



亞證地產有限公司

ASIASEC PROPERTIES LIMITED

(Stock Code 股份代號 : 271)

2023 Interim Report

中期業績報告



亞 證 地 產 有 限 公 司

ASIASEC PROPERTIES LIMITED

中期業績報告

Interim Report

截至二零二三年六月三十日止六個月

For the six months ended 30th June, 2023

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公司資料

董事會

執行董事

李成偉，主席
李樹賢，行政總裁
勞景祐
杜燦生

獨立非執行董事

李澤雄
蔡健民
楊麗琛

執行委員會

李成偉，主席
李樹賢
勞景祐
杜燦生

審核委員會

李澤雄，主席
蔡健民
楊麗琛

薪酬委員會

蔡健民，主席
李澤雄
楊麗琛

提名委員會

李澤雄，主席
蔡健民
楊麗琛

CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Patrick Lee Seng Wei, *Chairman*
Lee Shu Yin, *Chief Executive*
Edwin Lo King Yau
Tao Tsan Sang

Independent Non-Executive Directors

Li Chak Hung
Choi Kin Man
Lisa Yang Lai Sum

EXECUTIVE COMMITTEE

Patrick Lee Seng Wei, *Chairman*
Lee Shu Yin
Edwin Lo King Yau
Tao Tsan Sang

AUDIT COMMITTEE

Li Chak Hung, *Chairman*
Choi Kin Man
Lisa Yang Lai Sum

REMUNERATION COMMITTEE

Choi Kin Man, *Chairman*
Li Chak Hung
Lisa Yang Lai Sum

NOMINATION COMMITTEE

Li Chak Hung, *Chairman*
Choi Kin Man
Lisa Yang Lai Sum

公司資料(續)**主要往來銀行**

中國銀行(香港)有限公司
 中信銀行(國際)有限公司
 大新銀行有限公司
 恒生銀行有限公司
 中國工商銀行(亞洲)有限公司

註冊辦事處

香港灣仔告士打道138號
 聯合鹿島大廈9樓
 電話：2828 0288
 傳真：2801 4975
 電郵：info@asiasec.com.hk

股份過戶登記處

卓佳登捷時有限公司
 香港
 夏慤道16號
 遠東金融中心17樓

公司秘書

陳偲熒

核數師

德勤•關黃陳方會計師行
 註冊公眾利益實體核數師

律師

胡百全律師事務所
 咸頓金仕騰律師行

股份代號

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網站

<http://www.asiasec.com.hk>
[http://www.irasia.com/listco/hk/asiasecproperties/
 index.htm](http://www.irasia.com/listco/hk/asiasecproperties/index.htm)

CORPORATE INFORMATION (continued)**PRINCIPAL BANKERS**

Bank of China (Hong Kong) Limited
 China CITIC Bank International Limited
 Dah Sing Bank, Limited
 Hang Seng Bank, Limited
 Industrial and Commercial Bank of China (Asia) Limited

REGISTERED OFFICE

9th Floor, Allied Kajima Building
 138 Gloucester Road, Wanchai, Hong Kong
 Tel. : 2828 0288
 Fax : 2801 4975
 E-mail : info@asiasec.com.hk

SHARE REGISTRAR

Tricor Tengis Limited
 17th Floor, Far East Finance Centre
 16 Harcourt Road
 Hong Kong

COMPANY SECRETARY

Cynthia Chen Si Ying

AUDITOR

Deloitte Touche Tohmatsu
 Registered Public Interest Entity Auditors

SOLICITORS

P. C. Woo & Co.
 Hampton, Winter and Glynn

STOCK CODE

271

WEBSITES

<http://www.asiasec.com.hk>
[http://www.irasia.com/listco/hk/asiasecproperties/
 index.htm](http://www.irasia.com/listco/hk/asiasecproperties/index.htm)

簡明綜合損益表

截至二零二三年六月三十日止六個月

亞證地產有限公司(「本公司」)董事會(「董事會」)宣佈本公司及其附屬公司(統稱為「本集團」)截至二零二三年六月三十日止六個月之未經審核綜合業績連同二零二二年同期之比較數字如下：

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

for the six months ended 30th June, 2023

The board of directors ("Board") of Asiasec Properties Limited ("Company") announces that the unaudited consolidated results of the Company and its subsidiaries (collectively referred to as the "Group") for the six months ended 30th June, 2023 with the comparative figures for the corresponding period in 2022 are as follows:

		(未經審核) (Unaudited)		
		截至六月三十日止六個月 Six months ended 30th June,		
		二零二三年 2023	二零二二年 2022	
		千港元 HK\$'000	千港元 HK\$'000	
		附註 NOTES		
收入	Revenue	4	22,788	16,790
其他收入	Other income	5	7,407	6,096
其他(虧損)收益	Other (loss) gain	6	(418)	508
租金及差餉	Rent and rates		(706)	(647)
樓宇管理費	Building management fees		(3,595)	(3,422)
僱員成本(包括董事酬金)	Staff costs (including directors' emoluments)		(5,037)	(5,306)
折舊及攤銷	Depreciation and amortisation		(93)	(101)
維修及保養	Repairs and maintenance		(1,667)	(2,872)
其他開支	Other expenses		(6,200)	(4,756)
未計入預期信貸虧損模型之撥回(減值)·(減值)撥回淨額和投資物業及金融工具之公允價值變動的經營溢利	Operating profit before reversal (impairment losses) under expected credit loss model, net of (impairment losses) reversal and change in fair value of investment properties and financial instruments		12,479	6,290
來自投資物業之公允價值變動之收益(虧損)	Gain (loss) from change in fair value of investment properties	12	6,046	(2,850)
預期信貸虧損模型之撥回(減值)·(減值)撥回淨額	Reversal (impairment losses) under expected credit loss model, net of (impairment losses) reversal		1,889	(635)
透過損益按公允價值處理之金融資產之公允價值淨減少	Net decrease in fair value of financial assets at fair value through profit or loss		(2,738)	(6,160)
除稅前溢利(虧損)	Profit (loss) before taxation		17,676	(3,355)
所得稅支出	Income tax expense	7	(3,169)	(1,000)
本期間溢利(虧損)	Profit (loss) for the period	8	14,507	(4,355)
每股盈利(虧損)基本	Earnings (loss) per share Basic	10	1.17	(0.35)

簡明綜合損益及其他全面收益表

CONDENSED CONSOLIDATED STATEMENT OF
PROFIT OR LOSS AND OTHER COMPREHENSIVE
INCOME

截至二零二三年六月三十日止六個月

for the six months ended 30th June, 2023

(未經審核)

(Unaudited)

截至六月三十日止六個月

Six months ended 30th June,

二零二三年

二零二二年

2023

2022

千港元

千港元

HK\$'000

HK\$'000

本期間溢利(虧損)	Profit (loss) for the period	14,507	(4,355)
其他全面費用：	Other comprehensive expense:		
隨後不會重新分類至損益之 項目：	Item that will not be reclassified subsequently to profit or loss:		
透過其他全面收益按公允價值處理 之股本工具之公允價值變動	Change in fair value of equity instrument at fair value through other comprehensive income	(1,860)	(440)
隨後可能重新分類至損益之 項目：	Item that may be reclassified subsequently to profit or loss:		
幣值換算調整	Currency translation differences	(1,650)	(2,077)
本期間其他全面費用， 除稅後	Other comprehensive expense for the period, net of tax	(3,510)	(2,517)
本期間全面收益(費用)總額	Total comprehensive income (expense) for the period	10,997	(6,872)

簡明綜合財務狀況表

於二零二三年六月三十日

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

at 30th June, 2023

			(未經審核) (Unaudited) 二零二三年 六月三十日 30th June, 2023	(經審核) (Audited) 二零二二年 十二月三十一日 31st December, 2022
	附註 NOTES		千港元 HK\$'000	千港元 HK\$'000
資產		ASSETS		
非流動資產		Non-current assets		
物業、廠房及設備	11	Property, plant and equipment	480	1,071
投資物業	12	Investment properties	1,002,540	1,297,022
於聯營公司之權益	13	Interest in an associate	–	–
應收貸款	14	Loan receivables	78,209	78,024
透過損益按公允價值處理之 金融資產	15	Financial assets at fair value through profit or loss	–	43,079
透過其他全面收益 按公允價值處理之 股本工具	16	Equity instrument at fair value through other comprehensive income	27,740	29,600
俱樂部會籍		Club memberships	4,261	4,261
			1,113,230	1,453,057
流動資產		Current assets		
交易及其他應收款項、 預付賬款及按金	17	Trade and other receivables, prepayments and deposits	16,303	26,752
應收貸款	14	Loan receivables	–	76,705
透過損益按公允價值處理之 金融資產	15	Financial assets at fair value through profit or loss	75,790	35,147
可取回所得稅		Income tax recoverable	1,663	1,785
現金及現金等值	18	Cash and cash equivalents	207,415	147,668
			301,171	288,057
分類為待售資產	19	Assets classified as held for sale	339,708	–
總資產		Total assets	1,754,109	1,741,114

簡明綜合財務狀況表(續)

於二零二三年六月三十日

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

at 30th June, 2023

			(未經審核) (Unaudited) 二零二三年 六月三十日 30th June, 2023 千港元 HK\$'000	(經審核) (Audited) 二零二二年 十二月三十一日 31st December, 2022 千港元 HK\$'000
		附註 NOTES		
權益	EQUITY			
股本	Share capital	20	681,899	681,899
儲備	Reserves		883,203	872,206
總權益	Total equity		1,565,102	1,554,105
負債	LIABILITIES			
非流動負債	Non-current liability			
遞延稅項負債	Deferred tax liabilities		145,545	161,040
流動負債	Current liabilities			
應付款項及應計費用	Creditors and accruals	21	22,547	25,380
應付所得稅	Income tax payable		1,498	589
			24,045	25,969
分類為待售資產之相關負債	Liabilities associated with assets classified as held for sale	19	19,417	–
總負債	Total liabilities		189,007	187,009
總權益及負債	Total equity and liabilities		1,754,109	1,741,114

簡明綜合權益變動表

截至二零二三年六月三十日止六個月

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the six months ended 30th June, 2023

		股本 Share capital 千港元 HK\$'000	投資 重估儲備 Investment revaluation reserve 千港元 HK\$'000	物業 重估儲備 Property revaluation reserve 千港元 HK\$'000	匯兌 浮動儲備 Exchange reserve 千港元 HK\$'000	保留溢利 Retained profits 千港元 HK\$'000	總權益 Total equity 千港元 HK\$'000
於二零二二年一月一日 (經審核)	At 1st January, 2022 (audited)	681,899	22,606	78,922	(4,118)	826,112	1,605,421
本期間虧損	Loss for the period	-	-	-	-	(4,355)	(4,355)
透過其他全面收益 按公允價值處理之 股本工具之公允價值變動	Change in fair value of equity instrument at fair value through other comprehensive income	-	(440)	-	-	-	(440)
幣值換算調整	Currency translation differences	-	-	-	(2,077)	-	(2,077)
本期間其他全面 費用	Other comprehensive expense for the period	-	(440)	-	(2,077)	-	(2,517)
本期間全面費用 總額	Total comprehensive expense for the period	-	(440)	-	(2,077)	(4,355)	(6,872)
於二零二二年六月三十日 (未經審核)	At 30th June, 2022 (unaudited)	681,899	22,166	78,922	(6,195)	821,757	1,598,549
於二零二三年一月一日 (經審核)	At 1st January, 2023 (audited)	681,899	19,546	78,922	(8,673)	782,411	1,554,105
本期間盈利	Profit for the period	-	-	-	-	14,507	14,507
透過其他全面收益 按公允價值處理之 股本工具之公允價值變動	Change in fair value of equity instrument at fair value through other comprehensive income	-	(1,860)	-	-	-	(1,860)
幣值換算調整	Currency translation differences	-	-	-	(1,650)	-	(1,650)
本期間其他全面 費用	Other comprehensive expense for the period	-	(1,860)	-	(1,650)	-	(3,510)
本期間全面(費用)收益 總額	Total comprehensive (expense) income for the period	-	(1,860)	-	(1,650)	14,507	10,997
於二零二三年六月三十日 (未經審核)	At 30th June, 2023 (unaudited)	681,899	17,686	78,922	(10,323)	796,918	1,565,102

簡明綜合現金流動表

截至二零二三年六月三十日止六個月

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

for the six months ended 30th June, 2023

		(未經審核) (Unaudited)		
		截至六月三十日止六個月 Six months ended 30th June,		
		二零二三年 2023	二零二二年 2022	
		千港元 HK\$'000	千港元 HK\$'000	
		附註 NOTES		
來自營運業務之現金流量	Cash flows from operating activities			
來自經營業務之現金淨值	Net cash generated from operations	22	15,889	5,676
已付中國企業所得稅	PRC Enterprise Income Tax paid		(25)	(5)
來自營運業務之現金淨值	Net cash from operating activities		15,864	5,671
投資業務	Investing activities			
已收銀行利息	Bank interest received		2,772	235
已收來自其他應收款項之利息	Interest received from other receivables		144	126
已收貸款利息	Loan interest received		3,826	4,417
已收來自透過損益按公允價值處理之金融資產之股息	Dividend received from financial assets at fair value through profit or loss		-	1,068
給予貸款	Loan advanced		-	(2,439)
貸款還款	Loan repayment		77,609	-
來自投資業務之現金淨值	Net cash from investing activities		84,351	3,407
現金及現金等值增加淨值	Net increase in cash and cash equivalents		100,215	9,078
於期初之現金及現金等值	Cash and cash equivalents at the beginning of the period		147,668	119,853
外匯兌換率改變之影響	Effect of foreign exchange rate changes		(211)	182
於期末之現金及現金等值	Cash and cash equivalents at the end of the period		247,672	129,113
包括在分類為待售資產之現金及現金等值	Cash and cash equivalents included in assets classified as held for sale	19	(40,257)	-
			207,415	129,113

簡明綜合財務報表附註

截至二零二三年六月三十日止六個月

1. 概括

本公司為一間在香港成立及註冊之公眾有限公司，並在香港聯合交易所有限公司（「聯交所」）主版上市。本公司之註冊辦事處地址及主要營業地點為香港灣仔告士打道138號聯合鹿島大廈9樓。

本集團之主要業務為物業投資（包括附註16所詳載之股本投資）、物業租賃及物業管理。

簡明綜合財務報表已於二零二三年八月十七日獲董事會批准。

截至二零二二年十二月三十一日止之財務資料已包含在截至二零二三年六月三十日止六個月之簡明綜合財務報表內作為比較資料，該比較資料不會令本公司於該年度內產生法定年度綜合財務報表，惟其摘錄來自該等財務報表。根據香港公司條例（「公司條例」）第436條，有關該等法定財務報表之進一步資料披露如下：

本公司已根據公司條例第662(3)條及附表6第3部向公司註冊處處長遞交截至二零二二年十二月三十一日止年度之財務報表。

本公司核數師已就該等財務報表發表報告。核數師報告並無保留意見；並無載有核數師於出具無保留意見情況下，提出注意任何引述之強調事項；及並無載有根據公司條例第406(2)、407(2)或(3)條作出之聲明。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30th June, 2023

1. GENERAL

The Company is a public limited liability company incorporated in Hong Kong and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited ("Stock Exchange"). The address of its registered office and principal place of business of the Company is 9th Floor, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong.

The principal activities of the Group are property investment (including by way of equity investment as details set out in note 16), property leasing and estate management.

The condensed consolidated financial statements has been approved by the Board on 17th August, 2023.

The financial information relating to the year ended 31st December, 2022 that is included in these condensed consolidated financial statements for the six months ended 30th June, 2023 as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance ("CO") is as follows:

The Company has delivered the financial statements for the year ended 31st December, 2022 to the Registrar of Companies in accordance with section 662(3) of, and Part 3 of Schedule 6 to, the CO.

The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the CO.

2. 編製基準

簡明綜合財務報表乃按香港會計師公會(「香港會計師公會」)頒佈之香港會計準則(「香港會計準則」)第34號「中期財務報告」及遵守聯交所證券上市規則(「上市規則」)附錄十六之適用披露規定而編製。

本公司之董事(「董事」)在批准本簡明綜合財務報表時，對本集團在可預見的將來擁有足夠資源來繼續經營有合理的期望。因此，他們在編製本簡明綜合財務報表時繼續採用持續經營會計基礎。

3. 主要會計政策

除若干物業及金融工具按公允價值計量外，本簡明綜合財務報表乃按歷史成本基準編製(如適用)。

截至二零二三年六月三十日止六個月之簡明綜合財務報表所採用之會計政策及計算方法與本集團編製截至二零二二年十二月三十一日止年度之年度財務報表所採用的一致。

2. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on the Stock Exchange (“Listing Rules”).

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

3. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial instruments, which are measured at revalued amounts or fair values, as appropriate.

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30th June, 2023 are the same as those presented in the Group’s annual financial statements for the year ended 31st December, 2022.

3. 主要會計政策(續)

經修訂香港財務報告準則(「香港財務報告準則」)之應用

於本中期期間，本集團已首次採用下列由香港會計師公會頒佈於二零二三年一月一日開始的本集團之年度期間強制生效的香港財務報告準則之新訂及修訂本，以編製本集團簡明綜合財務報表：

香港財務報告準則第17號 保險合約
(包括二零二零年十月
及二零二二年二月
香港財務報告準則
第17號之修訂本)

香港會計準則第1號及 會計政策的定義
香港財務報告準則實務
公告第2號之修訂本

香港會計準則第8號之 會計估計的定義
修訂本

香港會計準則第12號之 與單一交易產生的
修訂本 資產及負債相關
的遞延稅項

香港會計準則第12號之 國際稅收改革 –
修訂本 支柱二法規架構

於本中期期間採用香港財務報告準則之新訂及修訂本對本集團於本期間及過往期間之財務狀況及表現及／或該等簡明綜合財務報表所載之披露並無重大影響。

3. PRINCIPAL ACCOUNTING POLICIES (continued)

Application of amendments to Hong Kong Financial Reporting Standards (“HKFRSs”)

In the current interim period, the Group has applied the following new and amendments to HKFRSs issued by the HKICPA, for the first time, which are mandatorily effective for the Group’s annual period beginning on 1st January, 2023 for the preparation of the Group’s condensed consolidated financial statements:

HKFRS 17 (including the October 2020 and February 2022 Amendments to HKFRS 17) Insurance Contracts

Amendments to HKAS 1 and HKFRS Practice Statement 2 Definition of Accounting Policies

Amendments to HKAS 8 Definition of Accounting Estimates

Amendments to HKAS 12 Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Amendments to HKAS 12 International Tax Reform – Pillar Two Model Rules

The application of the new and amendments to HKFRSs in the current interim period has had no material impact on the Group’s financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

4. 收入及分部資料

4. REVENUE AND SEGMENT INFORMATION

		(未經審核) (Unaudited)	
		截至六月三十日止六個月 Six months ended 30th June,	
		二零二三年 2023	二零二二年 2022
		千港元 HK\$'000	千港元 HK\$'000
投資物業的固定租金收入	Rental income from investment properties that is fixed	18,878	12,805
物業管理費	Estate management fees	2,560	2,485
來自透過其他全面收益按公允價值處理(「透過其他全面收益按公允價值處理」)之股本工具的股息收入	Dividend income from equity instrument at fair value through other comprehensive income ("FVTOCI")	1,350	1,500
		22,788	16,790

物業管理費的收入於一段時間內確認。本集團已選擇以實際而又適當地應用香港財務報告準則第15號「來自客戶合約之收入」(「香港財務報告準則第15號」)確認物業管理費的收入，根據相關租賃合約的條款之權力，預先提交發票收取每月固定的物業管理費。按照香港財務報告準則第15號規定，截至二零二三年及二零二二年六月三十日止並不披露物業管理費之所需攤分至餘下之合約履約義務。

Revenue from estate management fees is recognised over time. The Group applied the practical expedient in HKFRS 15 "Revenue from Contracts with Customers" ("HKFRS 15") to recognise revenue in the amount that the Group has the right to invoice based on the terms of the relevant lease agreements in which the Group bills a fixed monthly amount in advance. As permitted under HKFRS 15, the transaction price of estate management services allocated to the remaining performance obligations as at 30th June, 2023 and 2022 is not disclosed.

4. 收入及分部資料(續)

本公司的執行董事已確認為最高的營運決策者。執行董事認為本集團的物業租賃及物業管理為同一營運分部，並據此相應地審閱整體財務資料。因此，並無對本集團之收入、業績、資產及負債作分部分析。

於二零二三年六月三十日，除透過損益按公允價值處理（「透過損益按公允價值處理」）之金融資產、透過其他全面收益按公允價值處理之股本工具及應收貸款外，位於香港和中華人民共和國（「中國」）之非流動資產總值分別為1,006,670,000港元及611,000港元（二零二二年十二月三十一日：1,244,637,000港元及57,717,000港元）。於本中期期間，從香港及中國所得的總收入分別為22,219,000港元及569,000港元（截至二零二二年六月三十日止六個月：16,146,000港元及644,000港元）。

4. REVENUE AND SEGMENT INFORMATION (continued)

The executive directors of the Company have been identified as the chief operating decision maker. The executive directors regard the Group's business as a single operating segment, which is property leasing and estate management, and review financial information as a whole accordingly. Therefore, no segment analysis of the Group's revenue, results, assets and liabilities are presented.

As at 30th June, 2023, other than financial assets at fair value through profit or loss ("FVTPL"), equity instrument at FVTOCI and loan receivables, the total of non-current assets located in Hong Kong and the People's Republic of China ("PRC") are HK\$1,006,670,000 and HK\$611,000 (31st December, 2022: HK\$1,244,637,000 and HK\$57,717,000) respectively. During the current interim period, the total revenue derived from Hong Kong and the PRC are HK\$22,219,000 and HK\$569,000 (six months ended 30th June, 2022: HK\$16,146,000 and HK\$644,000) respectively.

5. 其他收入

5. OTHER INCOME

		(未經審核) (Unaudited)	
		截至六月三十日止六個月 Six months ended 30th June,	
		二零二三年 2023	二零二二年 2022
		千港元 HK\$'000	千港元 HK\$'000
銀行利息收入	Bank interest income	2,772	235
貸款利息收入	Loan interest income	3,778	4,413
政府補助(附註)	Government grants (Note)	–	392
來自其他應收款項之利息收入	Interest income from other receivables	144	126
來自透過損益按公允價值處理之 金融資產之股息收入	Dividend income from financial assets at FVTPL	–	350
來自最終控股公司之 管理服務費收入	Management fee income from ultimate holding company	150	–
來自中間控股公司之 管理服務費收入	Management fee income from intermediate holding company	555	432
其他	Others	8	148
		7,407	6,096

附註：於截至二零二二年六月三十日止六個月內，本集團確認與香港特別行政區政府提供的保就業計劃有關的新型冠狀病毒相關之政府補貼為392,000港元。

Note: During the six months ended 30th June, 2022, the Group recognised government grants of HK\$392,000, in respect of COVID-19 related subsidies, which related to the Employment Support Scheme provided by the Government of the Hong Kong Special Administrative Region.

6. 其他(虧損)收益

6. OTHER (LOSS) GAIN

		(未經審核) (Unaudited)	
		截至六月三十日止六個月 Six months ended 30th June,	
		二零二三年 2023	二零二二年 2022
		千港元 HK\$'000	千港元 HK\$'000
淨匯兌(虧損)收益	Net exchange (loss) gain	(418)	508

7. 所得稅支出

7. INCOME TAX EXPENSE

		(未經審核) (Unaudited)	
		截至六月三十日止六個月 Six months ended 30th June,	
		二零二三年 2023	二零二二年 2022
		千港元 HK\$'000	千港元 HK\$'000
支出包括：	The charge comprises:		
本期間	Current period		
— 香港所得稅	— Hong Kong Profits Tax	1,186	213
— 中國企業所得稅	— PRC Enterprise Income Tax	26	5
		1,212	218
遞延稅項	Deferred taxation	1,957	782
本期間所得稅支出	Income tax expense for the period	3,169	1,000

8. 本期間溢利(虧損)

8. PROFIT (LOSS) FOR THE PERIOD

(未經審核)
(Unaudited)
截至六月三十日止六個月
Six months ended 30th June,
二零二三年 二零二二年
2023 2022
千港元 千港元
HK\$'000 HK\$'000

本期間溢利(虧損)已扣除：	Profit (loss) for the period has been arrived at after charging:		
物業、廠房及設備折舊	Depreciation of property, plant and equipment	93	101
產生租金收入之投資物業的 直接營運費用	Direct operating expenses of investment properties that generated rental income	6,283	6,307
並無產生租金收入之投資物業的 直接營運費用	Direct operating expenses of investment properties that did not generate rental income	135	1,420

9. 股息

9. DIVIDEND

董事會議決不建議派發截至二零二三年六月三十日止六個月之中期股息(截至二零二二年六月三十日止六個月：無)。

The Board has resolved not to declare any interim dividend for the six months ended 30th June, 2023 (six months ended 30th June, 2022: Nil).

10. 每股盈利(虧損)

本公司股東應佔之每股基本盈利(虧損)乃按下列數據計算：

10. EARNINGS (LOSS) PER SHARE

The calculation of the basic earnings (loss) per share attributable to the owners of the Company is based on the following:

(未經審核)	
(Unaudited)	
截至六月三十日止六個月	
Six months ended 30th June,	
二零二三年	二零二二年
2023	2022
千港元	千港元
HK\$'000	HK\$'000

盈利(虧損)	Earnings (loss)		
用以計算每股基本盈利(虧損)之 盈利(虧損)(本公司股東應佔 本期間溢利(虧損))	Earnings (loss) for the purpose of basic earnings (loss) per share (profit (loss) for the period attributable to the owners of the Company)	14,507	(4,355)

(未經審核)	
(Unaudited)	
截至六月三十日止六個月	
Six months ended 30th June,	
二零二三年	二零二二年
2023	2022
千位	千位
'000	'000

股數	Number of shares		
用以計算每股基本盈利(虧損)之 普通股數目	Number of ordinary shares for the purpose of basic earnings (loss) per share	1,240,669	1,240,669

由於二零二三年度及二零二二年度內並沒有發行在外的潛在普通股，因此於二零二三年度及二零二二年度，並沒有呈列每股攤薄盈利(虧損)。

No diluted earnings (loss) per share for both 2023 and 2022 were presented as there were no potential ordinary shares in issue for both 2023 and 2022.

11. 物業、廠房及設備之變動

於截至二零二三年六月三十日止六個月內，本集團並無(截至二零二二年六月三十日止六個月：無)購入物業、廠房及設備。

12. 投資物業之變動

11. MOVEMENTS IN PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30th June, 2023, the Group did not acquire property, plant and equipment (six months ended 30th June, 2022: HK\$Nil).

12. MOVEMENTS IN INVESTMENT PROPERTIES

	(未經審核) (Unaudited)	(經審核) (Audited)
	二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
	千港元 HK\$'000	千港元 HK\$'000
公允價值		
於期初	1,297,022	1,329,370
幣值換算調整	(1,862)	(4,891)
轉撥至待售(附註19)	(298,666)	-
公允價值淨增加(減少)確認 於損益	6,046	(27,457)
於期末	<u>1,002,540</u>	<u>1,297,022</u>

本集團之投資物業於二零二三年六月三十日及二零二二年十二月三十一日之公允價值乃由與本集團無任何關連之評估師普敦國際評估有限公司於當日進行估值。

在估計物業之公允價值時，物業的最高和最佳用途是其當前用途。

下表提供有關根據公允價值計量的輸入參數的可觀察程度如何釐定重大投資物業的公允價值(特別是所使用的估值方法及參數)，及根據公允價值計量所劃分的公允價值級別水平(第一至三級)的資料。

The fair values of the Group's investment properties as at 30th June, 2023 and 31st December, 2022 has been arrived at on the basis of a valuation carried out on the respective dates by Norton Appraisals Holdings Limited, a valuer not connected with the Group.

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

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

12. 投資物業之變動(續) 12. MOVEMENTS IN INVESTMENT PROPERTIES (continued)

本集團所持有投資物業 Investment properties held by the Group	公允價值級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要無法觀察參數 Significant unobservable inputs	無法觀察參數與公允價值之關係 Relationship of unobservable inputs for fair value
位於香港之商用物業 Commercial properties in Hong Kong	第三級 Level 3	投資法(租期復歸法) Investment method (term and reversionary approach) 主要參數為： The key inputs are: (1) 租期收益率： (1) Term yield; (2) 復歸收益率：及 (2) Reversionary yield; and (3) 個別單位的市場單位租金 (3) Market unit rent of individual unit	租期收益率(考慮到可比較物業及調整以反映保證及將予收取的租期收入的確定性所產生的收益率)為2%至3.75%(二零二二年：2%至4.25%)。 Term yield, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received, of 2% to 3.75% (2022: 2% to 4.25%). 復歸收益率(考慮到可比較物業的年度單位市場租金收入及單位市值)為2.5%至4.25%(二零二二年：2.5%至4.25%)。 Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties, of 2.5% to 4.25% (2022: 2.5% to 4.25%). 市場單位租金與直接市場可比較物相比較，並考慮到地點和其他個別因素，如道路正面、物業大小和設施。平均市場單位租金介乎約每平方尺每月14.5港元至每平方尺每月115港元(二零二二年：每平方尺每月14.5港元至每平方尺每月120港元)。 Market unit rent compares with direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities. The range of average market unit rent is from around HK\$14.5 sq.ft./month to HK\$115 sq.ft./month (2022: HK\$14.5 sq.ft./month to HK\$120 sq.ft./month).	租期收益率的增加會導致公允價值下降。 The increase in the term yield would result in a decrease in fair value. 復歸收益率的增加會導致公允價值下降。 The increase in the reversionary yield would result in a decrease in fair value. 市場單位租金的增加會導致公允價值增加。 The increase in the market unit rent would result in an increase in fair value.

12. 投資物業之變動(續) 12. MOVEMENTS IN INVESTMENT PROPERTIES (continued)

本集團所持有投資物業 Investment properties held by the Group	公允價值級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要無法觀察參數 Significant unobservable inputs	無法觀察參數與公允價值之關係 Relationship of unobservable inputs for fair value
位於香港之車位 Carparks in Hong Kong	第三級 Level 3	投資法(租期復歸法) Investment method (term and reversionary approach) 主要參數為： The key inputs are: (1) 租期收益率： (1) Term yield; (2) 復歸收益率；及 (2) Reversionary yield; and (3) 個別單位的市場單位租金 (3) Market unit rent of individual unit	租期收益率(考慮到可比較物業及調整以反映保證及將予收取的租期收入的確定性所產生的收益率)為4.25%(二零二二年：4.25%)。 Term yield, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received, of 4.25% (2022: 4.25%). 復歸收益率(考慮到可比較物業的年度單位市場租金收入及單位市值)為4.75%(二零二二年：4.75%)。 Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties, of 4.75% (2022: 4.75%). 市場單位租金與直接市場可比較物相比較，並考慮到地點和其他個別因素，如道路正面和設施。平均市場單位租金約每月3,700港元(二零二二年：約每月3,600港元)。 Market unit rent compares with direct market comparables and taking into account of location and other individual factors such as road frontage and facilities. The average market unit rent is around HK\$3,700/month (2022: around HK\$3,600/month).	租期收益率的增加會導致公允價值下降。 The increase in the term yield would result in a decrease in fair value. 復歸收益率的增加會導致公允價值下降。 The increase in the reversionary yield would result in a decrease in fair value. 市場單位租金的增加會導致公允價值增加。 The increase in the market unit rent would result in an increase in fair value.

12. 投資物業之變動(續) 12. MOVEMENTS IN INVESTMENT PROPERTIES (continued)

本集團所持有投資物業 Investment properties held by the Group	公允價值級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要無法觀察參數 Significant unobservable inputs	無法觀察參數與公允價值之關係 Relationship of unobservable inputs for fair value
位於香港之住宅物業 Residential properties in Hong Kong	第三級 Level 3	投資法(租期復歸法) Investment method (term and reversionary approach) 主要參數為： The key inputs are: (1) 租期收益率： (1) Term yield; (2) 復歸收益率；及 (2) Reversionary yield; and (3) 個別單位的市場單位租金 (3) Market unit rent of individual unit	租期收益率(考慮到可比較物業及調整以反映保證及將予收取的租期收入的確定性所產生的收益率)為1.7%至2.75%(二零二二年：1.5%至2.75%)。 Term yield, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received, of 1.7% to 2.75% (2022: 1.5% to 2.75%). 復歸收益率(考慮到可比較物業的年度單位市場租金收入及單位市值)為2.2%至3.25%(二零二二年：2%至3.25%)。 Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties, of 2.2% to 3.25% (2022: 2% to 3.25%). 市場單位租金與直接市場可比較物相比較，並考慮到地點和其他個別因素，如道路正面、物業大小和設施。平均市場單位租金介乎約每平方尺每月30港元至每平方尺每月45港元(二零二二年：每平方尺每月31港元至每平方尺每月41港元)。 Market unit rent compares with direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities. The range of average market unit rent is from around HK\$30 sq.ft./month to HK\$45 sq.ft./month (2022: HK\$31 sq.ft./month to HK\$41 sq.ft./month).	租期收益率的增加會導致公允價值下降。 The increase in the term yield would result in a decrease in fair value. 復歸收益率的增加會導致公允價值下降。 The increase in the reversionary yield would result in a decrease in fair value. 市場單位租金的增加會導致公允價值增加。 The increase in the market unit rent would result in an increase in fair value.

12. 投資物業之變動(續) 12. MOVEMENTS IN INVESTMENT PROPERTIES (continued)

本集團所持有投資物業 Investment properties held by the Group	公允價值級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要無法觀察參數 Significant unobservable inputs	無法觀察參數與公允價值之關係 Relationship of unobservable inputs for fair value
位於中國之住宅物業 Residential properties in PRC	第三級 Level 3	投資法(租期復歸法) Investment method (term and reversionary approach) 主要參數為： The key inputs are: (1) 租期收益率： (1) Term yield; (2) 復歸收益率；及 (2) Reversionary yield; and (3) 個別單位的市場單位租金 (3) Market unit rent of individual unit	租期收益率(考慮到可比較物業及調整以反映保證及將予收取的租期收入的確定性所產生的收益率)為1.25%至2.25%(二零二二年：1.25%至2.25%)。 Term yield, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received, of 1.25% to 2.25% (2022: 1.25% to 2.25%). 復歸收益率(考慮到可比較物業的年度單位市場租金收入及單位市值)為1.75%至2.75%(二零二二年：1.75%至2.75%)。 Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties, of 1.75% to 2.75% (2022: 1.75% to 2.75%). 市場單位租金與直接市場可比較物相比較，並考慮到地點和其他個別因素，如道路正面、物業大小和設施。平均市場單位租金介乎約每平方米每月126元人民幣至每平方米每月210元人民幣(二零二二年：每平方米每月126元人民幣至每平方米每月210元人民幣)。 Market unit rent compares with direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities. The range of average market unit rent is from around RMB126 sq.m./month to RMB210 sq.m./month (2022: RMB126 sq.m./month to RMB210 sq.m./month).	租期收益率的增加會導致公允價值下降。 The increase in the term yield would result in a decrease in fair value. 復歸收益率的增加會導致公允價值下降。 The increase in the reversionary yield would result in a decrease in fair value. 市場單位租金的增加會導致公允價值增加。 The increase in the market unit rent would result in an increase in fair value.

12. 投資物業之變動(續) 12. MOVEMENTS IN INVESTMENT PROPERTIES (continued)

本集團所持有投資物業 Investment properties held by the Group	公允價值級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要無法觀察參數 Significant unobservable inputs	無法觀察參數與公允價值之關係 Relationship of unobservable inputs for fair value
位於中國之商業物業 Commercial properties in PRC	第三級 Level 3	投資法(租期復歸法) Investment method (term and reversionary approach) 主要參數為： The key inputs are: (1) 租期收益率： (1) Term yield; (2) 復歸收益率；及 (2) Reversionary yield; and (3) 個別單位的市場單位租金 (3) Market unit rent of individual unit	租期收益率(考慮到可比較物業及調整以反映保證及將予收取的租期收入的確定性所產生的收益率)為3.5%(二零二二年：3.5%)。 Term yield, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received, of 3.5% (2022: 3.5%). 復歸收益率(考慮到可比較物業的年度單位市場租金收入及單位市值)為4%(二零二二年：4%)。 Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties, of 4% (2022: 4%). 市場單位租金與直接市場可比較物相比較，並考慮到地點和其他個別因素，如道路正面、物業大小和設施。平均市場單位租金介乎約每平方米每月120元人民幣(二零二二年：每平方米每月123元人民幣)。 Market unit rent compares with direct market comparables and taking into account of location and other individual factors such as road frontage, size of property and facilities. The market unit rent is around RMB120 sq.m./month (2022: RMB123 sq.m./month).	租期收益率的增加會導致公允價值下降。 The increase in the term yield would result in a decrease in fair value. 復歸收益率的增加會導致公允價值下降。 The increase in the reversionary yield would result in a decrease in fair value. 市場單位租金的增加會導致公允價值增加。 The increase in the market unit rent would result in an increase in fair value.

附註：除若干位於香港之商用物業及若干位於香港之停車場外，截至二零二三年六月三十日剩餘之投資物業已分類為待售資產，並隨後通過出售一間投資控股公司之全部已發行股本及轉讓股東貸款出售，如附註19所披露。

Note: Other than certain commercial properties in Hong Kong and certain car parks in Hong Kong, the remaining investment properties are classified as assets classified as held for sale as at 30th June, 2023 and were subsequently disposed through the disposal of the entire issued share capital of investment holding companies and assignment of shareholder's loans as disclosed in note 19.

13. 於聯營公司之權益

北京敬遠房地產開發有限公司於中國註冊並已全數撥備有關投資款項及進行清算中。

14. 應收貸款

於報告期末，本集團持有2個應收貸款(二零二二年十二月三十一日：4個)，年利率為5.75%至15%(二零二二年十二月三十一日：4.75%至15%)。關於二零二三年六月三十日的2個(二零二二年十二月三十一日：4個)應收貸款，當中1個(二零二二年十二月三十一日：1個)為無抵押及有擔保，1個(二零二二年十二月三十一日：2個)為有抵押及有擔保和並無(二零二一年十二月三十一日：1個)無抵押及無擔保，並於二零二一年十月至二零二四年十一月(二零二二年十二月三十一日：二零二一年十月至二零二四年十一月)到期及其分析如下：

13. INTEREST IN AN ASSOCIATE

The investment cost in Beijing Jingyuan Property Development Co., Ltd. incorporated in PRC was fully written off and under the process of liquidation.

14. LOAN RECEIVABLES

At the end of the reporting period, the Group has loan receivables from two (31st December, 2022: four) parties which bear interest rate ranging from 5.75% to 15% (31st December, 2022: 4.75% to 15%) per annum. In respect of two (31st December, 2022: four) loan receivables as at 30th June, 2023, one (31st December, 2022: one) is unsecured and guaranteed, one (31st December, 2022: two) is secured and guaranteed and nil (31st December, 2022: one) is unsecured and unguaranteed, and have maturity dates ranging from October 2021 to November 2024 (31st December, 2022: October 2021 to November 2024) and are analysed as follows:

14. 應收貸款(續)

14. LOAN RECEIVABLES (continued)

		(未經審核) (Unaudited)	(經審核) (Audited)
		二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
		千港元 HK\$'000	千港元 HK\$'000
本集團之應收貸款包括： 應收票據(附註) 減：減值	The Group's loan receivable comprise: Note receivables (Note) Less: Impairment	176,415 (98,206)	175,740 (97,716)
		<u>78,209</u>	<u>78,024</u>
其他應收貸款 減：減值	Other loan receivables Less: Impairment	– –	78,707 (2,002)
		<u>–</u>	<u>76,705</u>
		<u>78,209</u>	<u>154,729</u>
就呈報目的而作出之分析如下： 非流動資產 流動資產	Analysed for reporting purpose as: Non-current assets Current assets	78,209 –	78,024 76,705
		<u>78,209</u>	<u>154,729</u>

附註：

應收票據包括兩張由本集團於票據發行日認購之貸款票據。一張金額為78,400,000港元(二零二二年十二月三十一日：78,100,000港元)之貸款票據由聯合集團有限公司(「聯合集團」)之上市附屬公司新鴻基有限公司(「新鴻基」)的附屬公司於二零一九年十一月發行並由本集團持有，該票據無抵押，並由新鴻基提供擔保。減值撥備已計提191,000港元(二零二二年十二月三十一日：76,000港元)。

Note:

The note receivables included two loan notes which was subscribed by the Group at the notes issuance date. A loan note in the amount of HK\$78,400,000 (31st December, 2022: HK\$78,100,000) was issued by a subsidiary of Sun Hung Kai & Co. Limited ("SHK"), a listed subsidiary of Allied Group Limited ("AGL"), in November 2019 and held by the Group, which was unsecured and guaranteed by SHK. Impairment allowance in the amount of HK\$191,000 (31st December, 2022: HK\$76,000) has been made.

14. 應收貸款(續)

另一張金額為98,015,000港元(二零二二年十二月三十一日：97,640,000港元)之貸款票據由一間獨立上市公司(「發行人」)之附屬公司於二零一八年十月發行並由本集團持有，該票據由發行人的附屬公司之若干股份抵押和一名以個人名義作為擔保人擔保。由於發行人未能在二零二一年十月到期時償還本金和應收貸款利息，以至該貸款票據違約並導致了減值98,015,000港元(二零二二年十二月三十一日：97,640,000港元)計入於截至二零二二年十二月三十一日及二零二三年六月三十日。該認購票據之詳情已披露於二零一八年十月十一日本公司之公佈。

該預期信貸虧損是由董事根據獨立且合資格的專業評估師普敦國際評估有限公司所進行之評估而確定。

截至二零二三年六月三十日，並無票據及其他應收貸款之賬面值(二零二二年十二月三十一日：42,998,000港元)以債券(二零二二年十二月三十一日：債券)等抵押品抵押。在借款人沒有違約的情況下，本集團不允許出售或重新抵押其抵押品。該票據及其他應收貸款抵押物的質量亦沒有任何重大變化。除了一個本金為98,015,000港元(二零二二年十二月三十一日：97,640,000港元)的應收票據於截至二零二二年十二月三十一日及二零二三年六月三十日止年度內均未能償還應收本金及利息而違約外，本集團並沒有確認因這些抵押品而產生的票據及其他應收貸款的虧損撥備。

14. LOAN RECEIVABLES (continued)

The other loan note in the amount of HK\$98,015,000 (31st December, 2022: HK\$97,640,000) was issued by a subsidiary of an independent listed company ("Issuer") in October 2018 and held by the Group, which was secured by certain shares of the Issuer's subsidiaries and an individual personal guarantor. The loan note was in default as the Issuer failed to repay both the principal amount and loan interest receivable upon maturity in October 2021, leading to the recognition of the impairment in the amount of HK\$98,015,000 (31st December, 2022: HK\$97,640,000) which is fully impaired as at 31st December, 2022 and 30th June, 2023. Details of the subscription of the note was disclosed in the announcement of the Company dated 11th October, 2018.

The expected credit loss was determined by the Directors, based on a valuation performed by an independent and qualified professional valuer, Norton Appraisal Holdings Limited.

As at 30th June, 2023, there are no (31st December, 2022: HK\$42,998,000) note and other loan receivables amounting which are pledged with collaterals such as debentures (31st December, 2022: debentures). The Group is not permitted to sell or repledge the collaterals in the absence of default by the borrower. There has not been any significant changes in the quality of the collateral held for the note and other loan receivables. The Group has not recognised a loss allowance for the note and other loan receivables as a result of these collaterals, except for a note receivable with a principal amount of HK\$98,015,000 (31st December, 2022: HK\$97,640,000), which has default in repayment of both principal and interest receivable as at 31st December, 2022 and 30th June, 2023.

15. 透過損益按公允價值
處理之金融資產15. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR
LOSS

		(未經審核) (Unaudited)	(經審核) (Audited)
		二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
		千港元 HK\$'000	千港元 HK\$'000
非上市投資基金	Unlisted investment funds	75,790	78,226
為報告目的分析如下：	Analysed for reporting purpose as:		
非流動資產	Non-current assets	-	43,079
流動資產	Current assets	75,790	35,147
		75,790	78,226

所有上述投資均以公允價值列賬，公允價值計量的詳情載列於附註23。

All of the above investments are stated at fair values and details of the fair value measurements are set out in note 23.

16. 透過其他全面收益
按公允價值處理之
股本工具

16. EQUITY INSTRUMENT AT FAIR VALUE THROUGH OTHER
COMPREHENSIVE INCOME

(未經審核)	(經審核)
(Unaudited)	(Audited)
二零二三年	二零二二年
六月三十日	十二月三十一日
30th June,	31st December,
2023	2022
千港元	千港元
HK\$'000	HK\$'000

透過其他全面收益按公允價值
處理之股本工具(附註a及b)

Equity instrument at FVTOCI (Notes a & b)

27,740

29,600

附註：

Notes:

- (a) 該金額指本集團主要從事物業投資的非上市公司的5%(二零二二年十二月三十一日：5%)股權。
- (b) 所有上述投資均以公允價值列賬，公允價值計量的詳情載列於附註23。

- (a) The amount represents the Group's 5% (31st December, 2022: 5%) equity interest in an unlisted company, which is principally engaged in property investment.
- (b) The above investment is stated at its fair values and details of fair value measurements are set out in note 23.

17. 交易及其他應收款
項、預付賬款及按金

17. TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND
DEPOSITS

(未經審核)	(經審核)
(Unaudited)	(Audited)
二零二三年	二零二二年
六月三十日	十二月三十一日
30th June,	31st December,
2023	2022
千港元	千港元
HK\$'000	HK\$'000

交易應收款項
其他應收款項
預付賬款及按金

Trade receivables
Other receivables
Prepayments and deposits

9,030

14,624

6,208

10,636

1,065

1,492

16,303

26,752

17. 交易及其他應收款項、預付賬款及按金 (續)

交易應收款項為租金應收款項，該應收款項應於提交付款通知單時收款。租金收入發票是在前一月之月底提前發出。本集團通常提供30日信貸期予其租戶。本集團之交易應收款項扣除撥備及根據收入確認日期之賬齡如下：

17. TRADE AND OTHER RECEIVABLES, PREPAYMENTS AND DEPOSITS (continued)

Trade receivables represent rental receivable which are receivable on the presentation of debit notes. Rental income is billed in advance at preceding month-end. The Group generally allows a credit period of 30 days to its tenant. The ageing of these trade receivables of the Group, net of provisions and in accordance with the revenue recognition dates, is as follows:

		(未經審核) (Unaudited)	(經審核) (Audited)
		二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
		千港元 HK\$'000	千港元 HK\$'000
30日內	Within 30 days	7,808	13,366
31日至60日	31-60 days	509	733
61日至90日	61-90 days	428	6
91日至120日	91-120 days	–	348
121日至180日	121-180 days	285	171
		9,030	14,624

18. 現金及現金等值

18. CASH AND CASH EQUIVALENTS

		(未經審核) (Unaudited)	(經審核) (Audited)
		二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
		千港元 HK\$'000	千港元 HK\$'000
現金及現金等值：	Cash and cash equivalents:		
銀行存款及現金	Cash at bank and in hand	43,630	33,669
短期銀行存款 (原於三個月內到期)	Short-term bank deposits with original maturity within three months	163,785	113,999
綜合現金流量表之現金及 現金等值分析	Cash and cash equivalents for consolidated statements of cash flows analysis	207,415	147,668

19. 分類為待售資產及負債

於二零二三年二月二十七日，本集團訂立兩份買賣協議以出售其非核心物業。一份為本公司之直接全資附屬公司與天安中國投資有限公司(「天安」)之直接全資附屬公司訂立之買賣協議，以代價80,000,000港元，通過出售一間投資控股公司的全部已發行股本及轉讓股東貸款的方式出售本集團位於中國之若干非核心物業。另一份為本公司之直接全資附屬公司與聯合集團之間接全資附屬公司訂立之買賣協議，以總代價250,000,000港元，通過出售兩間投資控股公司的全部已發行股本及轉讓各股東之貸款的方式出售本集團位於香港之若干非核心物業。該等交易已於二零二三年七月三日完成。

於二零二三年六月三十日，本附註披露的該附屬公司之資產及負債分類為待售資產及負債(見下文)，其經營業務於分部報表中按適用情況被包括在本集團之物業租賃及物業管理(見附註4)。出售該等附屬公司之淨收入預期超出其附屬公司之相關資產及負債之淨賬面值，因此，無須作減值虧損確認。

19. ASSETS AND LIABILITIES CLASSIFIED AS HELD FOR SALE

On 27th February, 2023, the Group entered into two sale and purchase agreements to dispose of its non-core properties. A sale and purchase agreement was entered into between a direct wholly-owned subsidiary of the Company and a direct wholly-owned subsidiary of Tian An China Investments Company Limited ("TACI") to dispose of certain PRC non-core properties of the Group through the disposal of the entire issued share capital of an investment holding company and the assignment of shareholder's loan at the consideration of HK\$80,000,000. Another sale and purchase agreement was entered into between a direct wholly-owned subsidiary of the Company and an indirect wholly-owned subsidiary of AGL to dispose of certain Hong Kong non-core properties of the Group through the disposal of the entire issued share capital of two investment holding companies and the assignment of the respective shareholder's loans at the aggregate consideration of HK\$250,000,000. These transactions were completed on 3rd July, 2023.

As at 30th June, 2023, the assets and liabilities attributable to these subsidiaries had been classified as assets and liabilities held for sale (see below). The operations were included in the Group's property leasing and estate management as appropriate for segment reporting purposes (see note 4). The net proceeds of the disposal of these subsidiaries are expected to exceed the net carrying amount of the relevant assets and liabilities of these subsidiaries and accordingly, no impairment loss had been recognised.

19. 分類為待售資產及負債(續)

19. ASSETS AND LIABILITIES CLASSIFIED AS HELD FOR SALE (continued)

被分類為待售之出售組別之主要資產及負債組成如下：

The major classes of assets and liabilities comprising the disposal group classified as held for sale are as follows:

		(未經審核) (Unaudited) 二零二三年 六月三十日 30th June, 2023 千港元 HK\$'000
物業、廠房及設備	Property, plant and equipment	497
投資物業	Investment properties	298,666
交易及其他應收款項、 預付賬款及按金	Trade and other receivables, prepayments and deposits	288
現金及現金等值	Cash and cash equivalents	40,257
分類為待售資產	Assets classified as held for sale	<u>339,708</u>
應付款項及應計費用	Creditors and accruals	2,299
應付所得稅	Income tax payable	154
遞延稅項負債	Deferred tax liabilities	16,964
分類為待售資產之相關負債	Liabilities associated with assets classified as held for sale	<u>19,417</u>

分類為待售資產之出售組別已計入其他全面收益表及計入權益的累計金額如下：

Cumulative amounts relating to the disposal group classified as held for sale, which have been recognised in other comprehensive income and included in equity, are as follows:

		(未經審核) (Unaudited) 二零二三年 六月三十日 30th June, 2023 千港元 HK\$'000
匯兌浮動儲備	Exchange reserve	(3,007)
物業重估儲備	Property revaluation reserve	78,922
		<u>75,915</u>

20. 股本

20. SHARE CAPITAL

		普通股股份數目 Number of ordinary shares	金額 Amount 千港元 HK\$'000
已發行及繳足：	Issued and fully paid:		
於二零二二年一月一日、	At 1st January, 2022,		
二零二二年六月三十日、	30th June, 2022,		
二零二三年一月一日及	1st January, 2023 and		
二零二三年六月三十日	30th June, 2023		
– 普通股	– Ordinary shares	1,240,668,945	681,899

本公司之附屬公司在期內沒有購回、出售或贖回任何本公司之上市證券。

None of the Company's subsidiaries purchased, sold or redeemed any of the Company's listed securities during the period.



21. 應付款項及應計費用 21. CREDITORS AND ACCRUALS

		(未經審核) (Unaudited)	(經審核) (Audited)
		二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
		千港元 HK\$'000	千港元 HK\$'000
交易應付款項	Trade creditors	564	1,640
其他應付款項	Other creditors	4,972	5,951
租戶按金	Tenants deposits	12,854	14,377
應計營運費用	Accrued operating expenses	4,157	3,412
		<u>22,547</u>	<u>25,380</u>

本集團交易應付款項按發票日期之賬齡如下：

The ageing of the trade creditors of the Group in accordance with invoice date is as follows:

		(未經審核) (Unaudited)	(經審核) (Audited)
		二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
		千港元 HK\$'000	千港元 HK\$'000
30日內	Within 30 days	549	1,228
31至60日	31-60 days	-	397
120日以上	Over 120 days	15	15
		<u>564</u>	<u>1,640</u>

22. 簡明綜合現金流動表
附註22. NOTES TO THE CONDENSED CONSOLIDATED STATEMENT
OF CASH FLOWS來自營運業務之現金淨值與經營
溢利(虧損)對賬Reconciliation of operating profit (loss) to net cash generated from
operations

		(未經審核) (Unaudited)	
		截至六月三十日止六個月 Six months ended 30th June,	
		二零二三年 2023 千港元 HK\$'000	二零二二年 2022 千港元 HK\$'000
營運業務	OPERATING ACTIVITIES		
除稅前溢利(虧損)	Profit (loss) before taxation	17,676	(3,355)
調整：	Adjustments for:		
折舊及攤銷	Depreciation and amortisation	93	101
淨匯兌虧損(收益)	Net exchange loss (gain)	418	(508)
來自投資物業公允價值變動 之(收益)虧損	(Gain) loss from change in fair value of investment properties	(6,046)	2,850
預期信貸虧損模型之撥回(減值)· (減值)撥回淨額	Reversal (impairment losses) under expected credit loss model, net of (impairment loss) reversal	(1,889)	635
銀行利息收入	Bank interest income	(2,772)	(235)
來自其他應收款項之利息收入	Interest income from other receivables	(144)	(126)
來自透過損益按公允價值處理之 金融資產之股息收入	Dividend income from financial assets at FVTPL	-	(350)
貸款利息收入	Loan interest income	(3,778)	(4,413)
透過損益按公允價值處理之 金融資產之公允價值淨減少	Net decrease in fair value of financial assets at FVTPL	2,738	6,160
營運資金變動前之營運現金流	Operating cash flows before working capital changes	6,296	759
交易及其他應收款項· 預付賬款及按金減少	Decrease in trade and other receivables, prepayments and deposits	10,127	3,993
應付款項及應計費用之(減少)增加	(Decrease) increase in creditors and accruals	(534)	924
來自營運業務之現金淨值	Net cash generated from operating activities	15,889	5,676

23. 金融工具之公允價值計量

本附註提供本集團如何釐定不同金融資產之公允價值的資訊。

若干本集團的金融資產於各報告期末按公允價值計量。下表列出有關金融資產的公允價值如何釐定之資料(尤其是所用之估值方法及參數)，以及按公允價值計量參數可觀察程度，將公允價值計量分類至公允價值級別中的等級(第一級至第三級)。

- 第一級公允價值計量為同等資產或負債在活躍市場上所報(不經調整)；
- 第二級公允價值計量為可以直接(即價格)或間接(即自價格衍生)觀測得到，但不包括於第一級的報價內的資產或負債參數；及
- 第三級公允價值計量來自於並非根據可觀察市場數據(無法觀察的參數)的資產或負債的參數的估值方法。

本集團第三級公允價值之計算是根據非可觀察之參數範圍從而估計於第三級金融資產之公允價值。本集團建立適當之內部計價方法用以計算出其價值，並由管理層評閱。

23. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

This note provides information about how the Group determines fair value of various financial assets.

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements are observable.

- Level 1 fair value measurements are based on quoted prices (unadjusted) in active market for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The fair value of Level 3 financial assets of the Group are mainly derived from an unobservable range of data. In estimating the fair value of a financial asset under Level 3, the Group determines appropriate valuation techniques to perform the valuation which are reviewed by management.

23. 金融工具之公允價值
計量(續)23. FAIR VALUE MEASUREMENTS OF FINANCIAL
INSTRUMENTS (continued)

金融資產 Financial assets	公允價值於 Fair value as at		公允價值 級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要之無法觀察參數 Significant unobservable inputs	無法觀察參數與 公允價值的關係 Relationship of unobservable inputs for fair value
	(未經審核) (Unaudited) 二零二三年 六月三十日 30th June, 2023 千港元 HK\$'000	(經審核) (Audited) 二零二二年 十二月三十一日 31st December, 2022 千港元 HK\$'000				
分類為透過損益按公允價值 處理之金融資產之非上市 基金投資 Unlisted fund investment classified as financial assets at FVTPL	32,686	35,147	第二級 Level 2	由金融機構提供所報 價格 Quoted price provided by financial institutions	不適用 N/A	不適用 N/A
分類為透過損益按公允價值 處理之金融資產之非上市 基金投資 Unlisted fund investment classified as financial assets at FVTPL	43,104	43,079	第三級 Level 3	由金融機構提供所報價 格(考慮到來自相關投 資的特殊目的機構之 資產淨值) Quoted price provided by financial institutions which considered net asset values of special purpose vehicles derived from underlying investments	不適用 N/A	不適用 N/A

23. 金融工具之公允價值計量(續)

23. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

金融資產 Financial assets	公允價值於 Fair value as at		公允價值 級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要之無法觀察參數 Significant unobservable inputs	無法觀察參數與 公允價值的關係 Relationship of unobservable inputs for fair value
	(未經審核) (Unaudited) 二零二三年 六月三十日 30th June, 2023 千港元 HK\$'000	(經審核) (Audited) 二零二二年 十二月三十一日 31st December, 2022 千港元 HK\$'000				
分類為透過其他全面收益按 公允價值處理之股本工具 之非上市股本證券 Unlisted equity securities classified as equity instrument at FVTOCI	27,740	29,600	第三級 Level 3	資產基礎法 Asset-based approach 主要參數為： The key inputs are:	租期收益率(考慮到可比較 物業及調整以反映保證及 將予收取的租期收入的確 定性所產生的收益率)為 2.75% 至3.25%(二零二二 年十二月三十一日：2.75% 至3.25%)。 Term yield, taking into account of yield generated from comparable properties and adjustment to reflect the certainty of term income secured and to be received, of 2.75% to 3.25% (31st December, 2022: 2.75% to 3.25%). 復歸收益率(考慮到可比較 物業的年度單位市場租金 收入及單位市值)為3.25% 至3.75%(二零二二年十二 月三十一日：3.25% 至 3.75%)。 Reversionary yield, taking into account annual unit market rental income and unit market value of the comparable properties, of 3.25% to 3.75% (31st December, 2022: 3.25% to 3.75%).	租期收益率的增加會導 致公允價值下降。 The increase in the term yield would result in a decrease in fair value. 復歸收益率的增加會導 致公允價值下降。 The increase in the reversionary yield would result in a decrease in fair value.

23. 金融工具之公允價值計量(續)

23. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

金融資產 Financial assets	公允價值於 Fair value as at	公允價值 級別 Fair value hierarchy	估值方法及主要參數 Valuation techniques and key inputs	重要之無法觀察參數 Significant unobservable inputs	無法觀察參數與 公允價值的關係 Relationship of unobservable inputs for fair value
	(未經審核) (Unaudited)	(經審核) (Audited)			
	二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022			
	千港元 HK\$'000	千港元 HK\$'000			

市場單位租金與直接市場可比較物業相比較，並考慮到地點和其他個別因素，如道路正面、物業大小和設施。平均市場單位租金介乎約每平方尺每月25港元至每平方尺每月190港元(二零二二年十二月三十一日：每平方尺每月25港元至每平方尺每月170港元)。

Market unit rent compares with direct market comparable and taking into account of location and other individual factors such as road frontage, size of property and facilities. The range of average market unit rent is from around HK\$25 sq.ft./month to HK\$190 sq.ft./month (31st December, 2022: HK\$25 sq.ft./month to HK\$170 sq.ft./month).

缺乏控制和市場折扣率(考慮到中位控制權溢價)為34.8%(二零二二年十二月三十一日：30.5%)。

Discount for lack of control and lack of marketability, taking into account median control premium, of 34.8% (31st December, 2022: 30.5%).

市場單位租金的增加會導致公允價值增加。

The increase in the market unit rent would result in an increase in fair value.

缺乏控制和市場競爭之折扣率增加會導致公允價值下降。

The increase in the discount for lack of control and lack of marketability would result in a decrease in fair value.

23. 金融工具之公允價值計量(續)

期內並沒有第一級、第二級及第三級之間的轉撥。

董事認為按攤銷成本列入簡明綜合財務報告表中的其他金融資產及金融負債的賬面值與其公允價值大致相等。

24. 經營租賃承擔

於二零二三年六月三十日，持有若干投資物業已承諾租賃期主要為未來一至六年(二零二二年十二月三十一日：一至三年)。

本集團作為出租人，已就下列未來最低租賃款項與承租人簽訂了合約：

23. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

There were no transfers between Level 1, 2 and 3 during the period.

The Directors consider that the carrying amounts of other financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

24. OPERATING LEASES COMMITMENTS

As at 30th June, 2023, certain investment properties held had committed leases mainly running for the next one to six years (31st December, 2022: one to three years).

The Group, as lessor, had contracted with tenants for the following future minimum lease payments:

	(未經審核) (Unaudited)	(經審核) (Audited)
	二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
	千港元 HK\$'000	千港元 HK\$'000
未折現的固定租賃付款應收 租賃款如下：		
於一年之內	27,901	35,870
於第二年	25,716	23,895
於第三年	9,570	8,191
於第四年	6,134	-
於第五年	6,726	-
第五年後	6,726	-
	<u>82,773</u>	<u>67,956</u>

Undiscounted fixed lease payments receivables on leases are as follows:

Within one year	27,901	35,870
In the second year	25,716	23,895
In the third year	9,570	8,191
In the fourth year	6,134	-
In the fifth year	6,726	-
After five years	6,726	-

25. 資本承諾

25. CAPITAL COMMITMENT

	(未經審核) (Unaudited)	(經審核) (Audited)
	二零二三年 六月三十日 30th June, 2023	二零二二年 十二月三十一日 31st December, 2022
	千港元 HK\$'000	千港元 HK\$'000
已簽約承諾之資本支出為購買一間投資控股公司	1,000,000	-

26. 關聯方交易及結餘

26. RELATED PARTIES TRANSACTIONS AND BALANCES

於截至二零二三年六月三十日止六個月內，本集團與關聯方交易及結餘如下：

During the six months ended 30th June, 2023, the Group had transactions and balances with related parties as follows:

	(未經審核) (Unaudited)	
	截至六月三十日止六個月 Six months ended 30th June, 二零二三年 2023	二零二二年 2022
	千港元 HK\$'000	千港元 HK\$'000
關聯方交易：		
(a) 最終控股公司， 聯合集團及其附屬公司		
– 向本集團收取的租金、 物業管理及空調費用	513	457
– 本集團賺取的管理服務費收入	(150)	-
– 向本集團收取內部審計 服務及管理資訊系統 服務費用	149	76
– 向本集團收取的其他費用	102	128

Related parties transactions:

(a) Ultimate holding company,

AGL and its subsidiaries

– Rent, estate management and air-conditioning fees charged to the Group

– Management fee income earned by the Group

– Internal audit service and management information system service fee charged to the Group

– Sundry expenses charged to the Group

26. 關聯方交易及結餘
(續)26. RELATED PARTIES TRANSACTIONS AND BALANCES
(continued)

		(未經審核) (Unaudited)	
		截至六月三十日止六個月 Six months ended 30th June,	
		二零二三年 2023	二零二二年 2022
		千港元 HK\$'000	千港元 HK\$'000
(b) 聯合集團之一間附屬公司－ 新鴻基及其附屬公司 －本集團賺取的利息收入	(b) A subsidiary of AGL, SHK and its subsidiaries － Interest income earned by the Group	(2,236)	(2,215)
(c) 中間控股公司， 天安及其附屬公司 －本集團賺取的利息收入 －本集團賺取的 管理服務費收入 －向本集團收取的 管理服務費用 －向本集團收取的其他費用	(c) Intermediate holding company, TACI and its subsidiaries － Interest income earned by the Group － Management fee income earned by the Group － Management fee charged to the Group － Sundry expenses charged to the Group	(725) (555) 600 15	(859) (432) 1,250 14

26. 關聯方交易及結餘
(續)26. RELATED PARTIES TRANSACTIONS AND BALANCES
(continued)

	(未經審核) (Unaudited)	(經審核) (Audited)
	二零二三年 六月三十日 30th June, 2023 千港元 HK\$'000	二零二二年 十二月三十一日 31st December, 2022 千港元 HK\$'000
關聯方結餘：		
(a) 最終控股公司， 聯合集團及其附屬公司 — 其他應付款項(已計入交易 應付款項及應計營運費用)	176	198
(b) 聯合集團之一間附屬公司— 新鴻基及其附屬公司 — 應收貸款 (已計入應收貸款)(附註i) — 其他應收款項 (已計入其他應收款項)	78,400	78,100
(c) 中間控股公司， 天安及其附屬公司 — 應收貸款 (已計入應收貸款)(附註ii) — 其他應收款項 (已計入其他應收款項)	562	578
	—	33,707
	—	3,781
	—	3,781

應付聯合集團及其附屬公司賬款均為無抵押、無利息及須按季度償還。

The amounts due to AGL and its subsidiaries are unsecured, interest free and repayable on quarterly basis.

上述關聯交易均不構成上市規則定義的關聯交易或持續關聯交易。

None of the above related party transactions constitutes a connected transaction or continuing connected transaction as defined in the Listing Rules.

於截至二零二三年六月三十日止六個月內，聯合集團的一間附屬公司向本集團給予1,000,000,000港元貸款信貸。截至二零二三年六月三十日，本集團並無提取貸款。

During the six months ended 30th June, 2023, a loan facility of HK\$1,000,000,000 was granted by a subsidiary of AGL to the Group. There is no loan drawdown by the Group as at 30th June, 2023.

26. 關聯方交易及結餘 (續)

附註：

- (i) 應收貸款為無抵押貸款、有擔保，年利率為5.75%並需於二零二四年十一月償還，且計入應收貸款中。
- (ii) 應收貸款為無抵押貸款、無擔保，年利率為4.75%並已於二零二三年六月償還。

27. 報告期後事項

於二零二三年二月二十七日，本公司(「買方」)之間接全資附屬公司與第三方訂立一份買賣協議，以代價3港元，通過(i)收購一間投資控股公司(「目標公司」)之全部已發行股本及(ii)將目標公司所欠其股東的貸款轉讓以收購一個位於香港的物業，並進一步同意於完成交易時買方將訂立一份貸款協議向目標公司提供金額為1,000,000,000港元之貸款。收購之總支付金額為1,000,000,003港元。該交易已於二零二三年七月五日完成。

於同日，本集團訂立兩份買賣協議以出售其非核心物業。該等交易已於二零二三年七月三日完成。該交易詳情載列於附註19。

26. RELATED PARTIES TRANSACTIONS AND BALANCES (continued)

Notes:

- (i) The loan receivable bears interest of 5.75% per annum, is unsecured, guaranteed, repayable in November 2024 and is included in loan receivables.
- (ii) The loan receivable bears interest of 4.75% per annum, is unsecured, unguaranteed and repaid in June 2023.

27. EVENTS AFTER THE REPORTING PERIOD

On 27th February, 2023, an indirect wholly-owned subsidiary of the Company ("Purchaser") entered into a sale and purchase agreement with third parties to acquire a property in Hong Kong through (i) the acquisition of the entire issued share capital of an investment holding company ("Target Company") and (ii) the assignment of loan indebted by the Target Company to its shareholder, at the consideration of HK\$3. It was further agreed that at completion, the Purchaser shall enter into a loan agreement to provide to the Target Company a loan in the amount of HK\$1,000,000,000. The total payment for the acquisition shall be HK\$1,000,000,003. The transaction was completed on 5th July, 2023.

On the even date, the Group entered into two sale and purchase agreements to dispose of its non-core properties. These transactions were completed on 3rd July, 2023. Details of the transactions are set out in note 19.

簡明綜合財務報表審閱報告**REPORT ON REVIEW OF CONDENSED
CONSOLIDATED FINANCIAL STATEMENTS****Deloitte.**致亞證地產有限公司董事會
(於香港註冊成立之有限公司)**德勤**TO THE BOARD OF DIRECTORS OF ASIASEC PROPERTIES LIMITED
(incorporated in Hong Kong with limited liability)**引言****INTRODUCTION**

吾等已審閱列載於第4頁至第44頁亞證地產有限公司(「貴公司」)及其附屬公司(「貴集團」)之簡明綜合財務報表，包括於二零二三年六月三十日之簡明綜合財務狀況表與截至該日止六個月期間之相關簡明綜合損益表、簡明綜合損益及其他全面收益表、簡明綜合權益變動表和簡明綜合現金流動表及若干說明附註。香港聯合交易所有限公司主板證券上市規則規定，就中期財務資料編製之報告必須符合當中有關條文以及香港會計師公會頒佈之香港會計準則第34號「中期財務報告」(「香港會計準則第34號」)。貴公司之董事須對根據香港會計準則第34號編製及呈列該簡明綜合財務報表負責。吾等之責任為根據審閱對該簡明綜合財務報表作出結論，並按照委聘之協定條款僅向作為實體之閣下報告結論，除此以外，本報告不可用作其他用途。吾等不會就本報告之內容向任何其他人士負上或承擔任何責任。

We have reviewed the condensed consolidated financial statements of Asiasec Properties Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 4 to 44, which comprise the condensed consolidated statement of financial position as of 30th June, 2023 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“HKAS 34”) issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

簡明綜合財務報表審閱報告(續)**審閱範圍**

吾等已根據香港會計師公會頒佈之香港審閱準則第2410號「由實體的獨立核數師對中期財務資料的審閱」作出審閱。審閱簡明綜合財務報表包括主要向負責財務和會計事務之人員作出查詢，並應用分析性和其他審閱程序。審閱範圍遠少於根據香港核數準則進行審核之範圍，故不能讓吾等保證吾等將知悉在審核中可能發現之所有重大事項。因此，吾等不會發表審核意見。

結論

按照吾等之審閱，吾等並無發現任何事項，令吾等相信簡明綜合財務報表在各重大方面未有根據香港會計準則第34號編製。

德勤•關黃陳方會計師行
執業會計師

香港，二零二三年八月十七日

**REPORT ON REVIEW OF CONDENSED
CONSOLIDATED FINANCIAL STATEMENTS
(continued)****SCOPE OF REVIEW**

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong, 17th August, 2023

中期股息

董事會認為保留適當水平之資金，以便充份掌握日後之業務發展機會，乃審慎之舉，故此不建議宣派截至二零二三年六月三十日止六個月之中期股息(二零二二年：無)。

管理層討論及分析

財務業績

本集團截至二零二三年六月三十日止六個月期間之收入為22,788,000港元，較二零二二年同期增加約5,998,000港元或35.72%。本集團截至二零二三年六月三十日止六個月期間之收益為14,507,000港元(二零二二年：本期間虧損為4,355,000港元)。本集團之財務業績好轉之主要原因為：

- (1) 投資物業之租金收入增加導致收入增加；
- (2) 投資物業之公允價值增加；及
- (3) 透過損益按公允價值處理之金融資產之公允價值虧損減少。

INTERIM DIVIDEND

The Board considers that it is prudent to retain an appropriate level of funds to take advantage of business opportunities as and when they arise, and therefore does not intend to declare an interim dividend for the six months ended 30th June, 2023 (2022: Nil).

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL RESULTS

The Group recorded a revenue of HK\$22,788,000 for the six months ended 30th June, 2023, which represented an increase of approximately HK\$5,998,000 or 35.72% as compared with the same period in 2022. The profit for the six months ended 30th June, 2023 was HK\$14,507,000 (2022: loss for the period of HK\$4,355,000). The turnaround of the financial performance of the Group were primarily attributable to:

- (1) an increase in revenue due to increase in rental income from investment properties;
- (2) an increase in fair value of investment properties; and
- (3) a decrease in fair value losses of financial assets at fair value through profit or loss.

管理層討論及分析(續)

業務回顧

本集團主要經營範圍包括：於香港經營物業投資、物業租賃及物業管理業務。

截至二零二三年六月三十日止六個月期間，本集團位於港晶中心的商用物業錄得平均租用率約99%，而租金收入表現理想。

疫情後對零售業帶來的復甦從二零二三年開始，這有助於帶動旅客在港晶中心消費。新租約和續約之租金均有所改善。

截至二零二三年六月三十日止六個月期間，本集團位於億京中心的辦公室及一些分層住宅錄得租用率分別為100%及83%。

財務回顧

本集團之資產及抵押

本集團之總資產由二零二二年十二月三十一日止之1,741,114,000港元上升至二零二三年六月三十日止之1,754,109,000港元。本集團之資產淨值由二零二二年十二月三十一日止之1,554,105,000港元上升至二零二三年六月三十日止之1,565,102,000港元。於二零二三年六月三十日，本集團於本港之投資物業並無(二零二二年十二月三十一日：無)抵押於銀行作為資金融通之抵押。本集團並無銀行借貸，但如有需要會向銀行提出申請事宜，銀行亦同意提供資金融通予本集團。

MANAGEMENT DISCUSSION AND ANALYSIS (continued)

BUSINESS REVIEW

The Group's core businesses comprise property investment, property leasing and estate management in Hong Kong.

For the six months ended 30th June, 2023, the Group's commercial properties situated at Harbour Crystal Centre recorded an average occupancy level of approximately 99% and the performance of rental income was satisfactory.

The recovery of post-COVID in retail sector starting in 2023 helped to drive visitors to spend in the district of Harbour Crystal Centre. The rental of new and renewal tenancies were getting improved.

The Group's office spaces in Billion Centre and some strata residential apartments recorded 100% and 83% occupancy rate respectively for the six months ended 30th June, 2023.

FINANCIAL REVIEW

Group Assets and Charges

The total assets of the Group have increased from HK\$1,741,114,000 as at 31st December, 2022 to HK\$1,754,109,000 as at 30th June, 2023. The net assets of the Group have increased from HK\$1,554,105,000 as at 31st December, 2022 to HK\$1,565,102,000 as at 30th June, 2023. At 30th June, 2023, no investment properties of the Group in Hong Kong (31st December, 2022: Nil) were pledged as security for banking facilities. The Group has no bank loan, but will undergo a discussion with the bank for the arrangement of banking facilities and the bank has agreed to provide banking facilities if necessary.

管理層討論及分析(續)

MANAGEMENT DISCUSSION AND ANALYSIS (continued)

財務回顧(續)

FINANCIAL REVIEW (continued)

本集團之財務狀況、流動資金及融資

Group Financial Position, Liquidity and Financial Resources

本集團之總負債由二零二二年十二月三十一日之187,009,000港元上升至二零二三年六月三十日止之189,007,000港元。於二零二三年六月三十日，本集團之現金及現金等值為207,415,000港元(二零二二年十二月三十一日：147,668,000港元)。總負債與總資產比例約10.78%(二零二二年十二月三十一日：10.74%)。於二零二三年六月三十日，本集團並無銀行貸款(二零二二年十二月三十一日：無)及總權益為1,565,102,000港元(二零二二年十二月三十一日：1,554,105,000港元)。

The total liabilities of the Group have increased from HK\$187,009,000 as at 31st December, 2022 to HK\$189,007,000 as at 30th June, 2023. The Group had cash and cash equivalents of HK\$ 207,415,000 as at 30th June, 2023 (31st December, 2022: HK\$147,668,000). The ratio of total liabilities to total assets was approximately 10.78% (31st December, 2022: 10.74%). As at 30th June, 2023, the Group had no bank loans (31st December, 2022: Nil) and the total equity was HK\$1,565,102,000 (31st December, 2022: HK\$1,554,105,000).

於二零二三年六月三十日，本集團之流動資產為301,171,000港元(二零二二年十二月三十一日：288,057,000港元)，超出其流動負債277,126,000港元(二零二二年十二月三十一日：262,088,000港元)。

As at 30th June, 2023, the current assets of the Group, amounting to HK\$301,171,000 (31st December, 2022: HK\$288,057,000), exceeded its current liabilities by HK\$277,126,000 (31st December, 2022: HK\$262,088,000).

於截至二零二三年六月三十日止六個月期間，本集團並無重大匯率波動風險及相關對沖，亦無任何或然負債。

For the six months ended 30th June, 2023, the Group had no material exposure to fluctuations in exchange rates and related hedges and there were no contingent liabilities.

重大收購及出售

MATERIAL ACQUISITIONS AND DISPOSALS

於截至二零二三年六月三十日止六個月內，本集團訂立三份買賣協議以收購一個位於香港之物業及出售其若干位於中國及香港之非核心物業，更多詳情載列於簡明綜合財務報表附註27。

During the six months ended 30th June, 2023, the Group entered into three sale and purchase agreements to acquire a property in Hong Kong and to dispose of its non-core properties in PRC and Hong Kong. Further details are set out in note 27 to the condensed consolidated financial statements.

報告期後事項

EVENTS AFTER THE REPORTING PERIOD

報告期後事項之詳情載列於簡明綜合財務報表附註27。

Details regarding events after the reporting period are set out in note 27 to the condensed consolidated financial statements.

管理層討論及分析(續)

僱員

本集團於二零二三年六月三十日之僱員數目為31名(二零二二年十二月三十一日：34名)，全部於香港聘任。本集團確保薪酬制度與市場相若，並按僱員表現發放薪金及花紅獎勵。

除了享有基本薪金外，在港僱員享有醫療保險及強制性公積金。

業務展望

隨著所有對新冠病毒疫情相關的限制經已取消，香港經濟正準備跟隨零售業復甦，本集團的定位是透過致力重視零售商業資產而受益。而旅客數量的增加，尤其是來自中國大陸的旅客，將繼續支持本集團位於港晶中心(部分)的零售商舖所經營的業務。

最近收購位於荃灣的協和廣場購物中心，能讓我們把握零售業復甦的時機。有關該購物中心的全面計劃經已制定，將會進行翻新工程以吸引合適的租戶，並將採用新的名稱，於二零二四年全面投入營運。

風險主要包括香港的高利率環境以及中國的整體經濟復甦乏力。然而，鑑於我們的新資產定位為中端購物中心，服務於荃灣核心零售區的繁榮社區，我們期望在中長期將持續獲得穩健的租金收入。長遠而言，本集團將繼續評估零售業具吸引力的發展機會，以拓展我們的投資組合。

MANAGEMENT DISCUSSION AND ANALYSIS (continued)

EMPLOYEES

As at 30th June, 2023, the Group employed 31 (31st December, 2022: 34) people, all were employed in Hong Kong. The Group maintains a policy of paying competitive remuneration packages and employees are also rewarded performance related basis including salary and bonus.

In addition to basic salaries, employees in Hong Kong are provided with medical insurance and mandatory provident fund scheme.

BUSINESS OUTLOOK

With Hong Kong's economy poised for a recovery in the retail segment as all COVID-19 restrictions have now been lifted, the Group is positioned to benefit through our focus on retail commercial assets. An increase in visitor arrivals, particularly from mainland China, will continue to support the business activity in the Group's retail space in Harbour Crystal Centre (portion).

The recent acquisition of Concord Square mall in Tsuen Wan allows us to tap into the retail recovery that is underway. Comprehensive plans are in place to refurbish the property and attract suitable tenants for this mall, which is expected to have a new name and be fully operational by 2024.

Key risks include the high interest-rate environment in Hong Kong as well as the lackluster recovery in the Chinese economy in general. However, given our new asset's positioning as a mid-end shopping centre serving a bustling neighbourhood in the core retail district of Tsuen Wan, we expect to have sustainable healthy rental income in the medium- and long-term. Longer term, the Group will continue to evaluate attractive opportunities in the retail segment to expand our portfolio.

董事之權益

於二零二三年六月三十日，本公司之各董事及最高行政人員概無於本公司或其任何相聯法團（釋義見證券及期貨條例（「證券及期貨條例」）第XV部）之任何股份、相關股份或債權證中擁有須記錄於根據證券及期貨條例第352條規定所存置之登記冊，或根據香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄十所載之上市發行人董事進行證券交易的標準守則（「標準守則」）須另行知會本公司及聯交所之任何權益或淡倉。

主要股東及其他人士之權益

就董事所知，於二零二三年六月三十日，根據證券及期貨條例第336條規定所存置之登記冊所載，擁有本公司股份或相關股份權益之本公司股東（「股東」）如下：

DIRECTORS' INTERESTS

As at 30th June, 2023, none of the Directors and chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations, within the meaning of Part XV of the Securities and Futures Ordinance (“SFO”), as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (“Stock Exchange”) pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (“Model Code”) as set out in Appendix 10 of the Rules Governing the Listing of Securities on the Stock Exchange (“Listing Rules”).

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS

To the best of Directors' knowledge, as at 30th June, 2023, the following shareholders of the Company (“Shareholders”) had interests in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO:

擁有股份及相關股份之數目

Number of shares and underlying shares interested

股東名稱 Name of Shareholders	個人權益 (以實益擁有人 身份持有) Personal Interests (held as beneficial owner)	法團權益 (受控法團 之權益) Corporate Interests (interest of controlled corporation)	其他權益 Other Interests	權益總額 Total Interests	佔已發行 股份總數之 概約百分比 Approximate % of the total number of issued shares
	天安中國投資有限公司(「天安」) Tian An China Investments Company Limited (“TACI”)	–	930,376,898 (附註1) (Note 1)	–	930,376,898
聯合集團有限公司(「聯合集團」) Allied Group Limited (“AGL”)	–	930,376,898 (附註3) (Note 3)	–	930,376,898 (附註2) (Note 2)	74.98%
Lee and Lee Trust	–	930,376,898 (附註4) (Note 4)	–	930,376,898 (附註2) (Note 2)	74.98%

主要股東及其他人士之權益(續)

附註：

1. 有關權益由Advance Growth Investments Limited (「Advance Growth」)之全資附屬公司Autobest Holdings Limited (「Autobest」)持有，Advance Growth為天安之全資附屬公司，故天安被視作擁有Autobest所持有之股份之權益。
2. 該權益指天安持有之同一批930,376,898股股份。
3. 聯合集團(透過其全資附屬公司)間接擁有天安已發行股份總數約55.72%之權益，故被視作擁有天安所持有之股份之權益。
4. 李成輝先生、李淑慧女士及李成煌先生均為Lee and Lee Trust(全權信託)之信託人。Lee and Lee Trust控制聯合集團已發行股份總數約74.99%(包括李成輝先生之個人權益)，故被視作擁有聯合集團(透過天安)所持有之股份之權益。
5. 上述所有權益均屬好倉。

除上文所披露者外，於二零二三年六月三十日，本公司並無獲知會有任何其他人士於本公司股份或相關股份中擁有須記錄於根據證券及期貨條例第336條規定所存置之登記冊內之任何權益或淡倉。

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS (continued)

Notes:

1. The interest was held by Autobest Holdings Limited ("Autobest"), a wholly-owned subsidiary of Advance Growth Investments Limited ("Advance Growth"). As Advance Growth is a wholly-owned subsidiary of TACI, TACI was therefore deemed to have an interest in the shares in which Autobest was interested.
2. This represents the same interests of TACI in 930,376,898 shares.
3. AGL, through its wholly-owned subsidiaries, indirectly owned approximately 55.72% of the total number of issued shares of TACI and was therefore deemed to have an interest in the shares in which TACI was interested.
4. Mr. Lee Seng Hui, Ms. Lee Su Hwei and Mr. Lee Seng Huang are the trustees of Lee and Lee Trust, being a discretionary trust. The Lee and Lee Trust controlled approximately 74.99% of the total number of issued shares of AGL (inclusive of Mr. Lee Seng Hui's personal interests) and was therefore deemed to have an interest in the shares in which AGL was interested through TACI.
5. All interests stated above represent long positions.

Save as disclosed above, as at 30th June 2023, the Company was not notified of any other persons having any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO.

企業管治及其他資料

企業管治守則

於截至二零二三年六月三十日止六個月內，除下列摘要之若干偏離行為外，本公司已應用及一直遵守上市規則附錄十四之企業管治守則（「企業管治守則」）「第二部份-良好企業管治的原則、守則條文及建議最佳常規」一節內之原則及適用之守則條文：

守則條文E.1.2及D.3.3

企業管治守則之守則條文E.1.2及D.3.3規定薪酬委員會及審核委員會在職權範圍方面應最低限度包括相關守則條文所載之該等特定職責。

本公司已採納之薪酬委員會（「薪酬委員會」）之職權範圍乃遵照企業管治守則之守則條文E.1.2之規定，惟薪酬委員會僅會就執行董事（不包括高級管理人員）（而非守則條文所述之執行董事及高級管理人員）之薪酬待遇向董事會提出建議。

本公司已採納之審核委員會（「審核委員會」）之職權範圍乃遵照企業管治守則之守則條文D.3.3之規定，惟審核委員會(i)應就委聘外聘核數師提供非核數服務之政策作出建議（而非守則條文所述之執行）；(ii)僅具備有效能力監察（而非守則條文所述之確保）管理層已履行其職責建立有效之風險管理及內部監控系統；及(iii)可推動（而非守則條文所述之確保）內部和外聘核數師之工作得到協調，及檢閱（而非守則條文所述之確保）內部審計功能是否獲得足夠資源運作。

CORPORATE GOVERNANCE AND OTHER INFORMATION

CORPORATE GOVERNANCE CODE

During the six months ended 30th June, 2023, the Company has applied the principles of, and complied with, the applicable code provisions set out in the section headed “Part 2 – Principles of good corporate governance, code provisions and recommended best practices” of the Corporate Governance Code (“CG Code”) under Appendix 14 of the Listing Rules, except for certain deviations which are summarised below:

Code Provisions E.1.2 and D.3.3

Code provisions E.1.2 and D.3.3 of the CG Code stipulate that the terms of reference of the remuneration committee and audit committee should include, as a minimum, those specific duties as set out in the respective code provisions.

The terms of reference of the remuneration committee (“Remuneration Committee”) adopted by the Company are in compliance with the code provision E.1.2 of the CG Code except that the Remuneration Committee shall make recommendations to the Board on the remuneration packages of the Executive Directors only and not senior management (as opposed to executive directors and senior management under the code provision).

The terms of reference of the audit committee (“Audit Committee”) adopted by the Company are in compliance with the code provision D.3.3 of the CG Code except that the Audit Committee (i) shall recommend (as opposed to implement under the code provision) the policy on the engagement of the external auditors to supply non-audit services; (ii) only possesses the effective ability to scrutinise (as opposed to ensure under the code provision) whether management has performed its duty to have effective risk management and internal control systems; and (iii) can promote (as opposed to ensure under the code provision) the co-ordination between the internal and external auditors, and check (as opposed to ensure under the code provision) whether the internal audit function is adequately resourced.

企業管治及其他資料(續)

企業管治守則(續)

有關上述偏離行為之理由已載於本公司截至二零二二年十二月三十一日止財政年度年報之企業管治報告內。董事會認為薪酬委員會及審核委員會應繼續根據本公司已採納之有關職權範圍運作。董事會將最少每年檢討該等職權範圍一次，並在其認為需要時作出適當更改。

董事進行證券交易之行為守則

本公司已採納標準守則作為其董事進行證券交易之行為守則。經本公司作出特定查詢後，所有董事確認彼等於回顧期內已完全遵守標準守則所定之標準。

董事之資料變更

根據上市規則第13.51B(1)條，董事之資料變更如下：

董事酬金及計算董事酬金的基準之變更

- 按天安告知，主席兼執行董事李成偉先生(「李先生」)及執行董事杜燦生先生(「杜先生」)截至二零二二年十二月三十一日止年度之花紅由天安支付。由天安支付花紅之全數中，分別予李先生及杜先生之207,200港元及177,300港元之花紅分配至本公司之費用內。此外，自二零二三年一月一日起，杜先生之薪酬較二零二二年年上調約1%。

CORPORATE GOVERNANCE AND OTHER INFORMATION (continued)

CORPORATE GOVERNANCE CODE (continued)

The reasons for the above deviations were set out in the Corporate Governance Report contained in the Company's Annual Report for the financial year ended 31st December, 2022. The Board considers that the Remuneration Committee and the Audit Committee should continue to operate according to the relevant terms of reference as adopted by the Company. The Board will review the terms at least annually and make appropriate changes if considered necessary.

CODE OF CONDUCT REGARDING SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its code of conduct regarding securities transactions by the Directors. All Directors have confirmed, following a specific enquiry by the Company, that they have fully complied with the required standard as set out in the Model Code throughout the period under review.

CHANGES IN DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information on Directors are as follows:

Changes in Directors' emoluments and the basis of determining Directors' emoluments

- As informed by TACI, bonuses for the year ended 31st December, 2022 were paid to Mr. Patrick Lee Seng Wei ("Mr. Lee"), Chairman and an Executive Director, and Mr. Tao Tsan Sang ("Mr. Tao"), an Executive Director, by TACI. Out of the total bonuses paid by TACI, the amounts of HK\$207,200 and HK\$177,300 for Mr. Lee and Mr. Tao, respectively, were allocated to the Company. Furthermore, the remuneration of Mr. Tao was increased by approximately 1% with effect from 1st January, 2023 as compared to that of 2022.

企業管治及其他資料(續)

董事之資料變更(續)

2. 本公司向李樹賢先生支付截至二零二二年十二月三十一日止年度之花紅為810,000港元。

除上文所披露者外，經本公司作出特定查詢並獲董事確認後，自本公司最近期刊發之年報以來，有關董事之資料並無根據上市規則第13.51B(1)條須予披露之變動。

審核委員會之審閱

審核委員會連同管理層已審閱本集團所採納之會計原則及慣例，並就內部監控及財務匯報事項進行商討，包括對截至二零二三年六月三十日止六個月之未經審核中期財務報告作出概括之審閱。審核委員會乃倚賴本集團外聘核數師按照香港會計師公會頒佈之香港審閱工作準則第2410號「由實體的獨立核數師對中期財務資料的審閱」所作出之審閱結果，以及管理層之報告進行上述審閱。審核委員會並無進行詳細之獨立核數審查。

CORPORATE GOVERNANCE AND OTHER INFORMATION (continued)

CHANGES IN DIRECTORS' INFORMATION (continued)

2. Bonus for the year ended 31st December, 2022 was paid to Mr. Lee Shu Yin in the amount of HK\$810,000 by the Company.

Save as disclosed above, upon specific enquiry made by the Company and following confirmations from Directors, there is no change in the information of the Directors required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the Company's last published annual report.

AUDIT COMMITTEE REVIEW

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters including a general review of the unaudited interim financial report for the six months ended 30th June, 2023. In carrying out this review, the Audit Committee has relied on a review conducted by the Group's external auditor in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by HKICPA as well as reports obtained from management. The Audit Committee has not undertaken detailed independent audit checks.

購回、出售或贖回股份

本公司或其任何附屬公司概無於截至二零二三年六月三十日止六個月內購回、出售或贖回本公司之任何股份。

代表董事會
行政總裁
李樹賢

香港，二零二三年八月十七日

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's shares during the six months ended 30th June, 2023.

On behalf of the Board
Lee Shu Yin
Chief Executive

Hong Kong, 17th August, 2023



亞證地產有限公司
ASIASEC PROPERTIES LIMITED

