



ALLIED PROPERTIES (H.K.) LIMITED

聯合地產(香港)有限公司

(Stock Code 股份代號 : 56)



ANNUAL REPORT **2016** 年報

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BOARD OF DIRECTORS

Arthur George Dew
Chairman and Non-Executive Director
Lee Seng Hui
Chief Executive and Executive Director
Li Chi Kong
Executive Director
Mark Wong Tai Chun
Executive Director
Steven Samuel Zoellner
Independent Non-Executive Director
Alan Stephen Jones
Independent Non-Executive Director
David Craig Bartlett
Independent Non-Executive Director

EXECUTIVE COMMITTEE

Lee Seng Hui *Chairman*
Li Chi Kong
Mark Wong Tai Chun

AUDIT COMMITTEE

Alan Stephen Jones *Chairman*
Arthur George Dew
Steven Samuel Zoellner
David Craig Bartlett

REMUNERATION COMMITTEE

Alan Stephen Jones *Chairman*
Arthur George Dew
Steven Samuel Zoellner
David Craig Bartlett

NOMINATION COMMITTEE

Arthur George Dew *Chairman*
Steven Samuel Zoellner
David Craig Bartlett

BANKERS

Bank of China (Hong Kong) Limited
China CITIC Bank International Limited
Fubon Bank (Hong Kong) Limited
OCBC Wing Hang Bank Limited
Standard Chartered Bank (Hong Kong) Limited

REGISTERED OFFICE

22nd Floor
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138 Gloucester Road
Wanchai
Hong Kong
Tel : 2519 2288
Fax : 2598 5518 / 2598 0419
E-mail : contactapl@aphk.com

SHARE REGISTRAR

Computershare Hong Kong Investor
Services Limited
Shops 1712–1716
17th Floor
Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

COMPANY SECRETARY

Lau Tung Ni

AUDITOR

Deloitte Touche Tohmatsu

SOLICITORS

Fred Kan & Co.
P. C. Woo & Co.
Woo Kwan Lee & Lo

STOCK CODE

56

WEBSITES

<http://www.alliedproperties.com.hk>
<http://www.irasia.com/listco/hk/alliedproperties/index.htm>

Chairman's Statement

I am pleased to present to shareholders of Allied Properties (H.K.) Limited ("Company") the annual results of the Company and its subsidiaries (collectively the "Group") for the year 2016. The performance of the Group has been very pleasing as the Group achieved another record profit attributable to shareholders.

FINANCIAL RESULTS

The revenue of the Group for 2016 from continuing operations was HK\$3,974.6 million (2015: HK\$4,594.5 million). The profit attributable to the owners of the Company for the year from continuing operations was HK\$4,352.9 million (2015: HK\$2,353.1 million), an increase of 85%. The profit attributable to the owners of the Company for the year from continuing and discontinued operations was HK\$4,352.9 million (2015: HK\$4,122.5 million). Earnings per share from continuing and discontinued operations amounted to HK63.88 cents (2015: HK60.52 cents).

DIVIDEND

The Board has declared an interim dividend of HK8 cents per share (in lieu of a final dividend) for the year ended 31st December, 2016 (2015 interim dividend (in lieu of a final dividend): HK6 cents per share) payable on or around Tuesday, 2nd May, 2017 to the shareholders of the Company ("Shareholders") whose names appear on the register of members of the Company on Tuesday, 18th April, 2017.

It should be noted that the Company undertook share repurchases for cancellation during the year at an aggregate consideration (before expenses) of approximately HK\$10.6 million.

CLOSURE OF REGISTER OF MEMBERS

(1) For determining the entitlement to the interim dividend

For determining the entitlement to the interim dividend (in lieu of a final dividend) for the year ended 31st December, 2016, the register of members of the Company is closed from Wednesday, 12th April, 2017 to Tuesday, 18th April, 2017 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order for a Shareholder to qualify for the interim dividend (in lieu of a final dividend), all transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrar, Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 11th April, 2017.

(2) For determining the entitlement to attend and vote at the forthcoming annual general meeting of the Company ("2017 AGM")

The 2017 AGM is scheduled to be held on Friday, 26th May, 2017. For determining the entitlement to attend and vote at the 2017 AGM, the register of members of the Company will be closed from Tuesday, 23rd May, 2017 to Friday, 26th May, 2017 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order for a Shareholder to be eligible to attend and vote at the 2017 AGM, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's share registrar, Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Monday, 22nd May, 2017.

FUTURE PROSPECTS

The "Review of Operations" by the Chief Executive, which immediately follows this statement, incorporates the Group's business outlook for the future.

APPRECIATION

We have experienced another record year of profit in 2016. However, the Group expects there will be various economic challenges during 2017. We believe that with its prudent strategy, and the dedication, loyalty, professionalism of its staff, the Group is well prepared to meet the challenges.

I would like to express the Group's appreciation for the efforts of our staff and look forward to their continued support. I would also like to thank my fellow Directors, our professional advisors and our Shareholders for their support during the year.

Arthur George Dew
Chairman

Hong Kong, 27th March, 2017

INTRODUCTION

The core businesses of the Company and its subsidiaries and associates consist of property investment, property development, hospitality related activities, financial services and elderly care services. The Company is a subsidiary of Allied Group Limited (“AGL”). The Company’s interests in property investment and development, hospitality related activities and elderly care services in Hong Kong and overseas are mainly held through its wholly owned subsidiaries or the 50% owned Allied Kajima Limited (“AKL”). Tian An China Investments Company Limited (“TACI”), being an associate held by the Company, is engaged in property investment and development and property management businesses in mainland China, while its subsidiary Dan Form Holdings Company Limited (“Dan Form”), which TACI acquired during the year 2016, is principally engaged in property investment and estate management in Hong Kong. The Company’s financial services business is mainly conducted through the Company’s 56.33% holding in Sun Hung Kai & Co. Limited (“SHK”) as well as SHK’s effective 58.18% holding in United Asia Finance Limited (“UAF”).

FINANCIAL HIGHLIGHTS

	2016 HK\$ Million	2015 HK\$ Million
Revenue	3,974.6	4,594.5
Profit for the year attributable to owners of the Company from continuing operations	4,352.9	2,353.1
Profit for the year attributable to owners of the Company (continuing and discontinued operations)	4,352.9	4,122.5
Equity attributable to owners of the Company	30,983.0	27,677.5
Return on equity attributable to owners of the Company	14.0%	14.9%
Gearing ratio	12.2%	9.1%
	HK cents	HK cents
Earnings per share	63.88	60.52

FINANCIAL REVIEW

Financial Results

The revenue of the Group for the year from continuing operations was HK\$3,974.6 million (2015: HK\$4,594.5 million). The decrease is mainly due to lower interest income arising from the consumer finance business.

The profit attributable to the owners of the Company for the year from continuing operations was HK\$4,352.9 million (2015: HK\$2,353.1 million), an increase of 85%.

The profit attributable to the owners of the Company for the year from continuing and discontinued operations was HK\$4,352.9 million, an increase of HK\$230.4 million (2015: HK\$4,122.5 million, which included the attributable profit of HK\$1,769.4 million from the one-off gain on disposal of 70% interest in Sun Hung Kai Financial Group Limited ("SHKFGL") and its profit contribution up to the sale date).

The increase in profit attributable to the owners of the Company from continuing operations was primarily due to:–

- higher contribution from associate TACI;
- better performance of the consumer finance business; and
- share of profit from APAC Resources Limited ("APAC"), which became an associate of the Group from February 2016.

Earnings per share

Earnings per share from continuing and discontinued operations amounted to HK63.88 cents (2015: HK60.52 cents).

FINANCIAL REVIEW (CONT'D)

Material Acquisitions and Disposals

In February 2016, the acquisition of approximately 23.9% of the total issued share capital of APAC (stock code: 1104) at a consideration of HK\$484.0 million was completed. APAC is treated as an associate of the Company. Details of the acquisition are contained in the joint announcements dated 16th December, 2015 and 29th February, 2016 made by the Company and AGL. Subsequent to the acquisition, the Group acquired additional interests in APAC and the Group's shareholdings in APAC increased from approximately 23.9% to approximately 28.44% as at 31st December, 2016 and was approximately 28.69% as at the date of this annual report.

In February 2016, SHK group divested its 25% stake in China Xin Yongan Futures Company Limited and realised total proceeds of HK\$57.9 million including interest on principal. A gain on disposal of HK\$3.9 million was recognised as other income.

In March 2016, SHK group completed the sale of its minority interest in Sinolending Ltd. for a consideration of US\$34.5 million. Sinolending is a peer-to-peer lending service company and operates under the name dianrong.com in mainland China. As the sale price is in line with the carrying value, there was no material effect on profit or loss from the sale for the year.

In May 2016, SHK group disposed of its commercial office space in Tian An Centre, Shanghai for a total consideration of RMB84.3 million (equivalent to HK\$100.7 million). The transaction was carried out through the sale of two wholly-owned subsidiaries of SHK group, Hing Yip Holdings Limited and Sing Hing Investment Limited, and the assignment of the respective shareholder's loans to the purchaser, a subsidiary of TACI. Further details are included in the joint announcement dated 6th May, 2016 made by SHK and TACI. A gain of HK\$18.9 million was booked by SHK from the sale. The Group recognised a net realised gain on disposal of HK\$9.7 million after elimination of HK\$9.2 million to the extent of the Group's interest in the associate, TACI.

In May 2016, SHK group formed a joint venture, which is classified as an interest in an associate in the consolidated financial statements, with three partners to acquire the holding company of the Sofitel Paris Le Faubourg, a hotel located in the 8th district of Paris near major tourist attractions such as the Louvre Museum. The acquisition consideration was agreed at EUR118.9 million and the enterprise value for the holding company was EUR162.3 million. Taking into account debt financing, deal expenses and pre-funded interest reserves, the amount invested by SHK group was approximately EUR43.2 million (equivalent to approximately HK\$382.0 million) for its 50% interest in the joint venture.

In August 2016, the Group acquired the entire interest of Cautious Base Limited which engaged in elderly care services business at a consideration of HK\$20.0 million.

Other than the above acquisitions and disposals, there were no material acquisitions or disposals of subsidiaries, associates or joint ventures during the year.

FINANCIAL REVIEW (CONT'D)

Financial Resources, Liquidity and Capital Structure

During the year, the Group purchased part of the 6.375% US dollar denominated notes ("6.375% Notes") with a total nominal value of US\$9.7 million (2015: US\$19.4 million) from the market at a consideration of HK\$81.7 million (2015: HK\$153.5 million). In May 2016, the Group made an exchange offer for the exchange of the 6.375% Notes with the 4.75% US dollar denominated notes ("4.75% Notes") at an exchange ratio of 1.05375. The holders of the 6.375% Notes with a nominal value of US\$115.5 million (including intra-group holdings of US\$35.2 million) accepted the exchange offer to exchange for the 4.75% Notes with a nominal value of US\$121.6 million (including intra-group holdings of US\$37.0 million). In addition, the Group issued new 4.75% Notes with a nominal value of US\$240.0 million at par.

The 4.75% Notes are listed on The Stock Exchange of Hong Kong Limited and are issued to professional investors only. The 4.75% Notes are guaranteed by SHK. The nominal value of the 4.75% Notes after eliminating the intra-group holdings was US\$321.6 million or equivalent to HK\$2,493.8 million at the reporting date.

The nominal value of the 6.375% Notes outstanding after eliminating the intra-group holdings was US\$225.8 million or equivalent to HK\$1,751.8 million at the reporting date (2015: US\$315.8 million or equivalent to HK\$2,447.5 million).

The nominal value of the 3% US dollar denominated notes was US\$60.0 million or equivalent to HK\$465.3 million (2015: US\$60.0 million or equivalent to HK\$465.0 million) at the reporting date.

The nominal value of the 6.9% Renminbi denominated notes after eliminating the intra-group holdings was RMB495.0 million or equivalent to HK\$552.7 million (2015: RMB495.0 million or equivalent to HK\$590.8 million) at the reporting date.

At the end of the reporting period, the Group's net borrowings amounted to HK\$3,784.9 million (2015: HK\$2,524.3 million), representing bank and other borrowings and notes totalling HK\$10,874.5 million (2015: HK\$10,414.5 million) less bank deposits, bank balances and cash of HK\$7,089.6 million (2015: HK\$7,890.2 million) and the Group had equity attributable to owners of the Company of HK\$30,983.0 million (2015: HK\$27,677.5 million). Accordingly, the Group's gearing ratio of net borrowings to equity attributable to owners of the Company was 12.2% (2015: 9.1%). At the end of the reporting period, the current ratio (current assets/current liabilities) of the Group was 3.5 times, which decreased from the 5.5 times applicable at the end of the preceding year.

During the year, 55,791 (2015: 17,122,877) warrants were exercised, resulting in the issuance of 55,791 (2015: 17,122,877) ordinary shares at a subscription price of HK\$2.00 per share. The remaining 1,373,393,014 warrants which have not been exercised expired on 13th June, 2016.

FINANCIAL REVIEW (CONT'D)**Financial Resources, Liquidity and Capital Structure (Cont'd)**

During the year, the Company repurchased 7,306,000 own shares at an aggregate consideration (before expenses) of approximately HK\$10.6 million, details of which are outlined in the section "Purchase, Sale or Redemption of Securities" of the Directors' Report.

	2016	2015
	HK\$ Million	HK\$ Million
Bank loans are repayable as follows:		
On demand or within one year	2,054.9	1,995.1
More than one year but not exceeding two years	1,753.4	2,240.9
More than two years but not exceeding five years	1,074.2	2,027.7
Bank loans with a repayment on demand clause are repayable as follows:		
Within one year	210.8	73.2
More than one year but not exceeding two years	450.8	65.2
More than two years but not exceeding five years	9.2	446.0
	5,553.3	6,848.1
Other borrowings are repayable as follows:		
Within one year	24.0	–
Over five years	35.0	35.0
	59.0	35.0
Renminbi denominated notes are repayable as follows:		
Within one year	6.3	6.7
More than one year but not exceeding five years	551.5	588.7
US dollar denominated notes are repayable as follows:		
Within one year	2,257.7	71.6
More than one year but not exceeding five years	2,446.7	2,864.4
	5,262.2	3,531.4
	10,874.5	10,414.5

The banking facilities of the Group are reviewed from time to time and new banking facilities will be obtained or renewed to meet the funding requirements for capital commitments, investments and operations of the Group.

Other than the US dollar denominated notes and Renminbi denominated notes, most of the bank and other borrowings of the Group are charged at floating interest rates. There are no known seasonal factors in the Group's borrowing profile.

FINANCIAL REVIEW (CONT'D)

Segment Information

Detailed segmental information in respect of the revenue and profit or loss is shown in note 6 to the consolidated financial information.

Risk of Foreign Exchange Fluctuation

The Group is required to maintain foreign currency exposure to cater for its recurring operating activities and present and potential investment activities, meaning it will be subject to reasonable exchange rate exposure. However, the Group will closely monitor this risk exposure as required.

Contingent Liabilities

Details of contingent liabilities are set out in note 43 to the consolidated financial statements.

Pledge of Assets

Details regarding pledge of assets are set out in note 46 to the consolidated financial statements.

OPERATIONAL REVIEW

Properties

Hong Kong

- The Group's rental income from its Hong Kong property portfolio was at a steady level compared to 2015.
- The net gain in the value of the Group's property portfolio, including investment properties owned by SHK and a gain arising from the reclassification of a piece of land in Houston from properties held for sale to investment properties, was HK\$580.1 million during the year, higher than that of 2015 by HK\$144.1 million.
- The hotel division reported a decrease in average room rates and occupancies, resulting in a decreased contribution.
- During the year, AKL, the Group's 50% joint venture, has acquired the adjacent building to Century Court in Wanchai, forming an addition to the redevelopment of Century Court into a boutique hotel. While demolition of Century Court has finished, demolition of the adjacent block is expected to be started in the second quarter of 2017. The new boutique hotel will be added to AKL's existing portfolio, which includes Allied Kajima Building, Novotel Century Hong Kong hotel and Sofitel Philippine Plaza Hotel. Synergy is expected between the new boutique hotel and the existing Novotel hotel which is located diagonally opposite to it.

Mainland PRC

- The profit attributable to the owners of TACI was HK\$5,713.0 million (2015: HK\$2,600.0 million).
- The increase in profit of TACI was mainly due to a gain of HK\$3,937.7 million on disposal of subsidiaries carrying non-core assets and a gain of HK\$1,588.6 million on purchase of a 90.65% interest in Dan Form, a Hong Kong listed company which mainly holds investment properties in Hong Kong.
- There are a total of 15 cyberparks over 12 cities. The overall contribution of TACI's cyberpark unit has been low. The slowing Chinese economy affected sales and leasing of the commercial components of TACI's cyberparks but sales of the residential component has been quite brisk, especially the smaller sized apartments.
- TACI's urban renewal project, Tian An Cloud Park, in Huawei New City Area in the Longgang District of Shenzhen has commenced leasing and pre-sales of phase 1 since November 2014. Sales and leasing of phase 1 have been encouraging and this project has continued to contribute to its performance. Phase 2 with GFA of approximately 582,600m² is under construction and expected to be completed in 2018.

OPERATIONAL REVIEW (CONT'D)

Financial Services

Investment and Finance

- The profit attributable to owners of SHK was HK\$1,109.6 million (2015: HK\$3,896.5 million). If profit from discontinued operations in 2015 was excluded, SHK registered a 66% increase in profit attributable to its owners compared to HK\$667.7 million in 2015.
- SHK relied on the consistent performance of its principal investments division which included the structured finance business to anchor its earnings. An improved performance from UAF and a net valuation gain of HK\$203.5 million from the 30% stake in SHKFGL contributed to a better result in 2016.
- Sun Hung Kai Credit Limited (“SHK Credit”), an 86% owned subsidiary of SHK, provides mortgage services and funding solutions to home owners and property investors in Hong Kong. SHK Credit has become profitable in its first full year of operations and is already amongst the top three non-bank institutions for new mortgage loan origination in this market segment.

Consumer Finance

- The profit attributable to owners of UAF, the 58% owned subsidiary of SHK, for the year amounted to HK\$623.8 million, an increase of 18% from 2015.
- UAF has implemented a strategic restructuring of its mainland China business since mid-2015 in the wake of an economic downturn and its result has continued to recover. The cost savings from operational streamlining and revamping of underperforming branches have markedly brought down operating costs over the last two consecutive half yearly periods. An adjustment of marketing strategy to focus resources and effort to promote small consumer loans to salaried workers in mainland China as the prime customer segment has effectively diversified the underlying credit risk.
- For UAF’s business in Hong Kong, it continued to focus primarily on unsecured personal loan business. The increased amount and proportion of unsecured loans generated higher weighted average yield. Whilst the charge off has increased, it was more than compensated by the higher yield.
- At the end of the year, the consolidated consumer finance gross loan balance amounted to HK\$8.6 billion, representing a decrease of 10% from the end of 2015. At the end of 2016, UAF had 107 branches in mainland China, including 5 branches on loan marketing business, and 50 branches in Hong Kong.

Investments

- The Group has diversified its investments through the acquisition in February 2016 of a 23.9% interest in APAC, a Hong Kong listed company which is an established natural resource investment and commodity trading house owning strategic interests in natural resource companies. The Group has acquired further interest in APAC and currently holds 28.69% in APAC. The Group’s investment in APAC contributed an equity accounted profit of HK\$118.3 million during the year.

EMPLOYEES

The total number of headcount of the Group as at 31st December, 2016 was 5,271 (2015: 6,853). This net decrease in headcount reflects mainly the reduction at UAF in the number of branches in mainland China. Total staff costs (including continuing and discontinued operations), including Directors' emoluments, amounted to HK\$877.9 million (2015: HK\$1,051.6 million). The Group reviews remuneration packages from time to time. In addition to salary payments, other staff benefits include contributions to employee provident funds, medical subsidies and a discretionary bonus scheme. The Group recognises the importance of continuing professional education and development, and appropriate courses are arranged on a periodical basis as well as subsidies are granted to employees who take job-related courses.

PRINCIPAL RISKS

The Group adopts a comprehensive risk management framework. Risk management policies and procedures are regularly reviewed and updated to react to changes in market conditions and the Group's business strategy. The audit committee of the Company, or in the case of SHK, its risk management committee, reviews risk-related policies and scrutinises that management has performed its duty to have effective risk management and internal control systems necessary for monitoring and controlling major risks arising from the Group's business activities, changing external risks and the regulatory environment, and reports to the Board on the above.

Financial Risk

Financial risk includes market risk, credit risk and liquidity risk. Market risk concerns that the value of an investment will change due to movements in market factors and which can be further divided into equity risk, interest rate risk and foreign exchange risk. Credit risk is the risk of losses arising from clients or counterparties failing to make payments as contracted. Liquidity risk concerns that a given security or asset cannot be traded readily in the market to prevent a loss or make the required profit. Further discussion on financial risk management is outlined in note 41 to the consolidated financial statements.

Operational Risk

Operational risk is concerned with possible losses caused by inadequate or failed internal processes, people, systems or external events. Operational risk is mitigated and controlled through establishing robust internal controls, setting out clear lines of responsibility, proper segregation of duties and effective internal reporting and contingency planning. It is our corporate culture that the business and operating line management are fully aware of, and responsible for, managing the operational risks of their business units on a day-to-day basis. Independent monitoring and reviews are conducted by the internal audit team which reports regularly to the respective senior management and the Audit Committee.

RELEVANT LAWS AND REGULATIONS

The Group is highly committed to comply with laws and regulations that govern our businesses. As a listed company in Hong Kong, the company has to comply with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Our loan businesses in Hong Kong are governed by the Money Lenders Ordinance. The lending businesses in the PRC are operated in accordance with the regional guidelines announced by the provincial governments under the Guiding Opinions of the China Banking Regulatory Commission and the People's Bank of China on the Pilot Operation of Small-sum Loan Companies. Our rental businesses are governed by the Landlord and Tenant (Consolidation) Ordinance.

LONG TERM CORPORATE STRATEGIES

The Group will continue its businesses of investment, structured finance, consumer finance, property and related businesses, elderly care services and other investments. The Group's policy has been to adopt the following long term strategies:—

1. To maintain the organic growth of its core businesses;
2. To maintain a balance between the demands of short term returns and long term capital appreciation; and
3. To seek investment opportunities that assist in strengthening and broadening its earnings base.

BUSINESS OUTLOOK

It is expected that the slowdown of mainland China's economy may continue in 2017 and economic and political volatility in the global environment could escalate, consequent on several world events. At the same time, the market is expecting the US interest rate hike will induce inflation and interest rate pressure to the local economy.

The consumer finance businesses in Hong Kong are expected to remain solid barring any rapid deterioration in the economy. The consumer finance businesses in mainland China seem to have turned around satisfactorily.

For the structured finance business, market competition for private corporate debt has intensified but with the Group's experience, network, and market position, we remain confident in our ability to seek profitable financing opportunities.

The local government introduced additional measures in November 2016 to try to slow down the rising residential property market, but the shortage in the supply of land has caused record land prices. It is expected that downturn of the property market may happen if mortgage interest rates increase substantially in 2017.

For the mainland property market, there have been various measures by the authorities to regulate the high housing demand and cool down the overheated property market, so as to restore a healthy and stable property market.

The Board will continue to adopt a prudent approach in implementing the Group's stated strategies with solid financial position and diversified income streams for the benefit of the Group and all its shareholders.

APPRECIATION

The Board would like to thank all the staff for their effort and contribution in 2016, and would like to express appreciation to the Shareholders for their continued support.

Lee Seng Hui
Chief Executive

Hong Kong, 27th March, 2017

ARTHUR GEORGE DEW

Mr. Arthur George Dew, aged 75, was appointed the Chairman and a Non-Executive Director of the Company in January 2007. He is also a director of a subsidiary of the Company. He graduated from the Law School of the University of Sydney, Australia, and was admitted as a solicitor and later as a barrister of the Supreme Court of New South Wales, Australia. He is currently a non-practising barrister. He has a broad range of corporate and business experience and has served as a director, and in some instances chairman of the board of directors, of a number of public companies listed in Australia, Hong Kong and elsewhere. He is also the chairman and a non-executive director of each of Allied Group Limited (“AGL”), APAC Resources Limited (“APAC”), Dragon Mining Limited (“Dragon Mining”) and Tian An Australia Limited (“Tian An Australia”, formerly known as PBD Developments Limited), and a non-executive director of each of SHK Hong Kong Industries Limited (“SHK HK IND”) and Tanami Gold NL (“Tanami Gold”). Mr. Dew was previously a non-executive director of BARD1 Life Sciences Limited (“BARD1”, formerly known as Eurogold Limited). Dragon Mining, Tanami Gold, Tian An Australia and BARD1 are companies listed on the Australian Securities Exchange.

LEE SENG HUI

Mr. Lee Seng Hui, aged 48, was appointed the Chief Executive and an Executive Director of the Company in June 2010. He is also a director of a subsidiary of the Company. Mr. Lee graduated from the Law School of the University of Sydney with Honours. Previously, he worked with Baker & McKenzie and N M Rothschild & Sons (Hong Kong) Limited. Mr. Lee is the chief executive and an executive director of AGL, the chairman and a non-executive director of Tian An China Investments Company Limited, a non-executive director of APAC and the non-executive chairman of Mount Gibson Iron Limited (“Mount Gibson”), a company listed on the Australian Securities Exchange. He was appointed as a non-executive director and the chairman of Dan Form Holdings Company Limited in November 2016 and December 2016 respectively.

LI CHI KONG

Mr. Li Chi Kong, aged 63, was appointed the Financial Controller and an Executive Director of the Company in August 1997 and October 1999 respectively. He is also director of certain subsidiaries of the Company. Mr. Li graduated from the University of Edinburgh in Scotland, United Kingdom with a Bachelor’s Degree of Science and obtained a Post-graduate Diploma in Accounting from Heriot-Watt University in Edinburgh. He is a member of the Institute of Chartered Accountants of Scotland and a fellow of the Hong Kong Institute of Certified Public Accountants. He has extensive experience in finance and accounting. Prior to joining the Group, Mr. Li worked for two major audit firms and acted as the group financial controller for several listed companies in Hong Kong. He is also the group financial controller of AGL.

MARK WONG TAI CHUN

Mr. Mark Wong Tai Chun, aged 52, was appointed an Executive Director of the Company in June 2010. He is also director of certain subsidiaries of the Company. Mr. Wong has a Master’s Degree in Business Administration and is a fellow of the Hong Kong Institute of Certified Public Accountants, the Association of Chartered Certified Accountants, The Institute of Chartered Secretaries and Administrators and The Hong Kong Institute of Chartered Secretaries. Mr. Wong was the financial controller of other listed companies in Hong Kong. He is also an executive director of SHK HK IND, the director of investment of AGL and an alternate director to Mr. Arthur George Dew in APAC, Tanami Gold, Dragon Mining and Tian An Australia. Mr. Wong was previously an alternate director to Mr. Arthur George Dew in BARD1. Tanami Gold, Dragon Mining, Tian An Australia and BARD1 are companies listed on the Australian Securities Exchange.

STEVEN SAMUEL ZOELLNER

Mr. Steven Samuel Zoellner, aged 47, was appointed an Independent Non-Executive Director of the Company in September 2004. He graduated from the Scots College in Sydney, Australia and completed a real estate licensing course. Mr. Zoellner has been a real estate agent since 1987 and has extensive experience in the industry. Mr. Zoellner has been involved in some of the more prominent upper end residential sales and development sites in Australia. He has previously owned Elders Double Bay for the provision of a variety of real estate services which he sold in the year 2000. Since 2002, he has been the principal of Laing & Simmons Double Bay which consistently sells the most exclusive real estate in Australia.

ALAN STEPHEN JONES

Mr. Alan Stephen Jones, aged 73, was appointed an Independent Non-Executive Director of the Company in January 2006. Mr. Jones, a chartered accountant, has extensive experience in management, administration, accounting, property development, carpark management, finance and trading, and has been involved in successful mergers and acquisitions of a number of public companies in Australia and internationally. Mr. Jones is an independent non-executive director of each of AGL and Sun Hung Kai & Co. Limited ("SHK"). He is also an independent non-executive director of Mount Gibson, a company listed on the Australian Securities Exchange and a non-executive chairman of Air Change International Limited, a company listed on the National Stock Exchange of Australia Limited. He is also a non-executive director of Mulpha Australia Limited.

DAVID CRAIG BARTLETT

Mr. David Craig Bartlett, aged 51, was appointed an Independent Non-Executive Director of the Company in August 2011. He graduated with honours in law from Exeter University in the United Kingdom in 1988 and subsequently qualified as a solicitor in England & Wales, the Republic of Ireland and the Hong Kong Special Administrative Region. A former partner of the international law firm Clyde & Co., he regularly acted for and advised AGL and AGL's subsidiaries before leaving private practice for a career in industry. Now based primarily in Europe, Mr. Bartlett is also an independent non-executive director of each of AGL and SHK.

The Company is committed to maintaining a high standard of corporate governance within a sensible framework with an emphasis on the principles of transparency, accountability and independence. The board of directors of the Company (“Board”) believes that good corporate governance is essential to the success of the Company and to the enhancement of shareholders’ value.

CORPORATE GOVERNANCE CODE AND CORPORATE GOVERNANCE REPORT

In the light of the Corporate Governance Code and Corporate Governance Report (“CG Code”) contained in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”), the Board has reviewed the corporate governance practices of the Company with the adoption of the various enhanced procedures which are detailed in this report. The Company has applied the principles of, and complied with, the applicable code provisions of the CG Code during the year ended 31st December, 2016, except for certain deviations as specified with considered reasons for such deviations as explained below. The Board will review the current practices at least annually, and make appropriate changes if considered necessary.

THE BOARD

The Board currently comprises seven directors (“Directors”) in total, with three Executive Directors, one Non-Executive Director (“NED”) and three Independent Non-Executive Directors (“INEDs”). The composition of the Board during the year and up to the date of this report is set out as follows:

Executive Directors: Lee Seng Hui (*Chief Executive*)
Li Chi Kong
Mark Wong Tai Chun

Non-Executive Director: Arthur George Dew (*Chairman*)

Independent Non-Executive Directors: Steven Samuel Zoellner
Alan Stephen Jones
David Craig Bartlett

The brief biographical details of the Directors are set out in the Profile of Directors and Senior Management on pages 18 and 19.

Board Process

During the year, the NEDs (a majority of whom are independent) provided the Company and its subsidiaries (collectively “Group”) with a wide range of expertise and experience. Their active participation in the Board and committee meetings brought independent judgment on issues relating to the Group’s strategy, performance and management process, taking into account the interests of all shareholders of the Company (“Shareholders”).

Throughout the year and up to the date of this report, the Company has had at least three INEDs representing not less than one-third of the Board. At least one of the INEDs has the appropriate professional qualifications or accounting or related financial management expertise under Rule 3.10 of the Listing Rules. The Board has received from each INED an annual confirmation of his independence and considers that all the INEDs are independent under the guidelines set out in Rule 3.13 of the Listing Rules.

THE BOARD (CONT'D)

Board Process (Cont'd)

The Board meets regularly to discuss the overall strategy as well as the operation and financial performance of the Group, and to review and approve the Group's annual and interim results and other ad hoc matters which need to be dealt with. During the year, five Board meetings were held and the individual attendance records of each Director at the meetings of the Board, Remuneration Committee, Audit Committee and general meeting during the year ended 31st December, 2016 are set out below:

Name of Directors	Number of meetings attended/held			General Meeting
	Board	Remuneration Committee	Audit Committee	
Executive Directors:				
Lee Seng Hui (<i>Chief Executive</i>)	4/5			1/1
Li Chi Kong	5/5			1/1
Mark Wong Tai Chun	5/5			1/1
Non-Executive Director:				
Arthur George Dew (<i>Chairman</i>)	4/5	1/1	3/3	1/1
Independent Non-Executive Directors:				
Steven Samuel Zoellner	5/5	1/1	3/3	0/1
Alan Stephen Jones	4/5	1/1	3/3	1/1
David Craig Bartlett	3/5	0/1	2/3	1/1

The Board has reserved for its decision or consideration matters covering mainly the Group's overall strategy, annual operating budget, annual and interim results, approval of Directors' appointment or re-appointment (based on the recommendations made by the Nomination Committee), material contracts and transactions, corporate governance as well as other significant policy and financial matters. The Board has delegated the day-to-day responsibility to the executive management under the instruction/supervision of the Executive Committee which has its specific written terms of reference. The respective functions of the Board and management of the Company have been formalised and set out in writing and will be reviewed and updated by the Board from time to time to ensure that they are consistent with the existing rules and regulations.

Regular Board meetings each year are scheduled in advance to facilitate maximum attendance of Directors. At least 14 days' notice of a Board meeting is normally given to all Directors who are given an opportunity to include matters for discussion in the agenda. The company secretary of the Company ("Company Secretary") assists the Chairman of the Board in preparing the agenda for meetings and ensures that all applicable rules and regulations are complied with. The agenda and the accompanying Board papers are normally sent to all Directors at least 3 days before the intended date of a regular Board meeting (and so far as practicable for such other Board meetings). Draft minutes of each Board meeting are circulated to all Directors for their comment before being tabled at the following Board meeting for approval. All minutes are kept by the Company Secretary and are open for inspection at any reasonable time on reasonable notice by any Director.

THE BOARD (CONT'D)

Board Process (Cont'd)

According to the current Board practice, if a substantial Shareholder or a Director has a conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the matter will be dealt with by the Board at a duly convened Board meeting. The articles of association of the Company ("Articles of Association") also stipulate that save for the exceptions as provided therein, a Director shall abstain from voting on any Board resolution and not be counted in the quorum at meetings for approving any contract or arrangement in which such Director or any of his close associates has a material interest.

Every Director is entitled to have access to Board papers and related materials and has access to the advice and services of the Company Secretary. The Board and each Director also have separate and independent access to the Company's senior management. Directors will be continuously updated on the major development of the Listing Rules and other applicable regulatory requirements to ensure compliance and upkeep of good corporate governance practices. In addition, a written procedure has been established since June 2005 to enable the Directors, in discharge of their duties, to seek independent professional advice in appropriate circumstances at a reasonable cost to be borne by the Company.

Directors' Continuous Professional Development

For continuous professional development, in addition to Directors' attendance at meetings and review of papers and circulars sent by the management of the Company, Directors participated in the activities including the following:

Participation in Continuous Professional Development Activities

Name of Directors	Reading Regulatory Updates	Attending trainings/ briefings/seminars/ conference relevant to Directors' duties
Executive Directors:		
Lee Seng Hui (<i>Chief Executive</i>)	✓	✓
Li Chi Kong	✓	✓
Mark Wong Tai Chun	✓	✓
Non-Executive Director:		
Arthur George Dew (<i>Chairman</i>)	✓	✓
Independent Non-Executive Directors:		
Steven Samuel Zoellner	✓	✓
Alan Stephen Jones	✓	✓
David Craig Bartlett	✓	✓

THE BOARD (CONT'D)

Board Diversity

The Company has adopted the Board Diversity Policy in November 2013 which sets out the objectives and principles regarding board diversity for the purpose of achieving the Company's strategic objectives of balanced diversity at the Board as far as practicable. Board appointments will be based on merit and candidates will be considered against measurable objectives, taking into account the Company's business and needs.

Selection of candidates will be based on a range of diversity criteria, including but not limited to gender, age, cultural and educational background, knowledge, professional experience and skills. The ultimate decision will be based on merit and the contribution that the selected candidates may bring to the Board.

ROLES OF CHAIRMAN AND CHIEF EXECUTIVE

Code provision A.2.1 of the CG Code stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Arthur George Dew, being the Chairman of the Board, is primarily responsible for the leadership of the Board, ensuring that (i) all significant policy issues are discussed by the Board in a timely and constructive manner; (ii) all Directors are properly briefed on issues arising at Board meetings; and (iii) the Directors receive accurate, timely and clear information. The functions of the chief executive are performed by Mr. Lee Seng Hui, the Chief Executive of the Company, who is responsible for the day-to-day management of the Group's business. Their responsibilities are clearly segregated and have been set out in writing and approved by the Board in June 2005, and subsequently updated in April 2012.

APPOINTMENT AND RE-ELECTION OF DIRECTORS

The terms of reference of the Nomination Committee include the nomination procedure specifying the process and criteria for the selection and recommendation of candidates for directorship of the Company.

Every newly appointed Director will receive an induction package from the Company Secretary on the first occasion of his/her appointment. This induction package is a comprehensive, formal and tailored induction on the responsibilities and on-going obligations to be observed by a director pursuant to the Companies Ordinance, Listing Rules and Securities and Futures Ordinance. In addition, this induction package includes materials briefly describing the operations and business of the Company, the latest published financial reports of the Company and the documentation for the corporate governance practices adopted by the Board. Directors will be continuously updated on any major developments of the Listing Rules and other applicable regulatory requirements to ensure compliance and upkeep of good corporate governance practices.

All NEDs (including INEDs) of the Company were appointed for a specific term, but subject to the relevant provisions of the Articles of Association or any other applicable laws whereby the Directors shall vacate or retire from their office but eligible for re-election. The term of appointment of the NEDs (including INEDs) has been renewed for further two years commencing from 1st January, 2017.

APPOINTMENT AND RE-ELECTION OF DIRECTORS (CONT'D)

According to the Articles of Association, at each annual general meeting of the Company ("AGM"), 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. Further, any Director appointed by the Board to fill a casual vacancy shall hold office only until the next following general meeting of the Company whilst for those appointed as an addition to the Board shall hold office until the next following AGM and in both cases, those Directors shall then be eligible for re-election at the relevant meeting. Every Director shall be subject to retirement by rotation at least once every three years.

CORPORATE GOVERNANCE FUNCTION

The Board is responsible for performing corporate governance duties and has adopted the written terms of reference on its corporate governance functions in April 2012.

The duties of the Board in respect of the corporate governance functions include:

- (i) developing and reviewing the Company's policies and practices on corporate governance;
- (ii) reviewing and monitoring the training and continuous professional development of Directors and senior management;
- (iii) reviewing and monitoring the Company's policies and practices on compliance with legal and regulatory requirements;
- (iv) developing, reviewing and monitoring the code of conduct and compliance manual (if any) applicable to employees and Directors; and
- (v) reviewing the Company's compliance with the CG Code and disclosure in the Corporate Governance Report.

In 2016 and up to the date of this report, the Board has performed the corporate governance duties in accordance with its terms of reference.

BOARD COMMITTEES

The Board has established various committees, including a Nomination Committee, a Remuneration Committee, an Audit Committee and an Executive Committee, each of which has its specific written terms of reference. Copies of minutes of all meetings and resolutions of the committees, which are kept by the Company Secretary, are circulated to all Board members and the committees are required to report back to the Board on their decision and recommendations where appropriate. The procedures and arrangements for a Board meeting, as mentioned in the section headed "The Board" of this report, have been adopted for the committee meetings so far as practicable.

BOARD COMMITTEES (CONT'D)

Nomination Committee

The Nomination Committee has been established since March 2012 and is chaired by the Chairman of the Board and comprises a majority of INEDs. Currently, the Nomination Committee consists of three members, including Messrs. Arthur George Dew (Chairman of the Nomination Committee), being a NED, Steven Samuel Zoellner and David Craig Bartlett, all being the INEDs. The Nomination Committee is provided with sufficient resources to discharge its duties and has access to independent professional advice according to the Company's policy if considered necessary. The major roles and functions of the Nomination Committee are included in its terms of reference, which are available on the websites of The Stock Exchange of Hong Kong Limited ("Stock Exchange") and the Company.

The Nomination Committee will meet as and when necessary in accordance with its terms of reference and may also deal with matters by way of circulation. In 2016, no Nomination Committee meeting was held while the Nomination Committee dealt with matters by way of circulation. In 2016 and up to the date of this report, the Nomination Committee performed the works as summarised below:

- (i) reviewed and recommended for the Board's approval the proposed resolution for re-election of the retiring Directors at 2016 AGM and 2017 AGM;
- (ii) reviewed the structure, size, composition and diversity of the Board and assessed the independence of each INED; and
- (iii) reviewed and recommended for the Board's approval the renewal of the term of appointment of NEDs (including the INEDs) for two years commencing from 1st January, 2017.

Remuneration Committee

The Remuneration Committee has been established since December 1993 and currently consists of four members, including Messrs. Alan Stephen Jones (Chairman of the Remuneration Committee), Steven Samuel Zoellner and David Craig Bartlett, all being the INEDs, and Mr. Arthur George Dew, being a NED. The Remuneration Committee is provided with sufficient resources to discharge its duties and has access to independent professional advice according to the Company's policy if considered necessary. The major roles and functions of the Remuneration Committee are included in its terms of reference, which are available on the websites of the Stock Exchange and the Company.

The terms of reference of the Remuneration Committee are in compliance with the code provision B.1.2 of the CG Code, but with a deviation from the code provision 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 reasons for the above deviation are summarised as below:

- (i) the Board believes that the Remuneration Committee is not properly in a position to evaluate the performance of senior management and that this evaluation process is more effectively carried out by the Executive Directors;
- (ii) the Executive Directors must be in a position to supervise and control senior management and thus must be able to control their compensation; and
- (iii) there is no reason for Executive Directors to pay senior management more than industry standards and thus Shareholders will benefit by reducing costs in the fixing of such compensation packages.

BOARD COMMITTEES (CONT'D)

Remuneration Committee (Cont'd)

The Remuneration Committee shall meet at least once a year in accordance with its terms of reference. One Remuneration Committee meeting was held in 2016 and the attendance of each member is set out in the section headed "The Board" of this report.

In addition to the Remuneration Committee meeting, the Remuneration Committee also dealt with matters by way of circulation during 2016. In 2016 and up to the date of this report, the Remuneration Committee performed the works as summarised below:

- (i) reviewed the existing policy and structure for the remuneration of Directors;
- (ii) reviewed the existing remuneration packages of the Executive Directors;
- (iii) reviewed the existing remuneration of the NEDs (including the INEDs);
- (iv) reviewed and recommended for the Board's approval the bonus for the year ended 31st December, 2015 and the increment in the remuneration for the year 2016 of the Executive Directors and the Chairman; and
- (v) reviewed and recommended for the Board's approval the increase in service fees and the renewal of term of appointment of the NEDs (including the INEDs).

The remuneration payable to Directors will depend on their respective contractual terms under their employment contracts or service contracts as approved by the Board on the recommendation of the Remuneration Committee. Details of the Directors' remuneration are set out in note 10 to the consolidated financial statements whereas detailed changes in the emoluments of certain Directors during the interim period and up to the date of the Interim Report were also disclosed in the Interim Report of the Company dated 24th August, 2016. Details of the emolument policy of the Group are also set out in the "Emolument Policy" section contained in the Directors' Report on page 52.

Audit Committee

The Audit Committee has been established since December 1993 and currently consists of four NEDs, three of whom are INEDs. To retain independence and objectivity, the Audit Committee is chaired by an INED with appropriate professional qualifications or accounting or related financial management expertise. The current members of the Audit Committee are Messrs. Alan Stephen Jones (Chairman of the Audit Committee), being an INED, Arthur George Dew, being a NED, Steven Samuel Zoellner and David Craig Bartlett, both being INEDs. The Audit Committee is provided with sufficient resources to discharge its duties and has access to independent professional advice according to the Company's policy if considered necessary. The major roles and functions of the Audit Committee are included in its terms of reference, which are available on the websites of the Stock Exchange and the Company.

BOARD COMMITTEES (CONT'D)

Audit Committee (Cont'd)

The terms of reference of the Audit Committee are revised from time to time to comply with the code provision C.3.3 of the CG Code, but with deviations from the code provision of the audit committee's responsibility to:

- (i) implement policy on the engagement of the external auditors to supply non-audit services;
- (ii) ensure the management has performed its duty to have effective risk management and internal control systems; and
- (iii) ensure co-ordination between the internal and external auditors, and ensure that the internal audit function is adequately resourced and has appropriate standing within the listed company.

The Board considers that the Audit Committee shall recommend (as opposed to implement under the code provision) the policy on the engagement of the external auditors to supply non-audit services for the following reasons:

- (i) it is proper and appropriate for the Board and its committees to develop policy and make appropriate recommendations;
- (ii) the proper and appropriate mechanism for implementation of such policy and recommendations is through the Executive Directors and management; and
- (iii) INEDs are not in an effective position to implement policy and follow up the same on a day-to-day basis.

Further, the Board considers that the Audit Committee 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. The Audit Committee is not equipped to ensure that the same is in place as this would involve day-to-day supervision and the employment of permanent experts. The Audit Committee is not in a position either to ensure co-ordination between the internal and external auditors but it can promote the same. Similarly, the Audit Committee is not in a position to ensure that the internal audit function is adequately resourced but it can check whether it is adequately resourced.

The Audit Committee shall meet at least twice a year in accordance with its terms of reference. Three Audit Committee meetings were held in 2016 and the attendance of each member is set out in the section headed "The Board" of this report.

BOARD COMMITTEES (CONT'D)

Audit Committee (Cont'd)

In addition to the Audit Committee meetings, the Audit Committee also dealt with matters by way of circulation during 2016. In 2016 and up to the date of this report, the Audit Committee performed the works as summarised below:

- (i) reviewed and approved the audit scope and fees proposed by the external auditor;
- (ii) reviewed the reports of findings/independent review report from the external auditor and the management's response in relation to the final audit for the year ended 31st December, 2015, the interim results review for the six months ended 30th June, 2016 and the final audit for the year ended 31st December, 2016 of the Group;
- (iii) reviewed and recommended for the Board's approval the financial reports for the year ended 31st December, 2015, for the six months ended 30th June, 2016 and for the year ended 31st December, 2016 together with the relevant management representation letters and announcements;
- (iv) reviewed the Internal Audit Report ("IA Report") prepared by the Group Internal Audit Department ("IAD");
- (v) reviewed and recommended for the Board's approval the updated report on substantiation of the resources, qualifications and experience of staff of the Group's accounting, internal audit and financial reporting functions, and their training programmes and budget;
- (vi) reviewed and recommended for the Board's annual review the Related Party Transaction Policies and Procedures, Procedures for the Identification and Monitoring of Connected Transactions, Whistle Blower Policy, Policy on the Disclosure of Inside Information and Manual of Company Management Authority;
- (vii) reviewed and discussed the draft proforma audit report pursuant to the new and revised Hong Kong Standards on Auditing; and
- (viii) reviewed and recommended for the Board's approval the updated Related Party Transaction Policies and Procedures.

Executive Committee

The Executive Committee has been established since January 1993 and currently consists of three Executive Directors, being Messrs. Lee Seng Hui (Chairman of the Executive Committee), Li Chi Kong and Mark Wong Tai Chun. The Executive Committee is vested with all the general powers of management and control of the activities of the Group as are vested in the Board, save for those matters which are reserved for the Board's decision and approval pursuant to the written terms of reference of the Executive Committee. The terms of reference of the Executive Committee were revised in November 2007 following the adoption of the Whistle Blower Policy by the Company.

BOARD COMMITTEES (CONT'D)

Executive Committee (Cont'd)

The Executive Committee will meet as and when necessary to discuss the operating affairs of the Group and may also deal with matters by way of circulation. The Executive Committee is mainly responsible for undertaking and supervising the day-to-day management and is empowered:

- (i) to formulate and implement policies for the business activities, internal control and administration of the Group; and
- (ii) to plan and decide on strategies to be adopted for the business activities of the Group within the overall strategy of the Group as determined by the Board.

COMPANY SECRETARY

Ms. Lau Tung Ni is the Company Secretary of the Company. All Directors have access to the advice and services of the Company Secretary. The Company Secretary reports to the Chairman on board governance matters, and is responsible for ensuring that Board procedures are followed and for facilitating communications among Directors as well as with the Shareholders and management.

Ms. Lau is a fellow member of The Institute of Chartered Secretaries and Administrators and The Hong Kong Institute of Chartered Secretaries. During 2016, Ms. Lau undertook over 15 hours of relevant professional training to update her skills and knowledge.

CODES FOR SECURITIES TRANSACTIONS BY DIRECTORS AND RELEVANT EMPLOYEES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") as set out in Appendix 10 of the Listing Rules 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 complied with the required standard as set out in the Model Code.

The Company has also adopted the Model Code as the Code for Securities Transactions by Relevant Employees to regulate dealings in securities of the Company by certain employees of the Company or any of its subsidiaries or the holding companies who are considered to be likely in possession of inside information in relation to the Company or its securities.

ACCOUNTABILITY AND AUDIT

Financial Reporting

The Directors acknowledge their responsibility for preparing, with the support from the Accounts Department, the consolidated financial statements of the Group. In preparing the consolidated financial statements for the year ended 31st December, 2016, the accounting principles generally accepted in Hong Kong have been adopted and the requirements of the Hong Kong Financial Reporting Standards (which also include Hong Kong Accounting Standards and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants and the disclosure requirements of the Hong Kong Companies Ordinance were complied with. The Directors believe that they have selected suitable accounting policies and applied them consistently, and made judgments and estimates that are prudent and reasonable and have ensured that the consolidated financial statements are prepared on a going concern basis.

ACCOUNTABILITY AND AUDIT (CONT'D)

Financial Reporting (Cont'd)

The reporting responsibilities of the Company's external auditor, Deloitte Touche Tohmatsu, are set out in the Independent Auditor's Report on pages 107 to 117.

Risk Management and Internal Control

The Board has the responsibility to review annually the effectiveness of the Group's risk management and internal control systems covering all material controls, including financial, operational and compliance controls. In 2016, the Board, through the Audit Committee, had reviewed the adequacy of resources, qualifications and experience of staff of the Company's accounting, internal audit and financial reporting functions, and their training programmes and budget.

The Group's risk management and internal control systems are designed to provide reasonable, but not absolute, assurance against material misstatement or loss; to manage rather than completely eliminate the risk of system failure; and to assist in the achievement of the Group's agreed objectives and goals. They have a key role in the management of risks that are significant to the fulfilment of business objectives. In addition, they should provide a basis for the maintenance of proper accounting records and assist in the compliance with relevant laws and regulations.

Systems and procedures are put in place to identify, evaluate and manage the risks of different businesses and activities. The annual assessment is performed through the completion by the relevant business units and department heads of their respective responsibility statements as co-ordinated by the IAD. The result and findings are reported by the management to the Chairman of Executive Committee who puts forward the same to the Audit Committee and the Board for review on the effectiveness of the risk management and internal control systems, which have been considered effective and adequate.

The Company's principal subsidiaries are managed under independent systems of risk management and internal controls. These subsidiaries have provided appropriate assurance to the Company on their compliance with the CG Code regarding risk management and internal control systems in general to the Company.

A discussion of the policies and procedures on the management of each of the major types of risk which the Group is facing is included in note 41 to the consolidated financial statements and under the "Principal Risks" section contained in the Review of Operations on page 14.

Internal Audit

The Head of the Group's Internal Audit reports to the Chairman of the Board and the Audit Committee. The IAD generally carries out the analysis and independent appraisal of the adequacy and effectiveness of the Group's risk management and internal control systems.

The IA Report was prepared by the IAD and issued to the Audit Committee and the Board for review.

ACCOUNTABILITY AND AUDIT (CONT'D)

External Auditors' Remuneration

During the year, the remuneration paid to the Group's external auditors is set out as follows:

Services rendered for the Group	HK\$ Million
Audit services	7.6
Non-audit services	
– Taxation services	0.6
– Other professional services	3.1
	<hr/>
Total	11.3
	<hr/> <hr/>

COMMUNICATION WITH SHAREHOLDERS

The Board recognises the importance of good communication with Shareholders. Information in relation to the Group is disseminated to Shareholders in a timely manner through a number of formal channels, which include interim and annual reports, announcements and circulars. Such published documents together with the latest corporate information and news are also made available on the website of the Company.

The Company's AGM is a valuable forum for the Board to communicate directly with Shareholders. The Chairman actively participates at the AGM and personally chairs the meeting to answer any questions from Shareholders. The chairmen of the Audit Committee, Remuneration Committee and Nomination Committee or in their absence, another member of the respective committees or failing that their respective duly appointed delegate, are also available to answer questions at the AGM. The chairman of any independent board committee formed as necessary or pursuant to the Listing Rules (or if no such chairman is appointed, at least a member of the independent board committee) will also be available to answer questions at any general meeting of Shareholders to approve a connected transaction or any other transaction that is subject to independent Shareholders' approval.

During the year, the 2016 AGM was held on 26th May, 2016. The attendance records of the Directors at the general meeting are set out in the section headed "The Board" of this report.

Separate resolutions are proposed at the general meetings for each substantial issue, including the re-election of retiring Directors.

The notice to Shareholders is to be sent in the case of AGM at least 20 clear business days before the meeting and to be sent at least 10 clear business days in case of all other general meetings. An explanation of the detailed procedures of conducting a poll is provided to the Shareholders at the commencement of the meeting. The Chairman answers questions from Shareholders regarding voting by way of a poll. The poll results are published in the manner prescribed under the requirements of the Listing Rules.

COMMUNICATION WITH SHAREHOLDERS (CONT'D)

Shareholder(s) representing at least 5% of the total voting rights of all Shareholders having a right to vote at general meetings as at the date of deposit of the requisition can request the Directors to convene an extraordinary general meeting ("EGM") by sending a written request to the registered office of the Company ("Registered Office"). Such requisition must state the general nature of the business to be dealt with at the EGM and must be authenticated by the person or persons making it. Besides, Shareholders may make a proposal ("Proposal") at a Shareholders' meeting by submitting it in written form to the Board at the Registered Office in accordance with the Companies Ordinance and the Articles of Association where applicable. The Proposal shall be in the form of a proposed resolution, which shall clearly and concisely set out the Proposal for discussion and be relevant to the Company's business scope.

The Board established a shareholders' communication policy in April 2012, and subsequently updated in December 2015. A Shareholder may serve an enquiry to the Board at the Registered Office for the attention of the Board in written form, which shall state the nature of the enquiry and the reason for making the enquiry. In addition, Shareholders can contact Computershare Hong Kong Investor Services Limited, the share registrar of the Company, for any questions about their shareholdings.

CORPORATE GOVERNANCE ENHANCEMENT

Enhancing corporate governance is not simply a matter of applying and complying with the CG Code of the Stock Exchange but also about promoting and developing an ethical and healthy corporate culture. We will continue to review and, where appropriate, improve our current practices on the basis of our experience, regulatory changes and developments. Any views and suggestions from our Shareholders to promote and improve our transparency are also welcome.

On behalf of the Board

Arthur George Dew
Chairman

Hong Kong, 27th March, 2017

APPROACH AND STRATEGY

Allied Properties (H.K.) Limited believes in delivering long term, sustainable value creation to our shareholders. In doing so, we recognise that the choices we make will have an impact on the communities in which we carry on our business and we should ensure such impact a positive one. We are committed to contributing to the sustainable development of society and the environment, and endeavour to embrace these principles as part of our practice and governance. The Company has adopted a Sustainability Policy in November 2016 which covers our principles in the area of employment and labour practices, business integrity, the environment and the community.

This report outlines the Group's sustainability initiatives and selected Key Performance Indicators ("KPI") that are material to the Group and its stakeholders on Environmental, Social and Governance ("ESG") issues for the year ended 31st December, 2016. This report supplements information disclosed in this Annual Report.

REPORTING SCOPE

The subject areas and aspects are presented based on the "Environmental, Social and Governance Reporting Guide" ("ESG Guide") as set out in Appendix 27 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Stock Exchange").

MATERIALITY ASSESSMENT AND STAKEHOLDER ENGAGEMENT

Amongst various environmental and social issues based on the ESG Guide within the scope of sustainability, the below are the list of issues that are considered to be material and relevant to the Group. The priorities are set based on management's view as well as certain conclusions from stakeholders' engagement. We regularly engage key stakeholders in daily operations through meetings, events, and other communications and feedback channels. Based on management's view, the aspects and KPIs relevant for this report's disclosure are set out as follows:

Material and relevant issues:

Supply chain management (Aspect B5) general disclosure, KPI B5.1, B5.2
Anti-corruption (Aspect B7) general disclosure, KPI B7.2

Other relevant issues:

Emissions (Aspect A1) general disclosure
Use of resources (Aspect A2) general disclosure, KPI A2.1
The environment and natural resources (Aspect A3) general disclosure, KPI A3.1
Employment (Aspect B1) general disclosure
Health and safety (Aspect B2) general disclosure
Development and training (Aspect B3) general disclosure, KPI B3.1, B3.2
Labour standards (Aspect B4) general disclosure
Product responsibility (Aspect B6) general disclosure, KPI B6.2, B6.5
Community investment (Aspect B8) general disclosure, KPI B8.1, B8.2

All other aspects of KPI not mentioned above were concluded to be not relevant for disclosure.

The following ESG issues are presented based on the classification of provisions by the Stock Exchange's ESG Guide.

A. ENVIRONMENTAL ISSUES

The Group's Sustainability Policy encompasses our general approach towards environmental issues. We endeavour to:

- observe relevant laws and regulations and aim to go beyond minimum requirements;
- prevent/minimise air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste;
- make efficient use of resources, including energy, water and other raw materials;
- minimise the impact of the Group's activities on the environment and natural resources; and
- engage our staff, customers and partners to promote environmentally sustainable business practices and constantly re-assess our processes to minimise environmental impact.

Emissions (Aspect A1)

The Group is not involved in any manufacturing activities. Emissions produced directly by the Group only related to the executive passenger vehicles (30) and company boats (7) in Hong Kong and mainland China. These are used for senior staff's local travel only as well as for entertainment. The scale and usage is immaterial given the size of the Group's assets and staff.

Other emissions produced are mostly on a "second degree" basis as incurred during occasional business travels.

In line with our policy to minimise air and greenhouse gas emissions, major operations are equipped with video conferencing facilities to minimise the need for face to face meetings and keep business travelling to a minimum. Only a small percentage of employees travel for business.

There are no relevant laws and regulations applicable to our business on this aspect.

A. ENVIRONMENTAL ISSUES (CONT'D)

Use of Resources (Aspect A2), and The Environment and Natural Resources (Aspect A3)

We place a high priority on the efficient use of resources. With 5,271 staff across the Group, we consume considerable amounts of electricity and paper and with the efficient use of such, we hope to minimise our impact on the environment whilst we grow our businesses. Water consumption is not material to our business as it relates mainly to the personal consumption of our staff or for their personal hygiene.

Since June 2013, electronic board paper systems have been promoted and implemented throughout the Group, allowing our directors to access meeting papers online anytime, anywhere with the use of portable electronic devices, improving Board efficiency whilst saving paper.

The Company has for some years established an electronic communication channel with shareholders, allowing shareholders to select to receive our corporate communications, such as annual reports, interim reports and circulars, by accessing online versions instead of receiving hard copies in mail. As a result, printing quantities of our corporate communications are substantially reduced and consumption of paper are thus minimised.

Environmental protection guidelines in relation to energy savings and reduction in paper consumption are circulated to all staff at head office and branches. For instance, staff are reminded to switch off lights and equipment after work, during lunch break or during the time working outside the office and wherever possible. Energy efficient office equipment is always preferred in making purchase decisions. During 2016, the Group's total electricity consumption was approximately 8.1 million kwh.

In Hong Kong, United Asia Finance Limited ("UAF") joined the "Charter on External Lighting" (the "Charter") launched by the Environment Bureau on 1st April, 2016 and the external lighting of advertising and shop signage be switched off after midnight. One of the Group's subsidiary companies, Protech Property Management Limited, has for many years participated in the Earth Hour Campaign (the "Campaign") and encouraged owners/tenants of the flats and buildings which it manages to turn off lights every year for one hour at 8:30 pm on the Campaign nights. The purpose of the Charter and the Campaign is to minimise light nuisance and energy wastage and to bring general awareness of environmental protection.

Throughout the Group, the following business processes were implemented to improve efficiency and to reduce paper usage:

- On-line or mobile loan applications channels
- Web-based application system such as Document Management Systems of UAF and Sun Hung Kai Credit Limited ("SHK Credit")
- Electronic loan statements
- Recycling schemes of office equipment and supplies
- Internal electronic administration and communication platform

A. ENVIRONMENTAL ISSUES (CONT'D)

Use of Resources (Aspect A2), and The Environment and Natural Resources (Aspect A3) (Cont'd)

In the property and hotel business, eco-friendly options are often considered and where possible/appropriate are implemented in operations, construction and maintenance works.

These include:

1. Building Environmental Assessment Method Plus applied to demolition and new building project.
2. Replace air-cool with water-cool air-conditioning system with selection of more efficient oil-free chillers.
3. Up-grade building management system with better control for air-handling units.
4. Carry out energy audits.
5. Replace energy wasting lights with LED lights.
6. Change diesel boilers to gas boilers and heat pumps for hot water system.
7. Use of syphonic double flush WC units where appropriate.
8. Roof waterproofing system using more economical and efficient method to reduce noise, dust and debris.
9. Use of non-Chlorofluorocarbon based refrigerants in air-conditioning unit selection.

Recycling scheme for materials, such as paper, plastic, glass bottle and cooking oil, has been launched in certain restaurant and within internal departments.

Except for the abovementioned, the Group's businesses have no direct impact on the environment and natural resources.

B. SOCIAL ISSUES

Employment, Health and Safety and Labour Standards (Aspect B1, B2, B4)

The Company is substantially an investment holding company and with subsidiaries involved in real estate, finance and money lending, property leasing, management services and elderly care services. Our people are our most important assets that drive the long-term development and sustainability of the Company. The Group's policy on employment is as follows:

- observing relevant laws and regulations;
- being an equal-opportunity employer, implementing fair practices relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare for our staff;

B. SOCIAL ISSUES (CONT'D)

Employment, Health and Safety and Labour Standards (Aspect B1, B2, B4) (Cont'd)

- providing a safe, healthy and quality workplace and protecting employees from occupational hazards;
- promoting a good work-life balance for staff;
- investing in training and professional development of our staff for the purpose of improving their knowledge and skills for discharging duties at work;
- maintaining an open dialogue with our staff, facilitating a transparent two way communication; and
- no child and forced labour.

In Hong Kong, the Group's employment of staff is subject to the Employment Ordinance, the Minimum Wage Ordinance, as well as the Employees' Compensation Ordinance. In mainland China, staff employment is subject to the Labour Law and the Employment Contract Law of the People's Republic of China (「中華人民共和國勞動法及勞動合同法」). The Group has no known non-compliance with the above relevant regulations.

Our compensation and benefits (including working hours, rest periods, welfare) need to be competitive with other peers in the same sectors and in general exceeds the minimum as required by the relevant regulations. Owing to the nature of our businesses, work related injuries, occupational health issues and the incurrence of child labour are not significant risk factors.

Further information on the Group's human resources are also detailed in the section headed "Review of Operations" on page 14 of this Annual Report.

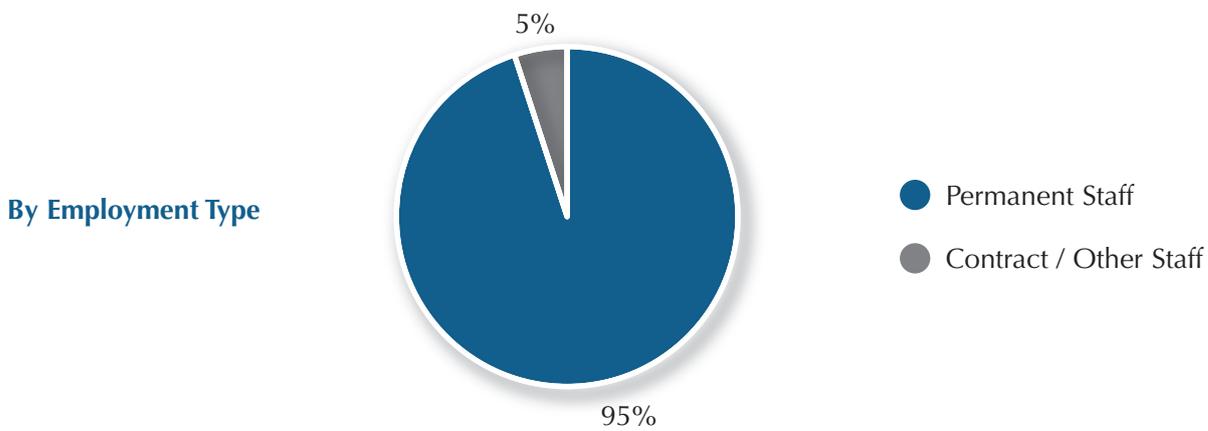
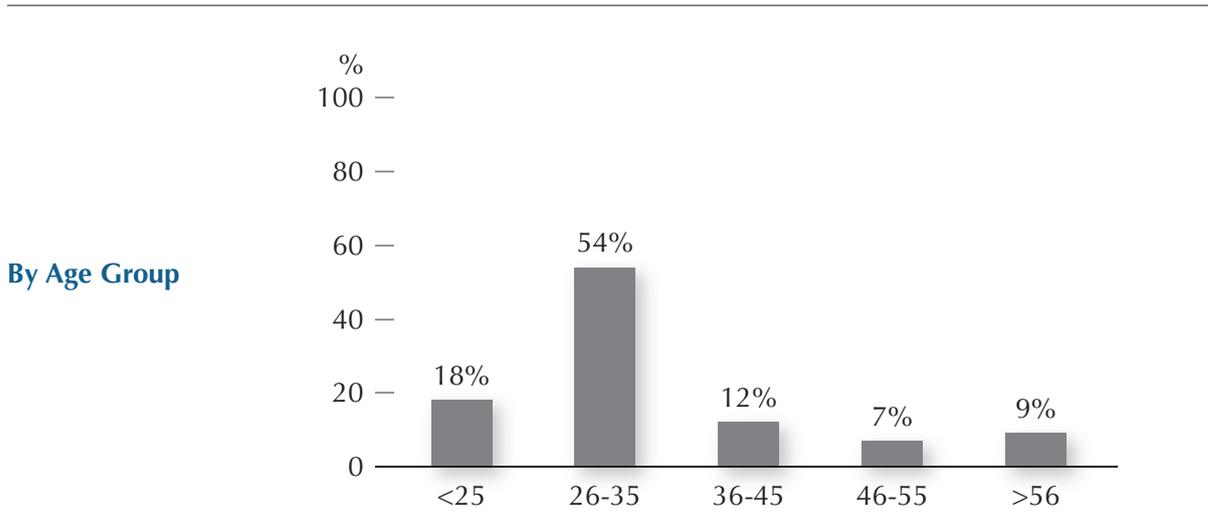
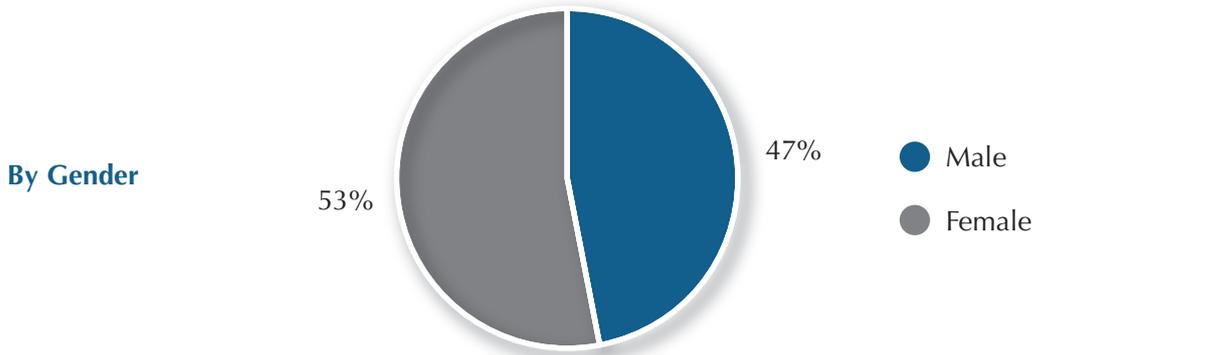
The Group endeavours to provide a safe and pleasant working environment for our staff. On top of this, well-being programmes such as those promoting a good work-life balance are offered regularly to staff such as the handling of stress and parenting skills. The Group also sponsors and organises various company teams across the Group for team sports and community service. Sports teams include dragon boating, soccer and basketball to name a few whereas Volunteer teams visited Elderly Homes/Centers and joined Recreational Activities for Disabled Persons organised by Hong Kong PHAB Association. The Group also participates in various donation campaigns organised by the Community Chest and Oxfam Hong Kong. Certain operations also publish staff magazines to share Group, industry and staff news and to promote internal communication.

B. SOCIAL ISSUES (CONT'D)

Employment, Health and Safety and Labour Standards (Aspect B1, B2, B4) (Cont'd)

As at 31st December, 2016, the Group employs a total of 5,271 staff compared against 6,853 at the end of 2015 as UAF consolidated its consumer finance branches in mainland China.

Staff Breakdown



B. SOCIAL ISSUES (CONT'D)

Employment, Health and Safety and Labour Standards (Aspect B1, B2, B4) (Cont'd)

Human Resources and sustainability related awards:

- Good MPF Employer Award 2014-2016 (Sun Hung Kai & Co. Limited (“SHK”))
- Caring Company Award 2005-2017 (UAF); 2016-2017 (SHK); 2009-2017 (Protech Property Management Limited)
- Partner Employer Award 2016-2017 (UAF)
- ERB Manpower Developer Award Scheme 2012-2018 (UAF)
- Social Capital Builder Award 2017 (UAF)
- Hong Kong Outstanding Corporate Citizenship Awards 2016 (UAF)
- The Young Entrepreneurs Development Council’s Life Planning Co-operation Award 2015-2016 (UAF)

Development and Training (Aspect B3)

The Group is committed to fostering a culture of continuous learning in our organisation. Heavy emphasis is placed on staff training which is tailored to equip our workforce with the necessary knowledge and skills relevant for their work, as well as to build our talent pool. Management is involved, together with professional trainers, in designing training programmes that meet the demands of the work place. Training content and topics are set to cover the key aspects of our operations. These include:

Compliance and regulatory – general compliance, market and regulatory updates, prevention of bribery, bankruptcy laws, data privacy, the Money Lenders Ordinance (“MLO”).

Management skills and personal – leadership skills, supervisory skills, KPI setting, communication and interpersonal skills, creative thinking and problem solving skills, self-development skills.

Job skills – language skills, computer skills, debt collection skills, customer service skills.

UAF has a comprehensive graduate training programme to train up talented university graduates for advancing to future management team. The 25-month programme trains the graduate trainees on their knowledge and skill sets for consumer financing industry.

On top of internal training, UAF also provides a study subsidy for staff to advance their education after office work. UAF Hong Kong has received the honour of “Manpower Developer” from the Employees Retraining Board every year since 2012.

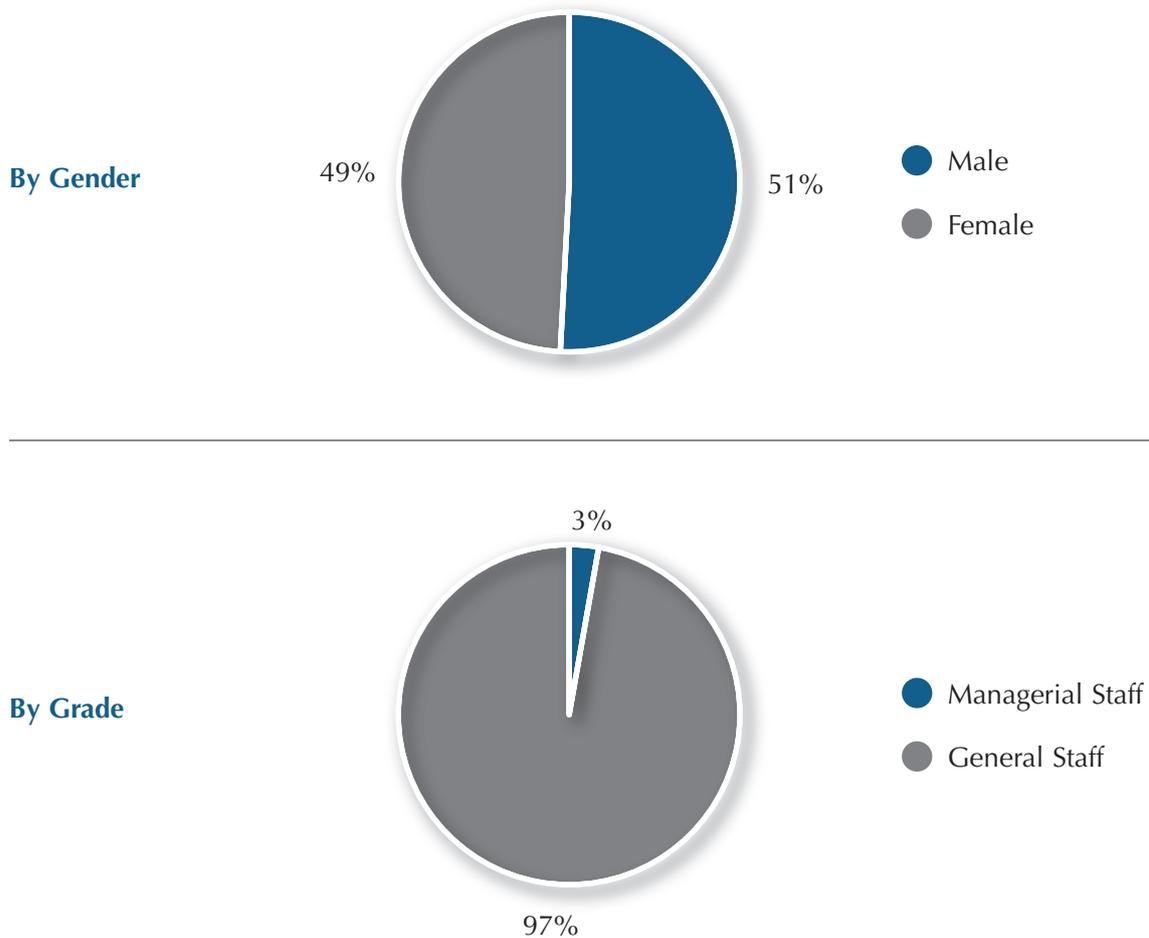
In the hotel sector, as talents are our most valuable assets, we have formulated strategic plans for talent retention, growth and development. We also provide training courses on regular basis for talents.

Staff training across the Group amounted to 109,827 hours in total.

B. SOCIAL ISSUES (CONT'D)

Development and Training (Aspect B3) (Cont'd)

Training hours breakdown



Supply Chain Management (Aspect B5)

The Group's general business suppliers include providers of information technology and communication, premises, legal and other business services as well as vendors for office supplies. These are not considered to pose significant social risks for our business and procurement decisions are based on pricing, suitability as well as the general reputation of suppliers.

B. SOCIAL ISSUES (CONT'D)

Supply Chain Management (Aspect B5) (Cont'd)

For UAF and SHK Credit businesses specifically, external debt collection agents are engaged only after internal collection efforts have failed to collect overdue debts. More than 20 and 35 of such agents were engaged by both businesses in Hong Kong and mainland China respectively. UAF and SHK Credit both have well-defined policies and procedures for the selection, monitoring of their debt collection agents. The agents are selected carefully based on track record of good practices and reputation. They are required to abide by a Code of Conduct and are subject to benchmarking, audits and rotation. As UAF and SHK Credit do not sell their receivables, they can retain control over the collection process. Under the Code of Conduct, the agents shall not:

- sub-contract or delegate the whole or any part of their duties under the debt service agreement with UAF and SHK Credit;
- violate the relevant laws and regulations; and
- engage in any action or conduct which is prejudicial to the business, integrity, reputation or goodwill of UAF and SHK Credit.

As part of monitoring these agents, regular surveys with customers and the general public are conducted for feedback. During 2016, complaints received on debt collection amounted to 0.01% of the UAF's and SHK Credit's customer base. We understand that this is a very low ratio by industry standards according to management's knowledge. Over the years, UAF's market share by customer numbers (outside of banks) in Hong Kong continued to lead as a result of its solid reputation.

Product Responsibility (Aspect B6)

The Group provides loan products to individuals and corporates in Hong Kong and mainland China. This includes corporate structured loans under the Principal Investments Segment of SHK, consumer finance and small business loans through UAF, as well as mortgage loans through SHK Credit.

In Hong Kong, all the relevant loan businesses above operate under the MLO, being licensed money lenders. In mainland China, UAF's operations follow the regional guidelines announced by the provincial governments under the Guiding Opinions of the China Banking Regulatory Commission and the People's Bank of China on the Pilot Operation of Small Loan Companies. During the year, there were no known cases of non-compliance with the above laws or regulations.

In Hong Kong, the MLO focuses on borrowers' rights as well as lenders' practices. UAF, as a founding member of The Hong Kong S.A.R. Licensed Money Lenders Association Limited ("LMLA"), has led the drafting of the Code of Practice (the "Code") for the money lending industry. The Code was promoted for application by all the members of the LMLA including UAF and SHK Credit. The Code is a comprehensive framework of market practice and standard, developed based on the Hong Kong Monetary Authority's guidelines to banks, in the various business aspects such as customer relationships, know-your-customer, anti money laundering, credit evaluation, collection and recovery and data privacy. UAF is on the executive committee of LMLA and leads the task force for regular review of the Code. The latest version was released during the year. UAF also holds regular dialogues with the Companies Registry (which reviews the licensing matters of money lenders) to discuss best practices and industry trends.

B. SOCIAL ISSUES (CONT'D)

Product Responsibility (Aspect B6) (Cont'd)

Servicing approximately 190,000 customers in Hong Kong and mainland China, UAF and SHK Credit place a very high priority to uphold customers data privacy. Measures and clear guidelines are in place and observed to ensure customers' relevant data are protected against unauthorised or accidental access, processing or erasure. Appropriate levels of security protection were implemented by adequate physical, electronic and managerial measures to safeguard and secure customers' personal data. In addition, all Hong Kong staff are required to complete a Personal Data (Privacy) Ordinance e-learning course annually.

Owing to the nature of the consumer finance business where debt collection is involved, reputational risk monitoring and preventions are of utmost importance. At both UAF and SHK Credit, various measures are in place to minimise risks. Results and response to collection efforts are monitored on a timely basis. Dedicated telephone hotlines are set up for customer complaints and dispute resolution. External agents engaged for collection are tightly monitored as discussed above.

Anti-Corruption (Aspect B7)

A Whistle Blower Policy has been established to facilitate employees' direct reporting of any unlawful conduct, any incident of corruption, avoidance of internal controls, incorrect or improper financial or other reporting to senior management. This policy is either circulated to employees periodically or placed on the corporate electronic platform by the Group to facilitate employees' easy access and reporting.

All relevant staff in Hong Kong are required to complete Money Laundering & Counter-Terrorist Financing e-learning courses annually. ICAC seminar on anti-corruption is organised periodically for employees.

Community Investment (Aspect B8)

We strive to excel for our customers and undertake the responsibility of a good corporate citizen contributing to the community by encouraging our staff to enroll in charity and social services. The Sun Hung Kai & Co. Foundation (the "Foundation") was established in March 2010. It serves as a platform for SHK and its business associates and partners to support our community, in particular, to improve the lives of the underprivileged. The Foundation's principal interests are in the areas of poverty relief, education and the environment.

UAF had a long history of participation in volunteering activities to service our communities. It was also named a "Caring Company" by the Hong Kong Council of Social Service for 11 consecutive years. In 2015, the UAF volunteer team was officially formed. UAF hope that through the volunteer activities, UAF can help the underprivileged in the community, like low-income senior citizens, senior citizens living alone, children with heart diseases etc, by offering our care and concern. A total of 53 staff participated in volunteering activities as of 31st December, 2016 and served for a total of 1,040 volunteer hours during 2016.

B. SOCIAL ISSUES (CONT'D)

Community Investment (Aspect B8) (Cont'd)

The key activities in 2016 include the following:

- Po Leung Kuk Charity Walk
- Low Income Children Birthday Party
- Elderly Lantern Making for Autumn Festival
- Low Income Family Fun Day – Running Family
- Visit to Kunming Children Welfare Institute

Total donations of approximately HK\$4.3 million were paid to various charitable institutions, including Po Leung Kuk, The Community Chest, The Chinese University of Hong Kong, Hong Kong and Macau Taiwanese Charity Fund Limited, Yan Oi Tong Limited, Bosco Charity Association Limited, The Hong Kong Council of Social Service, Corporate Governance Development Foundation Fund Limited and Bring Me a Book Hong Kong Limited.

Apart from charitable activities, the Group is also actively involved in the community via our participation as well as our senior management's roles in industry organisations, schools, chambers and Non-Governmental Organisations. By sharing our knowledge and best practices, we aim to contribute to the long term development of the communities we operate in.

Role of Company/Senior Management	Organisation
SHK Corporate Member and Committee Member Corporate Member	The Chamber of Hong Kong Listed Companies The Malaysian Chamber of Commerce (Hong Kong and Macau) Ltd.
UAF Founding member, Chairman Trustee member Director	The Hong Kong S.A.R. Licensed Money Lenders Association Limited New Asia College of The Chinese University of Hong Kong Hong Kong and Macau Taiwanese Charity Fund Limited

In the hotel sector, we promote community contribution within the organisation. In 2016, we have committed to reconciliation through Non-Governmental Organisations, e.g. Orbis, for various programmes which encouraged social responsibility between the staff and the community.

The board of directors of the Company ("Board") presents its annual report and the audited consolidated financial statements of the Company and its subsidiaries (collectively "Group") for the year ended 31st December, 2016.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The Company acts as an investment holding company. The principal activities of its principal subsidiaries, associates and joint venture at 31st December, 2016 are set out in notes 51, 52 and 53 to the consolidated financial statements respectively. The business review of the Group for the year ended 31st December, 2016, as well as further discussion and analysis as required by Schedule 5 to the Hong Kong Companies Ordinance, are set out in the section headed "Review of Operations" on pages 6 to 17, the section headed "Communication with Shareholders" under Corporate Governance Report on pages 31 and 32 and the "Environmental, Social and Governance Report" on pages 33 to 43 of this Annual Report, the discussions of which form part of this directors' report.

RESULTS AND APPROPRIATIONS

The results of the Group and appropriations of the Company are set out in the consolidated statement of profit or loss on pages 118 and 119 and in the accompanying notes to the consolidated financial statements.

The Board has declared an interim dividend of HK8 cents per share (in lieu of a final dividend) for the year ended 31st December, 2016 (2015 interim dividend (in lieu of a final dividend): HK6 cents per share) payable on or around Tuesday, 2nd May, 2017 to the shareholders of the Company ("Shareholders") whose names appear on the register of members of the Company on Tuesday, 18th April, 2017. The total dividend for the year is HK8 cents per share (2015: HK6 cents per share). Details are set out in note 16 to the consolidated financial statements.

INVESTMENT PROPERTIES

The Group's investment properties were revalued on 31st December, 2016 at HK\$8,278.7 million. The net increase in fair value of HK\$574.0 million attributable to investment properties held at 31st December, 2016 has been credited to the consolidated statement of profit or loss.

Details of the changes in the investment properties of the Group during the year are set out in note 17 to the consolidated financial statements.

PROPERTY, PLANT AND EQUIPMENT

Details of the changes in property, plant and equipment of the Group during the year are set out in note 18 to the consolidated financial statements.

INTERESTS IN ASSOCIATES

During the year, the Group's interest in Tian An China Investments Company Limited ("TACI") remained at 48.66%. In view of the provisions of Hong Kong Financial Reporting Standard 10 "Consolidated Financial Statements", the Group has considered whether TACI is a subsidiary when preparing its consolidated financial statements for the year ended 31st December, 2016 and has concluded that it does not have unilateral ability to direct the relevant activities of TACI based on the facts and circumstances as detailed in note 23 to the consolidated financial statements. Accordingly, the Group continues to account for its interest in TACI as an associate.

PROPERTIES

Particulars of major properties of the Group at 31st December, 2016 are set out on pages 291 to 296.

SHARE CAPITAL, SHARES ISSUED AND WARRANTS

Details of movement in the share capital and outstanding warrants of the Company during the year are set out in notes 33 and 34 to the consolidated financial statements. The warrants of the Company have expired on 13th June, 2016.

DEBENTURES

The Group has issued the following debentures, which remained outstanding at the end of the year.

- US\$234.5 million 6.375% Guaranteed Notes due 2017 issued under its US\$2 billion Guaranteed Medium Term Note Programme which was listed on 27th September, 2012 (stock code: 4567) by Sun Hung Kai & Co. (BVI) Limited ("SHK BVI"), a company incorporated in the British Virgin Islands and is an indirect non wholly-owned subsidiary of the Company.
- US\$60 million 3% Guaranteed Notes due 2017 were further issued under its US\$2 billion Guaranteed Medium Term Note Programme by SHK BVI which was listed on 28th March, 2014.
- US\$361.6 million 4.75% Guaranteed Notes due 2021 were further issued during the year under its US\$2 billion Guaranteed Medium Term Note Programme by SHK BVI which was listed on 1st June, 2016 (stock code: 5654).
- RMB500 million 6.9% Guaranteed Notes due 2018 were issued under the US\$3 billion Medium Term Note Programme by UA Finance (BVI) Limited (a company incorporated in the British Virgin Islands and an indirect non wholly-owned subsidiary of the Company) which was listed on 2nd May, 2013.

For further details of the abovementioned issued Notes, please refer to note 38 to the consolidated financial statements. Save as disclosed above, the Group has not issued any debentures during the year.

EQUITY-LINKED AGREEMENTS

Save for the warrants disclosed above, no equity-linked agreements that will or may result in the Company issuing shares or that require the Company to enter into any agreements that will or may result in the Company issuing shares were entered into by the Company during the year or subsisted at the end of the year.

DIRECTORS

The directors of the Company ("Directors") during the year and up to the date of this report were:

Executive Directors:

Lee Seng Hui
Li Chi Kong
Mark Wong Tai Chun

Non-Executive Director:

Arthur George Dew

Independent Non-Executive Directors:

Steven Samuel Zoellner
Alan Stephen Jones
David Craig Bartlett

In accordance with Article 105(A) of the articles of association of the Company ("Articles of Association"), Messrs. Arthur George Dew, Li Chi Kong and David Craig Bartlett shall retire from office by rotation and, being eligible, offer themselves for re-election.

A list of names of all the directors who have served on the boards of the Company's subsidiaries during the year are available on the website of the Company under the "Corporate Governance" section.

DIRECTORS' SERVICE CONTRACTS

None of the Directors proposed for re-election at the forthcoming annual general meeting of the Company ("AGM") has an unexpired service contract with the Group which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

TERMS OF OFFICE FOR THE NON-EXECUTIVE DIRECTORS

All the Non-Executive Directors (including the Independent Non-Executive Directors ("INEDs")) were appointed for a specific term of two years which shall continue until 31st December, 2018 but subject to the relevant provisions of the Articles of Association or any other applicable laws whereby the Directors shall vacate or retire from their office.

DIRECTORS' INTERESTS

At 31st December, 2016, Messrs. Lee Seng Hui and Steven Samuel Zoellner, Directors, had the following interests in the shares or underlying shares of the Company and 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:

Name of Directors	Name of companies	Number of shares interested	Approximate % of the total number of issued shares	Nature of interests
Lee Seng Hui	the Company	5,381,039,521 (Note 1)	78.99%	Other interests
Steven Samuel Zoellner	the Company	64,402 (Note 3)	0.00%	Personal interests (held as beneficial owner)
	Sun Hung Kai & Co. Limited ("SHK") (Note 2)	49,200 (Note 4)	0.00%	Personal interests (held as beneficial owner)

Notes:

- The interests include the holding of: (i) an interest in 1,973,216,190 shares of the Company ("Shares") held by Capscore Limited ("Capscore"); (ii) an interest in 45,903,120 Shares held by Citiwealth Investment Limited ("Citiwealth"); (iii) an interest in 2,121,437,331 Shares held by Sunhill Investments Limited ("Sunhill"); (iv) an interest in 968,354,880 Shares held by Allied Group Limited ("AGL"); and (v) 272,128,000 Shares held as holders of securities by wholly-owned subsidiaries of SHK. Capscore, Citiwealth and Sunhill are all wholly-owned subsidiaries of AGL while SHK is an indirect non wholly-owned subsidiary of the Company, which in turn is a non wholly-owned subsidiary of AGL. AGL was therefore deemed to have an interest in the Shares in which Capscore, Citiwealth, Sunhill and SHK were interested. Mr. Lee Seng Hui together with 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 controls approximately 74.49% of the total number of issued shares of AGL (inclusive of Mr. Lee Seng Hui's personal interests) and were therefore deemed to have an interest in 5,381,039,521 Shares in which AGL was interested.
- SHK is the indirect non wholly-owned subsidiary of the Company. Therefore, SHK is an associated corporation of the Company within the meaning of Part XV of the SFO.
- This represents an interest in 64,402 Shares.
- This represents an interest in 49,200 shares of SHK.
- All interests stated above represent long positions.

Save as disclosed above, at 31st December, 2016, 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 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 as set out in Appendix 10 of the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules").

DIRECTORS' INTERESTS IN COMPETING BUSINESSES

During the year and up to the date of this report, the following Directors (not being the INEDs) are considered to have interests in the businesses listed below which compete or are likely to compete with the businesses of the Group pursuant to the Listing Rules as set out below:

- (i) Messrs. Arthur George Dew and Lee Seng Hui are directors of Allied Group Limited ("AGL") which, through a subsidiary, is partly engaged in the business of money lending and through certain of its subsidiaries and close associates, is partly involved in the investment and trading in securities in the resources and related industries and financial instruments;
- (ii) Mr. Lee Seng Hui is a director of each of TACI, Dan Form Holdings Company Limited ("Dan Form") (appointed with effect from 18th November, 2016) and APAC Resources Limited ("APAC") and one of the trustees of Lee and Lee Trust which is a deemed substantial shareholder of each of AGL, SHK, SHK Hong Kong Industries Limited ("SHK HK IND"), TACI, Dan Form and APAC which, through their subsidiaries, are partly engaged in the businesses as follows:
 - AGL, through a subsidiary, is partly engaged in the business of money lending;
 - SHK, through certain of its subsidiaries, is partly engaged in the businesses of money lending and property investment;
 - SHK HK IND, through certain of its subsidiaries, is partly involved in trading in securities and investment in financial instruments;
 - TACI, through certain of its subsidiaries, is partly engaged in the businesses of money lending, property development and investment and property management;
 - Dan Form, through certain of its subsidiaries, is partly engaged in the businesses of property investment and property management; and
 - APAC, through certain of its subsidiaries, is partly engaged in the business of money lending and is partly involved in the investment and trading in listed securities in the resources and related industries;
- (iii) Messrs. Lee Seng Hui, Li Chi Kong and Mark Wong Tai Chun are directors of Allied Kajima Limited which, through certain of its subsidiaries, is partly engaged in the businesses of property rental and hospitality related activities;
- (iv) Mr. Li Chi Kong is a director of AG Capital Limited, a subsidiary of AGL, which is partly engaged in the business of money lending;
- (v) Mr. Arthur George Dew and Mr. Mark Wong Tai Chun are directors of SHK HK IND, a non-wholly owned subsidiary of AGL which, through certain of its subsidiaries, is partly involved in trading in securities and investment in financial instruments;
- (vi) Mr. Lee Seng Hui is a director of Mount Gibson Iron Limited which, through certain of its subsidiaries, is partly involved in the investment and trading in listed securities in the resources and related industries;

DIRECTORS' INTERESTS IN COMPETING BUSINESSES (CONT'D)

- (vii) Mr. Arthur George Dew is a director of APAC (appointed with effect from 1st March, 2016) and Mr. Mark Wong Tai Chun is an alternate director to Mr. Arthur George Dew in APAC (appointed with effect from 1st March, 2016) which, through certain of its subsidiaries, is partly engaged in the business of money lending and is partly involved in the investment and trading in listed securities in the resources and related industries;
- (viii) Mr. Arthur George Dew is a non-executive director of each of Tanami Gold NL ("Tanami Gold") and Dragon Mining Limited ("Dragon Mining"). Mr. Mark Wong Tai Chun is an alternate director to Mr. Arthur George Dew in each of Tanami Gold and Dragon Mining. Tanami Gold and Dragon Mining, through certain of their subsidiaries, are partly involved in the investment and trading in listed securities in the resources and related industries; and
- (ix) Mr. Arthur George Dew is the non-executive chairman of Tian An Australia Limited ("Tian An Australia", formerly known as PBD Developments Limited). Mr. Mark Wong Tai Chun is an alternate director to Mr. Arthur George Dew in Tian An Australia. Tian An Australia, through certain of its subsidiaries, is partly engaged in property development.

Although the above-mentioned Directors have competing interests in other companies by virtue of their respective common directorship or shareholding, they will fulfil their fiduciary duties in order to ensure that they will act in the best interests of the Shareholders and the Company as a whole at all times. Hence, the Group is capable of carrying on its businesses independently of, and at arm's length from, the businesses of such companies.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

No transactions, arrangements or contracts of significance to which the Company, its holding company, or any of its subsidiaries or fellow subsidiaries was a party and in which the Directors or an entity connected with the Directors had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year. For information, a tenancy agreement dated 19th November, 2015 was entered into between Mr. Lee Seng Hui as the tenant and a wholly-owned subsidiary of the Company as the landlord. The rental of HK\$4.1 million received therefrom during the year ended 31st December, 2016 is considered insignificant in relation to the Group's business.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Save for the warrants holdings disclosed above, at no time during the year was the Company, its holding company, or any of 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 or any other body corporate.

MANAGEMENT CONTRACTS

Save for employment contracts and the sharing of administrative services and management services agreement as detailed below under "Continuing Connected Transactions", no other contracts, relating to the management and/or administration of the whole or any substantial part of the business of the Company were entered into or subsisted during the year.

PERMITTED INDEMNITY PROVISION

The Articles of Association provides that every Director or other officer of the Company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he may sustain or incur in or about the execution of the duties of his office or otherwise in relation thereto. In addition, the Company has maintained appropriate directors and officers liability insurance in respect of relevant legal actions against the Directors.

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS

To the best of Directors' knowledge, at 31st December, 2016, the following 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:

Name of Shareholders	Number of shares interested	Approximate % of the total number of issued shares	Notes
Allied Group Limited ("AGL")	5,381,039,521	78.99%	1
Lee and Lee Trust	5,381,039,521	78.99%	2, 3

Notes:

- The interests include the holding of: (i) an interest in 1,973,216,190 shares of the Company ("Shares") held by Capscore Limited ("Capcore"); (ii) an interest in 45,903,120 Shares held by Citiwealth Investment Limited ("Citiwealth"); (iii) an interest in 2,121,437,331 Shares held by Sunhill Investments Limited ("Sunhill"); (iv) an interest in 968,354,880 Shares held by AGL; and (v) 272,128,000 Shares held as holders of securities by wholly-owned subsidiaries of Sun Hung Kai & Co. Limited ("SHK"). Capcore, Citiwealth and Sunhill are all wholly-owned subsidiaries of AGL while SHK is an indirect non wholly-owned subsidiary of the Company, which in turn is a non wholly-owned subsidiary of AGL. AGL was therefore deemed to have an interest in the Shares in which Capcore, Citiwealth, Sunhill and SHK were interested.
- This represents the same interests of AGL in 5,381,039,521 Shares.
- Mr. Lee Seng Hui, Director, together with 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 controls approximately 74.49% of the total number of issued shares of AGL (inclusive of Mr. Lee Seng Hui's personal interests) and were therefore deemed to have an interest in the Shares in which AGL was interested.
- All interests stated above represent long positions.

CONTINUING CONNECTED TRANSACTIONS

1. As disclosed in the announcement of the Company dated 28th January, 2014 and the 2015 Annual Report of the Company, the Company entered into a renewed sharing of administrative services and management services agreement ("Services Agreement") with AGL on 28th January, 2014, pursuant to which the Company agreed to reimburse AGL the actual costs incurred in respect of the administrative services, which included the corporate secretarial services, provision of registered office address, office space, utilities services including water, electricity, telephone (including international telephone services), internet, photocopying, postal, courier and delivery and other services ancillary to the day-to-day administration and operation of the Group provided by AGL to the Group (i.e. the Company and its subsidiaries, but excluding those in the group of SHK) ("Administrative Services") and management services, which included the management, consultancy, strategic and business advice services provided by the senior management and the selected staff of AGL ("Management Staff") to the Group (i.e. the Company and its subsidiaries, but excluding those in the group of SHK) ("Management Services") for a period of three years commenced from 1st January, 2014 to 31st December, 2016.

During the year ended 31st December, 2016, the actual costs incurred by AGL by reference to the specified percentage of the remuneration of the Management Staff providing the Management Services to Group was HK\$27,178,000, which has exceeded the agreed fees payable by Group to AGL of HK\$23,700,000 for the year ended 31st December, 2016 in respect of the Management Services.

The aggregate annual cap amount payable by the Group to AGL in respect of the Management Services for the financial year ended 31st December, 2016 ("2016 Annual Cap") has been exceeded mainly because of the increase in the actual costs of the services provided to the affairs of the Group during the year ended 31st December, 2016. The remuneration of certain members of the Management Staff was increased for the year ended 31st December, 2016 when compared to the projection made in January 2014.

Following the supplemental agreement dated 7th February, 2017 entered into between the Company and AGL in respect of the amendments to the terms of the Services Agreement ("Supplemental Services Agreement"), there is an update on the 2016 Annual Cap as compared to that disclosed in the announcement of the Company dated 28th January, 2014 and the 2015 Annual Report. Pursuant to Rule 14A.54 of the Listing Rules, the Company had to re-comply with Rule 14A.53 of the Listing Rules.

As disclosed in the announcement of the Company dated 7th February, 2017, subsequent to the year end date, the Company entered into a renewed sharing of administrative services and management services agreement ("Renewed Services Agreement") with AGL on 7th February, 2017, pursuant to which the Company agreed to renew and extend the term of the Services Agreement for a period of three years commencing from 1st January, 2017 to 31st December, 2019 and to reimburse AGL the actual costs incurred in respect of the Administrative Services and the Management Services. The relevant annual caps for each of the financial years ending on 31st December, 2019 are HK\$40,000,000, HK\$44,500,000 and HK\$49,000,000 respectively.

Mr. Lee Seng Hui, by being the Chief Executive and an Executive Director, a member of the Management Staff providing the Management Services and also one of the trustees of Lee and Lee Trust, being a discretionary trust which, together with his personal interest, controls approximately 74.49% interest in the total number of issued shares of AGL as at 31st December, 2016; Mr. Arthur George Dew, by being the Chairman and a Non-Executive Director and a member of the Management Staff providing the Management Services; Messrs. Li Chi Kong and Mark Wong Tai Chun, by being Executive Directors and members of the Management Staff providing the Management Services; all of them are deemed to be interested in the Services Agreement, Supplemental Services Agreement and the Renewed Services Agreement.

CONTINUING CONNECTED TRANSACTIONS (CONT'D)

2. As disclosed in the announcement of the Company dated 2nd December, 2015 and the 2015 Annual Report of the Company, a renewed tenancy agreement ("Tenancy Agreement") was entered into on 2nd December, 2015 between Hillcrest Development Limited ("Hillcrest"), an indirect wholly-owned subsidiary of the Company, as the landlord and AGL as the tenant for the renewal of a tenancy of 60 Plantation Road, the Peak, Hong Kong ("Premises") for residential use for a further term of two years commenced from 1st January, 2016 to 31st December, 2017 at a monthly rental of HK\$493,500 (exclusive of rates and management fee). The Premises is held by Hillcrest for investment purposes. The rent has been determined based on the prevailing market rent as advised by Norton Appraisals Limited, which is a firm of independent property valuers.

The annual cap for the transaction under the Tenancy Agreement was set at HK\$5,922,000 for each of the two financial years ending 31st December, 2017. The aggregate amount of rental for the year ended 31st December, 2016 was HK\$5,922,000.

Since AGL is the controlling shareholder and ultimate holding company of the Company, the transactions contemplated under the Services Agreement, Supplemental Services Agreement and the Renewed Services Agreement (other than the sharing of the Administrative Services) and the Tenancy Agreement (collectively "Continuing Connected Transactions") constituted continuing connected transactions of the Company under Rule 14A.31 of the Listing Rules, which are subject to the reporting, annual review and announcement requirements but are exempt from the independent shareholders' approval requirements under the Listing Rules.

Pursuant to Rule 14A.55 of the Listing Rules, the INEDs have reviewed the Continuing Connected Transactions and have confirmed that the Continuing Connected Transactions were entered into:

- (i) in the ordinary and usual course of business of the Group;
- (ii) on normal commercial terms or better; and
- (iii) according to the relevant agreements governing them on terms that were fair and reasonable and in the interests of the Shareholders as a whole.

Pursuant to Rule 14A.56 of the Listing Rules, the Board engaged the auditor of the Company to perform a review in respect of the above Continuing Connected Transactions and the auditor has reported its conclusion to the Board, confirming the matters set out in Rule 14A.56 of the Listing Rules.

EMOLUMENT POLICY

Details of the Directors' and senior management's emoluments and of the five highest paid individuals in the Group are set out in note 10 to the consolidated financial statements.

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

The emoluments payable to Directors will depend on their respective contractual terms under their employment contracts or service contracts as approved by the Board on the recommendation of the Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics.

MAJOR CUSTOMERS AND SUPPLIERS

During the year, the aggregate sales attributable to the Group's five largest customers accounted for less than 30% of the total turnover for the year. Also, the aggregate purchases attributable to the Group's five largest suppliers taken together were less than 30% of the Group's total purchases for the year.

None of the Directors, their close associates or any Shareholders, which to the knowledge of the Directors owned more than 5% of the Company's total number of issued shares, had a beneficial interest in any of the Group's five largest suppliers and customers.

PURCHASE, SALE OR REDEMPTION OF SECURITIES

Save for the Company's purchases of its own shares on the Stock Exchange as disclosed below, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's securities during the year ended 31st December, 2016.

Month	Number of shares repurchased	Purchase consideration per share		Aggregate consideration paid (before expenses) HK\$
		Highest HK\$	Lowest HK\$	
January	758,000	1.37	1.33	1,025,840
April	2,672,000	1.50	1.48	3,968,560
May	3,876,000	1.50	1.44	5,649,160
	7,306,000			10,643,560

DONATIONS

The Group made charitable donations of HK\$4.3 million during the year.

CORPORATE GOVERNANCE

The Company is committed to maintaining a high standard of corporate governance practices. Information on the corporate governance practices adopted by the Company is set out in the Corporate Governance Report on pages 20 to 32.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, as at the date of this report, the Company has maintained sufficient public float as required under the Listing Rules.

AUDITOR

A resolution will be submitted to the AGM to re-appoint Deloitte Touche Tohmatsu as the auditor of the Company.

On behalf of the Board

Arthur George Dew

Chairman

Hong Kong, 27th March, 2017

Deloitte.**德勤****TO THE MEMBERS OF ALLIED PROPERTIES (H.K.) LIMITED**
*(incorporated in Hong Kong with limited liability)***致聯合地產(香港)有限公司各股東**
*(於香港註冊成立之有限公司)***OPINION****意見**

We have audited the consolidated financial statements of Allied Properties (H.K.) Limited (the "Company") and its subsidiaries (collectively referred to as "the Group") set out on pages 118 to 289, which comprise the consolidated statement of financial position as at 31st December, 2016, and the consolidated statement of profit or loss and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

本核數師(以下簡稱「吾等」)已審核列載於第118頁至第289頁聯合地產(香港)有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)的綜合財務報表,此綜合財務報表包括於二零一六年十二月三十一日的綜合財務狀況表與截至該日止年度的綜合損益表及綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表,以及綜合財務報表附註,包括主要會計政策概要。

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31st December, 2016, 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 Hong Kong Companies Ordinance.

吾等認為,綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」)真實及公平地反映貴集團於二零一六年十二月三十一日的綜合財務狀況及截至該日止年度的綜合財務表現及綜合現金流量,並已遵照香港公司條例妥為編製。

BASIS FOR OPINION**意見的基礎**

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

吾等已根據香港會計師公會頒佈的香港審計準則(「香港審計準則」)進行審核。吾等就該等準則下承擔的責任在本報告「核數師就審核綜合財務報表須承擔的責任」部分中闡述。根據香港會計師公會的《專業會計師道德守則》(「守則」),吾等獨立於貴集團,並已履行守則中的其他專業道德責任。吾等相信,吾等所獲得的審核憑證能充足及適當地為吾等的審核意見提供基礎。

KEY AUDIT MATTERS

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

**Key audit matter
關鍵審核事項****Valuation of investment properties
投資物業之估值**

We identified the valuation of investment properties as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole and level of judgment in determining their respective fair values.

Approximately 96% of the investment properties represent residential properties, car parking spaces, commercial properties and a godown located in Hong Kong. The carrying amount of investment properties was HK\$8,278.7 million as at 31st December, 2016 with a resulting change in fair value of HK\$574.0 million recognised in the consolidated statement of profit or loss for the year then ended.

All of the Group's investment properties are held at fair value based on valuations performed by independent qualified professional valuers not connected with the Group (the "Valuers").

Details of the valuation methodology and key inputs used in the valuations are disclosed in note 17 to the consolidated financial statements. The valuations are dependent on certain key inputs that involve management judgment, including term yield, reversionary yield and reversionary rental for investment properties. A table showing the relationship of significant unobservable inputs to fair value is also disclosed in this note.

由於投資物業估值之結餘對綜合財務報表整體而言屬重大，吾等將投資物業之估值以及於釐定彼等各自公平價值時涉及之判斷水平視為關鍵審核事項。

約96%之投資物業指位於香港之住宅物業、車位、商業物業及貨倉。該等投資物業於二零一六年十二月三十一日之賬面值為8,278.7百萬港元，公平價值變動574.0百萬港元乃於截至該日止年度的綜合損益表內確認。

貴集團之全部投資物業根據與 貴集團概無關連之獨立專業合資格估值師（「估值師」）進行之估值按公平價值持有。

有關估值所用估值方法及主要輸入數據詳情於綜合財務報表附註17內披露。估值取決於涉及及管理層判斷之若干關鍵輸入數據（包括投資物業之年期收益率、復歸收益率及復歸租金）。載列重大不可觀察輸入數據與公平價值之關係之列表亦於本附註內披露。

關鍵審核事項

關鍵審核事項是根據吾等的專業判斷，認為對本期綜合財務報表的審核最為重要的事項。這些事項是在吾等審核整體綜合財務報表及出具意見時進行處理的。吾等不會對這些事項提供單獨的意見。

**How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項**

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

- Evaluating the competence, capabilities and objectivity of the Valuers and an understanding of the valuation methodology, the performance of the property markets, significant assumptions adopted, critical judgment on key inputs and data used in the valuations;
- Assessing the reasonableness of the key inputs and source data used in the valuations by comparing them, on a sample basis, to publicly available information of similar comparable properties; and
- Re-performing the sensitivity analysis on the key inputs to evaluate the magnitude of their impacts on the fair values.

吾等就有關評估投資物業所執行之程序包括：

- 評估估值師之勝任能力、專業能力及客觀性並對估值方法、物業市場表現、所採用的假設、關鍵輸入數據與用作估值之數據作出的重要判斷進行了解；
- 以抽樣為基礎，通過與類似可資比較物業的公開資料進行比較，評估管理層與估值師於估值中所用關鍵輸入數據及原始數據的合理性；及
- 重新對關鍵輸入數據進行敏感度分析，以評估彼等對公平價值之影響幅度。

KEY AUDIT MATTERS (CONT'D)

Key audit matter
關鍵審核事項Impairment assessments of interests in associates
於聯營公司之權益之減值評估

We have identified the impairment assessments of interests in associates as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole and level of judgment (as stated in note 4 to the consolidated financial statements) in determining the estimated recoverable amount of the relevant interests in the associates.

As at 31st December, 2016, the management conducted impairment assessments to ensure that the carrying amounts of the interests in Tian An China Investments Company Limited ("TACI") and Sun Hung Kai Financial Group Limited ("SHKFGL") are lower than their respective estimated recoverable amounts. The estimated recoverable amounts of TACI and SHKFGL have been determined with reference to their fair values less costs of disposal which are inherently subjective being dependent on the inputs that require management judgment and assumptions about the discounted future cash flows of the respective associates and the related discount rates.

As disclosed in note 23 to the consolidated financial statements, the carrying amounts of TACI and SHKFGL are HK\$9,826.2 million and HK\$954.0 million respectively. The management has concluded that there is no impairment in respect of the Group's interest in TACI as its fair value less cost of disposal is higher than its carrying amount. For SHKFGL, as the carrying amount is higher than its fair value less cost of disposal, an impairment of HK\$141.5 million is recognised in the consolidated statement of profit or loss.

吾等確認於聯營公司之權益之減值評估為一項關鍵審核事項乃由於結餘對綜合財務報表整體而言屬重大以及於釐定於聯營公司之相關權益之估計可收回金額時涉及判斷水平(如綜合財務報表附註4所述)。

於二零一六年十二月三十一日,管理層進行了減值評估,以確保於天安中國投資有限公司(「天安」)及新鴻基金融集團有限公司(「新鴻基金融集團」)之權益之賬面值低於其各自之估計可收回金額。天安及新鴻基金融集團的估計可收回金額乃參考其公平價值減出售成本釐定,帶有主觀性即取決於須管理層對相關聯營公司的折現未來現金流及相關的貼現率作出判斷及假設的輸入數據。

誠如綜合財務報表附註23所披露,天安及新鴻基金融集團的賬面值分別為9,826.2百萬港元及954.0百萬港元。管理層的結論為 貴集團於天安之權益並無減值,原因是其公平價值減出售成本高於其賬面值。就新鴻基金融集團而言,由於其賬面值高於其公平價值減出售成本,故已於綜合損益表確認141.5百萬港元的減值。

關鍵審核事項(續)

How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項

Our procedures in relation to the impairment assessments of interests in associates included:

- Obtaining an understanding of the process and testing the internal controls over the annual impairment assessment including the Group's assessment of indicators of impairment, preparation of the cash flow forecasts, setting of reasonable and supportable assumptions and inputs to the models used to estimate the recoverable amount;
- Evaluating the appropriateness of the valuation methodology and the models used, with the assistance of our internal valuation specialist, where appropriate;
- Evaluating the reasonableness of the inputs and assumptions used to determine the cash flow forecasts with reference to historical performance, economic and industry indicators, publicly available information and the Group's strategic plans;
- Checking the arithmetic accuracy of the forecast of discounted future cash flows prepared by the respective management; and
- Re-performing the underlying calculations used in the Group's assessment and performing sensitivity analysis of the inputs used.

吾等就有關於聯營公司之權益之減值評估所執行之程序包括:

- 了解進行年度減值評估的程序並對其內部監控進行測試,包括 貴集團對減值指標的評估、現金流預測的編製、合理及具支持性假設的設定及輸入模式用於評估可收回金額的輸入數據;
- 在內部估值專家協助下(倘適用)評估估值方法及所採用模式之合理性;
- 按過往表現、經濟及行業指標、公開資料及 貴集團戰略計劃評估釐定現金流量預測所用的輸入數據及假設的合理性;
- 檢查由相關管理層編製對折現未來現金流的預測的計算準確性;及
- 重新進行於 貴集團評估中所用的相關計算並對所用的輸入數據進行敏感度分析。

KEY AUDIT MATTERS (CONT'D)

關鍵審核事項(續)

Key audit matter
關鍵審核事項How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項**Valuation of loans and advances to consumer finance customers and term loans**
私人財務客戶貸款及墊款以及有期貨款之估值

We identified the impairment of loans and advances to consumer finance customers and term loans as a key audit matter due to application of significant judgment and use of subjective assumptions by management.

As shown in notes 26 and 29 to the consolidated financial statements, the Group has loans and advances to consumer finance customers of HK\$8,273.4 million after recognising an impairment allowance of HK\$909.5 million, and term loans of HK\$3,044.4 million after recognising an individual impairment allowance of HK\$0.4 million, as at 31st December, 2016.

Loans and advances to consumer finance customers, which are individually not significant and assessed not to be impaired individually, are assessed for impairment collectively. The collective impairment allowance for loans and advances to consumer finance customers was based on an evaluation of their collectability with reference to an aging analysis of the amounts and management judgment.

Term loans are assessed for impairment individually. The consideration for an impairment allowance for term loans is done on an individual basis and involves significant management judgment including the determination of present value of estimated future cash flows taking into account the borrower's financial situation and the net realisable value of the underlying collateral or guarantees received.

The basis of determining the impairment allowances is disclosed in note 4 to the consolidated financial statements.

Our procedures in relation to the collective impairment of loans and advances to consumer finance customers included:

- Obtaining an understanding of and evaluating the valuation methodology and assumptions used by management, as well as checking the reasonableness of inputs applied in determining and calculating the collective impairment allowance with reference to the underlying loan data and past collection statistics of respective loan portfolios; and
- Testing the mathematical accuracy of the collective impairment based on the input data.

Our procedures in relation to the individual impairment of term loans included:

- Obtaining an understanding from management of the established policies and procedures on credit risk approval and monitoring;
- On a sample basis, evaluating management's assessment of the credit quality of the borrowers by examining the credit files, including overdue records, the borrowers' financial information and other relevant information, and checking the existence and recoverable amount of the collateral and the charge over the collateral, as applicable; and
- For those term loans with impairment indicators, checking on a sample basis, management's computations of the recoverable amounts and the impairment allowance.

KEY AUDIT MATTERS (CONT'D)

關鍵審核事項(續)

Key audit matter
關鍵審核事項How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項Valuation of loans and advances to consumer finance customers and term loans (Cont'd)
私人財務客戶貸款及墊款以及有期貸款之估值(續)

吾等確認私人財務客戶貸款及墊款以及有期貸款的估值為一項關鍵審核事項乃由於是項評估需要管理層應用重大判斷及主觀性假設的使用。

誠如綜合財務報表附註26及29所披露，於二零一六年十二月三十一日，貴集團的私人財務客戶貸款及墊款經確認減值撥備909.5百萬港元後為8,273.4百萬港元，而有期貸款經確認個別減值撥備0.4百萬港元後為3,044.4百萬港元。

就個別而言屬微小且個別評估中並無出現減值之私人財務客戶貸款及墊款乃按綜合基準進行減值評估。私人財務客戶貸款及墊款之綜合減值撥備乃根據經參考款項賬齡分析及管理層判斷後作出之可收回性評估釐定。

有期貸款乃按個別基準評估減值。有期貸款減值撥備按個別基準作出考慮並涉及管理層重大判斷，包括估計日後現金流現值的釐定；考慮借款人的財務狀況及已收取相關抵押品或擔保之可變現淨值。

釐定減值撥備的基準披露於綜合財務報表附註4。

吾等就有關私人財務客戶貸款及墊款之綜合減值所執行之程序包括：

- 了解及評估管理層所用的估值方法及假設以及查證所應用輸入數據之合理性，並參考相關貸款資料及有關貸款組合過往收款數據後釐定及計算綜合減值撥備；及
- 根據輸入數據測試綜合減值計算的準確性。

吾等就有關有期貸款之個別減值所執行之程序包括：

- 自管理層了解有關信貸風險批核及監控之已存在政策及程序；
- 以抽樣為基礎，通過檢驗信貸文件（包括逾期記錄、借款人的財務資料及其他相關資料）估計管理層對借款人信貸質素的評估，並查證抵押品的存在情況及可收回金額以及就抵押品所作之押記（倘適用）；及
- 就該等存在減值跡象的有期貸款而言，以抽樣為基礎，查證管理層對可收回金額及減值撥備的估算。

KEY AUDIT MATTERS (CONT'D)

關鍵審核事項(續)

Key audit matter
關鍵審核事項How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項**Estimated impairment of goodwill and intangible assets with indefinite useful lives**
商譽及無固定使用年期之無形資產之估計減值

We have identified the impairment assessment of goodwill and intangible assets with indefinite useful lives as a key audit matter due to the inherent subjectivity arising from the significant management judgment involved as stated in note 4 to the consolidated financial statements.

As shown in notes 20 and 21 to the consolidated financial statements, the Group has goodwill and trade mark of HK\$2,384.0 million and HK\$868.0 million respectively arising from the acquisition of United Asia Finance Limited ("UAF").

The recoverable amount of UAF, a cash-generating unit (consumer finance segment), represents the value in use based on discounted estimated future cash flows over a five-year period. The recoverable amount of UAF was determined to be in excess of its net carrying amount. Further details are shown in note 22 to the consolidated financial statements.

吾等已確認商譽及無固定使用年期之無形資產之減值評估為一項關鍵審核事項乃由於如綜合財務報表附註4所述涉及管理層重大判斷存在主觀性。

誠如綜合財務報表附註20及21所示，貴集團因收購亞洲聯合財務有限公司(「亞洲聯合財務」)產生的商譽及商標分別為2,384.0百萬港元及868.0百萬港元。

亞洲聯合財務(屬現金產生單位(私人財務分部))之可收回金額指根據五年內折現估計日後現金流得出之使用價值。所釐定之亞洲聯合財務之可收回金額超過其賬面淨值。進一步詳情請參閱綜合財務報表附註22。

Our procedures in relation to estimated impairment of goodwill and intangible assets with indefinite useful lives included:

- Obtaining an understanding of the valuation methodology and the processes with respect to the valuation of the recoverable amount (which represents the value in use) of UAF;
- Evaluating the appropriateness of the valuation methodology and the models used by management, with the assistance of our internal valuation specialist;
- Comparing the current year actual cash flows with the prior year cash flow projections and assessing the reasonableness for the changes of those assumptions (e.g. average growth rate on the profit before tax) used in current year;
- Assessing the reasonableness of other key inputs used by management (e.g. sustainable growth rate and discount rate) based on our knowledge of the business and industry, with the assistance of our internal valuation specialist; and
- Testing the mathematical accuracy of the value in use calculation.

吾等就有關商譽及無固定使用年期之無形資產之估計減值所執行之程序包括：

- 了解有關估計亞洲聯合財務可收回金額(指使用價值)的估值方法及程序；
- 在吾等內部估值專家的協助下評估管理層所用估值方法及模式的合適性；
- 將本年度實際現金流與去年的現金流預測作比較並評估更改本年度所用假設(如除稅前的平均增長率)的合理性；
- 在吾等內部估值專家的協助下根據吾等對業務及行業的了解評估管理層所用其他關鍵輸入數據(如持續增長率及貼現率)的合理性；及
- 測試使用價值計算的數學準確性。

KEY AUDIT MATTERS (CONT'D)

關鍵審核事項(續)

Key audit matter
關鍵審核事項How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項**Valuation of financial instruments classified as level 3 under fair value hierarchy**
分類為公平價值等級第三級之金融工具之估值

We identified the valuation of financial instruments classified as level 3 under the fair value hierarchy ("Level 3 financial instruments") as a key audit matter due to the degree of complexity involved in valuing the instruments and the significance of the judgments and estimates made by management. In particular, the determination of unobservable inputs is considerably more subjective given the lack of availability of market-based data.

At 31st December, 2016, HK\$4,817.0 million of the Group's total financial assets (including available-for-sale financial assets of HK\$42.2 million and financial assets at fair value through profit or loss of HK\$4,774.8 million) and HK\$4.8 million of the Group's total financial liabilities carried at fair value were classified as level 3 under the fair value hierarchy. These include unlisted put right for shares in an associate – SHKFGI, unlisted overseas equity securities with a put right for shares and unlisted overseas investment funds with carrying amount at 31st December, 2016 of HK\$1,052.0 million, HK\$826.1 million and HK\$2,871.6 million respectively. Further details of the valuation technique and unobservable inputs of material Level 3 financial instruments are disclosed in note 25 to the consolidated financial statements.

Our procedures in relation to the valuation of financial instruments classified as level 3 under the fair value hierarchy included:

- Obtaining an understanding of the valuation methodologies and the processes performed by the management with respect to the valuation of Level 3 financial instruments;
- For a sample of financial instruments, performing the following procedures, with the assistance of our internal valuation specialist, as appropriate:
 - Evaluating the appropriateness of the methodologies and valuation techniques used by management for Level 3 financial instruments;
 - Assessing the reasonableness and relevance of key assumptions and inputs based on our industry knowledge;
- In respect of unlisted put right for shares in an associate and unlisted overseas equity securities with a put right for shares, in addition to the above procedures, testing the mathematical accuracy of the valuation model, with the assistance of our internal valuation specialist; and
- In respect of the unlisted overseas investment funds, checking the net asset value against the financial information provided by fund managers.

KEY AUDIT MATTERS (CONT'D)

關鍵審核事項(續)

Key audit matter
關鍵審核事項How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項Valuation of financial instruments classified as level 3 under fair value hierarchy (Cont'd)
分類為公平價值等級第三級之金融工具之估值(續)

吾等確認分類為公平價值等級第三級之金融工具(「第三級金融工具」)之估值為一項關鍵審核事項乃由於對該等工具進行估值涉及的複雜程度及管理層所作的重大判斷及估計。尤其是,由於缺少市場數據,決定不可觀察輸入數據相較而言極具主觀性。

吾等就有關分類為公平價值等級第三級之金融工具之估值所執行之程序包括:

於二零一六年十二月三十一日,貴集團的總金融資產(包括可供出售金融資產42.2百萬港元及透過損益賬按公平價值處理之金融資產4,774.8百萬港元)4,817.0百萬港元,及貴集團按公平價值列賬的總金融負債4.8百萬港元分類為公平價值等級第三級,其包括非上市之一間聯營公司(新鴻基金融集團)股份認沽權、含股份認沽權之非上市海外股本證券及非上市海外投資基金,其於二零一六年十二月三十一日之賬面值分別為1,052.0百萬港元、826.1百萬港元及2,871.6百萬港元。重大第三級金融工具之估值方法及不可觀察輸入數據之進一步詳情披露於綜合財務報表附註25。

- 了解管理層就第三級金融工具之估值所執行之估值方法及流程;
- 就金融工具樣本而言,在吾等之內部估值專家協助下執行以下程序(視情況而定):
 - 評估管理層就第三級金融工具所採用的方法及估值方法是否恰當;
 - 根據吾等之行業知識評估主要假設及輸入數據是否合理及相關;
- 就非上市之一間聯營公司股份認沽權及含股份認沽權之非上市海外股本證券而言,除以上程序外,在吾等之內部估值專家協助下測試估值模式的計算精確性;及
- 就非上市海外投資基金而言,將資產淨值與基金經理提供的財務資料進行核實。

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

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

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

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

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

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

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

其他信息

貴公司董事須對其他信息承擔責任。其他信息包括年報中所包含的信息，但不包括綜合財務報表及吾等就此發出的核數師報告。

吾等對綜合財務報表作出的意見並不涵蓋其他信息，且吾等不對其他信息發表任何形式的鑒證結論。

就審核綜合財務報表而言，吾等的責任是閱讀其他信息，從而考慮其他信息是否與綜合財務報表或吾等在審核過程中獲悉的信息存在重大不符，或似乎存在重大錯誤陳述。基於吾等已執行的工作，如果吾等認為其他信息存在重大錯誤陳述，吾等須報告此事實。在這方面，吾等沒有任何報告。

董事及治理層就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的香港財務報告準則及香港公司條例編製綜合財務報表，以令綜合財務報表作出真實而公允的反映，及落實其認為編製綜合財務報表所必要的內部控制，以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

在編製綜合財務報表時，董事須負責評估 貴集團持續經營的能力，並披露與持續經營有關的事項（如適用），且除非董事有意將 貴集團清盤或停止營運，或除此之外並無其他實際可行的辦法，否則董事須採用持續經營會計基準。

治理層須負責監督 貴集團的財務報告過程。

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

核數師就審核綜合財務報表須承擔的責任

吾等的目標乃對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括吾等意見的核數師報告，並按照香港公司條例第405條僅向閣下（作為整體）報告，除此之外本報告別無其他目的。吾等不會就本報告的內容向任何其他人士負責或承擔任何責任。合理保證為高水平的保證，但不能保證按照香港審計準則進行的審核總能發現重大錯誤陳述。錯誤陳述可以由欺詐或錯誤引起，如果合理預期其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的經濟決定，則有關的錯誤陳述可被視作重大。

在根據香港審計準則進行審核的過程中，吾等運用專業判斷，保持專業懷疑態度。吾等亦：

- 識別及評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審核程序以應對該等風險，以及獲取充足及適當的審核憑證，作為吾等意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審核相關的內部控制，以設計在有關情況下屬適當的審核程序，但目的並非對貴集團內部控制的有效性發表意見。
- 評估董事所採用會計政策的適當性以及作出會計估計及相關披露的合理性。
- 對董事採用持續經營會計基礎的適當性作出結論，並根據所獲取的審核憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。倘吾等認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則修訂吾等的意見。吾等的結論乃基於直至核數師報告日止所取得的審核憑證。然而，未來事項或情況可能導致貴集團不能持續經營業務。

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

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

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

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

The engagement partner on the audit resulting in the independent auditor's report is Sze Ching Yiu.

Deloitte Touche Tohmatsu
Certified Public Accountants
 Hong Kong
 27th March, 2017

核數師就審核綜合財務報表須承擔的責任(續)

- 評估綜合財務報表的整體列報方式、結構及內容，包括披露，以及綜合財務報表是否公平反映相關交易及事項。
- 就 貴集團內實體或業務活動的財務資料獲取充足適當的審核憑證，以便對綜合財務報表發表意見。吾等負責 貴集團審核的方向、監督及執行。吾等為審核意見承擔全部責任。

除其他事項外，吾等與治理層溝通審核的計劃範圍及時間以及重大審核發現等，其中包括吾等在審核中識別出內部控制的任何重大不足之處。

吾等亦向治理層提交聲明，表明吾等已符合有關獨立性的相關專業道德要求，並與彼等溝通可能合理被認為會影響吾等獨立性的所有關係及其他事項以及在適用的情況下相關的防範措施。

從與治理層溝通的事項中，吾等確定該等對本期綜合財務報表的審核最為重要的事項，因而構成關鍵審核事項。吾等在核數師報告中闡釋該等事項，除非法律或規例不允許公開披露該等事項，或在極端罕見的情況下，合理預期倘於吾等之報告中註明某事項造成的負面後果超過產生的公眾利益，則吾等決定不應在報告中註明該事項。

出具本獨立核數師報告的審核項目合夥人為施清耀。

德勤•關黃陳方會計師行
執業會計師
 香港
 二零一七年三月二十七日

Consolidated Statement of Profit or Loss

for the year ended 31st December, 2016

綜合損益表

截至二零一六年十二月三十一日止年度

		Notes 附註	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Continuing operations	持續經營業務			
Revenue	收入	5 & 6	3,974.6	4,594.5
Other income	其他收入		51.9	83.4
Total income	總收入		4,026.5	4,677.9
Cost of sales and other direct costs	銷售成本及其他直接成本		(335.2)	(368.1)
Brokerage and commission expenses	經紀費及佣金費用		(51.0)	(56.0)
Selling and marketing expenses	銷售及市場推廣費用		(120.3)	(106.2)
Administrative expenses	行政費用		(1,249.3)	(1,411.5)
Changes in values of properties	物業價值變動	7	580.1	436.0
Net gain on financial assets and liabilities	金融資產及負債收益淨額	8	753.7	1,001.5
Net exchange gain	匯兌收益淨額		8.6	0.9
Bad and doubtful debts	呆壞賬	9	(893.6)	(1,571.5)
Other operating expenses	其他經營費用		(260.1)	(823.4)
Finance costs	融資成本	12	(297.8)	(253.9)
Share of results of associates	應佔聯營公司業績		2,900.2	1,290.0
Share of results of joint ventures	應佔合營公司業績		193.9	157.1
Profit before taxation	除稅前溢利	13	5,255.7	2,972.8
Taxation	稅項	14	(155.9)	(97.5)
Profit for the year from continuing operations	來自持續經營業務之年度溢利		5,099.8	2,875.3
Discontinued operations	已終止經營業務			
Profit for the year from discontinued operations	來自已終止經營業務之年度溢利	42	-	3,228.9
Profit for the year	本年度溢利		5,099.8	6,104.2

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

		Notes 附註	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Attributable to:	應佔方：			
Owners of the Company	本公司股東			
Profit for the year from continuing operations	來自持續經營業務之年度溢利		4,352.9	2,353.1
Profit for the year from discontinued operations	來自已終止經營業務之年度溢利		–	1,769.4
			4,352.9	4,122.5
Non-controlling interests	非控股權益			
Profit for the year from continuing operations	來自持續經營業務之年度溢利		746.9	522.2
Profit for the year from discontinued operations	來自已終止經營業務之年度溢利		–	1,459.5
			746.9	1,981.7
			5,099.8	6,104.2
			HK cents 港仙	HK cents 港仙
Earnings per share	每股盈利	15		
From continuing and discontinued operations	來自持續及已終止經營業務			
Basic	基本		63.88	60.52
Diluted	攤薄		63.87	60.52
From continuing operations	來自持續經營業務			
Basic	基本		63.88	34.54
Diluted	攤薄		63.87	34.54

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Profit for the year	本年度溢利	5,099.8	6,104.2
Other comprehensive income (expenses):	其他全面收益(費用):		
<i>Items that will not be reclassified to profit or loss:</i>	<i>將不會重新分類至損益賬之項目:</i>		
Revaluation gain on properties transferred from self-owned properties to investment properties, net of tax	自用物業轉撥至投資物業所產生的除稅後物業重估收益	-	111.3
Share of other comprehensive expenses of associates	應佔聯營公司其他全面費用	(422.6)	(427.3)
Share of other comprehensive income of joint ventures	應佔合營公司其他全面收益	0.4	0.7
		(422.2)	(315.3)
<i>Items that may be reclassified subsequently to profit or loss:</i>	<i>其後可能重新分類至損益賬之項目:</i>		
Available-for-sale financial assets	可供出售金融資產		
– Net fair value changes during the year	– 本年度公平價值變動淨額	(0.7)	12.8
– Reclassification adjustment to profit or loss on disposal	– 於出售時重新分類調整至損益賬	-	(19.0)
		(0.7)	(6.2)
Exchange differences arising on translation of foreign operations	折算海外業務賬項而產生之匯兌差額	(491.7)	(347.1)
Reclassification adjustment to profit or loss on disposal/liquidation of subsidiaries	於附屬公司出售/清盤時重新分類調整至損益賬	(0.1)	(9.1)
Reclassification adjustment to profit or loss on liquidation of a joint venture	於一間合營公司清盤時重新分類調整至損益賬	-	(1.1)
Share of other comprehensive (expenses) income of associates	應佔聯營公司其他全面(費用)收益	(106.5)	55.3
Share of other comprehensive (expenses) income of joint ventures	應佔合營公司其他全面(費用)收益	(4.2)	0.6
		(603.2)	(307.6)
Other comprehensive expenses for the year, net of tax	本年度其他全面費用, 已扣除稅項	(1,025.4)	(622.9)
Total comprehensive income for the year	本年度全面收益總額	4,074.4	5,481.3
Attributable to:	應佔方:		
Owners of the Company	本公司股東	3,658.2	3,694.1
Non-controlling interests	非控股權益	416.2	1,787.2
		4,074.4	5,481.3

Consolidated Statement of Financial Position

at 31st December, 2016

綜合財務狀況表

於二零一六年十二月三十一日

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		Notes 附註	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Non-current assets	非流動資產			
Investment properties	投資物業	17	8,278.7	7,676.7
Property, plant and equipment	物業、廠房及設備	18	1,043.0	1,097.3
Prepaid land lease payments	預繳地價	19	4.2	4.6
Goodwill	商譽	20	2,498.7	2,488.9
Intangible assets	無形資產	21	888.3	888.4
Interests in associates	於聯營公司之權益	23	11,681.9	9,020.9
Interests in joint ventures	於合營公司之權益	24	2,422.1	2,156.3
Available-for-sale financial assets	可供出售金融資產	25	109.5	104.8
Amounts due from associates	聯營公司欠款	30	248.8	64.9
Loans and advances to consumer finance customers due after one year	一年後到期之私人財務 客戶貸款及墊款	26	2,521.2	2,741.3
Deposits for acquisition of property, plant and equipment and investments	收購物業、廠房及設備 以及投資之按金		44.8	48.8
Deferred tax assets	遞延稅項資產	27	652.5	543.4
Financial assets at fair value through profit or loss	透過損益賬按公平價值 處理之金融資產	25	3,632.9	3,484.6
Trade and other receivables	貿易及其他應收款項	29	398.7	1,728.8
			34,425.3	32,049.7
Current assets	流動資產			
Properties held for sale and other inventories	待出售物業及其他 存貨	28	44.4	179.2
Financial assets at fair value through profit or loss	透過損益賬按公平價值 處理之金融資產	25	2,987.5	2,251.2
Prepaid land lease payments	預繳地價	19	0.1	0.1
Loans and advances to consumer finance customers due within one year	一年內到期之私人財務 客戶貸款及墊款	26	5,752.2	6,080.7
Trade and other receivables	貿易及其他應收款項	29	3,927.1	2,176.1
Amounts due from associates	聯營公司欠款	30	112.0	171.3
Amounts due from joint ventures	合營公司欠款	30	11.1	9.2
Tax recoverable	可收回稅項		1.9	9.6
Bank deposits	銀行存款	31	1,257.7	1,501.4
Cash and cash equivalents	現金及現金等價物	31	5,831.9	6,388.8
			19,925.9	18,767.6
Current liabilities	流動負債			
Trade and other payables	貿易及其他應付款項	32	331.1	354.9
Financial liabilities at fair value through profit or loss	透過損益賬按公平價值 處理之金融負債	25	115.3	177.9
Amount due to a holding company	欠一間控股公司款項		11.6	5.7
Amounts due to associates	欠聯營公司款項		7.3	5.5
Amounts due to joint ventures	欠合營公司款項		0.1	0.1
Tax payable	應付稅項		141.5	201.2
Bank and other borrowings due within one year	一年內到期之銀行及 其他借貸	37	2,749.7	2,579.5
Notes	票據	38	2,264.0	78.3
Provisions	撥備	39	56.0	32.2
			5,676.6	3,435.3
Net current assets	流動資產淨值		14,249.3	15,332.3
Total assets less current liabilities	總資產減流動負債		48,674.6	47,382.0

at 31st December, 2016

於二零一六年十二月三十一日

		Notes 附註	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Capital and reserves	股本及儲備			
Share capital	股本	33	4,250.6	4,250.5
Reserves	儲備	36	26,732.4	23,427.0
Equity attributable to owners of the Company	本公司股東應佔 權益		30,983.0	27,677.5
Shares held for employee ownership scheme	為僱員股份擁有計劃 持有股份		(9.1)	(12.6)
Employee share-based compensation reserve	以股份支付之僱員 酬金儲備		4.8	6.1
Share of net assets of subsidiaries	應佔附屬公司淨資產		11,496.9	11,635.8
Non-controlling interests	非控股權益		11,492.6	11,629.3
Total equity	權益總額		42,475.6	39,306.8
Non-current liabilities	非流動負債			
Bank and other borrowings due after one year	一年後到期之銀行及 其他借貸	37	2,862.6	4,303.6
Notes	票據	38	2,998.2	3,453.1
Deferred tax liabilities	遞延稅項負債	27	335.3	317.1
Provisions	撥備	39	2.9	1.4
			6,199.0	8,075.2
			48,674.6	47,382.0

The consolidated financial statements on pages 118 to 289 were approved and authorised for issue by the Board of Directors on 27th March, 2017 and are signed on its behalf by:

第118頁至第289頁之綜合財務報表經董事會於二零一七年三月二十七日批准及授權刊發，並由下列董事代表簽署：

Arthur George Dew
狄亞法
DIRECTOR
董事

Li Chi Kong
李志剛
DIRECTOR
董事

Consolidated Statement of Changes in Equity

for the year ended 31st December, 2016

綜合權益變動表

截至二零一六年十二月三十一日止年度

	Attributable to owners of the Company 本公司股東應佔					Shares held for employee ownership scheme 為僱員股份 持有股份 HK\$ Million 百萬港元		Employee share-based compensation reserve 以股份支付 之僱員酬金 儲備 HK\$ Million 百萬港元		Non-controlling interests 非控股權益		Total 總計 HK\$ Million 百萬港元
	Share capital 股本 HK\$ Million 百萬港元	Property revaluation reserve 物業重估 儲備 HK\$ Million 百萬港元	Investment revaluation reserve 投資重估 儲備 HK\$ Million 百萬港元	Translation reserve 匯兌儲備 HK\$ Million 百萬港元	Capital and other reserves 資本及 其他儲備 HK\$ Million 百萬港元	Accumulated profits 累計溢利 HK\$ Million 百萬港元	Dividend reserve 股息儲備 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元	Share of net assets of subsidiaries 應佔 附屬公司淨 資產 HK\$ Million 百萬港元	Employee share-based compensation reserve 以股份支付 之僱員酬金 儲備 HK\$ Million 百萬港元	Non-controlling interests 非控股權益	
At 1st January, 2015	4,216.2	274.0	376.1	699.5	23.0	18,326.3	374.1	24,289.2	13.3	10,506.9	10,500.0	34,789.2
於二零一五年一月一日												
Profit for the year	-	-	-	-	-	4,122.5	-	4,122.5	-	1,981.7	1,981.7	6,104.2
本年度溢利												
Other comprehensive income (expenses) for the year	-	61.0	53.3	(543.8)	0.7	0.4	-	(428.4)	-	(194.5)	(194.5)	(622.9)
本年度其他全面收益 (費用)												
Total comprehensive income (expenses) for the year	-	61.0	53.3	(543.8)	0.7	4,122.9	-	3,694.1	-	1,787.2	1,787.2	5,481.3
總額												
Share of reserve movements of associates	-	-	2.0	(23.8)	(2.9)	26.7	-	2.0	-	-	-	2.0
應佔聯營公司之儲備變動												
Amounts paid for shares repurchased and cancelled by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-
一間附屬公司購回及註銷股份 之已付款項												
Recognition of equity-settled share-based payments of a subsidiary	-	-	-	-	-	33.0	-	33.0	-	(167.7)	(167.7)	(134.7)
確認一間附屬公司之股權結算以 股份為基礎付款												
Vesting of shares of the employee ownership scheme of a subsidiary	-	-	-	-	-	-	-	-	0.4	-	0.4	0.4
一間附屬公司之僱員股份 擁有計劃之歸屬股份												
Dividend distribution to non-controlling interests	-	-	-	-	-	-	-	-	(7.6)	-	-	-
分派股息予非控股 權益												
Interim dividend declared	-	-	-	-	-	-	-	-	-	(490.6)	(490.6)	(490.6)
宣派中期股息												
Exercise of warrants	34.3	-	-	-	-	(409.1)	-	-	-	-	-	-
行使認股權證												
Dividend paid	-	-	-	-	-	-	-	34.3	-	-	-	34.3
已付股息												
Adjustment to 2014 final dividend	-	-	-	-	-	(375.1)	-	(375.1)	-	-	-	(375.1)
二零一四年末期股息之調整												
Transfer from accumulated profits to capital reserves	-	-	-	-	-	(1.0)	-	1.0	-	-	-	-
由累計溢利轉撥至 資本儲備												
At 31st December, 2015	4,250.5	335.0	431.4	131.9	21.0	22,098.6	409.1	27,677.5	6.1	11,635.8	11,629.3	39,306.8
於二零一五年十二月三十一日												

Consolidated Statement of Changes in Equity (Cont'd)

for the year ended 31st December, 2016

綜合權益變動表 (續)

截至二零一六年十二月三十一日止年度

	Attributable to owners of the Company 本公司股東應佔					Non-controlling interests 非控股權益			Total equity 權益總額 HK\$ Million 百萬港元				
	Share capital 股本 HK\$ Million 百萬港元	Property revaluation reserve 物業重估儲備 HK\$ Million 百萬港元	Investment revaluation reserve 投資重估儲備 HK\$ Million 百萬港元	Translation reserve 匯兌儲備 HK\$ Million 百萬港元	Capital and other reserves 資本及其他儲備 HK\$ Million 百萬港元	Accumulated profits 累計溢利 HK\$ Million 百萬港元	Dividend reserve 股息儲備 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元		Shares held for employee ownership scheme 為僱員股份擁有計劃持有股份 HK\$ Million 百萬港元	Employee share-based compensation reserve 以股份支付之僱員酬金儲備 HK\$ Million 百萬港元	Share of net assets of subsidiaries 附屬公司淨資產 HK\$ Million 百萬港元	
													Share of net assets of subsidiaries 附屬公司淨資產 HK\$ Million 百萬港元
At 1st January, 2016	4,250.5	335.0	431.4	131.9	21.0	22,098.6	409.1	27,677.5	(12.6)	6.1	11,635.8	11,629.3	39,306.8
Profit for the year	-	-	-	-	-	4,352.9	-	4,352.9	-	-	746.9	746.9	5,099.8
Other comprehensive income (expenses) for the year	-	-	(139.1)	(581.5)	20.2	5.7	-	(694.7)	-	-	(330.7)	(330.7)	(1,025.4)
Total comprehensive income (expenses) for the year	-	-	(139.1)	(581.5)	20.2	4,358.6	-	3,658.2	-	-	416.2	416.2	4,074.4
Share of reserve movements of associates	-	-	-	10.1	(0.3)	(9.8)	-	-	-	-	-	-	-
Transfer from accumulated profits to capital reserves	-	-	-	-	1.5	(1.5)	-	-	-	-	-	-	-
Amounts paid for shares repurchased and cancelled by a subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	-
Acquisition of a subsidiary	-	-	-	-	-	67.0	-	67.0	-	-	(235.5)	(235.5)	(168.5)
Disposal of interests in subsidiaries	-	-	-	-	-	-	-	-	-	-	2.9	2.9	2.9
Purchase of shares held for the employee ownership scheme of a subsidiary	-	-	-	-	-	-	-	-	-	-	(1.2)	(1.2)	(1.2)
Recognition of equity-settled share-based payments of a subsidiary	-	-	-	-	-	-	-	-	(1.4)	-	-	(1.4)	(1.4)
Vesting of shares of the employee ownership scheme of a subsidiary	-	-	-	-	-	-	-	-	-	3.6	-	3.6	3.6
Dividend distribution to non-controlling interests	-	-	-	-	-	-	-	-	4.9	(4.9)	-	-	-
Interim dividend declared	-	-	-	-	-	(545.0)	545.0	-	-	-	(321.3)	(321.3)	(321.3)
Exercise of warrants	0.1	-	-	-	-	-	-	0.1	-	-	-	-	-
Dividend paid	-	-	-	-	-	(409.1)	(409.1)	(409.1)	-	-	-	-	0.1
Amounts paid for shares repurchased and cancelled by the Company	-	-	-	-	-	(10.7)	-	(10.7)	-	-	-	-	(10.7)
At 31st December, 2016	4,250.6	335.0	292.3	(439.5)	42.4	25,957.2	545.0	30,983.0	(9.1)	4.8	11,496.9	11,492.6	42,475.6

於二零一六年一月一日

於二零一六年十二月三十一日

Consolidated Statement of Cash Flows

for the year ended 31st December, 2016

綜合現金流量表

截至二零一六年十二月三十一日止年度

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		Notes 附註	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Operating activities	經營業務			
Profit for the year	本年度溢利		5,099.8	6,104.2
Adjustments for:	調整項目：			
Bad and doubtful debts	呆壞賬		893.6	1,559.6
Finance costs	融資成本		297.8	258.7
Taxation	稅項		155.9	127.6
Net impairment loss recognised on interests in associates	確認於聯營公司之權益之減值虧損淨額		142.5	521.7
Depreciation	折舊		77.0	88.7
Amortisation of intangible assets	無形資產攤銷		5.6	18.2
Expenses recognised for employee ownership scheme of Sun Hung Kai & Co. Limited ("SHK")	就新鴻基有限公司(「新鴻基」)之僱員股份擁有計劃確認之費用		2.8	0.5
Net loss on disposal/write-off of property, plant and equipment	出售/撤銷物業、廠房及設備之虧損淨額		1.2	4.2
Amortisation of prepaid land lease payments	預繳地價攤銷		0.2	0.2
Share of results of associates	應佔聯營公司業績		(2,900.2)	(1,290.0)
Net fair value gain on financial assets and liabilities	金融資產及負債之公平價值收益淨額		(829.4)	(927.2)
Net increase in fair value of investment properties	投資物業公平價值增加淨額		(574.0)	(419.0)
Share of results of joint ventures	應佔合營公司業績		(193.9)	(158.9)
Net realised gain on disposal of subsidiaries	出售附屬公司之已變現收益淨額	42	(9.7)	(15.9)
Net exchange (gain) loss	匯兌(收益)虧損淨額		(8.6)	3.4
Impairment loss reversed for hotel property	撥回酒店物業之減值虧損		(6.1)	(17.0)
Net realised gain on disposal of an associate	出售一間聯營公司之已變現收益淨額		(3.9)	-
Loss on purchase of bonds issued by the Group	購買由本集團所發行之債券之虧損		-	141.5
Impairment loss on available-for-sale financial assets	可供出售金融資產之減值虧損		-	13.8
Impairment loss on amount due from a joint venture	一間合營公司欠款之減值虧損		-	5.1
Profit on disposal of discontinued operations	出售已終止經營業務之溢利		-	(3,033.5)
Net realised gain on disposal of available-for-sale financial assets	出售可供出售金融資產之已變現收益淨額		-	(19.0)
Net realised gain on disposal of a joint venture	出售一間合營公司之已變現收益淨額		-	(5.7)
Gain on disposal of investment properties	出售投資物業之收益		-	(1.0)
Operating cash flows before movements in working capital	未計營運資金變動前之經營業務現金流量		2,150.6	2,960.2

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Decrease (increase) in financial assets at fair value through profit or loss	透過損益賬按公平價值處理之金融資產減少(增加)	168.5	(1,224.0)
Decrease (increase) in amounts due from associates	聯營公司欠款減少(增加)	50.5	(35.7)
Increase (decrease) in provisions and other liabilities	撥備及其他負債增加(減少)	21.1	(12.0)
Increase (decrease) in amount due to a holding company and fellow subsidiaries	應付一間控股公司及同系附屬公司款項增加(減少)	5.9	(7.1)
(Increase) decrease in loans and advances to consumer finance customers	私人財務客戶貸款及墊款(增加)減少	(460.1)	996.3
Increase in trade and other receivables	貿易及其他應收款項增加	(425.4)	(1,739.2)
(Decrease) increase in financial liabilities at fair value through profit or loss	透過損益賬按公平價值處理之金融負債(減少)增加	(62.6)	153.0
(Decrease) increase in trade and other payables	貿易及其他應付款項(減少)增加	(29.2)	1,120.5
Increase in properties held for sale and other inventories	待出售物業及其他存貨增加	(0.1)	-
Cash from operations	經營所產生之現金	1,419.2	2,212.0
Interest paid	已付利息	(249.7)	(193.3)
Taxation paid	已付稅項	(326.4)	(348.7)
Net cash from operating activities	經營業務所產生之現金淨額	843.1	1,670.0

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

			2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Investing activities	投資業務			
Fixed deposits with banks withdrawn (placed)	提取(存入)銀行定期存款		154.2	(572.9)
Dividends received from associates	來自聯營公司之股息		139.4	74.3
Proceeds on disposal of subsidiaries	出售附屬公司所得款項	42	104.1	640.5
Proceeds on disposal of long-term financial assets designated as at fair value through profit or loss	出售指定為透過損益賬按公平價值處理之長期金融資產所得款項		90.2	189.1
Proceeds on disposal of associates	出售聯營公司所得款項		57.9	-
Amounts repaid by associates	聯營公司還款		52.7	1,471.5
Dividends received from joint ventures	來自合營公司之股息		11.8	32.5
Amounts repaid by joint ventures	合營公司還款		0.3	0.6
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備所得款項		0.2	1.0
Acquisition of associates	收購聯營公司		(546.3)	-
Purchase of long-term financial assets designated as at fair value through profit or loss	購入指定為透過損益賬按公平價值處理之長期金融資產		(253.3)	(2,297.1)
Amounts advanced to associates	墊款予聯營公司		(243.8)	(346.4)
Capital injection to associates	向聯營公司注資		(180.8)	(83.7)
Purchase of property, plant and equipment	購入物業、廠房及設備		(45.5)	(87.7)
Acquisition of subsidiaries	收購附屬公司		(45.5)	-
Payment of deposits for acquisition of property, plant and equipment and investments	收購物業、廠房及設備以及投資預付按金		(44.8)	(49.9)
Capital injection to a joint venture	向一間合營公司注資		(23.4)	(57.7)
Purchase of intangible assets	購入無形資產		(6.5)	(8.0)
Purchase of available-for-sale financial assets	購入可供出售金融資產		(5.4)	-
Additions to investment properties	添置投資物業		(1.2)	(6.5)
Proceeds on disposal of discontinued operations	出售已終止經營業務所得款項	42	-	3,543.1
Proceeds on disposal of available-for-sale financial assets	出售可供出售金融資產所得款項		-	115.0
Proceeds on disposal of a joint venture	出售一間合營公司所得款項		-	10.9
Proceeds on disposal of investment properties	出售投資物業所得款項		-	7.2
Net payment of statutory deposits	法定按金付款淨額		-	(5.5)
Amounts advanced to joint ventures	墊款予合營公司		-	(1.2)
Net cash (used in) from investing activities	投資業務(所用)所產生之現金淨額		(785.7)	2,569.1

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

		Notes 附註	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Financing activities	融資業務			
Proceeds from issue of notes by a subsidiary	一間附屬公司發行票據所得款項		1,854.8	–
New bank and other borrowings raised	籌集所得新造銀行及其他借貸		1,445.4	3,430.8
Redemption of notes	贖回票據		18.5	–
Proceeds from exercise of warrants	行使認股權證所得款項		0.1	34.3
Amounts advanced from associates	聯營公司墊款		0.1	0.1
Amounts advanced from joint ventures	合營公司墊款		0.1	–
Repayment of bank and other borrowings	償還銀行及其他借貸		(2,760.4)	(4,360.0)
Dividends paid to equity shareholders	已付權益股東股息		(409.1)	(375.1)
Dividends by subsidiaries to non-controlling interests	附屬公司向非控股權益派付股息		(321.3)	(490.6)
Amounts paid for shares repurchased and cancelled by a subsidiary	一間附屬公司購回及註銷股份之已付款項		(168.5)	(134.7)
Repurchase of notes	回購票據		(121.1)	(159.9)
Amounts paid for shares repurchased and cancelled by the Company	本公司購回及註銷股份之已付款項		(10.7)	–
Purchase of shares for employee ownership scheme of SHK	就新鴻基僱員股份擁有計劃收購股份		(1.4)	–
Amount repaid to a joint venture	償還一間合營公司款項		–	(75.0)
Net cash used in financing activities	融資業務所用現金淨額		(473.5)	(2,130.1)
Net (decrease) increase in cash and cash equivalents	現金及現金等價物 (減少) 增加淨額		(416.1)	2,109.0
Effect of foreign exchange rate changes	匯率變動之影響		(140.8)	(112.1)
Cash and cash equivalents at the beginning of the year	於年初之現金及現金等價物		6,388.8	4,391.9
Cash and cash equivalents at the end of the year	於年末之現金及現金等價物	31	5,831.9	6,388.8

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截至二零一六年十二月三十一日止年度

1. GENERAL

Allied Properties (H.K.) Limited (“Company”) is a public limited company incorporated in the Hong Kong Special Administrative Region (“Hong Kong”) and its shares are listed on The Stock Exchange of Hong Kong Limited (“Stock Exchange”). The ultimate holding company is Allied Group Limited (“AGL”), a listed public limited company which is also incorporated in Hong Kong. The ultimate controlling party of the Company is the trustees of Lee and Lee Trust. The address of the principal place of business of the trustees of Lee and Lee Trust is 24/F, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong. The address of the registered office and principal place of business of the Company is 22/F, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong.

The consolidated financial statements of the Company and its subsidiaries (“Group”) are presented in Hong Kong dollars, which is the same as the functional currency of the Company.

The Company acts as an investment holding company. The principal activities of its principal subsidiaries, associates and joint venture are set out in notes 51, 52 and 53 respectively.

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)**Amendments to HKFRSs that are mandatorily effective for the current year**

The Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time in the current year:

Amendments to HKFRS 11	Accounting for Acquisitions of Interests in Joint Operations
Amendments to HKAS 1	Disclosure Initiative
Amendments to HKAS 16 and HKAS 38	Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to HKAS 16 and HKAS 41	Agriculture: Bearer Plants
Amendments to HKFRS 10, HKFRS 12 and HKAS 28	Investment Entities: Applying the Consolidation Exception
Amendments to HKFRSs	Annual Improvements to HKFRSs 2012-2014 Cycle

1. 一般資料

聯合地產(香港)有限公司(「本公司」)為一間在香港特別行政區(「香港」)註冊成立之公眾有限公司,其股份於香港聯合交易所有限公司(「聯交所」)上市。最終控股公司為聯合集團有限公司(「聯合集團」),為於香港註冊成立之公眾上市有限公司。本公司之最終控制方為Lee and Lee Trust之受託人, Lee and Lee Trust之受託人之主要營業地點之地址為香港灣仔告士打道138號聯合鹿島大廈24樓。本公司註冊辦事處及主要營業地址為香港灣仔告士打道138號聯合鹿島大廈22樓。

本公司及其附屬公司(「本集團」)之綜合財務報表以港元呈列,與本公司之功能貨幣相同。

本公司為一間投資控股公司,其主要附屬公司、聯營公司及合營公司之主要業務分別載於附註51、52及53。

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本**於本年度強制生效的香港財務報告準則修訂本**

本集團於本年度首次採納下列由香港會計師公會(「香港會計師公會」)頒佈之香港財務報告準則修訂本:

香港財務報告準則第11號修訂本	收購共同經營權益的會計法
香港會計準則第1號修訂本	披露主動性
香港會計準則第16號及香港會計準則第38號修訂本	澄清折舊及攤銷的可接受方法
香港會計準則第16號及香港會計準則第41號修訂本	農業:生產性植物
香港財務報告準則第10號、香港財務報告準則第12號及香港會計準則第28號修訂本	投資實體:應用綜合入賬的例外情況
香港財務報告準則修訂本	香港財務報告準則二零一二年至二零一四年週期之年度改進

for the year ended 31st December, 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (CONT'D)

Amendments to HKFRSs that are mandatorily effective for the current year (Cont'd)

Except for the amendments to HKFRS 11, amendments to HKAS 16 and HKAS 38, amendments to HKAS 16 and HKAS 41, amendments to HKFRS 10, HKFRS 12 and HKAS 28 and amendments included in the Annual Improvements to HKFRSs 2012-2014 Cycle, which are not relevant to the preparation of the Group's financial statements, the nature and the impact of the amendments are described below.

Amendments to HKAS 1 Disclosure Initiative

The Group has applied the amendments to HKAS 1 Disclosure Initiative for the first time in the current year. The amendments to HKAS 1 clarify that an entity need not provide a specific disclosure required by an HKFRS if the information resulting from that disclosure is not material, and give guidance on the bases of aggregating and disaggregating information. However, the amendments reiterate that an entity should consider providing additional disclosures when compliance with the specific requirements in HKFRS is insufficient to enable users of financial statements to understand the impact of particular transactions, events and conditions on the entity's financial position and financial performance.

In addition, the amendments clarify that an entity's share of the other comprehensive income of associates and joint ventures accounted for using the equity method should be presented separately from those arising from the Group, and should be separated into the share of items that, in accordance with other HKFRSs: (i) will not be reclassified subsequently to profit or loss; and (ii) will be reclassified subsequently to profit or loss when specific conditions are met.

As regards the structure of the financial statements, the amendments provide examples of systematic ordering or grouping of the notes.

The Group has applied these amendments retrospectively. The application of the amendments to HKAS 1 has not resulted in any material impact on the financial statements of the Group. The same accounting policies, presentation and methods of computation have been followed in these consolidated financial statements as were applied in the preparation of the Group's financial statements for the year ended 31st December, 2015.

截至二零一六年十二月三十一日止年度

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

於本年度強制生效的香港財務報告準則修訂本(續)

除香港財務報告準則第11號修訂本、香港會計準則第16號及香港會計準則第38號修訂本、香港會計準則第16號及香港會計準則第41號修訂本、香港財務報告準則第10號、香港財務報告準則第12號及香港會計準則第28號修訂本以及香港財務報告準則二零一二年至二零一四年週期之年度改進包含的修訂與編製本集團財務報表無關外，修訂本的性質及影響載述如下。

香港會計準則第1號披露主動性之修訂本
本集團於本年度首次應用香港會計準則第1號披露主動性之修訂本。香港會計準則第1號修訂本澄清，倘披露資料並不重大，實體不需要按照香港財務報告準則規定進行具體披露，並以合併及分列資料為基準提供指引。然而，該等修訂重申，倘依據香港財務報告準則具體要求之披露不足以讓財務報表使用者了解特定交易、事件及狀況對實體的財務狀況及財務業績的影響，則實體應考慮提供額外披露。

此外，該等修訂釐清，實體應佔聯營公司及合營公司使用權益法入賬之其他全面收益應與自本集團產生者分開呈列，且應根據其他香港財務報告準則分為以下應佔項目：(i)將不會重新分類至損益賬；及(ii)其後將會於符合特定條件時重新分類至損益賬。

有關財務報表之架構，該等修訂提供附註系統化排序或分類之例子。

本集團已追溯應用該等修訂。應用香港會計準則第1號修訂本並無對本集團之財務報表造成任何重大影響。此等綜合財務報表採用與編製本集團截至二零一五年十二月三十一日止年度之財務報表相同之會計政策、呈列方式及計算方法。

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截至二零一六年十二月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (CONT'D)

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

New and amendments to HKFRSs in issue but not yet effective

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

HKFRS 9	Financial Instruments ²
HKFRS 15	Revenue from Contracts with Customers and the related Amendments ²
HKFRS 16	Leases ³
Amendments to HKFRS 2	Classification and Measurement of Share-based Payment Transaction ²
Amendments to HKFRS 4	Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts ²
Amendments to HKAS 7	Disclosure Initiative ¹
Amendments to HKAS 12	Recognition of Deferred Tax Assets for Unrealised Losses ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to HKFRSs	Annual Improvements to HKFRSs 2014-2016 Cycle ⁴

¹ Effective for annual periods beginning on or after 1st January, 2017.

² Effective for annual periods beginning on or after 1st January, 2018.

³ Effective for annual periods beginning on or after 1st January, 2019.

⁴ Effective for annual periods beginning on or after 1st January, 2017 or 1st January, 2018, as appropriate.

⁵ Effective for annual periods beginning on or after a date to be determined.

Except as described below, the directors of the Company do not anticipate that the application of the new and amendments to HKFRSs will have material impact on the consolidated financial statements.

已頒佈但尚未生效之新訂及香港財務報告準則修訂本

本集團並無提早採用以下已頒佈但尚未生效之新訂及香港財務報告準則修訂本：

香港財務報告準則第9號	金融工具 ²
香港財務報告準則第15號	來自客戶之合約收入及相關修訂 ²
香港財務報告準則第16號	租賃 ³
香港財務報告準則第2號修訂本	以股份付款交易之分類及計量 ²
香港財務報告準則第4號修訂本	香港財務報告準則第9號「金融工具」與香港財務報告準則第4號「保險合約」一併應用 ²
香港會計準則第7號修訂本	披露主動性 ¹
香港會計準則第12號修訂本	就未變現虧損確認遞延稅項資產 ¹
香港財務報告準則第10號及香港會計準則第28號修訂本	投資者與其聯營公司或合營公司間之出售或注入資產 ⁵
香港財務報告準則修訂本	香港財務報告準則二零一四年至二零一六年週期之年度改進 ⁴

¹ 於二零一七年一月一日或以後開始之年度期間生效。

² 於二零一八年一月一日或以後開始之年度期間生效。

³ 於二零一九年一月一日或以後開始之年度期間生效。

⁴ 於二零一七年一月一日或二零一八年一月一日(如適用)或以後開始之年度期間生效。

⁵ 於待定期日或以後開始之年度期間生效。

除下文所述者外，本公司董事預料應用該等新訂及香港財務報告準則修訂本不會對綜合財務報表有任何重大影響。

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2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (CONT'D)

New and amendments to HKFRSs in issue but not yet effective (Cont'd)

HKFRS 9 – Financial Instruments

HKFRS 9 introduces new requirements for the classification and measurement of financial assets, financial liabilities, general hedge accounting and impairment requirements for financial assets.

Key requirements of HKFRS 9 which are relevant to the Group are:

- all recognised financial assets that are within the scope of HKFRS 9 are required to be subsequently measured at amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. Debt instruments that are held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets, and that have contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding, are generally measured at fair value through other comprehensive income ("FVTOCI"). All other debt investments and equity investments are measured at their fair value at the end of subsequent accounting periods. In addition, under HKFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognised in profit or loss.
- with regard to the measurement of financial liabilities designated as at fair value through profit or loss, HKFRS 9 requires that the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. Changes in fair value attributable to a financial liability's credit risk are not subsequently reclassified to profit or loss. Under HKAS 39 Financial Instruments: Recognition and Measurement, the entire amount of the change in the fair value of the financial liability designated as fair value through profit or loss is presented in profit or loss.

截至二零一六年十二月三十一日止年度

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

已頒佈但尚未生效之新訂及香港財務報告準則修訂本(續)

香港財務報告準則第9號—金融工具

香港財務報告準則第9號引入了有關金融資產、金融負債之分類及計量、一般對沖會計法，以及金融資產的減值要求的新規定。

香港財務報告準則第9號中適用於本集團之主要規定為：

- 所有屬香港財務報告準則第9號範疇內之已確認金融資產，其後均按攤銷成本或公平價值計量。尤其是，按商業模式持有而目的為收取合約現金流之債務投資，以及純粹為支付本金及未償還本金之利息而擁有合約現金流之債務投資，一般均於其後會計期間結算日按攤銷成本計量。於目的為同時收回合約現金流及出售金融資產之業務模式下持有之債務工具，以及金融資產合約條款令於特定日期產生之現金流純粹為支付本金及未償還本金之利息的債務工具，一般以按公平價值計入其他全面收益(「按公平價值計入其他全面收益」)計量。所有其他債務投資及股本投資均於其後會計期間結算日按公平價值計量。此外，根據香港財務報告準則第9號，實體可作出不可撤銷地選擇在其他全面收益中呈列股權投資(並非持作交易)之公平價值變動，並只在損益賬中確認股息收入。
- 就指定為透過損益賬按公平價值計量之金融負債而言，香港財務報告準則第9號規定，歸因於金融負債之信貸風險變動之該負債公平價值變動金額，乃於其他全面收益呈列，惟在其他全面收益內確認負債信貸風險變動影響會導致於損益賬產生或擴大會計錯配則另作別論。歸因於金融負債信貸風險之公平價值變動，其後不會重新分類至損益賬。根據香港會計準則第39號「金融工具：確認及計量」，指定為透過損益賬按公平價值計量之金融負債之公平價值變動全數金額呈列於損益賬。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONT'D)

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

New and amendments to HKFRSs in issue but not yet effective (Cont'd)

HKFRS 9 – Financial Instruments (Cont'd)

- in relation to the impairment of financial assets, HKFRS 9 requires an expected credit loss model, as opposed to an incurred credit loss model under HKAS 39. The expected credit loss model requires an entity to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognised.

Based on the Group's financial instruments and risk management policies as at 31st December, 2016, application of HKFRS 9 in the future may have a material impact on the classification and measurement of the Group's financial assets. The Group's available-for-sale financial assets, which are currently stated at cost less impairment, will either be measured as fair value through profit or loss or be designated as FVTOCI (subject to fulfilment of the designation criteria). In addition, the expected credit loss model may result in early provision of credit losses which are not yet incurred in relation to the Group's financial assets measured at amortised cost. Furthermore, additional disclosures are required under HKFRS 7 Financial Instruments: Disclosures.

已頒佈但尚未生效之新訂及香港財務報告準則修訂本(續)

香港財務報告準則第9號—金融工具(續)

- 就金融資產之減值而言，與香港會計準則第39號項下按已產生信貸虧損模式計算相反，香港財務報告準則第9號規定按預期信貸虧損模式計算。預期信貸虧損模式規定實體將各結算日將預期信貸虧損及變動計入該等預期信貸虧損，以反映信貸風險自初始確認以來之變動。換言之，毋須再待發生信貸事件方確認信貸虧損。

根據本集團於二零一六年十二月三十一日之金融工具及風險管理政策，將來應用香港財務報告準則第9號可能對本集團金融資產之分類及計量產生重大影響。本集團之可供出售金融資產，目前乃按成本扣除減值列賬，未來將按公平價值通過損益賬計量，或指定為按透過其他全面收益按公平價值列賬之方式計量(須符合指定標準)。此外，預期信貸虧損模式可能導致就本集團以攤銷成本計量之金融資產尚未發生之信貸虧損提早計提撥備。此外，根據香港財務報告準則第7號「金融工具：披露」要求作出額外披露。

for the year ended 31st December, 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (CONT'D)

New and amendments to HKFRSs in issue but not yet effective (Cont'd)

HKFRS 15 – Revenue from Contracts with Customers

HKFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. HKFRS 15 will supersede the current revenue recognition guidance including HKAS 18 Revenue, HKAS 11 Construction Contracts and the related interpretations when it becomes effective. The core principle of HKFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Standard introduces a 5-step approach to revenue recognition:

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

Under HKFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when 'control' of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in HKFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by HKFRS 15.

In 2016, the HKICPA issued Clarifications to HKFRS 15 in relation to the identification of performance obligations, principal versus agent considerations, as well as licensing application guidance.

The directors of the Company anticipate that the application of HKFRS 15 in the future may result in more disclosures, however, the directors of the Company do not anticipate that the application of HKFRS 15 will have a material impact on the timing and amounts of revenue recognised in the respective reporting periods.

截至二零一六年十二月三十一日止年度

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

已頒佈但尚未生效之新訂及香港財務報告準則修訂本(續)

香港財務報告準則第15號—來自客戶之合約收入

香港財務報告準則第15條已頒佈，其制定一項單一全面模式供實體用作將自客戶合約所產生的收入入賬。於香港財務報告準則第15號生效後，其將取代現時載於香港會計準則第18號「收入」、香港會計準則第11號「建築合約」及相關詮釋的收入確認指引。香港財務報告準則第15號的核心原則為實體所確認描述向客戶轉讓承諾貨品或服務的收入金額，應為能反映該實體預期就交換該等貨品或服務有權獲得的代價。具體而言，該準則引入確認收入的五個步驟：

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

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

於二零一六年，香港會計師公會頒佈香港財務報告準則第15號有關確認履約責任、主理人與代理人之考量及授權應用指引澄清。

本公司董事預期，於日後應用香港財務報告準則第15號可能會導致更多披露，然而，本公司董事預期，應用香港財務報告準則第15號將不會對相關報告期間已確認收入之時間及金額造成重大影響。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (CONT'D)

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

New and amendments to HKFRSs in issue but not yet effective (Cont'd)

HKFRS 16 – Leases

HKFRS 16 introduces a comprehensive model for the identification of lease arrangements and accounting treatments for both lessors and lessees. HKFRS 16 will supersede HKAS 17 Leases and the related interpretations when it becomes effective.

HKFRS 16 distinguishes lease and service contracts on the basis of whether an identified asset is controlled by a customer. Distinctions of operating leases and finance leases are removed for lessee accounting, and is replaced by a model where a right-of-use asset and a corresponding liability have to be recognised for all leases by lessees, except for short-term leases and leases of low value assets.

The right-of-use asset is initially measured at cost and subsequently measured at cost (subject to certain exceptions) less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at the present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications, amongst others. For the classification of cash flows, the Group currently presents upfront prepaid lease payments as investing cash flows in relation to leasehold lands for owned use and those classified as investment properties while other operating lease payments are presented as operating cash flows. Under the HKFRS 16, lease payments in relation to lease liability will be allocated into a principal and an interest portion which will be presented as financing cash flows.

In contrast to lessee accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17, and continues to require a lessor to classify a lease either as an operating lease or a finance lease. Furthermore, extensive disclosures are required by HKFRS 16.

已頒佈但尚未生效之新訂及香港財務報告準則修訂本(續)

香港財務報告準則第16號 – 租賃

香港財務報告準則第16號為識別租賃安排，以及對出租人及承租人的會計處理方法引入一個綜合模式。於香港財務報告準則第16號生效後，其將取代香港會計準則第17號「租賃」以及相關詮釋。

香港財務報告準則第16號基於是否存在由客戶控制的已識別資產，來區分租賃合約與服務合約。承租人會計處理取消經營租賃與融資租賃之間的區分，並由一個模式所取代，據此承租人須就所有租賃確認使用權資產及相應負債，惟短期租賃及低價值資產租賃則除外。

使用權資產初始按成本計量並隨後按成本(惟若干例外情況除外)減累計折舊及減值虧損計量，就任何租賃負債重新計量而調整。租賃負債初始按當日尚未支付的租賃款項的現值計量。隨後，租賃負債就(其中包括)利息及租賃款項以及租賃修訂的影響作出調整。就現金流分類而言，本集團目前將提前預付租賃款項呈列為有關自用租賃土地且該等分類為投資物業的投資現金流量，而其他經營租賃付款呈列為經營現金流量。根據香港財務報告準則第16號，有關租賃負債的租賃款項將分配至呈列為融資現金流量的本金及利息的部分。

與承租人會計處理相比，香港財務報告準則第16號大致轉承香港會計準則第17號的出租人會計處理規定，並且繼續要求出租人將其租賃分類為經營租賃或融資租賃。此外，香港財務報告準則第16號規定作出更詳盡之披露。

for the year ended 31st December, 2016

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (CONT'D)

New and amendments to HKFRSs in issue but not yet effective (Cont'd)

HKFRS 16 – Leases (Cont'd)

As at 31st December, 2016, the Group has non-cancellable operating lease commitments of HK\$234.6 million as disclosed in note 44(a). A preliminary assessment indicates that these arrangements will meet the definition of a lease under HKFRS 16, and hence the Group will recognise a right-of-use asset and a corresponding liability in respect of all these leases unless they qualify for low value or short-term leases upon the application of HKFRS 16. In addition, the application of new requirements may result changes in measurement, presentation and disclosure as indicated above. However, it is not practicable to provide a reasonable estimate of the financial effect until the directors complete a detailed review.

Amendments to HKAS 7 Disclosure Initiative

The amendments require an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities including both changes arising from cash flows and non-cash changes. Specially, the amendments require the following changes in liabilities arising from financing activities to be disclosed: (i) changes from financing cash flows; (ii) changes arising from obtaining or losing control of subsidiaries or other businesses; (iii) the effect of changes in foreign exchange rates; (iv) changes in fair values; and (v) other changes.

The amendments apply prospectively for annual periods beginning on or after 1st January, 2017 with earlier application permitted. The application of the amendments will result in additional disclosures on the Group's financing activities, specifically reconciliation between the opening and closing balances in the consolidated statement of financial position for liabilities arising from financing activities will be provided on application.

截至二零一六年十二月三十一日止年度

2. 採用新訂及香港財務報告準則(「香港財務報告準則」)修訂本(續)

已頒佈但尚未生效之新訂及香港財務報告準則修訂本(續)

香港財務報告準則第16號－租賃(續)

於二零一六年十二月三十一日，本集團擁有不可撤銷經營租賃承擔234.6百萬港元(如附註44(a)所述)。初步評估顯示，該等安排符合香港財務報告準則第16號下的租賃定義，因此，本集團將就所有該等租賃確認使用權資產及相應負債，除非在應用香港財務報告準則第16號時其符合低價值或短期租賃。此外，應用新的規定或會導致上文所述計量、呈列及披露變動。然而，在董事完成詳細審閱之前，提供財務影響之合理估計並不實際可行。

香港會計準則第7號「披露主動性」之修訂本

該等修訂規定實體披露能讓財務報表使用者評估融資活動引起的負債變動，包括現金流量引致之變動及非現金變動。尤其是，該等修訂規定披露以下來自融資活動的負債變動：(i)來自融資現金流量的變動；(ii)來自取得或失去附屬公司或其他業務的控制權的變動；(iii)外幣匯率變動的影響；(iv)公平價值變動；及(v)其他變動。

該等修訂應用於二零一七年一月一日或之後開始的年度期間，並獲准提早採納。應用該等修訂可能導致有關本集團融資活動的額外披露，尤其是融資活動產生的負債於綜合財務狀況表的期初及期末結餘的對賬，將於應用該等修訂時提供。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES

3. 主要會計政策

Basis of preparation

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules") and by the Hong Kong Companies Ordinance (Cap. 622).

編製基準

綜合財務報表乃根據香港會計師公會頒佈的香港財務報告準則編製。此外，綜合財務報表載列聯交所證券上市規則（「上市規則」）及香港公司條例（第622章）規定之適用披露內容。

The consolidated financial statements have been prepared on the historical cost basis, except for certain properties and financial instruments, which are measured at fair value, as explained in the significant accounting policies set out below.

綜合財務報表乃按歷史成本基準編製，惟下列主要會計政策所說明按公平價值計量的若干物業及金融工具除外。

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

歷史成本一般根據就交易貨品及服務所付代價之公平價值。

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 Share-based Payment, leasing transactions that are within the scope of HKAS 17 Leases, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 Inventories or value in use in HKAS 36 Impairment of Assets.

公平價值是指市場參與者之間在計量日進行的有序交易中出售一項資產所收取的價格或轉移一項負債所支付的價格，無論該價格是直接觀察到的結果還是採用其他估值方法作出的估計。在對資產或負債的公平價值作出估計時，本集團考慮了市場參與者在計量日為該資產或負債進行定價時將會考慮的那些特徵。在本綜合財務報表中計量和／或披露的公平價值均在此基礎上予以確定，但香港財務報告準則第2號「以股份付款」範圍內的以股份為基礎的支付交易、香港會計準則第17號「租賃」範圍內的租賃交易、以及與公平價值類似但並非公平價值的計量（例如，香港會計準則第2號「存貨」中的可變現淨值或香港會計準則第36號「資產減值」中的使用價值）除外。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Basis of preparation (Cont'd)

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

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

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

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

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

When the Group has less than a majority of the voting rights of an investee, it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

編製基準 (續)

非金融資產公平價值之計量乃經參考市場參與者可從使用該資產得到之最高及最佳效用，或把該資產售予另一可從使用該資產得到最高及最佳效用之市場參與者所產生之經濟效益。

此外，就財務呈報而言，公平價值計量根據公平價值計量之輸入數據之可觀察程度及輸入數據對公平價值計量整體而言之重要性分為第一、第二或第三級，現闡述如下：

- 第一級公平價值計量按相同的資產或負債於活躍市場的報價（無調整）計算。
- 第二級公平價值計量乃除第一級計入之報價外，就資產或負債可直接（即價格）或間接（即自價格衍生）觀察輸入數據得出。
- 第三級公平價值計量乃計入並非根據可觀察市場數據之資產或負債之估值方法得出。

綜合基準

綜合財務報表包括本公司及受本公司控制之公司及其附屬公司之財務報表。倘本公司符合以下情況，則取得控制權：

- 有權控制被投資方；
- 因其參與被投資方業務而獲得或有權獲得可變回報；及
- 有能力以其權力影響其回報。

倘事項及狀況顯示上文列示三項控制元素之一項或多項有變，本集團會重新評估其是否控制投資對象。

倘本集團於投資對象之投票權未能佔大多數，但只要投票權足以賦予本集團實際能力可單方面掌控投資對象之相關業務時，本公司即對投資對象擁有權力。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Basis of consolidation (Cont'd)

Income and expenses of subsidiaries acquired or disposed of during the year are included in profit or loss and other comprehensive income from the effective date of acquisition and up to the effective date of disposal, as appropriate.

綜合基準(續)

於年內所收購或出售的附屬公司，其收入及費用均自收購生效日期起及截至出售生效日期止(如適用)計入損益及其他全面收益。

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

如有需要，本集團會對附屬公司之財務報表作出調整，使其會計政策與本集團其他成員公司所採用者一致。

All intra-group transactions, balances, income and expenses within the Group are eliminated on consolidation.

所有本集團內成員間交易、結餘、收入及開支均於綜合賬目時全數對銷。

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein. Profit or loss and each items of other comprehensive income are attributable to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributable to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interest having a debit balance.

附屬公司之非控股權益與本集團所佔權益分開呈列。損益及其他全面收益的各部分歸屬於本公司股東及非控股權益。即使導致非控股權益出現虧絀結餘，附屬公司的全面收益總額仍歸屬於本公司股東及非控股權益。

Changes in the Group's ownership interests in existing subsidiaries

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

本集團於現有附屬公司擁有權權益之變動

倘本集團於附屬公司之擁有權權益出現變動，但並無導致本集團失去對該等附屬公司之控制權，則入賬列作權益交易。本集團之權益與非控股權益之賬面值均予以調整，以反映彼等於附屬公司之相關權益之變動。非控股權益之調整款額與已付或已收代價之公平價值兩者間之任何差額，均直接於權益確認並歸屬於本公司股東。

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under HKAS 39, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

倘本集團失去一間附屬公司之控制權，則於損益內確認收益或虧損，並按(i)所收取代價之公平價值及任何保留權益之公平價值之總額及(ii)附屬公司之資產(包括商譽)及負債以及任何非控股權益之過去賬面值之差額計算。所有有關該附屬公司過往於其他全面收益確認之款額，將按猶如本集團已直接出售有關附屬公司之相關資產或負債入賬(即按適用香港財務報告準則之規定/許可重新分類至損益或轉撥至另一個權益類別)。於失去控制權當日於前附屬公司保留之任何投資之公平價值將根據香港會計準則第39號於其後入賬時被列作初步確認之公平價值，或(如適用)於初步確認時於聯營公司或合營公司之投資成本。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Business combinations

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred 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. Acquisition-related costs are generally recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value at the acquisition date, except that:

- deferred tax assets or liabilities and liabilities or assets related to employee benefit arrangements are recognised and measured in accordance with HKAS 12 Income Taxes and HKAS 19 Employee Benefits respectively;
- liabilities or equity instruments related to share-based payment transactions of the acquiree or the replacement of an acquiree's share-based payment transactions with share-based payment transactions of the Group are measured in accordance with HKFRS 2 Share-based Payment at the acquisition date; and
- assets (or disposal groups) that are classified as held for sale in accordance with HKFRS 5 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that Standard.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after assessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

截至二零一六年十二月三十一日止年度

3. 主要會計政策(續)

業務合併

業務收購採用收購法列賬。業務合併中之轉讓代價按公平價值計量，而公平價值乃按於收購日本集團所轉讓之資產、本集團向被收購公司原股東產生之負債及本集團於交換被收購公司之控制權發行之股權之公平價值之總額計算。收購相關費用一般於產生時在損益賬確認。

所收購之可識別資產及所承擔之負債乃於收購日按公平價值確認，惟以下情況除外：

- 遞延稅項資產或負債及與僱員福利安排有關之負債或資產分別按香港會計準則第12號「所得稅」及香港會計準則第19號「僱員福利」確認及計量；
- 與被收購公司以股份付款之交易有關或以本集團以股份付款之交易取代被收購公司以股份付款之交易有關之負債或權益工具，於收購當日按香港財務報告準則第2號「以股份付款」計量；及
- 按照香港財務報告準則第5號「持作出售之非流動資產及已終止經營業務」分類為持作出售之資產（或出售組別）按照該準則計量。

商譽按所轉讓之代價、任何非控股權益於被收購公司中所佔金額、及收購公司以往持有之被收購公司股權之公平價值（如有）之總和，減所收購可識別資產及所承擔負債於收購當日之淨值後，所超出之差額計量。倘經過評估後，所收購可識別資產與所承擔負債於收購當日之淨額高於轉讓之代價、任何非控股權益於被收購公司中所佔金額以及收購公司以往持有之被收購公司股權之公平價值（如有）之總和，則差額即時於損益賬內確認為議價收購收益。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Business combinations (Cont'd)

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at their fair value or, when applicable, on the basis specified in another Standard.

業務合併(續)

屬現時擁有權益且持有人有權於清盤時按比例分佔公司淨資產之非控股權益，可初步按公平價值或非控股權益應佔被收購公司可識別淨資產之已確認金額比例計量。計量基準可按每項交易而選擇。其他種類之非控股權益乃按其公平價值或另一項準則規定之基準(如適用)計量。

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with the corresponding adjustments made against goodwill or gain on bargain purchase. Measurement period adjustments are adjustments that arise from additional information obtained during the "measurement period" (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

倘本集團於業務合併中轉讓之代價包括因或然代價安排而引致之資產或負債，則有關或然代價會按收購當日之公平價值計量，並會包括於業務合併中轉讓之代價之一部分。倘合資格作出計量期調整之或然代價公平價值有變，則有關變動會作追溯調整，而商譽或議價收購收益亦會作出相應調整。計量期調整指因於「計量期間」(自收購日期起計不超過一年)內取得有關於收購當日已存在之事實及情況之額外資料而產生之調整。

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent consideration that is classified as an asset or a liability is remeasured at subsequent reporting dates in accordance with HKAS 39, or HKAS 37 Provisions, Contingent Liabilities and Contingent Assets, as appropriate, with the corresponding gain or loss being recognised in profit or loss.

其後是否將不合資格作出計量期調整之或然代價公平價值之變動入賬，則視乎或然代價之分類方式而定。被分類為權益之或然代價不會於往後之結算日重新計量，而其後償付之款項則於權益內入賬。被分類為資產或負債之或然代價於往後之結算日按照香港會計準則第39號或香港會計準則第37號「撥備、或然負債及或然資產」(視適用情況而定)重新計量，相應之收益或虧損則於損益賬內確認。

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e. the date when the Group obtains control), and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

當業務合併以分階段完成，本集團以往所持被收購公司之股權會按收購當日(即本集團取得控制權當日)之公平價值重新計量，而所產生之收益或虧損(如有)則於損益賬內確認。就被收購公司權益在收購日期前於其他全面收益中所確認之數額，會重新分類至損益賬(若此處理方法適用於出售該權益)。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Business combinations (Cont'd)

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (see above), or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed as of the acquisition date that, if known, would have affected the amounts recognised as of that date.

Interests in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

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

The results and assets and liabilities of associates and joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Where necessary, adjustments are made to bring the accounting policies of associates and joint ventures in conformity with the Group. When the Group's share of losses of an associate or joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

業務合併 (續)

倘業務合併未能於進行合併之報告期結束前完成初步入賬，則本集團會呈報未完成入賬之項目之臨時金額。該等臨時金額會於計量期（見上文）內，或確認額外資產或負債時調整，以反映所取得有關於收購當日已存在之事實及情況（如已知），並會影響於當日確認之金額之新資料。

於聯營公司及合營公司之權益

聯營公司指本集團可對其發揮重大影響力之公司。重大影響力指有權參與被投資公司財務及營運決策，但並非控制或共同控制該等政策之權力。

合營公司指一項聯合安排，對安排擁有共同控制權之訂約方據此對聯合安排的資產淨值擁有權利。共同控制是指按照合約約定對某項安排所共有的控制，共同控制僅在當相關活動要求共同享有控制權之各方作出一致同意之決定時存在。

聯營公司及合營公司之業績、資產及負債乃以會計權益法併入綜合財務報表。根據權益法，於聯營公司或合營公司之投資初步按成本於綜合財務狀況表確認，其後就確認本集團應佔該聯營公司或合營公司之損益及其他全面收益作出調整。如有需要，可調整聯營公司及合營公司之會計政策，使之與本集團一致。倘本集團應佔聯營公司或合營公司虧損超出本集團於該聯營公司或合營公司之權益（包括實際構成本集團於該聯營公司或合營公司之淨投資之任何長期權益），則本集團即終止確認其應佔進一步虧損，惟倘本集團產生法律或推定責任或須代表聯營公司或合營公司付款，方確認額外虧損。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Interests in associates and joint ventures (Cont'd)

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The requirements of HKAS 39 are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's investment in an associate or a joint venture. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

When the Group ceases to have significant influence over an associate or joint control over a joint venture, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment is classified as held for sale. The difference between the carrying amount of the associate or joint venture at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing is included in the determination of the gain or loss on disposal of the associate or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

於聯營公司及合營公司之權益(續)

於被投資方成為聯營公司或合營公司當日，對聯營公司或合營公司之投資採用權益法入賬。於收購聯營公司或合營公司之投資時，投資成本超過本集團應佔投資對象之可識別資產及負債公平價值淨額之任何差額均確認為商譽。有關商譽乃計入投資之賬面值。倘於重新評估後，本集團所佔可識別資產及負債之公平價值淨額高於投資成本，則會於收購投資之期間即時在損益確認。

香港會計準則第39號之規定用於釐定是否須就本集團於聯營公司或合營公司之投資確認任何減值虧損。如有需要，投資之全部賬面值(包括商譽)會根據香港會計準則第36號「資產減值」作為一項獨立資產，透過比較其可收回金額(使用價值及公平價值減出售成本之較高者)及其賬面值作減值測試。任何已確認之減值虧損組成投資賬面值一部分。根據香港會計準則第36號，任何減值虧損之撥回於投資可收回金額其後增加時確認。

當本集團不再對聯營公司擁有重大影響力或於合營公司擁有共同控制權時，則按出售於該被投資公司的全部權益入賬，所產生的收益或虧損於損益中確認。於投資不再為聯營公司或合營公司，或投資被分類為持作出售當日起，本集團停止使用權益法。聯營公司或合營公司於終止使用權益法當日之賬面值與任何保留權益之公平價值及出售任何所得款項之間的差額，乃計入釐定出售聯營公司或合營公司之損益。此外，倘該聯營公司或合營公司直接出售相關資產或負債，則本集團可能需要按相同基準計入有關該聯營公司或合營公司的以往於其他全面收益確認的所有金額。因此，倘聯營公司或合營公司以往於其他全面收益確認的損益重新分類為出售相關資產或負債的損益，則本集團將於終止使用權益法時將收益或虧損由權益重新分類至損益(列作重新分類調整)。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Interests in associates and joint ventures (Cont'd)

Where the Group's interest in an associate increases, whether directly or indirectly, the impact of the change should be accounted for as an incremental purchase of the associate and recognised at cost.

When the Group transacts with an associate or a joint venture of the Group, unrealised profits and losses are eliminated to the extent of the Group's interest in the relevant associate or joint venture.

Goodwill

Goodwill arising on an acquisition of a subsidiary for which the agreement date is on or after 1st January, 2005 represents the excess of the cost of acquisition over the Group's interest in the fair value of the identifiable assets, liabilities and contingent liabilities of the relevant subsidiary at the date of acquisition. Such goodwill is carried at cost less accumulated impairment losses, if any.

On subsequent disposal of the relevant subsidiary, the attributable amount of goodwill capitalised is included in the determination of the amount of profit or loss on disposal.

Revenue recognition

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

Revenue is recognised when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the Group and when specific criteria have been met for each of the Group's activities, as described below.

Income from properties developed for sale is recognised when the significant risks and rewards of ownership of the properties are transferred to buyers, which is when the construction of relevant properties has been completed and the properties have been delivered to the purchasers and collectibility of related receivables is reasonably assured. Profit or loss arising from the outright sale of an entire development property prior to completion is recognised when a binding sales contract becomes unconditional and the risks and rewards of the ownership have been transferred to the buyer. Deposits received from pre-sales of properties are carried in the consolidated statement of financial position under current liabilities.

Rental income from properties under operating leases, including rentals invoiced in advance, is recognised on a straight-line basis over the terms of the relevant leases.

截至二零一六年十二月三十一日止年度

3. 主要會計政策(續)

於聯營公司及合營公司之權益(續)

倘本集團於一間聯營公司之權益增加(不論為直接或間接),有關變數之影響應入賬為聯營公司增額收購,並按成本確認。

當本集團與本集團之聯營公司或合營公司交易,將按本集團於相關聯營公司或合營公司之權益對銷未變現損益。

商譽

收購一間附屬公司(協議日期為於二零零五年一月一日或之後)產生之商譽,指收購成本超逾本集團於收購當日應佔相關附屬公司之可識別資產、負債及或然負債之公平價值之權益之差額。該等商譽乃按成本減累計減值虧損列賬(如有)。

其後出售有關附屬公司時,資本化商譽之應佔金額乃計入釐定出售之損益金額。

收入確認

收入按日常業務中已收及應收代價之公平價值計算,指已售貨品及已提供服務之應收款項,扣除折扣及相關銷售稅項。

當收入數額能可靠地計量,而未來經濟利益可能流入本集團,且符合以下本集團各業務的特定準則時,本集團便會確認收入。

出售發展物業的收入於物業擁有權的重大風險及回報均轉讓予買方時確認,指當相關物業的建築工程已完成而物業已交付予買方,並可合理確定收取有關應收款項的可能性時。在建築竣工前將整個發展物業出售所得的溢利或虧損於一份具約束力的銷售合同成為無條件及擁有權的風險及回報已轉讓予買方時確認。已收取的預售物業訂金則列入綜合財務狀況表的流動負債內。

經營租約之物業租金收入(包括提前開出發票之租金)乃以直線法於相關租賃期內確認。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Revenue recognition (Cont'd)

Income from the provision of services, including elderly care services, is recognised upon the provision of the relevant services or on a time apportionment basis over the terms of the service contracts.

收入確認(續)

提供服務(包括護老服務)之收入於提供相關服務時或於服務合約期內按已服務時間之比例確認。

Income from the sale of goods is recognised when the significant risks and rewards of ownership have been transferred to the buyer, provided that the Group maintains neither managerial involvement to the degree usually associated with ownership, nor effective control over the goods sold.

銷售貨品之收入於擁有權之重大風險及回報均轉讓予買方時,且本集團既不能就其擁有權參與管理及對售出貨品亦無有效控制權時確認。

Revenue from hotel operations is recognised when services are provided.

酒店業務收入於提供服務時確認。

Interest income from financial assets is recognised on a time apportionment basis, taking into account the principal amounts outstanding and the effective interest rate applicable, which is the rate that discounts the estimated future cash flows through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

金融資產之利息收入乃按時間攤分法,並參照尚未償還本金額及所適用之實際利率確認,而實際利率為於金融資產之預期可用年期將估計日後現金流量折現至該資產初始確認時之賬面淨值之比率。

Dividend income from investments is recognised when the owner's right to receive payment has been established.

來自投資之股息收入於股東收取付款之權利建立時確認。

Realised profits or losses from financial assets at fair value through profit or loss are recognised on a trade date basis whilst the unrealised profits or losses are recognised from valuation at the end of the reporting period.

來自透過損益賬按公平價值處理之金融資產已變現溢利或虧損,以交易日期基準確認,而未變現溢利或虧損則於報告期末按估值確認。

Income from rendering financial guarantee services is recognised over the contractual period on a straight-line basis.

提供財務保證服務之收入按直線法於合約期內確認。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Leasing

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

The Group as lessor

Rental income from operating leases is recognised in the profit or loss on a straight-line basis over the term of the relevant lease.

The Group as lessee

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

Leasehold land and buildings

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

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as "prepaid land lease payments" in the consolidated statement of financial position and is amortised over the lease term on a straight-line basis. When the lease payments cannot be allocated reliably between the land and building elements, the entire lease is generally classified as a finance lease and accounted for as property, plant and equipment.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

租約

倘租賃之條款將擁有權之絕大部分風險及回報轉予承租人，租約歸類為融資租約。所有其他租約歸類為經營租約。

本集團作為出租人

經營租約之租金收入以直線法於相關租期內於損益賬內確認。

本集團作為承租人

經營租約付款乃在相關租期內以直線法確認為費用。因訂立一項經營租約作為獎勵之已收及應收福利乃以直線法於租期內確認為租金開支減少。

租賃土地及樓宇

倘租賃包括土地及樓宇元素時，本集團則會根據各項元素的擁有權所附帶之絕大部分風險及回報是否已轉讓予本集團，分別評估各元素應分類為融資或經營租約。特別是於租約開始時，最低租約付款（包括任何一次性預付款項）按租約內土地元素及樓宇元素之租賃權益之相對公平價值，按比例分配到土地及樓宇元素。

倘能可靠地分配租約付款時，列賬為經營租約的租賃土地權益於綜合財務狀況表呈列為「預繳地價」，並按直線法於租期內攤銷。倘租約付款未能於土地及樓宇元素作可靠分配，則整份租約一般分類為融資租約及列賬為物業、廠房及設備。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Foreign currencies

The individual financial statements of each group entity are presented in the currency of the primary economic environment in which the entity operates (its functional currency). For the purpose of the consolidated financial statements, the results and financial position of each entity are expressed in Hong Kong dollars, which is the functional currency of the Company, and the presentation currency for the consolidated financial statements.

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in equity, in which cases, the exchange differences are also recognised directly in equity.

For the purpose of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rates prevailing at the end of the reporting period. Income and expense items are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (the translation reserve). Such translation differences are reclassified to profit or loss in the period in which the operation is disposed of.

Goodwill and fair value adjustments on identifiable asset acquired arising on an acquisition of a foreign operation are treated as assets and liabilities of that foreign operation and retranslated at the rate of exchange prevailing at the end of the reporting period. Exchange differences arising are recognised in the other comprehensive income.

外幣

各個集團公司之個別財務報表乃以有關公司營運所在主要經濟環境之貨幣(其功能貨幣)呈列。就綜合財務報表而言,各公司之業績及財務狀況以本公司之功能貨幣港元呈列,而港元亦為綜合財務報表之呈列貨幣。

在編製各個別集團公司之財務報表時,以公司功能貨幣以外之貨幣(外幣)進行的交易按交易當日之匯率確認。於報告期末,以外幣計值之貨幣項目按該日適用之匯率重新換算。以外幣計值按公平價值列賬之非貨幣項目按釐定公平價值之日期之匯率重新換算。以外幣之歷史成本計值之非貨幣項目不會重新換算。

結算貨幣項目及換算貨幣項目產生之匯兌差額於產生期間之損益賬確認。重新換算以公平價值列賬之非貨幣性項目產生之匯兌差額計入該期間之損益賬內,惟重新換算非貨幣性項目產生之差額,其盈虧直接於權益確認,在此情況下,匯兌差額亦直接於權益中確認。

就呈列綜合財務報表而言,本集團海外經營業務之資產及負債乃按報告期末之適用匯率換算至本集團之呈列貨幣(即港元),而收入及支出項目乃按該年之平均匯率進行換算,除非匯率於該期間出現大幅波動則作別論,於此情況下,則採用於交易當日之匯率換算。所產生之匯兌差額(如有)乃於其他全面收益確認,並於權益累計(匯兌儲備)。有關匯兌差額於出售業務期間重新分類至損益。

因收購海外業務產生之商譽及所收購可識別資產之公平價值調整,乃視作海外業務之資產及負債處理及按報告期末之現行匯率重新換算。所產生之匯兌差額於其他全面收益內確認。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised on a time apportionment basis, taking into account the principal and the effective interest rates. They are charged to the profit or loss in the period in which they are incurred.

Employee benefits

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the end of the reporting period.

The contributions payable to the Group's retirement benefit schemes and the mandatory provident fund scheme are charged to the consolidated statement of profit or loss as an expense when employees have rendered service entitling them to the contribution.

The Group recognises a liability and an expense for bonuses and profit-sharing, where appropriate, based on approved formulas that take into consideration the profit attributable to the Group after certain adjustments. The Group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

For shares of SHK ("Awarded Shares") granted under the employee ownership scheme of SHK, the fair value of the employee services received is determined by reference to the fair value of Awarded Shares granted at the grant date and is expensed on a straight-line basis over the vesting period, with a corresponding increase in equity (employee share-based compensation reserve). At the end of each reporting period, the Group revises its estimates of the number of Awarded Shares that are expected to ultimately vest. The impact of the revision of the estimates, if any, is recognised in profit or loss, with a corresponding adjustment to the employee share-based compensation reserve.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

借貸成本

與收購、建造或生產合資格資產 (即需用較長期間才可作擬定用途或銷售的資產) 直接有關之借貸成本加入至該等資產之成本, 直至該等資產絕大部分已達致可作擬定用途或銷售為止。

擬投資於未完成資產之特定借貸在用於特定投資前所作暫時投資賺取之投資收入, 從合資格資本化之借貸成本中扣除。

所有其他借貸成本乃經計及本金與實際利率後, 以時間攤分法確認, 並於產生之期間在損益賬扣除。

僱員福利

僱員應享年假之權益於僱員應享有時確認。就因僱員提供服務而計至報告期末之年假之估計負債作出撥備。

應付予本集團之退休福利計劃及強制性公積金計劃供款於僱員提供使其有權獲得供款之服務時作為開支在綜合損益表內扣除。

本集團按照認可計算方法就花紅及分攤溢利確認負債及開支 (如適用), 該計算方法已考慮本集團應佔溢利並作出若干調整。於出現合約責任或過往慣例引致推定責任時, 本集團即確認撥備。

根據新鴻基僱員股份擁有計劃授出的新鴻基股份 (「獎授股份」), 所獲取僱員服務的公平價值參考於授出日期所授出獎授股份的公平價值釐定, 並採用直線法於歸屬期內支銷, 及於權益 (以股份支付之僱員酬金儲備) 增加相應數額。於每個報告期末, 本集團調整對預期最終歸屬獎授股份數目的估計, 調整估計所產生的影響 (如有) 在損益確認, 及對以股份支付之僱員酬金儲備作出相應調整。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Taxation

Taxation represents the sum of the tax currently payable and deferred tax.

稅項

稅項指現時應付稅項及遞延稅項之總和。

The tax currently payable is based on taxable profit for the year. Taxable profit differs from "profit before taxation" as reported in the consolidated statement of profit or loss because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

現時應付稅項乃按本年度應課稅溢利計算。應課稅溢利因其他年度的應課稅之收入或可扣稅開支及毋須課稅或不可扣稅項目與綜合損益表中所報「除稅前溢利」不同。本集團之即期稅項負債乃按報告期末已頒佈或實際頒佈之稅率計算。

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary difference to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

遞延稅項乃以綜合財務報表資產及負債賬面值與計算應課稅溢利所用相應稅基間之臨時差額確認。遞延稅項負債一般會就所有應課稅臨時差額確認。遞延稅項資產則一般於有可能以可扣稅臨時差額抵銷之應課稅溢利之情況下，就該可抵銷部分之所有可扣稅臨時差額予以確認。若於一項交易中，因商譽或初始確認（不包括業務合併）其他資產及負債而引致既不影響應課稅溢利亦不影響會計溢利之臨時差額，則不會確認該等資產及負債。

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and interests in associates and joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

遞延稅項負債乃按於附屬公司之投資及聯營公司及合營公司之權益產生之應課稅臨時差額而確認，惟若本集團有能力控制臨時差額之撥回及臨時差額不會於可預見之未來撥回之情況除外。與有關投資及權益相關之可扣稅臨時差額產生之遞延稅項資產，僅在可能有足夠應課稅溢利以動用臨時差額利益及預期於可見將來撥回時確認。

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

遞延稅項資產之賬面值於報告期末作檢討，並在不再有可能會有足夠應課稅溢利收回全部或部分資產價值時作調減。

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rates (and tax law) that have been enacted or substantively enacted by the end of the reporting period.

遞延稅項資產及負債乃按預期於償還負債或變現資產之期間按報告期末已頒佈或實際頒佈之稅率（及稅法）計算。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Taxation (Cont'd)

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amounts of its assets and liabilities.

For the purposes of measuring deferred tax liabilities or deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is stated at its fair value at the end of the reporting period. Gains or losses arising from changes in the fair value of investment property are included in profit or loss in the period in which they arise.

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

截至二零一六年十二月三十一日止年度

3. 主要會計政策(續)

稅項(續)

遞延稅項負債及資產之計算結果反映本集團於報告期末預期就收回或償付資產及負債賬面值可能引致之稅務後果。

為使用公平價值模式計量之投資物業計算遞延稅項負債或遞延稅項資產時，該等物業之賬面值乃推斷為完全透過銷售收回，除非有關推斷被駁回。倘投資物業為可折舊且其商業模式之目標為隨時間消耗大部分含於該等投資物業經濟利益，而非透過銷售獲利，有關推斷會被駁回。

即期及遞延稅項於損益賬中確認，惟與其他全面收益或直接於權益確認之項目相關者除外，於該情況下，即期及遞延稅項亦分別於其他全面收益或直接於權益中確認。對業務合併進行初步會計處理中產生即期稅項或遞延稅項時，稅務影響納入業務合併會計處理。

投資物業

投資物業為持作用以賺取租金及／或資本增值之物業，按其於報告期末之公平價值列賬。因投資物業公平價值變動產生之盈虧計入產生期間之損益。

投資物業於出售時或當投資物業被永久撤銷使用時及出售該資產預期不會產生任何日後經濟利益時終止確認。物業終止確認時產生之任何收益或虧損按該資產之出售所得款項淨額與資產賬面值間之差額計算，並於該物業終止確認之期間計入損益。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Investment properties (Cont'd)

Transfers to, or from, investment property are made in the following circumstances:

- commencement of owner-occupation, for a transfer from investment property to owner-occupied property;
- end of owner-occupation, for a transfer from owner-occupied property to investment property; and
- commencement of an operating lease to another party, for a transfer from inventories to investment properties.

For a transfer from investment property carried at fair value to owner-occupied property or inventories, the property's deemed cost for subsequent accounting shall be its fair value at the date of change in use.

For a transfer from owner-occupied property to investment property, the entity treats any difference at that date between the carrying amount of the property and its fair value in the same way as a revaluation surplus. The excess of the fair value of the property at the date of transfer over the carrying amount of the property is credited to other comprehensive income and accumulated in revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognised as an expense, in which case the increase is credited to the consolidated statement of profit or loss to the extent of the decrease previously charged to consolidated statement of profit or loss. The excess of the carrying amount of the property at the date of transfer over the fair value of the property is recognised in consolidated statement of profit or loss to the extent it exceeds the balance, if any, on the revaluation reserve relating to a previously revaluation of the same asset. On subsequent disposal of the investment property, the revaluation surplus included in equity may be transferred to accumulated profits. The transfer from revaluation surplus to accumulated profits is not made through profit or loss.

For a transfer from inventories to investment property that will be carried at fair value, any difference between the fair value of the property at that date and its previous carrying amount is recognised in profit or loss.

投資物業(續)

投資物業在下列情況下轉入或轉出：

- 對於投資物業轉入業主佔用物業，為業主佔用開始時；
- 對於業主佔用物業轉入投資物業，為業主佔用結束時；及
- 對於存貨轉入投資物業，為與另外一方之經營租約開始時。

對於按公平價值計值之投資物業轉入業主佔用物業或存貨，對物業進行其後會計處理之視作成本乃使用之變動日期之公平價值。

對於業主佔用物業轉入投資物業，有關項目應以與計算重估盈餘相同的方法計算該物業於轉撥當日之賬面值與其公平價值之差額。該物業於轉撥當日之公平價值超出其賬面值之差額會計入其他全面收益，並於重估儲備累計，惟倘先前確認為開支的同一資產將重估減值逆轉為增值，則有關增幅會計入綜合損益表，惟以先前於綜合損益表扣除的減幅為限。該物業於轉撥當日之賬面值超出其公平價值之金額會於綜合損益表中確認，惟確認金額需扣除有關先前就同一資產重估的重估儲備結餘（如有）。隨後於出售投資物業時，列入權益之重估盈餘可以轉入累計溢利。重估盈餘並不透過損益賬轉入累計溢利。

對於存貨轉入按公平價值列賬之投資物業，該日期物業公平價值與其之前賬面值的任何差額將於損益賬中確認。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Property, plant and equipment

Property, plant and equipment including land and buildings held for use in the production or supply of goods or services, or for administrative purposes are stated at cost less subsequent accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost of assets less their estimated residual value over their estimated useful lives, using the straight-line method, at the following rates per annum:

Hotel property	shorter of the estimated useful life and the remaining lease term of land
Leasehold land and buildings	shorter of the estimated useful life and the remaining lease term of land
Leasehold improvements	20%
Furniture, fixtures and equipment	10% to 50%
Motor vehicles and vessels	16 ² / ₃ % to 20%

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

When the nature of the lessee's property interest changes from investment property to property, plant and equipment, the lessee shall continue to account for the lease as a finance lease.

Prepaid land lease payments

The up-front prepayments made for the leasehold land and land use rights that are classified as operating leases are amortised in the consolidated statement of profit or loss on a straight-line basis over the period of the lease or when there is impairment, the impairment is expensed in profit or loss.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

物業、廠房及設備

物業、廠房及設備 (包括持作用於生產或供應貨品及服務或作行政用途的土地及樓宇) 乃按成本減之後累計折舊及累計減值虧損列賬。

折舊按估計可使用年期以直線法按下列年率確認, 以撇銷其資產成本減其估計剩餘價值:

酒店物業	於估計可使用年期或土地租約之剩餘期限中之較短者
租賃土地及樓宇	於估計可使用年期或土地租約之剩餘期限中之較短者
租賃樓宇裝修	20%
傢具、裝置及設備	10%至50%
汽車及汽船	16 ² / ₃ %至20%

物業、廠房及設備項目於出售或預計持續使用該資產無經濟利益產生時終止確認。出售物業、廠房及設備項目所產生的盈虧按銷售所得款項及資產賬面值之差額計算, 並於損益確認。

當承租人之物業權益性質由投資物業轉變為物業、廠房及設備時, 承租人將繼續將租約列為融資租約。

預繳地價

分類為經營租約之租賃土地及土地使用權之前期預付款按直線法於租約期間在綜合損益表內攤銷, 如有任何減值, 則會在綜合損益表扣除。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Intangible assets

Intangible assets acquired in a business combination

Intangible assets acquired in a business combination are identified and recognised separately from goodwill where they satisfy the definition of an intangible asset and their fair values can be measured reliably. Such intangible assets are measured at their fair value at the acquisition date.

無形資產

於業務合併中收購的無形資產

於業務合併中收購的無形資產若符合無形資產定義及其公平價值能可靠計量之情況下乃與商譽分開識別及確認。該等無形資產按於收購日期的公平價值計量。

Intangible assets acquired separately

(i) Exchange participation rights and club memberships

They comprise:

- the eligibility right to trade through the Stock Exchange, Hong Kong Futures Exchange Limited and other exchanges; and
- the eligibility right to use the facilities of various clubs.

The exchange participation rights are considered by the management of the Group as having an indefinite useful life because they are expected to contribute to net cash flows indefinitely. The management also considers that the club memberships do not have a finite useful life.

獨立收購無形資產

(i) 交易所參與權及會所會籍

包括:

- 透過聯交所、香港期貨交易所有限公司及其他交易所交易之權利資格; 及
- 使用不同會所設施之權利資格。

本集團管理層認為交易所參與權乃為無固定使用年期，因為預計該等權利將無限期帶來淨現金流。管理層亦認為，會所會籍並不具有固定使用年期。

(ii) Computer software

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring into use the specific software. These costs are amortised using the straight-line method.

Costs associated with developing or maintaining computer software are recognised as an expense as incurred. Costs that are directly associated with the production of identifiable and unique software controlled by the Group, and that will probably generate economic benefits exceeding costs beyond one year, are recognised as intangible assets. Direct costs include software development employee costs and an appropriate portion of relevant overheads.

Computer software development costs recognised as assets are amortised from the dates when the software becomes available for use using the straight-line method.

(ii) 電腦軟件

購入之電腦軟件許可權按購入軟件及使其投入使用所涉及之成本進行資本化。該等成本以直線法攤銷。

開發或保養電腦軟件之成本於產生時確認為費用。對於可認定為本集團所控制，且有可能帶來高於成本之經濟利益超過一年之獨特軟件，將直接與其製造有關之成本入賬列為無形資產。直接成本包括軟件開發僱員費用及適當之部分相關費用。

電腦軟件開發成本確認為資產，並由軟件可供使用之日起以直線法攤銷。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Intangible assets (Cont'd)

Intangible assets acquired separately (Cont'd)

Subsequent to initial recognition, intangible assets with finite useful lives are carried at costs less accumulated amortisation and any accumulated impairment losses. Amortisation for intangible assets with finite useful lives is provided on a straight-line basis over their estimated useful lives. Useful lives are also examined on an annual basis and adjustments where applicable are made on a prospective basis. Alternatively, intangible assets with indefinite lives are carried at cost less any accumulated impairment losses and are tested for impairment annually by comparing their recoverable amount with their carrying amount.

Gains or losses arising from derecognition of an intangible asset are measured at the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in profit or loss when the asset is derecognised.

Impairment of tangible and intangible assets excluding financial assets

For the purposes of impairment testing, goodwill arising from an acquisition is allocated to each of the relevant cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination. A cash-generating unit to which goodwill has been allocated is tested for impairment annually or more frequently when there is an indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the cash-generating unit to which goodwill has been allocated is tested for impairment before the end of that reporting period. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit, and then to the other assets of the unit on a pro-rata basis on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

無形資產 (續)

獨立收購無形資產 (續)

初始確認後，有固定使用年期的無形資產按成本減累計攤銷及任何累計減值虧損列賬。有固定使用年期的無形資產攤銷乃於預計可使用年期內按直線法撥備。使用年期會每年檢討，並於適合時按未來適用基準調整。另一方面，無固定使用年期的無形資產按成本減任何累計減值虧損列賬，並每年對可收回金額與賬面值進行比較以測試減值。

取消確認無形資產所產生之收益或虧損為出售所得款項淨額與資產之賬面值之差額，並於取消確認資產時於損益確認。

有形及無形資產 (不包括金融資產) 減值

就減值測試而言，因收購而產生之商譽會分配至預期可從合併之協同效益中獲益之各相關現金產生單位或各組現金產生單位。獲分配商譽之現金產生單位會每年及於有跡象可能減值時更頻密作減值測試。就一個報告期間因收購而產生之商譽，獲分配商譽之現金產生單位會於該報告期末前作減值測試。倘現金產生單位之可收回金額低於單位賬面值，減值虧損會首先分配至該單位以減低該單位獲分配商譽之賬面值，然後再根據該單位內各項資產之賬面值按比例分配至該單位之其他資產。任何商譽之減值虧損會直接在損益內確認。商譽已確認之減值虧損不會在往後期間撥回。

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截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Impairment of tangible and intangible assets excluding financial assets (Cont'd)

Intangible assets (other than goodwill) that have indefinite useful lives are not subject to amortisation, and are tested at least annually for impairment and reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Assets that are subject to depreciation and amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use. For the purpose of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash flows (cash-generating units) if an impairment test cannot be performed for an individual asset. An impairment loss is recognised immediately as an expense. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

Financial assets are classified into the following specified categories: financial assets at fair value through profit or loss ("FVTPL"), held-to-maturity investments, available-for-sale ("AFS") financial assets and loans and receivables. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

有形及無形資產(不包括金融資產)減值(續)

無固定使用年期之無形資產(商譽除外)毋須攤銷,但須每年進行減值測試,且在事件或情況轉變顯示賬面值可能無法收回時,進行減值評估。須予以折舊及攤銷之資產在事件或情況轉變顯示賬面值可能無法收回時,進行減值評估。倘資產賬面值高於可收回金額,其高於之金額則確認為減值虧損。可收回金額為資產公平價值減出售成本與使用價值兩者間之較高者。就評估減值而言,倘若無法對個別資產進行減值測試,則於存在可分開識別現金流(現金產生單位)之最低水平上將資產集合。減值虧損即時確認為開支。如其後撥回減值虧損,資產(或現金產生單位)之賬面值將增加至可收回金額之經修訂估計,惟增加後之賬面值不得高於過往年度並無就資產(或現金產生單位)確認減值虧損時原應釐定之賬面值。減值虧損撥回即時於損益確認。

金融工具

當集團實體成為文據之合約條文之訂約方時,則確認金融資產及金融負債。金融資產及金融負債初始按公平價值計算。因收購或發行金融資產或金融負債(透過損益賬按公平價值處理之金融資產或金融負債除外)而直接應佔之交易成本,於初始確認時按適用情況加入或扣自該項金融資產或金融負債之公平價值。因收購透過損益賬按公平價值處理之金融資產或金融負債而直接應佔之交易成本即時於損益賬確認。

金融資產

金融資產歸類為以下各類別:透過損益賬按公平價值處理(「透過損益賬按公平價值處理」)之金融資產、持有至到期之投資、可供出售金融資產(「可供出售金融資產」)及貸款及應收款項。分類視乎金融資產之性質及用途而定,並於首次確認時釐定。所有透過正常方式買賣金融資產按交易日期基準確認及終止確認。按正常方式買賣為按照市場規則或慣例所制定之時限內須交付資產之金融資產買賣。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Effective interest method

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

Financial assets at fair value through profit or loss

Financial assets are classified as at FVTPL when the financial assets is either held for trading or it is designated as at FVTPL.

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial asset other than a financial asset held for trading may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- the financial asset forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and HKAS 39 permits the entire combined contract (asset or liability) to be designated as at FVTPL.

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

金融工具 (續)

金融資產 (續)

實際利息法

實際利息法為計算金融資產的攤銷成本以及於有關期間分配利息收入的方法。實際利率為於金融資產的預計可使用年期或(如適用)較短期間內可準確折現估計未來現金收入(包括所支付或收取能構成整體實際利率的所有費用、交易成本及其他溢價或折讓)至初始確認賬面淨值的利率。債務工具按實際利率基準確認利息收入。

透過損益賬按公平價值處理之金融資產

當金融資產為持作交易用途或指定為透過損益賬按公平價值處理,則分類為透過損益賬按公平價值處理之金融資產。

倘發生下列情況,則將金融資產歸類為持作交易:

- 所收購的該金融資產主要用於在短期內出售;或
- 於初始確認時,該金融資產是作為本集團整合管理的已識別金融工具組合的一部分,且有近期實現短線套利模式;或
- 該金融資產為衍生工具,但非指定為有效對沖工具。

倘發生下列情況,則持作交易用途之金融資產除外之金融資產可於初始確認時指定為透過損益賬按公平價值處理之金融資產:

- 該指定消除或大幅減少可能另外產生之計量或確認不一致;或
- 金融資產構成金融資產或金融負債或兩者之組別之一部分,並根據本集團之已定風險管理或投資策略按公平價值基準管理及評估其表現,該組別之資料按該基準內部提供;或
- 其構成包括一個或以上嵌入式衍生工具之合約之一部分,香港會計準則第39號允許全部合併合約(資產或負債)指定為透過損益賬按公平價值處理。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Financial assets at fair value through profit or loss (Cont'd)

Financial assets at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss.

Available-for-sale financial assets

AFS financial assets are non-derivatives that are either designated as available-for-sale or not classified as financial assets at FVTPL, held-to-maturity investments or loans and receivables.

Equity and debt securities held by the Group that are classified as AFS financial assets and are traded in an active market are measured at fair value at the end of each reporting period. Changes in the carrying amount of AFS monetary financial assets relating to interest income calculated using the effective interest method and dividends on AFS equity investments are recognised in profit or loss when the Group's right to receive the dividends is established. Other changes in the carrying amount of AFS financial assets are recognised in other comprehensive income and accumulated under the heading of investment revaluation reserve. When the investment is disposed of or is determined to be impaired, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss (see the accounting policy in respect of impairment of financial assets below).

AFS equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments are measured at cost less any identified impairment losses at the end of each reporting period (see accounting policy on impairment of financial assets below).

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including trade and other receivables, amounts due from associates, amounts due from joint ventures, bank deposits, cash and cash equivalents and loans and advances to consumer finance customers) are measured at amortised cost using the effective interest method, less any impairment (see accounting policy on impairment of financial assets below).

金融工具(續)

金融資產(續)

透過損益賬按公平價值處理之金融資產(續)

透過損益賬按公平價值處理之金融資產按公平價值列賬，而由重新計量產生之任何收益或虧損透過損益賬確認。

可供出售金融資產

可供出售金融資產為指定為可供出售或非歸類為透過損益賬按公平價值處理之金融資產、持有至到期之投資或貸款及應收款項之非衍生工具。

於各報告期末，本集團持有分類為可供出售金融資產及於市場上交易活躍之股本及債務證券，乃按公平價值計量。有關可供出售貨幣金融資產因以實際利息法計算利息收入引致之賬面值變動及可供出售股本投資的股息於本集團建立收取股息權利時均於損益確認。可供出售金融資產賬面值的其他變動於其他全面收益確認，並於投資重估儲備中累計。當投資被出售或釐定為減值，先前於投資重估儲備確認之累積盈虧重新分至損益賬（見下文金融資產減值之會計政策）。

對於沒有活躍市場所報之市價及公平價值不能可靠計量之可供出售股本投資及與該等權益工具關連且必須透過交付該類無報價權益工具作結算之衍生工具，於各報告期末，按成本減已確定減值虧損計量（見下文金融資產減值之會計政策）。

貸款及應收款項

貸款及應收款項為並非於活躍市場報價而具有固定或可釐定付款之非衍生金融資產。於初始確認後，貸款及應收款項（包括貿易及其他應收款項、聯營公司欠款、合營公司欠款、銀行存款、現金及現金等價物以及私人財務客戶貸款及墊款）乃利用實際利息法按攤銷成本扣除任何減值虧損計量（見下文金融資產減值之會計政策）。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. In the case of equity securities classified as AFS, a significant or prolonged decline in the fair value of the securities below their cost is considered in determining whether the securities are impaired. If any such evidence exists for AFS financial assets, the cumulative loss (measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss) is removed from equity and recognised in profit or loss. Impairment losses recognised in profit or loss on equity investments are not reversed through profit or loss.

Each receivable that is individually significant is reviewed for indication of impairment at the end of each reporting period. Loans and receivables that are individually not significant and are assessed not to be impaired individually are reviewed at the end of each reporting period on a collective portfolio basis.

Individual impairment allowance applies to securities margin financing and term loans which are individually significant or have objective evidence of impairment. In assessing the individual impairment, management estimates the present value of future cash flows which are expected to be received, taking into account the borrower's financial situation and the net realisable value of the underlying collateral or guarantees in favour of the Group. Each impaired asset is assessed on its merits and the impairment allowance is measured as the difference between the loan's carrying amount and the present value of the estimated future cash flows discounted at the loan's original effective interest rate.

Collective impairment allowances cover credit losses inherent in portfolios of loans receivable and other accounts with similar economic and credit risk characteristics where objective evidence for individual impaired items cannot be identified. In assessing the collective impairment, management makes assumptions both to define the way the Group assesses inherent losses and to determine the required input parameters, based on historical loss experience and current economic conditions. Changes in the carrying amount of the allowance account are recognised in profit or loss.

截至二零一六年十二月三十一日止年度

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

金融資產減值

本集團於各報告期末評估是否有任何客觀證據證明一項或一組金融資產有減值。對於歸類於可供出售的股本證券，公平價值之重大或長期下降至低於成本被視為證券減值之客觀證據。倘可供出售金融資產出現減值證據，則累計虧損(按收購成本與當期公平價值間之差額減去之前於損益確認之金融資產的任何減值虧損計算)將自權益剔除，並於損益確認。於損益確認之股本投資的減值虧損不會透過損益撥回。

於各報告期末評估各個別計算時屬重大的應收款項有否減值。個別計算時不屬重大且被評估為不會作個別減值的貸款及應收款項會於各報告期末集體評估。

個別減值撥備適用於個別為重大或有客觀減值證據的證券孖展融資及有期貸款。評估個別減值時，管理層會考慮借款人的財務狀況、相關抵押品或給予集團擔保的可變現淨值，估計預期可收回的未來現金流量現值。各項減值資產根據其存在價值估計，減值撥備按貸款賬面值及以貸款原有實際利率折現的估計未來現金流量現值間之差額計算。

集體減值撥備涵蓋具有相若經濟及信貸風險特性的應收貸款組合和其他賬戶的內在信貸虧損，而且並不能以客觀憑據識別個別項目的減值。評估集體減值時，管理層根據過往虧損紀錄和現時經濟狀況作出假設，以釐定本集團評估內在風險的方式及所需輸入參數。撥備賬賬面值之變動於損益內確認。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Financial instruments (Cont'd)

Financial liabilities and equity instruments

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

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as at FVTPL when financial liabilities are either held for trading or those designated as at FVTPL on initial recognition.

A financial liability is classified as held for trading if:

- it has been acquired principally for the purpose of repurchasing in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and HKAS 39 permits the entire combined contract (asset or liability) to be designated as at FVTPL.

Financial liabilities at FVTPL are measured at fair value, with any gains or losses arising on remeasurement recognised in profit or loss.

金融工具(續)

金融負債及權益工具

由集團實體發行之金融負債及權益工具乃根據合同安排之性質以及金融負債及權益工具之定義分類為金融負債或權益。

透過損益賬按公平價值處理之金融負債

當金融負債為持作交易用途或於初次確認時指定為透過損益賬按公平價值處理，則分類為透過損益賬按公平價值處理之金融負債。

倘發生下列情況，則將金融負債歸類為持作交易：

- 該金融負債主要用於在不久期限購回；或
- 該金融負債是於初始確認時作為本集團整合管理的已識別金融工具組合的一部分，且有近期實現短線套利模式；或
- 該金融負債為衍生工具，但非指定為有效對沖工具。

倘發生下列情況，則持作交易用途之金融負債除外之金融負債可於初始確認時指定為透過損益賬按公平價值處理之金融負債：

- 該指定消除或大幅減少可能另外產生之計量或確認不一致；或
- 金融負債構成金融資產或金融負債或兩者之組別之一部分，並根據本集團之已定風險管理或投資策略按公平價值基準管理及評估其表現，該組別之資料按該基準內部提供；或
- 其構成包括一個或以上嵌入式衍生工具之合約之一部分，香港會計準則第39號允許全部合併合約（資產或負債）指定為透過損益賬按公平價值處理。

透過損益賬按公平價值處理之金融負債按公平價值計量，重新計量產生之任何收益或虧損在損益賬確認。

for the year ended 31st December, 2016

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial liabilities and equity instruments (Cont'd)

Financial guarantee issued

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

A financial guarantee issued for rendering financial guarantee service is initially measured at fair value as represented by the consideration received from the specified customers and the consideration received is recognised as revenue on straight-line basis over the guarantee period. Subsequent to initial recognition, the Group measures the financing guarantee at the higher of: (i) the amount of obligation under the contract, as determined in accordance with HKAS 37; and (ii) the amount initially recognised less cumulative amortisation recognised in accordance with the Group's revenue recognition policy.

Other financial liabilities

Other financial liabilities including bank and other borrowings, notes, trade and other payables, amount due to a holding company, amounts due to associates and amounts due to joint ventures, which are recognised initially at fair value, are subsequently measured at amortised cost, using the effective interest method.

Equity instruments

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

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition. Interest expense is recognised on an effective interest basis (other than those financial liabilities classified as at FVTPL, of which the interest expense is included in net gains or losses.)

截至二零一六年十二月三十一日止年度

3. 主要會計政策 (續)

金融工具 (續)

金融負債及權益工具 (續)

已發出之財務保證

財務保證合約乃規定發行人須支付特定款項以補償持有人因特定債務人未能按照債務工具之原有或經修訂條款於到期時支付款項所蒙受損失之合約。

就提供財務保證服務發出之財務保證初步按從指定客戶收取之代價所代表的公平價值計量，該已收取代價按直線法於擔保期內確認為收入。初步確認後，本集團按下列最高者計量財務保證：(i)於合約項下之責任，根據香港會計準則第37號釐定之金額；及(ii)初始確認之金額減根據本集團之收入確認政策確認之累計攤銷。

其他金融負債

其他金融負債包括初始按公平價值確認之銀行及其他借貸、票據、貿易及其他應付款項、欠一間控股公司款項、欠聯營公司款項及欠合營公司款項，其後採用實際利息法按攤銷成本計量。

權益工具

權益工具指能證明於實體扣除其所有負債後之資產中擁有之剩餘權益之任何合約。本公司發行之權益工具按已收所得款項減直接發行成本而列賬。

購回本公司權益工具直接於權益確認及扣除。於購回、銷售、發行或註銷本公司權益工具時並無於損益確認盈虧。

實際利息法

實際利息法為計算金融負債的攤銷成本以及於有關期間分配利息開支的方法。實際利率為於金融負債的預計可使用年期或(如適用)較短期間內可準確折現估計未來現金支出(包括所支付或收取能構成整體實際利率的所有費用、交易成本及其他溢價或折讓)至初始確認賬面淨值的利率。利息開支按實際利率基準確認(該等分類為透過損益賬按公平價值處理之金融負債除外，其中利息開支計入收益或虧損淨額)。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3. 主要會計政策(續)

Financial instruments (Cont'd)

Fair value measurement principles

Fair values of quoted investments are based on bid prices. For unlisted securities or financial assets without an active market, the Group establishes the fair value by using appropriate valuation techniques including the use of recent arm's length transactions, reference to other investments that are substantially the same, discounted cash flow analysis and option pricing models.

金融工具(續)

公平價值計算原則

報價投資之公平價值乃基於競標價格。就非上市證券或無活躍市場之金融資產而言，本集團使用合適估值方法建立公平價值，此等方法包括使用新近之公平交易、參考其他大致相同之投資和折現現金流分析及期權定價模式等。

Embedded derivatives

Derivatives embedded in non-derivative host contracts are treated as separate derivatives when they meet the definition of a derivative, their risks and characteristics are not closely related to those of the host contracts and the host contracts are not measured at FVTPL.

嵌入式衍生工具

倘非衍生產品主合約中之嵌入式衍生工具符合衍生工具之定義，而其風險及性質與主合約之風險及性質並無密切相關，且主合約不以透過損益賬按公平價值處理，則該嵌入式衍生工具作獨立之衍生工具處理。

Derecognition

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

終止確認

於金融資產收取現金流量之權利到期或金融資產已轉讓及本集團已轉讓金融資產所有權之絕大部分風險及回報時，即終止確認該資產。於終止確認一項金融資產之全部分時，該資產賬面值與已收及應收代價金額之差額以及已於其他全面收益確認及於權益累計之累計盈虧於損益賬確認。

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

金融負債於相關合約指定之責任獲解除、取消或到期時終止確認。已終止確認之金融負債之賬面值與已付或應付代價之差額於損益賬確認。

Provisions and contingent liabilities

Provisions are recognised when the Group has a present legal or constructive obligation as a result of a past event, if it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Group expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in profit or loss net of any reimbursement.

撥備及或然負債

倘本集團因過往事件現在須承擔法定或推定責任，而解除有關責任將導致資源流出，並能夠可靠估算責任金額，則會確認撥備。倘本集團預期撥備將部分或全部獲償付，而實際肯定可獲償付，則有關償付確認為獨立資產。撥備相關開支於損益扣除償付金額呈列。

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that an outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

或然負債指因過往事件而可能引起之責任，該等責任須視乎日後有否發生或不發生一項或多項並非本集團所能完全控制之事件方可確實。或然負債亦包括因過去事件引起，惟因未必有需要流出經濟資源或無法可靠計算該責任之數額而不予確認之現有責任。

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3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Provisions and contingent liabilities (Cont'd)

A contingent liability is not recognised but is disclosed in the notes to the consolidated financial statements. When a change in the probability of an outflow occurs so that the outflow is probable, it will then be recognised as a provision.

Properties held for sale

Properties held for sale are stated at the lower of cost and net realisable value. Cost includes freehold and leasehold land cost, development cost, borrowing costs and other direct costs attributable to such properties, until the relevant properties reach a marketable state. Net realisable value is determined by reference to management estimates of the selling price based on prevailing market conditions, less all estimated costs to completion and costs to be incurred in marketing and selling.

Inventories

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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank balances and short-term time deposits.

4. KEY SOURCES OF 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 set out as follows.

Estimate of fair value of investment properties

At the end of the reporting period, investment properties are stated at fair value based on the valuation performed by independent professional valuers. In determining the fair value, the valuer has based on a method of valuation which involves certain estimates. In relying on the valuation report, the management has exercised their judgment and is satisfied that the assumption used in valuation is reflective of the current market conditions.

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3. 主要會計政策(續)

撥備及或然負債(續)

或然負債不會確認，惟會於綜合財務報表附註披露。倘資源流出之可能性有變而很可能導致資源流出，則或然負債將確認為撥備。

待出售物業

待出售物業按成本與可變現淨值兩者中較低者入賬。成本包括永久持有及租賃土地成本、發展成本、借貸成本及其他該等物業應佔之直接成本，直至相關物業達到可供出售狀態。可變現淨值參考管理層根據現行市場條件估計之售價減所有估計完成成本以及市場推廣及銷售時產生之成本而釐定。

存貨

存貨按成本與可變現淨值兩者中較低者入賬。成本乃採用加權平均法計算。

現金及現金等價物

現金及現金等價物包括手頭現金、銀行結餘及短期定期存款。

4. 估計不確定因素之主要來源

於報告期末，就有關日後及其他估計不明朗因素主要來源作出的主要假設存在重大風險，導致下個財政年度內資產及負債的賬面值出現重大調整，於下文有所述及。

投資物業之公平價值估計

於報告期末，投資物業按獨立專業估值師所評估的公平價值列賬。估值師決定公平價值時乃根據包含若干估計的估值方法進行，管理層倚賴估值報告時已作出判斷及信納估值所用的假設乃反映市場現況。

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4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONT'D)

4. 估計不確定因素之主要來源(續)

Impairment allowances on loans and receivables other than loans and advances to consumer finance customers

In determining individual impairment allowances, the Group periodically reviews its trade receivables and term loans to assess whether impairment allowances exist. In determining whether impairment allowances should be recorded in the profit or loss, management estimates the present value of future cash flows which are expected to be received, taking into account the borrower's financial situation and the net realisable value of the underlying collateral or guarantees in favour of the Group.

貸款及應收款項(不包括私人財務客戶貸款及墊款)之減值撥備

於釐定個別減值撥備時，本集團定期審核其應收貿易賬款及有期貸款，以評估是否存在減值撥備。於釐定是否應於損益記錄減值撥備時，管理層在考慮借款人之財務狀況及向本集團作出的相關抵押或擔保之可變現淨值後，以估計預期收取未來現金流量之現值。

Impairment allowances on loans and advances to consumer finance customers

The policy for collective impairment allowances for loans and advances to consumer finance customers of the Group is based on the evaluation of collectability and aging analysis of accounts and on management's judgment. A considerable amount of judgment is required in assessing the ultimate realisation of these loans and advances, including the current creditworthiness, and the past collection history of each loan.

私人財務客戶貸款及墊款之減值撥備

本集團私人財務客戶貸款及墊款之集體減值撥備政策以可收回性評估、賬齡分析及管理層判斷為基礎。評估該等貸款及墊款之最終變現能力需要進行大量判斷，包括現時信譽及各個貸款之過往收款歷史記錄。

Estimated impairment of goodwill and intangible assets with indefinite useful lives

The Group conducts tests for impairment of goodwill and intangible assets with indefinite useful lives annually in accordance with the relevant accounting standards. Determining whether the goodwill and the intangible assets are impaired requires an estimation of the fair value less cost to sell or value in use on the basis of data available to the Group. Where future cash flows are less than expected, an impairment loss may arise.

商譽及無固定使用年期之無形資產之估計減值

本集團根據相關會計準則，每年對商譽及無固定使用年期之無形資產進行減值測試。在釐定商譽及無形資產是否減值時，要求根據本集團可得到之資料對公平價值減出售成本或使用價值作出估計。倘未來現金流量低於預期，則可能產生減值虧損。

Deferred tax

Estimating the amount for recognition of deferred tax assets arising from tax losses and other deductible temporary differences requires a process that involves forecasting future years' taxable income and assessing the Group's ability to utilise tax benefits through future earnings. Where the actual future profits generated are more or less than expected, a recognition or reversal of the deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a recognition or reversal takes place. While the current financial models indicate that the recognised tax losses and deductible temporary differences can be utilised in the future, any changes in assumptions, estimates and tax regulations can affect the recoverability of this deferred tax asset.

遞延稅項

估計因稅項虧損及其他可扣稅臨時差額產生之確認遞延稅項資產金額需要經過涉及預測未來數年之應課稅收入及評估本集團透過未來盈利利用稅項利益之能力之過程。倘產生之實際未來溢利高於或低於預期，則可能產生遞延稅項資產確認或撥回，並將於確認或撥回發生之期間在損益確認。倘現有財務模式顯示已確認稅項虧損及可扣稅臨時差額可於未來動用，則任何假設、估計及稅務規例之變動可能影響該遞延稅項資產之可收回性。

for the year ended 31st December, 2016

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONT'D)

Fair value of derivative and financial instruments

The Group selects appropriate valuation techniques for financial instruments not quoted in an active market. Note 25 provides detailed information about the key assumptions used in the determination of the fair value of material financial instruments.

Recoverable amount of associates

- (i) In determining the recoverable amount of Tian An China Investments Company Limited ("TACI"), a listed associate included in note 23 (Note (i)), management used appropriate assumptions to estimate the fair value less cost of disposal based on discounted future cash flows of the associate. Where those assumptions and/or future cash flows are different from expected, impairment may arise.
- (ii) In determining the recoverable amount of APAC Resources Limited ("APAC"), a listed associate included in note 23 (Note (i)), management used the fair value less cost of disposal based on the fair value of APAC's interest in its associate plus its other assets and liabilities, and assessed if any impairment may arise.
- (iii) SHK disposed of its 70% interest in a wholly-owned subsidiary Sun Hung Kai Financial Group Limited ("SHKFGL") in June 2015 and classified the remaining 30% equity interest as an associate, the Group's interest in SHKFGL is tested for impairment whenever there is an impairment indicator. Determining whether the interest in the associate is impaired requires an estimation of the fair value less cost to sell or value in use on the basis of data available to the Group. Where recoverable amount is less than expected, an impairment loss may arise.

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4. 估計不確定因素之主要來源(續)

衍生工具及金融工具之公平價值

本集團對於活躍市場無報價的金融工具選用適當的估值方法。附註25載有釐定重大金融工具公平價值之主要假設之詳情。

聯營公司之可收回金額

- (i) 在釐定於附註23(註解(i))所包括之一間上市聯營公司天安中國投資有限公司(「天安」)之可收回金額時,管理層利用恰當的假設按聯營公司之折現未來現金流對公平價值減出售成本作出估計。該等假設及/或未來現金流與預期有所出入時,減值可能產生。
- (ii) 在釐定於附註23(註解(i))所包括之一間上市聯營公司亞太資源有限公司(「亞太資源」)之可收回金額時,管理層使用按亞太資源於其聯營公司之權益的公平價值加亞太資源其他資產及負債所得之公平價值減出售成本,及評估是否可能產生減值。
- (iii) 於二零一五年六月,新鴻基出售其於全資附屬公司新鴻基金融集團有限公司(「新鴻基金融集團」)之70%權益,並將餘下30%股權分類作一間聯營公司處理,本集團於新鴻基金融集團的權益當出現減值跡象時進行減值測試。在釐定於聯營公司之權益是否減值時,須根據本集團可得到之資料對公平價值減出售成本或使用價值作出估計。倘可收回金額低於預期,則可能產生減值虧損。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

5. REVENUE

Revenue represents the amounts received and receivable that are derived from the provision of consumer finance, property rental, sale of properties, hotel operations and property management services, provision of consultancy and other services, interest and dividend income, income from advisory services, income from term loan financing and elderly care services. An analysis of the Group's revenue for the year is as follows:

5. 收入

收入代表來自提供私人財務、物業租賃、出售物業、酒店業務及物業管理服務、提供顧問及其他服務、利息及股息收入、顧問服務收入、有期貸款融資及護老服務收入已收及應收之款項。以下為本集團年度收入之分析：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Continuing operations	持續經營業務		
Interest income on loans and advances to consumer finance customers	私人財務客戶貸款及墊款之利息收入	2,961.0	3,671.8
Property rental, hotel operations and management services	物業租賃、酒店業務及管理服務	437.8	422.7
Interest income received from banks, term loans and others	來自銀行、有期貸款及其他來源之利息收入	431.4	436.4
Income from advisory services and others	顧問服務及其他收入	100.9	48.5
Elderly care services	護老服務	26.2	-
Dividend income	股息收入	17.3	15.1
		3,974.6	4,594.5
Discontinued operations	已終止經營業務	-	603.5
		3,974.6	5,198.0

During the year, the interest income that was derived from financial assets not at fair value through profit or loss amounted to HK\$3,392.3 million (2015: HK\$4,103.7 million).

年內，並非來自透過損益賬按公平價值處理之金融資產所產生之利息收入為3,392.3百萬港元(二零一五年：4,103.7百萬港元)。

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6. SEGMENTAL INFORMATION

The operating business organised and managed in each segment represents a strategic business unit that offers different products and services for the purpose of resource allocation and assessment of segment performance by the Executive Directors of the Company. The Group has the following reportable and operating segments:

- Investment and finance – investment and provision of term loan financing.
- Consumer finance – providing consumer loan finance products.
- Property rental, hotel operations and management services – property rental, hotel operations managed by third parties and provision of property management services.
- Sales of properties and property based investments – development and sale of properties and property based investments.
- Others – elderly care services.

Inter-segment transactions have been entered into on terms agreed by the parties concerned.

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6. 分部資料

各分部所組織及管理的業務營運，乃代表提供不同產品及服務以供本公司執行董事分配資源及評估分部表現的策略性業務單位。本集團之可報告及營運分部如下：

- 投資及金融—投資及提供有期貸款融資。
- 私人財務—提供私人貸款財務產品。
- 物業租賃、酒店業務及管理服務—物業租賃、由第三方管理之酒店業務及提供物業管理服務。
- 出售物業及與物業有關之投資—發展及出售物業以及與物業有關之投資。
- 其他—護老服務。

分部間之交易乃按有關訂約各方所議定之條款訂立。

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6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(i) Segment revenue and results

Analysis of the Group's revenue and results from continuing operations is as follows:

(i) 分部收入及業績

本集團來自持續經營業務之收入及業績分析如下:

		2016 二零一六年					
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 私人財務 HK\$ Million 百萬港元	Property rental, hotel operations and management services 物業租賃、 酒店業務及 管理服務 HK\$ Million 百萬港元	Sale of properties and property based investments 出售物業及 與物業 有關之投資 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment revenue	分部收入	512.0	3,024.2	429.8	-	26.4	3,992.4
Less: inter-segment revenue	減: 分部間之收入	(6.0)	-	(11.8)	-	-	(17.8)
Segment revenue from external customers from continuing operations	來自持續經營業務之 外部客戶之 分部收入	506.0	3,024.2	418.0	-	26.4	3,974.6
Segment results	分部業績	1,256.6	726.6	626.6	(8.8)	0.9	2,601.9
Impairment loss on interests in associates	於聯營公司之權益之 減值虧損						(142.5)
Finance costs	融資成本						(297.8)
Share of results of associates	應佔聯營公司業績						2,900.2
Share of results of joint ventures	應佔合營公司業績	(55.3)	-	249.2	-	-	193.9
Profit before taxation	除稅前溢利						5,255.7
Taxation	稅項						(155.9)
Profit for the year from continuing operations	來自持續經營業務之 年度溢利						5,099.8

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6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(i) Segment revenue and results (Cont'd)

(i) 分部收入及業績(續)

		2015 二零一五年					
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 私人財務 HK\$ Million 百萬港元	Property rental, hotel operations and management services 物業租賃、 酒店業務及 管理服務 HK\$ Million 百萬港元	Sale of properties and property based investments 出售物業及 與物業 有關之投資 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment revenue	分部收入	496.3	3,706.4	411.8	-	-	4,614.5
Less: inter-segment revenue	減: 分部間之收入	(8.0)	-	(12.0)	-	-	(20.0)
Segment revenue from external customers from continuing operations	來自持續經營業務之 外部客戶之 分部收入	488.3	3,706.4	399.8	-	-	4,594.5
Segment results	分部業績	1,071.8	609.5	624.4	(4.4)	-	2,301.3
Reversal of impairment loss on interests in associates	撥回於聯營公司之權益 之減值虧損						17.0
Impairment loss on interest in an associate	於一間聯營公司之權益 之減值虧損						(538.7)
Finance costs	融資成本						(253.9)
Share of results of associates	應佔聯營公司業績						1,290.0
Share of results of joint ventures	應佔合營公司業績	38.4	-	118.7	-	-	157.1
Profit before taxation	除稅前溢利						2,972.8
Taxation	稅項						(97.5)
Profit for the year from continuing operations	來自持續經營業務之 年度溢利						2,875.3

for the year ended 31st December, 2016

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6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(ii) Segment assets and liabilities

(ii) 分部資產及負債

		2016 二零一六年					
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 私人財務 HK\$ Million 百萬港元	Property rental, hotel operations and management services 物業租賃、 酒店業務及 管理服務 HK\$ Million 百萬港元	Sale of properties and property based investments 出售物業及 與物業 有關之投資 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment assets	分部資產	15,302.1	15,847.2	7,993.0	44.1	34.5	39,220.9
Interests in associates	於聯營公司之權益						11,681.9
Interests in joint ventures	於合營公司之權益	227.1	-	2,195.0	-	-	2,422.1
Deferred tax assets	遞延稅項資產						652.5
Amounts due from associates	聯營公司欠款						360.8
Amounts due from joint ventures	合營公司欠款	2.2	-	8.9	-	-	11.1
Tax recoverable	可收回稅項						1.9
Total assets	資產總額						<u>54,351.2</u>
Segment liabilities	分部負債	210.0	4,897.5	78.0	-	13.9	5,199.4
Amounts due to associates	欠聯營公司款項						7.3
Amounts due to joint ventures	欠合營公司款項	-	-	0.1	-	-	0.1
Tax payable	應付稅項						141.5
Bank and other borrowings	銀行及其他借貸						929.8
Notes	票據						5,262.2
Deferred tax liabilities	遞延稅項負債						335.3
Total liabilities	負債總額						<u>11,875.6</u>

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6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(ii) Segment assets and liabilities (Cont'd)

(ii) 分部資產及負債(續)

		2015 二零一五年					
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 私人財務 HK\$ Million 百萬港元	Property rental, hotel operations and management services 物業租賃、 酒店業務及 管理服務 HK\$ Million 百萬港元	Sale of properties and property based investments 出售物業及 與物業 有關之投資 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment assets	分部資產	13,599.4	17,653.9	7,408.8	179.6	–	38,841.7
Interests in associates	於聯營公司之權益						9,020.9
Interests in joint ventures	於合營公司之權益	208.2	–	1,948.1	–	–	2,156.3
Deferred tax assets	遞延稅項資產						543.4
Amounts due from associates	聯營公司欠款						236.2
Amounts due from joint ventures	合營公司欠款	–	–	9.2	–	–	9.2
Tax recoverable	可收回稅項						9.6
Total assets	資產總額						<u>50,817.3</u>
Segment liabilities	分部負債	284.0	6,479.8	71.7	0.3	–	6,835.8
Amounts due to associates	欠聯營公司款項						5.5
Amounts due to joint ventures	欠合營公司款項	–	–	0.1	–	–	0.1
Tax payable	應付稅項						201.2
Bank and other borrowings	銀行及其他借貸						619.4
Notes	票據						3,531.4
Deferred tax liabilities	遞延稅項負債						317.1
Total liabilities	負債總額						<u>11,510.5</u>

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截至二零一六年十二月三十一日止年度

6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(iii) The geographical information of revenue from continuing operations and non-current assets are disclosed as follows:

(iii) 來自持續經營業務所得收入及非流動資產之地域資料披露如下:

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Revenue from continuing operations from external customers by location of operations	按營運地點劃分的外部客戶來自持續經營業務所得收入		
Hong Kong	香港	3,004.9	2,858.2
Mainland China	中國內地	958.4	1,697.9
Others	其他	11.3	38.4
		3,974.6	4,594.5

No revenue arising from transactions with a single external customer amounted to 10% or more of the Group's revenue for the year.

年內，概無來自單一外部客戶之交易收入佔本集團收入的10%或以上。

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Non-current assets of continuing operations other than financial assets and deferred tax assets by location of assets	按資產位置劃分的持續經營業務之金融資產及遞延稅項資產以外的非流動資產		
Hong Kong	香港	25,417.9	22,706.4
Mainland China	中國內地	514.6	593.7
Others	其他	929.2	81.8
		26,861.7	23,381.9

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6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(iv) Other segment information

(iv) 其他分部資料

		2016 二零一六年					
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 私人財務 HK\$ Million 百萬港元	Property rental, hotel operations and management services 物業租賃、 酒店業務及 管理服務 HK\$ Million 百萬港元	Sale of properties and property based investments 出售物業及 與物業 有關之投資 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Continuing operations	持續經營業務						
Included in segment results/ segment assets	計入分部業績/ 分部資產						
Depreciation and amortisation	折舊及攤銷	12.1	49.5	21.0	-	0.2	82.8
Net impairment losses reversed	撥回減值 虧損淨額	-	-	(6.1)	-	-	(6.1)
Net increase in fair value of investment properties	投資物業之公平價值 增加淨額	135.5	-	438.5	-	-	574.0
Bad and doubtful debts	呆壞賬	(34.7)	928.5	(0.2)	-	-	893.6
Capital expenditure	資本開支	17.7	17.9	17.8	-	0.1	53.5

		2015 二零一五年					
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 私人財務 HK\$ Million 百萬港元	Property rental, hotel operations and management services 物業租賃、 酒店業務及 管理服務 HK\$ Million 百萬港元	Sale of properties and property based investments 出售物業及 與物業 有關之投資 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Continuing operations	持續經營業務						
Included in segment results/ segment assets	計入分部業績/ 分部資產						
Depreciation and amortisation	折舊及攤銷	13.3	52.0	20.9	-	-	86.2
Net impairment losses recognised (reversed)	確認(撥回)減值 虧損淨額	5.1	13.8	(17.0)	-	-	1.9
Net increase (decrease) in fair value of investment properties	投資物業之公平價值 增加(減少)淨額	38.3	(0.1)	380.8	-	-	419.0
Bad and doubtful debts	呆壞賬	107.7	1,463.3	0.5	-	-	1,571.5
Capital expenditure	資本開支	6.7	152.7	16.3	-	-	175.7

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截至二零一六年十二月三十一日止年度

7. CHANGES IN VALUES OF PROPERTIES

7. 物業價值變動

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Continuing operations	持續經營業務		
Changes in values of properties comprise:	物業價值變動 包括:		
Net increase in fair value of investment properties *	投資物業之公平價值 增加淨額*	574.0	419.0
Impairment loss reversed for hotel property	撥回酒店物業之 減值虧損	6.1	17.0
		580.1	436.0

The reversal of impairment losses was based on the lower of cost and value in use for hotel property. The value in use was determined based on independent professional valuations at 31st December, 2016.

撥回之減值虧損乃基於酒店物業之成本及使用價值兩者中之較低者計算。使用價值乃根據二零一六年十二月三十一日之獨立專業估值釐定。

* The amount recognised in current year included HK\$130.8 million representing the difference between the fair value and previous carrying amount of a property transferred from properties held for sale to investment properties at 31st December, 2016.

* 本年度確認之金額包括於二零一六年十二月三十一日自待出售物業轉撥至投資物業之一項物業之公平價值與先前賬面值之差額130.8百萬港元。

8. NET GAIN ON FINANCIAL ASSETS AND LIABILITIES

8. 金融資產及負債收益淨額

The following is an analysis of the net gain on financial assets and liabilities at fair value through profit or loss:

透過損益賬按公平價值處理之金融資產及負債收益淨額分析如下:

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Continuing operations	持續經營業務		
Net realised and unrealised (loss) gain on financial assets and liabilities	金融資產及負債已變現及 未變現(虧損)收益淨額		
Held for trading	持作交易用途	(138.7)	660.2
Designated as at fair value through profit or loss	指定為透過損益賬 按公平價值處理	892.4	341.3
		753.7	1,001.5

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

9. BAD AND DOUBTFUL DEBTS

9. 呆壞賬

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Continuing operations	持續經營業務		
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款		
Impairment loss, net of reversal	已扣除撥回之減值虧損	876.6	1,446.9
Trade and other receivables	貿易及其他應收款項		
Impairment loss, net of reversal	已扣除撥回之減值虧損	17.0	113.5
Bad debts written off	壞賬撇銷	-	11.1
		17.0	124.6
Bad and doubtful debts recognised in profit or loss	於損益賬內確認之呆壞賬	893.6	1,571.5

The following are the amounts written off in allowance of impairment against the receivables and recoveries credited to allowance of impairment during the year:

年內，從減值撥備撇銷以對銷應收款項之款項及計入減值撥備之收回款項如下：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Continuing operations	持續經營業務		
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款		
Amounts written off in allowance of impairment	從減值撥備撇銷之款項	(1,054.0)	(1,363.7)
Recoveries credited to allowance of impairment	計入減值撥備之收回款項	160.2	129.5
Trade and other receivables	貿易及其他應收款項		
Amounts written off in allowance of impairment	從減值撥備撇銷之款項	(72.4)	(4.4)

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10. DIRECTORS', EMPLOYEES' AND SENIOR MANAGEMENT'S EMOLUMENTS**10. 董事、僱員及高級管理層酬金**

(a) The emoluments paid or payable to each of the seven (2015: seven) Directors were as follows:

(a) 已付或應付七名(二零一五年:七名)董事之酬金如下:

		2016 二零一六年			
		Chief Executive Lee Seng Hui 行政總裁 李成輝 HK\$ Million 百萬港元	Li Chi Kong 李志剛 HK\$ Million 百萬港元	Mark Wong Tai Chun 王大鈞 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
EXECUTIVE DIRECTORS	執行董事				
Directors' fees	董事袍金	-	-	-	-
Salaries/service fees and other benefits	薪金/服務費及其他福利	4.03	1.01	0.90	5.94
Bonus payments (Note)	花紅(註解)	14.67	0.50	0.60	15.77
Retirement benefits scheme contributions	退休福利計劃供款	0.05	0.05	0.04	0.14
Sub-total	小計	18.75	1.56	1.54	21.85

The executive directors' emoluments shown above were mainly for their services in connection with the management of the affairs of the Company and the Group.

上表所示執行董事之酬金主要為彼等就本公司及本集團管理事務之服務。

		2016 二零一六年	
		Chairman Arthur George Dew 主席狄亞法 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
NON-EXECUTIVE DIRECTOR	非執行董事		
Directors' fees	董事袍金	-	-
Salaries/service fees and other benefits	薪金/服務費及其他福利	1.04	1.04
Bonus payments (Note)	花紅(註解)	1.40	1.40
Retirement benefits scheme contributions	退休福利計劃供款	-	-
Sub-total	小計	2.44	2.44

The non-executive director's emoluments shown above were mainly for his services as directors of the Company or its subsidiaries.

上表所示非執行董事之酬金主要為彼等作為本公司或其附屬公司董事之服務。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

10. DIRECTORS', EMPLOYEES' AND SENIOR MANAGEMENT'S EMOLUMENTS (CONT'D)**10. 董事、僱員及高級管理層酬金(續)**(a) **The emoluments paid or payable to each of the seven (2015: seven) Directors were as follows: (Cont'd)**

(a) 已付或應付七名(二零一五年:七名)董事之酬金如下:(續)

		2016 二零一六年			
		Alan Stephen Jones	David Craig Bartlett 白禮德	Steven Samuel Zoellner	Total 總額
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
INDEPENDENT NON-EXECUTIVE DIRECTORS	獨立非執行董事				
Directors' fees	董事袍金	0.01	0.01	-	0.02
Salaries/service fees and other benefits	薪金/服務費及其他福利	0.50	0.26	0.05	0.81
Bonus payments	花紅	-	-	-	-
Retirement benefits scheme contributions	退休福利計劃供款	-	-	-	-
Sub-total	小計	0.51	0.27	0.05	0.83

The independent non-executive directors' emoluments shown above were mainly for their services as directors of the Company or its subsidiaries.

上表所示獨立非執行董事之酬金主要為彼等作為本公司或其附屬公司董事之服務。

Total 總計

2016
二零一六年
HK\$ Million
百萬港元

25.12

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截至二零一六年十二月三十一日止年度

10. DIRECTORS', EMPLOYEES' AND SENIOR MANAGEMENT'S EMOLUMENTS (CONT'D) **10. 董事、僱員及高級管理層酬金(續)****(a) The emoluments paid or payable to each of the seven (2015: seven) Directors were as follows: (Cont'd)****(a) 已付或應付七名(二零一五年:七名)董事之酬金如下:(續)**

		2015 二零一五年			
		Chief Executive Lee Seng Hui 行政總裁 李成輝	Li Chi Kong 李志剛	Mark Wong Tai Chun 王大鈞	Total 總額
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
EXECUTIVE DIRECTORS	執行董事				
Directors' fees	董事袍金	-	-	-	-
Salaries/service fees and other benefits	薪金/服務費及其他福利	4.13	1.00	0.87	6.00
Bonus payments (Note)	花紅(註解)	7.12	0.48	0.58	8.18
Retirement benefits scheme contributions	退休福利計劃供款	0.05	0.04	0.04	0.13
Sub-total	小計	11.30	1.52	1.49	14.31

The executive directors' emoluments shown above were mainly for their services in connection with the management of the affairs of the Company and the Group.

上表所示執行董事之酬金主要為彼等就本公司及本集團管理事務之服務。

		2015 二零一五年		
		Chairman Arthur George Dew 主席狄亞法	Total 總額	
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	
NON-EXECUTIVE DIRECTOR	非執行董事			
Directors' fees	董事袍金	-	-	-
Salaries/service fees and other benefits	薪金/服務費及其他福利	1.02	1.02	1.02
Bonus payments (Note)	花紅(註解)	1.35	1.35	1.35
Retirement benefits scheme contributions	退休福利計劃供款	-	-	-
Sub-total	小計	2.37	2.37	2.37

The non-executive director's emoluments shown above were mainly for his services as directors of the Company or its subsidiaries.

上表所示非執行董事之酬金主要為彼等作為本公司或其附屬公司董事之服務。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

10. DIRECTORS', EMPLOYEES' AND SENIOR MANAGEMENT'S EMOLUMENTS (CONT'D)**(a) The emoluments paid or payable to each of the seven (2015: seven) Directors were as follows: (Cont'd)**

INDEPENDENT NON-EXECUTIVE DIRECTORS

Directors' fees
Salaries/service fees and other benefits
Bonus payments
Retirement benefits scheme contributions

獨立非執行董事

董事袍金
薪金/服務費及其他福利
花紅
退休福利計劃供款

Sub-total

小計

The independent non-executive directors' emoluments shown above were mainly for their services as directors of the Company or its subsidiaries.

Total

總計

Note: The amounts represented the actual discretionary bonus in respect of the preceding year approved and paid to respective directors during the year.

Certain Directors of the Company received remuneration from the Company's holding company or its wholly owned subsidiaries. The holding company provided management services to the Group and charged the Group a management service fee, which is included in share of management service expenses as disclosed in note 47(a), for services provided by these Directors as well as other management personnel who were not Directors of the Company.

10. 董事、僱員及高級管理層酬金(續)**(a) 已付或應付七名(二零一五年:七名)董事之酬金如下:(續)**2015
二零一五年

Alan Stephen Jones	David Craig Bartlett 白禮德	Steven Samuel Zoellner	Total 總額
HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
0.01	0.01	-	0.02
0.49	0.25	0.05	0.79
-	-	-	-
-	-	-	-
0.50	0.26	0.05	0.81

上表所示獨立非執行董事之酬金主要為彼等作為本公司或其附屬公司董事之服務。

2015
二零一五年
HK\$ Million
百萬港元

17.49

註解: 有關款項乃年內批准及已付相關董事去年的實際酌情花紅金額。

本公司若干董事收取本公司控股公司或其全資附屬公司之酬金。控股公司向本集團提供管理服務,並向本集團收取管理服務費用,該等費用在附註47(a)披露為應佔管理服務費用,乃就該等董事及並非本公司董事之其他管理層人員提供之服務而支付。

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截至二零一六年十二月三十一日止年度

10. DIRECTORS', EMPLOYEES' AND SENIOR MANAGEMENT'S EMOLUMENTS (CONT'D)**10. 董事、僱員及高級管理層酬金(續)****(a) The emoluments paid or payable to each of the seven (2015: seven) Directors were as follows: (Cont'd)**

The management service fee is calculated by reference to the time devoted by the management personnel on the affairs of the Group and therefore can be apportioned to the Directors mentioned above. The total of such apportioned amounts, which has been included in the above table, is HK\$24.30 million (2015: HK\$16.69 million).

The service fee of each of the Independent Non-Executive Directors was increased by approximately 5% with effect from 1st January, 2017 as compared with 2016.

(b) Employees' emoluments

The five highest paid individuals included one (2015: one) of the Directors, details of whose emoluments are set out in note 10(a) above. The combined emoluments of the remaining four (2015: four) individuals are as follows:

Salaries and other benefits	薪金及其他福利
Bonus payments	花紅
Retirement benefit scheme contributions	退休福利計劃供款

(b) Employees' emoluments

The emoluments of the above employees, who were not Directors of the Company, were within the following bands:

HK\$5,000,001 – HK\$5,500,000	5,000,001港元–5,500,000港元
HK\$5,500,001 – HK\$6,000,000	5,500,001港元–6,000,000港元
HK\$7,500,001 – HK\$8,000,000	7,500,001港元–8,000,000港元
HK\$23,500,001 – HK\$24,000,000	23,500,001港元–24,000,000港元
HK\$27,500,001 – HK\$28,000,000	27,500,001港元–28,000,000港元
HK\$38,500,001 – HK\$39,000,000	38,500,001港元–39,000,000港元
HK\$47,000,001 – HK\$47,500,000	47,000,001港元–47,500,000港元

(a) 已付或應付七名(二零一五年:七名)董事之酬金如下:(續)

管理服務費用乃參考管理層人員為本集團事務投入之時間計算,並可按比例分配至上述董事。上表載列之該等按比例之總額為24.30百萬港元(二零一五年:16.69百萬港元)。

自二零一七年一月一日起,各獨立非執行董事之服務費較二零一六年上升約5%。

(b) 僱員酬金

五名最高薪酬之人士包括一名(二零一五年:一名)董事,其酬金詳情載於上文附註10(a)。其餘四名(二零一五年:四名)人士之酬金綜合如下:

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	21.5	19.2
	50.5	68.0
	1.3	1.0
	73.3	88.2

(b) 僱員酬金

上述僱員並非本公司董事,彼等酬金介乎以下範圍:

	Number of employees 僱員人數	
	2016 二零一六年	2015 二零一五年
	2	–
	–	1
	–	1
	1	–
	–	1
	1	–
	–	1
	4	4

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10. DIRECTORS', EMPLOYEES' AND SENIOR MANAGEMENT'S EMOLUMENTS (CONT'D)**(c) Senior management's emoluments**

Of the senior management of the Group, all seven (2015: all seven) were the Directors of the Company whose emoluments are included in the disclosure above.

11. INFORMATION ABOUT MATERIAL INTERESTS OF DIRECTORS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

No transactions, arrangements or contracts of significance to which the Company, its holding company, or any of its subsidiaries or fellow subsidiaries was a party and in which the Directors or an entity connected with the Directors had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year. For information, a tenancy agreement dated 19th November, 2015 was entered into between Mr. Lee Seng Hui as the tenant and a wholly-owned subsidiary of the Company as the landlord. The rental of HK\$4.1 million (2015: HK\$3.9 million) received therefrom during the year ended 31st December, 2016, is considered insignificant in relation to the Group's business.

12. FINANCE COSTS**Continuing operations**

Interest on following liabilities wholly repayable within five years:
Bank borrowings
Notes

持續經營業務

以下為須於五年內全數償還之
負債利息：
銀行借貸
票據

Total finance costs
included in:
Cost of sales and other direct costs
Finance costs

計入下列項目內之
融資成本總額：
銷售成本及其他直接成本
融資成本

All finance costs were derived from financial liabilities not at fair value through profit or loss for both years.

截至二零一六年十二月三十一日止年度

10. 董事、僱員及高級管理層酬金 (續)**(c) 高級管理層酬金**

本集團高級管理層中所有七名 (二零一五年: 所有七名) 為本公司董事, 彼等之酬金已披露於上文。

11. 關於董事於交易、安排或合約中的重大權益的資料

於本年度終結時或於本年度內任何時間, 本公司、其控股公司或其任何附屬公司或同系附屬公司並無訂立董事或與董事有關連之實體直接或間接擁有重大權益之任何重要交易、安排或合約。以下所述僅供參考: 李成輝先生 (作為承租人) 與本公司一間全資附屬公司 (作為業主) 於二零一五年十一月十九日訂立租賃協議。於截至二零一六年十二月三十一日止年度內, 本集團收取4.1百萬港元 (二零一五年: 3.9百萬港元) 之租金對本集團業務而言屬不重大。

12. 融資成本

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	221.1	248.2
	270.0	231.5
	491.1	479.7
	193.3	225.8
	297.8	253.9
	491.1	479.7

該兩個年度所有融資成本乃來自並非透過損益賬按公平價值處理之金融負債。

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13. PROFIT BEFORE TAXATION

13. 除稅前溢利

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Profit before taxation from continuing operations has been arrived at after charging:	來自持續經營業務之除稅前溢利已扣除：		
Auditors' remuneration	核數師酬金	6.7	9.2
Amortisation of intangible assets	無形資產攤銷		
Computer software (included in administrative expenses)	電腦軟件 (計入行政費用)	1.5	1.3
Other intangible assets (included in other operating expenses)	其他無形資產 (計入其他經營費用)	4.1	6.3
Amortisation of prepaid land lease payments	預繳地價攤銷	0.2	0.2
Depreciation	折舊	77.0	78.4
Expenses recognised for employee ownership scheme of SHK	就新鴻基之僱員股份擁有計劃確認之費用	2.8	1.4
Impairment loss on amount due from a joint venture (included in other operating expenses)	一間合營公司欠款之減值虧損(計入其他經營費用)	-	5.1
Impairment loss on available-for-sale financial assets (included in other operating expenses)	可供出售金融資產之減值虧損(計入其他經營費用)	-	13.8
Impairment loss on interests in associates (included in other operating expenses)*	於聯營公司之權益之減值虧損(計入其他經營費用)*	142.5	538.7
Loss on purchase of bonds issued by the Group (included in other operating expenses)	購買本集團所發行之債券之虧損(計入其他經營費用)	-	141.5
Net loss on disposal/write-off of property, plant and equipment	出售/撇銷物業、廠房及設備之虧損淨額	1.2	4.0
Retirement benefit scheme contributions	退休福利計劃供款	93.7	118.2
Staff costs (including Directors' emoluments but excluding contributions to retirement benefit schemes and expenses recognised for the employee ownership scheme of SHK)	員工成本(包括董事酬金但不包括退休福利計劃供款及就新鴻基之僱員股份擁有計劃確認之費用)	784.2	825.2

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13. PROFIT BEFORE TAXATION (CONT'D)

13. 除稅前溢利(續)

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
and after crediting:	並已計入：		
Dividend income from listed equity securities	上市股本證券股息收入	13.7	11.6
Dividend income from unlisted equity securities	非上市股本證券股息收入	3.6	3.5
Gain on disposal of investment properties (included in other income)	出售投資物業之收益(計入其他收入)	-	1.0
Net realised gain on disposal of a joint venture (included in other income)	出售一間合營公司之已變現收益淨額(計入其他收入)	-	5.7
Net realised gain on disposal of an associate (included in other income)	出售一間聯營公司之已變現收益淨額(計入其他收入)	3.9	-
Net realised gain on disposal of available-for-sale financial assets (included in other income)	出售可供出售金融資產之已變現收益淨額(計入其他收入)	-	19.0
Net realised gain on disposal of subsidiaries (included in other income) (note 42)	出售附屬公司之已變現收益淨額(計入其他收入)(附註42)	9.7	15.9
Rental income from investment properties under operating leases, net of outgoings of HK\$25.2 million (2015: HK\$20.9 million)	經營租約投資物業之租金收入, 扣除支出25.2百萬港元(二零一五年: 20.9百萬港元)	185.9	191.3
Reversal of impairment loss on interests in associates (included in other income)	撥回於聯營公司之權益之減值虧損(計入其他收入)	-	17.0

* SHK disposed of 70% interest in its wholly-owned subsidiary SHKFGL in June 2015 and classified the remaining 30% equity interest as an associate. Affected by the slow recovery of Hong Kong and China stock markets in 2016 after the stock market correction in the second half of 2015, the carrying amount of the 30% equity interest in SHKFGL exceeded the recoverable amount at the reporting date that led to a further impairment loss of HK\$141.5 million (2015: HK\$538.7 million) included in the amount of impairment loss on interests in associates for the year ended 31st December, 2016. The recoverable amount was measured at fair value less cost of disposal of SHKFGL. The fair value was measured by discounted cash flow approach at the reporting date using a discount rate of 19.7% (2015: 14.6%). As part of the disposal in 2015, the Group was awarded a put right on the 30% equity interest of SHKFGL. This put right recorded a valuation gain during the year of HK\$345.0 million (2015: HK\$596.0 million) classified under net gain on financial assets and liabilities.

* 於二零一五年六月, 新鴻基出售其全資附屬公司新鴻基金金融集團之70%權益, 並將餘下30%股權分類作一間聯營公司處理。受到香港及中國股票市場於二零一五年下半年進行調整後而於二零一六年復甦步伐緩慢所影響, 於新鴻基金金融集團之30%股權之賬面價值高於結算日之可收回金額, 以致出現進一步減值虧損141.5百萬港元(二零一五年: 538.7百萬港元), 已計入截至二零一六年十二月三十一日止年度於聯營公司之權益之減值虧損。可收回金額以新鴻基金金融集團的公平價值減出售成本計量, 結算日公平價值以貼現率19.7%(二零一五年: 14.6%)的折現現金流方法所計量。作為於二零一五年出售事項的一部分, 本集團獲授予新鴻基金金融集團的30%股權的認沽權。該認沽權於年內錄得估值收益345.0百萬港元(二零一五年: 596.0百萬港元), 歸類於金融資產及負債收益淨額。

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14. TAXATION

14. 稅項

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
The income tax charged (credited) from continuing operations comprises:	來自持續經營業務之 所得稅支出(抵免)包括:		
Current tax	本期稅項		
Hong Kong	香港	194.8	174.6
People's Republic of China ("PRC")	中華人民共和國 (「中國」)	83.4	214.5
		278.2	389.1
Over provision in prior years	過往年度超額撥備	(0.8)	(1.2)
		277.4	387.9
Deferred tax	遞延稅項		
Current year	本年度	(121.5)	(290.4)
		155.9	97.5

Hong Kong Profits Tax is calculated at the rate of 16.5% of the estimated assessable profits for both years.

香港利得稅於兩個年度均按估計應課稅溢利之稅率16.5%計算。

PRC subsidiaries are subject to PRC Enterprise Income Tax at 25% for both years.

於中國之附屬公司須付中國企業所得稅，兩個年度稅率均為25%。

Taxation arising in other jurisdictions is calculated on the estimated assessable profits for the year at the rates of taxation prevailing in the countries in the relevant jurisdictions.

來自其他司法地區之稅項按年內估計應課稅溢利以有關司法地區內各國之現行稅率計算。

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14. TAXATION (CONT'D)**14. 稅項(續)**

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

本年度稅項與綜合損益表列示之除稅前溢利之對賬如下：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Profit before taxation (from continuing operations)	除稅前溢利 (來自持續經營業務)	5,255.7	2,972.8
Less: Share of results of associates	減：應佔聯營公司業績	(2,900.2)	(1,290.0)
Share of results of joint ventures	應佔合營公司業績	(193.9)	(157.1)
Profit attributable to the Company and subsidiaries	本公司及附屬公司 應佔溢利	2,161.6	1,525.7
Tax at Hong Kong Profits Tax rate of 16.5% (2015: 16.5%)	以香港利得稅稅率16.5% (二零一五年：16.5%) 計算之稅項	356.7	251.7
Countries subject to different tax rates	面對不同稅率之國家	(15.7)	(27.2)
Tax effect of expenses that are not deductible for tax purposes	不可用作扣稅支出 之稅項影響	43.6	159.5
Tax effect of income that is not taxable for tax purposes	毋須課稅收入之 稅項影響	(224.9)	(279.2)
Tax effect of tax losses not recognised	未確認稅務虧損之稅項影響	2.9	10.1
Tax effect of utilisation of tax losses previously not recognised	動用之前未確認稅務虧損之 稅項影響	(6.4)	(12.4)
Tax effect of deductible temporary differences not recognised	未確認可扣稅臨時差額之 稅項影響	0.5	0.3
Tax effect of utilisation of deductible temporary differences previously not recognised	動用之前未確認可 扣稅臨時差額之 稅項影響	-	(4.1)
Over provision in prior years	過往年度超額撥備	(0.8)	(1.2)
Taxation for the year	本年度稅項	155.9	97.5

Deferred tax recognised in other comprehensive income during the year was immaterial (2015: deferred tax of HK\$5.0 million arising from the revaluation gain on properties transferred from self-owned properties to investment properties).

年內，於其他全面收益中確認之遞延稅項並不重大(二零一五年：從自用物業轉撥至投資物業所產生的物業重估收益而引致遞延稅項5.0百萬港元)。

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15. EARNINGS PER SHARE**15. 每股盈利****From continuing and discontinued operations**

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

來自持續及已終止經營業務

來自持續及已終止經營業務之本公司股東應佔每股基本及攤薄盈利乃根據以下數據計算：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
<u>Earnings</u> Earnings for the purpose of basic earnings per share (profit attributable to owners of the Company)	<u>盈利</u> 就計算每股基本盈利之盈利(本公司股東應佔溢利)	4,352.9	4,122.5
Adjustments to profit in respect of impact of contingently issuable shares under the employee ownership scheme of a subsidiary	就一間附屬公司之僱員股份擁有計劃而可能發行股份之影響對溢利作出調整	(0.2)	—
Earnings for the purpose of diluted earnings per share	就計算每股攤薄盈利之盈利	4,352.7	4,122.5
		Million shares 百萬股	Million shares 百萬股
<u>Number of shares</u> Weighted average number of shares in issue for the purpose of basic and diluted earnings per share	<u>股份數目</u> 就計算每股基本及攤薄盈利之已發行股份加權平均數	6,814.5	6,811.9

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截至二零一六年十二月三十一日止年度

15. EARNINGS PER SHARE (CONT'D)**15. 每股盈利(續)****From continuing operations**

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

來自持續經營業務

來自持續經營業務之本公司股東應佔每股基本及攤薄盈利乃根據以下數據計算：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
<u>Earnings</u>	<u>盈利</u>		
Earnings for the purpose of basic earnings per share (profit from continuing operations attributable to owners of the Company)	就計算每股基本盈利之盈利(本公司股東應佔來自持續經營業務之溢利)	4,352.9	2,353.1
Adjustments to profit in respect of impact of contingently issuable shares under the employee ownership scheme of a subsidiary	就一間附屬公司之僱員股份擁有計劃而可能發行股份之影響對溢利作出調整	(0.2)	-
Earnings for the purpose of diluted earnings per share	就計算每股攤薄盈利之盈利	4,352.7	2,353.1
		Million shares 百萬股	Million shares 百萬股
<u>Number of shares</u>	<u>股份數目</u>		
Weighted average number of shares in issue for the purpose of basic and diluted earnings per share	就計算每股基本及攤薄盈利之已發行股份加權平均數	6,814.5	6,811.9

From discontinued operations

No earnings per share from discontinued operations is presented for the year as there is no discontinued operation during the year. Basic earnings per share from discontinued operations for the year ended 31st December, 2015 was HK25.98 cents per share which was calculated based on the profit attributable to owners of the Company from discontinued operations of HK\$1,769.4 million and the weighted average number of 6,811.9 million shares in issue during that year. Diluted earnings per share from discontinued operations for last year was the same as the basic earnings per share.

來自已終止經營業務

由於年內並無已終止經營業務，故年內並無呈列來自已終止經營業務之每股盈利。截至二零一五年十二月三十一日止年度，來自已終止經營業務之每股基本盈利為每股25.98港仙，乃根據來自已終止經營業務之本公司股東應佔溢利1,769.4百萬港元及該年度已發行股份加權平均數6,811.9百萬股計算。去年來自已終止經營業務之每股攤薄盈利與每股基本盈利相同。

The computation of diluted earnings per share does not assume the exercise of the Company's warrants because the exercise price of those warrants was higher than the average market price of shares for the periods ended 13th June, 2016 and 31st December, 2015. The Company's warrants expired on 13th June, 2016.

由於本公司認股權證之行使價較截至二零一六年六月十三日及二零一五年十二月三十一日止期間之股份平均市價為高，故每股攤薄盈利之計算並無假設行使該等認股權證。本公司之認股權證已於二零一六年六月十三日屆滿。

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16. DIVIDEND

16. 股息

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Dividend declared	宣派股息		
Interim dividend (in lieu of a final dividend) of HK8 cents per share declared subsequent to the end of the reporting period (2015: interim dividend (in lieu of a final dividend) of HK6 cents per share)	於報告期末後 宣派之中期股息 (代替末期股息) 每股8港仙 (二零一五年: 中期股息 (代替末期股息) 每股6港仙)	545.0	409.1
Dividend recognised as distribution during the year	年內確認分派之 股息		
2015 interim dividend (in lieu of a final dividend) of HK6 cents per share (2015: 2014 final dividend of HK5.5 cents per share)	二零一五年中期股息 (代替末期股息) 每股6港仙 (二零一五年: 二零一四年 末期股息每股5.5港仙)	409.1	374.1
Adjustment to 2014 final dividend	二零一四年末期股息之 調整	-	1.0
		409.1	375.1

The amount of the interim dividend (in lieu of a final dividend) for the year ended 31st December, 2016 has been calculated by reference to 6,812,201,460 shares in issue at 27th March, 2017.

截至二零一六年十二月三十一日止年度中期股息(代替末期股息)之數額,乃參照於二零一七年三月二十七日已發行之6,812,201,460股股份計算。

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17. INVESTMENT PROPERTIES

17. 投資物業

		Hong Kong 香港 HK\$ Million 百萬港元	PRC 中國 HK\$ Million 百萬港元	USA 美國 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Fair value	公平價值				
At 1st January, 2015	於二零一五年一月一日	7,498.7	154.9	–	7,653.6
Exchange adjustments	匯兌調整	–	(7.7)	–	(7.7)
Transferred from properties held for sale	轉撥自待出售物業	119.6	–	–	119.6
Transferred from property, plant and equipment	轉撥自物業、廠房及設備	113.0	19.5	–	132.5
Additions	增加	6.5	16.9	–	23.4
Transferred to property, plant and equipment (note 18)	轉撥至物業、廠房及設備(附註18)	–	(17.5)	–	(17.5)
Disposal of subsidiaries	出售附屬公司	(640.0)	–	–	(640.0)
Disposals	出售	(6.2)	–	–	(6.2)
Increase (decrease) in fair value recognised in profit or loss	於損益確認之公平價值增加(減少)	426.8	(7.8)	–	419.0
At 31st December, 2015	於二零一五年十二月三十一日	7,518.4	158.3	–	7,676.7
Exchange adjustments	匯兌調整	–	(3.0)	–	(3.0)
Transferred from properties held for sale	轉撥自待出售物業	–	–	135.1	135.1
Transferred from property, plant and equipment	轉撥自物業、廠房及設備	–	3.7	–	3.7
Additions	增加	1.2	–	–	1.2
Disposal of subsidiaries	出售附屬公司	–	(109.0)	–	(109.0)
Increase (decrease) in fair value recognised in profit or loss	於損益確認之公平價值增加(減少)	443.7	(0.5)	130.8	574.0
At 31st December, 2016	於二零一六年十二月三十一日	7,963.3	49.5	265.9	8,278.7
Unrealised gains or losses for the year included in profit or loss For 2016	年內計入損益之未變現收益或虧損二零一六年	443.7	(0.5)	130.8	574.0
For 2015	二零一五年	223.6	(7.8)	–	215.8

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17. INVESTMENT PROPERTIES (CONT'D)

The fair value of the Group's investment properties on the date of transfer and at the reporting dates have been arrived at on the basis of a valuation carried out at these dates by Norton Appraisals Holdings Limited, Norton Appraisals Limited and Whitney & Associates, firms of independent and qualified professional valuers not connected with the Group.

For properties located in Hong Kong and PRC, the fair value was grouped under level 3 and was determined based on the investment approach, where the market rentals of all lettable units of the properties are assessed and discounted at the market yield expected by investors for this type of properties. The market rentals are assessed by taking into account the current passing rents and the reversionary income potential of tenancies. For the properties which are currently vacant, the valuation was based on capitalisation of the hypothetical and reasonable market rents with a typical lease term or direct comparison approach. The discount rate is determined by reference to the yields derived from analysing the sales transactions of similar properties in Hong Kong and adjusted to take into account the market expectation from property investors to reflect factors specific to the Group's investment properties.

For property located in the United States of America ("USA"), the fair value was grouped under level 3 and was determined based on the sales comparison approach – land analysis, where the market sales of the observable transactions in neighbourhood areas are assessed and adjusted to take into account the location, size, condition and physical characteristic of this investment property.

There has been no change from the valuation technique used in the prior year. 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 these investment properties are determined (in particular, the valuation techniques and inputs used), as well as the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

17. 投資物業（續）

本集團投資物業於轉讓日期及於結算日之公平價值已根據Norton Appraisals Holdings Limited、普敦國際評估有限公司及Whitney & Associates於該等日期進行之估值釐定，該等公司均為與本集團概無關連的獨立合資格專業估值師。

就位於香港及中國的物業而言，公平價值乃歸納入在第三級下，並根據投資法釐定，據此，物業的全部可出租單位的市值租金乃作評估，並按投資者預期此類物業之市值回報貼現。評估市值租金時，已考慮到現有租金及租約調整收入潛力。就目前空置之物業而言，估值乃根據假設及合理市值租金之市值，連同典型租期，或採用直接比較法作出。貼現率乃參考香港類似物業之銷售交易之分析之結果釐定，並已作調整，以計入物業投資者之市場預期，反映本集團投資物業特有之因素。

就位於美利堅合眾國（「美國」）之物業而言，公平價值乃歸納入在第三級下，並根據銷售比較法—土地分析釐定，據此，鄰近地區市場上出售之可觀察交易乃作評估並考慮該投資物業的位置、規模、條件及物理特性作出調整。

過往年度採用的估值方法並無變動。在估計物業公平價值時，物業的最大及最佳用途為其當前用途。

下表提供有關根據公平價值計量的輸入數據的可觀察程度如何釐定該等投資物業的公平價值（特別是所用的估值方法及輸入數據），以及公平價值計量所劃分之公平價值等級（第一至第三級）的資料。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業 (續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係 (註解)
Residential properties located in Hong Kong 位於香港之住宅物業	Level 3 第三級	Investment Approach 投資法 The key inputs are 主要輸入數據		
		(1) Term yield 年期收益率	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the building, of 1% to 3% (2015: 1% to 3%). 年期收益率為1%至3% (二零一五年: 1%至3%) , 經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映樓宇狀況。	The higher the term yield, the lower the fair value. 年期收益率越高, 公平價值越低。
		(2) Reversionary yield 復歸收益率	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, of 1.2% to 3.25% (2015: 1.2% to 3.25%). 復歸收益率為1.2%至3.25% (二零一五年: 1.2%至3.25%) , 經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映未來租金之相關風險。	The higher the reversionary yield, the lower the fair value. 復歸收益率越高, 公平價值越低。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Residential properties located in Hong Kong (Cont'd) 位於香港之住宅物業(續)		The key inputs are (Cont'd) 主要輸入數據(續)		
		(3) Monthly term rental 每月租金	Monthly term rental for each unit is derived from the average of the rental as stated in the existing rental agreements with an average of HK\$20 to HK\$72 (2015: HK\$20 to HK\$72)/sq. ft./month. 各單位之每月租金按現有租約所列之租金介乎每月每平方呎20港元至72港元(二零一五年:20港元至72港元)之平均數計算得出。	The higher the monthly term rental, the higher the fair value. 每月租金越高, 公平價值越高。
		(4) Reversionary rental 復歸租金	Reversionary rental for each unit is compared with direct market comparables and taking into account of location and other individual factor, the range of average reversionary rental is from HK\$19 to HK\$70.5 (2015: HK\$19 to HK\$69.5)/sq.ft./month. 各單位之復歸租金與直接市場可資比較租金相比, 並經考慮物業地點及其他個別因素, 平均復歸租金之範圍介乎每月每平方呎19港元至70.5港元(二零一五年:19港元至69.5港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Car parking spaces located in Hong Kong 位於香港之車位	Level 3 第三級	Investment Approach 投資法 The key inputs are 主要輸入數據		
		(1) Reversionary yield 復歸收益率	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental of 5.5% (2015: 6%). 復歸收益率為5.5% (二零一五年: 6%)，經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映未來租金之相關風險。	The higher the reversionary yield, the lower the fair value. 復歸收益率越高，公平價值越低。
		(2) Reversionary rental 復歸租金	Reversionary rental for each unit is compared with direct market comparables and taking into account of location and other individual factor, the average reversionary rental is HK\$2,200 (2015: HK\$1,860)/unit/month. 各單位之復歸租金與直接市場可資比較租金相比，並經考慮物業地點及其他個別因素，平均復歸租金為每月每單位2,200港元 (二零一五年: 1,860港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高，公平價值越高。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Commercial properties located in Hong Kong 位於香港之商業物業	Level 3 第三級	Investment Approach 投資法 The key inputs are 主要輸入數據		
		(1) Term yield 年期收益率	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the building, of 2.00% to 4.25% (2015: 2.25% to 4.25%). 年期收益率為2.00%至4.25% (二零一五年: 2.25%至4.25%), 經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映樓宇狀況。	The higher the term yield, the lower the fair value. 年期收益率越高, 公平價值越低。
		(2) Reversionary yield 復歸收益率	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, of 2.50% to 4.75% (2015: 2.75% to 4.75%). 復歸收益率為2.50%至4.75% (二零一五年: 2.75%至4.75%), 經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映未來租金之相關風險。	The higher the reversionary yield, the lower the fair value. 復歸收益率越高, 公平價值越低。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業 (續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係 (註解)
Commercial properties located in Hong Kong (Cont'd) 位於香港之商業物業 (續)		The key inputs are (Cont'd) 主要輸入數據 (續)		
		(3) Monthly term rental 每月租金	Monthly term rental for each unit is derived from the average of the rental as stated in the existing rental agreements with an average of HK\$29 to HK\$66 (2015: HK\$31 to HK\$64)/sq. ft./month. 各單位之每月租金按現有租約所列之租金介乎每月每平方呎29港元至66港元 (二零一五年: 31港元至64港元) 之平均數計算得出。	The higher the monthly term rental, the higher the fair value. 每月租金越高, 公平價值越高。
		(4) Reversionary rental 復歸租金	Reversionary rental for each unit is compared with direct market comparables and taking into account of location and other individual factor, the range of average reversionary rental is from HK\$34 to HK\$71 (2015: HK\$32 to HK\$71)/sq.ft./month. 各單位之復歸租金與直接市場可資比較租金相比, 並經考慮物業地點及其他個別因素, 平均復歸租金之範圍介乎每月每平方呎34港元至71港元 (二零一五年: 32港元至71港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Godown located in Hong Kong 位於香港之貨倉	Level 3 第三級	Investment Approach 投資法		
		The key inputs are 主要輸入數據		
		(1) Term yield 年期收益率	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the building, of 3.25% (2015: 3.25%). 年期收益率為3.25% (二零一五年: 3.25%)，經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映樓宇狀況。	The higher the term yield, the lower the fair value. 年期收益率越高，公平價值越低。
		(2) Reversionary yield 復歸收益率	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, of 3.75% (2015: 3.75%). 復歸收益率為3.75% (二零一五年: 3.75%)，經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映未來租金之相關風險。	The higher the reversionary yield, the lower the fair value. 復歸收益率越高，公平價值越低。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業 (續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係 (註解)
Godown located in Hong Kong (Cont'd) 位於香港之貨倉 (續)		The key inputs are (Cont'd) 主要輸入數據 (續)		
		(3) Monthly term rental 每月租金	Monthly term rental for each unit is derived from the average of the rental as stated in the existing rental agreements with an average of HK\$7 (2015: HK\$7)/sq.ft./month. 各單位之每月租金按現有租約所列之平均租金每月每平方呎7港元 (二零一五年: 7港元) 計算得出。	The higher the monthly term rental, the higher the fair value. 每月租金越高, 公平價值越高。
		(4) Reversionary rental 復歸租金	Reversionary rental for each unit is compared with direct market comparables and taking into account of location and other individual factor, the average reversionary rental is HK\$6.5 (2015: HK\$6.1)/sq.ft./month. 各單位之復歸租金與直接市場可資比較租金相比, 並經考慮物業地點及其他個別因素, 平均復歸租金之每月每平方呎6.5港元 (二零一五年: 6.1港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Commercial properties located in PRC 位於中國之商業物業	Level 3 第三級	Investment Approach 投資法 The key inputs are 主要輸入數據		
		(1) Term yield 年期收益率	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the building, of 6% (2015: 4.75% to 6%). 年期收益率為6%(二零一五年: 4.75%至6%),經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映樓宇狀況。	The higher the term yield, the lower the fair value. 年期收益率越高,公平價值越低。
		(2) Reversionary yield 復歸收益率	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, of 6.75% (2015: 5.25% to 6.75%). 復歸收益率為6.75%(二零一五年: 5.25%至6.75%),經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映未來租金之相關風險。	The higher the reversionary yield, the lower the fair value. 復歸收益率越高,公平價值越低。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業 (續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係 (註解)
Commercial properties located in PRC (Cont'd) 位於中國之商業物業 (續)		The key inputs are (Cont'd) 主要輸入數據 (續)		
		(3) Monthly term rental 每月租金	Monthly term rental for each unit is derived from the average of the rental as stated in the existing rental agreements with RMB86 (2015: RMB86 to RMB225)/sq. m./month. 各單位之每月租金按現有租約所列之租金每月每平方米人民幣86元 (二零一五年: 人民幣86元至人民幣225元) 之平均數計算得出。	The higher the monthly term rental, the higher the fair value. 每月租金越高, 公平價值越高。
		(4) Reversionary rental 復歸租金	Reversionary rental for each unit is compared with direct market comparables and taking into account of location and other individual factor, the average reversionary rental is RMB98 (2015: RMB94 to RMB210)/sq.m./month. 各單位之復歸租金與直接市場可資比較租金相比, 並經考慮物業地點及其他個別因素, 平均復歸租金之每月每平方米為人民幣98元 (二零一五年: 人民幣94元至人民幣210元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Industrial properties located in PRC 位於中國之工業物業	Level 3 第三級	Investment Approach 投資法 The key inputs are 主要輸入數據		
		(1) Term yield 年期收益率	Term yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the conditions of the building, of 4.25% to 6.75% (2015: 4.25% to 6.75%). 年期收益率為4.25%至6.75% (二零一五年: 4.25%至6.75%)，經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映樓宇狀況。	The higher the term yield, the lower the fair value. 年期收益率越高，公平價值越低。
		(2) Reversionary yield 復歸收益率	Reversionary yield, taking into account of yield generated by market average selling price and the market average rental from comparable properties and adjustment to reflect the risk associated with the future rental, of 4.75% to 6% (2015: 4.75% to 6%). 復歸收益率為4.75%至6% (二零一五年: 4.75%至6%)，經考慮可資比較物業之市場平均售價及市場平均租金產生之收益率並作出調整以反映未來租金之相關風險。	The higher the reversionary yield, the lower the fair value. 復歸收益率越高，公平價值越低。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Industrial properties located in PRC (Cont'd) 位於中國之工業物業(續)		The key inputs are (Cont'd) 主要輸入數據(續)		
		(3) Monthly term rental 每月租金	Monthly term rental for each unit is derived from the average of the rental. The properties are vacant in both years. 各單位之每月租金為平均租金。該等物業於該兩個年度內均為空置。	The higher the monthly term rental, the higher the fair value. 每月租金越高，公平價值越高。
		(4) Reversionary rental 復歸租金	Reversionary rental for each unit is compared with direct market comparables and taking into account of location and other individual factor, the range of average reversionary rental is from RMB27 to RMB43.5 (2015: RMB27 to RMB45)/sq.m./month. 各單位之復歸租金與直接市場可資比較租金相比，並經考慮物業地點及其他個別因素，平均復歸租金之範圍介乎每月每平方米人民幣27元至人民幣43.5元(二零一五年：人民幣27元至人民幣45元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高，公平價值越高。

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17. INVESTMENT PROPERTIES (CONT'D)

17. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 於綜合財務狀況表之本集團所持投資物業	Fair value hierarchy 公平價值等級	Valuation technique(s) and key input(s) 估值方法及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據	Relationship of unobservable inputs to fair value (Note) 不可觀察輸入數據與公平價值之關係(註解)
Freehold land located in the USA 位於美國之永久業權土地	Level 3 第三級	Sales Comparison Approach – Land Analysis, based on market observable transactions of similar pieces of land and adjusts to reflect the location, size, condition and physical characteristic of the freehold land. 銷售比較法 – 土地分析, 以相似土地之市場可觀察交易為基礎並作出調整以反映永久業權土地的位置、規模、條件及物理特性。	A 30% discount is applied to the market observable price/acre of a piece of similar land. 較市場一塊相似土地之可觀察價格/英畝折讓30%。	The higher the discount, the lower the fair value. 折讓越高, 公平價值越低。

Note: Except for an investment property with carrying value of HK\$84.0 million (2015: HK\$85.0 million), there is no indication that any slight change in the unobservable input would result in a significantly higher or lower fair value measurement.

註解: 除一項賬面值為84.0百萬港元(二零一五年: 85.0百萬港元)之投資物業外, 概無跡象顯示不可觀察輸入數據的任何輕微變動將導致公平價值計量大幅增加或減少。

There were no transfers into or out of level 3 during both years.

兩年內, 並無轉入或轉出第三級。

At the end of the reporting period, the carrying value of investment properties pledged as security of the Group's bank and other borrowings amounted to HK\$6,761.6 million (2015: HK\$6,087.5 million).

於報告期末, 本集團就銀行及其他借貸而抵押之投資物業之賬面值為6,761.6百萬港元(二零一五年: 6,087.5百萬港元)。

Details of the Group's investment properties and other assets being pledged to secure loans and general banking facilities are set out in note 46.

本集團就貸款及一般銀行信貸而抵押之投資物業及其他資產之詳情載於附註46。

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18. PROPERTY, PLANT AND EQUIPMENT

18. 物業、廠房及設備

		Hotel property 酒店物業 HK\$ Million 百萬港元	Leasehold land and buildings 租賃土地 及樓宇 HK\$ Million 百萬港元	Leasehold improve- ments 租賃樓宇 裝修 HK\$ Million 百萬港元	Furniture, fixtures and equipment 傢俱、裝置 及設備 HK\$ Million 百萬港元	Motor vehicles and vessels 汽車及汽船 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Cost	成本						
At 1st January, 2015	於二零一五年一月一日	608.5	525.0	135.0	298.2	79.3	1,646.0
Exchange adjustments	匯兌調整	-	(15.1)	(6.5)	(3.5)	-	(25.1)
Additions	增加	-	74.3	40.1	35.9	5.8	156.1
Transferred from investment properties (note 17)	轉撥自投資物業 (附註17)	-	17.5	-	-	-	17.5
Transferred to investment properties	轉撥至投資物業	-	(22.0)	-	-	-	(22.0)
Disposal of subsidiaries	出售附屬公司	-	-	(41.3)	(165.4)	(3.1)	(209.8)
Disposals/write-off	出售/撤銷	-	-	(7.7)	(9.7)	(2.7)	(20.1)
At 31st December, 2015	於二零一五年十二月三十一日	608.5	579.7	119.6	155.5	79.3	1,542.6
Exchange adjustments	匯兌調整	-	(21.6)	(9.5)	(4.9)	(0.1)	(36.1)
Additions	增加	-	-	5.6	24.7	15.5	45.8
Acquisition of subsidiaries	收購附屬公司	-	-	27.6	8.3	-	35.9
Transferred to investment properties	轉撥至投資物業	-	(3.9)	-	-	-	(3.9)
Disposal of subsidiaries	出售附屬公司	-	-	(0.1)	(0.6)	-	(0.7)
Disposals/write-off	出售/撤銷	-	-	(1.1)	(8.6)	(0.7)	(10.4)
At 31st December, 2016	於二零一六年十二月三十一日	608.5	554.2	142.1	174.4	94.0	1,573.2
Accumulated depreciation and impairment	累計折舊及 減值						
At 1st January, 2015	於二零一五年一月一日	274.7	29.8	64.9	186.3	29.0	584.7
Exchange adjustments	匯兌調整	-	(0.9)	(3.8)	(1.6)	0.1	(6.2)
Provided for the year	本年度撥備	6.9	15.8	30.0	28.6	7.4	88.7
Impairment loss reversed	撥回減值虧損	(17.0)	-	-	-	-	(17.0)
Transferred to investment properties	轉撥至投資物業	-	(10.2)	-	-	-	(10.2)
Eliminated on disposal of subsidiaries	出售附屬公司時對銷	-	-	(33.1)	(144.9)	(1.8)	(179.8)
Eliminated on disposals/write-off	於出售/撤銷時對銷	-	-	(4.9)	(8.3)	(1.7)	(14.9)
At 31st December, 2015	於二零一五年十二月三十一日	264.6	34.5	53.1	60.1	33.0	445.3
Exchange adjustments	匯兌調整	-	(1.8)	(6.5)	(2.7)	(0.1)	(11.1)
Provided for the year	本年度撥備	7.2	15.6	24.2	21.5	8.5	77.0
Acquisition of subsidiaries	收購附屬公司	-	-	27.4	7.5	-	34.9
Impairment loss reversed	撥回減值虧損	(6.1)	-	-	-	-	(6.1)
Transferred to investment properties	轉撥至投資物業	-	(0.2)	-	-	-	(0.2)
Eliminated on disposal of subsidiaries	出售附屬公司時對銷	-	-	(0.1)	(0.5)	-	(0.6)
Eliminated on disposals/write-off	於出售/撤銷時對銷	-	-	(1.1)	(7.3)	(0.6)	(9.0)
At 31st December, 2016	於二零一六年十二月三十一日	265.7	48.1	97.0	78.6	40.8	530.2
Carrying amounts	賬面值						
At 31st December, 2016	於二零一六年十二月三十一日	342.8	506.1	45.1	95.8	53.2	1,043.0
At 31st December, 2015	於二零一五年十二月三十一日	343.9	545.2	66.5	95.4	46.3	1,097.3

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18. PROPERTY, PLANT AND EQUIPMENT (CONT'D)**18. 物業、廠房及設備(續)**

The carrying amounts of hotel property and leasehold land and buildings shown above comprise:

上述酒店物業及租賃土地及樓宇之賬面值包括：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Properties in Hong Kong	於香港之物業	564.8	572.2
Properties outside Hong Kong	香港境外之物業	284.1	316.9
		848.9	889.1

At the end of the reporting period, leasehold land and buildings with carrying value of HK\$21.7 million (2015: HK\$22.2 million) were pledged as security of the Group's bank and other borrowings.

於報告期末，本集團就銀行及其他借貸抵押賬面值為21.7百萬港元(二零一五年：22.2百萬港元)之租賃土地及樓宇。

19. PREPAID LAND LEASE PAYMENTS**19. 預繳地價**

The Group's prepaid land lease payments comprise:

本集團之預繳地價包括：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Leasehold land outside Hong Kong	香港境外之租賃土地	4.3	4.7
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	4.2	4.6
Current assets	流動資產	0.1	0.1
		4.3	4.7

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20. GOODWILL**20. 商譽**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Cost	成本		
At 1st January	於一月一日	2,488.9	2,488.9
Acquisition of subsidiaries	收購附屬公司	9.8	–
At 31st December	於十二月三十一日	2,498.7	2,488.9

21. INTANGIBLE ASSETS**21. 無形資產**

		Computer software 電腦軟件		Exchange participation rights 交易所 參與權	Trade mark 商標	Customer relationship 客戶關係	Web- domain 網域	Club memberships 會所會籍	Total 總計
		Acquired 購入	Internally developed 內部開發						
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Cost	成本								
At 1st January, 2015	於二零一五年一月一日	140.0	101.9	2.3	875.0	1,154.0	78.0	8.8	2,360.0
Exchange adjustments	匯兌調整	(0.4)	–	–	–	–	–	–	(0.4)
Additions	增加	1.4	6.6	–	–	–	–	–	8.0
Disposal of subsidiaries	出售附屬公司	(128.2)	(108.5)	(2.3)	–	–	–	(2.8)	(241.8)
At 31st December, 2015	於二零一五年十二月三十一日	12.8	–	–	875.0	1,154.0	78.0	6.0	2,125.8
Exchange adjustments	匯兌調整	(1.0)	–	–	–	–	–	–	(1.0)
Additions	增加	5.5	–	–	–	–	–	1.0	6.5
At 31st December, 2016	於二零一六年十二月三十一日	17.3	–	–	875.0	1,154.0	78.0	7.0	2,131.3
Accumulated amortisation and impairment	累計攤銷及減值								
At 1st January, 2015	於二零一五年一月一日	99.0	43.7	1.0	7.0	1,154.0	67.6	1.1	1,373.4
Amortisation charged for the year	本年度已扣除之攤銷	4.1	7.8	–	–	–	6.3	–	18.2
Eliminated on disposal of subsidiaries	出售附屬公司時對銷	(101.5)	(51.5)	(1.0)	–	–	–	(0.2)	(154.2)
At 31st December, 2015	於二零一五年十二月三十一日	1.6	–	–	7.0	1,154.0	73.9	0.9	1,237.4
Amortisation charged for the year	本年度已扣除之攤銷	1.5	–	–	–	–	4.1	–	5.6
At 31st December, 2016	於二零一六年十二月三十一日	3.1	–	–	7.0	1,154.0	78.0	0.9	1,243.0
Carrying amounts	賬面值								
At 31st December, 2016	於二零一六年十二月三十一日	14.2	–	–	868.0	–	–	6.1	888.3
At 31st December, 2015	於二零一五年十二月三十一日	11.2	–	–	868.0	–	4.1	5.1	888.4

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21. INTANGIBLE ASSETS (CONT'D)

Other than the club memberships, exchange participation rights and trade mark, which have indefinite useful lives, the intangible assets are amortised on a straight-line basis over the following periods:

Acquired computer software	3 – 5 years
Internally developed computer software	5 – 10 years
Customer relationship	5.4 years
Web domain	10 years

22. IMPAIRMENT TESTING ON GOODWILL AND INTANGIBLE ASSETS WITH INDEFINITE USEFUL LIVES

For impairment testing, goodwill and intangible assets with indefinite useful lives at 31st December, 2016 were allocated to the following cash generating units.

21. 無形資產(續)

除會所會籍、交易所參與權及商標無固定使用年期外，無形資產於下列期間按直線法攤銷：

購入電腦軟件	3至5年
內部開發電腦軟件	5至10年
客戶關係	5.4年
網域	10年

22. 商譽及無固定使用年期的無形資產之減值測試

為進行減值測試，於二零一六年十二月三十一日之商譽及無固定使用年期的無形資產乃分配至以下現金產生單位。

	Goodwill 商譽		Trade Mark 商標	
	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Consumer finance segment – United Asia Finance Limited (“UAF”)	2,384.0	2,384.0	868.0	868.0
Investment and finance segment – SHK	104.9	104.9	–	–
Others segment – Cautious Base Limited (“Cautious Base”)	9.8	–	–	–
	2,498.7	2,488.9	868.0	868.0

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22. IMPAIRMENT TESTING ON GOODWILL AND INTANGIBLE ASSETS WITH INDEFINITE USEFUL LIVES (CONT'D)

The recoverable amount of UAF which is included in the consumer finance segment, a cash-generating unit, represents the value in use at 31st December, 2016 based on a business valuation report on the UAF group prepared by an independent qualified professional valuer, Norton Appraisals Holdings Limited. The valuation used the discounted cash flow approach and is based on a five-year performance projection and certain key assumptions (updated with latest market data) including an average growth rate of 15.0% on the profit after tax from 2017 to 2021 (2015: 20.7% from 2016 to 2020), a sustainable growth rate of 2.6% beyond 2021 (2015: 2.8% beyond 2020), and a discount rate of 13.8% (2015: 13.7%). The recoverable amount of UAF was determined to be in excess of its net carrying amount.

The recoverable amount of SHK which is included in the investment and finance segment has been determined based on a value-in-use calculation. The calculation uses cash flow projections based on the financial budget approved by SHK management covering a one-year period for both years at a discount rate of 11% (2015: 11%). The recoverable amount was determined to be in excess of its net carrying amount.

The recoverable amount of Cautious Base which is included in the others segment has been determined based on a value-in-use calculation. The calculation uses cash flow projections based on the financial budget approved by Cautious Base management covering a five-year period at a discount rate of 3%. The recoverable amount was determined to be in excess of its net carrying amount.

Management believes that possible changes in any of the above assumptions would not cause the carrying amounts to exceed their recoverable amounts.

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22. 商譽及無固定使用年期的無形資產之減值測試(續)

計入私人財務分部之現金產生單位亞洲聯合財務的可收回金額指於二零一六年十二月三十一日之使用價值，乃根據獨立合資格專業估值師Norton Appraisals Holdings Limited編製亞洲聯合財務集團業務估值報告所釐定。估值使用折現現金流方法，並根據五年業績預測以及若干主要假設(以最近之市場數據更新)，包括二零一七年至二零二一年之除稅後溢利的平均增長率15.0%(二零一五年：二零一六年至二零二零年為20.7%)及二零二一年後的可持續增長率為2.6%(二零一五年：二零二零年後為2.8%)，而折現率為13.8%(二零一五年：13.7%)。亞洲聯合財務的可收回金額經確定為超過其賬面淨值。

計入投資及金融分部之新鴻基之可收回金額按使用價值釐定。於兩個年度內，計量使用基於新鴻基管理層批准之一年期財務預算作出之現金流量預測，折現率11%(二零一五年：11%)。得出之可收回金額經確定為超過其賬面淨值。

納入其他分部Cautious Base的可收回金額乃根據使用價值釐定。該計算方法使用以Cautious Base管理層批准的五年期相關財政預算按折現率3%折讓為基準的現金流量預測。可收回金額經確定為超過其賬面淨值。

管理層相信，上述任何假設可能出現的改變不會使賬面值超出可收回金額。

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23. INTERESTS IN ASSOCIATES

23. 於聯營公司之權益

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Listed securities (Note (i))	上市證券(註解(i))	10,589.2	7,788.5
Unlisted shares (Note (ii))	非上市股份(註解(ii))	1,092.7	1,232.4
		11,681.9	9,020.9
		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Note (i):	註解(i):		
Listed securities	上市證券		
Cost of investment	投資成本	3,987.6	3,441.2
Share of post-acquisition reserves	應佔收購後儲備	6,641.3	4,376.8
Less: impairment	減: 減值	(9.8)	(8.8)
		10,619.1	7,809.2
Elimination of unrealised profit	撇銷未變現溢利	(29.9)	(20.7)
		10,589.2	7,788.5
Fair value of listed securities, at quoted price	上市證券公平價值, 按報價	3,788.2	3,316.1

Management has reviewed the shortfall between the carrying amount of a Hong Kong listed associate, TACI, and the market value of TACI at the end of the reporting period. The management considers that the fair value less cost of disposal based on discounted future cash flows of TACI is higher than the carrying amount and the fair value of TACI, hence, no impairment needs to be recognised.

管理層已審閱一間於香港上市聯營公司天安的賬面值與天安於報告期末的市值之間的差額。管理層認為,按天安之折現未來現金流計算的公平價值減出售成本較天安之賬面值及公平價值為高。因此,毋須確認減值。

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23. INTERESTS IN ASSOCIATES (CONT'D)

Note (i): (Cont'd)

On 16th December, 2015, an indirect wholly-owned subsidiary of the Group entered into the sale and purchase agreement to acquire approximately 23.9% of the total issued share capital of APAC, which is listed on the main board of the Stock Exchange (stock code: 1104), for a consideration of approximately HK\$484.0 million. On 29th February, 2016, the acquisition of APAC was completed as all of the conditions of the sale and purchase agreement were fulfilled. On the same day, APAC became an associate of the Group as the Group has significant influence over the associate. After the acquisition, the Group further acquired an addition 4.54% of the total issued share capital of APAC from the market for a consideration of HK\$47.9 million. In total, the Group held 28.44% of the issued share capital of APAC as at 31st December, 2016.

Management has reviewed the shortfall between the carrying amount of APAC and the market value of APAC at the end of the reporting period. The management has compared the carrying amount of APAC to the fair value less cost of disposal of APAC, which was based on the fair value of APAC's interest in its associate plus its other assets and liabilities, and concluded that there is no need to recognise an impairment allowance. The fair value less cost of disposal has been used by management in the impairment assessment of APAC due to the share of its interest in associate should be marked to market in order to reflect the underlying assets value of APAC.

Note (ii):	註解(ii):
Unlisted shares	非上市股份
Cost of investment	投資成本
Share of post-acquisition reserves	應佔收購後儲備
Less: impairment	減: 減值

Particulars of the Group's principal associates at 31st December, 2016 are set out in note 52.

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23. 於聯營公司之權益(續)

註解(i): (續)

於二零一五年十二月十六日,本集團之間接全資附屬公司訂立買賣協議,以收購亞太資源(一間於聯交所主板上市之公司,股份代號:1104)全部已發行股本約23.9%,代價約484.0百萬港元。於二零一六年二月二十九日,買賣協議之所有條件均已達成,收購亞太資源亦告完成。同日,亞太資源成為本集團之一間聯營公司,原因為本集團對其擁有重大影響。於完成收購事項後,本集團已於市場上進一步收購亞太資源全部已發行股本4.54%,代價為47.9百萬港元。合併計算,本集團於二零一六年十二月三十一日擁有亞太資源已發行股本的28.44%。

管理層已審閱亞太資源賬面值與亞太資源於報告期末的市值之間的差額。管理層已將亞太資源賬面值與按亞太資源於其聯營公司之權益的公平價值加亞太資源其他資產及負債所得之公平價值減出售成本進行比較,結論為毋須確認減值撥備。管理層已採納公平價值減出售成本作為對亞太資源進行減值評估,原因是應佔其於聯營公司之權益應以市值列報以反映亞太資源相關資產的價值。

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	1,842.8	1,751.6
	(69.2)	20.2
	1,773.6	1,771.8
	(680.9)	(539.4)
	1,092.7	1,232.4

本集團於二零一六年十二月三十一日之主要聯營公司詳情載於附註52。

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23. INTERESTS IN ASSOCIATES (CONT'D)**23. 於聯營公司之權益(續)****Summarised consolidated financial information of material associates**

The summarised consolidated financial information of the Group's material associates, TACI and SHKFGL, is set out below.

(i) TACI

The summarised consolidated financial information below represents amounts shown in TACI's consolidated financial statements prepared in accordance with HKFRSs. The results, assets and liabilities of TACI are accounted for using the equity method in these consolidated financial statements (Note).

重大聯營公司之綜合財務資料概述

本集團重大聯營公司天安及新鴻基金金融集團之綜合財務資料概要載列於下文。

(i) 天安

下文之綜合財務資料概要代表於天安的綜合財務報表(根據香港財務報告準則編製)中呈列之金額。天安之業績、資產及負債乃使用權益法於本綜合財務報表中入賬(註解)。

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Current assets	流動資產	13,875.4	13,020.2
Non-current assets	非流動資產	19,816.4	18,540.9
Current liabilities	流動負債	(6,851.2)	(9,250.3)
Non-current liabilities	非流動負債	(4,789.2)	(5,156.5)

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Revenue	收入	1,894.5	1,029.4
Gain on disposal of subsidiaries	出售附屬公司之收益	3,937.7	3,012.8
Profit for the year	本年度溢利	5,708.2	2,595.5
Other comprehensive expenses for the year	本年度其他全面費用	(1,113.2)	(758.4)
Total comprehensive income for the year	本年度全面收益總額	4,595.0	1,837.1
Dividends received from TACI during the year	本年度收取天安的股息	110.0	73.3

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23. INTERESTS IN ASSOCIATES (CONT'D)**Summarised consolidated financial information of material associates (Cont'd)***(i) TACI (Cont'd)*

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

Net assets attributable to the owners of TACI	天安股東應佔資產淨值
Proportion of the Group's ownership interest in TACI	本集團於天安之擁有權權益比例
Share of net assets of TACI	應佔天安資產淨值
Goodwill	商譽
Adjustment on acquisition of additional interest in TACI	就收購天安額外權益調整
Unrealised profit adjustments	未變現溢利調整
Carrying amount of the Group's interest in TACI	本集團於天安之權益之賬面值

Note: The Group's 48.66% interest in TACI gives the Group 48.66% of the voting rights in TACI. As at 31st December, 2016, the board composition of TACI comprised five executive directors, three non-executive directors and four independent non-executive directors, totalling twelve directors. Of these directors, a non-executive director of TACI is also an executive director of each of AGL and the Company, and an executive director of TACI is also an executive director of AGL. China Elite Holdings Limited ("China Elite", a wholly-owned subsidiary of the Company that held the 48.66% interest in TACI) has resolved that whilst the Company's direct or indirect shareholding in TACI is less than 50%, China Elite will not, without prior public notice required under applicable legislation, exercise its power as a shareholder of TACI to seek to appoint another director to the board of directors of TACI who is or has within the previous twelve months been an employee or a director of China Elite, its holding company or any subsidiary of its holding companies.

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23. 於聯營公司之權益(續)**重大聯營公司之綜合財務資料概述(續)***(i) 天安(續)*

上述綜合財務資料概要與綜合財務報表中所確認於天安權益之賬面值之對賬：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	21,513.2	17,138.3
	48.66%	48.66%
	10,468.3	8,339.5
	1.8	1.8
	(614.0)	(614.0)
	(29.9)	(20.7)
	9,826.2	7,706.6

註解：本集團於天安之48.66%權益賦予本集團於天安之48.66%投票權。於二零一六年十二月三十一日，天安董事會由五名執行董事、三名非執行董事及四名獨立非執行董事合共十二名董事組成。在該等董事當中，一名天安非執行董事亦為聯合集團及本公司各自的執行董事，而天安一名執行董事亦為聯合集團的執行董事。China Elite Holdings Limited (「China Elite」，本公司全資附屬公司，持有天安之48.66%權益) 議決，當本公司於天安的直接或間接持股權少於50%，則China Elite在未根據適用法例知會公眾前，將不會行使其作為天安股東的權力，尋求委任另一名董事加入天安董事會，而該董事於先前十二個月擔任或曾經擔任China Elite、其控股公司或其控股公司任何附屬公司的僱員或董事。

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23. INTERESTS IN ASSOCIATES (CONT'D)**23. 於聯營公司之權益(續)****Summarised consolidated financial information of material associates (Cont'd)****重大聯營公司之綜合財務資料概述(續)***(i) TACI (Cont'd)**(i) 天安(續)*

Note: (Cont'd)

註解:(續)

TACI's other three significant shareholders hold a total of 34.89% equity interest as at 31st December, 2016 and were independent third parties from the Group.

於二零一六年十二月三十一日,天安其他三位主要股東合共持有34.89%股權,均為本集團之獨立第三方。

The Group has considered whether TACI is a subsidiary when preparing its consolidated financial statements for the year ended 31st December, 2016 in view of the provisions of HKFRS 10 Consolidated Financial Statements and has concluded that it does not have unilateral ability to direct the relevant activities of TACI based on the above facts and circumstances, and accordingly, the Group continues to account for its interest in TACI as an associate.

本集團編製其截至二零一六年十二月三十一日止年度之綜合財務報表時已根據香港財務報告準則第10號「綜合財務報表」之條文考慮天安是否屬於附屬公司,並基於上述事實及情況,認為其沒有單方面之能力可指示天安的相關活動,因此,本集團繼續將其於天安之權益作為聯營公司入賬。

The principal activities of TACI are property investment and development in the PRC and are strategic to the Group's activities.

天安之主要業務活動為於中國進行物業投資及發展,對本集團業務有策略性影響。

*(ii) SHKFGL**(ii) 新鴻基金融集團*

SHKFGL is accounted for using the equity method. The summarised consolidated financial information of the financial performance for the year and financial position at the reporting date represents the amounts included in the consolidated financial statements of SHKFGL adjusted by fair value adjustments made at the time of reclassifying SHKFGL from a subsidiary to an associate.

新鴻基金融集團使用權益法入賬。綜合財務資料概要為包括在新鴻基金融集團綜合財務報表內的全年財務表現及於結算日之財務狀況,並包括於重新分類新鴻基金融集團由附屬公司至聯營公司時所作之公平價值調整。

Current assets	流動資產
Non-current assets	非流動資產
Current liabilities	流動負債
Non-current liabilities	非流動負債

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	7,192.1	6,036.4
	1,534.2	879.7
	(3,904.0)	(2,258.0)
	(1,400.6)	(1,221.6)

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23. INTERESTS IN ASSOCIATES (CONT'D)**Summarised consolidated financial information of material associates (Cont'd)**

(ii) SHKFGL(Cont'd)

Revenue	收入
Profit from continuing operations	來自持續經營業務之溢利
Post-tax profit from discontinued operations	來自已終止經營業務之除稅後溢利
Other comprehensive expenses	其他全面費用
Total comprehensive income	全面收益總額

The reconciliation of the above summarised financial information to the carrying amount of the interest in SHKFGL is as follows:

Adjusted net assets of SHKFGL	新鴻基金融集團之經調整資產淨值
Group's effective interest	本集團之實際權益
Group's share of adjusted net assets	本集團應佔經調整資產淨值
Goodwill	商譽
Impairment (note 13)	減值(附註13)
Carrying amount of the Group's interest in SHKFGL	本集團於新鴻基金融集團之權益賬面值

23. 於聯營公司之權益(續)**重大聯營公司之綜合財務資料概述(續)**

(ii) 新鴻基金融集團(續)

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Revenue	979.6	1,248.3
Profit from continuing operations	87.5	120.9
Post-tax profit from discontinued operations	-	92.5
Other comprehensive expenses	(16.3)	(2.4)
Total comprehensive income	71.2	211.0

上述財務資料概要與於新鴻基金融集團之權益賬面值之對賬如下:

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Adjusted net assets of SHKFGL	3,421.7	3,436.5
Group's effective interest	30%	30%
Group's share of adjusted net assets	1,026.5	1,031.0
Goodwill	607.7	607.7
Impairment (note 13)	(680.2)	(538.7)
Carrying amount of the Group's interest in SHKFGL	954.0	1,100.0

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23. INTERESTS IN ASSOCIATES (CONT'D)**23. 於聯營公司之權益(續)****Aggregate financial information of associates that are not individually material**

The aggregate financial information of associates that are not individually material is set out below.

單獨不屬重大之聯營公司的財務資料總匯

單獨不屬重大之聯營公司的財務資料總匯載列如下。

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
The Group's share of profit for the year	本集團應佔本年度溢利	94.1	30.6
The Group's share of other comprehensive income (expenses) for the year	本集團應佔本年度其他全面收益(費用)	17.0	(4.4)
The Group's share of total comprehensive income for the year	本集團應佔本年度全面收益總額	111.1	26.2
Aggregate carrying amount of the Group's interests in these associates	本集團於該等聯營公司之權益之賬面總值	901.7	214.3

The Group has unrecognised share of losses of associates as follows:

本集團之未確認應佔聯營公司虧損如下：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
The unrecognised share of losses for the year	年內未確認應佔虧損	(0.1)	(0.4)
Cumulative share of unrecognised losses	累計應佔未確認虧損	(25.3)	(25.2)

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24. INTERESTS IN JOINT VENTURES**24. 於合營公司之權益**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Unlisted shares	非上市股份		
Cost of investment	投資成本	249.0	154.3
Share of post-acquisition reserves	應佔收購後儲備	2,206.6	2,035.5
		2,455.6	2,189.8
Elimination of unrealised profit	撇銷未變現溢利	(33.5)	(33.5)
		2,422.1	2,156.3

Particulars of the Group's principal joint venture at 31st December, 2016 are set out in note 53.

本集團於二零一六年十二月三十一日之主要合營公司詳情載於附註53。

Summarised consolidated financial information of material joint venture

The summarised consolidated financial information in respect of the Group's material joint venture, Allied Kajima Limited ("AKL"), is set out below. The summarised consolidated financial information represents amount shown in AKL's consolidated financial statements prepared in accordance with HKFRSs. The results, assets and liabilities of AKL are accounted for using the equity method in these consolidated financial statements.

重大合營公司之綜合財務資料概述

本集團重大合營公司Allied Kajima Limited (「AKL」)的綜合財務資料概要載於下文。綜合財務資料概要代表於AKL的綜合財務報表(根據香港財務報告準則編製)中呈列之金額。AKL之業績、資產及負債乃使用權益法於本綜合財務報表中入賬。

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Current assets	流動資產	176.6	365.5
Non-current assets	非流動資產	5,115.8	4,495.8
Current liabilities	流動負債	(297.8)	(324.7)
Non-current liabilities	非流動負債	(537.5)	(573.3)
The above amounts of these assets include the following:	以上資產款項包括以下項目:		
Cash and cash equivalents	現金及現金等價物	86.4	292.2

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24. INTERESTS IN JOINT VENTURES (CONT'D)**24. 於合營公司之權益(續)****Summarised consolidated financial information of material joint venture (Cont'd)****重大合營公司之綜合財務資料概述(續)**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Revenue	收入	676.9	697.2
Profit for the year	本年度溢利	498.5	237.4
Other comprehensive expenses for the year	本年度其他全面費用	(4.7)	(2.4)
Total comprehensive income for the year	本年度全面收益總額	493.8	235.0
The above profit for the year includes the following:			
	上述本年度溢利包括下列各項:		
Depreciation	折舊	56.4	60.2
Interest income	利息收入	1.1	1.2
Interest expenses	利息開支	11.4	9.9
Taxation	稅項	32.4	28.8

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

上述綜合財務資料概要與綜合財務報表中所確認於AKL權益之賬面值之對賬:

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Net assets of AKL	AKL之資產淨值	4,457.1	3,963.3
Proportion of the Group's ownership interest in AKL	本集團於AKL之擁有權權益比例	50%	50%
Share of net assets of AKL	應佔AKL資產淨值	2,228.5	1,981.6
Goodwill	商譽	0.1	0.1
Unrealised profit adjustments	未變現溢利調整	(33.5)	(33.5)
Carrying amount of the Group's interest in AKL	本集團於AKL權益之賬面值	2,195.1	1,948.2

Aggregate financial information of joint ventures that are not individually material

The aggregate financial information of joint ventures that are not individually material is set out below.

單獨不屬重大之合營公司的財務資料總匯

單獨不屬重大之合營公司的財務資料總匯載列如下。

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
The Group's share of (loss) profit for the year	本集團應佔本年度(虧損)溢利	(55.3)	38.4
The Group's share of other comprehensive (expenses) income for the year	本集團應佔本年度其他全面(費用)收益	(1.5)	2.5
The Group's share of total comprehensive (expenses) income for the year	本集團應佔本年度全面(費用)收益總額	(56.8)	40.9

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25. FINANCIAL ASSETS AND LIABILITIES**25. 金融資產及負債**

The following tables provide an analysis of financial assets and liabilities of the Group that are measured at cost less impairment and at fair value subsequent to initial recognition.

本集團金融資產及負債按成本扣除減值計量及於首次確認後按公平價值計量，其分析載於下表。

		2016 二零一六年				
		Fair value 公平價值			Cost less impairment 成本扣除減值	Total 總計
		Level 1 第一級	Level 2 第二級	Level 3 第三級	HK\$ Million 百萬港元	HK\$ Million 百萬港元
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Available-for-sale financial assets	可供出售金融資產					
Equity securities listed in Hong Kong	香港上市之股本證券	45.7	-	-	-	45.7
Unlisted overseas equity securities	非上市海外股本證券	-	-	42.2	21.6	63.8
Analysed for reporting purposes as non-current assets	為呈報目的分析為非流動資產	45.7	-	42.2	21.6	109.5

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2016 二零一六年				
		Fair value 公平價值			Cost less impairment 成本扣除減值	Total 總計
		Level 1 第一級	Level 2 第二級	Level 3 第三級		
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Financial assets at fair value through profit or loss	透過損益賬按公平價值處理之金融資產					
Held for trading investments	持作交易投資					
Equity securities listed in Hong Kong	香港上市之股本證券	269.1	-	-	-	269.1
Equity securities listed outside Hong Kong	香港以外地區上市之股本證券	307.4	-	-	-	307.4
Exchange-traded funds listed in Hong Kong	香港上市之交易所買賣基金	139.3	-	-	-	139.3
Over the counter equity derivatives	場外股本衍生工具	-	-	0.4	-	0.4
Over the counter currency derivatives	場外貨幣衍生工具	-	-	0.1	-	0.1
Forward currency contract	遠期貨幣合約	-	50.6	-	-	50.6
Unlisted overseas options	非上市海外期權	-	1.4	-	-	1.4
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	-	-	1,052.0	-	1,052.0
Unlisted call option for club memberships	非上市之會所會籍認購期權	-	-	8.3	-	8.3
Unlisted call option for shares listed outside Hong Kong	香港以外地區上市股份之非上市認購期權	-	-	12.4	-	12.4
Contracts for difference	差價合約	-	22.3	-	-	22.3
Unlisted bonds issued by listed companies	上市公司發行之非上市債券	-	386.9	-	-	386.9
Listed bonds issued by listed companies	上市公司發行之上市債券	-	668.6	-	-	668.6
		715.8	1,129.8	1,073.2	-	2,918.8
Investments designated as at fair value through profit or loss	指定為透過損益賬按公平價值處理之投資					
Unlisted convertible bonds issued by an unlisted company	一間非上市公司發行之非上市可換股債券	-	-	3.9	-	3.9
Unlisted overseas equity securities with a put right for shares	含股份認沽權之非上市海外股本證券	-	-	826.1	-	826.1
Unlisted overseas investment funds	非上市海外投資基金	-	-	2,871.6	-	2,871.6
		-	-	3,701.6	-	3,701.6
		715.8	1,129.8	4,774.8	-	6,620.4
Analysed for reporting purposes as:	為呈報目的所作之分析:					
Non-current assets	非流動資產					3,632.9
Current assets	流動資產					2,987.5
						6,620.4

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2016 二零一六年				
		Fair value 公平價值			Cost less impairment 成本扣除減值	Total 總計
		Level 1 第一級	Level 2 第二級	Level 3 第三級	HK\$ Million 百萬港元	HK\$ Million 百萬港元
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Financial liabilities at fair value through profit or loss	透過損益賬按公平價值處理之金融負債					
Held for trading	持作交易用途					
Futures and options listed outside Hong Kong	香港以外地區上市之期貨及期權	2.2	-	-	-	2.2
Foreign currency contracts	貨幣期貨	-	4.8	-	-	4.8
Unlisted overseas options	非上市海外期權	-	0.3	-	-	0.3
Over the counter equity derivatives	場外股本衍生工具	-	-	2.9	-	2.9
Over the counter currency derivatives	場外貨幣衍生工具	-	-	1.9	-	1.9
Stock borrowings	借入股票	-	75.7	-	-	75.7
Contracts for difference	差價合約	-	27.5	-	-	27.5
Analysed for reporting purposes as current liabilities	為呈報目的分析為流動負債	2.2	108.3	4.8	-	115.3
		2015 二零一五年				
		Fair value 公平價值			Cost less impairment 成本扣除減值	Total 總計
		Level 1 第一級	Level 2 第二級	Level 3 第三級	HK\$ Million 百萬港元	HK\$ Million 百萬港元
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Available-for-sale financial assets	可供出售金融資產					
Equity securities listed in Hong Kong	香港上市之股本證券	48.9	-	-	-	48.9
Unlisted overseas equity securities	非上市海外股本證券	-	-	39.7	16.2	55.9
Analysed for reporting purposes as non-current assets	為呈報目的分析為非流動資產	48.9	-	39.7	16.2	104.8

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2015 二零一五年				
		Fair value 公平價值				
		Level 1 第一級	Level 2 第二級	Level 3 第三級	Cost less impairment 成本扣除減值	
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	
						Total 總計
						HK\$ Million 百萬港元
Financial assets at fair value through profit or loss	透過損益賬按公平價值處理之金融資產					
Held for trading investments	持作交易投資					
Equity securities listed in Hong Kong	香港上市之股本證券	382.5	-	-	-	382.5
Equity securities listed outside Hong Kong	香港以外地區上市之股本證券	242.4	-	-	-	242.4
Exchange-traded funds listed in Hong Kong	香港上市之交易所買賣基金	88.0	-	-	-	88.0
Over the counter equity derivatives	場外股本衍生工具	-	-	0.7	-	0.7
Over the counter currency derivatives	場外貨幣衍生工具	-	-	0.1	-	0.1
Forward currency contract	遠期貨幣合約	-	6.3	-	-	6.3
Options listed outside Hong Kong	香港以外地區上市之期權	3.6	-	-	-	3.6
Unlisted overseas options	非上市海外期權	-	0.4	-	-	0.4
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	-	-	707.0	-	707.0
Unlisted call option for club memberships	非上市之會所會籍認購期權	-	-	9.3	-	9.3
Unlisted call option for shares listed outside Hong Kong	香港以外地區上市股份之非上市認購期權	-	-	25.9	-	25.9
Contracts for difference	差價合約	-	88.1	-	-	88.1
Unlisted bonds issued by listed companies	上市公司發行之非上市債券	-	359.6	-	-	359.6
Listed bonds issued by listed companies	上市公司發行之上市債券	-	488.4	-	-	488.4
		716.5	942.8	743.0	-	2,402.3
Investments designated as at fair value through profit or loss	指定為透過損益賬按公平價值處理之投資					
Unlisted convertible preferred shares issued by an unlisted company	一間非上市公司發行之非上市可換股優先股	-	-	267.8	-	267.8
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之非上市可換股債券	-	-	778.9	-	778.9
Unlisted overseas investment funds	非上市海外投資基金	-	-	2,286.8	-	2,286.8
		-	-	3,333.5	-	3,333.5
		716.5	942.8	4,076.5	-	5,735.8
Analysed for reporting purposes as:	為呈報目的所作之分析:					
Non-current assets	非流動資產					3,484.6
Current assets	流動資產					2,251.2
						5,735.8

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2015 二零一五年				
		Fair value 公平價值			Cost less impairment 成本扣除減值 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
		Level 1 第一級 HK\$ Million 百萬港元	Level 2 第二級 HK\$ Million 百萬港元	Level 3 第三級 HK\$ Million 百萬港元		
Financial liabilities at fair value through profit or loss	透過損益賬按公平價值處理之金融負債					
Held for trading	持作交易用途					
Futures and options listed in Hong Kong	香港上市之期貨及期權	2.0	–	–	–	2.0
Foreign currency contracts	貨幣期貨	–	1.9	–	–	1.9
Over the counter equity derivatives	場外股本衍生工具	–	–	22.5	–	22.5
Over the counter currency derivatives	場外貨幣衍生工具	–	–	0.9	–	0.9
Stock borrowings	借入股票	–	120.1	–	–	120.1
Contracts for difference	差價合約	–	30.5	–	–	30.5
Analysed for reporting purposes as current liabilities	為呈報目的分析為流動負債	2.0	152.5	23.4	–	177.9

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

Available-for-sale financial assets are intended to be held for a continuing strategic or long-term purpose. As there are no sufficient market comparables as input to measure the fair value reliably, some of the unlisted equity investments are measured at cost less impairment.

可供出售金融資產擬持作持續策略或長期用途。由於並無足夠市場可比較資料作為可靠計量公平價值的輸入數據，某些非上市股本投資按成本扣除減值計量。

On the basis of its analysis of the nature, characteristics and risks of the equity securities, the Group has determined that presenting them by nature and type of issuers is appropriate.

基於股本證券之性質、特點及風險分析，本集團釐定以發行人性質及類別呈列實屬適宜。

Fair values are grouped from level 1 to 3 based on the degree to which the fair values are observable.

公平價值按其可觀察度分類為一至三級。

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

第一級公平價值計量按相同的資產或負債於活躍市場的報價(無調整)計算。

Level 2 fair value measurements are those derived from input other than quoted prices included within level 1 that are observable for the assets or liabilities, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

第二級公平價值計量乃除第一級計入之報價外，就資產或負債可直接(即價格)或間接(即自價格衍生)觀察輸入數據得出。

Level 3 fair value measurements are those derived from valuation techniques that include input for the assets or liabilities that are not based on observable market data.

第三級公平價值計量乃計入並非根據可觀察市場數據之資產或負債之估值方法得出。

The fair value of bonds under level 2 at the reporting date were derived from quoted prices from pricing services. The fair value of stock borrowings and forward currency contract under level 2 at the reporting date were derived from observable market prices of the underlying financial assets or liabilities.

於結算日，屬第二級之債券之公平價值乃源自定價服務所報之價格。於結算日，屬第二級之借入股票及遠期貨幣合約之公平價值乃源自相關金融資產或負債之可觀察市場價格。

The fair value of level 3 financial assets and liabilities are mainly derived from an unobservable range of data. In estimating the fair value of a financial asset or a financial liability under level 3, the Group engages external valuers or establishes appropriate valuation techniques internally to perform the valuation which are reviewed by the relevant management of the group companies.

第三級金融資產及負債之公平價值主要以所牽涉無法觀察之數據系列計算。在估計第三級之金融資產或金融負債之公平價值時，本集團委聘外部估值師或由內部設立適當之估值方法以進行估值，並由集團公司之相關管理層審閱。

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

The following table provides further information regarding the valuation of material financial assets (liabilities) under level 3.

下表提供有關第三級重大金融資產(負債)估值之進一步資料。

	2016 二零一六年			Fair value 公平價值 HK\$ Million 百萬港元
	Valuation technique 估值方法	Unobservable inputs 不可觀察輸入數據	Input values 輸入數據值	
Available-for-sale financial assets 可供出售金融資產				
Unlisted overseas equity securities 非上市海外股本證券	Discounted cash flow 折現現金流	Weighted average cost of capital 加權平均資本成本 Average annual dividend pay-out 每年平均派發股息	5% HK\$54.3 million 54.3百萬港元	42.2
Held for trading investments 持作交易投資				
Unlisted put right for shares in an associate 非上市之一間聯營公司股份認沽權	Option model 期權模型	Volatility 波幅 Risk free rate 無風險利率 Equity growth rate 權益增長率 Estimated equity value 權益價值估值	41.8% 0.9% 1.1% HK\$954.0 million 954.0百萬港元	1,052.0
Unlisted call option for shares listed outside Hong Kong 香港以外地區上市股份之非上市認購期權	Option model 期權模型	Volatility 波幅 Risk free rate 無風險利率	55.0% -0.15%	12.4
Financial assets designated as at fair value through profit or loss 指定為透過損益賬按公平價值處理之金融資產				
Unlisted overseas equity securities with a put right for shares 含股份認沽權之非上市海外股本證券	Market comparable approach and option model 市場比較法及 期權模型	Price to book ratio 市賬比率 Volatility 波幅 Discount rate 折現率 Equity growth rate 權益增長率	1.23x 5.5% 1.9% 1.5%	826.1
Unlisted overseas investment funds 非上市海外投資基金	Net asset value* 資產淨值*	n/a 不適用	n/a 不適用	2,871.6
Financial liabilities held for trading 持作交易用途之金融負債				
Over the counter equity derivatives 場外股本衍生工具	Price quoted by counter parties 交易對手所報價格	n/a 不適用	n/a 不適用	(2.9)

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

	Valuation technique 估值方法	2015 二零一五年		Fair value 公平價值 HK\$ Million 百萬港元
		Unobservable inputs 不可觀察輸入數據	Input values 輸入數據值	
Available-for-sale financial assets 可供出售金融資產				
Unlisted overseas equity securities 非上市海外股本證券	Discounted cash flow 折現現金流	Weighted average cost of capital 加權平均資本成本 Average annual dividend pay-out 每年平均派發股息	5.0% HK\$54.3 million 54.3百萬港元	39.7
Held for trading investments 持作交易投資				
Unlisted put right for shares in an associate 非上市之一間聯營公司股份認沽權	Option model 期權模型	Volatility 波幅 Risk free rate 無風險利率 Equity growth rate 權益增長率	19.2% 0.6% 3.1%	707.0
Unlisted call option for shares listed outside Hong Kong 香港以外地區上市股份之非上市 認購期權	Option model 期權模型	Estimated equity value 權益價值估值 Volatility 波幅 Risk free rate 無風險利率	HK\$1,100.0 million 1,100.0百萬港元 63.1% 0.002%	25.9
Financial assets designated as at fair value through profit or loss 指定為透過損益賬按公平價值 處理之金融資產				
Unlisted convertible preferred shares issued by an unlisted company 一間非上市公司發行之非上市 可換股優先股	Discounted cash flow 折現現金流	Contractual price of an impending sale 即將交易之合約價格	HK\$267.8 million 267.8百萬港元	267.8
Unlisted convertible bonds issued by unlisted companies 非上市公司發行之非上市 可換股債券	Market comparable approach 市場比較法	Recent transaction price 最近之交易價格	n/a 不適用	778.9
Unlisted overseas investment funds 非上市海外投資基金	Net asset value* 資產淨值*	n/a 不適用	n/a 不適用	2,286.8
Financial liabilities held for trading 持作交易用途之金融負債				
Over the counter equity derivatives 場外股本衍生工具	Price quoted by counter parties 交易對手所報價格	n/a 不適用	n/a 不適用	(22.5)

* The Group has determined that the reported net asset values represent fair value of the unlisted overseas investment funds.

* 本集團釐定，報告資產淨值指非上市海外投資基金之公平價值。

The management believes that possible changes in the input values would not cause significant change in fair value of the financial assets and liabilities under level 3.

管理層相信，輸入數據值之潛在變動不會對第三級金融資產及負債之公平價值造成重大變動。

There was no change in the valuation technique during the year.

於本年度採用之估值方法沒有改變。

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

The reconciliation of financial assets and liabilities under level 3 fair value measurements is as follows:

第三級公平價值計量下之金融資產及負債對賬如下：

		2016 二零一六年							
		Recognised gains or losses 已確認收益或虧損						Balance at	Unrealised
		Balance at	Transfer	Profit or loss	Other	Purchase	Disposal	31st	gain or loss
		1st January	結轉	損益	comprehensive	購買	出售	December	for the year
		於一月一日	之結餘	之結餘	income	之結餘	之結餘	於十二月	年內未變
		HK\$ Million	HK\$ Million	HK\$ Million	其他	HK\$ Million	HK\$ Million	三十日	現收益或
		百萬港元	百萬港元	百萬港元	全面收益	百萬港元	百萬港元	之結餘	虧損
					HK\$ Million			百萬港元	百萬港元
					百萬港元				
Available-for-sale financial assets	可供出售金融資產								
Unlisted overseas equity securities	非上市海外股本證券	39.7	-	-	2.5	-	-	42.2	-
Held for trading investments	持作交易投資								
Over the counter equity derivatives	場外股本衍生工具	0.7	-	(0.3)	-	-	-	0.4	(0.3)
Over the counter currency derivatives	場外貨幣衍生工具	0.1	-	-	-	-	-	0.1	-
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	707.0	-	345.0	-	-	-	1,052.0	345.0
Unlisted call option for club memberships	非上市之會所會籍認購期權	9.3	-	(1.0)	-	-	-	8.3	(1.0)
Unlisted call option for shares listed outside Hong Kong	香港以外地區上市股份之非上市認購期權	25.9	-	(13.5)	-	-	-	12.4	(13.5)
Investments designated as at fair value	指定為按公平價值處理之投資								
Unlisted convertible preferred shares issued by an unlisted company	一間非上市公司發行之非上市可換股優先股	267.8	-	0.1	-	-	(267.9)	-	-
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之非上市可換股債券	778.9	(775.0)	-	-	-	-	3.9	-
Unlisted overseas equity securities with a put right for shares [*]	含股份認沽權之非上市海外股本證券 [*]	-	775.0	51.1	-	-	-	826.1	51.1
Unlisted overseas investment funds	非上市海外投資基金	2,286.8	-	435.2	-	384.8	(235.2)	2,871.6	426.2
Financial liabilities held for trading	持作交易用途之金融負債								
Over the counter equity derivatives	場外股本衍生工具	(22.5)	-	19.6	-	-	-	(2.9)	19.6
Over the counter currency derivatives	場外貨幣衍生工具	(0.9)	-	(1.0)	-	-	-	(1.9)	(1.0)

^{*} On 10th December, 2015, the Group entered into a convertible note agreement with an overseas unlisted company ("Issuer") to subscribe a convertible note in an aggregate principal amount of US\$100,000,000 issued by the Issuer, and entered into a subscription and shareholders' agreement with the Issuer and its holding company, in respect of the exercise of the conversion right under the convertible note agreement to subscribe for the Issuer's ordinary shares with a right to put back the ordinary shares to the Issuer. During the year ended 31st December, 2016, the Group exercised the conversion right and the Issuer allotted and issued 100,000,000 shares at US\$1 each, which represented approximately 4.55% of the enlarged issued and paid up share capital of the Issuer. The put right is considered as an embedded derivative. The Group designates the entire unlisted overseas equity securities with a put right for shares as a financial asset at fair value through profit or loss.

^{*} 於二零一五年十二月十日，本集團就認購本金總額為100,000,000美元的可換股票據與一間海外非上市公司(「發行人」)訂立可換股票據協議；並就行使可換股票據協議項下換股權以認購發行人普通股(連帶向發行人回沽普通股的權利)，與發行人及其控股公司訂立認購及股東協議。於截至二零一六年十二月三十一日止年度，本集團行使換股權，據此發行人按每股1美元配發及發行100,000,000股，相當於發生人經擴大及已繳足股本的約4.55%。認沽權被視為一項嵌入式衍生工具。全部含股份認沽權之非上市海外股本證券已被本集團指定為透過損益賬按公平價值處理之金融資產。

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2015 二零一五年					Balance at 31st December 於十二月 三十一日 之結餘 HK\$ Million 百萬港元	Unrealised gain or loss for the year 年內未變 現收益或 虧損 HK\$ Million 百萬港元
		Recognised gains or losses 已確認收益或虧損			Purchase 購買 HK\$ Million 百萬港元	Disposal 出售 HK\$ Million 百萬港元		
Balance at 1st January 於一月一日 之結餘 HK\$ Million 百萬港元		Profit or loss 損益 HK\$ Million 百萬港元	Other comprehensive income 其他 全面收益 HK\$ Million 百萬港元					
Available-for-sale financial assets	可供出售金融資產							
Unlisted overseas equity securities	非上市海外股本證券	35.5	-	4.2	-	-	39.7	
Unlisted overseas investment funds	非上市海外投資基金	12.3	-	(0.8)	-	(11.5)	-	
Held for trading investments	持作交易投資							
Over the counter equity derivatives	場外股本衍生工具	-	0.7	-	-	-	0.7	
Over the counter currency derivatives	場外貨幣衍生工具	-	0.1	-	-	-	0.1	
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	-	596.0	-	111.0	-	707.0	
Unlisted call option for club memberships	非上市之會所會籍認購期權	-	-	-	9.3	-	9.3	
Unlisted call option for shares listed outside Hong Kong	香港以外地區上市股份之 非上市認購期權	-	25.9	-	-	-	25.9	
Investments designated as at fair value	指定為按公平價值處理之投資							
Unlisted convertible preferred shares issued by an unlisted company	一間非上市公司發行之 非上市可換股優先股	39.5	205.2	-	23.1	-	267.8	
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之 非上市可換股債券	-	-	-	778.9	-	778.9	
Unlisted overseas investment funds	非上市海外投資基金	831.5	134.2	-	1,560.9	(239.8)	2,266.8	
Financial liabilities held for trading	持作交易用途之金融負債							
Over the counter equity derivatives	場外股本衍生工具	(48.5)	26.0	-	-	-	(22.5)	
Over the counter currency derivatives	場外貨幣衍生工具	(17.8)	16.9	-	-	-	(0.9)	

There was no transfer out or transfer in of level 3 in current year. The Group's policy is to recognise transfers into and transfers out of level 3 as of the date of the event or change in circumstances that caused the transfer.

本年度概無轉入或轉出第三級。本集團之政策是當引致轉撥的事件或情況改變時當日確認轉入或轉出第三級。

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

The carrying amounts of the Group's financial assets at the end of the reporting period were as follows:

本集團金融資產於報告期末之賬面值如下：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Financial assets at fair value through profit or loss	透過損益賬按公平價值處理之金融資產		
– Held for trading investments	– 持作交易投資	2,918.8	2,402.3
– Investments designated as at fair value through profit or loss	– 指定為透過損益賬按公平價值處理之投資	3,701.6	3,333.5
		6,620.4	5,735.8
Loans and receivables under non-current assets	歸類為非流動資產之貸款及應收款項		
– Trade and other receivables (note 29)	– 貿易及其他應收款項 (附註29)	398.7	1,728.8
– Loans and advances to consumer finance customers (note 26)	– 私人財務客戶貸款及墊款 (附註26)	2,521.2	2,741.3
– Amounts due from associates (note 30)	– 聯營公司欠款 (附註30)	248.8	64.9
Loans and receivables under current assets	歸類為流動資產之貸款及應收款項		
– Bank deposits, cash and cash equivalents (note 31)	– 銀行存款、現金及現金等價物 (附註31)	7,089.6	7,890.2
– Trade and other receivables (note 29)	– 貿易及其他應收款項 (附註29)	3,881.5	2,138.5
– Loans and advances to consumer finance customers (note 26)	– 私人財務客戶貸款及墊款 (附註26)	5,752.2	6,080.7
– Amounts due from associates (note 30)	– 聯營公司欠款 (附註30)	112.0	171.3
– Amounts due from joint ventures (note 30)	– 合營公司欠款 (附註30)	11.1	9.2
		20,015.1	20,824.9
Available-for-sale financial assets	可供出售金融資產	109.5	104.8
		26,745.0	26,665.5

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)**25. 金融資產及負債(續)**

The carrying amounts of the Group's financial liabilities at the end of reporting period were as follows:

本集團金融負債於報告期末之賬面值如下：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Financial liabilities measured at amortised cost	按攤銷成本計算的金融負債		
– Bank and other borrowings (note 37)	– 銀行及其他借貸(附註37)	5,612.3	6,883.1
– Trade and other payables (note 32)	– 貿易及其他應付款項(附註32)	156.6	161.5
– Amount due to a holding company	– 欠一間控股公司款項	11.6	5.7
– Amounts due to associates	– 欠聯營公司款項	7.3	5.5
– Amounts due to joint ventures	– 欠合營公司款項	0.1	0.1
– Notes (note 38)	– 票據(附註38)	5,262.2	3,531.4
		11,050.1	10,587.3
Financial liabilities at fair value through profit or loss	透過損益賬按公平價值處理之金融負債		
– Held for trading	– 持作交易用途	115.3	177.9
		11,165.4	10,765.2

Financial asset and financial liabilities offsetting

The disclosures set out in the tables below include financial assets and financial liabilities that:

- are subject to an enforceable master netting arrangement or similar agreement that covers similar financial instruments, irrespective of whether they are offset in the Group's consolidated statement of financial position.

The Group has entered certain derivative transactions that are covered by the International Swaps and Derivatives Association Master Agreements ("ISDA Agreements") signed with various banks. These derivative instruments are not offset in the consolidated statement of financial position as the ISDA Agreements are in place with a right of set off only in the event of default, insolvency or bankruptcy so that the Group currently has no legally enforceable right to set off the recognised amounts.

抵銷金融資產及金融負債

下表所載披露包括金融資產及金融負債，其為：

- 受可強制執行總淨額結算安排或涵蓋類似金融工具的類似協議所規限，不論其是否於本集團綜合財務狀況表內抵銷。

本集團已訂立若干衍生工具交易，其受與各家銀行簽訂的國際掉期及衍生工具主協議(「ISDA協議」)所涵蓋。由於ISDA協議訂明抵銷權只可於違約、無力償債或破產時行使，故本集團目前並無合法可強制執行權利抵銷已確認的金額，而該等衍生工具並無於綜合財務狀況表抵銷。

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25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

Financial asset and financial liabilities offsetting (Cont'd)

Financial assets and liabilities subject to offsetting, enforceable master netting arrangements and similar agreements:

金融資產及金融負債抵銷(續)

受抵銷、可強制執行總淨結算主協議及類似協議所規限的金融資產及負債如下：

		Gross amounts of recognised financial assets and liabilities 已確認 金融資產及 負債總額 HK\$ Million 百萬港元	Gross amounts set off in the consolidated statement of financial position 於綜合 財務狀況表 內抵銷總額 HK\$ Million 百萬港元	Net amounts presented in the consolidated statement of financial position 於綜合 財務狀況表 呈列的淨額 HK\$ Million 百萬港元	Related amounts not set off in the consolidated statement of financial position 並無於綜合財務狀況表內 抵銷的相關款項 Financial instruments 金融工具 HK\$ Million 百萬港元	Cash collateral received 已收 現金抵押 HK\$ Million 百萬港元	Net amount 淨額 HK\$ Million 百萬港元
At 31st December, 2016							
Type of financial assets		金融資產類型					
Financial assets at fair value through profit or loss	於二零一六年十二月三十一日 透過損益賬按公平價值處理之 金融資產	1,450.8	-	1,450.8	(3.8)	-	1,447.0
Receivables from brokers	應收經紀款項	1,059.5	-	1,059.5	(111.5)	-	948.0
Type of financial liabilities		金融負債類型					
Financial liabilities at fair value through profit or loss	於二零一六年十二月三十一日 透過損益賬按公平價值處理之 金融負債	115.3	-	115.3	(115.3)	-	-
At 31st December, 2015							
Type of financial assets		金融資產類型					
Financial assets at fair value through profit or loss	於二零一五年十二月三十一日 透過損益賬按公平價值處理之 金融資產	1,654.8	-	1,654.8	(188.6)	-	1,466.2
Receivables from brokers	應收經紀款項	146.5	-	146.5	(5.7)	-	140.8
Type of financial liabilities		金融負債類型					
Financial liabilities at fair value through profit or loss	於二零一五年十二月三十一日 透過損益賬按公平價值處理之 金融負債	177.9	-	177.9	(177.9)	-	-
Payables to brokers	應付經紀款項	16.4	-	16.4	(16.4)	-	-

Further details on financial risk management of financial assets and liabilities are disclosed in note 41.

金融資產及負債之金融風險管理進一步詳情載於附註41。

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26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS 26. 私人財務客戶貸款及墊款

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款		
Hong Kong	香港	6,989.8	6,839.9
Mainland China	中國內地	2,193.1	2,932.3
Less: impairment allowance	減：減值撥備	(909.5)	(950.2)
		8,273.4	8,822.0
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	2,521.2	2,741.3
Current assets	流動資產	5,752.2	6,080.7
		8,273.4	8,822.0

Movements of impairment allowance during the year were as follows:

年內減值撥備之變動如下：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
At 1st January	於一月一日	(950.2)	(756.6)
Exchange adjustments	匯兌調整	23.5	19.1
Amounts written off	撇銷款項	1,054.0	1,363.7
Amounts recognised in profit or loss	於損益確認之款項	(876.6)	(1,446.9)
Amounts recovered	收回款項	(160.2)	(129.5)
At 31st December	於十二月三十一日	(909.5)	(950.2)

All the loans and advances bear interest at market interest rates.

所有貸款及墊款均按市場利率計息。

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26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS (CONT'D)

The loans and advances to consumer finance customers have been reviewed by the Consumer Finance division to assess impairment allowances which are based on the evaluation of collectibility, aging analysis of accounts and on management's judgment, including the current creditworthiness and the past collection statistics of individually significant accounts or a portfolio of accounts on a collective basis.

The following is an aging analysis for the loans and advances to consumer finance customers that were past due at the end of the reporting period but not impaired:

Less than 31 days past due	逾期少於31日
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上

The loans and advances to consumer finance customers categorised as unsecured and secured, are as follows:

At the reporting date, loans and advances to consumer finance customers consisted of HK\$7,388.3 million unsecured (2015: HK\$7,803.9 million) and HK\$885.1 million secured (2015: HK\$1,018.1 million). The table below summarises its credit quality (gross balances net of impairment allowances):

Credit quality	信貸質素
Neither past due nor individually impaired	並非逾期或個別減值
Past due or individually impaired	逾期或個別減值

The amount and type of collateral required depend on an assessment of the credit risk of the customer or counterparty.

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26. 私人財務客戶貸款及墊款(續)

私人財務客戶貸款及墊款由私人財務部審核，按可收回性評估、賬齡分析及管理層判斷(包括個別大額賬戶或集體賬戶組合之現時信譽及過往收款數據)以評估減值撥備。

以下為於報告期末已逾期但無減值之私人財務客戶貸款及墊款之賬齡分析：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	519.6	571.2
	129.7	147.0
	58.1	124.7
	139.8	397.6
	169.8	103.5
	1,017.0	1,344.0

私人財務客戶貸款及墊款分為無抵押及有抵押，呈列如下：

於結算日，私人財務客戶貸款及墊款包括無抵押貸款7,388.3百萬港元(二零一五年：7,803.9百萬港元)及有抵押貸款885.1百萬港元(二零一五年：1,018.1百萬港元)。下表概述其信貸質素(總餘額減減值撥備)：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	7,238.7	7,420.9
	1,034.7	1,401.1
	8,273.4	8,822.0

所需抵押款項及類別視乎客戶或交易對手之信貸風險評估情況而定。

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26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS (CONT'D)

26. 私人財務客戶貸款及墊款(續)

The main types of collateral and credit enhancement obtained are as follows:

- for personal lending, mortgages over residential properties; and
- for commercial lending, corporate guarantees, charges over real estate properties, pledge of shares or debentures over the borrower's assets.

In general, the loans and advances which are granted on a secured basis, are made to the consumer finance customers with sufficient amount of collateral provided by them. Management requests additional collateral as appropriate in accordance with the underlying agreements, and monitors the market value of collateral during its review of the adequacy of the impairment allowance.

Estimate of fair value of collateral is based on the valuation techniques commonly used for the corresponding assets at the time of borrowing.

It is the Group's policy to dispose of repossessed properties in an orderly fashion. The proceeds are used to reduce or repay the outstanding loan balances. In general, the Group does not retain repossessed properties for business purposes.

In respect of the secured loans and advances to consumer finance customers with the carrying amount of HK\$808.0 million (2015: HK\$819.1 million), the fair values of the collaterals of such loans and advances can be objectively ascertained to cover the outstanding amount of the loan balances.

The carrying amounts of the loans and advances to consumer finance customers approximate their fair values.

所獲抵押品及信貸增強措施的主要類別如下：

- 對於個人貸款，以住宅物業按揭；及
- 對於商業借貸，以企業擔保、房地產物業抵押、股份抵押或借款人資產債券抵押。

一般而言，按擔保基準授出之貸款及墊款，乃供給可提供充足抵押品之私人財務客戶。管理層會於適當時要求根據相關協議作出額外抵押，並於檢討減值撥備是否足夠時，監察抵押品的市值。

估計抵押品公平價值乃於借款時採用一般適用於相應資產之常用估值方法而釐定。

本集團的方針是有序地變賣沒收物業。所得款項用作降低或償還未償還貸款結餘。一般而言，本集團不會保留沒收物業作業用途。

就賬面值為808.0百萬港元(二零一五年：819.1百萬港元)之有抵押私人財務客戶貸款及墊款而言，相關貸款及墊款之抵押品之公平價值可客觀確定為足以結付貸款結餘之未償還金額。

私人財務客戶貸款及墊款之賬面值與其公平價值相若。

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27. DEFERRED TAX

The following are the major deferred tax assets and liabilities of the Group recognised and movements thereon during the current and prior years:

27. 遞延稅項

本集團於本年度及過往年度中確認的主要遞延稅項資產及負債以及相關變動如下：

		Accelerated tax depreciation 加速 稅務折舊 HK\$ Million 百萬港元	Revaluation of assets 資產重估 HK\$ Million 百萬港元	Provisions and impairment 撥備及減值 HK\$ Million 百萬港元	Unrealised gain 未變現收益 HK\$ Million 百萬港元	Undistributed earnings and others 未分派 盈利及其他 HK\$ Million 百萬港元	Tax losses 稅項虧損 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 1st January, 2015	於二零一五年一月一日	288.1	180.4	(369.1)	67.6	7.8	(92.6)	82.2
Exchange adjustments	匯兌調整	(0.2)	(1.6)	20.4	(3.2)	-	0.4	15.8
Disposal of subsidiaries and joint venture	出售附屬公司及 合營公司	(59.0)	(0.1)	10.9	(1.3)	(5.0)	15.1	(39.4)
Recognised in equity	於權益確認	-	5.0	-	-	-	-	5.0
Recognised in profit or loss	於損益確認	9.8	(4.0)	(297.6)	5.6	(0.1)	(3.6)	(289.9)
At 31st December, 2015	於二零一五年十二月三十一日	238.7	179.7	(635.4)	68.7	2.7	(80.7)	(226.3)
Exchange adjustments	匯兌調整	-	(0.6)	37.6	(4.0)	-	0.6	33.6
Disposal of subsidiaries and joint venture	出售附屬公司及 合營公司	-	(3.0)	-	-	-	-	(3.0)
Recognised in profit or loss	於損益確認	11.6	8.3	(130.3)	(9.4)	(2.7)	1.0	(121.5)
At 31st December, 2016	於二零一六年十二月三十一日	250.3	184.4	(728.1)	55.3	-	(79.1)	(317.2)

For reporting purposes, certain deferred tax assets and liabilities have been offset in the underlying subsidiaries. The following is the analysis of the deferred tax balances of the Group for financial reporting purposes:

就報告目的而言，若干遞延稅項資產及負債已於相關附屬公司抵銷。以下為本集團就財務報告所作的遞延稅項結餘分析：

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Deferred tax liabilities	遞延稅項負債	335.3	317.1
Deferred tax assets	遞延稅項資產	(652.5)	(543.4)
		(317.2)	(226.3)

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27. DEFERRED TAX (CONT'D)

At the end of the reporting period, the Group had unrecognised deductible temporary differences of HK\$5.2 million (2015: HK\$5.3 million) and estimated unused tax losses of HK\$1,379.2 million (2015: HK\$1,255.3 million) available to offset against future assessable profits. A deferred tax asset has been recognised in respect of HK\$459.3 million (2015: HK\$383.7 million) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$919.9 million (2015: HK\$871.6 million) of losses due to the unpredictability of future assessable profit streams. The unrecognised tax losses included a sum of HK\$1.5 million that will expire during 2018 to 2021 (2015: HK\$1.5 million will expire during 2017 to 2020).

Under the Law of PRC on Enterprise Income Tax, withholding tax is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1st January, 2008 onwards. Deferred tax has not been provided for in the consolidated financial statements in respect of temporary differences attributable to accumulated profits of the PRC subsidiaries amounting to HK\$788.1 million at the end of the reporting period (2015: HK\$897.8 million). The taxable temporary differences have not been recognised as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

There were no other significant temporary differences that are not recognised arising during the year or at the end of the reporting period.

27. 遞延稅項(續)

於報告期末，本集團之未確認可扣稅臨時差額為5.2百萬港元(二零一五年：5.3百萬港元)及可抵銷未來應課稅溢利之估計未動用稅項虧損1,379.2百萬港元(二零一五年：1,255.3百萬港元)。其中就459.3百萬港元(二零一五年：383.7百萬港元)之上述虧損確認遞延稅項資產。因未能確定未來應課稅溢利流，故並無確認餘下919.9百萬港元(二零一五年：871.6百萬港元)虧損之遞延稅項資產。未確認稅項虧損包括將於二零一八年至二零二一年到期之款項1.5百萬港元(二零一五年：二零一七年至二零二零年到期之款項1.5百萬港元)。

根據中國企業所得稅法，自二零零八年一月一日起，須就中國附屬公司所得溢利所宣派的股息繳納預扣稅。於報告期末，並無就中國附屬公司的累計溢利應佔臨時差額788.1百萬港元(二零一五年：897.8百萬港元)於綜合財務報表中計提遞延稅項撥備。由於本集團可控制撥回臨時差額之時間，而臨時差額可能將不會在可見將來撥回，因此並無確認應課稅臨時差額。

年內或於報告期末，並無其他未確認之重大臨時差額。

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28. PROPERTIES HELD FOR SALE AND OTHER INVENTORIES**28. 待出售物業及其他存貨**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Properties in Hong Kong	於香港之物業	44.1	44.1
Freehold property outside Hong Kong	香港境外之永久業權物業	–	135.0
Other inventories	其他存貨	0.3	0.1
		44.4	179.2

All the properties held for sale are stated at the lower of cost and net realisable value.

所有待出售物業按成本與可變現淨值兩者中較低者入賬。

At 31st December, 2016, the Group changed the purpose of the freehold property outside Hong Kong, being a property in the USA, with a carrying amount of HK\$135.1 million (2015: Nil) from the purpose of held for sale to the purpose of held for capital appreciation or rental earning or both and was therefore reclassified as an investment property.

於二零一六年十二月三十一日，本集團將香港境外之永久業權物業（即一項賬面值為135.1百萬港元之位於美國之物業）（二零一五年：無）的用途由待出售變更為持作資本升值或租金盈利或兩者均有，並因此已重新分類為投資物業。

In 2015, the use of certain of the Group's properties previously held for sale with a carrying amount of HK\$119.6 million was changed, evidenced by the properties being rented out under operating leases during that year and were therefore reclassified as investment properties.

於二零一五年，若干本集團之前賬面值為119.6百萬港元之待出售物業之用途已變更，有關物業已於該年內按經營租約租出，並因此已重新分類為投資物業。

At 31st December, 2016, the carrying value of properties held for sale pledged as security of the Group's bank and other borrowings amounted to HK\$44.1 million (2015: HK\$44.1 million).

於二零一六年十二月三十一日，賬面值44.1百萬港元（二零一五年：44.1百萬港元）之待出售物業已抵押，作為本集團銀行及其他借貸之抵押品。

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29. TRADE AND OTHER RECEIVABLES

29. 貿易及其他應收款項

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Secured term loans	有抵押有期貸款	2,664.5	3,123.7
Unsecured term loans	無抵押有期貸款	380.3	425.7
Less: impairment allowance	減: 減值撥備	(0.4)	(95.9)
		3,044.4	3,453.5
Trade receivables – accounts receivable from brokers and clients *	應收貿易賬款—來自經紀及客戶之應收款項*	1,094.0	185.2
Less: impairment allowance	減: 減值撥備	(0.4)	(2.7)
		1,093.6	182.5
Guarantee and consultancy fee receivables	應收保證費及顧問費	1.5	1.7
Payments on behalf of customers **	代客戶付款**	59.4	21.3
Less: impairment allowance	減: 減值撥備	(56.1)	(17.0)
		4.8	6.0
Notes	票據	38.8	125.8
Other receivables	其他應收款項		
Deposits	按金	52.3	79.2
Others	其他	46.3	20.3
		98.6	99.5
Trade and other receivables at amortised cost	按攤銷成本之貿易及其他應收款項	4,280.2	3,867.3
Prepayments	預付款項	45.6	37.6
		4,325.8	3,904.9
Analysed for reporting purposes as:	為呈報目的所作之分析:		
Non-current assets	非流動資產	398.7	1,728.8
Current assets	流動資產	3,927.1	2,176.1
		4,325.8	3,904.9

* Subsequent to the year ended 31st December, 2016, receivable from brokers of HK\$803.6 million was settled in January 2017.

** Payments on behalf of customers represented payments made by the Group to reimburse the beneficiaries of the guarantees (“Holders”) for losses the Holders incurred because the customers failed to make payments when due in accordance with the term of the corresponding debt instruments.

* 於截至二零一六年十二月三十一日止年度後，應收經紀款項803.6百萬港元已於二零一七年一月收取。

** 代客戶付款指由於客戶未能按照相應債務工具之期限於到期時支付款項，本集團付款以向擔保之受益人（「持有人」）償付持有人由此產生之損失。

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29. TRADE AND OTHER RECEIVABLES (CONT'D)

The following is an aged analysis of trade and other receivables based on the date of the invoice/contract note at the reporting date:

29. 貿易及其他應收款項(續)

以下為於結算日之貿易及其他應收款項根據發票/合約單據日期作出之賬齡分析:

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Less than 31 days	少於31日	35.3	19.0
31 to 60 days	31至60日	7.3	8.2
61 to 90 days	61至90日	6.1	5.6
91 to 180 days	91至180日	0.7	3.6
Over 180 days	180日以上	0.4	0.9
		49.8	37.3
Term loans and trade and other receivables without aging*	並無賬齡之有期貸款及貿易及其他應收款項*	4,287.3	3,945.6
Less: impairment allowances	減: 減值撥備	(56.9)	(115.6)
Trade and other receivables at amortised cost	按攤銷成本之貿易及其他應收款項	4,280.2	3,867.3

* No aging analysis is disclosed for term loans financing, as, in the opinion of the management, the aging analysis does not give additional value in view of the nature of the term loans financing business.

* 管理層認為，鑒於有期貸款融資的業務性質，賬齡分析意義不大，因此並無披露有期貸款融資之賬齡分析。

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29. TRADE AND OTHER RECEIVABLES (CONT'D)**29. 貿易及其他應收款項(續)**

The gross amount of impaired receivables at the reporting date and the movement of impairment allowances during the year were as follows:

於結算日有減值應收款項總額及年內減值撥備之變動如下：

		Trade receivables 應收 貿易賬款 HK\$ Million 百萬港元	Term loans 有期貨款 HK\$ Million 百萬港元	Margin loans 證券放款 HK\$ Million 百萬港元	Other receivables 其他 應收款項 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 31st December, 2016	於二零一六年 十二月三十一日					
Gross amount of impaired receivables	有減值應收款項 總額	1.8	2.0	-	60.9	64.7
Individually assessed impairment allowances	個別評估 減值撥備					
Balance brought forward	結存承上	(2.7)	(95.9)	-	(17.0)	(115.6)
Exchange adjustments	匯兌調整	0.2	-	-	3.1	3.3
Amounts written off	撇銷款項	-	59.7	-	12.7	72.4
Amounts recognised in profit or loss	於損益確認之 款項	2.1	35.8	-	(54.9)	(17.0)
Balance carried forward	結存轉下	(0.4)	(0.4)	-	(56.1)	(56.9)
Net carrying amount of impaired receivables	已減值應收款項之 賬面淨值	1.4	1.6	-	4.8	7.8
At 31st December, 2015	於二零一五年 十二月三十一日					
Gross amount of impaired receivables	有減值應收款項 總額	3.3	320.4	-	23.0	346.7
Individually assessed impairment allowances	個別評估 減值撥備					
Balance brought forward	結存承上	(14.1)	(4.8)	(119.9)	-	(138.8)
Exchange adjustments	匯兌調整	-	-	-	0.6	0.6
Amounts written off	撇銷款項	0.1	4.4	9.5	-	14.0
Amounts recognised in profit or loss	於損益確認之 款項	2.0	(95.5)	-	(17.6)	(111.1)
Disposal of subsidiaries	出售附屬公司	9.3	-	110.4	-	119.7
Balance carried forward	結存轉下	(2.7)	(95.9)	-	(17.0)	(115.6)
Net carrying amount of impaired receivables	已減值應收款項之 賬面淨值	0.6	224.5	-	6.0	231.1

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29. TRADE AND OTHER RECEIVABLES (CONT'D)

Impairment loss on trade receivables, term loans and other receivables is recognised in profit or loss after review by the management of the relevant group companies, based on the latest status of trade receivables, term loans and other receivables, and the latest announced or available information about the underlying collateral held.

The following is an aged analysis of the trade and other receivables that were past due at the end of the reporting period but not impaired:

Less than 31 days	少於31日
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上

The carrying amounts of the trade and other receivables at amortised cost approximate their fair values.

Further details on financial risk management of trade and other receivables are disclosed in note 41.

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29. 貿易及其他應收款項(續)

經相關集團公司之管理層審視應收貿易賬款、有期貸款及其他應收款項的情況後(根據應收貿易賬項、有期貸款及其他應收款項的最新情況及最新公佈或得到的有關抵押品的資料)之減值虧損於損益中確認。

以下為於報告期末之已逾期但無減值之貿易及其他應收款項之賬齡分析:

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	10.6	12.4
	5.2	4.0
	3.7	5.1
	2.2	3.8
	0.1	0.9
	21.8	26.2

按攤銷成本計值之貿易及其他應收款項的賬面值與其公平價值相若。

貿易及其他應收款項之金融風險管理之進一步詳情載於附註41。

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30. AMOUNTS DUE FROM ASSOCIATES AND JOINT VENTURES **30. 聯營公司及合營公司欠款****(i) Amounts due from associates****(i) 聯營公司欠款**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Advances	墊款	377.9	253.3
Less: impairment allowance	減：減值撥備	(17.1)	(17.1)
		360.8	236.2
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	248.8	64.9
Current assets	流動資產	112.0	171.3
		360.8	236.2
Gross amount of impaired advances to associates	聯營公司有減值墊款總額	17.3	17.3
Individually assessed impairment allowances	個別評估減值撥備		
At 1st January and 31st December	於一月一日及於十二月三十一日	(17.1)	(17.1)
Net carrying amount of impaired advances to associates	聯營公司已減值墊款賬面淨值	0.2	0.2

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30. AMOUNTS DUE FROM ASSOCIATES AND JOINT VENTURES (CONT'D)**(ii) Amounts due from joint ventures**

Advances	墊款
Less: impairment allowance	減: 減值撥備
Analysed for reporting purposes as current assets	為呈報目的分析為流動資產
Gross amount of impaired advances to joint ventures	合營公司有減值墊款總額
Individually assessed impairment allowances	個別評估減值撥備
At 1st January	於一月一日
Amounts written off	撇銷款項
Amounts recognised in profit or loss	於損益確認之款項
At 31st December	於十二月三十一日
Net carrying amount of impaired advances to joint ventures	合營公司已減值墊款賬面淨值

The impairment is recognised when there is objective evidence of impairment (such as unsustainable operating loss) after the Group's evaluation of the collectibility of amounts due from associates and joint ventures.

Further details of amounts due from associates and joint ventures are disclosed in note 47.

30. 聯營公司及合營公司欠款(續)**(ii) 合營公司欠款**

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	11.1	9.2
	-	-
	11.1	9.2
	-	-
	-	(8.5)
	-	13.6
	-	(5.1)
	-	-
	-	-

本集團僅會在評估聯營公司及合營公司欠款之可收回度並發現有客觀證據(例如持續經營虧損)顯示有減值時方會確認減值。

聯營公司及合營公司欠款之進一步詳情載於附註47。

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31. BANK DEPOSITS, CASH AND CASH EQUIVALENTS**31. 銀行存款、現金及現金等價物**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Bank balances and cash	銀行結餘及現金	2,526.7	2,994.7
Fixed deposits with banks with a term within 3 months	於三個月內到期之 銀行定期存款	3,305.2	3,394.1
Cash and cash equivalents	現金及現金等價物	5,831.9	6,388.8
Fixed deposits with banks with a term between 4 to 12 months	於四至十二個月內到期之 銀行定期存款	1,257.7	1,501.4
		7,089.6	7,890.2

The carrying amounts of bank deposits, cash and cash equivalents approximate their fair values.

銀行存款、現金及現金等價物之賬面值與其公平價值相若。

Further details on financial risk management of bank deposits, cash and cash equivalents are disclosed in note 41.

銀行存款、現金及現金等價物之金融風險管理之進一步詳情載於附註41。

32. TRADE AND OTHER PAYABLES**32. 貿易及其他應付款項**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Accounts payable to brokers and clients	應付經紀及客戶賬款	4.8	19.8
Deposit received	已收按金	2.0	-
Other accounts payable	其他應付賬款	149.8	141.7
Trade and other payables at amortised cost	按攤銷成本之貿易及 其他應付款項	156.6	161.5
Accrued staff costs and other accrued expenses	應付員工成本及 其他應計費用	174.5	193.4
		331.1	354.9

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32. TRADE AND OTHER PAYABLES (CONT'D)

The following is an aged analysis of the trade and other payables based on the date of the invoice/contract note at the reporting date:

Less than 31 days	少於31日
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上
Accrued staff costs, other accrued expenses and other payables without aging	並無賬齡之應付員工成本、其他應計費用及其他應付款項

The carrying amounts of the trade and other payables at amortised cost approximate their fair values.

32. 貿易及其他應付款項(續)

以下為於結算日之貿易及其他應付款項根據發票/合約單據日期作出之賬齡分析:

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	43.1	70.8
	9.4	9.1
	8.5	7.2
	1.8	0.2
	0.9	0.6
	63.7	87.9
	267.4	267.0
	331.1	354.9

按攤銷成本計值之貿易及其他應付款項賬面值與其公平價值相若。

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33. SHARE CAPITAL**33. 股本**

		Number of shares 股份數目	Value 價值 HK\$ Million 百萬港元
Issued and fully paid:	已發行及繳足：		
At 1st January, 2015	於二零一五年一月一日	6,802,328,792	4,216.2
Exercise of warrant subscription rights	行使認股權證認購權	17,122,877	34.3
At 31st December, 2015 and 1st January, 2016	於二零一五年十二月三十一日 及二零一六年一月一日	6,819,451,669	4,250.5
Shares repurchased and cancelled	購回及註銷股份	(7,306,000)	-
Exercise of warrant subscription rights	行使認股權證認購權	55,791	0.1
At 31st December, 2016	於二零一六年十二月三十一日	<u>6,812,201,460</u>	<u>4,250.6</u>

During the year, the Company repurchased 7.3 million shares (2015: Nil) of the Company through purchases on the Stock Exchange at an aggregate consideration of HK\$10.7 million (2015: Nil). All the shares were cancelled after the repurchases.

年內，本公司透過於聯交所購買，已回購7.3百萬股自身股份(二零一五年：無)，總代價約為10.7百萬港元(二零一五年：無)。所有股份已於回購後註銷。

Further details of the repurchase of shares are disclosed in the section "Purchase, Sale or Redemption of Securities" in the Directors' Report of this annual report.

有關回購股份的進一步詳情載於本年報董事會報告「購回、出售或贖回證券」一節。

34. WARRANTS**34. 認股權證**

1,390,623,317 bonus warrants, on the basis of one warrant for every five shares held, were issued to all shareholders of the Company in June, 2011. The warrant holders were entitled to subscribe in cash for one fully paid share at an initial subscription price of HK\$2.00 per share, subject to adjustment, at any time from 13th June, 2011 to 13th June, 2016 (both days inclusive).

於二零一一年六月，1,390,623,317份紅利認股權證按每持有五股股份可獲發一份認股權證之基準發行予本公司全體股東。自二零一一年六月十三日至二零一六年六月十三日(包括首尾兩日)任何時間，認股權證持有人可按每股2.00港元(可予調整)之初步認購價以現金認購一股繳足股款股份。

During the year, 55,791 (2015: 17,122,877) warrants were exercised, resulting in the issuance of 55,791 (2015: 17,122,877) ordinary shares at a subscription price of HK\$2.00 per share. The remaining 1,373,393,014 warrants which have not been exercised expired on 13th June, 2016.

年內，55,791份(二零一五年：17,122,877份)認股權證獲行使，導致按每股2.00港元之認購價發行55,791股(二零一五年：17,122,877股)普通股。剩餘1,373,393,014份尚未行使之認股權證已於二零一六年六月十三日屆滿。

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35. ANALYSIS OF OTHER COMPREHENSIVE INCOME (EXPENSES)

35. 其他全面收益(費用)之分析

	Attributable to owners of the Company 本公司股東應佔					Non-controlling interests 非控股權益	Total 總計 HK\$ Million 百萬港元
	Property revaluation reserve 物業重估儲備 HK\$ Million 百萬港元	Investment revaluation reserve 投資重估儲備 HK\$ Million 百萬港元	Translation reserve 匯兌儲備 HK\$ Million 百萬港元	Capital and other reserves 資本及其他儲備 HK\$ Million 百萬港元	Accumulated profits 累計溢利 HK\$ Million 百萬港元	Share of net assets of subsidiaries 應佔附屬公司淨資產 HK\$ Million 百萬港元	
For the year ended 31st December, 2016	截至二零一六年十二月三十一日止年度						
Available-for-sale financial assets	-	0.4	-	-	-	(1.1)	(0.7)
Reclassification adjustment on disposal of subsidiaries	-	-	(0.1)	-	-	-	(0.1)
Transfer of revaluation surplus upon disposal of subsidiaries	-	(5.7)	-	-	5.7	-	-
Exchange differences arising on translation of foreign operations	-	0.1	(165.0)	-	-	(326.8)	(491.7)
Share of other comprehensive income (expenses) of associates	-	(133.1)	(413.7)	19.8	-	(2.1)	(529.1)
Share of other comprehensive income (expenses) of joint ventures	-	(0.8)	(2.7)	0.4	-	(0.7)	(3.8)
	-	(139.1)	(581.5)	20.2	5.7	(330.7)	(1,025.4)
For the year ended 31st December, 2015	截至二零一五年十二月三十一日止年度						
Available-for-sale financial assets	-	(1.8)	-	-	-	(4.4)	(6.2)
Reclassification adjustment on disposal of subsidiaries	-	(4.0)	(1.0)	-	-	(4.1)	(9.1)
Reclassification adjustment on liquidation of a joint venture	-	-	(0.6)	-	-	(0.5)	(1.1)
Revaluation gain on properties	61.0	-	-	-	-	50.3	111.3
Exchange differences arising on translation of foreign operations	-	(0.3)	(109.7)	-	-	(237.1)	(347.1)
Share of other comprehensive income (expenses) of associates	-	58.0	(430.6)	-	0.4	0.2	(372.0)
Share of other comprehensive income (expenses) of joint ventures	-	1.4	(1.9)	0.7	-	1.1	1.3
	61.0	53.3	(543.8)	0.7	0.4	(194.5)	(622.9)

36. RESERVES

36. 儲備

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Property revaluation reserve	物業重估儲備	335.0	335.0
Investment revaluation reserve	投資重估儲備	292.3	431.4
Translation reserve	匯兌儲備	(439.5)	131.9
Capital and other reserves	資本及其他儲備	42.4	21.0
Accumulated profits	累計溢利	25,957.2	22,098.6
Dividend reserve	股息儲備	545.0	409.1
		26,732.4	23,427.0

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37. BANK AND OTHER BORROWINGS

37. 銀行及其他借貸

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Bank loans	銀行貸款	5,553.3	6,848.1
Other borrowings	其他借貸	59.0	35.0
		5,612.3	6,883.1
Analysed as:	列為:		
Secured	有抵押	840.8	584.4
Unsecured	無抵押	4,771.5	6,298.7
		5,612.3	6,883.1
Bank loans are repayable as follows:	銀行貸款償還期限如下:		
On demand or within one year	要求時償還或一年內	2,054.9	1,995.1
More than one year but not exceeding two years	一年以上但不超過兩年	1,753.4	2,240.9
More than two years but not exceeding five years	兩年以上但不超過五年	1,074.2	2,027.7
Bank loans with a repayment on demand clause are repayable as follows:	具有按要求償還條文之銀行貸款償還期限如下:		
Within one year	一年內	210.8	73.2
More than one year but not exceeding two years	一年以上但不超過兩年	450.8	65.2
More than two years but not exceeding five years	兩年以上但不超過五年	9.2	446.0
		5,553.3	6,848.1
Other borrowings are repayable as follows:	其他借貸之償還期限如下:		
Within one year	一年內	24.0	-
Over five years	超過五年	35.0	35.0
		59.0	35.0
		5,612.3	6,883.1
Less: Amount repayable within one year shown under current liabilities	減: 須於一年內償還列於流動負債之款項	(2,749.7)	(2,579.5)
Amount due after one year	一年後到期之款項	2,862.6	4,303.6

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37. BANK AND OTHER BORROWINGS (CONT'D)

The Group's bank loans and other borrowings that are denominated in currencies other than Hong Kong dollars are set out below:

Australian dollar 澳元
US dollar 美元

37. 銀行及其他借貸(續)

本集團以港元以外之貨幣列值之銀行貸款及其他借貸載列如下：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	24.1	–
	424.8	451.5
	448.9	451.5

Further details on financial risk management of bank and other borrowings are disclosed in note 41.

銀行及其他借貸之金融風險管理之進一步詳情披露於附註41。

Details of the assets of the Group pledged to secure bank and other borrowings are set out in note 46.

本集團為銀行及其他借貸抵押之資產詳情載於附註46。

The carrying amounts of the bank and other borrowings approximate their fair values.

銀行及其他借貸之賬面值與其公平價值相若。

38. NOTES**38. 票據**

US dollar denominated notes
("US\$ Notes")
6.375% US dollar denominated
notes maturing in September 2017
("6.375% Notes")
3% US dollar denominated notes
maturing in December 2017
("3% Notes")
4.75% US dollar denominated notes
maturing in May 2021
("4.75% Notes")

美元票據
("美元票據")
於二零一七年九月到期之
6.375%美元票據
("6.375%票據")
於二零一七年十二月到期之
3%美元票據
("3%票據")
於二零二一年五月到期之
4.75%美元票據
("4.75%票據")

Renminbi denominated notes
("RMB Notes")
6.9% Renminbi denominated notes
maturing in May 2018
("6.9% Notes")

人民幣票據
("人民幣票據")
於二零一八年五月到期之
6.9%人民幣票據
("6.9%票據")

Analysed for reporting purposes as:
Current liabilities
Non-current liabilities

為呈報目的所作之分析：
流動負債
非流動負債

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	1,777.9	2,476.4
	464.5	459.6
	2,462.0	–
	557.8	595.4
	5,262.2	3,531.4
	2,264.0	78.3
	2,998.2	3,453.1
	5,262.2	3,531.4

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38. NOTES (CONT'D)

The US\$ Notes were issued by Sun Hung Kai & Co. (BVI) Limited, a subsidiary of SHK, under a US\$2 billion guaranteed medium term note programme. The US\$ Notes are guaranteed by SHK. The 6.375% Notes are listed on the Stock Exchange and are issued to professional investors only as described in the pricing supplement dated 17th September, 2012 and the offering circular dated 13th June, 2012.

During the year, the Group purchased part of the 6.375% Notes with a total nominal value of US\$9.7 million (2015: US\$19.4 million) from the market at a consideration of HK\$81.7 million (2015: HK\$153.5 million). In May 2016, the Group made an exchange offer for the exchange of the 6.375% Notes with the 4.75% Notes at an exchange ratio of 1.05375, and for its general corporate funding purposes. The holders of the 6.375% Notes with a nominal value of US\$115.5 million (including intra-group holdings of US\$35.2 million) accepted the exchange offer to exchange for the 4.75% Notes with a nominal value of US\$121.6 million (including intra-group holdings of US\$37.0 million). In addition, the Group issued new 4.75% Notes with a nominal value of US\$240.0 million at par.

The 4.75% Notes are listed on the Stock Exchange and are issued to professional investors only. The 4.75% Notes are guaranteed by SHK. The nominal value of the 4.75% Notes after eliminating the intra-group holdings was US\$321.6 million or equivalent to HK\$2,493.8 million at the reporting date. The fair value of the 4.75% Notes after eliminating the intra-group holdings based on the price quoted from pricing service at the reporting date was HK\$2,519.8 million which was categorised as level 2.

The nominal value of the 6.375% Notes outstanding after eliminating the intra-group holdings was US\$225.8 million or equivalent to HK\$1,751.8 million at the reporting date (2015: US\$315.8 million or equivalent to HK\$2,447.5 million). The fair value of the 6.375% Notes after eliminating the intra-group holdings based on the price quoted from pricing service at the reporting date was HK\$1,810.1 million (2015: HK\$2,597.2 million) which was categorised as level 2.

The nominal value of the 3% Notes was US\$60.0 million or equivalent to HK\$465.3 million (2015: US\$60.0 million or equivalent to HK\$465.0 million) at the reporting date. The fair value of the 3% Notes measured by discounted cash flow approach at the reporting date was HK\$459.6 million (2015: HK\$462.5 million) which was categorised as level 2.

38. 票據(續)

新鴻基之附屬公司Sun Hung Kai & Co. (BVI) Limited根據20億美元擔保中期票據發行計劃發行了美元票據。美元票據由新鴻基提供擔保。6.375%票據於聯交所上市，並如二零一二年九月十七日的定價補充文件及二零一二年六月十三日的發售通函所述，僅向專業投資者發行。

年內，本集團以代價81.7百萬港元(二零一五年：153.5百萬港元)在市場購入總面值為9.7百萬美元(二零一五年：19.4百萬美元)之部分6.375%票據。於二零一六年五月，本集團作出按交換比率1.05375將6.375%票據交換為4.75%票據之交換要約，作為一般公司資金用途。面值為115.5百萬美元(包括集團間持有之35.2百萬美元)之6.375%票據持有者接納交換為面值121.6百萬美元(包括集團間持有之37.0百萬美元)之4.75%票據之交換要約。此外，本集團亦已按票面值發行面值240.0百萬美元之新4.75%票據。

4.75%票據於聯交所上市並僅向專業投資者發行。4.75%票據由新鴻基擔保。於結算日，經扣除集團間持有之票據後，4.75%票據之面值為321.6百萬美元或相當於2,493.8百萬港元。於結算日，經扣除集團間持有之票據後，根據定價服務所報價格，4.75%票據之公平價值為2,519.8百萬港元，分類為第二級。

於結算日，經扣除集團間持有之票據後，6.375%票據之面值為225.8百萬美元或相當於1,751.8百萬港元(二零一五年：315.8百萬美元或相當於2,447.5百萬港元)。於結算日，經扣除集團間持有之票據後，根據定價服務所報價格，6.375%票據之公平價值為1,810.1百萬港元(二零一五年：2,597.2百萬港元)，分類為第二級。

於結算日，3%票據之面值為60.0百萬美元或相當於465.3百萬港元(二零一五年：60.0百萬美元或相當於465.0百萬港元)。於結算日，3%票據以折現現金流方法所計量之公平價值為459.6百萬港元(二零一五年：462.5百萬港元)，分類為第二級。

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38. NOTES (CONT'D)

The RMB Notes were issued by UA Finance (BVI) Limited, a subsidiary of SHK, under a US\$3 billion medium term note programme. The RMB Notes are unsecured and guaranteed by a non-wholly owned subsidiary.

The nominal value of the 6.9% Notes after eliminating the intra-group holdings was RMB495.0 million or equivalent to HK\$552.7 million (2015: RMB495.0 million or equivalent to HK\$590.8 million) at the reporting date. The fair value of the 6.9% Notes based on the price quoted from pricing service at the reporting date was HK\$578.6 million (2015: HK\$595.4 million) which was categorised as level 2.

39. PROVISIONS

At 1st January, 2016	於二零一六年一月一日
Exchange adjustments	匯兌調整
Additional provisions for the year	年內額外撥備
Acquisition of subsidiaries	收購附屬公司
Amount written back	撥回金額
Amount paid during the year	年內已動用金額
At 31st December, 2016	於二零一六年十二月三十一日

Analysed for reporting purposes as:	為呈報目的所作之分析:
Current liabilities	流動負債
Non-current liabilities	非流動負債

38. 票據(續)

人民幣票據由新鴻基之附屬公司UA Finance (BVI) Limited, 根據30億美元中期票據發行計劃發行。人民幣票據為無抵押及由一間非全資附屬公司作擔保。

於結算日, 經扣除集團間持有之票據後, 尚餘6.9%票據之面值為人民幣495.0百萬元或相當於552.7百萬港元(二零一五年: 人民幣495.0百萬元或相當於590.8百萬港元)。於結算日, 根據定價服務所報價格, 6.9%票據之公平價值為578.6百萬港元(二零一五年: 595.4百萬港元), 分類為第二級。

39. 撥備

Employee benefits 僱員福利	Others 其他	Total 總計
HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
24.6	9.0	33.6
-	(0.6)	(0.6)
40.0	6.0	46.0
1.9	0.7	2.6
(2.4)	-	(2.4)
(20.3)	-	(20.3)
43.8	15.1	58.9

2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
56.0	32.2
2.9	1.4
58.9	33.6

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40. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debts (which include bank and other borrowings and notes) and equity attributable to owners of the Company comprising issued share capital and reserves.

Gearing ratio

The Group's management reviews the capital structure on an ongoing basis using gearing ratio, which is the net debt divided by equity. Net debt includes the Group's bank and other borrowings and notes less bank deposits and cash and cash equivalents. The equity comprises all components of equity attributable to the owners of the Company.

The gearing ratio at the end of the reporting period was as follows:

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Bank and other borrowings	銀行及其他借貸	5,612.3	6,883.1
Notes	票據	5,262.2	3,531.4
		10,874.5	10,414.5
Less: Bank deposits, cash and cash equivalents	減：銀行存款、現金及現金等價物	(7,089.6)	(7,890.2)
Net debt	債務淨額	3,784.9	2,524.3
Equity attributable to owners of the Company	本公司股東應佔權益	30,983.0	27,677.5
Gearing ratio	資本負債比率	12.2%	9.1%

40. 資本風險管理

本集團管理資本旨在透過優化債權平衡，確保本集團屬下各公司能持續經營並給予股東最高回報。本集團的整體策略與上年度保持不變。

本集團的資本架構包括債務（包括銀行及其他借貸以及票據）與本公司股東應佔權益（包括已發行股本及儲備）。

資本負債比率

本集團管理層運用資本負債比率（即債務淨額除以權益）持續檢討資本架構。債務淨額包括本集團的銀行及其他借貸以及票據減銀行存款與現金及現金等價物。權益包括本公司股東應佔權益之各個組成部分。

於報告期末的資本負債比率如下：

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41. FINANCIAL RISK MANAGEMENT

Risk is inherent in the financial service business and sound risk management is a cornerstone of prudent and successful financial practice. The Group acknowledges that a balance must be achieved between risks control and business growth. The principal financial risks inherent in the Group's business are market risk (includes equity risk, interest rate risk and foreign exchange risk), credit risk and liquidity risk. The Group's risk management objective is to enhance shareholders' value while retaining exposure within acceptable thresholds. Risk management is managed and controlled through relevant group companies.

The Group's risk management governance structure is designed to cover all business activities and to ensure all relevant risk classes are properly managed and controlled by relevant group companies. The Group has adopted a sound risk management and organisational structure equipped with comprehensive policies and procedures which are reviewed regularly and enhanced when necessary in response to changes in markets, the Group's operating environment and business strategies. The Group's relevant independent control functions play an important role in the provision of assurance to the relevant board of directors and senior management that a sound internal risk management mechanism is implemented, maintained and adhered to.

(a) Market Risk

(i) Equity Risk

There are many asset classes available for investment in the marketplace. One of the Group's key business undertakings is investing in equity and is concentrated in the investment and finance operating segment. Market risk arising from any equity investments is driven by the daily fluctuations in market prices or fair values. The ability to mitigate such risk depends on the availability of any hedging instruments and the diversification level of the investment portfolios undertaken by the segment. More importantly, the knowledge and experience of the trading staff of the segment managing the risk are also vital to ensure exposure is being properly hedged and rebalanced in the most timely manner. Proprietary trading across the segment is subject to limits approved by senior management of the relevant group companies. Valuation of these instruments is measured on a "mark-to-market" and "mark-to-fair value" basis depending on whether they are listed or unlisted. Value at Risk ("VaR") and stress tests are employed in the assessment of risk. Meanwhile other non-VaR limits such as "maximum loss" and "position" limits are also set out to restrict excessive risk undertakings. VaR and stress tests are approaches which are widely used in the financial industry as tools to quantify risk by combining the size of a position and the extent of a potential market movement into a potential financial impact.

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41. 金融風險管理

金融服務業本身存在風險，因此訂立一個妥善的風險管理制度，是企業審慎而成功的做法。本集團深信風險管理與業務增長兩者同樣重要。本集團的業務存在的主要金融風險為市場風險（包括股票風險、利率風險及外匯風險）、信貸風險及流動資金風險。本集團的風險管理目標是將所面對的風險局限於可接受水平內之餘，同時致力提高股東價值。風險管理乃透過相關集團公司管理及監控。

本集團的風險管治架構旨在涵蓋所有業務活動，以確保所有有關風險類別已由相關集團公司妥為管理及監控。本集團已採納一個妥善的風險管理與組織架構，並附有完善的政策及程序，有關政策及程序會定期進行檢討，並在有需要時因應市場及本集團經營環境之變動或業務策略而加強。本集團的有關獨立監控職能擔任重要職務，向相關董事會及高級管理層確保實施、維持及遵守穩健的內部風險管理機制。

(a) 市場風險

(i) 股票風險

市場內有不少可供投資的資產類別，而本集團所進行之主要業務之一為股票投資並集中於投資及金融業務分部。任何股票投資所產生之市場風險皆因每日市價或公平價值波動而起，緩和該等風險的能力視乎有否預備任何對沖工具及分部所擁有投資組合的分散程度。更重要的是，分部進行交易之員工必須擁有管理風險的知識及經驗，確保風險在最適當的時機下獲妥善對沖及重整。分部之自營買賣活動須受相關集團公司之高級管理層審批之限額限制，並視乎該等工具為上市或非上市按「市場價格」及「公平價格」計算價值。評估風險時會使用風險值（「風險值」）及壓力測試。同時，亦設定其他非風險值限額如「虧蝕上限」及「持倉」限額以限制所面對的超限風險。風險值及壓力測試獲金融業廣泛使用，透過結合持倉之規模及潛在市場變化對財務產生之潛在影響，作為量化風險的工具。

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41. FINANCIAL RISK MANAGEMENT (CONT'D)**41. 金融風險管理(續)****(a) Market Risk (Cont'd)****(i) Equity Risk (Cont'd)**

The Group's market-making and proprietary trading positions and their financial performance are reported daily to the relevant senior management of the group companies in the segment for review. Relevant internal audit also performs regular checks to ensure there is adequate compliance in accordance with the established market risk limits and guidelines.

The table below summarises the overall financial impact on the Group arising from market movements in global equity indices. The analysis is based on the assumption that equity indices move $\pm 20\%$ with all other variables being held constant and all equity instruments undertaken by the Group moving simultaneously. Declines in the indices are expressed as negatives.

(a) 市場風險(續)**(i) 股票風險(續)**

本集團所有營造市場活動及自營買賣活動持倉狀況及財務表現，均每日匯報予分部內集團公司之相關高級管理層以供審閱。相關內部審核部門亦會作出定期審查，確保充分遵守既訂市場風險限額及指引。

下表概述環球股市指數變動對本集團的整體財務影響。該分析乃假設股市指數上下波幅為20%，所有其他變數保持不變，而本集團的所有權益工具隨之變動。指數下降以負數表示。

		At 31st December, 2016 於二零一六年十二月三十一日				At 31st December, 2015 於二零一五年十二月三十一日			
		Potential impact on profit or loss for the year 本年度損益賬之 潛在影響		Potential impact on other components of equity 對權益其他組成 部分之潛在影響		Potential impact on profit or loss for the year 本年度損益賬之 潛在影響		Potential impact on other components of equity 對權益其他組成 部分之潛在影響	
		20%	-20%	20%	-20%	20%	-20%	20%	-20%
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
		Million	Million	Million	Million	Million	Million	Million	Million
		百萬港元	百萬港元	百萬港元	百萬港元	百萬港元	百萬港元	百萬港元	百萬港元
Local Index	本地指數	285.0	(294.0)	9.1	(9.1)	235.0	(277.2)	9.8	(9.8)
Overseas Index	海外指數	808.3	(874.3)	12.8	(12.8)	666.4	(773.6)	7.9	(7.9)

There is no material financial impact in the form of profit before taxation for the year for the Group arising from market movements in the global equity indices. Futures, options and knock-out options are hedged by other derivatives in view of the volatile markets and wide trading ranges.

環球股市指數變動對本集團本年度的除稅前溢利並無重大財務影響。鑒於市場波動及交易範圍廣泛，期貨、期權及限價期權以其他衍生工具對沖。

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41. FINANCIAL RISK MANAGEMENT (CONT'D)**41. 金融風險管理(續)****(a) Market Risk (Cont'd)***(ii) Interest Rate Risk*

Interest rate risk is the risk of loss due to changes in interest rates. The Group's interest rate risk exposure arises predominantly from term financing in the investment and finance segment and loans and advances to consumer finance customers in consumer finance segment and bank and other borrowings. Interest spreads are managed with the objective of maximising spreads to ensure consistency with liquidity and funding obligations.

At 31st December, 2016, assuming that market interest rates moved by ± 50 basis points (2015: ± 50 basis points), the profit before taxation for the year for the Group would have been HK\$7.9 million lower or HK\$8.8 million higher respectively (2015: HK\$10.6 million lower or HK\$11.9 million higher respectively). Assets and liabilities bearing interest below 50 basis points are excluded from 50 basis points downward movement.

The exposures of the Group's financial assets (liabilities) bearing variable interest rate to cash flow interest rate risks and the earlier of their contractual repricing dates and contractual maturity dates are as follows:

(a) 市場風險(續)*(ii) 利率風險*

利率風險為利率變動所引致虧損之風險。本集團的利率風險主要來自投資及金融分部之有期放款以及私人財務分部之私人財務客戶貸款及墊款以及銀行及其他借貸。本集團管理息差，目的在於盡量令息差符合資金之流動性及需求。

於二零一六年十二月三十一日，倘市場利率之變動為加減50個點子(二零一五年：加減50個點子)，則本集團於本年度的除稅前溢利將分別下降7.9百萬港元或上升8.8百萬港元(二零一五年：分別下降10.6百萬港元或上升11.9百萬港元)。減少50個點子之變動不包括利率低於50個點子之資產及負債。

本集團按浮動利率計息的金融資產(負債)面對現金流利率風險，而其合約重新定價日及合約到期日中較早者如下：

		On demand	3 months	1 year	Over	Total
		or less than				
		3 months	3 months	1 year	Over	
		按要求償還	to 1 year	to 5 years	5 years	Total
		或少於3個月	3個月至1年	1年至5年	5年以上	總計
		HK\$ Million				
		百萬港元	百萬港元	百萬港元	百萬港元	百萬港元
At 31st December, 2016	於二零一六年十二月三十一日					
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款	684.5	-	-	-	684.5
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	1,945.4	-	-	-	1,945.4
Bank borrowings	銀行借貸	(5,403.3)	(5.0)	(145.0)	-	(5,553.3)
At 31st December, 2015	於二零一五年十二月三十一日					
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款	981.9	-	-	-	981.9
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	2,243.8	-	-	-	2,243.8
Bank borrowings	銀行借貸	(6,848.1)	-	-	-	(6,848.1)

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41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(a) Market Risk (Cont'd)

(ii) Interest Rate Risk (Cont'd)

The exposures of the Group's financial assets (liabilities) bearing fixed interest rate to fair value interest rate risks and the earlier of their contractual repricing dates and contractual maturity dates are as follows:

(a) 市場風險(續)

(ii) 利率風險(續)

本集團按固定利率計息的金融資產(負債)面對公平價值利率風險,而其合約重新定價日及合約到期日中較早者如下:

		On demand	3 months	1 year	Over	Total
		or less than				
		3 months	3 months	1 year	Over	Total
		按要求償還	to 1 year	to 5 years	5 years	Total
		或少於3個月	3個月至1年	1年至5年	5年以上	總計
		HK\$ Million				
		百萬港元	百萬港元	百萬港元	百萬港元	百萬港元
At 31st December, 2016	於二零一六年十二月三十一日					
Amounts due from associates	聯營公司欠款	-	44.1	-	-	44.1
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款	2,113.6	3,434.3	1,952.6	88.4	7,588.9
Bonds included in financial assets at fair value through profit or loss	計入透過損益賬按公平價值處理之金融資產之債券	390.8	211.8	456.8	-	1,059.4
Term loans	有期貸款	540.1	2,160.6	343.7	-	3,044.4
Notes included in trade and other receivables	計入貿易及其他應收款項之票據	-	-	38.8	-	38.8
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	4,051.8	711.5	-	-	4,763.3
Notes	票據	(49.9)	(2,214.1)	(2,998.2)	-	(5,262.2)
At 31st December, 2015	於二零一五年十二月三十一日					
Amounts due from associates	聯營公司欠款	-	44.8	-	-	44.8
Loans and advances to consumer finance customers	私人財務客戶貸款及墊款	2,759.6	3,098.9	1,853.6	128.0	7,840.1
Bonds included in financial assets at fair value through profit or loss	計入透過損益賬按公平價值處理之金融資產之債券	-	-	602.0	246.0	848.0
Term loans	有期貸款	224.8	1,272.1	1,956.6	-	3,453.5
Notes included in trade and other receivables	計入貿易及其他應收款項之票據	-	125.8	-	-	125.8
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	3,808.7	1,091.8	-	-	4,900.5
Notes	票據	(71.6)	(6.7)	(3,453.1)	-	(3,531.4)

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41. FINANCIAL RISK MANAGEMENT (CONT'D)

(a) Market Risk (Cont'd)

(iii) Foreign Exchange Risk

Foreign exchange risk is the risk to earnings or capital arising from movements in foreign exchange rates.

The Group's foreign exchange risk primarily arises from currency exposures originating from proprietary trading positions, and loan and advances denominated in foreign currencies, mainly in Australian dollars and Renminbi. Foreign exchange risk is managed and monitored by senior management of the relevant group companies. The risk arises from open currency positions are subject to management approved limits and are monitored and reported daily.

At 31st December, 2016, assuming that the foreign exchange rates moved $\pm 5\%$ (2015: $\pm 5\%$) with all other variables held constant, the profit before taxation for the year for the Group would have been HK\$5.3 million higher/lower (2015: HK\$18.9 million higher/lower).

(b) Credit Risk

Credit risk arises from the failure of a customer or counterparty to meet settlement obligations. As long as the Group lends, trades and deals with third parties, there will be credit risk exposure.

The Group's credit procedures, governed by the relevant executive committee of the relevant group companies, sets out the credit approval processes and monitoring procedures, which are established in accordance with sound business practices.

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41. 金融風險管理(續)

(a) 市場風險(續)

(iii) 外匯風險

外匯風險乃外幣匯率變動對盈利或資本造成之風險。

本集團之外匯風險主要來自自營買賣活動持倉狀況及以外幣列值之貸款及墊款，主要為澳元及人民幣。外匯風險由相關集團公司之高級管理層管理及監察。就外幣未平倉合約產生之外匯風險須受由管理層審批之限額限制，並須每日受其監控及向其匯報。

於二零一六年十二月三十一日，假設外幣匯率上下波幅為5%（二零一五年：上下波幅為5%），所有其他變數保持不變，則本集團於本年度之除稅前溢利將上升／下降5.3百萬港元（二零一五年：上升／下降18.9百萬港元）。

(b) 信貸風險

客戶或交易對手未能履行交收責任，將導致信貸風險。一旦本集團借款予第三方，並與之交易及買賣，即會有信貸風險。

本集團信貸程序（受相關集團公司有關執行委員會規管）詳列信貸審批及監管程序。該等程序乃按照完善的商業慣例而訂定。

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41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(b) Credit Risk (Cont'd)

The table below shows the maximum exposure to and concentration of credit risk. The maximum exposure is shown in gross value before the effect of mitigation through the use of collateral agreements. The percentage figure next to the gross value reflects its concentration.

(b) 信貸風險(續)

下表載列最高信貸風險及集中程度。最高風險以總值顯示，並未計及使用抵押協議減少風險的影響。總值旁的百分比數字反映其集中程度。

	2016 二零一六年		2015 二零一五年	
	HK\$ Million 百萬港元	%	HK\$ Million 百萬港元	%
Maximum credit exposure				
Loans and advances to consumer finance customers	8,273.4	36%	8,822.0	37%
Bank deposits, cash and cash equivalents	7,089.6	31%	7,890.2	33%
Trade and other receivables	4,280.2	19%	3,867.3	16%
Loan commitments	1,382.5	6%	1,157.4	5%
Bonds included in financial assets at fair value through profit or loss	1,059.4	5%	1,626.9	7%
Amounts due from associates	360.8	2%	236.2	1%
Guarantees	186.6	1%	139.2	1%
Amounts due from joint ventures	11.1	0%	9.2	0%
	22,643.6	100%	23,748.4	100%

The maximum credit exposure at the Group level is spread between “loans and advances to consumer finance customers” and “bank deposits, cash and cash equivalents”, which represent more than two thirds of the total exposure. The breakdown and aging analysis of “loans and advances to consumer finance customers” and the breakdown of “bank deposits, cash and cash equivalents” are disclosed in note 26 and 31 to the consolidated financial statements.

Loans with strategic clients are all properly authorised by the relevant executive committee of the relevant group companies and with other controls in place to monitor their performance.

本集團所面對的最高信貸風險分佈於「私人財務客戶貸款及墊款」與「銀行存款、現金及現金等價物」之間，佔總風險超過三分之二。「私人財務客戶貸款及墊款」之細目及賬齡分析及「銀行存款、現金及現金等價物」之細目披露於綜合財務報表附註26及31。

借予策略性客戶之貸款均獲相關集團公司之相關執行委員會正式批核，並設立其他管制措施以監察其履約情況。

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41. FINANCIAL RISK MANAGEMENT (CONT'D)**(b) Credit Risk (Cont'd)**

Concentration risk of loans and advances to consumer finance customers is managed by reference to individual customers. The aggregate credit exposure in relation to the ten largest outstanding consumer finance customers, including corporate entities and individuals, before taking into account any collateral held or other credit enhancements, at 31st December, 2016 was HK\$662.5 million (2015: HK\$465.9 million) of which 47.1% (2015: 77.1%) was secured by collateral. There was no recent history of individual impairment allowance recognised.

The unsecured loans and advances to consumer finance customers of the Group include second mortgage loans in respect of which the Group are not entitled to the first charge of relevant mortgage properties. The management considers that the second mortgage loans are classified as unsecured loans due to the impediment in repossession of the mortgage properties and the practical difficulties to ascertain the residual collateral value after claim by first mortgagee. The carrying amount and the loan commitments of the second mortgage loans are as follows:

Carrying amount	賬面值
Loan commitments	貸款承擔

Bank deposits, cash and cash equivalents is maintained in reputable banks with high credit rating, the credit risk is considered as remote.

(c) Liquidity Risk

The goal of liquidity management is to mitigate risk that a given security or asset cannot be traded quickly enough in the market to prevent a loss or make the required profit. Another goal is to enable the Group, even under adverse market conditions, to actively manage and match funds inflow against all maturing repayment obligations to achieve maximum harmony on cash flow management.

The Group manages its liquidity position to ensure a prudent and adequate liquidity ratio. This is achieved by a transparent and collective monitoring approach across the Group involving the management of the relevant group companies.

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41. 金融風險管理(續)**(b) 信貸風險(續)**

私人財務客戶貸款及墊款之集中風險因應個別客戶管理。於二零一六年十二月三十一日，與十大未還款私人財務客戶(包括公司實體及個人)有關的信貸風險總額(未計持有之任何抵押品或其他加強信貸措施)為662.5百萬港元(二零一五年:465.9百萬港元)，其中47.1%(二零一五年:77.1%)由抵押品作擔保。近期概無確認個別減值撥備。

本集團無抵押之私人財務客戶貸款及墊款包括二按貸款，當中本集團無權取得相關按揭物業的第一押記。管理層認為二按貸款須分類為無抵押貸款，因為收回按揭物業存在困難，及在第一押記承押人索償後實際情況下難以確定餘下抵押價值。二按貸款之賬面值及貸款承擔如下：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Carrying amount	380.0	466.2
Loan commitments	15.5	23.6

銀行存款、現金及現金等價物存於高信貸評級之具信譽銀行，信貸風險被視為極低。

(c) 流動資金風險

流動資金管理的目標是減低指定證券或資產未能及時在市場上買賣以防止損失或賺取所需溢利的風險，並旨在使本集團即使在不利的市場條件下亦可就所有到期償還責任靈活管理及配合資金流入，並達到現金流量管理之高度和諧性。

本集團監管其流動資金狀況，確保有審慎而充裕之流動資金比率。本集團相關集團公司管理層以高透明度及集體方式進行監察。

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41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(c) Liquidity Risk (Cont'd)

The exposure of the Group's contractual undiscounted cash flow for the financial liabilities and their contractual maturity dates are as follows:

(c) 流動資金風險(續)

本集團之金融負債面對的約定未折現現金流量及其約定到期日如下：

		On demand or less than				Total 總計
		90 days 按要求償還 或少於90日	91 days to 1 year 91日至1年	1 year to 5 years 1年至5年	Over 5 years 5年以上	
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
At 31st December, 2016	於二零一六年十二月三十一日					
Bank and other borrowings ⁺	銀行及其他借貸 ⁺	1,978.5	885.8	2,920.2	-	5,784.5
Trade and other payables	貿易及其他應付款項	156.6	-	-	-	156.6
Amounts due to a holding company	欠一間控股公司款項	11.6	-	-	-	11.6
Amounts due to associates	欠聯營公司款項	7.3	-	-	-	7.3
Amounts due to joint ventures	欠合營公司款項	0.1	-	-	-	0.1
Notes	票據	62.7	2,376.8	3,415.8	-	5,855.3
Indemnities on banking facility made available to joint venture [^]	就給予合營公司 銀行信貸額之彌償 [^]	104.7	-	-	-	104.7
Guarantees [*]	保證 [*]	33.5	40.0	9.5	-	83.0
Financial liabilities at fair value through profit or loss	透過損益賬按公平價值處理 之金融負債	115.3	-	-	-	115.3
At 31st December, 2015	於二零一五年十二月三十一日					
Bank and other borrowings ⁺	銀行及其他借貸 ⁺	1,789.9	882.4	4,499.2	-	7,171.5
Trade and other payables	貿易及其他應付款項	161.5	-	-	-	161.5
Amounts due to a holding company	欠一間控股公司款項	5.7	-	-	-	5.7
Amounts due to associates	欠聯營公司款項	5.5	-	-	-	5.5
Amounts due to joint ventures	欠合營公司款項	0.1	-	-	-	0.1
Notes	票據	85.0	125.8	3,734.2	-	3,945.0
Guarantees [*]	保證 [*]	14.6	114.0	13.9	-	142.5
Financial liabilities at fair value through profit or loss	透過損益賬按公平價值處理之 金融負債	177.9	-	-	-	177.9

⁺ Bank and other borrowings with repayment on demand clause are classified as on demand in the above analysis although the demand clause has not been exercised.

⁺ 具有按要求償還條文之銀行及其他借貸於上述分析中分類為按要求償還，然而該條文尚未被行使。

[^] The amount represents the maximum amount the Group could be required by the counterparty bank to indemnify for the loans drawn by a joint venture under a banking facility guaranteed by the Group. Based on the expectation at the end of the reporting period, the Group considers that it is remote for such contingent liabilities to be materialised.

[^] 以上數額指對方銀行或會就合營公司根據由本集團擔保之銀行信貸額提取之貸款要求本集團彌償之最高金額。按於報告期末之預期，本集團認為上述或然負債實現之機會極微。

^{*} The amounts included above for guarantees are the maximum amounts the Group could be required to settle under the arrangement for the full guaranteed amount if that amount is claimed by the counterparty to the guarantees.

^{*} 以上保證之數額為根據合約下合約另一方可能向本集團索取全數保證之最大金額。

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42. DISPOSAL OF SUBSIDIARIES**42. 出售附屬公司**

During the year ended 31st December, 2016, the Group disposed of two non wholly-owned property holding subsidiaries to an associate for HK\$100.7 million with a net realised gain on disposal of HK\$9.7 million after elimination of HK\$9.2 million to the extent of the Group's interest in the associate. The Group also disposed of the entire interest in a subsidiary to its non-controlling shareholder for HK\$5.9 million. The net assets of the subsidiaries at the dates of disposal were as follows:

截至二零一六年十二月三十一日止年度，本集團以100.7百萬港元向一間聯營公司出售兩間從事持有物業之非全資附屬公司，出售之已變現收益淨額為9.7百萬港元（經對銷本集團於聯營公司之權益9.2百萬港元後）。本集團亦以5.9百萬港元向其非控股股東出售於一間附屬公司之全部權益。於出售日期，附屬公司之資產淨值如下：

		2016 二零一六年 HK\$ Million 百萬港元
Non-current assets	非流動資產	
Investment properties	投資物業	109.0
Property, plant and equipment	物業、廠房及設備	0.1
		<u>109.1</u>
Current assets	流動資產	
Trade and other receivables	貿易及其他應收款項	2.4
Cash and cash equivalents	現金及現金等價物	2.5
		<u>4.9</u>
Current liabilities	流動負債	
Trade and other payables	貿易及其他應付款項	(2.2)
Taxation payable	應付稅項	(0.1)
		<u>(2.3)</u>
Net current assets	流動資產淨值	<u>2.6</u>
Non-current liability	非流動負債	
Deferred tax liabilities	遞延稅項負債	(26.1)
Net assets disposed of	已出售資產淨值	<u>85.6</u>
Net cash inflow arising on disposal	出售產生之現金流入淨額	
Cash consideration	現金代價	106.6
Cash and cash equivalents disposed of	已出售現金及現金等價物	(2.5)
		<u>104.1</u>

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截至二零一六年十二月三十一日止年度

42. DISPOSAL OF SUBSIDIARIES (CONT'D)**42. 出售附屬公司(續)**

The gain on disposal of the subsidiaries is as follows:

出售附屬公司之收益載列如下:

		2016 二零一六年 HK\$ Million 百萬港元
Cash consideration received	已收現金代價	106.6
Net assets disposed of	已出售資產淨值	(85.6)
Release of reserves and non-controlling interests on disposal	於出售時撥回儲備及非控股權益	1.4
Taxation	稅項	(3.5)
		<hr/>
Gain on disposal of subsidiaries	出售附屬公司之收益	18.9
Unrealised gain	未變現收益	(9.2)
		<hr/>
Net realised gain on disposal of subsidiaries	出售附屬公司之已變現收益淨額	<u>9.7</u>

On 2nd June, 2015, SHK completed the disposal of 70% interest in SHKFGL. SHKFGL and its subsidiaries carry out businesses in provision of wealth management and brokerage services and corporate finance services. The proceeds on disposal of HK\$4,095.0 million were received in cash. Upon the disposal, the fair value of the remaining 30% interest in SHKFGL on the disposal date of HK\$1,644.0 million was classified as an interest in associate and the amounts due from the subsidiaries of SHKFGL were classified as amounts due from associates. Such amounts included a 1-year shareholder loan of HK\$1,061.6 million (interest at 6% per annum for the first 6 months and 8% per annum thereafter) advanced by SHK to a subsidiary of SHKFGL. The loan was guaranteed by the controlling shareholder of SHKFGL and a subsidiary of SHKFGL and was secured by a share charge over the shares of SHKFGL owned by the controlling shareholder after the disposal. The loan was fully repaid in October 2015.

於二零一五年六月二日，新鴻基完成出售新鴻基金融集團之70%股權。新鴻基金融集團及其附屬公司經營提供財富管理及經紀服務以及企業融資服務之業務，出售之所得款項為4,095.0百萬港元並以現金收取。新鴻基金融集團餘下30%權益於出售日之公平價值1,644.0百萬港元於出售時是分類為聯營公司之權益。新鴻基金融集團之附屬公司所欠款項亦分類為聯營公司欠款，此等欠款包括由新鴻基貸予新鴻基金融集團旗下一間附屬公司一項一年期股東貸款1,061.6百萬港元(利息年利率為首六個月6%而其後為8%)。出售後，該貸款由新鴻基金融集團之控股股東及新鴻基金融集團之一間附屬公司擔保，以及控股股東擁有之新鴻基金融集團股票作股份質押。該貸款已於二零一五年十月全數償還。

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截至二零一六年十二月三十一日止年度

42. DISPOSAL OF SUBSIDIARIES (CONT'D)**42. 出售附屬公司(續)**

The profit from discontinued operations (the consolidated profit of SHKFGL up to the date of the disposal and the profit on disposal of SHKFGL) is analysed as follows.

以下為來自己終止經營業務之溢利(新鴻基金金融集團於截至出售日前之綜合溢利以及出售新鴻基金金融集團之溢利)之分析。

		2015 二零一五年 HK\$ Million 百萬港元
Revenue	收入	603.5
Other income	其他收入	0.3
		<hr/>
Total income	總收入	603.8
Cost of sales and other direct costs	銷售成本及其他直接成本	(8.2)
Brokerage and commission expenses	經紀費及佣金費用	(167.7)
Selling and marketing expenses	銷售及市場推廣費用	(5.5)
Administrative expenses	行政費用	(199.1)
Net gain on financial assets and liabilities	金融資產及負債收益淨額	2.1
Net exchange loss	匯兌虧損淨額	(4.3)
Bad and doubtful debts	呆壞賬	11.9
Other operating expenses	其他經營費用	(4.5)
Finance costs	融資成本	(4.8)
Share of results of joint ventures	應佔合營公司業績	1.8
		<hr/>
Profit before taxation	除稅前溢利	225.5
Taxation	稅項	(30.1)
		<hr/>
Profit after taxation	除稅後溢利	195.4
Profit on disposal of SHKFGL	出售新鴻基金金融集團之溢利	3,033.5
		<hr/>
Profit for the year from discontinued operations	來自己終止經營業務之年度溢利	<u>3,228.9</u>
Attributable to:	應佔方:	
Owners of the Company	本公司股東	1,769.4
Non-controlling interests	非控股權益	1,459.5
		<hr/>
		<u>3,228.9</u>

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42. DISPOSAL OF SUBSIDIARIES (CONT'D)

The profit on disposal of SHKFGL included HK\$802.4 million attributable to measuring the 30% retained interests in SHKFGL at its fair value at the date when control was lost. The fair value of the 30% retained interests is based on a business valuation report prepared by an independent qualified professional valuer, Norton Appraisals Limited. The valuation used the discounted cash flow approach and is based on certain key assumptions including an average growth rate of 32.4% from 2015 to 2020, a sustainable growth rate of 3%, a non-controlling interest discount rate of 9% and a discount rate of 13.3%.

The cash flows from discontinued operations is analysed as follows:

Net cash from operating activities
Net cash used in investing activities
Net cash from financing activities

Net cash inflows

經營業務所產生之現金淨額
投資業務所用之現金淨額
融資業務所產生之現金淨額

現金流入淨額

42. 出售附屬公司(續)

出售新鴻基金融集團之溢利包括有802.4百萬港元是來自於失去新鴻基金融集團控制權當天所計量其30%保留權益之公平價值。30%保留權益之公平價值是基於獨立合資格專業估值師普敦國際評估有限公司所編製的業務估值報告，估值以折現現金流方法，是基於若干主要假設，包括於二零一五年至二零二零年的平均增長率32.4%、持續增長率3%、非控股權益折扣率9%及貼現率13.3%。

已終止經營業務之現金流量分析如下：

2015
二零一五年
HK\$ Million
百萬港元

67.0

(9.5)

58.5

116.0

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42. DISPOSAL OF SUBSIDIARIES (CONT'D)**42. 出售附屬公司(續)**

The consolidated net assets of SHKFGL at the date of disposal were as follows:

新鴻基金融集團於出售日期之綜合資產淨值如下:

		HK\$ Million 百萬港元
Non-current assets	非流動資產	
Property, plant and equipment	物業、廠房及設備	30.0
Intangible assets	無形資產	87.6
Interest in joint ventures	於合營公司之權益	43.2
Available-for-sale financial assets	可供出售金融資產	11.9
Statutory deposits	法定按金	45.3
Deferred tax assets	遞延稅項資產	2.9
Trade and other receivables	貿易及其他應收款項	7.4
Deposits for acquisition of property, plant and equipment	收購物業、廠房及設備之按金	1.5
		<u>229.8</u>
Current assets	流動資產	
Financial assets at fair value through profit or loss	透過損益賬按公平價值處理之金融資產	0.2
Tax recoverable	可收回稅項	2.1
Amounts due from joint ventures	合營公司欠款	0.3
Amounts due from fellow subsidiaries and a holding company	同系附屬公司及一間控股公司欠款	5.6
Trade and other receivables	貿易及其他應收款項	6,994.9
Cash and cash equivalents	現金及現金等價物	539.3
		<u>7,542.4</u>
Current liabilities	流動負債	
Bank borrowings	銀行借貸	(58.5)
Trade and other payables	貿易及其他應付款項	(3,666.4)
Amounts due to fellow subsidiaries and a holding company	欠同系附屬公司及一間控股公司款項	(1,155.9)
Provisions	撥備	(22.4)
Tax payable	應付稅項	(47.5)
		<u>(4,950.7)</u>
Net current assets	流動資產淨值	<u>2,591.7</u>
Non-current liabilities	非流動負債	
Deferred tax liabilities	遞延稅項負債	(4.1)
Provisions	撥備	(12.0)
		<u>(16.1)</u>
Net assets disposed of	已出售資產淨值	<u>2,805.4</u>
Net cash inflow arising on disposal	出售產生之現金流入淨額	
Cash consideration	現金代價	4,095.0
Expenses incurred	產生之費用	(12.6)
Cash and cash equivalents disposed of	已出售現金及現金等價物	(539.3)
		<u>3,543.1</u>

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42. DISPOSAL OF SUBSIDIARIES (CONT'D)**42. 出售附屬公司(續)**

The profit on disposal of SHKFGL is as follows:

出售新鴻基金集團之溢利如下:

		2015 二零一五年 HK\$ Million 百萬港元
Cash consideration received	已收現金代價	4,095.0
Net assets disposed of	已出售資產淨值	(2,805.4)
Retained interest in an associate	於聯營公司之保留權益	1,644.0
Put right for the retained interest in an associate procured on disposal*	於出售中獲得聯營公司保留權益認沽權*	111.0
Call option for club membership procured on disposal	於出售中獲得會所會籍認購期權	9.3
Release of reserves and non-controlling interests on disposal	於出售時撥回儲備及非控股權益	9.1
Transaction costs	交易成本	(29.5)
Profit on disposal of SHKFGL	出售新鴻基金集團之溢利	3,033.5

* The Group may, during the option periods (which are the periods of six months commencing on the third and fifth anniversaries of the completion date) or following the occurrence of certain trigger events, exercise its put right to require the buyer to buy some or all of the shares it holds in SHKFGL at a price per share equal to the consideration per share paid by the buyer for the acquisition of the 70% interest plus a pre-agreed annualised yield of 8.8% compounding less dividends. Further details have been disclosed in the Company's circular dated 27th February, 2015, Company's announcement dated 2nd June, 2015 and note 25. The fair value of the put right at the disposal date is determined by an option model with certain key assumptions including a volatility of 56.0%, risk free rate of 0.6% and equity growth rate of 4.7%.

* 本集團可於購股權期間(即完成交易後第三週年起計及第五週年起計六個月期間),或在發生若干觸發事件後行使其認沽權,要求買家購買其於新鴻基金集團持有之部分或全部股份,每股股份作價相當於買家就購入70%權益所支付之每股股份代價,另加以複式計算之8.8%預定年息(扣除股息)。進一步詳情已於本公司日期為二零一五年二月二十七日之通函、本公司日期為二零一五年六月二日之公佈及附註25中披露。認沽權於出售日期之公平價值乃以期權模型連同若干主要假設(包括波幅56.0%、無風險利率0.6%及權益增長率4.7%)而釐定。

Upon the completion of the disposal of 70% interest in SHKFGL, the properties that were rented to the subsidiaries of SHKFGL and classified as property, plant and equipment with carrying amount of HK\$16.2 million before the disposal were transferred to investment properties measured at fair value of HK\$132.5 million as the properties were continued to be rented to the subsidiaries of SHKFGL. The difference of HK\$111.3 million between the carrying amount and the fair value of the properties was recognised in property revaluation reserve, net of deferred tax of HK\$5.0 million.

完成出售新鴻基金集團之70%權益後,於出售前租賃予新鴻基金集團之附屬公司且分類為物業、廠房及設備(賬面值為16.2百萬港元)之物業因繼續租賃予新鴻基金集團之附屬公司已轉撥至投資物業,並按公平價值132.5百萬港元計量,該等物業之賬面值與公平價值之間的差異111.3百萬港元(扣除遞延稅項5.0百萬港元後)已於物業重估儲備確認。

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43. CONTINGENT LIABILITIES

At the end of the reporting period, the Group had guarantees as follows:

Indemnities on banking facility made available to joint venture financial guarantees under loan guarantee business*

對給予一間合營公司的銀行信貸所作的擔保貸款保證業務之財務保證*

* The Group had provided guarantees to lenders of its loan guarantee customers to guarantee the repayment of debts owed by the loan guarantee customers to their lenders. At 31st December, 2016, the outstanding guarantee amount was HK\$81.9 million (2015: HK\$139.2 million).

44. COMMITMENTS**(a) Operating Lease Arrangements**
As lessee

Minimum lease payments under operating leases recognised for the year
Land and buildings
Others

於本年度確認有關經營租約之最低租約款項
土地及樓宇
其他

43. 或然負債

於報告期末，本集團作出之保證如下：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	104.7	–
	81.9	139.2
	186.6	139.2

* 本集團提供保證予貸款保證客戶之貸方，以保證貸款保證客戶償還所欠其貸方之債務。於二零一六年十二月三十一日，該等保證之結餘為81.9百萬港元（二零一五年：139.2百萬港元）。

44. 承擔**(a) 經營租約安排**
作為承租人

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	166.5	179.9
	0.1	0.2
	166.6	180.1

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44. COMMITMENTS (CONT'D)**44. 承擔(續)****(a) Operating Lease Arrangements (Cont'd)***As lessee (Cont'd)*

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases which fall due as follows:

(a) 經營租約安排(續)*作為承租人(續)*

於報告期末，本集團根據不可撤銷經營租約而於下列期間到期支付之日後承擔最低租約款項如下：

		2016 二零一六年		2015 二零一五年	
		Land and buildings 土地及樓宇 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Land and buildings 土地及樓宇 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元
Within one year	於一年內	144.5	0.1	158.1	0.1
In the second to fifth year inclusive	第二至第五年 (包括首尾兩年)	89.9	0.1	149.6	-
		234.4	0.2	307.7	0.1

Operating lease payments represent rental payable by the Group for its office premises and office equipment. Leases are generally negotiated for terms ranging from one to five years. The lease commitments include rental payable to a holding company of HK\$0.1 million (2015: HK\$0.4 million), an associate of HK\$5.0 million (2015: HK\$1.9 million) and a joint venture of HK\$15.2 million (2015: HK\$33.1 million).

經營租約付款指本集團就其辦公室物業及辦公室設備應付之租金。租約之年期一般議定為一至五年不等。租賃承擔包括應付一間控股公司之租金0.1百萬港元(二零一五年:0.4百萬港元)、應付一間聯營公司之租金5.0百萬港元(二零一五年:1.9百萬港元)及應付一間合營公司之租金15.2百萬港元(二零一五年:33.1百萬港元)。

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44. COMMITMENTS (CONT'D)**44. 承擔(續)****(a) Operating Lease Arrangements (Cont'd)***As lessor*

Property rental income earned during the year was HK\$215.2 million (2015: HK\$216.1 million). The property held has committed tenants with lease terms and rentals are fixed at one to five years.

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments:

Within one year	於一年內
In the second to fifth year inclusive	第二至第五年(包括首尾兩年)

The lease commitments include rental receivable from a holding company of HK\$1.0 million (2015: HK\$5.9 million), associates of HK\$nil (2015: HK\$0.1 million) and a director of the Company of HK\$3.6 million (2015: HK\$4.1 million).

(b) Loan Commitments

Within one year	於一年內
In the second to fifth year inclusive	第二至第五年(包括首尾兩年)

(c) Other Commitments

Capital commitments for funds	基金資本承擔
Other capital commitments	其他資本承擔

(a) 經營租約安排(續)*作為出租人*

年內賺取之物業租金收入為215.2百萬港元(二零一五年:216.1百萬港元)。所持有之物業已有租戶承諾租用,租賃期限及繳租期固定為一至五年。

於報告期末,本集團已就下列未來最低租約款項與租戶訂立合約:

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Within one year	172.5	155.7
In the second to fifth year inclusive	132.3	81.7
	304.8	237.4

租賃承擔包括應收一間控股公司之租金1.0百萬港元(二零一五年:5.9百萬港元)、應收聯營公司之租金零港元(二零一五年:0.1百萬港元)及應收本公司一名董事之租金3.6百萬港元(二零一五年:4.1百萬港元)。

(b) 貸款承擔

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Within one year	1,382.5	1,021.7
In the second to fifth year inclusive	-	135.7
	1,382.5	1,157.4

(c) 其他承擔

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Capital commitments for funds	457.6	411.5
Other capital commitments	4.9	3.0
	462.5	414.5

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45. EMPLOYEE BENEFITS

The Group operates defined contribution retirement benefit schemes for all qualifying employees in Hong Kong. The assets of the schemes are held separately from those of the Group under provident funds managed by independent trustees.

The retirement benefit cost charged to the consolidated statement of profit or loss represents contributions paid and payable to the fund by the Group at rates specified in the rules of the schemes. Where there are employees who leave the schemes prior to vesting fully in the contributions, in accordance with the terms of the schemes, the contributions payable by the Group are reduced by the amount of forfeited employer's contributions.

The schemes have been closed in December 2000 to new employees as a consequence of the Mandatory Provident Fund Schemes Ordinance introduced by the Hong Kong Government.

From 1st December, 2000 onwards, new staff in Hong Kong joining the Group are required to join the Mandatory Provident Fund Scheme ("MPF Scheme"). The Group is required to contribute 5% of the employees' salaries, while the employees are required to contribute 5% of their salaries to the MPF Scheme.

The employees of the Company's subsidiaries established in the PRC are members of state-managed retirement benefit schemes operated by the PRC government. These subsidiaries are required to contribute certain percentage of payroll costs to the retirement benefit schemes to fund the benefits. The only obligation of the Group with respect to the retirement benefit schemes is to make the specified contributions.

Expenses recognised in profit or loss for the contributions to retirement benefit schemes for the current year amounted to HK\$93.7 million (2015: HK\$123.1 million). The amount of forfeited contributions utilised in the course of the year ended 31st December, 2016 was HK\$nil (2015: HK\$0.5 million).

45. 僱員福利

本集團為所有香港合資格僱員提供定額供款退休福利計劃。該等計劃之資產與本集團資產分開持有，獨立存於獨立信託公司所管理之公積金。

自綜合損益表扣除之退休福利開支為本集團按計劃規則所指定比率而已付及應付供款。倘僱員於完全達到享用退休福利前退出計劃，則根據計劃之條款，本集團應付的供款將扣除僱主應繳之金額。

由於香港政府推行強制性公積金計劃條例，故此本集團於二零零零年十二月起不再為新僱員提供上述計劃。

自二零零零年十二月一日起，凡於香港新加盟本集團之員工按規定均須加入強制性公積金計劃（「強積金計劃」）。本集團及僱員各自須向強積金計劃作出相當於僱員薪金5%之供款。

本公司在中國成立之附屬公司之僱員為中國政府管理之國家退休福利計劃之成員。此等附屬公司需按工資成本若干百分比向退休福利計劃作出供款，支持有關福利。本集團就退休福利計劃之責任僅為作出指定之供款。

本年度就退休福利計劃供款在損益確認之費用為93.7百萬港元（二零一五年：123.1百萬港元）。於截至二零一六年十二月三十一日止年度內使用之被沒收供款額為零港元（二零一五年：0.5百萬港元）。

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45. EMPLOYEE BENEFITS (CONT'D)

Under the employee ownership scheme of SHK ("EOS"), which was formally adopted by SHK on 18th December, 2007, selected employees or directors of SHK group (the "Selected Grantees") were awarded shares in SHK. Following management's recommendation of SHK, shares of SHK were granted to the Selected Grantees subject to various terms including, amongst other things, the vesting scale whereby awarded shares of SHK will vest and become unrestricted in various vesting periods. During the year, 0.8 million shares (2015: 0.3 million shares) of SHK were awarded to Selected Grantees under the EOS. The fair value of the services rendered (by reference to the market value of awarded shares at grant dates) as consideration of the shares awarded during the year was HK\$3.8 million (2015: HK\$2.2 million) which will be amortised to profit or loss during the vesting period. The amount expensed during the year in respect of shares awarded under the EOS was HK\$2.8 million (2015: HK\$1.4 million).

At the extraordinary general meeting of the Company held on 23rd July, 2012, it was resolved that a director's service agreement entered between SHK group and a director of SHK's subsidiary for a term of ten years be approved. Subject to the terms and conditions of the agreement, SHK group has granted the director of a subsidiary an option ("Option") to subscribe for or purchase up to 20% of the issued capital of a new company ("Newco") to be established to hold all equity interests in subsidiaries incorporated or to be incorporated in the PRC for money lending businesses in the PRC ("PRC Subsidiaries") at an exercise price which is determined based on the aggregate carrying amount of shareholders equity and shareholders loans proportional to the shareholding to be taken up by the director of a subsidiary at the time of exercise of the Option. Prior to the period before the Option becomes vested, the director of a subsidiary is also entitled a bonus calculated based on the performance of PRC Subsidiaries. The transaction constituted a very substantial disposal and a connect transaction and its details were disclosed in the Company's circular dated 29th June, 2012.

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45. 僱員福利 (續)

根據新鴻基於二零零七年十二月十八日正式採納之新鴻基僱員股份擁有計劃(「僱員股份擁有計劃」)，新鴻基集團之經選定僱員或董事(「選定承授人」)獲授予新鴻基股份。經新鴻基管理層推薦後，向選定承授人授予新鴻基股份，惟須受各項條款所限，包括歸屬規模，據此，所授予之新鴻基股份將歸屬及在各個歸屬期間成為無限制。年內，根據僱員股份擁有計劃分別向選定承授人獎授0.8百萬股(二零一五年：0.3百萬股)新鴻基股份。年內作為獎授股份代價之所提供服務之公平價值(經參考獎授股份於授出日期之市值)為3.8百萬港元(二零一五年：2.2百萬港元)，將於歸屬期內於損益攤銷。年內根據僱員股份擁有計劃獎勵之股份所支銷之金額為2.8百萬港元(二零一五年：1.4百萬港元)。

本公司於二零一二年七月二十三日舉行股東特別大會，議決批准新鴻基集團與新鴻基一間附屬公司之董事訂立之董事服務協議，為期十年。以協議之條款及條件為限，新鴻基集團授予附屬公司之董事購股權(「購股權」)，按行使價認購或購買將成立新公司(「新公司」)最多20%之已發行股本，該新公司成立以持有於或將於中國註冊成立從事放款業務的附屬公司(「中國附屬公司」)之全部股權。行使價乃根據附屬公司之董事行使購股權時將認購之股權比例應佔之股東權益及股東貸款之賬面總值釐定。於購股權歸屬前之期間，附屬公司之董事亦有權獲得按中國附屬公司表現計算所得之花紅。是項交易構成非常重大出售事項及關連交易，詳情披露於本公司二零一二年六月二十九日之通函。

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45. EMPLOYEE BENEFITS (CONT'D)

The fair value of the Option on grant date of 23rd July, 2012 was HK\$255.1 million which was calculated using the Black-Scholes pricing model and carried out by Norton Appraisals Limited, a firm of independent and qualified professional valuers not connected with the Group. The inputs into the model include an underlying asset value of PRC Subsidiaries as at the grant date of HK\$1,018.1 million, risk free rate of 2.74%, volatility of 39.25% and expected option life of 5 years. No share based payment expense is recognised in the consolidated financial statements for the year ended 31st December, 2016 (2015: Nil) since one of the vesting conditions for the Option is the successful completion of the establishment of the Newco, the date of which, in the opinion of the management, could not yet be estimated with reasonable certainty.

46. PLEDGE OF ASSETS

At the end of the reporting period, certain of the Group's investment properties, land and buildings and properties held for sale with an aggregate carrying value of HK\$6,827.4 million (2015: HK\$6,153.8 million) together with certain securities in respect of a listed subsidiary with investment cost of HK\$276.6 million (2015: HK\$276.6 million) were pledged to secure loans and general banking facilities to the extent of HK\$1,762.3 million (2015: HK\$1,242.4 million) granted to the Group. Facilities amounting to HK\$840.8 million (2015: HK\$584.4 million) were utilised at the end of the reporting period.

45. 僱員福利(續)

購股權之公平價值於授出日期二零一二年七月二十三日為255.1百萬港元，由與本集團並無關連之獨立合資格專業估值公司普敦國際評估有限公司以柏力克-舒爾斯定價模式計量。模式之輸入數據包括中國附屬公司於授出日期之相關資產值1,018.1百萬港元、無風險利率2.74%、波幅39.25%及預計購股權期限為五年。截至二零一六年十二月三十一日止年度並無於綜合財務報表確認股份結算開支(二零一五年:無)，因為購股權其中一項歸屬條件是成功完成新公司之成立，而管理層認為完成成立之日期無法合理估計。

46. 資產抵押

於報告期末，本集團賬面總值6,827.4百萬港元(二零一五年:6,153.8百萬港元)之若干投資物業、土地及樓宇及待出售物業，連同一間上市附屬公司投資成本276.6百萬港元(二零一五年:276.6百萬港元)之若干證券，已用作多達1,762.3百萬港元(二零一五年:1,242.4百萬港元)授予本集團之貸款及一般銀行信貸之抵押。於報告期末，已提用信貸額840.8百萬港元(二零一五年:584.4百萬港元)。

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47. RELATED PARTY TRANSACTIONS AND BALANCES

47. 有關連人士交易及結餘

During the year, the Group entered into following significant transactions with related parties.

年內，本集團與有關連人士訂立以下重大交易：

(a) Summary of transactions

(a) 交易概要

		(Income)/Expense (收入)/支出	
		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
A holding company			
Rent, property management and air-conditioning fee and other property related service fee income (Note)	一間控股公司 租金、物業管理及空調費及其他物業相關服務費收入 (註解)	(6.8)	(6.5)
Share of management service expenses (Note)	應佔管理服務費用 (註解)	35.6	27.2
Share of administrative expenses (Note)	應佔行政費用 (註解)	0.5	0.6
Fellow subsidiaries			
Interest expense	同系附屬公司 利息費用	15.0	13.4
Associates			
Proceeds received on disposal of subsidiaries	聯營公司 出售附屬公司已收取之所得款項	(100.7)	-
Management and service fees income	管理及服務費收入	(14.4)	(3.6)
Interest income	利息收入	(3.1)	(34.8)
Manager's fee	管理人費用	(2.5)	(2.5)
Rent, property management and air-conditioning fee income	租金、物業管理及空調費收入	(2.5)	(1.5)
Service fees expenses	服務費用	4.7	4.2
Rent and property management fee	租金及物業管理費	4.1	4.7
Interest expense	利息費用	2.8	-
Insurance premiums received in the course of provision of insurance brokerage services	提供保險代理服務過程中收取之保險費	1.1	5.7
Brokerage expenses	經紀費用	1.0	1.7
Joint ventures			
Administration, agency, management and services fee income	合營公司 行政、代理、管理及服務費收入	(10.4)	(12.2)
Manager's fee	管理人費用	(1.3)	(1.3)
Rent, property management and air-conditioning fee	租金、物業管理及空調費	22.2	21.7
Consideration received from disposal of subsidiaries	出售附屬公司已收取之代價	-	(640.5)
Director of the Company			
Rental income	本公司董事 租金收入	(4.1)	(3.9)

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47. RELATED PARTY TRANSACTIONS AND BALANCES (CONT'D)**47. 有關連人士交易及結餘(續)****(a) Summary of transactions (Cont'd)****(a) 交易概要(續)**

Note: Apart from the tenancy agreement entered into by a subsidiary of the Company and the Sharing of Administrative Services and Management Services Agreement entered into by the Company and a subsidiary with the holding company, none of the above related party transactions constitutes a discloseable connected transaction as defined in the Listing Rules.

註解：除本公司一間附屬公司訂立之租賃協議以及本公司及一間附屬公司與控股公司訂立之行政服務及管理服務分攤協議外，以上有關連人士交易並無構成上市規則所界定之須予披露關連交易。

(b) Key management personnel compensation**(b) 主要管理層人員酬金**

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Short-term benefits	短期福利	68.7	54.4
Post-employment benefits	退休福利	0.6	0.5
		69.3	54.9

Certain key management personnel of the Group received remuneration from the Company's holding company or its wholly-owned subsidiary. The holding company provided management services to the Group and charged the Group a fee, which has been included in the share of management service expenses as disclosed above in part (a) of this note, for services provided by those personnel as well as others who are not key management personnel of the Group.

本集團若干主要管理層人員從本公司控股公司或其全資附屬公司收取酬金。控股公司向本集團提供收取費用的管理服務，該費用已披露在此附註(a)部分之應佔管理服務費用中，此管理服務由該等主要管理層人員及其他非本集團主要管理層人員所提供。

The management service fee is calculated by reference to the time devoted by the management personnel on the affairs of the Group and can be apportioned to the above key management personnel. The total of such apportioned amounts, which has been included in the key management personnel compensation above for 2016, is HK\$27.2 million (2015: HK\$18.7 million).

計算管理服務費用以管理層人員於本集團事務上所使用的時間作為參考，及可以分配至以上主要管理層人員。該等分配總額於二零一六年共27.2百萬港元(二零一五年：18.7百萬港元)，已包括於以上主要管理層人員酬金內。

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47. RELATED PARTY TRANSACTIONS AND BALANCES (CONT'D)

(c) At the end of the reporting period, the Group had the following material balances with related parties:

A holding company	一間控股公司
Associates	聯營公司
Joint ventures	合營公司
Fellow subsidiaries	同系附屬公司
Director of the Company	本公司董事
Entity controlled by a director of a holding company	一間控股公司董事控制之實體

The above amounts are included in the consolidated statement of financial position of the Group in the following ways:

Trade and other receivables	貿易及其他應收款項
Amounts due from associates	聯營公司欠款
Amounts due from joint ventures	合營公司欠款
Trade and other payables	貿易及其他應付款項
Amount due to a holding company	欠一間控股公司款項
Amounts due to associates	欠聯營公司款項
Amounts due to joint ventures	欠合營公司款項
Notes	票據

47. 有關連人士交易及結餘(續)

(c) 於報告期末，本集團與有關連人士有以下重大結餘：

	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	(11.6)	(5.7)
	237.2	233.3
	11.0	9.1
	(251.3)	(210.7)
	(1.2)	(1.3)
	(2.0)	-
	(17.9)	24.7

上述金額乃以下列方式於本集團之綜合財務狀況表內入賬：

Notes 註解	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
	1.3	2.7
(i)	360.8	236.2
(ii)	11.1	9.2
	(4.5)	(1.4)
(ii)	(11.6)	(5.7)
(i)	(7.3)	(5.5)
(ii)	(0.1)	(0.1)
	(367.6)	(210.7)
	(17.9)	24.7

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47. RELATED PARTY TRANSACTIONS AND BALANCES (CONT'D)**47. 有關連人士交易及結餘(續)****(c) At the end of the reporting period, the Group had the following material balances with related parties: (Cont'd)****(c) 於報告期末，本集團與有關連人士有以下重大結餘：(續)**

Notes:

註解：

- (i) As at 31st December, 2016, the amounts due from (to) associates are unsecured, non-interest bearing and repayable on demand, except for an unsecured short-term loan to an associate of HK\$44.0 million, which bears interest at 5% per annum and is due for repayment on 30th June, 2017.
- (ii) As at 31st December, 2016, the amounts due from (to) joint ventures and a holding company are unsecured, non-interest bearing and repayable on demand.
- (d)** During the year, loans of HK\$491.6 million (2015: HK\$341.6 million) were advanced to associates and HK\$290.8 million (2015: HK\$340.0 million) were repaid by an associate.
- (e)** During the year 2015, (i) 1-year shareholder loan of HK\$1,061.6 million was advanced to an associate and HK\$1,061.6 million was repaid by an associate; and (ii) 6% unsecured term loan of HK\$63.9 million was repaid by an associate.
- (f)** During the year 2015, a non-interest bearing loan of HK\$75.0 million was repaid to a joint venture.

- (i) 於二零一六年十二月三十一日，該等欠自(欠)聯營公司款項為無抵押、免息及須於要求時償還，惟授予一間聯營公司之44.0百萬港元無抵押短期貸款(此筆貸款按每年5厘計息，並須於二零一七年六月三十日償還)除外。
- (ii) 於二零一六年十二月三十一日，該等欠自(欠)合營公司及一間控股公司款項為無抵押、免息及須於要求時償還。
- (d)** 年內，已向聯營公司墊支貸款491.6百萬港元(二零一五年：341.6百萬港元)及獲一間聯營公司償還貸款290.8百萬港元(二零一五年：340.0百萬港元)。
- (e)** 於二零一五年，(i)向一間聯營公司墊支一年期股東貸款1,061.6百萬港元及獲一間聯營公司償還一年期股東貸款1,061.6百萬港元；及(ii)獲一間聯營公司償還6%無抵押有期貨款63.9百萬港元。
- (f)** 於二零一五年，向一間合營公司償還免息貸款75.0百萬港元。

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48. STATEMENT OF FINANCIAL POSITION OF THE COMPANY 48. 本公司之財務狀況表

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Non-current assets	非流動資產		
Intangible assets	無形資產	1.5	0.5
Investments in subsidiaries	於附屬公司之投資	1,691.8	1,403.7
Amounts due from subsidiaries	附屬公司欠款	11,163.0	9,292.4
		12,856.3	10,696.6
Current assets	流動資產		
Trade and other receivables	貿易及其他應收款項	0.6	0.7
Amounts due from subsidiaries	附屬公司欠款	655.9	1,339.6
Cash and cash equivalents	現金及現金等價物	400.3	677.1
		1,056.8	2,017.4
Current liabilities	流動負債		
Trade and other payables	貿易及其他應付款項	2.7	1.7
Tax payable	應付稅項	0.2	-
Amount due to a holding company	欠一間控股公司款項	9.9	5.7
Amounts due to subsidiaries	欠附屬公司款項	53.6	57.8
		66.4	65.2
Net current assets	流動資產淨值	990.4	1,952.2
Total assets less current liabilities	總資產減流動負債	13,846.7	12,648.8
Capital and reserves	股本及儲備		
Share capital	股本	4,250.6	4,250.5
Reserves	儲備	9,596.1	8,398.3
Total equity	權益總額	13,846.7	12,648.8

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 27th March, 2017 and are signed on its behalf by:

本公司財務狀況表經董事會於二零一七年三月二十七日批准及授權刊發，並由下列董事代表簽署：

Arthur George Dew
狄亞法
Director
董事

Li Chi Kong
李志剛
Director
董事

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49. RESERVES OF THE COMPANY

49. 本公司之儲備

		Accumulated profits 累計溢利 HK\$ Million 百萬港元	Dividend reserve 股息儲備 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 1st January, 2015	於二零一五年一月一日	7,100.9	374.1	7,475.0
Adjustment to 2014 final dividend	二零一四年末期股息之調整	(1.0)	1.0	-
Dividend paid	已付股息	-	(375.1)	(375.1)
Interim dividend declared	宣派中期股息	(409.1)	409.1	-
Profit attributable to owners of the Company	本公司股東應佔 溢利	1,298.4	-	1,298.4
At 31st December, 2015	於二零一五年十二月三十一日	7,989.2	409.1	8,398.3
Dividend paid	已付股息	-	(409.1)	(409.1)
Interim dividend declared	宣派中期股息	(545.0)	545.0	-
Share repurchased and cancelled	股份購回及 註銷	(10.7)	-	(10.7)
Profit attributable to owners of the Company	本公司股東應佔 溢利	1,617.6	-	1,617.6
At 31st December, 2016	於二零一六年十二月三十一日	9,051.1	545.0	9,596.1

The Company's reserves available for distribution to owners of the Company at 31st December, 2016 are represented by accumulated profits and dividend reserve totalling HK\$9,596.1 million (2015: HK\$8,398.3 million).

於二零一六年十二月三十一日，本公司可供派發予本公司股東之儲備以合共9,596.1百萬港元（二零一五年：8,398.3百萬港元）的累計溢利及股息儲備呈列。

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

50. INVESTMENTS IN SUBSIDIARIES**50. 於附屬公司之投資****Details of non-wholly owned subsidiaries of the Group that have material non-controlling interests**

The consolidated profit or loss allocated to non-controlling interests during the year and the accumulated non-controlling interests in the consolidated statement of financial position as at 31st December, 2016 are as follows:

本集團擁有重大非控股權益的非全資附屬公司的詳情

年內，分配予非控股權益之綜合損益及於二零一六年十二月三十一日之綜合財務狀況表內累計之非控股權益如下：

		Profit allocated to non-controlling interests 分配予非控股權益之溢利		Accumulated non-controlling interests 累計非控股權益	
		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元	2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
SHK and its subsidiaries	新鴻基及其附屬公司	746.9	1,981.7	11,489.5	11,628.4
Other subsidiaries having non-controlling interests	其他擁有非控股權益之附屬公司	-	-	7.4	7.4
		746.9	1,981.7	11,496.9	11,635.8

Summarised consolidated financial information of SHK is set out below.

新鴻基的綜合財務資料概要載列如下。

		2016 二零一六年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元
Current assets	流動資產	18,929.7	17,612.0
Non-current assets	非流動資產	13,631.2	14,757.1
Current liabilities	流動負債	(4,944.4)	(2,779.9)
Non-current liabilities	非流動負債	(5,960.7)	(7,998.4)
Dividend paid to non-controlling interests	支付予非控股權益之股息	66.6	227.9
Revenue from continuing operations	來自持續經營業務之收入	3,511.3	4,174.1
Revenue from discontinued operations	來自已終止經營業務之收入	-	603.5
Profit for the year	本年度溢利		
- continuing operations	- 持續經營業務	1,369.7	889.5
- discontinued operations	- 已終止經營業務	-	3,228.8
Other comprehensive expenses for the year	本年度其他全面費用	(498.1)	(249.2)

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES

51. 主要附屬公司資料

Particulars of the Company's principal subsidiaries at 31st December, 2016 which have their principal place of operations in Hong Kong are set out below:

於二零一六年十二月三十一日，本公司主要業務所在地於香港之主要附屬公司資料如下：

Subsidiaries 附屬公司	Paid up issued ordinary share capital 繳足已發行 普通股本 HK\$ 港元	Proportion of ownership interest 擁有權益之比例				Principal activity 主要業務
		Held by the Company/ subsidiaries 本公司/附屬公司持有		Attributable to the Group 本集團應佔		
		2016 二零一六年 %	2015 二零一五年 %	2016 二零一六年 %	2015 二零一五年 %	
Admiralty Eight Limited	1	100	–	56	–	Property holding 持有物業
Admiralty Eleven Limited	1	100	–	56	–	Property holding 持有物業
Alaston Development Limited	US\$1 1美元	100	100	100	100	Property holding 持有物業
Allied Real Estate Agency Limited 聯合地產代理有限公司	2	100	100	100	100	Real estate agency 地產代理
AP Administration Limited	2	100	100	100	100	Provision of management and consultancy services 提供管理及顧問服務
AP Corporate Services Limited	2	100	100	100	100	Provision of corporate services 提供公司服務
AP Development Limited 聯合地產發展有限公司	2	100*	100*	100	100	Investment holding 投資控股
AP Diamond Limited	US\$1 1美元	100	100	100	100	Property trading and holding 物業買賣及持有物業
AP Emerald Limited	US\$1 1美元	100	100	100	100	Investment holding 投資控股
AP Finance Limited	2	100	100	100	100	Money lending 借貸
AP Property Management Limited	2	100	100	100	100	Building management 樓宇管理
Best Melody Development Limited 高韻發展有限公司	5,000	100	100	100	100	Property holding 持有物業

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Paid up issued ordinary share capital 繳足已發行 普通股本 HK\$ 港元	Proportion of ownership interest 擁有權益之比例				Principal activity 主要業務
		Held by the Company/ subsidiaries 本公司/附屬公司持有		Attributable to the Group 本集團應佔		
		2016	2015	2016	2015	
		二零一六年 %	二零一五年 %	二零一六年 %	二零一五年 %	
Conrad Security Limited 港麗保安有限公司	1	100	100	100	100	Security and guarding services 保安及護衛服務
First Asian Holdings Limited 亞洲第一集團有限公司	2	100	100	33	32	Investment holding 投資控股
Florich Development Limited 景資發展有限公司	10,000	100	100	100	100	Investment holding 投資控股
Front Sail Limited 拓航有限公司	5,000	100	100	100	100	Property holding 持有物業
Gilmore Limited	2	100	100	100	100	Property holding 持有物業
Hillcrest Development Limited	20	100	100	100	100	Property holding 持有物業
Hi-Link Limited	200	100	100	100	100	Investment holding 投資控股
Hong Kong Dementia Services Limited 香港老年癡呆症服務有限公司	US\$1 1美元	100	–	100	–	Provision of elderly care services 提供護老服務
Integrated Custodian Limited	2	100	100	100	100	Property holding 持有物業
Itso Limited	2	100	100	56	55	Investment holding, financial services and securities trading 投資控股、金融服務及 證券買賣
Jaffe Development Limited	US\$1 1美元	100	100	100	100	Property holding 持有物業
Kalix Investment Limited	2	100	100	100	100	Property holding 持有物業
Kennedy (Nominees) Limited	10,000	100	100	56	55	Nominee services 代理人服務

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Paid up issued ordinary share capital 繳足已發行 普通股本 HK\$ 港元	Proportion of ownership interest 擁有權權益之比例				Principal activity 主要業務
		Held by the Company/ subsidiaries 本公司/附屬公司持有		Attributable to the Group 本集團應佔		
		2016 二零一六年 %	2015 二零一五年 %	2016 二零一六年 %	2015 二零一五年 %	
LYNX Technology Limited 凌睿科技有限公司	1,000,000	100	–	100	–	Medical equipment distribution 醫療設備分銷
Mainford Investment Limited 銘福投資有限公司	1	100	100	100	100	Property holding 持有物業
Mightyton Limited	10,000	100	100	100	100	Property holding 持有物業
Oakfame Investment Limited 幹美投資有限公司	2	100	100	56	55	Investment holding 投資控股
Ontone Limited 安通建業有限公司	2	100	100	100	100	Hotel operations and property holding 酒店業務及持有物業
Plentiwind Limited	15,000,002	100	100	56	55	Investment holding 投資控股
Polyking Services Limited 栢麗服務有限公司	2	100	100	100	100	Building maintenance and cleaning services 樓宇保養及清潔服務
Protech Property Management Limited 保得物業管理有限公司	5,000	100	100	100	100	Building management and security guarding services 樓宇管理及護衛服務
Rodril Investments Limited	1	100	–	56	–	Investment holding 投資控股
San Pack Properties Limited 山栢置業有限公司	10	100	100	100	100	Property holding 持有物業
Scienter Investments Limited	20	100	100	56	55	Investment holding and provision of loan finance 投資控股及提供貸款 融資

for the year ended 31st December, 2016

截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Paid up issued ordinary share capital 繳足已發行 普通股本 HK\$ 港元	Proportion of ownership interest 擁有權益之比例				Principal activity 主要業務
		Held by the Company/ subsidiaries 本公司/附屬公司持有		Attributable to the Group 本集團應佔		
		2016	2015	2016	2015	
		二零一六年 %	二零一五年 %	二零一六年 %	二零一五年 %	
Senior Care Elderly Limited	US\$1 1美元	100	–	100	–	Provision of elderly care services 提供護老服務
Senior Care Limited 善頤護理有限公司	1,000	100	–	100	–	Provision of elderly care services 提供護老服務
Senior Care Nursing Home Limited 善頤護老有限公司	1,000	100	–	100	–	Provision of elderly care services 提供護老服務
SHK Finance Limited 新鴻基財務有限公司	150,000,000	100	100	33	32	Money lending 借貸
SHK Investment Services Limited	1,000,000	100	100	56	55	Asset holding 資產投資
SHK Securities Limited	20	100	100	56	55	Asset holding 資產投資
Sierra Joy Limited	2	100	100	100	100	Property holding 持有物業
Sun Hung Kai & Co. Limited** 新鴻基有限公司**	8,731,004,462	56	55	56	55	Investment holding 投資控股
Sun Hung Kai Credit Limited 新鴻基信貸有限公司	250,000,000	100	100	48	48	Money lending 借貸
SHK International Limited	10,000	100	100	56	55	Investment holding 投資控股
Sun Hung Kai Securities (Overseas) Limited 新鴻基證券(海外)有限公司	60,000	100	100	56	55	Investment holding 投資控股

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截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Paid up issued ordinary share capital 繳足已發行 普通股本 HK\$ 港元	Proportion of ownership interest 擁有權益之比例				Principal activity 主要業務
		Held by the Company/ subsidiaries 本公司/附屬公司持有		Attributable to the Group 本集團應佔		
		2016 二零一六年	2015 二零一五年	2016 二零一六年	2015 二零一五年	
Sun Hung Kai Strategic Capital Limited 新鴻基策略資本有限公司	2	100	100	56	55	Investment holding, securities trading and financial services 投資控股、證券買賣及 金融服務
Sun Hung Kai Structured Finance Limited 新鴻基結構融資有限公司	137,500,000	100	100	56	55	Securities trading and provision of loan finance 證券買賣及提供貸款 融資
Sun Hung Kai Venture Capital Limited	2	100	100	56	55	Investment holding 投資控股
Texgulf Limited	20	100	100	56	55	Property holding 持有物業
Tung Wo Investment Company, Limited 同和投資有限公司	10,000	100	100	56	55	Investment holding 投資控股
United Asia Finance Limited 亞洲聯合財務有限公司	1,502,218,418	58	58	33	32	Consumer financing 私人財務
Wah Cheong Development Company, Limited 華昌建業有限公司	25,100,000	100	100	56	55	Investment holding 投資控股
Wineur Secretaries Limited 偉略秘書有限公司	2	100	100	56	55	Secretarial services 秘書服務
Yee Li Ko Investment Limited 億利高投資有限公司	58,330,000	100	100	56	55	Property holding 持有物業

With the exception of Alaston Development Limited, AP Diamond Limited, AP Emerald Limited, Hong Kong Dementia Services Limited, Jaffe Development Limited and Senior Care Elderly Limited, which were incorporated in the British Virgin Islands, all the above subsidiaries were incorporated in Hong Kong.

除Alaston Development Limited、AP Diamond Limited、AP Emerald Limited、香港老年癡呆症服務有限公司、Jaffe Development Limited及Senior Care Elderly Limited於英屬處女群島註冊成立外，以上所有附屬公司均在香港註冊成立。

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截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D)

51. 主要附屬公司資料(續)

Particulars of the Company's principal subsidiaries at 31st December, 2016 which were incorporated and have their principal place of operations outside Hong Kong are set out below:

於二零一六年十二月三十一日，本公司在香港以外地點註冊成立及其主要業務所在地亦在香港境外地區之主要附屬公司資料如下：

Subsidiaries 附屬公司	Place of incorporation/ operation 註冊成立/ 業務所在地	Paid up issued ordinary share capital 繳足已發行 普通股本	Proportion of ownership interest 擁有權益之比例				Principal activity 主要業務
			Held by the Company/subsidiaries 本公司/ 附屬公司持有		Attributable to the Group 本集團應佔		
			2016 二零一六年	2015 二零一五年	2016 二零一六年	2015 二零一五年	
			%	%	%	%	
Allied Properties China Limited	Cayman Islands 開曼群島	US\$1,000 1,000美元	100*	100*	100	100	Investment holding 投資控股
Allied Properties Resources Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	100	100	Investment holding 投資控股
Boneast Assets Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
Cautious Base Limited	British Virgin Islands 英屬處女群島	HK\$10,001 10,001港元	100	–	100	–	Investment holding 投資控股
Hing Yip Holdings Limited 興業控股有限公司	British Virgin Islands 英屬處女群島	US\$1 1美元	–	100	–	55	Property holding 持有物業
Kenworld Corporation	Republic of Liberia 利比里亞共和國	US\$1 1美元	100	100	100	100	Investment holding 投資控股
KIMA Pan Asia Offshore Fund	Cayman Islands 開曼群島						Investment fund 投資基金
– Management shares 管理股		1,000 US\$1 shares 1,000股 每股1美元	100	100	56	55	
– Participating shares 參與股		7,392.805 US\$0.001 shares 7,392.805股 每股0.001美元	100	100	56	55	
– Class B6 participating shares B6類別參與股		223,060.3644 US\$0.001 shares 223,060.3644股 每股0.001美元	100	100	56	55	
– Class B3 participating shares B3類別參與股		7,581.95 US\$0.001 shares 7,581.95股 每股0.001美元	100	–	56	–	
Lakewood Development Corporation	United States of America 美國	US\$1,000 1,000美元	100	100	100	100	Property holding 持有物業
LHY Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	–	100	–	Investment holding 投資控股

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51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Place of incorporation/ operation 註冊成立/ 業務所在地	Paid up issued ordinary share capital 繳足已發行 普通股本	Proportion of ownership interest 擁有權權益之比例				Principal activity 主要業務
			Held by the Company/subsidiaries 本公司/ 附屬公司持有		Attributable to the Group 本集團應佔		
			2016	2015	2016	2015	
			二零一六年 %	二零一五年 %	二零一六年 %	二零一五年 %	
Razorway Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
Rossworth Global Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
Senior Care Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	–	100	–	Investment holding 投資控股
Shipsape Investments Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
SHK Asian Opportunities Holdings Limited	Cayman Islands 開曼群島	US\$10,000 10,000美元	95	–	53	–	Investment holding 投資控股
SHK Asset Management Holding Limited	British Virgin Islands 英屬處女群島	US\$3,400,001 3,400,001美元	100	100	56	55	Investment holding 投資控股
Sing Hing Investment Limited 誠興投資有限公司	British Virgin Islands 英屬處女群島	US\$1 1美元	–	100	–	55	Property holding 持有物業
Sun Hung Kai (China) Investment Management Company Limited 新鴻基(中國)投資管理有限公司	People's Republic of China 中華人民共和國	RMB50,000,000 人民幣50,000,000元	100	100	56	55	Corporate marketing and investment consultancy 市場策劃及 投資顧問
Sun Hung Kai & Co. (BVI) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Financing 融資
Sun Hung Kai Capital Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
Sun Hung Kai International Bank [Brunei] Limited	Brunei Darussalam 汶萊	SGD10,000,000 10,000,000新加坡元	100	100	56	55	International banking business 國際銀行業務
Swan Islands Limited	British Virgin Islands 英屬處女群島	US\$503,000,001 503,000,001美元	100	100	56	55	Investment holding 投資控股
Swanwick Global Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
SWAT Securitisation Fund ^a	Luxembourg 盧森堡	RMB29,968,900 人民幣29,968,900元	100	100	56	55	Securitisation fund 證券化基金
Top Marker Limited [†]	British Virgin Islands 英屬處女群島	US\$1 1美元	–	–	–	–	Investment holding 投資控股
Treasure Rider Limited	Cayman Islands 開曼群島	US\$11,000 11,000美元	86	86	48	48	Investment holding 投資控股

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51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Place of incorporation/ operation 註冊成立/ 業務所在地	Paid up issued ordinary share capital 繳足已發行 普通股本	Proportion of ownership interest 擁有權權益之比例				Principal activity 主要業務
			Held by the Company/subsidiaries 本公司/ 附屬公司持有		Attributable to the Group 本集團應佔		
			2016	2015	2016	2015	
			二零一六年 %	二零一五年 %	二零一六年 %	二零一五年 %	
UAF Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
Zeal Goal International Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	56	55	Investment holding 投資控股
上海浦東新區亞聯財小額貸款 有限公司 ^(a)	People's Republic of China 中華人民共和國	RMB200,000,000 人民幣200,000,000元	70	70	23	23	Money lending 借貸
大連保稅區亞聯財小額貸款 有限公司 ^(b)	People's Republic of China 中華人民共和國	US\$60,000,000 60,000,000美元	100	100	33	32	Money lending 借貸
大連亞聯財信息諮詢有限公司 ^(a)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
天津亞聯財小額貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	HK\$250,000,000 250,000,000港元	100	100	33	32	Money lending 借貸
北京亞聯財小額貸款有限公司 ^(a)	People's Republic of China 中華人民共和國	RMB500,000,000 人民幣500,000,000元	80	80	26	26	Money lending 借貸
成都亞聯財小額貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	HK\$350,000,000 350,000,000港元	100	100	33	32	Money lending 借貸
成都亞聯財經濟信息諮詢 有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
亞洲第一信息諮詢(深圳)有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB50,000,000 人民幣50,000,000元	100	100	33	32	Financial consultancy 財務顧問
亞聯財信息諮詢(上海)有限公司 ^(a)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	70	70	23	23	Financial consultancy 財務顧問
亞聯財信息諮詢(深圳)有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB25,000,000 人民幣25,000,000元	100	100	33	32	Financial consultancy 財務顧問
武漢亞聯財小額貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB300,000,000 (2015:RMB500,000,000) 人民幣300,000,000元 (二零一五年: 人民幣500,000,000元)	100	100	33	32	Money lending 借貸

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51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Place of incorporation/ operation 註冊成立/ 業務所在地	Paid up issued ordinary share capital 繳足已發行 普通股本	Proportion of ownership interest 擁有權益之比例				Principal activity 主要業務
			Held by the Company/subsidiaries 本公司/ 附屬公司持有		Attributable to the Group 本集團應佔		
			2016 二零一六年 %	2015 二零一五年 %	2016 二零一六年 %	2015 二零一五年 %	
武漢亞聯財信息諮詢有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
青島市城陽區亞聯財小額貸款 有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB300,000,000 人民幣300,000,000元	100	100	33	32	Money lending 借貸
青島亞聯財信息諮詢有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
南寧市亞聯財小額貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB200,000,000 人民幣200,000,000元	100	100	33	32	Money lending 借貸
南寧市亞聯財投資管理有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
哈爾濱市亞聯財小額貸款 有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB200,000,000 人民幣200,000,000元	100	100	33	32	Money lending 借貸
哈爾濱亞聯財信息諮詢有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
重慶亞聯財小額貸款有限公司 (formerly known as 重慶市渝中區 亞聯財小額貸款有限責任公司) ^(b) (前稱重慶市渝中區亞聯財小額 貸款有限責任公司) ^(b)	People's Republic of China 中華人民共和國	US\$40,000,000 (2015: US\$50,000,000) 40,000,000美元 (二零一五年: 50,000,000美元)	100	100	33	32	Money lending 借貸
重慶亞聯財信息諮詢有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
深圳亞聯財小額貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB600,000,000 人民幣600,000,000元	100	100	33	32	Money lending 借貸
雲南省亞聯財小額貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	HK\$350,000,000 350,000,000港元	100	100	33	32	Money lending 借貸
雲南亞聯財經濟信息諮詢 有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
新聯財信息諮詢(深圳)有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB5,000,000 人民幣5,000,000元	100	100	33	32	Financial consultancy 財務顧問

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51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D) 51. 主要附屬公司資料(續)

Subsidiaries 附屬公司	Place of incorporation/ operation 註冊成立/ 業務所在地	Paid up issued ordinary share capital 繳足已發行 普通股本	Proportion of ownership interest 擁有權權益之比例				Principal activity 主要業務
			Held by the Company/subsidiaries 本公司/ 附屬公司持有		Attributable to the Group 本集團應佔		
			2016 二零一六年 %	2015 二零一五年 %	2016 二零一六年 %	2015 二零一五年 %	
新鴻基(天津)股權投資基金管理 有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB50,000,000 人民幣50,000,000元	100	100	56	55	Asset management 資產管理
新鴻基融資擔保(瀋陽)有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB300,000,000 人民幣300,000,000元	100	100	33	32	Loan guarantee 貸款擔保
福州亞聯財信息諮詢有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
福州市晉安區亞聯財小額貸款 有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB200,000,000 人民幣200,000,000元	100	100	33	32	Money lending 借貸
濟南市歷下區亞聯財小額貸款 有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB300,000,000 人民幣300,000,000元	100	100	33	32	Money lending 借貸
濟南亞聯財信息諮詢有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
瀋陽亞聯財卓越信息諮詢 有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	100	100	33	32	Financial consultancy 財務顧問
瀋陽金融商貿開發區亞聯財小額 貸款有限公司 ^(b)	People's Republic of China 中華人民共和國	RMB320,000,000 (2015: RMB300,000,000) 人民幣320,000,000元 (二零一五年: 人民幣300,000,000元)	100	100	33	32	Money lending 借貸
深圳亞聯財信息技術有限公司 ^(c)	People's Republic of China 中華人民共和國	RMB20,000,000 人民幣20,000,000元	100	—	56	—	Financial consultancy 財務顧問

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截至二零一六年十二月三十一日止年度

51. PARTICULARS OF PRINCIPAL SUBSIDIARIES (CONT'D)**51. 主要附屬公司資料(續)**

- * These shareholdings represent the proportion of ownership interest held directly by the Company.
- ** These subsidiaries are listed in Hong Kong and further details about them are available in their published accounts.
- ^ The subsidiary is a fund established and created under Luxembourg laws. As the Group holds all the issued units of the fund, it is classified as a subsidiary.
- + Although the Group has no equity interest in Top Marker Limited, it is classified as a subsidiary of the Group as the Group can control the composition of its board and is exposed to its variable returns. The Group's investment in Top Marker Limited was HK\$188.9 million at the reporting date.
- (a) These companies are sino-foreign equity joint ventures.
- (b) These companies are wholly-foreign owned enterprises.
- (c) These companies are wholly-domestic owned enterprises.

The above tables list 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.

- * 該等持股權即本公司直接持有擁有權權益之比例。
- ** 該等附屬公司於香港上市，有關該等附屬公司之其他詳情載於其公佈之賬目內。
- ^ 該附屬公司為根據盧森堡法律而創立之基金。由於本集團持有所有發行基金單位，因此將該基金分類為一間附屬公司。
- + 雖然本集團於Top Marker Limited並無股本權益，但由於本集團能控制其董事會的組合及承受其浮動回報，因此被分類為本集團之附屬公司。於結算日，本集團於Top Marker Limited之投資為188.9百萬港元。
- (a) 該等公司為中外合資企業。
- (b) 該等公司為外商獨資企業。
- (c) 該等公司為本地獨資企業。

上表所列公司乃董事認為對本年度業績有重大影響，或構成本集團淨資產主要部分之本公司附屬公司。董事認為列出其他附屬公司的詳情，會令資料過於冗長。

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52. PARTICULARS OF PRINCIPAL ASSOCIATES

52. 主要聯營公司資料

Particulars of the Group's principal associates at 31st December, 2016 are set out below:

於二零一六年十二月三十一日之本集團主要聯營公司資料如下：

Associates 聯營公司	Place of incorporation/ operation 註冊成立/ 業務所在地	Proportion of ownership interest and voting rights 擁有權益及投票權之比例				Principal activity 主要業務
		Held by subsidiaries 附屬公司持有		Attributable to the Group 本集團應佔		
		2016 二零一六年 %	2015 二零一五年 %	2016 二零一六年 %	2015 二零一五年 %	
APAC Resources Limited** 亞太資源有限公司**	Hong Kong 香港	28	–	28	–	Investment holding 投資控股
Dragon Mining Limited *	Australia 澳洲	24	24	24	24	Gold producer 黃金生產商
Sun Hung Kai Financial Group Limited 新鴻基金集團有限公司	British Virgin Islands 英屬處女群島	30	30	17	17	Wealth management and brokerage business 財富管理及經紀業務
Tanami Gold NL*	Australia 澳洲	35	32	35	32	Gold mining operations and mineral exploration 黃金採礦業務及 礦產勘探
Tian An China Investments Company Limited** 天安中國投資有限公司**	Hong Kong 香港	49	49	49	49	Property development, property investment and property management 物業發展、物業投資及物 業管理

* These associates are listed in Australia and further details about them are available in their published accounts.

** This associate is listed in Hong Kong and further details are available in its published accounts.

* 該等聯營公司在澳洲上市，有關該等公司之進一步詳情載於其公佈之賬目內。

** 該聯營公司在香港上市，有關該公司之進一步詳情載於其公佈之賬目內。

The above table lists the associates of the Group 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 associates would, in the opinion of the Directors, result in particulars of excessive length.

上表所列公司乃董事認為對本年度業績有重大影響，或構成本集團淨資產主要部分之本集團聯營公司。董事認為列出其他聯營公司的詳情，會令資料過於冗長。

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53. PARTICULARS OF PRINCIPAL JOINT VENTURE**53. 主要合營公司資料**

Particulars of the Group's principal joint venture at 31st December, 2016 are set out below:

於二零一六年十二月三十一日之本集團主要合營公司資料如下：

Joint venture 合營公司	Form of business structure 業務架構形式	Place of incorporation/ operation 註冊成立/ 業務所在地	Proportion of ownership interest and voting rights 擁有權益及投票權之比例				Principal activity 主要業務
			Held by subsidiary 附屬公司持有		Attributable to the Group 本集團應佔		
			2016 二零一六年 %	2015 二零一五年 %	2016 二零一六年 %	2015 二零一五年 %	
Allied Kajima Limited	Incorporated 註冊成立	Hong Kong 香港	50	50	50	50	Property and investment holding 地產及投資控股

The above table lists the joint venture of the Group 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 joint ventures would, in the opinion of the Directors, result in particulars of excessive length.

上表所列公司乃董事認為對本年度業績有重大影響，或構成本集團淨資產主要部分之本集團合營公司。董事認為列出其他合營公司的詳情，會令資料過於冗長。

Financial year ended 31st December,
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		2012 二零一二年 HK\$ Million 百萬港元	2013 二零一三年 HK\$ Million 百萬港元	2014 二零一四年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元	2016 二零一六年 HK\$ Million 百萬港元
Results	業績					
Revenue*	收入*	4,233.0	5,092.5	5,645.0	5,198.0	3,974.6
Profit for the year	本年度溢利	2,602.6	2,477.9	3,075.3	6,104.2	5,099.8
Attributable to:	應佔方：					
Owners of the Company	本公司股東	1,710.4	1,594.4	2,023.8	4,122.5	4,352.9
Non-controlling interests	非控股權益	892.2	883.5	1,051.5	1,981.7	746.9
		2,602.6	2,477.9	3,075.3	6,104.2	5,099.8
Basic earnings per share	每股基本盈利	24.67 HK cents 港仙	23.44 HK cents 港仙	29.75 HK cents 港仙	60.52 HK cents 港仙	63.88 HK cents 港仙
At 31st December, 於十二月三十一日						
		2012 二零一二年 HK\$ Million 百萬港元	2013 二零一三年 HK\$ Million 百萬港元	2014 二零一四年 HK\$ Million 百萬港元	2015 二零一五年 HK\$ Million 百萬港元	2016 二零一六年 HK\$ Million 百萬港元
Assets and liabilities	資產及負債					
Total assets	資產總額	41,960.9	44,747.6	49,977.0	50,817.3	54,351.2
Total liabilities	負債總額	(11,721.6)	(12,892.5)	(15,187.8)	(11,510.5)	(11,875.6)
Total equity	權益總額	30,239.3	31,855.1	34,789.2	39,306.8	42,475.6
Non-controlling interests	非控股權益	(9,346.6)	(9,311.4)	(10,500.0)	(11,629.3)	(11,492.6)
Equity attributable to owners of the Company	本公司股東應佔權益	20,892.7	22,543.7	24,289.2	27,677.5	30,983.0

* Included revenue from both continuing and discontinued operations.

* 包括來自持續及已終止經營業務之收入。

Particulars of major properties held by the subsidiaries and joint ventures of the Group at 31st December, 2016 are as set out below:

本集團之附屬公司及合營公司於二零一六年十二月三十一日所持主要物業資料如下：

Name/location 名稱／地點	Lease expiry 約滿年期	Type 類別	Gross floor area (S.M.) 建築面積 (平方米)	Effective % held by the Group 本集團 實益持有%	Stage of completion 完成階段
Hong Kong 香港					
Park Place 7 Tai Tam Reservoir Road Hong Kong 雅柏苑 香港 大潭水塘道7號	2056 ⁺	R	3,475	100.00	Existing 現有物業
Allied Cargo Centre 150-164 Texaco Road Tsuen Wan, New Territories 聯合貨運中心 新界荃灣 德士古道150-164號	2047	G	46,594	100.00	Existing 現有物業
60 Plantation Road The Peak, Hong Kong 香港山頂 種植道60號	2066	R	639	100.00	Existing 現有物業
Orchid Court 38 Tung On Street Mongkok, Kowloon 安蘭閣 九龍旺角 東安街38號	2049	R C	791 201	100.00 100.00	Existing 現有物業 Existing 現有物業
The Redhill Peninsula 18 Pak Pat Shan Road Tai Tam, Hong Kong 紅山半島 香港大潭 白筆山道18號	2056 ⁺	R CP	596 79 ^{***}	100.00 100.00	Existing 現有物業 Existing (Phase IV) 現有物業 (第四期)
China Online Centre 333 Lockhart Road Wanchai, Hong Kong 中國網絡中心 香港灣仔 駱克道333號	2026 ⁺⁺	C	15,680	100.00	Existing 現有物業

Name/location 名稱/地點	Lease expiry 約滿年期	Type 類別	Gross floor area (S.M.) 建築面積 (平方米)	Effective % held by the Group 本集團 實益持有%	Stage of completion 完成階段
Hong Kong (Cont'd) 香港 (續)					
St. George Apartments No. 81 Waterloo Road Ho Man Tin, Kowloon 聖佐治大廈 九龍何文田 窩打老道81號	2081	R CP	10,287 69 ^{***}	100.00 100.00	Existing 現有物業 Existing 現有物業
Ibis Hong Kong North Point 138 Java Road North Point, Hong Kong 宜必思香港北角酒店 香港北角 渣華道138號	2083	H	6,825	100.00	Existing 現有物業
No. 239 Jaffe Road and Nos. 10-12 Stewart Road Wanchai, Hong Kong 香港灣仔 謝斐道239號及 史釗域道10至12號	2027 ^{**}	P	5,083	50.00*	Demolition completed** 拆除完成**
Fu Yue Building 241 & 243 Jaffe Road Wanchai, Hong Kong 富裕樓 香港灣仔 謝斐道241 & 243號	2027 ^{**}	P	2,149	50.00*	Preparation for demolition** 拆除籌備中**
No. 9 Queen's Road Central Hong Kong 香港 皇后大道中9號	2854	C	1,277	100.00	Existing 現有物業
Allied Kajima Building 138 Gloucester Road Wanchai, Hong Kong 聯合鹿島大廈 香港灣仔 告士打道138號	2047	C	20,452	50.00*	Existing 現有物業
Novotel Century Hong Kong 238 Jaffe Road Wanchai, Hong Kong 香港諾富特世紀酒店 香港灣仔 謝斐道238號	2047	H	27,364	50.00*	Existing 現有物業

Name/location 名稱／地點	Lease expiry 約滿年期	Type 類別	Gross floor area (S.M.) 建築面積 (平方米)	Effective % held by the Group 本集團 實益持有%	Stage of completion 完成階段
Hong Kong (Cont'd) 香港 (續)					
Tregunter Tower 3 14 Tregunter Path Hong Kong 地利根德閣第3座 香港 地利根德徑14號	2051	R	745	100.00	Existing 現有物業
Admiralty Centre 18 Harcourt Road Hong Kong 海富中心 香港 夏愨道18號	2053 ⁺	C	2,970 ⁺	56.25	Existing 現有物業
J Residence 60 Johnston Road Hong Kong 嘉薈軒 香港 莊士敦道60號	2054	R	50	100.00	Existing 現有物業
Outside Hong Kong 香港境外					
FM 2100 Road and Diamond Head Boulevard Harris County Texas United States of America 美國德州	Freehold 永久業權	R	13,875,254 ^{**}	100.00	Existing 現有物業
Sofitel Philippine Plaza Manila Cultural Centre of the Philippines Complex Roxas Boulevard Pasay City Manila, Philippines 菲律賓馬尼拉	2041	H	73,866	50.00 [*]	Existing 現有物業

Name/location 名稱/地點	Lease expiry 約滿年期	Type 類別	Gross floor area (S.M.) 建築面積 (平方米)	Effective % held by the Group 本集團 實益持有%	Stage of completion 完成階段
Outside Hong Kong (Cont'd) 香港境外 (續)					
Shenzhen Tian An Cyber Park Futian District Shenzhen People's Republic of China 深圳天安數碼城 中華人民共和國 深圳 福田區	2052	I	3,812	32.73	Existing 現有物業
Tianjin Tian An Cyberpark Zhangjiawo, Xiqing District Tianjin People's Republic of China 天津天安數碼城 中華人民共和國 天津 西青區張家窩	2060	I	2,040	32.73	Existing 現有物業
Optics Valley International Plaza No. 889 Luoyu Road East Lake High-Tech Development Zone, Wuhan People's Republic of China 光谷國際廣場 中華人民共和國 武漢東湖 高新技術開發區 珞喻路889號	2043	C	1,535	32.73	Existing 現有物業
The Shuncheng Office Wuhua District Kunming People's Republic of China 順城辦事處 中華人民共和國 昆明 五華區	2046	C	1,237	32.73	Existing 現有物業

Name/location 名稱/地點	Lease expiry 約滿年期	Type 類別	Gross floor area (S.M.) 建築面積 (平方米)	Effective % held by the Group 本集團 實益持有%	Stage of completion 完成階段
Outside Hong Kong (Cont'd) 香港境外 (續)					
Block 2 of No. 101 building Cuibai Road, Chunhuilu Street Dadukou District Chongqing People's Republic of China 中華人民共和國 重慶 大渡口區 春暉路街道翠柏路 101號2幢	2061	I	2,978	32.73	Existing 現有物業
Times Centre No. 160 Zhengyang Road Chengyang District Qingdao People's Republic of China 時代中心 中華人民共和國 青島 城陽區 正陽路160號	2046	C	1,317	32.73	Existing 現有物業
43, Beizhan 1st Road Shenhe District Shenyang People's Republic of China 中華人民共和國 瀋陽 瀋河區 北站一路43號	2044	C	2,038	32.73	Existing 現有物業
Huaqiang Plaza Lixia District Jinan People's Republic of China 華強廣場 中華人民共和國 濟南 曆下區	2050	C	1,958	32.73	Existing 現有物業

Name/location 名稱/地點	Lease expiry 約滿年期	Type 類別	Gross floor area (S.M.) 建築面積 (平方米)	Effective % held by the Group 本集團 實益持有%	Stage of completion 完成階段
Outside Hong Kong (Cont'd) 香港境外 (續)					
SFC Sincere Centre No. 99 Wuyi Road Yuzhong District Chongqing People's Republic of China SFC協信中心 中華人民共和國 重慶 渝中區 五一路99號	2050	C	1,798	32.73	Existing 現有物業
Sincere Centre No. 25 Fuqing Road Er Duan Chenghua District Chengdu People's Republic of China 協信中心 中華人民共和國 成都 成華區 府青路二段25號	2051	C	1,929	32.73	Existing 現有物業
Yaopeng Mingzhu Yunling Road Creative Industrial Park Dali City, Yunnan People's Republic of China 耀鵬明珠 中華人民共和國 雲南大理市 創新工業園區 雲嶺大道	2046	C	736	32.73	Existing 現有物業

Notes:

註解:

Types of properties: R-Residential, C-Commercial, G-Godown, H-Hotel,
I-Industrial, P-Property under construction,
CP-Car Parking Spaces

物業類別: R-住宅, C-商業, G-貨倉, H-酒店,
I-工業, P-在建物業, CP-車位

- * Indicates properties held through a joint venture
- ** Expected construction completion in 2020
- + With option to renew for a further term of 75 years
- ++ With option to renew for a further term of 99 years
- # Saleable area
- ** Site area
- *** Number of car parking spaces

- * 透過一間合營公司持有之物業
- ** 預期於二零二零年竣工
- + 可續期七十五年
- ++ 可續期九十九年
- # 銷售面積
- ** 地盤面積
- *** 車位數目



ALLIED PROPERTIES (H.K.) LIMITED

聯合地產(香港)有限公司