 (附註26)	2,114,515	2,536,498
Less: cash and cash equivalents and restricted cash (Note 24)	減：現金及現金等價物及受限制現金(附註24)	(887,473)	(647,418)
Net debt	債務淨額	1,227,042	1,889,080
Total equity	總權益	8,810,335	10,446,617
Capital and net debt	資本及債務淨額	10,037,377	12,335,697
Gearing ratio	負債比率	12.2%	15.3%

As at 31 December 2021, the gearing ratio is 12.2% (2020: 15.3%).

36 財務風險管理目標及政策(續)

資本管理(續)

本集團使用負債比率監察資本，該比率按債務淨額除以總資本及債務淨額之總和計算。債務淨額按銀行借貸減現金及現金等價物及受限制現金計算。總資本按母公司擁有人應佔權益計算。於二零二一年及二零二零年十二月三十一日之負債比率如下：

於二零二一年十二月三十一日，負債比率為12.2% (二零二零年：15.3%)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

37 STATEMENT OF FINANCIAL POSITION OF THE COMPANY

37 本公司財務狀況表

Information about the statement of financial position of the Company at the end of the reporting date is as follows:

於報告日期末，有關本公司財務狀況表之資料如下：

		2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產		
Investments in subsidiaries	於附屬公司之投資	2,462,964	1,952,918
Property, plant and equipment	物業、廠房及設備	1,060	37
Right-of-use asset	使用權資產	-	5,448
Amount due from a subsidiary	應收一間附屬公司款項	7,628,364	8,237,613
Equity investments designated at fair value through other comprehensive income	指定為按公平價值計入其他全面收益之股權投資	16,317	28,820
Total non-current assets	非流動資產總值	10,108,705	10,224,836
CURRENT ASSETS	流動資產		
Amounts due from subsidiaries	應收附屬公司款項	1,011,443	1,985,954
Prepayments and other receivables	預付款項及其他應收款項	8,660	9,913
Cash and cash equivalents	現金及現金等價物	201,629	195,897
Total current assets	流動資產總值	1,221,732	2,191,764
CURRENT LIABILITIES	流動負債		
Other payables	其他應付款項	77,174	78,094
Amounts due to subsidiaries	應付附屬公司款項	276,768	269,572
Lease liabilities	租賃負債	4,694	5,858
Total current liabilities	流動負債總值	358,636	353,524
NET CURRENT ASSETS	流動資產淨值	863,096	1,838,240
NET ASSETS	資產淨值	10,971,801	12,063,076
EQUITY	權益		
Share capital	股本	42,263	35,219
Reserves (Note)	儲備(附註)	10,929,538	12,027,857
Total equity	總權益	10,971,801	12,063,076

Yang Zhihui
仰智慧
Chairman and Executive Director
主席兼執行董事

Wong Hoi Po
王海波
Executive Director
執行董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

37 STATEMENT OF FINANCIAL POSITION OF THE COMPANY (continued)

Note:

A summary of the Company's reserves is as follows:

37 本公司財務狀況表(續)

附註：

本公司儲備概要如下：

		Share premium	Capital redemption reserve	Contributed surplus	Other reserve	Fair value reserve of financial assets at fair value through other comprehensive income	Accumulated losses	Total
		股份溢價	資本贖回儲備	繳入盈餘	其他儲備	公平價值儲備	累計虧損	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2020	於二零二零年一月一日	14,020,947	6,503	3,460,931	193,993	(283,959)	(4,855,626)	12,542,789
Loss for the year	年度虧損	-	-	-	-	-	(641,125)	(641,125)
Changes in fair value of equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之公平價值變動	-	-	-	-	(5,086)	-	(5,086)
Total comprehensive loss for the year	年度全面虧損總額	-	-	-	-	(5,086)	(641,125)	(646,211)
Issue of shares (Note 28)	發行股份(附註28)	132,070	-	-	-	-	-	132,070
Share issue expenses (Note 28)	發股費用(附註28)	(791)	-	-	-	-	-	(791)
At 31 December 2020 and 1 January 2021	於二零二零年十二月三十一日及二零二一年一月一日	14,152,226	6,503	3,460,931	193,993	(289,045)	(5,496,751)	12,027,857
Loss for the year	年度虧損	-	-	-	-	-	(1,217,383)	(1,217,383)
Changes in fair value of equity investments at fair value through other comprehensive income	按公平價值計入其他全面收益之股權投資之公平價值變動	-	-	-	-	(12,503)	-	(12,503)
Total comprehensive loss for the year	年度全面虧損總額	-	-	-	-	(12,503)	(1,217,383)	(1,229,886)
Issue of shares (Note 28)	發行股份(附註28)	131,718	-	-	-	-	-	131,718
Share issue expenses (Note 28)	發股費用(附註28)	(151)	-	-	-	-	-	(151)
At 31 December 2021	於二零二一年十二月三十一日	14,283,793	6,503	3,460,931	193,993	(301,548)	(6,714,134)	10,929,538

38 APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 30 March 2022.

38 批准財務報表

財務報表於二零二二年三月三十日經董事會批准及授權刊發。

MAJOR PROPERTIES HELD BY THE GROUP 本集團持有之主要物業

INVESTMENT PROPERTIES

投資物業

Location 位置	Use 用途	Tenure 租期	Attributable interest of the Group 本集團應佔權益
Units at Jeju Shinhwa World, Andeok-myeon, Seoguipo City, Jeju Special, Self-Governing Province, South Korea 南韓濟州特別自治道西歸浦市 Andeok-myeon 濟州神話世界多個單位	Shops/commercial 店鋪／商業	Freehold 永久業權	100%
Flat A, 38th & 39th Floors, Tower 1, Larvotto, No.8, Ap Lei Chau Praya Road, Hong Kong 香港鴨脷洲海旁道8號南灣1座38及39樓A室	Residential 住宅	Medium term lease 中期租約	100%

COMPLETED PROPERTIES HELD FOR SALE

待售已落成物業

Location 位置	Total GFA 總建築面積 (‘000 sq.m.) (千平方米)	Usage 用途	Attributable interest of the Group 本集團應佔權益
Seogwang-ri in Andeog-myeon, Seoguipo City, Jeju Special, Self-Governing Province, South Korea 南韓濟州特別自治道西歸浦市 Andeog-myeon Seogwang-ri	27	Residential 住宅	100%

FINANCIAL SUMMARY

財務概要

A summary of the results, assets and liabilities of the Group for the five years ended 31 December 2017, 2018, 2019, 2020 and 2021, as extracted from the published audited consolidated financial statements, is set out below.

以下為本集團截至二零一七年、二零一八年、二零一九年、二零二零年及二零二一年十二月三十一日止五個年度之業績、資產及負債摘要，乃節錄自己刊發經審核綜合財務報表。

		Year ended 31 December 截至十二月三十一日止年度				
		2017 二零一七年 HK\$'000 千港元 (Restated) (重列)	2018 二零一八年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
RESULTS	業績					
Revenue	收益	840,244	2,099,025	815,533	788,011	1,349,996
Profit/(loss) for the year	年度溢利／(虧損)	501,222	(701,527)	(2,132,855)	(2,115,001)	(1,055,766)
Attributable to:	應佔：					
Owners of the parent	母公司擁有人	505,067	(701,527)	(2,132,855)	(2,115,001)	(1,055,766)
Non-controlling interests	非控股權益	(3,845)	—	—	—	—
		501,222	(701,527)	(2,132,855)	(2,115,001)	(1,055,766)
		At 31 December 於十二月三十一日				
		2017 二零一七年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
ASSETS AND LIABILITIES	資產及負債					
Total assets	資產總值	19,228,926	17,671,019	15,119,840	13,548,542	11,509,972
Total liabilities	負債總值	(3,072,178)	(3,068,758)	(3,235,073)	(3,101,925)	(2,699,637)
Shareholders' funds	股東資金	16,156,748	14,602,261	11,884,767	10,446,617	8,810,335



LANDING INTERNATIONAL
DEVELOPMENT LIMITED
藍鼎國際發展有限公司

