



ALLIED PROPERTIES (H.K.) LIMITED

聯合地產(香港)有限公司

(Stock Code 股份代號 : 56)

2018

ANNUAL REPORT

年報



Contents

	Page
Corporate Information	3
Chairman's Statement	4
Review of Operations	6
Profile of Directors and Senior Management	14
Corporate Governance Report	16
Environmental, Social and Governance Report	30
Directors' Report	45
Independent Auditor's Report	111
Consolidated Statement of Profit or Loss	123
Consolidated Statement of Profit or Loss and Other Comprehensive Income	124
Consolidated Statement of Financial Position	125
Consolidated Statement of Changes in Equity	128
Consolidated Statement of Cash Flows	130
Notes to the Consolidated Financial Statements	133
Financial Summary	338
Particulars of Major Properties	339

BOARD OF DIRECTORS

Arthur George Dew
Chairman and Non-Executive Director
Lee Seng Hui
Chief Executive and Executive Director
Mark Wong Tai Chun
Executive Director
Li Chi Kong
Non-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*
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
Public Bank (Hong Kong) Limited
Standard Chartered Bank (Hong Kong) Limited

REGISTERED OFFICE

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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 2018. The performance of the Group has been pleasing as the Group's core operating divisions continued to deliver solid performances in view of the challenging financial and economic environment during the year 2018.

FINANCIAL RESULTS

The revenue of the Group for 2018 was HK\$4,915.4 million (2017: HK\$4,374.3 million). The profit attributable to the owners of the Company for the year was HK\$2,343.4 million (2017: HK\$3,991.1 million), a decrease of HK\$1,647.7 million. Basic earnings per share amounted to HK34.40 cents (2017: HK58.59 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, 2018 (2017 interim dividend (in lieu of a final dividend): HK8 cents per share) payable on or around Thursday, 2nd May, 2019 to the shareholders of the Company ("Shareholders") whose names appear on the register of members of the Company on Friday, 12th April, 2019.

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, 2018, the register of members of the Company is closed from Wednesday, 10th April, 2019 to Friday, 12th April, 2019 (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, 9th April, 2019.

(2) For determining the entitlement to attend and vote at the forthcoming annual general meeting of the Company ("2019 AGM")

The 2019 AGM is scheduled to be held on Friday, 24th May, 2019. For determining the entitlement to attend and vote at the 2019 AGM, the register of members of the Company will be closed from Monday, 20th May, 2019 to Friday, 24th May, 2019 (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 2019 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 Friday, 17th May, 2019.

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 maintained a solid performance in 2018. The Group expects there will still be various challenges arising from economic and geopolitical issues during 2019. 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, 25th March, 2019

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 (“Allied Group”). 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 The People’s Republic of China, while its subsidiary Asiasec Properties Limited is principally engaged in property investment and development, investment holding and estate management in Hong Kong. The Company’s financial services business is mainly conducted through the Company’s 61.48% holding in Sun Hung Kai & Co. Limited (“SHK”) as well as SHK’s effective 58.18% holding in United Asia Finance Limited (“UAF”). APAC Resources Limited (“APAC”), being an associate held by the Company, is engaged in commodity trading, resources investment and principal investment and financial services business.

FINANCIAL HIGHLIGHTS

	2018 HK\$ Million	2017 HK\$ Million
Revenue	4,915.4	4,374.3
Profit for the year attributable to owners of the Company	2,343.4	3,991.1
Equity attributable to owners of the Company	36,737.7	35,019.2
Return on equity attributable to owners of the Company	6.4%	11.4%
Earnings per share		
– Basic	HK34.40 cents	HK58.59 cents
– Diluted	HK34.39 cents	HK58.58 cents
	At	At
	31st December,	31st December,
	2018	2017
Net asset value per share attributable to owners of the Company	HK\$5.4	HK\$5.1
Gearing ratio	32.1%	26.7%

FINANCIAL REVIEW

Financial Results

The revenue of the Group for the year was HK\$4,915.4 million (2017: HK\$4,374.3 million). The increase is mainly due to higher interest income from the consumer finance business and loans business, and higher management and services fees from building services.

The profit attributable to the owners of the Company for the year was HK\$2,343.4 million (2017: HK\$3,991.1 million), a decrease of HK\$1,647.7 million.

The decrease in profit attributable to the owners of the Company was primarily a combination of:–

- lower contributions from associates TACI & APAC;
- decreased profit contribution from the consumer finance business and principal investments of SHK; and
- a lower fair value gain on revaluation of the investment properties.

Earnings per share

Basic earnings per share amounted to HK34.40 cents (2017: HK58.59 cents).

Material Acquisitions and Disposals

During the year, SHK group disposed of two of its wholly-owned subsidiaries, SWAT Securitisation Fund and Maple Shade Limited for consideration of HK\$312.9 million. The Group disposed of its 38.09% interest in an associate, Tanami Gold NL, to APAC Resources Mining Limited (a wholly-owned subsidiary of APAC) for a consideration of HK\$119.8 million. Further financial details of the transactions are set out in note 13 to the consolidated financial statements.

Financial Resources, Liquidity and Capital Structure

The 4.75% US dollar denominated notes (“4.75% Notes”) are listed on The Stock Exchange of Hong Kong Limited. The nominal value of the 4.75% Notes after eliminating the intra-group holdings was US\$354.9 million or equivalent to HK\$2,779.0 million (2017: US\$354.9 million or equivalent to HK\$2,774.6 million) at the reporting date.

The 4.65% US dollar denominated notes (“4.65% Notes”) are listed on The Stock Exchange of Hong Kong Limited. The nominal value of the 4.65% Notes after eliminating the intra-group holdings was US\$540.8 million or equivalent to HK\$4,234.7 million (2017: US\$540.8 million or equivalent to HK\$4,228.0 million) at the reporting date.

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

At the end of the reporting period, the Group's net borrowings amounted to HK\$11,802.5 million (2017: HK\$9,334.1 million), representing bank and other borrowings and notes/papers payable totalling HK\$17,207.6 million (2017: HK\$12,532.7 million) less bank deposits, bank balances and cash of HK\$5,405.1 million (2017: HK\$3,198.6 million) and the Group had equity attributable to owners of the Company of HK\$36,737.7 million (2017: HK\$35,019.2 million). Accordingly, the Group's gearing ratio of net borrowings to equity attributable to owners of the Company was 32.1% (2017: 26.7%). At the end of the reporting period, the current ratio (current assets/current liabilities) of the Group was 2.3 times, which decreased from the 3.7 times applicable at the end of the preceding year.

	2018	2017
	HK\$ Million	HK\$ Million
Bank loans are repayable as follows:		
On demand or within one year	3,767.0	1,752.9
More than one year but not exceeding two years	1,899.7	1,395.8
More than two years but not exceeding five years	–	309.6
Bank loans with a repayment on demand clause are repayable as follows:		
Within one year	3,300.8	1,018.0
More than one year but not exceeding two years	56.0	14.0
More than two years but not exceeding five years	446.0	–
	9,469.5	4,490.3
Other borrowings are repayable over five years	62.1	35.0
Renminbi denominated notes are repayable within one year	–	536.5
US dollar denominated notes are repayable as follows:		
Within one year	113.3	92.3
More than one year but not exceeding five years	6,926.5	6,930.4
HK dollar denominated notes/papers are repayable within one year	636.2	448.2
	7,676.0	8,007.4
	17,207.6	12,532.7

FINANCIAL REVIEW (CONT'D)

Financial Resources, Liquidity and Capital Structure (Cont'd)

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 Renminbi denominated notes, US dollar denominated notes and HK dollar denominated notes/papers, 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.

Segment Information

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

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 of 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 increased slightly across most of its portfolio when compared to 2017.
- In 2018, the net gain in the value of the Group's property portfolio, including investment properties owned by SHK, was HK\$756.5 million, lower than that of 2017 by HK\$225.8 million.
- The hotel division continued to report increases in average room rates and occupancies, resulting in an increased contribution.
- AKL, the Group's 50% joint venture holding various properties including Allied Kajima Building, Novotel Century Hong Kong hotel, Sofitel Philippine Plaza Hotel and the Wanchai Jaffe Road hotel redevelopment, recorded a profit decrease of 52% mainly due to a lower fair value increase in its property portfolio during the year. Foundation work on the Jaffe Road hotel site was completed and superstructure work is in progress.

Mainland PRC

- The profit attributable to the owners of TACI was HK\$1,251.2 million (2017: HK\$2,054.1 million).
- The decrease in profit of TACI was mainly due to the absence of a one-off gain of HK\$1,634.0 million on the disposal of a subsidiary which was recorded in 2017. Although there was no one-off gain from such disposal, TACI booked substantial sales and contributions from its ongoing development projects.
- Rental income was up by 9% as compared with 2017, due to additional investment properties coming on stream.
- TACI has a total of 15 cyberparks over 12 cities. The overall contribution of TACI's cyberpark unit increased during the year. The cyberparks on the Pearl River Delta have been contributing most and TACI will concentrate on developing new cyberparks and urban renewal projects in this region where it has ample manpower and marketing resources.
- Phase 2 of TACI's urban renewal project, Tian An Cloud Park, in Huawei New City Area in the Longgang District of Shenzhen is under construction and is expected to be completed in 2019.
- Asiasec Properties Limited, the listed subsidiary of TACI, reported a profit attributable to its shareholders of HK\$112.7 million (2017: HK\$169.2 million).

OPERATIONAL REVIEW (CONT'D)

Financial Services

Investment and Finance

- The profit attributable to owners of SHK was HK\$1,183.8 million (2017: HK\$1,824.3 million).
- SHK's principal investments division which included the structured finance business provided a pre-tax contribution of HK\$360.6 million (2017: HK\$1,082.3 million) to its earnings. This division's investments portfolio was affected by mark-to-market losses in the second half of 2018.
- Sun Hung Kai Credit Limited recorded a profit attributable to its owner of HK\$95.2 million for the year (2017: HK\$29.4 million). Its loan portfolio reached HK\$3.9 billion at the end of 2018 from HK\$2.1 billion at end of 2017.

Consumer Finance

- Profit attributable to owners of UAF for the year amounted to HK\$1,000.4 million (2017: HK\$1,162.6 million), a decrease of HK\$162.2 million.
- During the year, UAF adopted a conservative lending policy in the mainland China in view of a weak credit environment. UAF focused its efforts on building a leaner, more efficient business model by introducing a new automated credit scoring system, continuation of development of online platforms and streamlining of its physical branches in mainland China.
- For UAF's business in Hong Kong, it achieved satisfactory growth and the gross loan book increased by 19% on a year-on-year basis and continued to deliver solid profitability.
- At the end of the year, the consolidated consumer finance gross loan balance amounted to HK\$10.4 billion, representing an increase of 6% from the end of 2017. As at the end of 2018, UAF had 46 branches operating in 15 mainland China cities and 49 branches in Hong Kong.

Investments

- At end of 2018, the Group held approximately 35.78% interest in APAC. The Group's share of the results of APAC for 2018 amounted to a loss of HK\$132.9 million (2017: profit of HK\$207.5 million). The loss reported at APAC was mainly due to unrealised losses from fair value changes of its financial investments.

EMPLOYEES

The total number of headcount of the Group as at 31st December, 2018 was 4,262 (2017: 5,005). The net decrease in headcount is mainly the result of the branch consolidation of UAF in mainland China, as the business migrated further online. Total staff costs, including Directors' emoluments, amounted to HK\$988.3 million (2017: HK\$960.9 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 is the risk 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 probable risk of losses arising from clients or counterparties failing to make payments as contracted. Liquidity risk is the risk that a given security or asset cannot be traded readily in the market to realised profit or prevent a loss. Further discussion on financial risk management is outlined in note 43 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 listing rules of the Hong Kong Exchange. Our loan businesses in Hong Kong are governed by the Money Lender's 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 as well as the Special Rectification Documents of their special working group on cash loans, internet loans and P2P loans including "Notice on Regulation and Rectification of Cash Loan business", "Notice on the Implementation Guideline on Special Rectification of Online Microlenders Risks" [2017] No. 56 and "Notice on Special Rectification and Check of P2P Lending Risk" [2017] No. 57. Our rental businesses are governed by the Landlord and Tenant (Consolidation) Ordinance.

LONG TERM CORPORATE STRATEGIES

The Group is engaged in 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

While significant risk factors such as geopolitical issues and the uncertainties surrounding Brexit still remain, the ongoing development of the current trade war between USA and China is difficult to forecast. These factors will continue to exert pressures upon the global and local economies and investor sentiment.

For the consumer finance business, it is sensitive to economic conditions such as consumption and unemployment. UAF will remain alert to factors which may affect these conditions and make corresponding adjustments to its strategy while looking for any opportunities arising.

The local property market experienced a cool down over the past several months, which resulted from the uncertainties arising from the US-China trade war and the slight upward adjustment of mortgage interest rates. We expect the local property market to remain stable in 2019.

For the mainland property market, there have been ongoing various measures by the authorities to regulate the high housing demand. However, China's central bank's decision to cut the banks' reserve requirement ratio in January 2019 to simulate the economy may signal a softening stance. We remain confident of the long term prospects of the property market in China.

With the Group's solid financial position and diversified income streams, the Board will continue to adopt a prudent approach in implementing the Group's stated strategies for the benefit of the Group and all its shareholders in the challenging year of 2019.

APPRECIATION

The Board would like to thank all the staff for their effort and contribution in 2018, and would like to express appreciation to the Shareholders for their continued support.

Lee Seng Hui
Chief Executive

Hong Kong, 25th March, 2019

ARTHUR GEORGE DEW

Mr. Arthur George Dew, aged 77, 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”) and Dragon Mining Limited (“Dragon Mining”), and a non-executive director of each of SHK Hong Kong Industries Limited (“SHK HK IND”) and Tian An Australia Limited (“Tian An Australia”). He is also a non-executive director of Tanami Gold NL (“Tanami Gold”) and subsequently appointed as non-independent chairman in November 2018. Tian An Australia and Tanami Gold are companies listed on the Australian Securities Exchange.

LEE SENG HUI

Mr. Lee Seng Hui, aged 50, 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. Mr. Lee was previously the chairman and a non-executive director of Asiasec Properties Limited.

MARK WONG TAI CHUN

Mr. Mark Wong Tai Chun, aged 54, 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. Tanami Gold and Tian An Australia are companies listed on the Australian Securities Exchange.

LI CHI KONG

Mr. Li Chi Kong, aged 65, was appointed an Executive Director of the Company in October 1999 and re-designated as a Non-Executive Director of the Company in July 2018. He is also general consultant of AGL. 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. Mr. Li retired from the position of the group financial controller of AGL and Financial Controller of the Company in July 2018.

STEVEN SAMUEL ZOELLNER

Mr. Steven Samuel Zoellner, aged 49, 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 75, 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 53, 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 England, Mr. Bartlett is also an independent non-executive director of each of AGL and SHK.

KELVIN LAM KAM WING

Mr. Kelvin Lam Kam Wing, aged 52, is the Acting Financial Controller of the Company since July 2018. He obtained a Master's Degree in Business Administration from The Chinese University of Hong Kong in 1999 and is a fellow of the Association of Chartered Certified Accountants and an associate member of the Hong Kong Institute of Certified Public Accountants. Before Mr. Lam joined the Group in 1992, he had worked in an international accounting firm for four years. Mr. Lam is also the acting group financial controller of AGL.

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, 2018, 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 two Executive Directors, two Non-Executive Directors (“NEDs”) 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*)
Mark Wong Tai Chun

Non-Executive Directors:

Arthur George Dew (Chairman)
Li Chi Kong
(*re-designated as Non-Executive Director on 1st July, 2018*)

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 14 and 15.

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”).

THE BOARD (CONT'D)

Board Process (Cont'd)

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 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, 2018 are set out below:

Name of Directors	Number of meetings attended/held			
	Board	Remuneration Committee	Audit Committee	General Meeting
Executive Directors:				
Lee Seng Hui (<i>Chief Executive</i>)	4/5			1/1
Mark Wong Tai Chun	5/5			1/1
Non-Executive Directors:				
Arthur George Dew (<i>Chairman</i>)	5/5	1/1	2/2	1/1
Li Chi Kong (<i>re-designated as Non-Executive Director on 1st July, 2018</i>)	5/5			1/1
Independent Non-Executive Directors:				
Steven Samuel Zoellner	5/5	1/1	2/2	0/1
Alan Stephen Jones	5/5	1/1	2/2	1/1
David Craig Bartlett	5/5	1/1	2/2	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.

THE BOARD (CONT'D)

Board Process (Cont'd)

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.

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>)	✓	✓
Mark Wong Tai Chun	✓	✓
Non-Executive Directors:		
Arthur George Dew (<i>Chairman</i>)	✓	✓
Li Chi Kong (<i>re-designated as Non-Executive Director on 1st July, 2018</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 and November 2018 for the relevant amendments to the revised CG Code effective on 1st January, 2019.

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, 2019.

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 2018 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 has formulated and set out the nomination policy ("Nomination Policy") in its terms of reference. The objective of the Nomination Policy is to ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business. To ensure changes to the Board composition can be managed without undue disruption, a formal, considered and transparent procedure is in place for selection, appointment and re-appointment of Directors, as well as plans in place for orderly succession (if considered necessary), including periodical review of such plans. The appointment of a new Director (to be an additional Director or fill a casual vacancy as and when it arises) or any re-appointment of Directors is a matter for decision by the Board upon the recommendation of the proposed candidate by the Nomination Committee.

The criteria to be applied in considering whether a candidate is qualified shall be his or her ability to devote sufficient time and attention to the affairs of the Company and contribute to the diversity of the Board as well as the effective carrying out by the Board of the responsibilities. Further details of the selection criteria and the procedure are set out in the terms of reference of the Nomination Committee which are available on the websites of the 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 2018, no Nomination Committee meeting was held while the Nomination Committee dealt with matters by way of circulation. In 2018 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 2018 AGM and 2019 AGM;
- (ii) reviewed the structure, size, composition and diversity of the Board and assessed the independence of each INED;
- (iii) recommended for the Board's approval the retirement of an Executive Director and the re-designation as a NED;
- (iv) reviewed and recommended for the Board's approval the revised terms of reference of the Nomination Committee for the relevant amendments to the revised CG Code effective on 1st January, 2019; and
- (v) reviewed and recommended for the Board's approval the renewal of the term of appointment of NEDs (including the INEDs) for two years commenced from 1st January, 2019.

BOARD COMMITTEES (CONT'D)

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.

The Remuneration Committee shall meet at least once a year in accordance with its terms of reference. One Remuneration Committee meeting was held in 2018 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 2018. In 2018 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) recommended for the Board's approval the remuneration of a NED, who was retired and re-designated from the position of Executive Director;
- (v) reviewed and recommended for the Board's approval the bonus for the year ended 31st December, 2017 and the increment in the remuneration for the year 2018 of the Executive Directors and the NEDs; and
- (vi) 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).

BOARD COMMITTEES (CONT'D)

Remuneration Committee (Cont'd)

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 20th August, 2018. Details of the emolument policy of the Group are also set out in the "Emolument Policy" section contained in the Directors' Report on page 55.

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.

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.

BOARD COMMITTEES (CONT'D)

Audit Committee (Cont'd)

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. Two Audit Committee meetings were held in 2018 and the attendance of each member is set out in the section headed "The Board" of this report.

In addition to the Audit Committee meetings, the Audit Committee also dealt with matters by way of circulation during 2018. In 2018 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, 2017, the interim results review for the six months ended 30th June, 2018 and the final audit for the year ended 31st December, 2018 of the Group;
- (iii) reviewed and recommended for the Board's approval the financial reports for the year ended 31st December, 2017, for the six months ended 30th June, 2018 and for the year ended 31st December, 2018 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, Manual of Company Management Authority and Policy on Risk Management, Compliance and Internal Control Procedures; and
- (vii) reviewed and recommended for the Board's annual review the Group's risk management and internal control systems.

BOARD COMMITTEES (CONT'D)

Executive Committee

The Executive Committee has been established since January 1993 and currently consists of two Executive Directors, being Messrs. Lee Seng Hui (Chairman of the Executive Committee) 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.

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 2018, 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, 2018, 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 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.

The reporting responsibilities of the Company's external auditor, Deloitte Touche Tohmatsu, are set out in the Independent Auditor's Report on pages 111 to 122.

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 2018, 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 12.

ACCOUNTABILITY AND AUDIT (CONT'D)

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.

Policy on Disclosure of Inside Information

The Board has adopted the Policy on the Disclosure of Inside Information ("Policy") effective on 1st January, 2013 with respect to the procedures and internal controls for the handling and dissemination of inside information. The Policy sets out guidelines and procedures to the directors of the Company and relevant officers of the Group to ensure inside information of the Group is to be disseminated to the public on an equal basis and in timely manner. Directors and relevant officers in possession of potential inside information and/or inside information are required to take reasonable measures to ensure that proper safeguards are in place to preserve strict confidentiality of inside information and to ensure that its recipients recognise their obligations to maintain the information confidential. The Policy shall be updated and revised as and when necessary in light of changes in circumstances and changes in the Listing Rules, Part XIVA of the Securities and Futures Ordinance and relevant statutory and regulatory requirements from time to time.

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	7.3
Non-audit services	
– Taxation services	1.1
– Other professional services	0.5
	<hr/>
Total	8.9
	<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 2018 AGM was held on 25th May, 2018. 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.

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.

DIVIDEND POLICY

The Board has adopted the Dividend Policy effective on 30th November, 2018. The Company's Dividend Policy aims at providing reasonable and sustainable returns to its Shareholders whilst maintaining a position of financial stability which allows the Company to take advantage of any investment and expansion opportunities that may arise from time to time.

The Board may declare or propose dividends on an annual basis and/or may declare interim dividends or special dividends. Proposal or declaration of dividends by the Board is subject to consideration of the Company's and the Group's operating results, accumulated and future earnings, gearing, liquidity position, capital commitment requirement and future expansion plan as well as general economic conditions and external factors that may have impact on the financial performance and position of the Company and the Group. In addition, as the Company is a holding company, the Board will also consider the dividends received from its subsidiaries and associates as the ability to pay dividends by the Company is dependent on the dividends received from those subsidiaries and associates.

The Board will regularly review the dividend policy and will amend and/or modify the dividend policy if necessary.

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, 25th March, 2019

REPORT OVERVIEW

This report discloses the Group’s sustainability initiatives and developments in accordance with the “Environmental, Social and Governance Reporting Guide” set out in Appendix 27 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited for listed issuers published by The Stock Exchange of Hong Kong Limited (the “ESG Reporting Guide”) for the year ended 31st December, 2018. This report supplements information disclosed elsewhere in this Annual Report.

SUSTAINABILITY PRINCIPLE AND PRACTICES

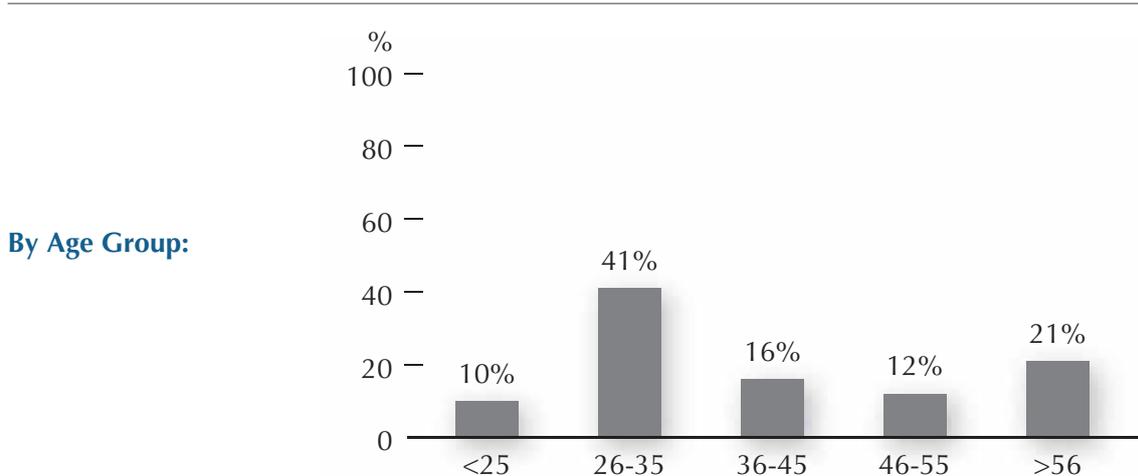
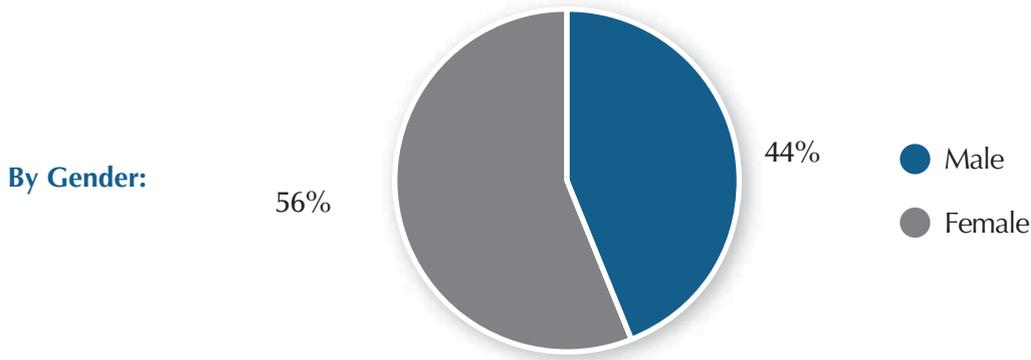
While delivering long-term value to our shareholders is our primary aim, we recognise that the choices we make will have an impact on the communities in which we carry out our businesses. To ensure that we leave a positive mark, we have adopted a Sustainability Policy that covers our principles in environmental and social issues. Overall stewardship and direction of sustainability issues is provided by the Board of Directors, with the ESG initiatives implemented by management of various businesses.

1. Our People

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 asset that drives the long-term development and sustainability of the Group.

Staff Breakdown (2018)

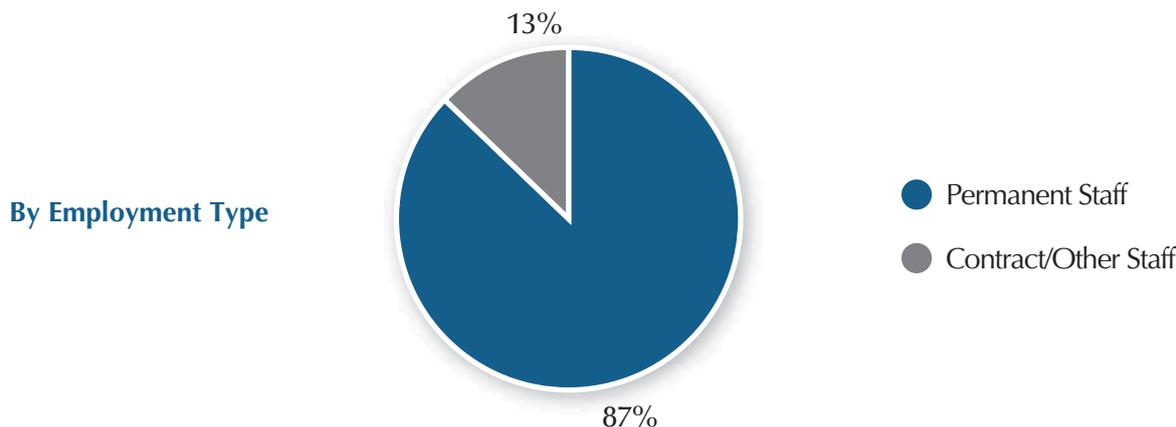
Total number of staff as at 31st December, 2018: 4,262



SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

1. Our People (Cont'd)

Staff Breakdown (2018) (Cont'd)



1.1 Welfare, labour standards and safety

We endeavour to provide our employees with competitive remuneration and welfare and our compensation and benefits (including working hours, rest periods, welfare) exceeds the minimum requirements of relevant regulations. The Group organizes various staff engagement functions throughout the year, such as off-site meetings, team building activities, staff voluntary services as well as staff annual dinners.

The Group endeavours to provide a safe and pleasant working environment for our staff. Owing to the nature of our businesses, work-related injuries, occupational health issues and the incurrence of child labour are not significant risk factors.

Well-being programs such as those promoting a good work-life balance are regularly offered to staff, for example, managing stress and parenting skills. The Group also sponsors and organises various company teams across the Group for team sports and community service. The Group also participates in various donation campaigns organised by the Community Chest, World Vision Hong Kong and Oxfam Hong Kong, like Green Day, Dress Casual Day, Love Teeth Day, Mooncakes for Charity, Skip-a-meal and Oxfam Rice Event. Staff magazines are published to share Group, industry and staff news and to promote internal communication.

Human Resources and sustainability related awards:

- Good MPF Employer Award 2014-2019 (Sun Hung Kai & Co. Limited (“SHK”))
- Caring Company Award 2005-2019 (United Asia Finance Limited (“UAF”)); 2016-2019 (SHK); 2009-2019 (Protech Property Management Limited)
- Partner Employer Award 2016-2019 (UAF)
- ERB Manpower Developer Award Scheme 2012-2020 (UAF); 2018 (SHK)
- Social Capital Builder Award 2016-2019 (UAF)
- The Hong Kong Corporate Citizenship Logo – Enterprise Category 2016-2019 (UAF)

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

1. Our People (Cont'd)

1.1 Welfare, labour standards and safety (Cont'd)

- The Hong Kong Corporate Citizenship Logo – Volunteer Category 2016-2019 (UAF)
- Young Entrepreneurs Development Council – Long-Term Voluntary Service to the School-Company-Parent Program (10 years) 2016-2018 (UAF)
- Family-Friendly Employers Award Scheme 2017-2018 (UAF)
- Corporate Volunteer Long Service Award Five Years Plus 2018 (UAF)
- Environmental Bureau – The Charter on External Lighting Award Ceremony 2016-2019 (UAF)
- Hong Kong Green Organization Certification – Wastewi\$e Certificate 2018-2019 (UAF) 2017-2019 (Protech Property Management Limited)
- Happy Company 2016-2019 (UAF)
- Good Employer Charter 2018-2020 (UAF)

1.2 Policy on Employment and Labour Practices

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;
- 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 to improve 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 or forced labour.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

1. Our People (Cont'd)

1.2 Policy on Employment and Labour Practices (Cont'd)

In Hong Kong, the Group's employment of staff is governed by 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.

1.3 Development and Training

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 to their work, as well as to build our talent pool. Management is involved, together with external trainers, in designing training programmes that meet the demands of the workplace. 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, know your customer/anti-money laundering, bankruptcy laws, data privacy, the Money Lenders Ordinance, and the Securities and Futures Ordinance.

Management skills and personal development – leadership skills, supervisory skills, KPI setting, communication and interpersonal skills, creative thinking and problem-solving skills, coaching 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 future advancement to management. The 25-month program provides training on their knowledge and skill sets for the consumer financing industry.

On top of internal training, UAF and SHK Credit also provide a study subsidy for staff to advance their education outside of office hours. 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.

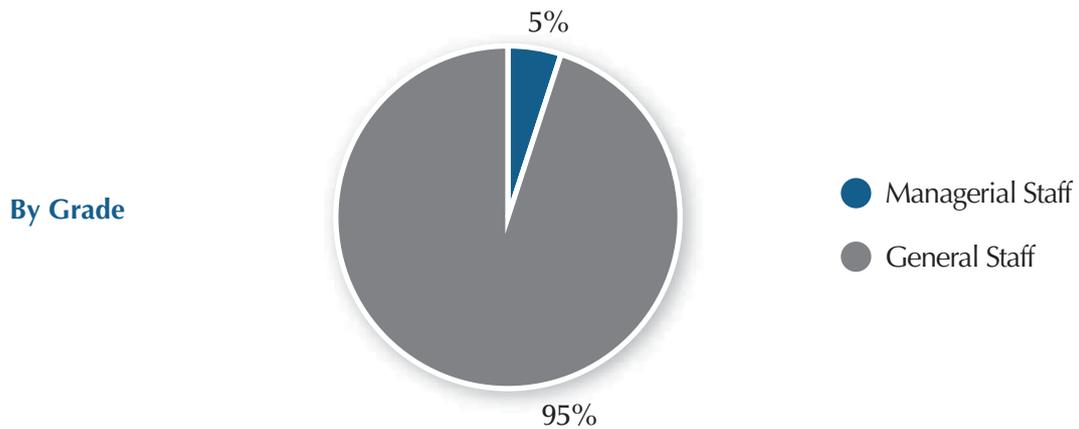
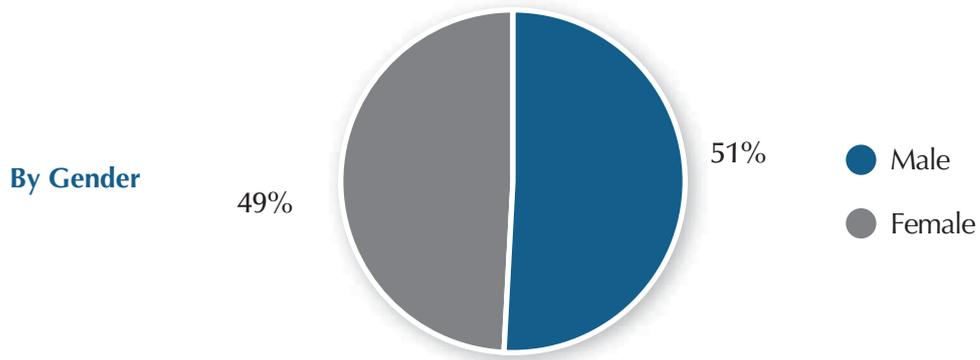
Staff training across the Group amounted to a total of 58,045 hours in total.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

1. Our People (Cont'd)

1.3 Development and Training (Cont'd)

Training hours breakdown (2018)



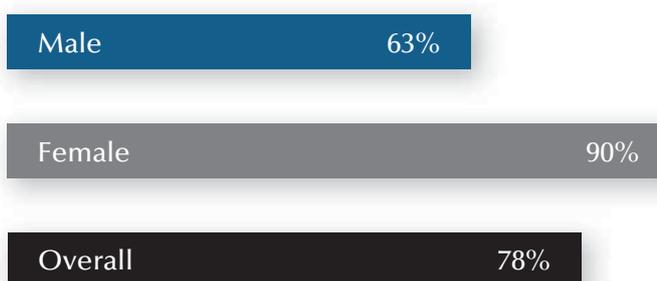
SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

1. Our People (Cont'd)

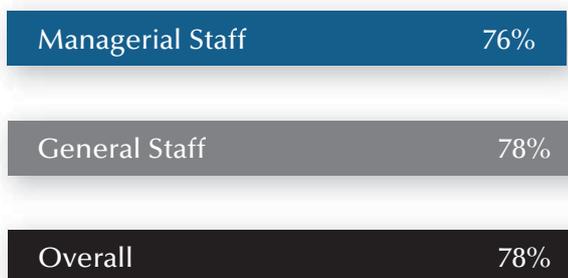
1.3 Development and Training (Cont'd)

Percentage of Staff who Received Training

By Gender



By Grade



SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

2. Product Responsibility

The Group provides loan products to individuals and corporates in Hong Kong and Mainland China. These include private credit extended to corporates under the Principal Investments Segment of SHK, consumer finance and small business loans through UAF, as well as mortgage loans through Sun Hung Kai Credit Limited (“SHK Credit”).

In Hong Kong, all the relevant loan businesses above are licensed and operate under the Money Lenders Ordinance (“MLO”). In Mainland China, UAF’s operations follow the regional guidelines announced by the provincial governments under the Guiding Opinions (“Guiding Opinions”) of the China Banking Regulatory Commission and the People’s Bank of China on the Pilot Operation of Small Loan Companies as well as the Special Rectification Documents of their special working group on cash loans, internet loans and P2P loans including “Notice on Regulation and Rectification of Cash Loan business”, “Notice on the Implementation Guideline on Special Rectification of Online Microlenders Risks” [2017] No. 56 and “Notice on Special Rectification and Check of P2P Lending Risk” [2017] No. 57. 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 HKSAR Licensed Money Lenders’ Association (“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 standards, 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 revised Code was launched in September 2018. UAF also holds regular dialogues with the Companies Registry (which reviews the licensing matters of money lenders) to discuss best practices and industry trends.

Across the Group we have approximately 450,000 customers, 44% of which is from the UAF business in Hong Kong and Mainland China. As a market leader in Hong Kong, UAF runs extensive advertising and promotion campaigns. Customer relationship programs such as “member-get-members” and bonus point schemes are in place. Customers can access UAF’s loan services through branch network, phone application as well as on-line means such as E-cash Revolving Loans, mobile apps or WeChat programs (in Mainland China). UAF and SHK Credit place a very high priority on upholding customers data privacy. Policies and procedures are in place and regularly reviewed to ensure customers’ 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 customers’ personal data. In addition, all relevant Hong Kong staff are required to complete a Personal Data Privacy Ordinance e-learning course annually. During the year, IT security awareness courses were also held to alert staff to the importance of cyber security and to provide staff with precautions on business customer data protection.

Owing to the nature of the consumer finance and mortgage loans business, where debt collection is involved, reputational risk monitoring and prevention is 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.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

3. Supply Chain Management

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.

For UAF and SHK Credit businesses specifically, external debt collection agents are engaged only after internal collection efforts have failed to collect overdue debts. As at 31st December, 2018, 22 and 53 of such agents were engaged by the businesses in Hong Kong and Mainland China respectively. UAF and SHK Credit both have well-defined policies and procedures for the selection and 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 are conducted with customers and the general public for feedback. During 2018, the number of complaints received relating to debt collection is minimal, which is less than 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 (excluding that of banks) in Hong Kong continued to lead as a result of its solid reputation.

4. Anti Corruption

A Whistle Blower Policy is in place, providing a direct channel for employees to report any unlawful conduct, 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. As part of financial controls, Finance departments review any irregular expenditure and endeavour to detect any unlawful conduct.

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

The internal audit departments, of respective business units, will also review the enforcement of such policies and procedures on relevant operations in the course of performing ongoing review of the internal control systems.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

5. Community Investment

We strive to excel for our customers and undertake the responsibility of a good corporate citizen by contributing to the community and by encouraging our staff to enrol in charity and social services.

UAF has a long history of participation in volunteering activities to service our communities. UAF was also named a “Caring Company” by the Hong Kong Council of Social Service for 13 consecutive years. Since 2015, the UAF Volunteer Team has participated in community services projects serving the underprivileged, such as low-income senior citizens, senior citizens living alone, children with heart diseases etc. As at 31st December, 2018, UAF had a total of 78 volunteer members and served a total of 1,056 hours in various community activities during 2018.

The key activities in 2018 included the following:

- Po Leung Kuk: DIY Chinese Lunar New Year Lantern with Elderly
- HK Family Welfare Society: Elderly Visit and Gathering
- HK Family Welfare Society: Easter Egg Making and Gathering with Kindergarten Children
- Po Leung Kuk: Jogging with Elderly
- St. James Settlement: Elderly Home Visit
- St. James Settlement: GOrun Together Charity Run 2018

Apart from charitable activities, the Group is also actively involved in the community via the Company and senior management’s participation in industry organisations, schools, chambers of commerce and NGOs. By sharing our knowledge and best practices, we aim to contribute to the long-term development of the community we operate in.

Industry Organisations and NGO Participation

Role of Company/ Senior Management	Organisation
SHK	
Committee Member	The Chamber of Hong Kong Listed Companies
Corporate Member	The Malaysian Chamber of Commerce (Hong Kong and Macau) Ltd.
Corporate Member	The Australian Chamber of Commerce in Hong Kong
Corporate Member	The Hong Kong Investor Relations Association
UAF	
Founding member, Chairman, Executive Committee Member and Secretary	The HKSAR Licensed Money Lenders’ Association
Trustee member	New Asia College, The Chinese University of Hong Kong
Director	Hong Kong and Macau Taiwanese Charity Fund

The Group’s total charitable donations during the year amounted to approximately HK\$5.2 million, benefiting causes for education, health, and charity services for the underprivileged.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

6. Charitable Foundation

Sun Hung Kai & Co. Foundation (the “Foundation”) was set up by SHK to serve as a platform for SHK and its business associates and partners to support our community, in particular, to improve the lives of the underprivileged. Sponsored by SHK, the Foundation is an independently registered charity in Hong Kong.

The Foundation’s principal interests are in the areas of poverty relief, education and the environment. In the past, SHK has thrived with the rapid development of Hong Kong and China. As we look to the future, we will continue to devote our time, resources and capital to fostering a stronger and more sustainable Hong Kong. In particular, we are avid supporters of institutions that can nurture future leaders who can make a difference, such as The Dalton Foundation and The Harvard Business School.

In conjunction with the Sun Hung Kai Scallywag sailing campaign sponsored by SHK, the Foundation has supported and organised a STEM-themed clean seas awareness education program for children during the 2017-18 Volvo Ocean Race Hong Kong Stopover. The Foundation has also committed to build a long-lasting youth sailing legacy in Hong Kong and to make the sport more accessible to local youth from less advantaged background. The sport builds determination, discipline and teamwork, and advocates environmental awareness. A trial program was launched through the Hong Kong Sailing Federation to explore various options on costs, structure and support. The findings and recommendations will form the foundation for our future program.

In the hotel sector, we promote community contribution within the organisation. In 2018, we have committed to reconciliation through Non-Governmental Organisations, e.g. Orbis, St. James Settlement, World Wildlife Fund Hong Kong, Foodlink Foundation and Chi Heng Foundation, for various programmes which encouraged social responsibility between the staff and the community.

7. The Environment

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 green business practices and constantly re-assess our processes to minimise environmental impact.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

7. The Environment (Cont'd)

This report does not include the disclosure of all environmental KPIs as they are not considered material or relevant as a conclusion of our stakeholder engagement as well as management's view. Instead, we have discussed our general approach and effort to reduce the Group's environmental footprint.

7.1 Emissions

The Group is not involved in any manufacturing activities. Emissions produced directly by the Group only related to executive passenger vehicles (31) and company boats (8) in Hong Kong and Mainland China. These are used for senior staff's local travel only as well as for marketing and entertainment. Therefore the scale and usage are 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 travel which is infrequent.

The Group's investment and finance businesses are mostly carried out locally in offices and customer services branches in Hong Kong and Mainland China, or online. In line with our policy to minimise air and greenhouse gas emissions, the head offices in each city are equipped with video conferencing facilities to reduce 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 in this aspect.

7.2 Use of Resources and Environmental Impact

We have adopted a series of internal control policies and procedures to enhance the efficiency in consumption of resources including energy, water and other paper. With about 4,262 staff across the Group, we consume reasonable amounts of electricity and paper, and with the efficient use of such, we hope to minimise our impact on the environment while we grow our businesses. Water consumption is not relevant to our business as it relates only to the personal consumption of our staff 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 for 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 time working outside the office and wherever possible.

Energy efficient office equipment is always preferred in making purchase decisions. During 2018, the Group's total electricity consumption was approximately 8 million kWh (2017: 7.4 million kWh).

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

7. The Environment (Cont'd)

7.2 Use of Resources and Environmental Impact (Cont'd)

In Hong Kong, UAF has joined the “Charter on External Lighting” (the “Charter”) launched by the Environment Bureau since 2016, and the external lighting of advertising and shop signage is switched off after midnight. In 2018, a total of 27 branches of SHK were presented with “Gold Award” for participating in switching off external lighting from midnight to 7 a.m. 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 SHK Credit
- Electronic loan statements
- Recycling schemes of office equipment and supplies
- Internal electronic administration and communication platform

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.

SUSTAINABILITY PRINCIPLE AND PRACTICES (CONT'D)

7. The Environment (Cont'd)

7.2 Use of Resources and Environmental Impact (Cont'd)

Recycling scheme for materials, such as paper, plastic, glass bottle, cooking oil and electronic materials, has been launched in certain restaurants and within internal departments. Food saving has also been encouraged in joining the Waste Check Charter with the Environmental Protection Department.

Except for the abovementioned, the Group's business has no direct impact on the environment and natural resources other than the consumption of electricity and paper as detailed above.

MATERIALITY ASSESSMENT AND STAKEHOLDER ENGAGEMENT

The materiality and relevance of the above environmental and social issues are determined based on management's view as well as conclusions from our stakeholders' engagement. We regularly engage key stakeholders in daily operations through meetings, events, and other communication and feedback channels. Only material and relevant aspects and KPI's are included in the disclosures in this report.

HKEX ESG GUIDE REPORTING GUIDE CONTENT INDEX REFERENCE

Indicators		Report Section
A.Environmental		
Aspect A1: Emissions		
General Disclosure	Disclosure statement	7
KPI A1.1	The types of emissions and respective emissions data	Not relevant for detailed disclosure
KPI A1.2	Greenhouse gas emissions in total and intensity	Not relevant for detailed disclosure
KPI A1.3	Total hazardous waste produced	Not relevant for detailed disclosure
KPI A1.4	Total non-hazardous waste produced	Not relevant for detailed disclosure
KPI A1.5	Description of measures to mitigate emissions and results achieved	Not relevant for detailed disclosure
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved	Not relevant for detailed disclosure
Aspect A2: Use of Resources		
General Disclosure	Disclosure statement	7
KPI A2.1	Direct and/or indirect energy consumption by type in total and intensity	7.2
KPI A2.2	Water consumption in total and intensity	Not relevant for detailed disclosure
KPI A2.3	Description of energy use efficiency initiatives and results achieved	Not relevant for detailed disclosure
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved	Not relevant for detailed disclosure
KPI A2.5	Total packaging material used for finished products	Not relevant for detailed disclosure

HKEX ESG GUIDE REPORTING GUIDE CONTENT INDEX REFERENCE (CONT'D)

Indicators	Report Section
Aspect A3: The Environment and Natural Resources	
General Disclosure	Disclosure statement 7
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them 7.2
B. Social	
Employment and Labour Practices	
Aspect B1: Employment	
General Disclosure	Disclosure statement 1
KPI B1.1	Total workforce by gender, employment type, age group and geographical region 1
KPI B1.2	Employee turnover rate by gender, age group and geographical region 1
Aspect B2: Health and Safety	
General Disclosure	Disclosure statement 1.1
KPI B2.1	Number and rate of work-related fatalities Not relevant for detailed disclosure
KPI B2.2	Lost days due to work injury Not relevant for detailed disclosure
KPI B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored 1.1
Aspect B3: Development and Training	
General Disclosure	Policy statement 1.3
KPI B3.1	The percentage of employees trained by gender and employee category 1.3
KPI B3.2	The average training hours completed per employee by gender and employee category 1.3
Aspect B4: Labour Standards	
General Disclosure	Disclosure statement 1.1 and 1.2
KPI B4.1	Description of measures to review employment practices to avoid child and forced labour Not relevant for detailed disclosure
KPI B4.2	Description of steps taken to eliminate such practices when discovered Not relevant for detailed disclosure
Operating Practices	
Aspect B5: Supply Chain Management	
General Disclosure	Policy statement 3
KPI B5.1	Number of suppliers by geographical region 3
KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers and implementation 3

HKEX ESG GUIDE REPORTING GUIDE CONTENT INDEX REFERENCE (CONT'D)

Indicators		Report Section
Aspect B6: Product Responsibility		
General Disclosure	Disclosure statement	2
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons	Not applicable
KPI B6.2	Number of products and service related complaints received and how they are dealt with	2
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights	Not Relevant for detailed disclosure
KPI B6.4	Description of quality assurance process and recall procedures	Not applicable
KPI B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored	2
Aspect B7: Anti-corruption		
General Disclosure	Disclosure statement	4
KPI B7.1	Number of concluded legal cases regarding corrupt practices and outcomes	Not applicable
KPI B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored	4
Community		
Aspect B8: Community Investment		
General Disclosure	Policy statement	5
KPI B8.1	Focus areas of contribution	5
KPI B8.2	Resources contributed to the focus area	5

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, 2018.

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, 2018 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, 2018, 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 13, the section headed "Communication with Shareholders" under Corporate Governance Report on page 28 and the "Environmental, Social and Governance Report" on pages 30 to 44 of this Annual Report, the discussions of which form part of this directors' report.

RESULTS AND APPROPRIATIONS

The results of the Group are set out in the consolidated statement of profit or loss on page 123 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, 2018 (2017 interim dividend (in lieu of a final dividend): HK8 cents per share) payable on or around Thursday, 2nd May, 2019 to the shareholders of the Company ("Shareholders") whose names appear on the register of members of the Company on Friday, 12th April, 2019. The total dividend for the year is HK8 cents per share (2017: HK8 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, 2018 at HK\$10,291.6 million. The net increase in fair value of HK\$757.0 million attributable to investment properties held at 31st December, 2018 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, 2018 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, 2018 are set out on pages 339 to 344.

SHARE CAPITAL AND SHARES ISSUED

Details of movement in the share capital of the Company during the year are set out in note 34 to the consolidated financial statements.

DEBENTURES

The Group had the following debentures in issue as at 31st December, 2018:

- US\$361,639,000 4.75% Guaranteed Notes due May 2021 under the US\$2,000,000,000 Guaranteed Medium Term Note Programme (“MTN Programme”) were listed on 1st June, 2016 (stock code: 5654). The issuer of this programme is Sun Hung Kai & Co. (BVI) Limited (“SHK BVI”, a company incorporated in the B.V.I. and a direct wholly-owned subsidiary of SHK).
- US\$550,000,000 4.65% Guaranteed Notes due September 2022 issued by SHK BVI under the MTN Programme were listed on 11th September, 2017 as to US\$400,000,000 and on 19th September, 2017 as to US\$150,000,000 (stock code: 5267).
- HK\$245,500,000 4.65% Guaranteed Notes due February 2019 under the MTN Programme were issued by SHK BVI on 5th February, 2018.
- In June 2018, Sun Hung Kai (ECP) Limited (“SHK ECP”), a wholly-owned subsidiary of SHK, established a US\$1,000,000,000 commercial paper programme (“CP Programme”) and as at 31st December, 2018, a total of HK\$382,000,000 principal amount of commercial paper (“Commercial Paper”) was issued by SHK ECP under the CP Programme.

During the year, the relevant Guaranteed Notes and Commercial Paper were issued for general corporate purposes of the Group. For further details of the abovementioned issued Guaranteed Notes and Commercial Paper, 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

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
Mark Wong Tai Chun

Non-Executive Directors:

Arthur George Dew
Li Chi Kong (*re-designated as Non-Executive Director on 1st July, 2018*)

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, Mark Wong Tai Chun and Li Chi Kong 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, 2020 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, 2018, 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	5,108,911,521 (Note 1)	74.99%	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"); and (iv) an interest in 968,354,880 Shares held by Allied Group Limited ("AGL"). Capscore, Citiwealth and Sunhill are all wholly-owned subsidiaries of AGL. AGL was therefore deemed to have an interest in the Shares in which Capscore, Citiwealth and Sunhill 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 controlled approximately 74.95% of the total number of issued shares of AGL (inclusive of Mr. Lee Seng Hui's personal interests) and was therefore deemed to have an interest in 5,108,911,521 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, 2018, 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 a close associate, 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 and APAC Resources Limited ("APAC") and a non-wholly owned subsidiary of SHK, and was a director of Asiasec Properties Limited ("Asiasec") (resigned on 4th January, 2018) 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, Asiasec and APAC which, through their subsidiaries and or a close associate, 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 the 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;
 - Asiasec, 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 and Mark Wong Tai Chun are directors of Allied Kajima Limited, and Mr. Li Chi Kong was a director of Allied Kajima Limited (resigned on 1st July, 2018) which, through certain of its subsidiaries, is partly engaged in the businesses of property rental and hospitality related activities;
- (iv) Mr. Li Chi Kong was a director of AG Capital Limited, a subsidiary of AGL (resigned on 1st July, 2018), which is partly engaged in the business of money lending;
- (v) Messrs. Arthur George Dew and 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 the 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 and Mr. Mark Wong Tai Chun is an alternate director to Mr. Arthur George Dew in APAC 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; and
- (viii) Mr. Arthur George Dew is the non-executive director of Tian An Australia Limited ("Tian An Australia"). 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 29th November, 2017 for a term commenced from 19th November, 2017 entered into between Mr. Lee Seng Hui as the tenant and a wholly-owned subsidiary of the Company as the landlord was terminated on 14th February, 2018. The total rental of HK\$0.5 million received therefrom during the period from 1st January, 2018 to 14th February, 2018 is considered insignificant in relation to the Group's business.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

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, 2018, 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")	5,108,911,521	74.99%	1
Lee and Lee Trust	5,108,911,521	74.99%	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 ("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"); and (iv) an interest in 968,354,880 Shares held by AGL. Capscore, Citiwealth and Sunhill are all wholly-owned subsidiaries of AGL. AGL was therefore deemed to have an interest in the Shares in which Capscore, Citiwealth and Sunhill were interested.
- This represents the same interests of AGL in 5,108,911,521 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 controlled approximately 74.95% of the total number of issued shares of AGL (inclusive of Mr. Lee Seng Hui's personal interests) and was therefore deemed to have an interest in the Shares in which AGL was interested.
- All interests stated above represent long positions.

CONNECTED TRANSACTIONS

1. As disclosed in the joint announcements of the Company and AGL dated 4th May, 2018, 25th June, 2018, 24th July, 2018 and 17th September, 2018 respectively, on 4th May, 2018, a deed of undertaking was executed by Asia Financial Services Company Limited ("Asia Financial Services") in favour of SHK (an indirect non wholly-owned subsidiary of the Company) conditionally undertaking to execute a share buy-back contract ("Buy-back Contract") relating to an off-market share buy-back by SHK of 145,000,000 shares of SHK held by Asia Financial Services ("SHK Share Buy-back"). As advised and confirmed by SHK, the buy-back price for each share of SHK was reduced from HK\$4.75 to HK\$4.49 after adjusting for the 2017 second interim dividend of HK\$0.14 per share and the 2018 interim dividend of HK\$0.12 per share declared by SHK which were paid to Asia Financial Services on 28th June, 2018 and 12th September, 2018, respectively. The Buy-back Contract was entered into on 20th July, 2018. All conditions under the SHK Share Buy-back have been fulfilled and completion of the SHK Share Buy-back took place on 17th September, 2018.

Prior to the completion of SHK Share Buy-Back, Asia Financial Services was a substantial shareholder of SHK. As such, Asia Financial Services was a connected person of the Company pursuant to the Listing Rules. Accordingly, the SHK Share Buy-back constituted a connected transaction of the Company pursuant to Chapter 14A of the Listing Rules.

2. As disclosed in the joint announcement of the Company, AGL and SHK dated 23rd October, 2018, on 23rd October, 2018, Sun Hung Kai Credit Limited ("SHK Credit") as lender entered into a loan agreement with Mr. Peter Wong Man Kong ("Mr. Wong", the then independent non-executive director of SHK) as borrower, pursuant to which, SHK Credit agreed to, among other things, make available to Mr. Wong loan facilities including (i) a short term loan in the amount of HK\$10,000,000 for a term of six months from the date of drawdown with an interest rate of 18% per annum; (ii) an instalment loan in the amount of HK\$115,000,000 for a term of twelve months from the date of drawdown with an interest rate of 19.625% per annum for the first installment and 7.625% per annum for the second to twelfth installment, respectively; and (iii) a term loan in the amount of HK\$30,000,000 for a term of twelve months from the date of drawdown with an interest rate of 7.625% per annum, on the terms and subject to the conditions therein ("Loan Transaction").

As SHK Credit is an indirect non wholly-owned subsidiary of SHK, which is an indirect non wholly-owned subsidiary of the Company, and that Mr. Wong was the then independent non-executive director of SHK, Mr. Wong was therefore a connected person of the Company and the Loan Transaction constituted a connected transaction for the Company pursuant to Chapter 14A of the Listing Rules.

CONTINUING CONNECTED TRANSACTIONS

1. As disclosed in the announcement of the Company dated 7th February, 2017 and the 2017 Annual Report of the Company, the Company entered into a renewed sharing of administrative services and management services agreement ("Services Agreement") with AGL on 7th February, 2017, pursuant to which the Company agreed to renew and extend the term of the sharing of administrative services and management services agreement dated 28th January, 2014 and as supplemented by a supplemental agreement dated 7th February, 2017 entered into between the Company and AGL for a period of three years commenced from 1st January, 2017 to 31st December, 2019 and to reimburse AGL the actual costs incurred in respect of the administrative services, which included the corporate secretarial services, provision of registered office address, 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 the management services, which included the management, consultancy, strategic, internal audit, management information system consultancy 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").

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, controlled approximately 74.95% interest in the total number of issued shares of AGL as at 31st December, 2018; Mr. Arthur George Dew, by being the Chairman and a Non-Executive Director and a member of the Management Staff providing the Management Services; Mr. Mark Wong Tai Chun, by being an Executive Director and a member of the Management Staff providing the Management Services; and Mr. Li Chi Kong, by formerly being an Executive Director and re-designated as a Non-Executive Director with effect from 1st July, 2018, and a member of the Management Staff providing the Management Services; all of them are deemed to be interested in the Services Agreement.

The annual caps in respect of the Management Services under the Services Agreement were set at HK\$40,000,000, HK\$44,500,000 and HK\$49,000,000 for each of the three financial years ending 31st December, 2019 respectively. The aggregate fees payable by the Group to AGL in respect of the Management Services for the year ended 31st December, 2018 was HK\$28,893,000.

CONTINUING CONNECTED TRANSACTIONS (CONT'D)

2. As disclosed in the announcement of the Company dated 29th November, 2017 and the 2017 Annual Report of the Company, a renewed tenancy agreement ("Tenancy Agreement") was entered into on 29th November, 2017 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, 2018 to 31st December, 2019 at a monthly rental of HK\$488,000 (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 Holdings Limited ("Norton Appraisals"), which is a firm of independent property valuers.

The annual cap for the transaction under the Tenancy Agreement was set at HK\$5,856,000 for each of the two financial years ending 31st December, 2019. The Tenancy Agreement was subsequently terminated on 14th February, 2018. The aggregate amount of rental for the period from 1st January, 2018 to 14th February, 2018 was HK\$732,000.

Since AGL is the controlling shareholder and ultimate holding company of the Company, AGL is a connected person of the Company, the transactions contemplated under the 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 SHARES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's shares during the year ended 31st December, 2018.

DONATIONS

The Group made charitable donations of HK\$5.2 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 16 to 29.

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, 25th March, 2019




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 123 to 337, which comprise the consolidated statement of financial position as at 31st December, 2018, 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123頁至第337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二零一八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、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, 2018, 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 貴集團於二零一八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 ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

關鍵審核事項

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.

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。

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 investment properties situated in Hong Kong

香港投資物業之估值

We identified the valuation of investment properties situated in Hong Kong 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 95% 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 situated in Hong Kong was HK\$9,768.7 million as at 31st December, 2018 with a resulting change in fair value of HK\$752.8 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.

由於香港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95%之香港投資物業指位於香港之住宅物業、車位、商業物業及貨倉。該等香港投資物業於二零一八年十二月三十一日之賬面值為9,768.7百萬港元，公平價值變動752.8百萬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。

Our procedures in relation to the valuation of investment properties in Hong Kong 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 management and the Valuers 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.

吾等就有關評估香港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)

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**Impairment assessments of interests in associates – Tian An China Investments Company Limited (“TACI”) and Sun Hung Kai Financial Group Limited (“SHKFGL”)**

於聯營公司天安中國投資有限公司(「天安」)及新鴻基金金融集團有限公司(「新鴻基金金融集團」)之權益之減值評估

We have identified the impairment assessments of interests in TACI and SHKFGL 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, 2018, the management conducted impairment assessments to ensure that the carrying amounts of the interests in TACI and SHKFGL are lower than their respective estimated recoverable amounts. The estimated recoverable amounts of TACI and SHKFGL have been determined with reference to their value in use and fair values less costs of disposal respectively, 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\$10,979.4 million and HK\$1,131.0 million respectively. The management has concluded that there is no impairment in respect of the Group's interest in TACI as its value in use is higher than its carrying amount. A reversal of impairment loss on interest in SHKFGL of HK\$66.7 million was made as its fair value less costs of disposal is higher than its carrying amount in current year.

吾等確認於天安及新鴻基金金融集團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)。

於二零一八年十二月三十一日，管理層進行了減值評估，以確保於天安及新鴻基金金融集團之權益之賬面值低於其各自之估計可收回金額。天安及新鴻基金金融集團的估計可收回金額乃分別參考其使用價值及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量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，天安及新鴻基金金融集團的賬面值分別為10,979.4百萬港元及1,131.0百萬港元。管理層的結論為 貴集團於天安之權益並無減值，原因是其使用價值高於其賬面值。於本年度已撥回新鴻基金金融集團利息減值虧損66.7百萬港元，因其公平價值減出售成本高於其賬面值。

Our procedures in relation to the impairment assessments of interests in TACI and SHKFGL 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; and
- Re-performing the underlying calculations used in the Group's assessment and performing sensitivity analysis of the inputs used.

吾等就有關於天安及新鴻基金金融集團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；
- 在內部估值專家的協助下(倘適用)，評估所使用的估值方法及模型的適當性；
- 參考過往表現、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預測所用的輸入數據及假設的合理性；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

Impairment of loans and advances to consumer finance customers, mortgage loans and term loans (loss allowance for expected credit losses ("ECL") upon application of HKFRS 9 "Financial Instruments" ("HKFRS 9"))

消費金融客戶貸款及墊款、按揭貸款以及有期貸款之減值(於採用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」)後預期信貸虧損(「預期信貸虧損」)之虧損撥備)

We identified the impairment of loans and advances to consumer finance customers, mortgage loans and term loans as a key audit matter due to significant management judgment involved in identification and measurement of expected credit losses.

The key changes arising from the adoption of HKFRS 9 are that the Group's credit losses are now estimated based on an expected loss model rather than an incurred loss model.

As disclosed in notes 26, 27 and 29 to the consolidated financial statements, the Group has loans and advances to consumer finance customers of HK\$9,769.7 million, after recognising an impairment allowance of HK\$645.6 million, mortgage loans of HK\$3,854.2 million, after recognising an impairment allowance of HK\$9.7 million and term loans of HK\$4,096.4 million, after recognising an impairment allowance of HK\$153.3 million, as at 31st December, 2018. As explained in note 2 to the consolidated financial statements, in current year, the Group adopted HKFRS 9 and recognised an additional impairment of HK\$106.6 million as at 1st January, 2018 in accordance with the transitional provisions of HKFRS 9.

吾等確認消費金融客戶貸款及墊款、按揭貸款以及有期貸款估值為一項關鍵審核事項乃由於識別及計量預期信貸虧損涉及重大管理層判斷。

採納香港財務報告準則第9號導致之主要變動為 貴集團之信貸虧損現時基於預期信貸模式(而非已產生虧損模式)估計。

誠如綜合財務報表附註26、27及29所披露，於二零一八年十二月三十一日，貴集團的消費金融客戶貸款及墊款經確認減值撥備645.6百萬港元後為9,769.7百萬港元、按揭貸款經確認減值撥備9.7百萬港元後為3,854.2百萬港元，而有期貸款經確認減值撥備153.3百萬港元後為4,096.4百萬港元。誠如綜合財務報表附註2所闡釋，於本年度，貴集團採用香港財務報告準則第9號，並根據香港財務報告準則第9號的過渡性條文於二零一八年一月一日確認額外減值106.6百萬港元。

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

- Inquiring the management to understand the approach applied on ECL model of loans and advances to consumer finance customers, mortgage loans and term loans;
- Understanding key controls on how the management estimates impairment for loans and advances to consumer finance customers, mortgage loans and term loans;
- Testing the accuracy of the ECL adjustment made by the Group as at 1st January, 2018 on initial adoption of HKFRS 9;
- Testing the integrity of information used by management to develop the provision matrix on a sample basis, by comparing individual items in the analysis with the relevant loan agreements and other supporting documents;

吾等就有關消費金融客戶貸款及墊款、按揭貸款及有期貸款之減值所執行之程序包括：

- 向管理層查詢以了解就貸款及消費金融客戶貸款及墊款、按揭貸款及有期貸款的預期信貸虧損模式使用的方法；
- 了解管理層估計消費金融客戶貸款及墊款、按揭貸款及有期貸款的主要控制事項；
- 測試 貴集團於二零一八年一月一日初次採用香港財務報告準則第9號時作出的預期信貸虧損調整的準確性；
- 將分析中的個別項目與相關貸款協議及其他佐證文件作比較，藉此抽樣測試管理層制訂撥備矩陣時所用資料的完整性；

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**Impairment of loans and advances to consumer finance customers, mortgage loans and term loans (loss allowance for expected credit losses ("ECL") upon application of HKFRS 9 "Financial Instruments" ("HKFRS 9")) (Cont'd)**

消費金融客戶貸款及墊款、按揭貸款以及有期貸款之減值(於採用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」)後預期信貸虧損(「預期信貸虧損」)之虧損撥備)(續)

The assessment of impairment for loans and advances to consumer finance customers, mortgage loans and term loans involves significant management judgments and estimates on the amount of expected credit loss at the reporting date.

At each reporting date, the management assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The management considers reasonably supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also, forward-look analysis.

消費金融客戶貸款及墊款、按揭貸款及有期貸款的減值評估涉及重大管理層判斷及有關結算日預期信貸虧損金額的估計。

於各結算日，管理層評估信貸風險是否自初次確認以來大幅增加，方式為比較結算日及初次確認日期之間的預期年內發生違約的風險。管理層就此考慮毋須耗費過多成本或精力而可取得的相關合理可依據資料，包括定量及定性資料，亦包括前瞻性分析。

- Challenging management's basis and judgment in determining the appropriateness of management's grouping of loans and advances to consumer finance customers and mortgage loans into different categories in the provision matrix, the inputs and assumptions applied on the ECL model, including probability of default, loss given default, the Group's historical loss experience and forward-looking information, with the assistance of our internal specialist;
- Assessing the appropriateness of the inputs and assumptions applied on the ECL model of term loans, including probability of default, loss given default and forward-looking information, with the assistance of our internal specialist;
- Reviewing the Group's historical loss experience;
- 在內部專家的協助下，質疑管理層於釐定其在撥備矩陣中將消費金融客戶貸款及墊款及按揭貸款歸類為不同類別、預期信貸虧損模式所用的輸入數據及假設(包括違約概率、違約損失率、貴集團過往虧損經驗及前瞻性資料)是否合適時所用的基準及判斷；
- 在內部專家的協助下，評估有期貸款預期信貸虧損模式所用的輸入數據及假設是否合適，包括違約概率、違約損失率及前瞻性資料；
- 審閱 貴集團過往的虧損經驗；



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**Impairment of loans and advances to consumer finance customers, mortgage loans and term loans (loss allowance for expected credit losses ("ECL") upon application of HKFRS 9 "Financial Instruments" ("HKFRS 9")) (Cont'd)**

消費金融客戶貸款及墊款、按揭貸款以及有期貸款之減值(於採用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」)後預期信貸虧損(「預期信貸虧損」)之虧損撥備)(續)

In assessing the lifetime ECL on credit-impaired financial assets classified as stage 3, the Group performs the assessment based on the Group's historical credit loss experience, adjusted for factors specific to the borrowers, general economic conditions, the current conditions at the reporting date and forward-looking analysis. The Group also reviews the value of the collateral received from the customers in measuring impairment. The methodology and assumptions used for estimating the impairment amount are reviewed regularly to reduce any differences between loss estimates and actual loss experience.

評估分類為第三級的信貸減值金融資產的全期預期信貸虧損時，貴集團根據貴集團的過往信貸虧損經驗進行評估，並就借款人的特定因素、一般經濟狀況、於結算日的當前狀況及前瞻性分析作出調整。貴集團於計量減值時亦審閱自客戶收取的抵押品的價值。估計減值金額時所用的方法及假設定期予以審閱，以減少虧損估計與實際虧損經驗之間的差異。

- Assessing the reasonableness and appropriateness of the management's judgment on staging criteria for determining if a significant increase in credit risk has occurred and the basis for classification of exposures into the 3 stages as required by HKFRS 9 and examining loan exposures on a sample basis to evaluate if there has been timely identification and classification of loan exposures into the 3 stages as required by HKFRS 9;
- Testing the mathematical accuracy of the loss allowance for ECL;
- For loans and advances to consumer finance customers, mortgage loans and term loans classified at stage 3, we examined underlying documentation supporting the value of the collateral, if any, and the management's key estimations used in the individual impairment assessment for loans and advances to consumer finance customers, mortgage loans and term loans on a sample basis; and
- Evaluating the disclosures regarding the impairment measurement of loans and advances to consumer finance customers, mortgage loans and term loans in notes 26, 27, 29 and 41 to the consolidated financial statements.
- 評估管理層就釐定信貸風險有否顯著增加的分階段標準所作的判斷及按香港財務報告準則第9號的規定將風險分類為三個階段的基準之合理性及合適性，並抽樣檢查貸款風險，以評估是否有按照香港財務報告準則第9號的規定，及時將貸款風險識別及分類為第三階段；
- 測試預期信貸虧損之虧損撥備計算結果是否準確；
- 就分類為第三階段的消費金融客戶貸款及墊款、按揭貸款及有期貸款而言，我們已抽樣檢查佐證抵押品(如有)價值的相關文件，以及管理層就消費金融客戶貸款及墊款、按揭貸款及有期貸款個別減值評估所用的主要估計；及
- 評估附註26、27、29及41中有關消費金融客戶貸款及墊款、按揭貸款及有期貸款減值計量的披露。

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 estimated impairment 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, 21 and 22 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可使用年期之無形資產之估計減值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、21及22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(消費金融分部))之可收回金額指根據折現五年期估計未來現金流量得出之使用價值。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可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量與去年的現金流量預測作比較並評估更改本年度所用假設(如除稅前溢利的平均增長率)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
- 測試使用價值計算結果是否準確。

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.

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。

Our procedures in relation to the valuation of level 3 financial instruments 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; and
 - Assessing the reasonableness and relevance of key assumptions and inputs based on our industry knowledge;

吾等就有關第三級之金融工具之估值所執行之程序包括：

- 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的適當性；及
 - 根據吾等之行業知識評估主要假設及輸入數據的合理性及相關性；

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 (Cont'd)****分類為公平價值等級第三級之金融工具之估值(續)**

At 31st December, 2018, HK\$7,317.9 million of the Group's total financial assets (including financial assets at fair value through other comprehensive income of HK\$21.6 million and financial assets at fair value through profit or loss of HK\$7,296.3 million) and HK\$22.9 million of the Group's total financial liabilities carried at fair value were classified as level 3 under the fair value hierarchy.

These include an unlisted put right for shares in an associate, unlisted overseas equity securities with a put right for shares and unlisted overseas investment funds with carrying amount at 31st December, 2018 of HK\$1,120.0 million, HK\$856.6 million and HK\$5,157.3 million, respectively.

於二零一八年十二月三十一日，貴集團的總金融資產(包括透過其他全面收益按公平價值處理之金融資產21.6百萬港元及透過損益賬按公平價值處理之金融資產7,296.3百萬港元)7,317.9百萬港元，及貴集團按公平價值列賬的總金融負債22.9百萬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，其於二零一八年十二月三十一日之賬面值分別為1,120.0百萬港元、856.6百萬港元及5,157.3百萬港元。

- 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 or fund administrators, as appropriate.
- 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或基金管理人(如適用)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監控，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上或承擔任何責任。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，或凌駕於內部監控之上，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監控，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監控的有效性發表意見。
- 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準的適當性作出結論，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期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
25th March, 2019

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監控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
二零一九年三月二十五日



Consolidated Statement of Profit or Loss

for the year ended 31st December, 2018

綜合損益表

截至二零一八年十二月三十一日止年度

123

		Notes 附註	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Revenue	收入	5 & 6		
Interest income	利息收入		4,132.9	3,665.2
Other revenue	其他收入		782.5	709.1
			4,915.4	4,374.3
Other income	其他收入		300.9	139.3
Total income	總收入		5,216.3	4,513.6
Cost of sales and other direct costs	銷售成本及其他直接成本		(495.6)	(365.6)
Brokerage and commission expenses	經紀費及佣金費用		(50.5)	(46.7)
Selling and marketing expenses	銷售及市場推廣費用		(159.2)	(145.6)
Administrative expenses	行政費用		(1,321.6)	(1,348.5)
Changes in values of properties	物業價值變動	7	756.5	982.3
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	8	235.7	1,229.9
Net exchange loss	匯兌虧損淨額		(10.9)	(107.4)
Net impairment losses on financial instruments	金融工具之減值虧損淨額	9	(902.6)	–
Bad and doubtful debts	呆壞賬	9	–	(387.4)
Other operating expenses	其他經營費用		(123.3)	(287.5)
Finance costs	融資成本	12	(455.8)	(384.3)
Share of results of associates	應佔聯營公司業績		498.5	1,277.3
Share of results of joint ventures	應佔合營公司業績		336.2	659.4
Profit before taxation	除稅前溢利	13	3,523.7	5,589.5
Taxation	稅項	14	(247.5)	(322.0)
Profit for the year	本年度溢利		3,276.2	5,267.5
Attributable to:	應佔方：			
Owners of the Company	本公司股東		2,343.4	3,991.1
Non-controlling interests	非控股權益		932.8	1,276.4
			3,276.2	5,267.5
			HK cents 港仙	HK cents 港仙
Earnings per share	每股盈利	15		
Basic	基本		34.40	58.59
Diluted	攤薄		34.39	58.58

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Profit for the year	本年度溢利	3,276.2	5,267.5
Other comprehensive (expenses) income:	其他全面(費用)收益：		
<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>		
Investments in equity instruments at fair value through other comprehensive income	透過其他全面收益按公平價值處理之權益工具投資		
– Net fair value changes during the year	– 本年度公平價值變動淨額	(129.7)	–
Share of other comprehensive (expenses) income of associates	應佔聯營公司其他全面(費用)收益	(216.1)	337.3
Share of other comprehensive income of joint ventures	應佔合營公司其他全面收益	1.6	0.2
		(344.2)	337.5
<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	–	(175.5)
– Reclassification adjustment to profit or loss on impairment	– 於減值時重新分類調整至損益賬	–	176.2
		–	0.7
Exchange differences arising on translation of foreign operations	折算海外業務賬項而產生之匯兌差額	(329.9)	465.6
Reclassification adjustment to profit or loss on deemed disposal of an associate	於視作出售一間聯營公司時重新分類調整至損益賬	2.1	–
Reclassification adjustment to profit or loss on disposal of an associate	於出售一間聯營公司時重新分類調整至損益賬	(7.6)	–
Reclassification adjustment to profit or loss on disposal of joint ventures	於出售合營公司時重新分類調整至損益賬	2.8	–
Share of other comprehensive (expenses) income of associates	應佔聯營公司其他全面(費用)收益	(63.9)	70.6
Share of other comprehensive (expenses) income of joint ventures	應佔合營公司其他全面(費用)收益	(5.9)	2.3
		(402.4)	539.2
Other comprehensive (expenses) income for the year, net of tax	本年度其他全面(費用)收益，已扣除稅項	(746.6)	876.7
Total comprehensive income for the year	本年度全面收益總額	2,529.6	6,144.2
Attributable to:	應佔方：		
Owners of the Company	本公司股東	1,862.8	4,559.3
Non-controlling interests	非控股權益	666.8	1,584.9
		2,529.6	6,144.2

		Notes 附註	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Non-current assets	非流動資產			
Investment properties	投資物業	17	10,291.6	9,537.1
Property, plant and equipment	物業、廠房及設備	18	1,051.9	1,084.9
Prepaid land lease payments	預繳地價	19	4.0	4.4
Goodwill	商譽	20	2,498.7	2,498.7
Intangible assets	無形資產	21	895.1	887.5
Interests in associates	於聯營公司之權益	23	13,257.8	13,288.0
Interests in joint ventures	於合營公司之權益	24	3,455.0	3,163.7
Available-for-sale financial assets	可供出售金融資產	25	-	324.0
Financial assets at fair value through other comprehensive income	透過其他全面收益 按公平價值處理之 金融資產	25	206.5	-
Amounts due from associates	聯營公司欠款	30	266.7	275.2
Loans and advances to consumer finance customers due after one year	一年後到期之消費金融 客戶貸款及墊款	26	2,618.9	2,322.8
Mortgage loans	按揭貸款	27	1,956.8	1,243.1
Deferred tax assets	遞延稅項資產	28	730.3	649.6
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	6,360.9	5,033.7
Term loans, trade receivables, prepayments and other receivables	有期貸款、應收貿易 款項、預付款項及 其他應收款項	29	79.5	505.8
			43,673.7	40,818.5
Current assets	流動資產			
Other inventories	其他存貨		0.3	0.2
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	4,378.6	6,199.1
Prepaid land lease payments	預繳地價	19	0.1	0.1
Loans and advances to consumer finance customers due within one year	一年內到期之消費金融 客戶貸款及墊款	26	7,150.8	6,840.8
Mortgage loans	按揭貸款	27	1,897.4	877.3
Term loans, trade receivables, prepayments and other receivables	有期貸款、應收貿易 款項、預付款項及 其他應收款項	29	4,487.6	3,162.6
Amounts due from brokers	經紀欠款		507.1	725.9
Amounts due from associates	聯營公司欠款	30	266.3	228.1
Amounts due from joint ventures	合營公司欠款	30	9.8	9.1
Tax recoverable	可收回稅項		6.1	5.9
Short-term pledged bank deposits and bank balances	短期抵押銀行存款及 銀行結餘	31	20.0	1.2
Bank deposits	銀行存款	31	353.5	787.7
Cash and cash equivalents	現金及現金等價物	31	5,031.6	2,409.7
			24,109.2	21,247.7

at 31st December, 2018

於二零一八年十二月三十一日

		Notes 附註	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Current liabilities	流動負債			
Trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項	32	346.6	425.5
Financial assets sold under repurchase agreements	回購協議下出售之金融資產	33	1,216.5	1,071.0
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	25	425.3	161.1
Amount due to a holding company	欠一間控股公司款項		27.8	14.9
Amounts due to associates	欠聯營公司款項		7.4	7.4
Amounts due to joint ventures	欠合營公司款項		40.1	0.1
Tax payable	應付稅項		188.6	156.6
Bank and other borrowings due within one year	一年內到期之銀行及其他借貸	37	7,569.8	2,784.9
Notes/papers payable	應付票據	38	749.5	1,077.0
Provisions	撥備	39	105.1	70.7
			10,676.7	5,769.2
Net current assets	流動資產淨值		13,432.5	15,478.5
Total assets less current liabilities	總資產減流動負債		57,106.2	56,297.0

at 31st December, 2018

於二零一八年十二月三十一日

		Notes 附註	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Capital and reserves	股本及儲備			
Share capital	股本	34	4,250.6	4,250.6
Reserves	儲備	36	32,487.1	30,768.6
Equity attributable to owners of the Company	本公司股東 應佔權益		36,737.7	35,019.2
Shares held for employee ownership scheme	為僱員股份擁有計劃 持有股份		(29.7)	(7.6)
Employee share-based compensation reserve	以股份支付之 僱員酬金儲備		10.5	5.1
Share of net assets of subsidiaries	應佔附屬公司淨資產		11,162.3	12,277.6
Non-controlling interests	非控股權益		11,143.1	12,275.1
Total equity	權益總額		47,880.8	47,294.3
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	1,961.8	1,740.4
Notes/papers payable	應付票據	38	6,926.5	6,930.4
Deferred tax liabilities	遞延稅項負債	28	332.2	328.6
Provisions	撥備	39	4.9	3.3
			9,225.4	9,002.7
			57,106.2	56,297.0

The consolidated financial statements on pages 123 to 337 were approved and authorised for issue by the Board of Directors on 25th March, 2019 and are signed on its behalf by:

第123頁至第337頁之綜合財務報表經董事會於二零一九年三月二十五日批准及授權刊發，並由下列董事代表簽署：

Arthur George Dew
狄亞法
DIRECTOR
董事

Mark Wong Tai Chun
王大鈞
DIRECTOR
董事

Consolidated Statement of Changes in Equity

for the year ended 31st December, 2018

綜合權益變動表

截至二零一八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 擁有計劃 持有股份		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	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 應佔附屬公司 淨資產 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 1st January, 2017	4,250.6	335.0	292.3	(439.5)	42.4	25,957.2	545.0	4.8	11,496.9	11,492.6	42,475.6
Profit for the year	-	-	-	-	-	3,991.1	-	-	1,276.4	1,276.4	5,267.5
Other comprehensive income for the year (note 35)	-	1.4	32.5	534.0	0.3	-	-	-	308.5	308.5	876.7
Total comprehensive income for the year	-	1.4	32.5	534.0	0.3	3,991.1	-	-	1,584.9	1,584.9	6,144.2
Share of reserve movements of associates	-	-	-	5.8	(157.6)	(5.8)	-	-	-	-	(157.6)
Transfer from accumulated profits to capital reserve	-	-	-	-	6.4	(6.4)	-	-	-	-	-
Increase in shareholding in an associate due to share repurchased and cancelled by the associate	-	-	-	-	99.9	-	-	-	-	-	99.9
Amounts paid for shares repurchased and cancelled by a subsidiary	-	-	-	-	-	80.2	-	-	(276.4)	(276.4)	(196.2)
Capital reduction of non-controlling interests	-	-	-	-	-	-	-	-	(73.5)	(73.5)	(73.5)
Purchase of shares held for the employee ownership scheme of a subsidiary	-	-	-	-	-	-	-	(4.8)	-	(4.8)	(4.8)
Recognition of equity-settled share-based payments of a subsidiary	-	-	-	-	-	-	-	6.6	-	6.6	6.6
Vesting of shares of the employee ownership scheme of a subsidiary	-	-	-	-	-	-	-	(6.3)	-	(6.3)	-
Dividend distribution to non-controlling interests	-	-	-	-	-	-	-	-	(454.9)	(454.9)	(454.9)
Acquisition of non-controlling interest in a subsidiary	-	-	-	-	-	(0.6)	-	-	0.6	0.6	-
Interim dividend declared	-	-	-	-	-	(545.0)	545.0	-	-	-	-
Dividend paid	-	-	-	-	-	(545.0)	(545.0)	-	-	-	(545.0)
At 31st December, 2017	4,250.6	336.4	324.8	100.3	(8.6)	29,470.7	545.0	5.1	12,277.6	12,275.1	47,294.3

於二零一七年十二月三十一日

Consolidated Statement of Changes in Equity (Cont'd)

綜合權益變動表(續)

for the year ended 31st December, 2018

截至二零一八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 百萬元			
	Share capital 股本 HK\$ Million 百萬元	Property revaluation reserve 物業重估儲備 HK\$ Million 百萬元	Investment revaluation reserve 投資重估儲備 HK\$ Million 百萬元	Translation reserve 匯兌儲備 HK\$ Million 百萬元	Capital and other reserves 資本及其他儲備 HK\$ Million 百萬元	Accumulated profits 累計溢利 HK\$ Million 百萬元	Dividend reserve 股息儲備 HK\$ Million 百萬元	Total 總計 HK\$ Million 百萬元		Shares held for employee ownership scheme 為僱員股份擁有計劃持有股份 HK\$ Million 百萬元	Employee share-based compensation reserve 以股份支付之僱員酬金儲備 HK\$ Million 百萬元	Share of net assets of subsidiaries 應佔附屬公司淨資產 HK\$ Million 百萬元
At 31st December, 2017 Impact on initial application of HKFRS 9 (note 2)	4,250.6	336.4	324.8	100.3	(8.6)	29,470.7	545.0	35,019.2	(7.6)	5.1	12,277.6	47,294.3
於二零一七年十二月三十一日 首次採用香港財務報告準則 第9號的影響(附註2)	-	-	(224.3)	-	-	201.8	-	(22.5)	-	-	(50.4)	(72.9)
At 1st January, 2018	4,250.6	336.4	100.5	100.3	(8.6)	29,672.5	545.0	34,996.7	(7.6)	5.1	12,227.2	47,224.7
於二零一八年一月一日	-	-	-	-	-	2,343.4	-	2,343.4	-	-	932.8	3,276.2
Profit for the year Other comprehensive expenses for the year (note 35)	-	(0.7)	(115.8)	(363.0)	(1.1)	-	-	(480.6)	-	-	(266.0)	(746.6)
本年度溢利 本年度其他全面費用 (附註35)	-	(0.7)	(115.8)	(363.0)	(1.1)	-	-	(480.6)	-	-	(266.0)	(746.6)
Total comprehensive income (expenses) for the year	-	(0.7)	(115.8)	(363.0)	(1.1)	2,343.4	-	1,862.8	-	-	666.8	2,529.6
總額 就視作出售一間聯營公司 轉讓儲備至累計溢利 轉讓儲備至累計溢利 就出售一間聯營公司 由儲備轉撥至累計溢利 Transfer from accumulated profits to capital reserve	-	-	-	-	2.6	(2.6)	-	-	-	-	-	-
Share of reserve movements of associates Acquisition of additional interest in a subsidiary Amounts paid for shares repurchased and cancelled by a subsidiary	-	-	2.2	-	-	(2.2)	-	1.5	-	-	(2.0)	(0.5)
Purchase of shares held for the employee ownership scheme of a subsidiary Recognition of equity-settled share-based payments of a subsidiary Vesting of shares of the employee ownership scheme of a subsidiary	-	-	-	-	-	-	-	-	-	-	(1,072.6)	(650.9)
Dividend distribution to non-controlling interests Interim dividend declared Dividend paid	-	-	-	-	-	(545.0)	545.0	(545.0)	-	-	-	(545.0)
於二零一八年十二月三十一日	4,250.6	335.7	(151.1)	(262.7)	(1.5)	31,885.7	545.0	36,737.7	(29.7)	10.5	11,162.3	47,880.8

Consolidated Statement of Cash Flows

for the year ended 31st December, 2018

綜合現金流量表

截至二零一八年十二月三十一日止年度

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Operating activities	經營業務		
Profit for the year	本年度溢利	3,276.2	5,267.5
Adjustments for:	調整項目：		
Net impairment losses on financial instruments	金融工具之減值虧損淨額	1,099.8	-
Finance costs	融資成本	455.8	384.3
Taxation	稅項	247.5	322.0
Depreciation	折舊	76.7	78.3
Net exchange loss	匯兌虧損淨額	10.9	107.4
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	8.3	6.4
Amortisation of intangible assets	無形資產攤銷	1.9	1.8
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	1.1	1.5
Impairment loss recognised for hotel property	確認酒店物業之減值虧損	0.5	0.8
Loss on disposal of joint ventures	出售合營公司之虧損	0.5	-
Amortisation of prepaid land lease payments	預繳地價攤銷	0.2	0.1
Net increase in fair value of investment properties	投資物業之公平價值增加淨額	(757.0)	(983.1)
Share of results of associates	應佔聯營公司業績	(498.5)	(1,277.3)
Share of results of joint ventures	應佔合營公司業績	(336.2)	(659.4)
Net fair value 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之公平價值收益淨額	(180.3)	(1,094.0)
Gain on disposal of subsidiaries	出售附屬公司之收益	(132.4)	-
Net impairment loss reversed on interests in associates	撥回於聯營公司權益之減值虧損淨額	(77.6)	(103.5)
Gain on disposal of an associate	出售一間聯營公司之收益	(36.8)	-
Gain on deemed disposal of an associate	視作出售一間聯營公司之收益	(17.6)	-
Bad and doubtful debts	呆壞賬	-	387.4
Impairment loss on available-for-sale financial assets	可供出售金融資產之減值虧損	-	176.2
Loss on redemption of notes payable	贖回應付票據之虧損	-	0.8
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	3,143.0	2,617.2

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 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)	1,244.5	(3,003.8)
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增加	264.1	45.0
Decrease in amounts due from brokers	經紀欠款減少	218.9	333.7
Increase in financial assets sold under repurchase agreements	回購協議下出售之金融資產增加	145.5	1,071.0
Decrease (increase) in amounts due from associates	聯營公司欠款減少(增加)	48.0	(77.0)
Increase in provisions	撥備增加	15.3	11.7
Increase in amount due to a holding company	欠一間控股公司款項增加	12.9	3.3
Increase in trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項增加	12.1	91.8
Increase in loans and advances to consumer finance customers and mortgage loans	消費金融客戶貸款及墊款及按揭貸款增加	(3,528.5)	(3,071.2)
Increase in term loans, trade receivables, prepayments and other receivables	有期貨款、應收貿易款項、預付款項及其他應收款項增加	(810.6)	(632.2)
(Increase) decrease in other inventories	其他存貨(增加)減少	(0.1)	0.1
Cash from (used in) operations	經營所產生(所用)之現金	765.1	(2,610.4)
Interest paid	已付利息	(341.9)	(324.1)
Taxation paid	已繳稅項	(287.6)	(283.1)
Net cash from (used in) operating activities	經營業務所產生(所用)之現金淨額	135.6	(3,217.6)
Investing activities	投資業務		
Proceeds from disposal of long-term financial assets as at fair value through profit or loss	出售透過損益賬按公平價值處理之長期金融資產所得款項	621.9	90.2
Net fixed deposits with banks withdrawn	提取銀行定期存款淨額	391.9	539.9
Dividends received from associates	來自聯營公司之股息	232.2	264.1
Proceeds on disposal of associates	出售聯營公司所得款項	119.8	-
Amounts repaid by associates	聯營公司還款	118.9	44.0
Proceeds on disposal of subsidiaries	出售附屬公司所得款項	70.0	-
Proceeds on disposal of joint ventures	出售合營公司所得款項	3.2	-
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備所得款項	0.5	0.3
Purchase of long-term financial assets as at fair value through profit or loss	購入透過損益賬按公平價值處理之長期金融資產	(1,326.0)	(603.4)
Amounts advanced to associates	墊款予聯營公司	(250.6)	(81.0)
Capital injection to a joint venture	向一間合營公司注資	(72.1)	(69.7)
Purchase of property, plant and equipment	購入物業、廠房及設備	(62.9)	(52.6)
Acquisition of additional interests in associates	收購於聯營公司之額外權益	(16.5)	(9.9)
Additions to investment properties	添置投資物業	(10.6)	(207.2)
Purchase of intangible assets	購入無形資產	(10.1)	-
Purchase of financial assets at fair value through other comprehensive income	購入透過其他全面收益按公平價值處理之金融資產	(8.8)	-
Amounts advanced to joint ventures	墊款予合營公司	(0.7)	(0.2)
Purchase of available-for-sale financial assets	購入可供出售金融資產	-	(390.0)
Capital injection to associates	向聯營公司注資	-	(128.0)
Net cash used in investing activities	投資業務所用之現金淨額	(199.9)	(603.5)

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	Note 附註		
Financing activities	融資業務		
New bank and other borrowings raised	籌集所得新造銀行及其他借貸	19,100.9	1,695.5
Proceeds from issue of notes/papers	發行票據所得款項	795.1	4,694.6
Amount advanced from a joint venture	一間合營公司墊款	40.0	-
Repayment of bank and other borrowings	償還銀行及其他借貸	(14,044.6)	(2,800.6)
Dividends by subsidiaries to non-controlling interests	附屬公司向非控股權益派付股息	(657.1)	(454.9)
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	(650.9)	(196.2)
Repayment of notes/papers	償還票據	(616.5)	(2,300.8)
Redemption of notes/papers	贖回票據	(576.4)	(60.5)
Dividends paid to equity shareholders	已付權益股東股息	(545.0)	(545.0)
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	(24.8)	(4.8)
Acquisition of additional interest in a subsidiary	收購一間附屬公司之額外權益	(0.5)	-
Disposal of notes held by subsidiaries of the Company	出售本公司附屬公司持有之票據	-	334.9
Amounts advanced from associates	聯營公司墊款	-	0.1
Repayment of capital contributions by non-controlling interests	償還非控股權益之注資	-	(66.9)
Repurchase of notes payable	回購應付票據	-	(37.7)
Net cash from financing activities	融資業務所產生之現金淨額	2,820.2	257.7
Net increase (decrease) in cash and cash equivalents	現金及現金等價物增加(減少)淨額	2,755.9	(3,563.4)
Effect of foreign exchange rate changes	匯率變動之影響	(134.0)	141.2
Cash and cash equivalents at the beginning of the year	於年初之現金及現金等價物	2,409.7	5,831.9
Cash and cash equivalents at the end of the year	於年末之現金及現金等價物	5,031.6	2,409.7

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 (“HK\$”), 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”)**New and amendments to HKFRSs that are mandatorily effective for the current year**

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

HKFRS 9	Financial Instruments
HKFRS 15	Revenue from Contracts with Customers and the related Amendments
HK(IFRIC)-Int 22	Foreign Currency Transactions and Advance Consideration
Amendments to HKFRS 2	Classification and Measurement of Share-based Payment transactions
Amendments to HKFRS 4	Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts
Amendments to HKAS 28	As part of the Annual Improvements to HKFRSs 2014-2016 Cycle
Amendments to HKAS 40	Transfers of Investment Property

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，其股份在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(「聯合集團有限公司」)，其為上市公眾有限公司，亦於香港註冊成立。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點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(「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活動分別載於附註51、52及53。

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

本集團於本年度首次採用下列由香港會計師公會(「香港會計師公會」)頒佈之新訂及經修訂的香港財務報告準則：

香港財務報告準則第9號	金融工具
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
香港(國際財務報告詮釋委員會)－詮釋第22號	外幣交易及預付代價
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
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」一併採用
香港會計準則第28號修訂本	作為香港財務報告準則二零一四年至二零一六年週期年度改進之一部分
香港會計準則第40號修訂本	轉讓投資物業

for the year ended 31st December, 2018

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

New and amendments to HKFRSs that are mandatorily effective for the current year (Cont'd)

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

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, 2017.

The related amendments of initial application of HKFRS 9 and HKFRS 15

HKFRS 9 Financial Instruments and the related amendments

In the current year, the Group has applied HKFRS 9 Financial Instruments and the related consequential amendments to other HKFRSs. HKFRS 9 introduces new requirements for 1) the classification and measurement of financial assets and financial liabilities, 2) expected credit losses ("ECL") for financial assets, loan commitments and financial guarantee contracts and 3) general hedge accounting.

The Group has applied HKFRS 9 in accordance with the transition provisions set out in HKFRS 9, i.e. applied the classification and measurement requirements (including impairment) retrospectively to instruments that have not been derecognised as at 1st January, 2018 (date of initial application) and has not applied the requirements to instruments that have already been derecognised as at 1st January, 2018. The difference between carrying amounts as at 31st December, 2017 and the carrying amounts as at 1st January, 2018 are recognised in the opening accumulated profits and other components of equity, without restating comparative information.

Accordingly, certain comparative information may not be comparable as comparative information was prepared under HKAS 39 Financial Instruments: Recognition and Measurement.

Accounting policies resulting from application of HKFRS 9 are disclosed in note 3.

截至二零一八年十二月三十一日止年度

2. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

於本年度強制生效的新訂及經修訂的香港財務報告準則(續)

除下文所述者外，於本年度採用上述新訂及經修訂的香港財務報告準則對本集團本年度及過往年度財務表現及狀況及／或於該等綜合財務報表所載的披露資料無重大影響。

此等綜合財務報表採用與編製本集團截至二零一七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。

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂

香港財務報告準則第9號「金融工具」及相關修訂

於本年度，本集團已採用香港財務報告準則第9號「金融工具」及其他香港財務報告準則之有關相關修訂。香港財務報告準則第9號引入1) 金融資產及金融負債之分類及計量；2) 金融資產、貸款承擔及財務擔保合約之預期信貸虧損「預期信貸虧損」；及3) 一般對沖會計之新規定。

本集團已根據香港財務報告準則第9號所載的過渡條文採用香港財務報告準則第9號，即是將分類及計量規定(包括減值)追溯採用於二零一八年一月一日(首次採用日期)尚未終止確認的工具，且並無將該等規定採用於於二零一八年一月一日已終止確認的工具。二零一七年十二月三十一日之賬面值與二零一八年一月一日之賬面值間的差額於期初累計溢利及其他權益組成部分中確認，並無重列比較資料。

因此，比較資料乃根據香港會計準則第39號「金融工具：確認及計量」而編製，所以若干比較資料無法比較。

採用香港財務報告準則第9號產生之會計政策於附註3披露。

for the year ended 31st December, 2018

截至二零一八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)

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont'd)

Summary of effects arising from initial application of HKFRS 9

The table below illustrates the classification and measurement (including the measurement of ECL) of financial assets and financial liabilities and other items subject to ECL under HKFRS 9 and HKAS 39 at the date of initial application, 1st January, 2018.

	AFS financial assets	Interests in associates	Financial assets designated at FVTPL	Financial assets at FVTOCI	Financial assets measured at amortised cost	Deferred tax assets	Investment revaluation reserve	Accumulated profits	Non-controlling interests
	可供出售金融資產	聯營公司之權益	指定為透過損益按公平價值處理之金融資產	透過其他全面收益按公平價值處理之金融資產	按攤銷成本計量之金融資產	遞延稅項資產	投資重估儲備	累計溢利	非控股權益
	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
	百萬元	百萬元	百萬元	百萬元	百萬元	百萬元	百萬元	百萬元	百萬元
Closing balance at 31st December, 2017 – HKAS 39	324.0	13,288.0	5,436.3	5,796.5	19,353.5	649.6	324.8	29,470.7	12,275.1
Effect arising from initial application of HKFRS 9:									
Reclassification									
From available-for-sale financial assets (a)	(324.0)	-	-	41.4	-	-	(138.0)	138.0	-
From financial assets designated at FVTPL (b)	-	-	(5,436.3)	5,436.3	-	-	-	-	-
Share of reclassification adjustment from associates (e)	-	-	-	-	-	-	(86.3)	86.3	-
Remeasurement									
Impairment under ECL model (c)/(e)	-	(5.4)	-	-	(78.8)	28.2	-	(28.5)	(55.3)
Non-substantial modification of financial liabilities (d)	-	-	-	-	-	-	-	6.0	4.9
Opening balance at 1st January, 2018	-	13,282.6	-	11,274.2	19,274.7	677.8	100.5	29,672.5	12,224.7

採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

首次採用香港財務報告準則第9號產生的影響概要

下表列示須遵守香港財務報告準則第9號及香港會計準則第39號項下之金融資產及金融負債及受預期信貸虧損之其他項目於首次採用日期(即二零一八年一月一日)之分類及計量(包括預期信貸虧損之計量)。

for the year ended 31st December, 2018

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

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont'd)

Summary of effects arising from initial application of HKFRS 9 (Cont'd)

- (a) Available-for-sale (“AFS”) financial assets
From AFS financial assets to financial assets at fair value through other comprehensive income (“FVTOCI”)

The Group elected to present in other comprehensive income (“OCI”) the fair value changes of some of its equity investments previously classified as AFS financial assets, of which unquoted equity investments of HK\$21.6 million were previously measured at cost less impairment under HKAS 39. These investments are not held for trading and not expected to be sold in the foreseeable future. At the date of initial application of HKFRS 9, investments of HK\$282.6 million were reclassified from AFS financial assets to equity instruments at FVTOCI. In addition, impairment losses previously recognised of HK\$121.6 million attributable to owners of the Company were transferred from accumulated profits to investment revaluation reserve as at 1st January, 2018.

From AFS financial assets to financial assets at fair value through profit or loss (“FVTPL”)

At the date of initial application of HKFRS 9, some of the Group's equity investments of HK\$41.4 million were reclassified from AFS financial assets to financial assets at FVTPL. The fair value gain of HK\$16.4 million attributable to owners of the Company as at 1st January, 2018 was transferred from investment revaluation reserve to accumulated profits.

截至二零一八年十二月三十一日止年度

2. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

首次採用香港財務報告準則第9號產生的影響概要(續)

- (a) 可供出售(「可供出售」)金融資產
由可供出售金融資產移至透過其他全面收益按公平價值處理(「透過其他全面收益按公平價值處理」)之金融資產

本集團選擇於其他全面收益(「其他全面收益」)呈列其部分股本投資(先前分類為可供出售金融資產)之公平價值變動,根據香港會計準則第39號,其中21.6百萬港元之未報價股本投資先前按成本減減值計量。該等投資並非持作交易,亦不預期於可見將來出售。於首次採用香港財務報告準則第9號日期,282.6百萬港元之投資由可供出售金融資產重新分類至透過其他全面收益按公平價值處理之權益工具。此外,於二零一八年一月一日,先前確認之本公司股東應佔121.6百萬港元減值虧損已由累計溢利轉移至投資重估儲備。

由可供出售金融資產移至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

於首次採用香港財務報告準則第9號日期,本集團之部分股本投資41.4百萬港元由可供出售金融資產重新分類至透過損益賬按公平價值處理之金融資產。於二零一八年一月一日,本公司股東應佔公平價值收益16.4百萬港元已由投資重估儲備轉移至累計溢利。

for the year ended 31st December, 2018

截至二零一八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. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont'd)

Summary of effects arising from initial application of HKFRS 9 (Cont'd)

- (b) Financial assets at FVTPL and/or designated at FVTPL

At the date of initial application, the Group no longer applied designation as measured at FVTPL for the convertible notes and the portfolio of financial assets categorised in FVTPL which is managed and its performance is evaluated on a fair value basis, as these financial assets are required to be measured at FVTPL under HKFRS 9. As a result, the fair value of these investments of HK\$5,436.3 million were reclassified from financial assets designated at FVTPL to financial assets at FVTPL. There was no impact on the amounts recognised in relation to other financial assets at FVTPL from the application of HKFRS 9.

- (c) Impairment under ECL model

Loss allowances for other financial assets at amortised cost comprising mainly of amounts due from associates, amounts due from joint ventures, loans and advances to consumer finance customers, mortgage loans, term loans, trade and other receivables, amounts due from brokers, short-term pledged bank deposits and bank balances, bank deposits and cash and cash equivalents, are measured on 12-month ECL (“12m ECL”) basis and there had been no significant increase in credit risk since initial recognition, except for certain loans and advances to consumer finance customers, mortgage loans and term loans which are measured on lifetime ECL basis as for those credit risk had increased significantly since initial recognition. For undrawn loan commitments, an ECL of HK\$27.8 million which is included in provisions has been recognised.

As at 1st January, 2018, the additional credit loss allowance of HK\$106.6 million and deferred tax assets of HK\$28.2 million have been recognised against accumulated profits of HK\$25.4 million and non-controlling interests of HK\$53.0 million. The additional loss allowance is charged against the respective asset.

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

首次採用香港財務報告準則第9號產生的影響概要(續)

- (b) 透過損益賬按公平價值處理及/或指定為透過損益賬按公平價值處理之金融資產

於首次採用日期，本集團不再就可換股票據指定為透過損益賬按公平價值處理，所管理的金融資產組合表現基於公平價值評估，該等金融資產須根據香港財務報告準則第9號透過損益賬按公平價值處理。因此，5,436.3百萬港元之該等投資由指定為透過損益賬按公平價值處理之金融資產重新分類至透過損益賬按公平價值處理之金融資產。採用香港財務報告準則第9號對就透過損益賬按公平價值處理之其他金融資產所確認的金額概無影響。

- (c) 預期信貸虧損模型項下之減值

按攤銷成本列賬之其他金融資產虧損撥備主要包括聯營公司欠款、合營公司欠款、消費金融客戶貸款及墊款、按揭貸款、有期貸款、貿易及其他應收款項、經紀欠款、短期抵押銀行存款及銀行結餘、銀行存款以及現金及現金等價物乃按12個月預期信貸虧損(「12個月預期信貸虧損」)基準計量，而首次確認後信貸風險概無顯著增加，惟按全期預期信貸虧損計量之若干消費金融客戶貸款及墊款、按揭貸款及有期貸款除外，原因是該等信貸風險自首次確認後已大幅上升。就未提用貸款承擔而言，計入準備之預期信貸虧損27.8百萬港元已予確認。

於二零一八年一月一日，額外信貸虧損撥備106.6百萬港元及遞延稅項資產28.2百萬港元已對照累計溢利25.4百萬港元及非控股權益53.0百萬港元確認。額外虧損撥備對照相應資產扣除。

for the year ended 31st December, 2018

截至二零一八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)

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont’d)

Summary of effects arising from initial application of HKFRS 9 (Cont’d)

(c) Impairment under ECL model (Cont’d)

All loss allowances for financial assets (including loans and advances to consumer finance customers, mortgage loans, term loans and payments on behalf of customers) and loan commitments as at 31st December, 2017 reconciled to the opening loss allowance as at 1st January, 2018 is as follows:

		Loans and advances to consumer finance customers				Payments on behalf of customers (included in trade receivables)		Total
		消費金融客戶貸款及墊款 HK\$ Million 百萬港元	Loan commitments 貸款承擔 HK\$ Million 百萬港元	Mortgage loans 按揭貸款 HK\$ Million 百萬港元	Term loans 有期貨款 HK\$ Million 百萬港元	代客戶付款 (計入應收貿易款項) HK\$ Million 百萬港元	總計 HK\$ Million 百萬港元	
At 31st December, 2017	於二零一七年十二月三十一日							
- HKAS 39	- 香港會計準則第39號	663.3	-	5.0	86.6	6.6	761.5	
Amounts remeasured through opening accumulated profits and non-controlling interests	透過期初累計溢利及非控股權益重新計量之金額	77.5	27.8	0.2	1.1	-	106.6	
Amounts written off (Note)	撇銷數額(註解)	(122.7)	-	-	-	(6.3)	(129.0)	
At 1st January, 2018	於二零一八年一月一日	618.1	27.8	5.2	87.7	0.3	739.1	

Note: Amounts written off resulted from the refinement of the write-off policy on the initial application of HKFRS 9.

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

首次採用香港財務報告準則第9號產生的影響概要(續)

(c) 預期信貸虧損模型項下之減值(續)

於二零一七年十二月三十一日之金融資產(包括消費金融客戶貸款及墊款、按揭貸款、有期貨款及代客戶付款)及貸款承擔的全部虧損撥備與於二零一八年一月一日之期初虧損撥備之對賬如下:

註解: 撇銷數額產生自首次採用香港財務報告準則第9號時撇銷政策之改進。

for the year ended 31st December, 2018

截至二零一八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. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont'd)

Summary of effects arising from initial application of HKFRS 9 (Cont'd)

(d) Financial liabilities with non-substantial modification
Under HKAS 39, the Group revised the effective interest rates for non-substantial modification with no gain or loss being recognised in profit or loss. At the date of initial application, the carrying amounts of financial liabilities previously modified were adjusted downward by HK\$10.9 million to reflect the change in accounting policies as stated in note 3, with corresponding adjustments credited to the accumulated profits and non-controlling interests as at 1st January, 2018 of HK\$6.0 million and HK\$4.9 million respectively.

(e) Interests in associates
The Group's share of adjustment arising from initial application of HKFRS 9 by associates led to a debit to investment revaluation reserve as at 1st January, 2018 by HK\$86.3 million with a corresponding credit to accumulated profits as at 1st January, 2018 by HK\$86.3 million.

In addition, the net effects arising from the initial application of HKFRS 9 resulted in a decrease in the carrying amounts of interests in associates of HK\$5.4 million with corresponding adjustments debited to accumulated profits and non-controlling interests as at 1st January, 2018 by HK\$3.1 million and HK\$2.3 million respectively.

HKFRS 15 Revenue from Contracts with Customers and related amendments

The Group has applied HKFRS 15 for the first time in the current year. HKFRS 15 superseded HKAS 18 Revenue, HKAS 11 Construction Contracts and the related interpretations. The Group has applied HKFRS 15 retrospectively with the cumulative effect of initially applying this standard recognised at the date of initial application, 1st January, 2018. Any difference at the date of initial application, if any, is recognised in the opening accumulated profits (or other components of equity, as appropriate) and comparative information has not been restated. Apart from the additional disclosures as shown in note 5, the application of HKFRS 15 in the current year has had no material impact on the Group's financial performance and positions for the current and prior years.

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

首次採用香港財務報告準則第9號產生的影響概要(續)

(d) 非重大修改之金融負債
根據香港會計準則第39號，本集團就非重大修改修訂實際利率，概無於損益確認收益或虧損。於首次採用日期，先前經修改的金融負債賬面值下調10.9百萬港元，以反映會計政策變動(見附註3)，相應調整6.0百萬港元及4.9百萬港元分別計入於二零一八年一月一日之累計溢利及非控股權益。

(e) 於聯營公司之權益
本集團應佔聯營公司首次採用香港財務報告準則第9號產生之調整，導致扣自於二零一八年一月一日之投資重估儲備86.3百萬港元，相應計入於二零一八年一月一日之累計溢利86.3百萬港元。

此外，首次採用香港財務報告準則第9號產生的淨效應導致於聯營公司之權益賬面值減少5.4百萬港元，相應調整3.1百萬港元及2.3百萬港元分別扣自於二零一八年一月一日之累計溢利及非控股權益。

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

本集團於本年度首次採用香港財務報告準則第15號。香港財務報告準則第15號取代香港會計準則第18號「收入」、香港會計準則第11號「建築合約」及相關詮釋。本集團已回溯性應用香港財務報告準則第15號，而初步應用該準則的累計影響於初次應用日期(即二零一八年一月一日)確認。初次應用日期的任何差額(如有)於年初累計溢利(或其他權益組成部分，視乎情況而定)確認，及並無重列比較資料。除附註5所示額外披露外，於本年度採用香港財務報告準則第15號對本集團於本年度及過往年度財務表現及狀況無重大影響。

for the year ended 31st December, 2018

截至二零一八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. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont'd)

As a result of the changes in the accounting policies above, the opening consolidated statement of financial position had to be restated. The following table shows the adjustments recognised for each individual line item.

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

由於上述會計政策之變動，期初綜合財務狀況表須予以重列。下表展示各列項目所作出之調整。

		At 31st December, 2017 Audited 於二零一七年 十二月三十一日 經審核 HK\$ Million 百萬港元	HKFRS 9 香港財務報告準則第9號		At 1st January, 2018 Restated 於二零一八年 一月一日 經重列 HK\$ Million 百萬港元
			Reclassification 重新分類 HK\$ Million 百萬港元	Remeasurement/ Impairment allowances 重新計量/ 減值撥備 HK\$ Million 百萬港元	
Non-current assets	非流動資產				
Investment properties	投資物業	9,537.1	-	-	9,537.1
Property, plant and equipment	物業、廠房及設備	1,084.9	-	-	1,084.9
Prepaid land lease payments	預繳地價	4.4	-	-	4.4
Goodwill	商譽	2,498.7	-	-	2,498.7
Intangible assets	無形資產	887.5	-	-	887.5
Interests in associates	於聯營公司之權益	13,288.0	-	(5.4)	13,282.6
Interests in joint ventures	於合營公司之權益	3,163.7	-	-	3,163.7
Available-for-sale financial assets	可供出售金融資產	324.0	(324.0)	-	-
Financial assets at fair value through other comprehensive income	透過其他全面收益按公平價值處理之金融資產	-	282.6	-	282.6
Amounts due from associates	聯營公司欠款	275.2	-	-	275.2
Loans and advances to consumer finance customers due after one year	一年後到期之消費金融客戶貸款及墊款	2,322.8	-	90.0	2,412.8
Mortgage loans	按揭貸款	1,243.1	-	1.5	1,244.6
Deferred tax assets	遞延稅項資產	649.6	-	28.2	677.8
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	5,033.7	41.4	-	5,075.1
Term loans, trade receivables, prepayments and other receivables	有期貸款、應收貿易款項、預付款項及其他應收款項	505.8	-	-	505.8
		40,818.5	-	114.3	40,932.8
Current assets	流動資產				
Other inventories	其他存貨	0.2	-	-	0.2
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	6,199.1	-	-	6,199.1
Prepaid land lease payments	預繳地價	0.1	-	-	0.1
Loans and advances to consumer finance customers due within one year	一年內到期之消費金融客戶貸款及墊款	6,840.8	-	(167.5)	6,673.3
Mortgage loans	按揭貸款	877.3	-	(1.7)	875.6
Term loans, trade receivables, prepayments and other receivables	有期貸款、應收貿易款項、預付款項及其他應收款項	3,162.6	-	(1.1)	3,161.5
Amounts due from brokers	經紀欠款	725.9	-	-	725.9
Amounts due from associates	聯營公司欠款	228.1	-	-	228.1
Amounts due from joint ventures	合營公司欠款	9.1	-	-	9.1
Tax recoverable	可收回稅項	5.9	-	-	5.9
Short-term pledged bank deposit	短期抵押銀行存款	1.2	-	-	1.2
Bank deposits	銀行存款	787.7	-	-	787.7
Cash and cash equivalents	現金及現金等價物	2,409.7	-	-	2,409.7
		21,247.7	-	(170.3)	21,077.4

for the year ended 31st December, 2018

截至二零一八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. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

The related amendments of initial application of HKFRS 9 and HKFRS 15 (Cont'd)

首次採用香港財務報告準則第9號及香港財務報告準則第15號之相關修訂(續)

		HKFRS 9 香港財務報告準則第9號		At 1st January, 2018 Restated 於二零一八年 一月一日 經重列 HK\$ Million 百萬港元
		At 31st December, 2017 Audited 於二零一七年 十二月三十一日 經審核 HK\$ Million 百萬港元	Remeasurement/ Impairment allowances 重新計量/ 減值撥備 HK\$ Million 百萬港元	
Current liabilities	流動負債			
Trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項	425.5	-	425.5
Financial assets sold under repurchase agreements	回購協議下出售之金融資產	1,071.0	-	1,071.0
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	161.1	-	161.1
Amount due to a holding company	欠一間控股公司款項	14.9	-	14.9
Amounts due to associates	欠聯營公司款項	7.4	-	7.4
Amounts due to joint ventures	欠合營公司款項	0.1	-	0.1
Tax payable	應付稅項	156.6	-	156.6
Bank and other borrowings due within one year	一年內到期之銀行及其他借貸	2,784.9	-	2,784.9
Notes payable	應付票據	1,077.0	-	1,077.0
Provisions	撥備	70.7	27.8	98.5
		5,769.2	27.8	5,797.0
Net current assets	流動資產淨值	15,478.5	(198.1)	15,280.4
Total assets less current liabilities	總資產減流動負債	56,297.0	(83.8)	56,213.2
Capital and reserves	股本及儲備			
Share capital	股本	4,250.6	-	4,250.6
Reserves	儲備	30,768.6	(22.5)	30,746.1
Equity attributable to owners of the Company	本公司股東應佔權益	35,019.2	(22.5)	34,996.7
Shares held for employee ownership scheme	為僱員股份擁有計劃持有股份	(7.6)	-	(7.6)
Employee share-based compensation reserve	以股份支付之僱員酬金儲備	5.1	-	5.1
Share of net assets of subsidiaries	應佔附屬公司淨資產	12,277.6	(50.4)	12,227.2
Non-controlling interests	非控股權益	12,275.1	(50.4)	12,224.7
Total equity	權益總額	47,294.3	(72.9)	47,221.4
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	1,740.4	-	1,740.4
Notes payable	應付票據	6,930.4	(10.9)	6,919.5
Deferred tax liabilities	遞延稅項負債	328.6	-	328.6
Provisions	撥備	3.3	-	3.3
		9,002.7	(10.9)	8,991.8
		56,297.0	(83.8)	56,213.2

for the year ended 31st December, 2018

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

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

HKFRS 16	Leases ¹
HKFRS 17	Insurance Contracts ³
HK(IFRIC)-Int 23	Uncertainty over Income Tax Treatments ¹
Amendments to HKFRS 3	Definition of a Business ⁴
Amendments to HKFRS 9	Prepayment Features with Negative Compensation ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ²
Amendments to HKAS 1 and HKAS 8	Definition of Material ⁵
Amendments to HKAS 19	Plan Amendment, Curtailment or Settlement ¹
Amendments to HKAS 28	Long-term Interests in Associates and Joint Ventures ¹
Amendments to HKFRSs	Annual Improvements to HKFRSs 2015-2017 Cycle ¹

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

² Effective for annual periods beginning on or after a date to be determined.

³ Effective for annual periods beginning on or after 1st January, 2021.

⁴ Effective for business combinations and asset acquisitions for which the acquisition date is on or after the beginning of the first annual period beginning on or after 1st January, 2020.

⁵ Effective for annual periods beginning on or after 1st January, 2020.

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.

截至二零一八年十二月三十一日止年度

2. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

已發行但尚未生效的新訂及經修訂的香港財務報告準則

本集團並無提早採用以下已發行但尚未生效的新訂及經修訂的香港財務報告準則：

香港財務報告準則第16號	租賃 ¹
香港財務報告準則第17號	保險合約 ³
香港(國際財務報告詮釋委員會)－詮釋第23號	所得稅處理的不確定性 ¹
香港財務報告準則第3號修訂本	業務之定義 ⁴
香港財務報告準則第9號修訂本	具有負補償之提前還款特性 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之出售或注入資產 ²
香港會計準則第1號及香港會計準則第8號修訂本	重大性之定義 ⁵
香港會計準則第19號修訂本	計劃修訂、縮減或結算 ¹
香港會計準則第28號修訂本	於聯營公司及合營公司的長期權益 ¹
香港財務報告準則修訂本	香港財務報告準則二零一五年至二零一七年週期年度改進 ¹

¹ 於二零一九年一月一日或之後開始之年度期間生效。

² 於待定日期或之後開始之年度期間生效。

³ 於二零二一年一月一日或之後開始之年度期間生效。

⁴ 適用於收購日期為於二零二零年一月一日或之後開始之首個年度期間開始時或之後的業務合併及資產收購。

⁵ 於二零二零年一月一日或之後開始之年度期間生效。

除下文所述者外，本公司董事預期採用新訂及經修訂的香港財務報告準則對綜合財務報表並無重大影響。

for the year ended 31st December, 2018

截至二零一八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. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(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. In addition, HKFRS 16 requires sales and leaseback transactions to be determined based on the requirements of HKFRS 15 as to whether the transfer of the relevant asset should be accounted as a sale. HKFRS 16 also includes requirements relating to subleases and lease modifications.

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. Upon application of 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 and operating cash flows respectively by the Group.

已發行但尚未生效的新訂及經修訂的香港財務報告準則(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。此外，香港財務報告準則第16號要求根據香港財務報告準則第15號之規定釐定銷售及回租交易之相關資產轉讓是否予以計為銷售。香港財務報告準則第16號亦包括有關轉租及租賃修改之規定。

承租人的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，本集團目前就有關自用租賃土地及該等分類為投資物業的提前預繳租賃款項呈列為投資現金流量，而其他經營租賃付款呈列為經營現金流量。於採用香港財務報告準則第16號時，本集團將有關租賃負債的租賃款項分配至本金及利息部份並分別呈列為融資及經營現金流量。

for the year ended 31st December, 2018

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)

Under HKAS 17, the Group has already recognised prepaid lease payments for leasehold lands where the Group is a lessee. The application of HKFRS 16 may result in potential changes in classification of these assets depending on whether the Group presents right-of-use assets separately or within the same line item at which the corresponding underlying assets would be presented if they were owned.

Other than certain requirements which are also applicable to lessor, 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.

As at 31st December, 2018, the Group has non-cancellable operating lease commitments of HK\$225.6 million as disclosed in note 44(a). A preliminary assessment indicates that these arrangements will meet the definition of a lease. Upon application of HKFRS 16, 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.

In addition, the Group currently considers refundable rental deposits paid of HK\$36.9 million and refundable rental deposits received of HK\$50.7 million as rights and obligations under leases to which HKAS 17 applies. Based on the definition of lease payments under HKFRS 16, such deposits are not payments relating to the right to use the underlying assets, accordingly, the carrying amounts of such deposits may be adjusted to amortised cost. Adjustments to refundable rental deposits paid would be considered as additional lease payments and included in the carrying amount of right-of-use assets. Adjustments to refundable rental deposits received would be considered as advance lease payments.

截至二零一八年十二月三十一日止年度

2. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

已發行但尚未生效的新訂及經修訂的香港財務報告準則(續)

香港財務報告準則第16號－租賃(續)

根據香港會計準則第17號，本集團已就租賃土地(本集團作為承租人)預繳租賃款項。採用香港財務報告準則第16號可能導致該等資產的分類出現變動，視乎本集團是否單獨或於倘擁有資產時將予以呈列相應有關資產的同一項目內呈列使用權資產。

除同樣適用於出租人的若干規定外，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號規定作出詳盡之披露。

於二零一八年十二月三十一日，本集團擁有不可撤銷經營租賃承擔225.6百萬港元(見附註44(a)披露)。初步評估顯示，該等安排符合租賃定義。於採用香港財務報告準則第16號時，本集團將就所有該等租賃確認使用權資產及相應負債，除非其符合低價值或短期租賃。

此外，本集團現時認為已付可退回租賃按金36.9百萬港元及已收可退回租賃按金50.7百萬港元是租賃項下的權利及義務，適用於香港會計準則第17號。按香港財務報告準則第16號租賃付款的定義，上述按金並非與使用相關資產權利有關的付款，因此，上述按金的賬面值可予調整至經攤銷成本。已付可退回租賃按金的調整會被視為額外租賃付款，並計入使用權資產的賬面值內。已收可退回租賃按金的調整會被視為預付租賃付款。

for the year ended 31st December, 2018

截至二零一八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)

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

HKFRS 16 Leases (Cont'd)

The application of new requirements may result in changes in measurement, presentation and disclosure as indicated above. The Group intends to elect the practical expedient to apply HKFRS 16 to contracts that were previously identified as leases applying HKAS 17 and HK(IFRIC)-Int 4 Determining whether an Arrangement contains a Lease and not apply this standard to contracts that were not previously identified as containing a lease applying HKAS 17 and HK(IFRIC)-Int 4. Therefore, the Group will not reassess whether the contracts are, or contain a lease which already existed prior to the date of initial application.

3. SIGNIFICANT ACCOUNTING POLICIES

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).

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.

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

2. 採用新訂及經修訂的香港財務報告準則(「香港財務報告準則」)(續)

已發行但尚未生效的新訂及經修訂的香港財務報告準則(續)

香港財務報告準則第16號－租賃(續)

採用新規定可能導致上文所述的計量、呈列及披露有所變動。本集團擬選擇就將香港財務報告準則第16號應用於先前採用香港會計準則第17號及香港(國際財務報告詮釋委員會)－詮釋第4號釐定「安排是否包含租賃」而識別為租賃的合約使用實際權宜做法，且將此準則應用於先前未應用香港會計準則第17號及香港(國際財務報告詮釋委員會)－詮釋第4號識別為租賃的合約。因此，本集團將不會重新評估初始採用日期前已存在的合約是否為或是否包含租賃。

3. 主要會計政策

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。

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。

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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Basis of preparation (Cont'd)

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, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 Inventories or value in use in HKAS 36 Impairment of Assets.

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

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.

截至二零一八年十二月三十一日止年度

3. 主要會計政策(續)

編製基準(續)

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／或披露目的之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。

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。

for the year ended 31st December, 2018

截至二零一八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

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.

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

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.

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

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.

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。

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)計入綜合損益及其他全面收益。

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。

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。

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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Basis of consolidation (Cont'd)

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 relevant components of equity 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.

When the Group loses control of a subsidiary, the assets and liabilities of that subsidiary and non-controlling interests (if any) are derecognised. A gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the owners of the Company. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs). 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 HKFRS 9/HKAS 39 or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

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.

截至二零一八年十二月三十一日止年度

3. 主要會計政策(續)

綜合基準(續)

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。本集團之相關權益部分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。

倘本集團失去一間附屬公司之控制權，則該附屬公司之資產及負債以及非控股權益(如有)會被終止確認。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)本公司股東應佔附屬公司之資產(包括商譽)及負債之賬面值之差額計算。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財務報告準則第9號/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。

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。

for the year ended 31st December, 2018

截至二零一八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)

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 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.

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 at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets or at fair value. 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)

所收購之可識別資產及所承擔之負債乃於收購當日按公平價值確認，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。

屬現時擁有權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或按公平價值計量。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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Business combinations (Cont'd)

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.

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 HKFRS 9/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.

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 or other comprehensive income, as appropriate. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income and measured under HKFRS 9/HKAS 39 would be accounted for on the same basis as would be required if the Group had disposed directly of the previously held equity interest.

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.

截至二零一八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。

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財務報告準則第9號／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。

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)則於損益賬或其他全面收益(如適用)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及根據香港財務報告準則第9號／香港會計準則第39號計量之數額會按猶如本集團直接出售先所持有股權之相同基準入賬。

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。

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**Interests in associates and joint ventures**

An associate is an investment in 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.

3. 主要會計政策(續)**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投資。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之資產淨值擁有權利。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, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

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 Group assesses whether there is an objective evidence that the interest in an associate or a joint venture may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 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 disposal 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) upon disposal/partial disposal of the relevant associate or joint venture.

截至二零一八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)

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。

本集團評估是否有客觀證據表示聯營公司或合營公司之權益已減值。如有任何客觀證據存在，投資之全部賬面值(包括商譽)會根據香港會計準則第36號作為一項獨立資產，透過比較其可收回金額(使用價值與公平價值減出售成本兩者間之較高者)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，則本集團將於出售/出售部分相關聯營公司或合營公司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, 2018

截至二零一八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)

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's interest in an associate increase due to a decrease in the investee's issued shares, the difference between the Group's share of the net fair value of the investee's identifiable assets and liabilities before and after the change, is recognised directly in equity.

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 from contracts with customers (upon application of HKFRS 15)

Under HKFRS 15, the Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

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

於聯營公司及合營公司之權益(續)

倘本集團於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。倘本集團於一間聯營公司之權益因被投資公司之已發行股份減少而增加,則本集團分佔該被投資公司可識別資產及負債之淨公平價值於變動前後之差額直接於權益內確認。

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(如有)列賬。

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

來自客戶之合約收入確認(採用香港財務報告準則第15號後)

根據香港財務報告準則第15號,當(或於)滿足履約義務時,本集團確認收入,即於特定履約義務的相關商品或服務的「控制權」轉讓予客戶時確認。

履約義務指明確的商品或服務(或一組商品或服務)或一連串大致相同並明確的商品或服務。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Revenue recognition (Cont'd)

Revenue from contracts with customers (upon application of HKFRS 15) (Cont'd)

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

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

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service. The Group shall consider indicators of the transfer of control, which include, but are not limited to, the following:

- the Group has a present right to payment for the asset and a customer is presently obliged to pay for an asset;
- the Group has transferred physical possession of the asset and the customer has obtained physical possession of an asset;
- the customer has accepted the good or service; and
- other indicators of the transfer of control of the good or service to the customer.

Income from hotel operations, provision of property management services and elderly care services are recognised as a performance obligation satisfied over time as the customers simultaneously receive and consume the benefits provided by the Group's performance as the Group performs. Regarding hotel operations, the Group generally receives an advance payment in full before it provides services or receives settlement after it provides services. For the provision of property management services, the Group bills its customers in advance or in arrear according to the terms of the contract with customers. For elderly care services, the Group generally bills its customers in advance before it provides the relevant services to the customers.

Service income is recognised at a point in time when the services for the transactions are completed under the terms of each engagement and the revenue can be measured reliably.

截至二零一八年十二月三十一日止年度

3. 主要會計政策(續)

收入確認(續)

來自客戶之合約收入確認(採用香港財務報告準則第15號後)(續)

控制權隨時間轉移,而倘滿足以下其中一項標準,則收入乃參照完全滿足相關履約義務的進展情況而隨時間確認:

- 隨本集團履約,客戶同時取得並耗用本集團履約所提供的利益;
- 本集團之履約創建或強化一資產,該資產於創建或強化之時即由客戶控制;或
- 本集團的履約並未產生對本集團有替代用途的資產,且本集團對迄今已完成履約之款項具有可執行之權利。

否則,收入於客戶獲得明確的商品或服務控制權的時間點確認。在判斷控制權是否已轉移時,本集團會考慮下列跡象,包括但不限於:

- 本集團就資產享有現時收款權,且客戶現時有義務為該資產付款;
- 本集團已將該資產的實物轉移且客戶已取得該資產的實物;
- 客戶已接受商品或服務;及
- 顯示商品或服務的控制權已轉移予客戶的其他跡象。

來自酒店業務、提供物業管理服務及護老服務之收入隨時間確認為已履行之履約責任,因為客戶同時取得並耗用本集團履約所提供之利益。就酒店業務而言,本集團一般在提供服務前悉數收取預付款項或在提供服務後取得結付款項。就提供物業管理服務而言,本集團根據客戶合約條款預先或期末向客戶發出賬單。就護老服務而言,本集團一般在向客戶提供相關服務前預先向客戶發出賬單。

服務收入於根據各自委聘條款完成就交易提供之服務且收入能夠可靠計量之時間點確認。

for the year ended 31st December, 2018

截至二零一八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)

Revenue recognition (Prior to 1st January, 2018)

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.

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.

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.

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.

Revenue from hotel operations is recognised when services are provided.

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.

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

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

Other service fee income is recognised upon the provision of the relevant services or on a time apportionment basis over the contractual period of the guarantee or loan.

收入確認(續)

收入確認(二零一八年一月一日前)

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。

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。

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。

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。

酒店業務收入於提供服務時確認。

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。

來自投資之股息收入於股東收取付款之權利建立時確認。

提供財務擔保服務之收入按直線法於合約期內確認。

其他服務費收入於提供相關服務時或於擔保或貸款之合約期內按已服務時間之比例確認。

for the year ended 31st December, 2018

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 the Group makes payments for a property interest which includes both leasehold 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 entire consideration (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 at initial recognition.

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 leasehold land and building elements, the entire property is generally classified as if the leasehold land is under finance lease.

截至二零一八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

倘本集團就物業權益作出之付款包括租賃土地及樓宇元素時，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。特別是於初始確認時，整筆代價(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。倘租約付款未能於租賃土地及樓宇元素作可靠分配，則整項物業一般分類為融資租約租賃土地。

for the year ended 31st December, 2018

截至二零一八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.

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。

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.

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。

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.

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。

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.

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。

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.

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, 2018

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.

截至二零一八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。

特定借貸於撥作合資格資產之支出前用作短暫投資所賺取之投資收入,會從合資格撥作資本之借貸成本中扣除。

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, 2018

截至二零一八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之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 differences 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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Taxation (Cont'd)

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

Deferred tax assets and liabilities are measured at 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.

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.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

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.

截至二零一八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。

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。

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。

倘有法定可行使權利將即期稅項資產及即期稅項負債抵銷，且兩者與同一稅務機構徵收之所得稅有關，而本集團擬按淨額基準結算即期稅項資產及負債，則可抵銷遞延稅項資產及負債。

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。

for the year ended 31st December, 2018

截至二零一八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

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.

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 property 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.

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收益或虧損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或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。

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，並於物業重估儲備累計，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計入綜合損益表中確認，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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Investment properties (Cont'd)

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.

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

Depreciation rate is at the following 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 $\frac{2}{3}$ % 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.

截至二零一八年十二月三十一日止年度

3. 主要會計政策(續)

投資物業(續)

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。

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撇銷其資產成本減其估計剩餘價值。估計可使用年期、剩餘價值及折舊法於各報告期末進行檢討。估計任何變動之影響按未來適用基準入賬。

折舊按以下年率計算：

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 $\frac{2}{3}$ %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收益或虧損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，則會在損益扣除。

for the year ended 31st December, 2018

截至二零一八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) Club memberships

It represents the right to use the facilities of various clubs, with the management considering that the club memberships do not have a finite useful life.

獨立收購無形資產

(i) 會所會籍

包括使用不同會所設施之權利資格且管理層認為，會所會籍並不具有固定可使用年期。

(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.

(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。

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.

初始確認後，有固定可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。有固定可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。可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，無固定可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。

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.

終止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，並於終止確認資產時於損益確認。

Impairment of tangible and intangible assets excluding financial assets

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or group of cash-generating units) that is expected to benefit from the synergies of the combination, which represent the lowest level at which the goodwill is monitored for internal management purposes and not larger than an operating segment.

有形及無形資產(不包括金融資產)減值

就減值測試而言，商譽會分配至預期可從合併之協同效益中獲益之各本集團現金產生單位(或各組現金產生單位)，表示為內部管理目的而監察商譽之最低級別且不大於營運分部。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

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

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

On disposal of the relevant cash-generating unit or any of the cash-generating unit within the group of cash-generating units, the attributable amount of goodwill is included in the determination of the amount of profit or loss on disposal. When the Group disposes of an operation within the cash-generating unit (or a cash-generating unit within a group of cash-generating units), the amount of goodwill disposed of is measured on the basis of the relative values of the operation (or the cash-generating unit) disposed of and the portion of the cash-generating unit (or the group of cash-generating units) retained.

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.

截至二零一八年十二月三十一日止年度

3. 主要會計政策(續)

有形及無形資產(不包括金融資產)減值(續)

獲分配商譽之現金產生單位(或現金產生單位組別)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(或現金產生單位組別)會於該報告期末前作減值測試。倘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商譽之賬面值,然後再根據該單位(或現金產生單位組別)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。

於出售相關現金產生單位或現金產生單位組別中任何現金產生單位時,商譽的應佔金額計入釐定的出售損益金額。當本集團出售現金產生單位(或現金產生單位組別中的一個現金產生單位)內的業務時,所出售商譽金額按所出售業務(或現金產生單位)與所保留現金產生單位(或現金產生單位組別)部分的相對價值計量。

無固定可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。

for the year ended 31st December, 2018

截至二零一八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

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

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15 since 1st January, 2018. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

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

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

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。所有以正常方式買賣的金融資產按交易日的基準確認及終止確認。以正常方式買賣指於市場規定或慣例設定之期限內進行資產交付的金融資產買賣。

金融資產及金融負債初始按公平價值計算，惟源自客戶合約的應收貿易款項除外，其自二零一八年一月一日起根據香港財務報告準則第15號初步計量。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。

實際利息法是計算金融資產或金融負債攤銷成本及分配於相關期間內利息收入及利息開支之方法。實際利率為於金融資產或金融負債的預期可使用年期(如適用)較短期間內可準確折現估計未來現金收入及支出(包括所支付或收取能構成整體實際利率的所有費用及基點、交易成本及其他溢價或折讓)至初始確認賬面淨值的利率。

自本集團日常業務過程所得之利息/股息收入呈列為收入。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets

Classification and subsequent measurement of financial assets (upon application of HKFRS 9 in accordance with transitions in note 2)

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

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

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

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

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

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.

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

截至二零一八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

金融資產的分類及其後計量(根據附註2的過渡條文採用香港財務報告準則第9號後)

符合以下條件的金融資產其後按攤銷成本計量：

- 金融資產於目的為收取合約現金流量為目的商業模式內而持有；及
- 合約條款於特定日期產生僅為支付本金及未償還本金之利息的現金流量。

符合以下條件的金融資產其後透過其他全面收益按公平價值處理：

- 於通過金融資產收取合約現金流量及銷售為目的商業模式內而持有；及
- 合約條款於指定日期產生之現金流量純粹為支付本金及未償還本金之利息。

所有其他金融資產其後透過損益賬按公平價值計量，惟在首次採用／首次確認金融資產之日，倘該股本投資並非持作交易，亦非由於收購方在香港財務報告準則第3號「業務合併」所適用的業務合併中確認的或然代價，本集團可不可撤銷地選擇於其他全面收益呈列股本投資的其後公平價值變動。

倘符合下列條件，則將金融資產歸類為持作交易：

- 所收購的金融資產主要用於短期內出售；或
- 於初始確認時，該金融工具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。

此外，本集團可不可撤銷地指定須按攤銷成本計量或透過其他全面收益按公平價值處理的金融資產為透過損益賬按公平價值處理(倘若此舉可消除或顯著減少會計錯配)。

for the year ended 31st December, 2018

截至二零一八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)

Classification and subsequent measurement of financial assets (upon application of HKFRS 9 in accordance with transitions in note 2) (Cont'd)

(i) Amortised cost and interest income

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

金融工具(續)

金融資產(續)

金融資產的分類及其後計量(根據附註2的過渡條文採用香港財務報告準則第9號後)
(續)

(i) 攤銷成本及利息收入

就其後按攤銷成本計量之金融資產，利息收入使用實際利率法確認。就並非收購或產生的信貸已減值金融資產的金融工具，利息收入使用實際利率按金融資產賬面總值計算，惟其後已信貸減值的金融資產除外(見下文)。就其後已信貸減值的金融資產，利息收入乃自下一個報告期間起使用實際利率按金融資產的攤銷成本確認。倘信貸減值金融工具的信貸風險改善，金融資產不再信貸減值，則利息收入自釐定資產不再信貸減值後的報告期初起使用實際利率按金融資產的賬面總值確認。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Classification and subsequent measurement of financial assets (upon application of HKFRS 9 in accordance with transitions in note 2) (Cont'd)

(ii) Equity instruments designated as at FVTOCI

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

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

(iii) Financial assets at FVTPL

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

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

截至二零一八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)

金融資產的分類及其後計量(根據附註2的過渡條文採用香港財務報告準則第9號後)

(續)

(ii) 指定為透過其他全面收益按公平價值處理之權益工具

指定為透過其他全面收益按公平價值處理之權益工具所投資其後按公平價值計量，其公平價值變動產生的收益及虧損於其他全面收益確認及於投資重估儲備累計，且毋須進行減值評估。累計收益或虧損於出售股本投資時將不會重新分類至損益，並將轉撥至累計溢利。

當本集團確立收取股息的權利時，該等權益工具投資的股息於損益中確認，除非股息明確代表收回部分投資成本。股息計入損益內「其他收入」的項目內。

(iii) 透過損益賬按公平價值處理之金融資產

金融資產如不符合按攤銷成本計量或透過其他全面收益按公平價值處理的方式計量或指定為透過其他全面收益按公平價值處理的條件，則透過損益賬按公平價值處理的方式計量。

於各報告期末，透過損益賬按公平價值處理之金融資產按公平價值計量，而任何公平價值收益或虧損於損益中確認。於損益確認的收益或虧損淨額不包括就金融資產所賺取的任何股息或利息，並計入損益內「透過損益賬按公平價值處理之金融資產及負債收益淨額」項目內。

for the year ended 31st December, 2018

截至二零一八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)

Impairment of financial assets (upon application of HKFRS 9 with transitions in accordance with note 2)

The Group recognises a loss allowance for ECL on financial assets which are subject to impairment under HKFRS 9 (including trade and other receivables, short-term pledged bank deposits and bank balances, bank deposits, cash and cash equivalents, loans and advances to consumer finance customers, mortgage loans, term loans, amounts due from brokers, amounts due from associates and amounts due from joint ventures), loan commitments and financial guarantee contracts.

The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

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

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

金融工具(續)

金融資產(續)

金融資產減值(根據附註2的過渡條文採用香港財務報告準則第9號後)

本集團就根據香港財務報告準則第9號面臨減值的金融資產(包括貿易及其他應收款項、短期抵押銀行存款及銀行結餘、銀行存款、現金及現金等價物、消費金融客戶貸款及墊款、按揭貸款、有期貸款、經紀欠款、聯營公司欠款及合營公司欠款)、貸款承擔及財務擔保合約的預期信貸虧損確認虧損撥備。

預期信貸虧損金額於各結算日更新，以反映自初始確認起的信貸風險變動。

全期預期信貸虧損指於相關工具預期年期內發生所有可能的違約事件而導致的預期信貸虧損。相反，12個月預期信貸虧損則指預期於結算日後十二個月內可能發生的違約事件而導致的部分全期預期信貸虧損。評估乃根據本集團過往信貸虧損經驗進行，並根據債務人特定因素、一般經濟狀況及於結算日對當前狀況及未來狀況預測的評估而作出調整。

本集團計量與12個月預期信貸虧損等額的虧損撥備，除非信貸風險自初始確認以來已大幅增加，則本集團確認全期預期信貸虧損。評估是否應確認全期預期信貸虧損，乃基於自初始確認起出現違約的可能性或風險是否大幅增加。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

(i) Significant increase in credit risk

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

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in (1) regulatory, economic or technological environments; (2) business or financial conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; or
- financial re-organisation/restructuring entered by the debtors.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonably supportable information that demonstrates otherwise.

截至二零一八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(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

(i) 信貸風險大幅增加

於評估信貸風險是否自初始確認以來已大幅增加時，本集團比較金融工具於結算日出現違約的風險與該金融工具於初始確認日期出現違約的風險。作此評估時，本集團均會考慮合理可作為依據的定量及定性資料，包括過往經驗及無需過多成本或精力即可獲得的前瞻性資料。

尤其是，評估信貸風險是否大幅增加時會考慮下列資料：

- 金融工具外部(如有)或內部信貸評級的實際或預期重大惡化；
- 信貸風險的外界市場指標的重大惡化，例如信貸息差、債務人的信貸違約掉期價大幅增加；
- 預期將導致債務人履行其債務責任的能力大幅下降的(1)監管、經濟或技術環境；(2)業務或財務狀況的現有或預測不利變動；
- 債務人經營業績的實際或預期重大惡化；或
- 債務人進行財務重組/重整。

不論上述評估結果，本集團認為，當合約付款逾期超過30日，則自初始確認以來信貸風險已顯著增加，除非本集團有合理可作為依據之資料證明。

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**Financial instruments (Cont'd)***Financial assets (Cont'd)*Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

(i) Significant increase in credit risk (Cont'd)

For loan commitments and financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing the financial instrument for impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of a loan commitment, the Group considers changes in the risk of a default occurring on the loan to which a loan commitment relates; for financial guarantee contracts, the Group considers the changes in the risk that the specified debtor will default on the contract.

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

3. 主要會計政策(續)**金融工具(續)***金融資產(續)*金融資產減值(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

(i) 信貸風險大幅增加(續)

就貸款承擔及財務擔保合約而言，本集團訂立不可撤銷承諾之日期被視為評估金融工具減值之初始確認日期。在評估自初始確認貸款承擔起信貸風險是否大幅增加時，本集團考慮與貸款承擔相關的貸款出現違約之風險變動；就財務擔保合約而言，本集團考慮指定債務人之違約風險變動。

本集團定期監控用於識別信貸風險是否顯著增加的標準是否有效及適時修訂該等標準，以確保有關標準能於款項逾期前識別信貸風險的顯著增加。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collateral held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonably supportable information to demonstrate that a more lagging default criterion is more appropriate. In particular, the following qualitative indicators are taken into account in determining the risk of a default occurring:

- probable bankruptcy entered by the borrowers;
- death of the debtor, and
- disappearance of active market of the collateral or repossessed properties.

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events of default that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lenders of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower concessions that the lenders would not otherwise consider;
- (d) probable bankruptcy or other financial reorganisation entered by the debtor;
- (e) probable shortfall that expected cash inflows from the realisation of collateral is below the carrying amount of financial assets; or
- (f) the disappearance of an active market for that financial asset because of financial difficulties.

截至二零一八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(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

(ii) 違約之定義

就內部信貸風險管理，本集團認為，倘內部制定或自外部來源取得的資料顯示債務人不可能悉數(不計及本集團所持任何抵押品)償還其債權人(包括本集團)，則視作發生違約事件。

除上述者外，本集團認為，倘金融資產逾期超過90日，則違約已經發生，惟本集團擁有合理可作為依據資料顯示一項更滯後的違約標準更為合適，則另作別論。具體而言，於釐定發生違約的風險時，已考慮以下定性指標：

- 借款人可能破產；
- 債務人身故；及
- 抵押品或收回物業不再有活躍市場。

(iii) 信貸減值金融資產

當發生一項或多項對金融資產估計未來現金流量有不利影響之違約事件時，金融資產出現信貸減值。金融資產信貸減值之證據包括以下可觀察事件：

- (a) 發行人或借款人陷入重大財務困難；
- (b) 違反合約，如違約或逾期事件；
- (c) 借款人之放款人因與借款人出現財務困難有關之經濟或合約理由而給予借款人在一般情況下放款人不予考慮之優惠條件；
- (d) 債務人有可能破產或進行其他財務重組；
- (e) 變現抵押品的預期現金流入低於金融資產的眼面值，從而可能造成損失；或
- (f) 由於財務困難致使金融資產之活躍市場消失。

for the year ended 31st December, 2018

截至二零一八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)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

(iv) Write-off policy

The Group writes off the gross carrying amount of a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate.

A write-off constitutes a derecognition event. Any subsequent recoveries will result in an impairment gain and is included in "Net impairment losses on financial instruments" in note 9.

For the year ended 31st December, 2018, the measurement of the expected credit loss under HKFRS 9 is included in "Net impairment losses on financial instruments" as presented in note 9. Prior period amount determined adopting the incurred loss model under HKAS 39 is not restated and presented as "Bad and doubtful debts" in note 9.

(v) Measurement and recognition of ECL

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

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

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

金融工具(續)

金融資產(續)

金融資產減值(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

(iv) 撇銷政策

當有資料顯示對手方處於嚴重財務困難，且並無合理預期收回時(例如對手方進入破產程序)，則本集團會撇銷金融資產的賬面總值。已撇銷的金融資產仍可能需要根據本集團的收回程序進行法律行動，惟需於適當時候聽取法律意見。

撇銷構成終止確認事件。任何其後收回將產生減值收益，並於附註9計入「金融工具之減值虧損淨額」。

於截至二零一八年十二月三十一日止年度，根據香港財務報告準則第9號，預期信貸虧損之計量，乃納入附註9呈列的「金融工具之減值虧損淨額」。根據香港會計準則第39號採納已產生虧損模型釐定的過往期間金額，並無重列及於附註9呈列為「呆壞賬」。

(v) 計量及確認預期信貸虧損

計量預期信貸虧損乃違約概率、違約損失率程度(即倘發生違約的損失程度)及違約風險的函數。違約概率及違約損失率程度的評估根據經前瞻資料調整的歷史數據作出。預期信貸虧損的估算反映以各自發生違約的風險作加權的公正及概率加權金額。

一般而言，預期信貸虧損乃根據合約應付本集團的所有合約現金流與本集團預期將收取的所有現金流量間的差額估計，並按初始確認時釐定的實際利率貼現。

就財務擔保合約而言，由於根據擔保工具條款，本集團僅須於債務人違約時作出付款。預計損失為償還持有人所產生信貸虧損的預計款項之現值減本集團預計自持有人、債務人或任何其他方收取的任何金額。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

(v) Measurement and recognition of ECL (Cont'd)

For undrawn loan commitments, the ECL is the present value of the difference between the contractual cash flows that are due to the Group if the holder of the loan commitments draws down the loan, and the cash flows that the Group expects to receive if the loan is drawn down.

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

Where ECL is measured on a collective basis or caters for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped on the below basis:

- Nature of financial instruments (i.e. the Group's term loans, trade and other receivables, loans and advances to consumer finance customers and mortgage loans are each assessed as a separate group. Amounts due from brokers, amounts due from associates and amounts due from joint ventures are assessed for expected credit losses on an individual basis);
- Past-due status; and
- Nature, size and industry of debtors.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics in accordance with the internal credit risk categories as disclosed in note 41.

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

截至二零一八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(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

(v) 計量及確認預期信貸虧損(續)

就未提用貸款承擔而言，預期信貸虧損為貸款承擔持有人提取貸款時本集團應付合約現金流與倘貸款被提取時本集團預期所收取之現金流量的差額現值。

就財務擔保合約或貸款承擔之預期信貸虧損而言，由於實際利率無法釐定，本集團將應用反映貨幣時間價值及現金流特有風險的目前市場評估的貼現率，惟僅在透過調整貼現率而非調整貼現現金差額的方式計及風險的情況下，方應用有關貼現率。

倘預期信貸虧損按集體基準計量或迎合個別工具水平證據未必存在的情況，則金融工具按以下基準進行分組：

- 金融工具的性質(即本集團的有期貸款、貿易及其他應收款項、消費金融客戶貸款及墊款及按揭貸款分別作為單獨組別評估。經紀欠款、聯營公司欠款及合營公司欠款按個別基準進行預期信貸虧損評估)；
- 逾期狀況；及
- 債務人的性質、規模及行業。

管理層根據附註41披露之內部信貸風險類別定期檢討分組，以確保各組別的組成成份繼續擁有類似的信貸風險特徵。

利息收入乃按金融資產之賬面總值計算，除非金融資產已經信貸減值，在該情況下，利息收入乃按金融資產之攤銷成本計算。

for the year ended 31st December, 2018

截至二零一八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)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

- (v) Measurement and recognition of ECL (Cont'd)
- For undrawn loan commitments, the loss allowances are the present value of the difference between:
- the contractual cash flows that are due to the Group if the holder of the loan commitment draws down the loan; and
 - the cash flows that the Group expects to receive if the loan is drawn down.

Except for loan commitments and financial guarantee contracts, the Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of term loans, trade and other receivables, loans and advances to consumer finance customers and mortgage loans where the corresponding adjustment is recognised through a loss allowance account. For loan commitments and financial guarantee contracts, the loss allowances are recognised as provisions.

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

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 OCI and accumulated in equity is recognised in profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI upon application of HKFRS 9, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to accumulated profits.

金融工具(續)

金融資產(續)

金融資產減值(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

- (v) 計量及確認預期信貸虧損(續)
- 就未提用貸款承擔而言，虧損撥備為以下兩者之間的差額現值：
- 貸款承擔持有人提用貸款時本集團應付合約現金流；及
 - 倘貸款被提用本集團預期所收取之現金流。

除貸款承擔及財務擔保合約外，本集團透過調整全部金融工具之賬面值於損益確認其減值收益或虧損，惟有期貸款、貿易及其他應收款項、消費金融客戶貸款及墊款及按揭貸款之相關調整乃透過虧損撥備賬目確認。就貸款承擔及財務擔保合約而言，虧損撥備乃確認為撥備。

- (vi) 終止確認
- 只有當資產現金流量的合約權利屆滿時，或轉讓該金融資產及轉移其所有權的絕大部分風險及回報時，本集團方會終止確認金融資產。若本集團既無轉移亦無保留已轉讓資產所有權的絕大部分風險及回報，並繼續控制所轉讓資產，本集團將確認於該資產之保留權益及可能須支付之相關負債。若本集團仍保留已轉讓金融資產的所有權的絕大部分風險及回報，則將繼續確認該金融資產，並就已收所得款項確認有抵押借貸。

當終止確認整體金融資產時，該資產賬面值、所收及應收代價以及於其他全面收益內確認並在權益內累積的累計收益或虧損之差額於損益中確認。

當終止確認本集團於應用香港財務報告準則第9號後選擇於初次確認時以透過其他全面收益按公平價值處理的權益工具投資時，先前於投資重估儲備內積存的累計收益或虧損不會重新分類至損益，而是轉撥至累計溢利。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (Cont'd)

(vii) Fair value measurement principles

Fair values of quoted investments are based on quoted 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.

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1st January, 2018)

Financial assets are classified into the following specified categories: financial assets at FVTPL, held-to-maturity investments, 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.

截至二零一八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(根據附註2的過渡條文採用香港財務報告準則第9號後)(續)

(vii) 公平價值計量原則

掛牌投資之公平價值以市場報價為準。對於沒有活躍市場之非上市證券或金融資產，本集團以適當之估值方法確定其公平價值，包括採用近期之正常交易，參考其他大致相同之投資、現金流量折現分析、及期權定價模式等。

金融資產的分類及其後計量(於二零一八年一月一日採用香港財務報告準則第9號前)

金融資產歸類為以下各類別：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, 2018

截至二零一八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)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1st January, 2018) (Cont'd)

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.

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

金融工具(續)

金融資產(續)

金融資產的分類及其後計量(於二零一八年一月一日採用香港財務報告準則第9號前)(續)

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。

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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1st January, 2018) (Cont'd)

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 term loans, trade and other receivables, amounts due from brokers, amounts due from associates, amounts due from joint ventures, short-term pledged bank deposit, bank deposits, cash and cash equivalents, loans and advances to consumer finance customers and mortgage loans) are measured at amortised cost using the effective interest method, less any impairment (see accounting policy on impairment of financial assets below).

截至二零一八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)

金融資產的分類及其後計量(於二零一八年一月一日採用香港財務報告準則第9號前)(續)

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收益或虧損重新分類至損益賬(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(包括有期貸款、貿易及其他應收款項、經紀欠款、聯營公司欠款、合營公司欠款、短期抵押銀行存款、銀行存款、現金及現金等價物、消費金融客戶貸款及墊款及按揭貸款)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, 2018

截至二零一八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)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1st January, 2018) (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 and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, 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.

Derecognition

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

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.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI upon application of HKFRS 9, the cumulative gain or loss previous accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to accumulated profits.

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)

金融資產(續)

金融資產的分類及其後計量(於二零一八年一月一日採用香港財務報告準則第9號前)(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及基點、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。

終止確認

只有當資產現金流量的合約權利屆滿時，或轉讓該金融資產及轉移其所有權的絕大部分風險及回報時，本集團方會終止確認金融資產。若本集團既無轉移亦無保留已轉讓資產所有權的絕大部分風險及回報，並繼續控制所轉讓資產，本集團將確認於該資產之保留權益及可能須支付之相關負債。若本集團仍保留已轉讓金融資產的所有權的絕大部分風險及回報，則將繼續確認該金融資產，並就已收所得款項確認有抵押借貸。

當終止確認整體金融資產時，該資產賬面值、所收及應收代價以及於其他全面收益內確認並在權益內累積的累計收益或虧損之差額於損益中確認。

當終止確認本集團於採用香港財務報告準則第9號後選擇於初次確認時以透過其他全面收益按公平價值處理的權益工具投資時，先前於投資重估儲備內積存的累計收益或虧損不會重新分類至損益，而是轉撥至累計溢利。

公平價值計量原則

掛牌投資之公平價值以競買價為準。對於沒有活躍市場之非上市證券或金融資產，本集團以適當之估值方法確定其公平價值，包括採用近期之正常交易，參考其他大致相同之投資、現金流量折現分析、及期權定價模式等。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment of financial assets (before application of HKFRS 9 on 1st January, 2018)

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 other than those at FVTPL, 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. Any increase in fair value subsequent to an impairment loss is recognised in other comprehensive income and accumulated under the heading of investment revaluation reserve.

For all other financial assets, objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- breach of contract, such as a default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation; or
- disappearance of an active market for that financial asset because of financial difficulties.

截至二零一八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(於二零一八年一月一日採用香港財務報告準則第9號前)

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(透過損益賬按公平價值處理之金融資產除外)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。減值虧損確認後的公平價值增加於其他全面收益確認及於投資重估儲備下累計。

就所有其他金融資產而言，減值的客觀證據可包括：

- 發行人或交易對手出現重大財政困難；或
- 違約，如欠繳或拖欠利息或本金付款；或
- 借款人有可能面臨破產或財務重組；或
- 因財政困難，金融資產的活躍市場消失。

for the year ended 31st December, 2018

截至二零一八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)

Impairment of financial assets (before application of HKFRS 9 on 1st January, 2018) (Cont'd)

For financial assets carried at amortised cost, the amount of the impairment loss recognised is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial asset's original effective interest rate. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

For financial assets carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods. 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.

金融工具(續)

金融資產(續)

金融資產減值(於二零一八年一月一日採用香港財務報告準則第9號前)(續)

就按攤銷成本列賬的金融資產而言，已確認減值虧損的金額為資產賬面值與估計未來現金流量按金融資產原來實際利率貼現的現值之間的差額。倘於往後期間減值虧損的金額減少，而該減少可客觀地與確認減值後發生的事件有關，則先前已確認的減值虧損透過損益撥回，惟該投資於減值撥回當日的賬面值不得超過假設尚未確認減值而應有的攤銷成本。

就按成本列賬的金融資產而言，減值虧損的金額按資產賬面值與估計未來現金流量按相若金融資產現行市場回報率貼現的現值之間的差額計量。有關減值虧損將不會於往後期間撥回。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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial assets (Cont'd)

Impairment

Individual impairment allowance applies to 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.

截至二零一八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)

減值

個別減值撥備適用於個別為重大或有客觀減值證據的有期貸款。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, 2018

截至二零一八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.

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。

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

所有金融負債其後使用實際利息法按攤銷成本計量或透過損益賬按公平價值處理。

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.)

實際利息法

實際利息法為計算金融負債的攤銷成本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及基點、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)。

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as at FVTPL when the financial liability is (i) contingent consideration of an acquirer in a business combination to which HKFRS 3 applies, (ii) held for trading or (iii) it is designated as at FVTPL.

透過損益賬按公平價值處理之金融負債

當金融負債(i)為香港財務報告準則第3號適用之業務合併中收購方之或然代價,(ii)持作買賣或(iii)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。

A financial liability is classified as held for trading if:

倘發生下列情況,則將金融負債歸類為持作交易:

- it has been acquired principally for the purpose of repurchasing in the near term; or
- on initial recognition it is 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, except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument.

- 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,惟不包括財務擔保合約或指定為有效對沖工具的衍生工具。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial liabilities and equity instruments (Cont'd)

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

A financial liability other than a financial liability held for trading or contingent consideration of an acquirer in a business combination 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 HKFRS 9/HKAS 39 permits the entire combined contract to be designated as at FVTPL.

Upon application of HKFRS 9, for financial liabilities that are designated as at FVTPL, 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 recognised 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 that are recognised in other comprehensive income are not subsequently reclassified to profit or loss; instead, they are transferred to accumulated profits upon derecognition of the financial liability.

Prior to application of HKFRS 9 on 1 January 2018, financial liabilities at FVTPL are measured at fair value, with changes in fair value recognised directly in profit or loss in the period in which they arise. The net gain or loss recognised in profit or loss excludes any interest paid on the financial liabilities and is included in the "Net gain on financial assets and liabilities at fair value through profit or loss" line item in the consolidated statement of profit or loss.

截至二零一八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)

透過損益賬按公平價值處理之金融負債(續)

倘發生下列情況，則持作交易用途之金融負債或業務合併中收購方之或然代價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，香港財務報告準則第9號／香港會計準則第39號允許全部合併合約指定為透過損益賬按公平價值處理。

採用香港財務報告準則第9號後，就指定為透過損益賬按公平價值處理之金融負債而言，因金融負債的信貸風險變動而造成的金融負債公平價值變動金額，於其他全面收益確認，除非於其他全面收益確認負債信貸風險變動的影響將造成或擴大損益的會計錯配則除外。因金融負債信貸風險而造成的公平價值變動如於其他全面收益確認，其後不會重新分類至損益，而是於終止確認金融負債時轉撥至累計溢利。

於二零一八年一月一日採用香港財務報告準則第9號前，透過損益賬按公平價值處理之金融負債按公平價值計量，而公平價值之變動於產生期間直接於損益賬確認。於損益賬確認之收益或虧損淨額不包括就金融負債已支付之任何利息及計入綜合損益表內「透過損益賬按公平價值處理之金融資產及負債之收益淨額」一項。

for the year ended 31st December, 2018

截至二零一八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 (Cont'd)

Financial liabilities at amortised cost

Financial liabilities including bank and other borrowings, trade and other payables, financial assets sold under repurchase agreements, amount due to a holding company, amounts due to associates, amounts due to joint ventures and notes/papers payable are subsequently measured at amortised cost, using the effective interest method.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make 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 financial guarantee at the higher of: (i) the amount of obligation under the contract, as determined in accordance with HKFRS 9 (since 1st January, 2018)/HKAS 37 (before application of HKFRS 9 on 1st January, 2018); and (ii) the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee periods.

Financial assets sold under repurchase agreements

Financial assets sold under repurchase agreements continue to be recognised, which do not result in derecognition of the financial assets, and are recorded as "financial assets at FVTPL". Financial assets sold subject to agreements with a commitment to repurchase at a specific future date are not derecognised in the consolidated statement of financial position. The proceeds from selling such assets are presented as "financial assets sold under repurchase agreements" in the consolidated statement of financial position. Financial assets sold under repurchase agreements are initially measured at fair value and are subsequently measured at amortised cost using the effective interest method.

金融工具(續)

金融負債及權益工具(續)

按攤銷成本列賬之金融負債

金融負債(包括銀行及其他借款、貿易及其他應付款項、回購協議下出售之金融資產、欠一間控股公司款項、欠聯營公司款項、欠合營公司款項及應付票據)其後使用實際利息法按攤銷成本計量。

財務擔保合約

財務擔保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。

就提供財務擔保服務發出之財務擔保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擔保：(i)於合約項下之責任，根據香港財務報告準則第9號(自二零一八年一月一日起)／香港會計準則第37號(於二零一八年一月一日採用香港財務報告準則第9號前)釐定之金額；及(ii)初始確認金額減(倘適用)擔保期間所確認累計攤銷。

回購協議下出售之金融資產

回購協議下出售之金融資產繼續予以確認，其不會導致終止確認金融資產，並按「透過損益賬按公平價值處理之金融資產」列賬。根據附帶於特定未來日子回購承諾的協議出售之金融資產不會於綜合財務狀況表內終止確認。銷售有關資產的所得款項於綜合財務狀況表內列作「回購協議下出售之金融資產」。回購協議下出售之金融資產初步按公平價值計量及其後使用實際利息法按攤銷成本計量。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Financial liabilities and equity instruments (Cont'd)

Other financial liabilities

Other financial liabilities including bank and other borrowings, notes/papers payable, 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.

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.

Derecognition/non-substantial modification of financial liabilities

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

The Group accounts for an exchange with a lender of a financial liability with substantially different terms as an extinguishment of the original financial liability and the recognition of a new financial liability. A substantial modification of the terms of an existing financial liability or a part of it (whether or not attributable to the financial difficulty of the Group) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

The Group considers that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. Accordingly, such exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. The exchange or modification is considered as non-substantial modification when such difference is less than 10 per cent.

截至二零一八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)

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、應付票據、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。

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。

終止確認/金融負債之非重大修改

當且僅當本集團之責任獲解除、取消或到期時，本集團方終止確認金融負債。已終止確認金融負債賬面值與已付及應付代價之間的差額於損益賬確認。

倘與放貸人交換條款顯著不同的金融負債，本集團會入賬為原有金融負債之終止確認，並確認新的金融負債。現有金融負債或其部分條款的重大修改(不論是否由於本集團的財務困難)，均會入賬終止確認，並確認新的金融負債。

本集團認為，倘根據新條款現金流量經折貼現值(包括任何已付費用減任何已收並使用原實際利率法貼現之任何費用)與原有金融負債剩餘現金流量經貼現現值相差至少10%以上，則有關條款屬重大差別。因此，該債務工具之交換或條款修訂入賬為終止確認，任何已產生的成本或費用確認為終止確認的收益或虧損的一部分。當差別少於10%時，該交換或修訂被視為非重大修訂。

for the year ended 31st December, 2018

截至二零一八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 (Cont'd)

Non-substantial modifications of financial liabilities (under HKFRS 9 since 1st January, 2018)

For non-substantial modifications of financial liabilities that do not result in derecognition, the carrying amount of the relevant financial liabilities will be calculated at the present value of the modified contractual cash flows discounted at the financial liabilities' original effective interest rate. Transaction costs or fees incurred are adjusted to the carrying amount of the modified financial liabilities and are amortised over the remaining term. Any adjustment to the carrying amount of the financial liability is recognised in profit or loss at the date of modification.

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.

金融工具(續)

金融負債及權益工具(續)

金融負債之非重大修改(根據香港財務報告準則第9號,自二零一八年一月一日)

有關不造成終止確認的非重大金融負債修訂,相關金融負債之賬面值將以修訂合約現金流量之現值計算,按該金融負債之原始實際利率貼現。產生的交易成本或費用按經修改金融負債之賬面值調整於餘下期間攤銷。金融負債賬面值之任何調整於修改日期於損益賬中確認。

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。

for the year ended 31st December, 2018

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Financial instruments (Cont'd)

Derivative financial instruments

Derivatives are initially recognised at fair value at the date when derivative contracts are entered into and are subsequently remeasured to their fair value at the end of the reporting period. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

Generally, multiple embedded derivatives in a single instrument that are separated from the host contracts are treated as a single compound embedded derivative unless those derivatives relate to different risk exposures and are readily separable and independent of each other.

Embedded derivatives (under HKFRS 9 since 1st January, 2018)

Derivatives embedded in hybrid contracts that contain financial asset hosts within the scope of HKFRS 9 are not separated. The entire hybrid contract is classified and subsequently measured in its entirety as either amortised cost or fair value as appropriate.

Derivatives embedded in non-derivative host contracts that are not financial assets within the scope of HKFRS 9 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.

Embedded derivatives (before application of HKFRS 9 on 1st January, 2018)

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.

截至二零一八年十二月三十一日止年度

3. 主要會計政策(續)

金融工具(續)

衍生金融工具

衍生工具於衍生工具合約訂立當日初步按公平價值確認，其後於報告期末按公平價值重新計量，因而產生之收益或虧損即時於損益確認，除非該衍生工具被指定為有效的對沖工具則作別論，在此情況下，其在損益確認之時間將取決於對沖關係之性質。

一般而言，於單一工具內獨立於主合約之多項嵌入式衍生工具作為單一複合嵌入式衍生工具處理，除非該等衍生工具涉及不同風險，且各自可隨時分割及獨立。

嵌入式衍生工具(自二零一八年一月一日起根據香港財務報告準則第9號)

嵌入混合合約(包含香港財務報告準則第9號界定範圍內的主金融資產)的衍生工具，不會視為單獨的衍生工具。整個混合合約整體分類及其後按攤銷成本或公平值計量(如適用)。

當非衍生工具主合約(並非香港財務報告準則第9號界定範圍內的金融資產)之嵌入式衍生工具符合衍生工具之定義，其風險及特徵與主合約之風險及特徵並無密切關連，且主合約並非以透過損益賬按公平價值處理計量時，該等衍生工具作為獨立衍生工具處理。

嵌入式衍生工具(於二零一八年一月一日採用香港財務報告準則第9號前)

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。

for the year ended 31st December, 2018

截至二零一八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)

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。

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.

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。

Inventories

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

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。

Cash and cash equivalents

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

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. KEY SOURCES OF ESTIMATION UNCERTAINTY

4. 估計不確定因素之主要來源

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.

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。

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 assumptions used in valuation are reflective of the current market conditions.

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。

for the year ended 31st December, 2018

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

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 value in use 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 costs of disposal based on the market value of APAC's interest in its associates 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 costs to sell or value in use on the basis of data available to the Group. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the cash-generating unit and a suitable discount rate in order to calculate the present value. Where the actual future cash flows are less than expected, or change in facts and circumstances which results in downward revision of future cash flows, a material impairment loss/further impairment loss may arise.

截至二零一八年十二月三十一日止年度

4. 估計不確定因素之主要來源(續)

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使用價值作出估計。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市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，新鴻基出售於其全資附屬公司新鴻基金金融集團有限公司(「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。本集團於新鴻基金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。使用價值計算要求本集團估計現金產生單位預期將產生之未來現金流量及計算現值之合適折現率。倘實際未來現金流量少於預期或事實及情況有變導致未來現金流量下調，則可能會產生重大減值虧損／進一步減值虧損。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 advances to consumer finance customers and mortgage loans

The Group uses provision matrix to calculate ECL for the loans and advances to consumer finance customers and mortgage loans. The provision rates are based on aging of different consumer finance loan products and based on groupings of various debtors that have similar loss patterns. The provision matrix is based on the Group's historical default rates taking into consideration forward-looking information that is reasonably supportable and available without undue costs or effort. At every reporting date, the historical observed default rates are reassessed and changes in the forward-looking information are considered. Loans and advances to consumer finance customers and mortgage loans with significant balances and credit impaired are assessed for ECL individually.

The provision of ECL is sensitive to changes in estimates. The estimates would include the amount and timing of future cash flows, guarantee and collateral values when determining impairment allowances. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. The Group considers reasonably supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also, forward-looking analysis. Details of expected credit loss are set out in note 41(b). The information about the ECL and the Group's loans and advances to consumer finance customers and mortgage loans are disclosed in note 26 and note 27 respectively.

Impairment allowances on term loans

The ECL for term loans is based on the Group's historical default rates taking into consideration forward-looking information that is reasonably supportable and available without undue costs or effort. At every reporting date, the historical observed default rates are reassessed and changes in the forward-looking information are considered. Term loans with significant balances and credit impaired are assessed for ECL individually.

消費金融客戶貸款及墊款及按揭貸款之減值撥備

本集團使用撥備矩陣計算消費金融客戶貸款及墊款及按揭貸款的預期信貸虧損。撥備率乃基於不同消費金融貸款產品的賬齡及具有類似虧損模式的各種債務人分組。撥備矩陣基於本集團的歷史違約率，並考慮到無需過多成本或精力即可獲得的合理可作依據的前瞻性資料。於各結算日，觀察到的歷史違約率會重新評估，並考慮前瞻性資料的變動。具有重大結餘和信貸減值的消費金融客戶貸款及墊款及按揭貸款會個別評估預期信貸虧損。

預期信貸虧損的撥備會受估計變動所影響。釐定減值撥備的估計包括未來現金流、保證及抵押品價值的金額及時間。該等估計受多項因素影響，其變動可造成不同撥備水平。本集團就此考慮相關及無需過多成本或精力即可獲得的合理可作依據的資料。這包括定量及定性資料，亦包括前瞻性分析。預期信貸虧損的詳情載於附註41(b)。有關預期信貸虧損及本集團消費金融客戶貸款及墊款及按揭貸款的資料分別於附註26及附註27披露。

有期貸款之減值撥備

有期貸款的預期信貸虧損乃基於本集團的歷史違約率，並考慮到無需過多成本或精力即可獲得的合理可作依據的前瞻性資料。於各結算日，觀察到的歷史違約率會重新評估，並考慮前瞻性資料的變動。具有重大結餘和信貸減值的有期貸款會個別評估預期信貸虧損。

for the year ended 31st December, 2018

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

Impairment allowances on term loans (Cont'd)

The provision of ECL is sensitive to changes in estimates. The estimates would include the amount and timing of future cash flows, guarantee and collateral values when determining impairment allowances. These estimates are driven by a number of factors, changes in which can result in different levels of allowances. The Group considers reasonably supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and also, forward-looking analysis. Details of expected credit loss are set out in note 41(b). The information about the ECL and the Group's term loans are disclosed in note 29.

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 costs 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.

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.

Fair value of derivative and financial instruments

The Group selects appropriate valuation techniques for financial instruments not quoted in an active market. Tables regarding the valuation of material financial assets under level 3 in note 25 provides detailed information about the key assumptions used in the determination of the fair value of material financial instruments.

截至二零一八年十二月三十一日止年度

4. 估計不確定因素之主要來源(續)

有期貨款之減值撥備(續)

預期信貸虧損的撥備會受估計變動所影響。釐定減值撥備的估計包括未來現金流、保證及抵押品價值的金額及時間。該等估計受多項因素影響，其變動可造成不同撥備水平。本集團就此考慮相關及無需過多成本或精力即可獲得的合理可作依據的資料。這包括定量及定性資料，亦包括前瞻性分析。預期信貸虧損的詳情載於附註41(b)。有關預期信貸虧損及集團有期貨款的資料於附註29披露。

商譽及無固定可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可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。

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性差額可於未來動用，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。

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內有關第3層之重大金融資產估值之表格載有釐定重大金融工具公平價值之主要假設之詳情。

for the year ended 31st December, 2018

截至二零一八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 term loan financing and elderly care services. An analysis of the Group's revenue for the year is as follows:

Contracts with customers	客戶之合約
Hotel operations	酒店業務
Management services	管理服務
Service income and others	服務收入及其他
Elderly care services	護老服務
Interest income on loans and advances to consumer finance customers	消費金融客戶貸款及墊款之利息收入
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
Property rental	物業租賃
Dividend income	股息收入

Total revenue of HK\$4,915.4 million for the year ended 31st December, 2018 comprises HK\$4,277.6 million recognised at a point in time and HK\$637.8 million recognised overtime.

As at 31st December, 2018, for the Group's contracts with customers with an original duration of one year or less and for contracts with customers with unsatisfied or partially unsatisfied performance obligations where the Group has the right to bill the customers an amount that corresponding to the values of the services provided to the customers, the transaction prices allocated to the unsatisfied performance obligations for these contracts with customers is not disclosed accordingly.

5. 收入

收入代表來自提供消費金融、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、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：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	70.8	64.0
	248.8	205.2
	126.5	120.9
	92.0	79.4
	538.1	469.5
	3,388.5	3,074.8
	744.4	590.4
	233.1	228.8
	11.3	10.8
	4,377.3	3,904.8
	4,915.4	4,374.3

截至二零一八年十二月三十一日止年度之總收入4,915.4百萬港元包括於某時間點確認之4,277.6百萬港元及於一段時間確認之637.8百萬港元。

於二零一八年十二月三十一日，本集團就原本為期一年或以下之客戶合約及未履行或部分未履行履約責任而本集團有權就已向客戶提供服務之價值向其發出相應金額之賬單之客戶合約，就該等客戶合約分配至未履行履約責任之交易金額並無作出相應披露。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

5. REVENUE (CONT'D)

Revenue from contracts with customers are included in the segment revenue as follows:

5. 收入(續)

來自客戶之合約收入計入分部收入，列示如下：

		2018 二零一八年				
		Investment and finance 投資 及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Hotel operations	酒店業務	-	-	70.8	-	70.8
Management services	管理服務	0.4	-	248.4	-	248.8
Service income and others	服務收入及其他	97.3	29.2	-	-	126.5
Elderly care services	護老服務	-	-	-	92.0	92.0
Revenue from contracts with customers	來自客戶之合約 收入	97.7	29.2	319.2	92.0	538.1
		2017 二零一七年				
		Investment and finance 投資 及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Hotel operations	酒店業務	-	-	64.0	-	64.0
Management services	管理服務	0.3	-	204.9	-	205.2
Service income and others	服務收入及其他	76.4	44.5	-	-	120.9
Elderly care services	護老服務	-	-	-	79.4	79.4
Revenue from contracts with customers	來自客戶之合約 收入	76.7	44.5	268.9	79.4	469.5

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 mortgage loan and 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.
- Others – elderly care services, development and sale of properties and property based investments.

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

Segment results represent the results earned by each strategic business unit without allocation of reversal of impairment loss on interests in associates, impairment loss on interest in an associate, finance costs, share of results of associates and share of results of joint ventures.

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 – 投資及提供按揭貸款以及有期貨款融資。
- 消費金融 – 提供私人貸款財務產品。
- 物業租賃、酒店業務及管理服務 – 由第三方管理之物業租賃、酒店業務及提供物業管理服務。
- 其他 – 護老服務、發展及出售物業及與物業有關之投資。

分部間之交易乃按有關訂約各方所議定之條款訂立。

分部業績指各策略性業務單位所賺取業績，並無分配撥回於聯營公司之權益之減值虧損、於一間聯營公司之權益之減值虧損、融資成本、應佔聯營公司業績及應佔合營公司業績。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

6. SEGMENTAL INFORMATION (CONT'D)**(i) Segment revenue and results**

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

6. 分部資料(續)**(i) 分部收入及業績**

本集團之收入及業績分析如下：

		2018 二零一八年				
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment revenue	分部收入	877.0	3,422.1	544.3	92.6	4,936.0
Less: inter-segment revenue	減：分部間之收入	(5.0)	-	(15.6)	-	(20.6)
Segment revenue from external customers	來自外部客戶之 分部收入	872.0	3,422.1	528.7	92.6	4,915.4
Segment results	分部業績	1,097.1	1,207.9	754.4	7.8	3,067.2
Reversal of impairment loss on interests in associates	撥回於聯營公司之 權益之減值虧損					77.6
Finance costs	融資成本					(455.8)
Share of results of associates	應佔聯營公司業績					498.5
Share of results of joint ventures	應佔合營公司 業績	3.8	-	332.4	-	336.2
Profit before taxation	除稅前溢利					3,523.7
Taxation	稅項					(247.5)
Profit for the year	本年度溢利					3,276.2

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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)

		2017 二零一七年				
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment revenue	分部收入	701.9	3,122.2	488.8	80.0	4,392.9
Less: inter-segment revenue	減：分部間之收入	(6.3)	-	(12.3)	-	(18.6)
Segment revenue from external customers	來自外部客戶之 分部收入	695.6	3,122.2	476.5	80.0	4,374.3
Segment results	分部業績	1,444.3	1,444.7	1,040.7	3.9	3,933.6
Reversal of impairment loss on interest in an associate	撥回於一間聯營公司之 權益之減值虧損					107.6
Impairment loss on interest in an associate	於一間聯營公司之 權益之減值虧損					(4.1)
Finance costs	融資成本					(384.3)
Share of results of associates	應佔聯營公司業績					1,277.3
Share of results of joint ventures	應佔合營公司 業績	(28.7)	-	688.1	-	659.4
Profit before taxation	除稅前溢利					5,589.5
Taxation	稅項					(322.0)
Profit for the year	本年度溢利					5,267.5

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(ii) Segment assets and liabilities

(ii) 分部資產及負債

		2018 二零一八年				
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment assets	分部資產	24,348.4	15,674.8	9,722.2	45.5	49,790.9
Interests in associates	於聯營公司之權益					13,257.8
Interests in joint ventures	於合營公司之權益	240.2	-	3,214.8	-	3,455.0
Deferred tax assets	遞延稅項資產					730.3
Amounts due from associates	聯營公司欠款					533.0
Amounts due from joint ventures	合營公司欠款	-	-	9.8	-	9.8
Tax recoverable	可收回稅項					6.1
Total assets	資產總額					<u>67,782.9</u>
Segment liabilities	分部負債	1,780.0	5,560.1	96.6	15.1	7,451.8
Amounts due to associates	欠聯營公司款項					7.4
Amounts due to joint ventures	欠合營公司款項	-	-	40.1	-	40.1
Tax payable	應付稅項					188.6
Bank and other borrowings	銀行及其他借貸					4,206.0
Notes/papers payable	應付票據					7,676.0
Deferred tax liabilities	遞延稅項負債					332.2
Total liabilities	負債總額					<u>19,902.1</u>

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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)

		2017 二零一七年				
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Segment assets	分部資產	19,709.8	15,535.1	9,166.0	35.7	44,446.6
Interests in associates	於聯營公司之權益					13,288.0
Interests in joint ventures	於合營公司之權益	280.2	-	2,883.5	-	3,163.7
Deferred tax assets	遞延稅項資產					649.6
Amounts due from associates	聯營公司欠款					503.3
Amounts due from joint ventures	合營公司欠款	-	-	9.1	-	9.1
Tax recoverable	可收回稅項					5.9
Total assets	資產總額					<u>62,066.2</u>
Segment liabilities	分部負債	1,410.9	3,552.2	84.5	12.2	5,059.8
Amounts due to associates	欠聯營公司款項					7.4
Amounts due to joint ventures	欠合營公司款項	-	-	0.1	-	0.1
Tax payable	應付稅項					156.6
Bank and other borrowings	銀行及其他借貸					1,212.0
Notes payable	應付票據					8,007.4
Deferred tax liabilities	遞延稅項負債					328.6
Total liabilities	負債總額					<u>14,771.9</u>

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

6. SEGMENTAL INFORMATION (CONT'D)

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

Revenue from external customers by location of operations	按營運地點劃分的外部客戶所得收入
Hong Kong	香港
Mainland China	中國內地
Others	其他

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

6. 分部資料(續)

(iii) 收入及非流動資產之地域資料披露如下：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	3,743.5	3,365.4
	1,163.1	999.2
	8.8	9.7
	4,915.4	4,374.3

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。

Non-current assets other than financial assets and deferred tax assets by location of assets	按資產位置劃分之金融資產及遞延稅項資產以外的非流動資產
Hong Kong	香港
Mainland China	中國內地
Others	其他

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	30,108.4	28,963.6
	626.5	599.8
	719.2	900.9
	31,454.1	30,464.3

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

6. SEGMENTAL INFORMATION (CONT'D)

6. 分部資料(續)

(iv) Other segment information

(iv) 其他分部資料

		2018 二零一八年				
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Included in segment results/segment assets	計入分部業績/ 分部資產					
Depreciation and amortisation	折舊及攤銷	15.3	40.4	22.4	0.7	78.8
Impairment loss on hotel property recognised	確認酒店物業之減值虧損	-	-	0.5	-	0.5
Net increase (decrease) in fair value of investment properties	投資物業之公平價值增加(減少)淨額	186.0	(0.9)	571.9	-	757.0
Net impairment losses (gains) on financial instruments	金融工具之減值虧損(收益)淨額	69.5	833.6	(0.6)	0.1	902.6
Capital expenditure	資本開支	13.0	24.9	45.2	0.5	83.6

		2017 二零一七年				
		Investment and finance 投資及金融 HK\$ Million 百萬港元	Consumer finance 消費金融 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	Others 其他 HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
Included in segment results/segment assets	計入分部業績/ 分部資產					
Depreciation and amortisation	折舊及攤銷	13.8	43.3	22.6	0.5	80.2
Impairment loss on hotel property recognised	確認酒店物業之減值虧損	-	-	0.8	-	0.8
Impairment loss on available-for-sale financial assets	可供出售金融資產之減值虧損	176.2	-	-	-	176.2
Net increase in fair value of investment properties	投資物業之公平價值增加淨額	119.0	1.4	862.7	-	983.1
Bad and doubtful debts	呆壞賬	89.4	297.3	0.6	0.1	387.4
Capital expenditure	資本開支	43.5	13.2	238.2	0.8	295.7

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

7. CHANGES IN VALUES OF PROPERTIES**7. 物業價值變動**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
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	757.0	983.1
Impairment loss recognised for hotel property	確認酒店物業之減值虧損	(0.5)	(0.8)
		756.5	982.3

The recognition of impairment loss 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, 2018.

確認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。使用價值乃根據二零一八年十二月三十一日之獨立專業估值釐定。

8. NET GAIN ON FINANCIAL ASSETS AND LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS**8. 透過損益賬按公平價值處理之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 FVTPL:

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：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
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	(224.6)	297.9
Financial assets at FVTPL	透過損益賬按公平價值處理之金融資產	460.3	932.0
		235.7	1,229.9

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

9. NET IMPAIRMENT LOSSES ON FINANCIAL INSTRUMENTS/BAD AND DOUBTFUL DEBTS **9. 金融工具之減值虧損淨額／呆壞賬**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Loans and advances to consumer finance customers	消費金融客戶貸款及墊款		
Net impairment losses before recoveries	收回前的減值虧損淨額	1,025.0	-
Recoveries of amounts previously written off	已收回先前撇銷的款項	(195.1)	-
Bad and doubtful debts	呆壞賬	-	277.3
		829.9	277.3
Mortgage loans	按揭貸款		
Net impairment losses before recoveries	收回前的減值虧損淨額	4.5	-
Recoveries of amounts previously written off	已收回先前撇銷的款項	(0.7)	-
Bad and doubtful debts	呆壞賬	-	3.2
		3.8	3.2
Term loans, trade and other receivables	有期貸款、貿易及其他應收款項		
Net impairment losses before recoveries	收回前的減值虧損淨額	70.3	-
Recoveries of amounts previously written off	已收回先前撇銷的款項	(1.4)	-
Bad and doubtful debts	呆壞賬	-	106.9
		68.9	106.9
		902.6	387.4

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 (2017: seven) Directors were as follows:**

(a) 已付或應付七名(二零一七年:七名)董事之酬金如下:

		2018 二零一八年			
		Chief Executive Lee Seng Hui 行政總裁 李成輝 HK\$ Million 百萬港元	Mark Wong Tai Chun 王大鈞 HK\$ Million 百萬港元	Li Chi Kong [#] 李志剛 [#] 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	3.11	1.25	0.63	4.99
Bonus payments (Note)	花紅(註解)	21.98	0.83	0.90	23.71
Retirement benefits scheme contributions	退休福利計劃供款	0.06	0.06	0.03	0.15
Sub-total	小計	25.15	2.14	1.56	28.85

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。

[#] From 1st January to 30th June, 2018[#] 由二零一八年一月一日至六月三十日

		2018 二零一八年			
		Chairman Arthur George Dew 主席狄亞法 HK\$ Million 百萬港元	Li Chi Kong ^{##} 李志剛 ^{##} HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元	
NON-EXECUTIVE DIRECTORS	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	0.92	0.26	1.18	1.18
Bonus payments (Note)	花紅(註解)	1.23	-	1.23	1.23
Retirement benefits scheme contributions	退休福利計劃供款	-	-	-	-
Sub-total	小計	2.15	0.26	2.41	2.41

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

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。

^{##} From 1st July to 31st December, 2018^{##} 由二零一八年七月一日至十二月三十一日

for the year ended 31st December, 2018

截至二零一八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 (2017: seven) Directors were as follows: (Cont'd)

(a) 已付或應付七名(二零一七年:七名)董事之酬金如下:(續)

		2018 二零一八年			Total 總額
		Alan Stephen Jones HK\$ Million 百萬港元	David Craig Bartlett 白禮德 HK\$ Million 百萬港元	Steven Samuel Zoellner 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	0.02	0.02	-	0.04
Salaries/service fees and other benefits	薪金/服務費及其他福利	0.54	0.29	0.05	0.88
Bonus payments	花紅	-	-	-	-
Retirement benefits scheme contributions	退休福利計劃供款	-	-	-	-
Sub-total	小計	0.56	0.31	0.05	0.92

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

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。

		2018 二零一八年 HK\$ Million 百萬港元			
Total	總計				32.18

		2017 二零一七年			Total 總額
		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	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	3.57	1.26	1.21	6.04
Bonus payments (Note)	花紅(註解)	21.56	0.71	0.82	23.09
Retirement benefits scheme contributions	退休福利計劃供款	0.04	0.06	0.06	0.16
Sub-total	小計	25.17	2.03	2.09	29.29

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。

for the year ended 31st December, 2018

截至二零一八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 (2017: seven) Directors were as follows: (Cont'd)**(a) **已付或應付七名(二零一七年：七名)董事之酬金如下：(續)**

		2017 二零一七年	
		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	0.88	0.88
Bonus payments (Note)	花紅(註解)	1.22	1.22
Retirement benefits scheme contributions	退休福利計劃供款	-	-
Sub-total	小計	<u>2.10</u>	<u>2.10</u>

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

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。

		2017 二零一七年			
		Alan Stephen Jones HK\$ Million 百萬港元	David Craig Bartlett 白禮德 HK\$ Million 百萬港元	Steven Samuel Zoellner HK\$ Million 百萬港元	Total 總額 HK\$ Million 百萬港元
INDEPENDENT NON-EXECUTIVE DIRECTORS	獨立非執行董事				
Directors' fees	董事袍金	0.02	0.02	-	0.04
Salaries/service fees and other benefits	薪金/服務費及其他福利	0.53	0.28	0.05	0.86
Bonus payments	花紅	-	-	-	-
Retirement benefits scheme contributions	退休福利計劃供款	-	-	-	-
Sub-total	小計	<u>0.55</u>	<u>0.30</u>	<u>0.05</u>	<u>0.90</u>

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

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。

for the year ended 31st December, 2018

截至二零一八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 (2017: seven) Directors were as follows: (Cont'd)****(a) 已付或應付七名(二零一七年：七名)董事之酬金如下：(續)**

		2017 二零一七年 HK\$ Million 百萬港元
Total	總計	32.29

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

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。

Certain Directors of the Company received remuneration from the Company's holding company. 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.

本公司若干董事於本公司之控股公司收取酬金。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。

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\$31.26 million (2017: HK\$31.39 million).

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，因此可按比例分配至上述董事。上表載列之該等按比例分配的總額為31.26百萬港元(二零一七年：31.39百萬港元)。

The service fee of each of the Independent Non-Executive Directors was increased by approximately 6% to 8% with effect from 1st January, 2019 as compared with 2018.

自二零一九年一月一日起，各獨立非執行董事之服務費較二零一八年上升約6%至8%。

(b) Employees' emoluments

The five highest paid individuals included one (2017: one) of the Directors, details of whose emoluments are set out in note 10(a) above. The combined emoluments of the remaining four (2017: four) individuals are as follows:

(b) 僱員酬金

五名最高薪酬之人士包括一名(二零一七年：一名)董事，其酬金詳情載於上文附註10(a)。其餘四名(二零一七年：四名)人士之酬金綜合如下：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Salaries and other benefits	薪金及其他福利	25.8	26.2
Bonus payments	花紅	53.6	74.3
Retirement benefit scheme contributions	退休福利計劃供款	1.7	1.3
		81.1	101.8

for the year ended 31st December, 2018

截至二零一八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)****(b) Employees' emoluments (Cont'd)**

The emoluments of the above employees, who were not Directors of the Company, were within the following bands:

HK\$6,000,001 – HK\$6,500,000	6,000,001港元 – 6,500,000港元
HK\$7,500,001 – HK\$8,000,000	7,500,001港元 – 8,000,000港元
HK\$9,500,001 – HK\$10,000,000	9,500,001港元 – 10,000,000港元
HK\$20,500,001 – HK\$21,000,000	20,500,001港元 – 21,000,000港元
HK\$26,500,001 – HK\$27,000,000	26,500,001港元 – 27,000,000港元
HK\$46,500,001 – HK\$47,000,000	46,500,001港元 – 47,000,000港元
HK\$57,500,001 – HK\$58,000,000	57,500,001港元 – 58,000,000港元

(b) 僱員酬金(續)

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	
2018 二零一八年	2017 二零一七年
1	–
1	1
–	1
1	–
–	1
1	–
–	1
4	4

(c) Senior management's emoluments

Of the senior management of the Group, seven (2017: all seven) were the Directors of the Company whose emoluments are included in the disclosure above. The combined emolument of the remaining one (2017: none) individual is 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

(c) 高級管理層酬金

本集團七名(二零一七年：全部七名)高級管理層為本公司董事，彼等之酬金已披露於上文。其餘一名(二零一七年：無)個別人士的酬金綜合如下：

2018# 二零一八年# HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
0.3	–
–	–
0.1	–
0.4	–

From 1st July to 31st December, 2018

The emolument of the above senior management who was not Directors of the Company, was within the following band:

HK\$0 – HK\$1,000,000	零港元 – 1,000,000港元
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由二零一八年七月一日至十二月三十一日

上述高級管理層並非本公司之董事，彼之酬金介乎以下範圍：

Number of employees 僱員人數	
2018 二零一八年	2017 二零一七年
1	–

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

11. INFORMATION ABOUT MATERIAL INTERESTS OF DIRECTORS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

11. 關於董事於交易、安排或合約中的重大權益的資料

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:

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。僅供參考：

- (i) a tenancy agreement dated 29th November, 2017 for a term commenced from 19th November, 2017 entered into between Mr. Lee Seng Hui as the tenant and a wholly-owned subsidiary of the Company as the landlord was terminated on 14th February, 2018. The total rental of HK\$0.5 million received therefrom during the period from 1st January, 2018 to 14th February, 2018 (2017: HK\$4.1 million received during the year ended 31st December, 2017) is considered insignificant in relation to the Group's business.
- (ii) (a) a tenancy agreement dated 12th July, 2016 was entered into between San Pack Properties Limited ("San Pack", an indirect wholly-owned subsidiary of the Company) as the landlord and San Tai Distribution Company Limited ("San Tai", a company of which Mr. Edwin Lo King Yau, a director of the holding company of the Company, can exercise more than 50% of the voting rights at the general meetings) as the tenant for the period from 1st July, 2016 to 30th June, 2019; (b) a tenancy agreement dated 4th November, 2016 was entered into between San Pack as the landlord and China Pacific Group Limited ("China Pacific", a company of which Mr. Edwin Lo King Yau can exercise more than 50% of the voting rights at the general meetings) as the tenant for the period from 1st April, 2016 to 31st March, 2019; and (c) a logistics and warehouse services agreement dated 27th March, 2017 was entered into between San Pack as the client and San Tai as the service provider for the period from 1st April, 2017 to 30th June, 2019. The total rental of HK\$14.1 million (2017: HK\$14.1 million) received therefrom and the total service fee of HK\$0.4 million (2017: HK\$0.3 million) paid thereto during the year ended 31st December, 2018 are considered insignificant in relation to the Group's business.
- (i) 李成輝先生(作為租戶)與本公司一間全資附屬公司(作為業主)於二零一七年十一月二十九日訂立租賃協議，租期自二零一七年十一月十九日起生效，該租賃協議於二零一八年二月十四日終止。於二零一八年一月一日至二零一八年二月十四日期間就此收取之租金總額0.5百萬港元(二零一七年：於截至二零一七年十二月三十一日止年度收取4.1百萬港元)對本集團業務而言屬不重大。
- (ii) (a)山栢置業有限公司(「山栢」，本公司之間接全資附屬公司)(作為業主)與三泰集運有限公司(「三泰」，勞景祐先生(本公司之控股公司之董事)可於股東大會行使超過50%投票權的公司)(作為租戶)訂立一份日期為二零一六年七月十二日之租賃協議，租期為二零一六年七月一日至二零一九年六月三十日；(b)山栢(作為業主)與中匯亞洲集團有限公司(「中匯」，勞景祐先生可於股東大會行使超過50%投票權的公司)(作為租戶)訂立一份日期為二零一六年十一月四日之租賃協議，租期為二零一六年四月一日至二零一九年三月三十一日；及(c)山栢(作為客戶)與三泰(作為服務供應商)訂立一份日期為二零一七年三月二十七日之物流及倉庫服務協議，有效期為二零一七年四月一日至二零一九年六月三十日。截至二零一八年十二月三十一日止年度就此收取的租金總額14.1百萬港元(二零一七年：14.1百萬港元)及所支付服務費總額0.4百萬港元(二零一七年：0.3百萬港元)對本集團業務而言屬不重大。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

12. FINANCE COSTS**12. 融資成本**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Interest on following liabilities:	以下負債利息：		
Bank borrowings	銀行借貸	286.6	198.0
Notes/papers payable	應付票據	381.9	344.5
		668.5	542.5
Total finance costs included in:	計入下列項目內之 融資成本總額：		
Cost of sales and other direct costs	銷售成本及其他直接成本	212.7	158.2
Finance costs	融資成本	455.8	384.3
		668.5	542.5

All finance costs were derived from financial liabilities not at fair value through profit or loss for both years.

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。

13. PROFIT BEFORE TAXATION**13. 除稅前溢利**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Profit before taxation has been arrived at after charging:	除稅前溢利已扣除：		
Auditors' remuneration	核數師薪酬	6.9	6.2
Amortisation of intangible assets – computer software	無形資產攤銷 – 電腦軟件	1.9	1.8
Amortisation of prepaid land lease payments	預繳地價攤銷	0.2	0.1
Depreciation	折舊	76.7	78.3
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	8.3	6.4
Impairment loss on AFS financial assets measured at fair value (included in other operating expenses)	以公平價值計量的可供出售金融資產之減值虧損 (計入其他經營費用)	–	176.2
Impairment loss on interest in an associate (included in other operating expenses)	於一間聯營公司之權益之減值虧損 (計入其他經營費用)	–	4.1
Loss on disposal of joint ventures (including in other operating expenses)	出售合營公司之虧損 (計入其他經營費用)	0.5	–
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	1.1	1.5
Retirement benefit scheme contributions	退休福利計劃供款	86.6	85.5
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)	901.7	875.4

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

13. PROFIT BEFORE TAXATION (CONT'D)

13. 除稅前溢利(續)

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 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	8.9	10.8
Dividend income from unlisted equity securities	非上市股本證券股息收入	2.4	-
Gain on deemed disposal of an associate (included in other income)	視作出售一間聯營公司之收益(計入其他收入)	17.6	-
Gain on disposal of subsidiaries (included in other income) ***	出售附屬公司之收益(計入其他收入)***	132.4	-
Gain on disposal of an associate (included in other income) **	出售一間聯營公司之收益(計入其他收入)**	36.8	-
Rental income from investment properties under operating leases, net of outgoings of HK\$26.8 million (2017: HK\$26.6 million)	經營租約投資物業之租金收入，扣除支出26.8百萬港元(二零一七年：26.6百萬港元)	200.1	196.0
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)*	77.6	107.6

* SHK disposed of 70% interest in its wholly-owned subsidiary SHKFGL in June 2015 and classified the remaining 30% equity interest as an associate. 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 17.0% per annum. As part of the disposal, 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\$67.0 million (2017: HK\$1.0 million) classified under net gain on financial assets and liabilities at FVTPL. A reversal of impairment loss on interest in SHKFGL amounting to HK\$66.7 million (2017: HK\$107.6 million) was included in the amount of reversal of impairment loss on interests in associates for the year ended 31st December, 2018.

** The Group disposed of its 38.09% interest in an associate, Tanami Gold NL, to APAC Resources Mining Limited (a wholly-owned subsidiary of APAC, an associate of the Group), on 5th June, 2018 for a consideration of HK\$119.8 million, resulting a gain of HK\$36.8 million recognised in the consolidated statement of profit or loss.

* 於二零一五年六月，新鴻基出售其全資附屬公司新鴻基金集團之70%權益，並將餘下30%股權分類作一間聯營公司處理。可收回金額以新鴻基金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17.0%年率的折現現金流方法所計量。作為出售事項的一部分，本集團獲授予新鴻基金集團的30%股權的認沽權。該認沽權於年內錄得估值收益67.0百萬港元(二零一七年：1.0百萬港元)，歸類於透過損益賬按公平價值處理之金融資產及負債收益淨額。截至二零一八年十二月三十一日止年度，計入撥回於聯營公司之權益之減值虧損金額包括撥回於新鴻基金集團之權益之減值虧損66.7百萬港元(二零一七年：107.6百萬港元)。

** 於二零一八年六月五日，本集團向亞太資源礦業有限公司(為本集團聯營公司亞太資源之全資附屬公司)出售一間聯營公司Tanami Gold NL的38.09%權益，代價為119.8百萬港元，產生收益36.8百萬港元，於綜合損益表內確認。

for the year ended 31st December, 2018

13. PROFIT BEFORE TAXATION (CONT'D)

*** On 1st August, 2018, SHK group disposed of its wholly-owned subsidiary, SWAT Securitisation Fund. The details of SWAT Securitisation Fund at the date of disposal were as follows:

Consideration received:
Total consideration received

Analysis of assets and liabilities over which control was lost:
Net assets disposed of

Gain on disposal of a subsidiary:
Consideration received and receivable
Net assets disposed of

Gain on disposal

Net cash inflow arising on disposal:
Cash consideration

On 17th December, 2018, SHK group disposed of its wholly-owned subsidiary, Maple Shade Limited. The details of Maple Shade Limited at the date of disposal were as follows:

Consideration received:
Cash received
Deferred cash consideration

Consideration received

截至二零一八年十二月三十一日止年度

13. 除稅前溢利(續)

*** 於二零一八年八月一日，新鴻基集團出售其全資附屬公司SWAT Securitisation Fund。於出售日期，SWAT Securitisation Fund的詳情如下：

	HK\$ Million 百萬港元
已收代價：	
已收代價總額	55.0

1st August, 2018
二零一八年八月一日
HK\$ Million
百萬港元

已失去控制權的資產及負債之分析：	
已出售資產淨值	-

出售一間附屬公司之收益：	
已收及應收代價	55.0
已出售資產淨值	-

出售收益	55.0
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出售時產生之現金流入淨額：	
現金代價	55.0

於二零一八年十二月十七日，新鴻基集團出售其全資附屬公司Maple Shade Limited。於出售日期，Maple Shade Limited的詳情如下：

	HK\$ Million 百萬港元
已收代價：	
已收現金	15.0
遞延現金代價	242.9

已收代價	257.9
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for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

13. PROFIT BEFORE TAXATION (CONT'D)**13. 除稅前溢利(續)**

*** (Cont'd)

*** (續)

		17th December, 2018 二零一八年 十二月十七日 HK\$ Million 百萬港元
Analysis of assets and liabilities over which control was lost:	已失去控制權的資產及負債之分析：	
Financial assets at FVTPL	透過損益賬按公平價值處理之金融資產	180.5
Net assets disposed of	已出售資產淨值	180.5
Gain on disposal of a subsidiary:	出售一間附屬公司之收益：	
Consideration received and receivable	已收及應收代價	257.9
Net assets disposed of	已出售資產淨值	(180.5)
Gain on disposal	出售收益	77.4
Net cash inflow arising on disposal:	出售時產生之現金流入淨額：	
Cash consideration	現金代價	15.0

According to the sales and purchase agreement, the deferred consideration will be settled in cash by the purchaser on or before 30th April, 2019 and is included in "other receivables" per note 29.

根據該銷售及購買協議，買方將於二零一九年四月三十日或之前以現金結清遞延代價，該遞延代價已計入附註29「其他應收款項」內。

14. TAXATION**14. 稅項**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
The income tax charged (credited) comprises:	所得稅支出(抵免)包括：		
Current tax	本期稅項		
Hong Kong	香港	223.8	213.5
People's Republic of China ("PRC") and other jurisdictions	中華人民共和國(「中國」)及其他司法地區	118.3	52.9
(Over) under provision in prior years	過往年度(超額撥備)撥備不足	342.1 (13.7)	266.4 22.2
Deferred tax	遞延稅項	328.4	288.6
Current year	本年度	(80.9)	33.4
		247.5	322.0

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16.5%之稅率計算。

PRC subsidiaries are subject to PRC Enterprise Income Tax at 25% for both years.

於中國之附屬公司須繳付中國企業所得稅，兩個年度稅率均為25%。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

14. TAXATION (CONT'D)

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.

The taxation for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

14. 稅項(續)

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。

本年度稅項與綜合損益表列示之除稅前溢利之對賬如下：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Profit before taxation	除稅前溢利	3,523.7	5,589.5
Less: Share of results of associates	減：應佔聯營公司業績	(498.5)	(1,277.3)
Share of results of joint ventures	應佔合營公司業績	(336.2)	(659.4)
Profit attributable to the Company and subsidiaries	本公司及附屬公司應佔溢利	2,689.0	3,652.8
Tax at Hong Kong Profits Tax rate of 16.5% (2017: 16.5%)	以香港利得稅稅率16.5% (二零一七年：16.5%) 計算之稅項	443.7	602.7
Countries subject to different tax rates	面對不同稅率之國家	12.0	31.6
Tax effect of expenses that are not deductible for tax purposes	不可用作扣稅支出之稅項影響	33.4	38.5
Tax effect of income that is not taxable for tax purposes	毋須課稅收入之稅項影響	(237.1)	(388.5)
Tax effect of tax losses not recognised	未確認稅項虧損之稅項影響	26.2	10.6
Tax effect of utilisation of tax losses previously not recognised	動用之前未確認稅項虧損之稅項影響	(16.8)	(1.7)
Tax effect of deductible temporary differences not recognised	未確認可扣稅臨時差額之稅項影響	-	16.7
Tax effect of utilisation of deductible temporary differences previously not recognised	動用先前未確認可扣稅臨時差額之稅務影響	(0.2)	-
Reversal of deferred tax on tax loss previously recognised	撥回之前已確認稅項虧損之遞延稅項	-	(6.5)
Reversal of deferred tax on deductible temporary difference previously recognised	撥回之前已確認可扣稅臨時差額之遞延稅項	-	(0.2)
(Over) under provision in prior years	過往年度(超額撥備)撥備不足	(13.7)	22.2
Others	其他	-	(3.4)
Taxation for the year	本年度稅項	247.5	322.0

Deferred tax recognised in other comprehensive income was immaterial in both years presented.

兩個呈列年內，於其他全面收益中確認之遞延稅項並不重大。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

15. EARNINGS PER SHARE**15. 每股盈利**

The calculation of basic and diluted earnings per share attributable to owners of the Company is based on the following data:

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：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
<u>Earnings</u>	<u>盈利</u>		
Earnings for the purpose of basic earnings per share (profit attributable to owners of the Company)	就計算每股基本盈利之盈利(本公司股東應佔溢利)	2,343.4	3,991.1
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	(0.7)	(0.5)
Earnings for the purpose of diluted earnings per share	就計算每股攤薄盈利之盈利	2,342.7	3,990.6
		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	6,812.2	6,812.2

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

16. DIVIDEND

16. 股息

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 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 (2017: interim dividend (in lieu of a final dividend) of HK8 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(二零一七年： 中期股息(代替末期股息) 每股8港仙)	545.0	545.0
Dividend recognised as distribution during the year	年內確認分派之 股息		
2017 interim dividend (in lieu of a final dividend) of HK8 cents per share (2017: 2016 interim dividend (in lieu of a final dividend) of HK8 cents per share)	二零一七年年中期股息 (代替末期股息) 每股8港仙(二零一七年： 二零一六年年中期股息 (代替末期股息)每股8港仙)	545.0	545.0

The amount of the interim dividend (in lieu of a final dividend) for the year ended 31st December, 2018 has been calculated by reference to 6,812,201,460 shares in issue at 25th March, 2019.

截至二零一八年十二月三十一日止年度中期股息(代替末期股息)之金額，乃參照於二零一九年三月二十五日已發行之6,812,201,460股股份計算。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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	UK 英國 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Fair value	公平價值					
At 1st January, 2017	於二零一七年一月一日	7,963.3	49.5	265.9	–	8,278.7
Exchange adjustments	匯兌調整	–	3.7	2.0	18.3	24.0
Transferred from properties held for sale	轉撥自待出售物業	44.1	–	–	–	44.1
Additions	增加	1.8	–	–	205.4	207.2
Increase (decrease) in fair value recognised in profit or loss	於損益確認之公平價值增加(減少)	996.1	1.4	–	(14.4)	983.1
At 31st December, 2017	於二零一七年十二月三十一日	9,005.3	54.6	267.9	209.3	9,537.1
Exchange adjustments	匯兌調整	–	(2.8)	0.7	(11.0)	(13.1)
Additions	增加	10.6	–	–	–	10.6
Increase (decrease) in fair value recognised in profit or loss	於損益確認之公平價值增加(減少)	752.8	(0.9)	6.7	(1.6)	757.0
At 31st December, 2018	於二零一八年十二月三十一日	9,768.7	50.9	275.3	196.7	10,291.6
Unrealised gains or losses for the year included in profit or loss For 2018	年內計入損益未變現收益或虧損二零一八年	752.8	(0.9)	6.7	(1.6)	757.0
For 2017	二零一七年	996.1	1.4	–	(14.4)	983.1

for the year ended 31st December, 2018

17. INVESTMENT PROPERTIES (CONT'D)

The fair values of the Group's investment properties on the dates of transfer, acquisition 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, Whitney & Associates and Savills (UK) Limited, firms of independent and qualified professional valuers not connected with the Group.

For properties located in Hong Kong, PRC and the United Kingdom ("UK"), 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, PRC and UK, 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.

截至二零一八年十二月三十一日止年度

17. 投資物業(續)

本集團投資物業於轉讓、收購日期及於結算日之公平價值已根據Norton Appraisals Holdings Limited、Whitney & Associates及Savills (UK) Limited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、中國及英國(「英國」)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、中國及英國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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

17. INVESTMENT PROPERTIES (CONT'D)**17. 投資物業(續)**

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 are observable.

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。

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 2.75% (2017: 1% to 3%). 年期收益率為1%至2.75%(二零一七年: 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% (2017: 1.2% to 3.25%). 復歸收益率為1.2%至3.25%(二零一七年: 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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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\$23 to HK\$48 (2017: HK\$21 to HK\$71)/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23港元至48港元(二零一七年: 21港元至71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\$22 to HK\$73 (2017: HK\$20 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22港元至73港元(二零一七年: 20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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 3.75% (2017: 4.5%). 復歸收益率為3.75%(二零一七年: 4.5%), 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 (2017: HK\$2,200)/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(二零一七年: 2,200港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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% to 2.75% (2017: 2% to 3%). 年期收益率為2%至2.75%(二零一七年: 2%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 2.1% to 3.25% (2017: 2.5% to 3.5%). 復歸收益率為2.1%至3.25%(二零一七年: 2.5%至3.5%), 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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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\$37 to HK\$80 (2017: HK\$35 to HK\$76)/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37港元至80港元(二零一七年: 35港元至76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\$40 to HK\$87 (2017: HK\$35.7 to HK\$74)/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40港元至87港元(二零一七年: 35.7港元至74港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 3.5% (2017: 3.5%). 年期收益率為3.5%(二零一七年: 3.5%)，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% (2017: 4%). 復歸收益率為4%(二零一七年: 4%)，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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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\$7.5 (2017: HK\$7.5)/sq.ft./month. 各單位之每月租金按現有租約所列之租金每月每平方呎7.5港元(二零一七年: 7.5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\$8 (2017: HK\$7.6)/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為8港元(二零一七年: 7.6港元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高, 公平價值越高。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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% (2017: 6%). 年期收益率為6%(二零一七年: 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% (2017: 6.75%). 復歸收益率為6.75%(二零一七年: 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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 RMB78.7 (2017: RMB111.9)/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78.7元(二零一七年：人民幣111.9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 RMB102 (2017: RMB107.9)/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102元(二零一七年：人民幣107.9元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高，公平價值越高。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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% (2017: 4.25%). 年期收益率為4.25%(二零一七年: 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 4.75% (2017: 4.75%). 復歸收益率為4.75%(二零一七年: 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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 RMB28 to RMB34 (2017: RMB28 to RMB35)/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28元至人民幣34元(二零一七年：人民幣28元至人民幣35元)。	The higher the reversionary rental, the higher the fair value. 復歸租金越高，公平價值越高。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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。	Market observable price/acre of several pieces of similar lands ranging from US\$3,100 to US\$26,000 (2017: ranging from US\$7,463 to US\$38,287). 市場數塊相似土地之可觀察價格/英畝介乎3,100美元至26,000美元(二零一七年：介乎7,463美元至38,287美元)。	The higher the market observable price/acre, the higher the fair value. 市場可觀察價格/英畝越高，公平價值越高。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 UK 位於英國之商業物業	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 4.5% (2017: 5%). 年期收益率為4.5%(二零一七年: 5%)，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 5.0% (2017: 5.59%). 復歸收益率為5.0%(二零一七年: 5.59%)，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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 UK (Cont'd) 位於英國之商業物業(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 is derived from the average of the rental as stated in the existing rental agreements with an average of GBP62,633 (2017: GBP71,251)/month. 每月租金為現有租賃協議所載平均租金，平均為每月62,633英鎊(二零一七年：71,251英鎊)。		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 is compared with direct market comparables and taking into account of location and other individual factor, the average reversionary rental is GBP85,056 (2017: GBP88,055)/month. 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85,056英鎊(二零一七年：88,055英鎊)。		The higher the reversionary rental, the higher the fair value. 復歸租金越高，公平價值越高。

Note: There is no indication that any slight change in the unobservable input would result in a significantly higher or lower fair value measurement in both years of 2018 and 2017.

註解：於二零一八年及二零一七年兩個年度，概無跡象顯示不可觀察輸入數據的任何較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\$8,875.8 million (2017: HK\$7,745.7 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8,875.8百萬港元(二零一七年：7,745.7百萬港元)。

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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 improvements 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, 2017	於二零一七年一月一日	608.5	554.2	142.1	174.4	94.0	1,573.2
Exchange adjustments	匯兌調整	-	23.5	10.7	5.1	0.2	39.5
Additions	增加	-	-	12.3	35.3	49.8	97.4
Disposals/write-off	出售/撇銷	-	-	(3.4)	(6.4)	(9.3)	(19.1)
At 31st December, 2017	於二零一七年十二月三十一日	608.5	577.7	161.7	208.4	134.7	1,691.0
Exchange adjustments	匯兌調整	-	(17.4)	(8.1)	(3.5)	(0.1)	(29.1)
Additions	增加	-	-	11.0	48.0	3.9	62.9
Disposals/write-off	出售/撇銷	-	-	(1.2)	(8.6)	(0.7)	(10.5)
At 31st December, 2018	於二零一八年十二月三十一日	608.5	560.3	163.4	244.3	137.8	1,714.3
Accumulated depreciation and impairment	累計折舊及減值						
At 1st January, 2017	於二零一七年一月一日	265.7	48.1	97.0	78.6	40.8	530.2
Exchange adjustments	匯兌調整	-	2.5	8.2	3.3	0.1	14.1
Provided for the year	本年度撥備	7.5	15.4	20.9	22.2	12.3	78.3
Impairment loss	減值虧損	0.8	-	-	-	-	0.8
Eliminated on disposals/write-off	於出售/撇銷時對銷	-	-	(3.4)	(4.9)	(9.0)	(17.3)
At 31st December, 2017	於二零一七年十二月三十一日	274.0	66.0	122.7	99.2	44.2	606.1
Exchange adjustments	匯兌調整	-	(2.4)	(6.9)	(2.6)	(0.1)	(12.0)
Provided for the year	本年度撥備	7.4	15.7	20.0	20.7	12.9	76.7
Impairment loss	減值虧損	0.5	-	-	-	-	0.5
Eliminated on disposals/write-off	於出售/撇銷時對銷	-	-	(1.2)	(7.3)	(0.4)	(8.9)
At 31st December, 2018	於二零一八年十二月三十一日	281.9	79.3	134.6	110.0	56.6	662.4
Carrying amounts	賬面值						
At 31st December, 2018	於二零一八年十二月三十一日	326.6	481.0	28.8	134.3	81.2	1,051.9
At 31st December, 2017	於二零一七年十二月三十一日	334.5	511.7	39.0	109.2	90.5	1,084.9

for the year ended 31st December, 2018

18. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

The carrying amounts of hotel property and leasehold land and buildings shown above comprise:

Properties in Hong Kong	於香港之物業
Properties outside Hong Kong	香港境外之物業

At the end of the reporting period, leasehold land and buildings with carrying value of HK\$20.7 million (2017: HK\$21.2 million) were pledged as security of the Group's bank and other borrowings.

19. PREPAID LAND LEASE PAYMENTS

The Group's prepaid land lease payments comprise:

Leasehold land outside Hong Kong	香港境外之租賃土地
Analysed for reporting purposes as:	為呈報目的所作之分析：
Non-current assets	非流動資產
Current assets	流動資產

20. GOODWILL

Cost	成本
At 1st January and 31st December	於一月一日及十二月三十一日

截至二零一八年十二月三十一日止年度

18. 物業、廠房及設備(續)

上述酒店物業及租賃土地及樓宇之賬面值包括：

2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
536.0	550.3
271.6	295.9
807.6	846.2

於報告期末，本集團就銀行及其他借貸抵押賬面值為20.7百萬港元(二零一七年：21.2百萬港元)之租賃土地及樓宇。

19. 預繳地價

本集團之預繳地價包括：

2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
4.1	4.5
4.0	4.4
0.1	0.1
4.1	4.5

20. 商譽

2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
2,498.7	2,498.7

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

21. INTANGIBLE ASSETS

21. 無形資產

		Computer software 電腦軟件	Trade mark 商標	Customer relationship 客戶關係	Web domain 網域	Club memberships 會所會籍	Total 總計
		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, 2017	於二零一七年一月一日	17.3	875.0	1,154.0	78.0	7.0	2,131.3
Exchange adjustments	匯兌調整	1.3	-	-	-	-	1.3
At 31st December, 2017	於二零一七年十二月三十一日	18.6	875.0	1,154.0	78.0	7.0	2,132.6
Exchange adjustments	匯兌調整	(0.9)	-	-	-	-	(0.9)
Additions	增加	0.1	-	-	-	10.0	10.1
At 31st December, 2018	於二零一八年十二月三十一日	17.8	875.0	1,154.0	78.0	17.0	2,141.8
Accumulated amortisation and impairment	累計攤銷及減值						
At 1st January, 2017	於二零一七年一月一日	3.1	7.0	1,154.0	78.0	0.9	1,243.0
Exchange adjustments	匯兌調整	0.3	-	-	-	-	0.3
Amortisation charged for the year	本年度已扣除之攤銷	1.8	-	-	-	-	1.8
At 31st December, 2017	於二零一七年十二月三十一日	5.2	7.0	1,154.0	78.0	0.9	1,245.1
Exchange adjustments	匯兌調整	(0.3)	-	-	-	-	(0.3)
Amortisation charged for the year	本年度已扣除之攤銷	1.9	-	-	-	-	1.9
At 31st December, 2018	於二零一八年十二月三十一日	6.8	7.0	1,154.0	78.0	0.9	1,246.7
Carrying amounts	賬面值						
At 31st December, 2018	於二零一八年十二月三十一日	11.0	868.0	-	-	16.1	895.1
At 31st December, 2017	於二零一七年十二月三十一日	13.4	868.0	-	-	6.1	887.5

for the year ended 31st December, 2018

21. INTANGIBLE ASSETS (CONT'D)

Other than the club memberships and trade mark, which have indefinite useful lives, the intangible assets are amortised on a straight-line basis over the following periods:

Computer software	3–5 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, 2018 were allocated to the following cash generating units.

截至二零一八年十二月三十一日止年度

21. 無形資產(續)

除會所會籍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：

電腦軟件	3至5年
客戶關係	5.4年
網域	10年

22. 商譽及無固定使用年期之無形資產之減值測試

為進行減值測試，於二零一八年十二月三十一日之商譽及無固定使用年期之無形資產乃分配至以下現金產生單位。

	Goodwill 商譽		Trade Mark 商標	
	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 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	9.8	–	–
	2,498.7	2,498.7	868.0	868.0

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

22. IMPAIRMENT TESTING ON GOODWILL AND INTANGIBLE ASSETS WITH INDEFINITE USEFUL LIVES (CONT'D)

22. 商譽及無固定使用年期之無形資產之減值測試(續)

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, 2018 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 12.6% per annum on the profit before tax from 2019 to 2023 (2017: 12.8% per annum from 2018 to 2022), a sustainable growth rate of 2.4% per annum beyond 2023 (2017: 2.7% per annum beyond 2022), and a discount rate of 14.9% (2017: 15.6%) per annum. The recoverable amount of UAF was determined to be in excess of its net carrying amount.

計入消費金融分部之現金產生單位亞洲聯合財務的可收回金額指於二零一八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），包括二零一九年至二零二三年之除稅前溢利的平均增長年率12.6%（二零一七年：二零一八年至二零二二年為12.8%）及二零二三年後的可持續增長年率為2.4%（二零一七年：二零二二年後為2.7%），而折現年率為14.9%（二零一七年：15.6%）。亞洲聯合財務的可收回金額經確定為超過其賬面淨值。

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% (2017: 11%) per annum. The recoverable amount was determined to be in excess of its net carrying amount.

計入投資及金融分部的新鴻基可收回金額乃根據使用價值釐定。該計算方法使用以新鴻基管理層批准的一年期財政預算按折現年率11%（二零一七年：11%）折讓為基準的現金流量預測。可收回金額經確定為超過其各自之賬面淨值。

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 2.6% (2017: 3.3%) per annum. The recoverable amount was determined to be in excess of its net carrying amount.

於其他分部的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財政預算按折現年率2.6%（二零一七年：3.3%）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。

Management believes that possible changes in any of the above assumptions would not cause the carrying amounts to exceed their recoverable amounts.

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。

for the year ended 31st December, 2018

23. INTERESTS IN ASSOCIATES

截至二零一八年十二月三十一日止年度

23. 於聯營公司之權益

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Listed securities (Note (i))	上市證券(註解(i))	11,870.8	11,915.8
Unlisted shares (Note (ii))	非上市股份(註解(ii))	1,387.0	1,372.2
		13,257.8	13,288.0
		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Note (i):	註解(i):		
Listed securities	上市證券		
Cost of investment	投資成本	3,594.2	3,997.5
Share of post-acquisition reserves	應佔收購後儲備	8,308.4	7,962.1
Less: impairment	減: 減值	(1.9)	(13.9)
		11,900.7	11,945.7
		(29.9)	(29.9)
		11,870.8	11,915.8
		3,389.0	4,503.5
Market value of listed securities, at quoted price (Note)	上市證券市值, 按報價 (註解)	3,389.0	4,503.5

Note:

As at 31st December, 2018, the market value of listed securities included in the market value of the interests in TACI of HK\$3,043.1 million (2017: HK\$4,033.0 million) and APAC of HK\$345.9 million (2017: HK\$339.8 million).

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 value in use based on discounted future cash flows of TACI is higher than the carrying amount and the market value of TACI, hence, no impairment needs to be recognised.

註解:

於二零一八年十二月三十一日, 上市證券市場已包括於天安及亞太資源權益的市值3,043.1百萬港元(二零一七年: 4,033.0百萬港元)及345.9百萬港元(二零一七年: 339.8百萬港元)。

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使用價值較天安之賬面值及市值為高。因此, 毋須確認減值。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

23. INTERESTS IN ASSOCIATES (CONT'D)

During the year ended 31st December, 2017, the Group acquired an additional 0.9% of the total issued share capital of APAC from the market for a consideration of HK\$9.9 million and the Group's shareholding in APAC increased to 29.34% accordingly. On 16th November, 2017, APAC announced a cash offer to repurchase shares which was completed on 28th December, 2017. After completion of the share repurchase of APAC, the Group's shareholding in APAC increased from 29.34% to 33.92% and the difference between the Group's share of the net fair value of APAC's identifiable assets and liabilities before and after the change is recognised directly in equity.

The shareholding in APAC increased from 33.92% at 31st December, 2017 to 35.78% at 31st December, 2018 as a result of the receipt of scrip dividends of 14,315,733 shares in APAC valued at HK\$16.3 million and acquisition of additional 6,680,000 shares in APAC from the market for a consideration of HK\$8.3 million during the year 2018.

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 costs of disposal of APAC, which was based on the market value of APAC's interest in its associates plus its other assets and liabilities, and concluded that there is no need to recognise an impairment allowance. The fair value less costs of disposal has been used by management in the impairment assessment of APAC as it reflects the underlying assets value of APAC.

23. 於聯營公司之權益(續)

截至二零一七年十二月三十一日止年度，本集團以代價9.9百萬港元在市場購入亞太資源全部已發行股本的額外0.9%，本集團於亞太資源之股權因而增至29.34%。於二零一七年十一月十六日，亞太資源宣佈現金要約以回購股份，已於二零一七年十二月二十八日完成。於完成亞太資源股份回購後，本集團於亞太資源之股權由29.34%增加至33.92%及本集團應佔亞太資源可識別資產及負債淨公平價值於變動前後的差額直接於權益內確認。

於亞太資源之股權由二零一七年十二月三十一日的33.92%增至二零一八年十二月三十一日的35.78%，此乃由於二零一八年收取亞太資源以股代息14,315,733股，估值為16.3百萬港元，以及在市場購入亞太資源額外6,680,000股股份，代價為8.3百萬港元。

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市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，因為其反映亞太資源相關資產的價值。

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

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	1,842.8	1,842.8
	50.9	102.7
	1,893.7	1,945.5
	(506.7)	(573.3)
	1,387.0	1,372.2

Particulars of the Group's principal associates at 31st December, 2018 are set out in note 52.

本集團於二零一八年十二月三十一日之主要聯營公司詳情載於附註52。

for the year ended 31st December, 2018

23. INTERESTS IN ASSOCIATES (CONT'D)**Summarised consolidated financial information of material associates**

The summarised consolidated financial information of the Group's material associates, TACI, APAC 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).

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

Revenue	收入
Gain on disposal of subsidiaries	出售附屬公司之收益
Profit for the year	本年度溢利
Other comprehensive (expenses) income for the year	本年度其他全面(費用)收益
Total comprehensive income for the year	本年度全面收益總額
Dividends received from TACI during the year	本年度收取天安的股息

截至二零一八年十二月三十一日止年度

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**

本集團重大聯營公司天安、亞太資源及新鴻基金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)。

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Current assets	12,176.3	13,595.5
Non-current assets	26,838.4	23,560.9
Current liabilities	(7,560.7)	(6,096.3)
Non-current liabilities	(6,201.0)	(6,175.1)

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Revenue	3,291.7	1,112.9
Gain on disposal of subsidiaries	-	1,634.0
Profit for the year	1,258.1	2,092.1
Other comprehensive (expenses) income for the year	(511.1)	673.4
Total comprehensive income for the year	747.0	2,765.5
Dividends received from TACI during the year	146.7	238.3

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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)*

Reconciliation of the above summarised consolidated financial information to the carrying amount of the interest in TACI 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天安權益之賬面值之對賬：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Net assets attributable to the owners of TACI	天安股東應佔資產淨值	23,883.1	23,425.3
Proportion of the Group's ownership interest in TACI	本集團於天安之擁有權權益比例	48.66%	48.66%
Share of net assets of TACI	應佔天安資產淨值	11,621.5	11,398.8
Goodwill	商譽	1.8	1.8
Adjustment on acquisition of additional interest in TACI	就收購天安額外權益調整	(614.0)	(614.0)
Unrealised profit adjustments	未變現溢利調整	(29.9)	(29.9)
Carrying amount of the Group's interest in TACI	本集團於天安之權益之賬面值	10,979.4	10,756.7

Note: The Group's 48.66% interest in TACI gives the Group 48.66% of the voting rights in TACI. As at 31st December, 2018, the board composition of TACI comprised five executive directors, two non-executive directors and four independent non-executive directors, totalling eleven 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.

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。於二零一八年十二月三十一日，天安董事會由五名執行董事、兩名非執行董事及四名獨立非執行董事合共十一名董事組成。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。

TACI's other three significant shareholders hold a total of 32.71% equity interest as at 31st December, 2018 and were independent third parties from the Group.

於二零一八年十二月三十一日，天安其他三名主要股東合共持有32.71%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, 2018 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 TACI as an associate.

本集團編製其截至二零一八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，本集團繼續將天安作為聯營公司入賬。

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。

for the year ended 31st December, 2018

23. INTERESTS IN ASSOCIATES (CONT'D)**Summarised consolidated financial information of material associates (Cont'd)***(ii) APAC*

The summarised consolidated financial information below represents amounts shown in APAC's consolidated financial statements prepared in accordance with HKFRSs. The results, assets and liabilities of APAC are accounted for using the equity method in these consolidated financial statements.

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

Revenue	收入
(Loss) profit for the year	本年度(虧損)溢利
Other comprehensive (expenses) income for the year	本年度其他全面(費用)收益
Total comprehensive (expenses) income for the year	本年度全面(費用)收益總額
Dividends received from APAC during the year	本年度收取亞太資源的股息

截至二零一八年十二月三十一日止年度

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) 亞太資源*

下文之綜合財務資料概要代表於亞太資源的綜合財務報表(根據香港財務報告準則編製)中呈列之金額。亞太資源之業績、資產及負債乃使用權益法於本綜合財務報表中入賬。

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Current assets	1,055.5	1,718.5
Non-current assets	1,851.1	1,678.3
Current liabilities	(113.4)	(39.8)
Non-current liabilities	-	(44.5)

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Revenue	180.5	124.3
(Loss) profit for the year	(335.1)	698.3
Other comprehensive (expenses) income for the year	(155.1)	224.1
Total comprehensive (expenses) income for the year	(490.2)	922.4
Dividends received from APAC during the year	16.2	4.1

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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)***(ii) APAC (Cont'd)**(ii) 亞太資源(續)*

Reconciliation of the above summarised consolidated financial information to the carrying amount of the interest in APAC recognised in the consolidated financial statements:

上述綜合財務資料概要與於綜合財務報表中所確認於亞太資源權益之賬面值之對賬：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Net assets attributable to the owners of APAC	亞太資源股東應佔資產淨值	2,793.2	3,312.5
Proportion of the Group's ownership interest in APAC	本集團於亞太資源之擁有權權益比例	35.78%	33.92%
Share of net assets of APAC	應佔亞太資源資產淨值	999.4	1,123.6
Adjustment on acquisition of additional interest in APAC	就收購亞太資源額外權益調整	(108.4)	(73.3)
Others	其他	0.4	-
Carrying amount of the Group's interest in APAC	本集團於亞太資源之權益之賬面值	891.4	1,050.3

for the year ended 31st December, 2018

23. INTERESTS IN ASSOCIATES (CONT'D)**Summarised consolidated financial information of material associates (Cont'd)***(iii) SHKFGL*

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 prepared in accordance with HKFRSs and adjusted by fair value adjustments made at the time of reclassifying SHKFGL from a subsidiary to an associate.

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
Revenue	收入
Profit for the year	本年度溢利
Other comprehensive (expenses) income	其他全面(開支)收益
Total comprehensive income	全面收益總額

截至二零一八年十二月三十一日止年度

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)***(iii) 新鴻基金融集團*

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根據香港財務報告準則編製之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。

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Current assets	12,572.9	11,995.9
Non-current assets	1,095.6	1,827.7
Current liabilities	(4,152.8)	(5,805.9)
Non-current liabilities	(6,085.3)	(4,521.3)
Revenue	1,602.6	1,328.2
Profit for the year	210.7	127.5
Other comprehensive (expenses) income	(2.8)	11.8
Total comprehensive income	207.9	139.3

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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)***(iii) SHKFGL (Cont'd)**(iii) 新鴻基金融集團(續)*

The reconciliation of the above summarised financial information to the carrying amount of the interest in SHKFGL is as follows:

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：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Adjusted net assets of SHKFGL	新鴻基金融集團之經調整資產淨值	3,430.4	3,496.4
Group's effective interest	本集團之實際權益	30%	30%
Group's share of adjusted net assets	本集團應佔經調整資產淨值	1,029.2	1,048.9
Goodwill	商譽	607.7	607.7
Impairment (note 13)	減值(附註13)	(505.9)	(572.6)
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	1,131.0	1,084.0

for the year ended 31st December, 2018

23. INTERESTS IN ASSOCIATES (CONT'D)**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.

The Group's share of (loss) profit for the year	本集團應佔本年度(虧損)溢利	(40.7)	32.0
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	(5.4)	11.1
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	(46.1)	43.1
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	256.0	397.0

The Group has unrecognised share of losses of associates as follows:

The unrecognised share of losses for the year	本年度未確認應佔虧損	(0.7)	(0.7)
Cumulative share of unrecognised losses	累計應佔未確認虧損	(26.7)	(26.0)

24. INTERESTS IN JOINT VENTURES

Unlisted shares	非上市股份	236.8	249.0
Cost of investment	投資成本	3,251.7	2,948.2
Share of post-acquisition reserves	應佔收購後儲備	3,488.5	3,197.2
Elimination of unrealised profit	撇銷未變現溢利	(33.5)	(33.5)
		3,455.0	3,163.7

Particulars of the Group's principal joint venture at 31st December, 2018 are set out in note 53.

截至二零一八年十二月三十一日止年度

23. 於聯營公司之權益(續)

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。

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
The Group's share of (loss) profit for the year	(40.7)	32.0
The Group's share of other comprehensive (expenses) income for the year	(5.4)	11.1
The Group's share of total comprehensive (expenses) income for the year	(46.1)	43.1
Aggregate carrying amount of the Group's interests in these associates	256.0	397.0

本集團之未確認應佔聯營公司虧損如下：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
The unrecognised share of losses for the year	(0.7)	(0.7)
Cumulative share of unrecognised losses	(26.7)	(26.0)

24. 於合營公司之權益

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Unlisted shares	236.8	249.0
Cost of investment	3,251.7	2,948.2
Share of post-acquisition reserves	3,488.5	3,197.2
Elimination of unrealised profit	(33.5)	(33.5)
	3,455.0	3,163.7

本集團於二零一八年十二月三十一日的主要合營公司詳情載於附註53。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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**

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。

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Current assets	流動資產	381.2	283.5
Non-current assets	非流動資產	6,849.0	6,355.0
Current liabilities	流動負債	(223.2)	(292.2)
Non-current liabilities	非流動負債	(510.5)	(512.2)
The above assets include the following:			
Cash and cash equivalents	以上資產包括以下項目： 現金及現金等價物	218.0	180.8

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Revenue	收入	716.2	692.1
Profit for the year	本年度溢利	664.8	1,376.2
Other comprehensive (expenses) income for the year	本年度其他全面(費用)收益	(2.3)	0.7
Total comprehensive income for the year	本年度全面收益總額	662.5	1,376.9
The above profit for the year includes the following:			
Depreciation	上述本年度溢利包括下列各項： 折舊	64.4	57.1
Interest income	利息收入	1.0	0.3
Interest expenses	利息費用	3.8	9.3
Taxation	稅項	40.5	39.3

for the year ended 31st December, 2018

24. INTERESTS IN JOINT VENTURES (CONT'D)**Summarised consolidated financial information of material joint venture (Cont'd)**

Reconciliation of the above summarised consolidated financial information to the carrying amount of the interest in AKL recognised in the consolidated financial statements:

Net assets of AKL	AKL之資產淨值
Proportion of the Group's ownership interest in AKL	本集團於AKL之擁有權益比例
Share of net assets of AKL	應佔AKL資產淨值
Goodwill	商譽
Unrealised profit adjustments	未變現溢利調整
Carrying amount of the Group's interest in AKL	本集團於AKL權益之賬面值

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.

The Group's share of profit (loss) for the year	本集團應佔本年度溢利(虧損)
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
The Group's share of total comprehensive income (expenses) for the year	本集團應佔本年度全面收益(費用)總額

截至二零一八年十二月三十一日止年度

24. 於合營公司之權益(續)**重大合營公司之綜合財務資料概述(續)**

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：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	6,496.5	5,834.1
	50%	50%
	3,248.2	2,917.0
	0.1	0.1
	(33.5)	(33.5)
	3,214.8	2,883.6

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。

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	3.8	(28.7)
	(3.2)	2.2
	0.6	(26.5)

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES**25. 金融資產及負債**

The following table provides an analysis of financial assets and liabilities of the Group that are at fair value (subsequent to initial recognition upon application of HKFRS 9).

下表分析本集團以公平價值計量的金融資產及負債(於採用香港財務報告準則第9號首次確認後)。

		2018 二零一八年			
		Fair value 公平價值			
		Level 1 第一級	Level 2 第二級	Level 3 第三級	Total 總計
		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 other comprehensive income	透過其他全面收益按公平價值處理之金融資產				
Equity securities listed in Hong Kong	香港上市之股本證券	76.0	-	-	76.0
Equity securities listed outside Hong Kong	香港以外地區上市之股本證券	108.9	-	-	108.9
Unlisted overseas equity securities	非上市海外股本證券	-	-	21.6	21.6
Analysed for reporting purposes as non-current assets	為呈報目的分析為非流動資產	184.9	-	21.6	206.5

for the year ended 31st December, 2018

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

截至二零一八年十二月三十一日止年度

25. 金融資產及負債(續)

		2018 二零一八年			
		Fair value 公平價值			
		Level 1 第一級	Level 2 第二級	Level 3 第三級	Total 總計
		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				
Equity securities listed in Hong Kong	香港上市之股本證券	360.8	-	-	360.8
Equity securities listed outside Hong Kong	香港以外地區上市之股本證券	903.7	-	-	903.7
Forward currency contract	遠期貨幣合約	-	44.2	-	44.2
Options and futures listed outside Hong Kong	香港以外地區上市之期權及期貨	-	42.2	-	42.2
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	-	-	1,120.0	1,120.0
Unlisted call option for club memberships	非上市之會所會籍認購期權	-	-	13.3	13.3
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	-	-	0.4	0.4
Contracts for difference	差價合約	-	9.9	-	9.9
Unlisted bonds issued by unlisted companies	非上市公司發行之非上市債券	-	1,483.7	-	1,483.7
Listed bonds and notes issued by listed companies	上市公司發行之上市債券及票據	-	253.5	-	253.5
Listed bonds and notes issued by unlisted companies	非上市公司發行之上市債券及票據	-	38.3	-	38.3
Unlisted convertible preferred and ordinary shares issued by an unlisted company	一間非上市公司發行之非上市可轉換優先股及普通股	-	56.3	-	56.3
Unlisted preferred shares issued by an unlisted company	一間非上市公司發行之非上市優先股	-	-	57.2	57.2
Unlisted convertible preferred shares issued by an unlisted company	一間非上市公司發行之非上市可轉換優先股	-	93.0	-	93.0
Unlisted redeemable preferred shares issued by an unlisted company	一間非上市公司發行之非上市可贖回優先股	-	64.6	-	64.6
Unlisted shares issued by unlisted companies	非上市公司發行之非上市股份	-	16.6	42.0	58.6
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之非上市可換股債券	-	-	21.0	21.0
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	-	-	856.6	856.6
Unlisted overseas equity security	非上市海外股本證券	-	76.4	-	76.4
Unlisted overseas investment funds	非上市海外投資基金	-	-	5,157.3	5,157.3
Unlisted trust issued by an unlisted company	一間非上市公司發行之非上市信託	-	-	28.5	28.5
		1,264.5	2,178.7	7,296.3	10,739.5
Analysed for reporting purposes as:	為呈報目的所作之分析:				
Non-current assets	非流動資產				6,360.9
Current assets	流動資產				4,378.6
					10,739.5

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2018 二零一八年			
		Fair value 公平價值			
		Level 1 第一級	Level 2 第二級	Level 3 第三級	Total 總計
		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 unlisted in Hong Kong	香港非上市期貨及期權	-	25.2	-	25.2
Futures and options listed outside Hong Kong	香港以外地區上市之期貨及期權	-	3.0	-	3.0
Futures and options unlisted outside Hong Kong	香港以外地區之非上市期貨及期權	-	32.9	-	32.9
Foreign currency contracts	貨幣期貨	-	10.4	-	10.4
Over the counter equity derivatives	場外股本衍生工具	-	-	22.9	22.9
Short position in equity securities under stock borrowing arrangement	借股安排項下之股本證券淡倉	288.2	-	-	288.2
Contracts for difference	差價合約	-	42.7	-	42.7
Analysed for reporting purposes as current liabilities	為呈報目的分析為流動負債	288.2	114.2	22.9	425.3

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

The following table provide analysis of financial assets and liabilities of the Group that are measured at cost less impairment and at fair value subsequent to initial recognition (before application of HKFRS 9 on 1st January, 2018).

下表分析本集團以成本扣除減值及於首次確認後以公平價值計量的金融資產及負債(於二零一八年一月一日採用香港財務報告準則第9號前)。

		2017 二零一七年				
		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	47.2	-	-	-	47.2
Equity securities listed outside Hong Kong	香港以外地區上市之股本證券	213.8	-	-	-	213.8
Unlisted overseas equity securities	非上市海外股本證券	-	-	41.4	21.6	63.0
Analysed for reporting purposes as non-current assets	為呈報目的分析為非流動資產	261.0	-	41.4	21.6	324.0
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	453.7	-	-	-	453.7
Equity securities listed outside Hong Kong	香港以外地區上市之股本證券	743.4	-	-	-	743.4
Exchange-traded funds listed in Hong Kong	香港上市之交易所買賣基金	3.6	-	-	-	3.6
Over the counter equity derivatives	場外股本衍生工具	-	-	0.7	-	0.7
Forward currency contract	遠期貨幣合約	-	15.2	-	-	15.2
Unlisted currency options	非上市貨幣期權	-	3.1	-	-	3.1
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	-	-	1,053.0	-	1,053.0
Unlisted call option for club memberships	非上市之會所會籍認購期權	-	-	10.9	-	10.9
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	-	-	10.9	-	10.9
Contracts for difference	差價合約	-	8.6	-	-	8.6
Unlisted bonds issued by listed companies	上市公司發行之非上市債券	-	18.2	-	-	18.2
Unlisted bonds issued by unlisted companies	非上市公司發行之非上市債券	-	1,000.9	-	-	1,000.9
Listed bonds and notes issued by unlisted companies	非上市公司發行之上市債券及票據	-	302.0	-	-	302.0
Listed bonds issued by listed companies	上市公司發行之上市債券	-	2,172.3	-	-	2,172.3
		1,200.7	3,520.3	1,075.5	-	5,796.5

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2017 二零一七年				
		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 assets at fair value through profit or loss (Cont'd)	透過損益賬按公平價值處理之金融資產(續)					
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 and ordinary shares issued by an unlisted company	一間非上市公司發行之非上市可轉換優先股及普通股	-	117.3	-	-	117.3
Unlisted convertible preferred shares issued by an unlisted company	一間非上市公司發行之非上市可轉換優先股	-	-	17.1	-	17.1
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之非上市可換股債券	-	-	21.0	-	21.0
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	-	-	811.5	-	811.5
Unlisted overseas investment funds	非上市海外投資基金	-	167.2	4,302.2	-	4,469.4
		-	284.5	5,151.8	-	5,436.3
		1,200.7	3,804.8	6,227.3	-	11,232.8
Analysed for reporting purposes as:	為呈報目的所作之分析:					
Non-current assets	非流動資產					5,033.7
Current assets	流動資產					6,199.1
						11,232.8
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	2.5	-	-	-	2.5
Foreign currency contracts	貨幣期貨	-	52.8	-	-	52.8
Unlisted overseas options	非上市海外期權	-	1.4	-	-	1.4
Over the counter equity derivatives	場外股本衍生工具	-	-	8.8	-	8.8
Stock borrowings	借入股票	-	82.9	-	-	82.9
Contracts for difference	差價合約	-	12.7	-	-	12.7
Analysed for reporting purposes as current liabilities	為呈報目的分析為流動負債	2.5	149.8	8.8	-	161.1

for the year ended 31st December, 2018

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

AFS financial assets were intended to be held for a continuing strategic or long-term purpose. Due to insufficient market information and a wide range of possible fair values as input to carry the fair value reliably, some of the unlisted equity investments were measured at cost less impairment.

On the basis of its analysis of the nature, characteristics and risks of the securities, the Group has determined that presenting them by nature and type of issuers is appropriate.

Fair values are grouped from level 1 to 3 based on the degree to which the fair values are observable.

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.

In estimating the fair value, the Group uses market-observable data to the extent it is available. Where level 1 inputs are not available, the Group engages external valuers to perform the valuation for certain complex or material financial assets and liabilities. The valuation working group works closely with the external valuers to establish the appropriate valuation techniques and inputs to the valuation model for those complex or material financial assets and liabilities. For those less complex or not material financial assets and liabilities, the Group establishes appropriate valuation techniques internally to perform the valuation. The valuation working group also analyses changes in fair value measurements from period to period.

The fair values of bonds under level 2 at the reporting date were derived from quoted prices from pricing services. Where level 2 inputs are not available, the Group engages external valuers to perform the valuation for certain complex or material financial assets and liabilities.

The fair values of level 3 financial assets and liabilities are mainly derived from valuation technique using 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 valuations which are reviewed by the relevant management of the group companies.

截至二零一八年十二月三十一日止年度

25. 金融資產及負債(續)

可供出售金融資產擬持作持續策略或長期用途。由於沒有足夠市場資料及有大範圍可能公平價值可作為輸入數據值從而可靠地計算公平價值，部分非上市股本投資按成本扣除減值計量。

基於證券之性質、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。

公平價值按其可觀察度分類為一至三級。

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。

在估計公平價值時，本集團使用其可獲取之可觀察市場數據。倘並無第一級輸入數據，本集團委聘外部估值師就若干複雜或重大金融資產及負債進行估值。估值工作小組與外部估值師緊密合作，為該等複雜或重大金融資產及負債的估值模型建立合適之估值方法及輸入數據。就複雜程度較低或並不重大之金融資產及負債而言，本集團內部建立合適之估值技術以進行估值。估值工作小組亦按期分析公平價值計量之變動。

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。就若干複雜或重大的金融資產及負債，當沒有第二級輸入數據時，本集團委聘外部估值師進行估值。

第三級金融資產及負債之公平價值主要來自一系列不可觀察資料的估值方法。於估計第三級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自行設立合適之估值方法以進行估值，並由集團公司之相關管理層審閱。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 under level 3.

下表提供有關第三級重大金融資產估值之進一步資料。

Valuation technique 估值方法	Unobservable inputs 不可觀察的輸入數據	2018 二零一八年		Fair value 公平價值 HK\$ Million 百萬港元	Sensitivity analysis 敏感度分析
		Input values 輸入數據值			
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					
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	Expected volatility 預計波幅	10.4%	1,120.0	An increase in volatility would result in an increase in the fair value. 波幅增加將導致公平價值上升。 An increase in equity growth rate would result in a decrease in the fair value. 權益增長率上升將導致公平價值下降。 An increase in estimated equity value would result in a decrease in fair value. 權益價值估值增加將導致公平價值下降。
		Equity growth rate 權益增長率	1.4%		
		Estimated equity value 權益價值估值	HK\$1,131.0 Million 1,131.0百萬港元		
		Discount rate (for estimated equity value) 折現率 (就股權價值估值)	17%		
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 approach and option model 市場法及期權模型	Expected volatility 預計波幅	4.7%	856.6	An increase in volatility would result in an increase in the fair value. 波幅增加將導致公平價值上升。 An increase in discount rate would result in a decrease in the fair value. 折現率上升將導致公平價值下降。 An increase in equity growth rate would result in a decrease in the fair value. 權益增長率上升將導致公平價值下降。
		Discount rate 折現率	2.5%		
		Equity growth rate 權益增長率	-0.9%		
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	5,157.3	n/a 不適用

for the year ended 31st December, 2018

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

截至二零一八年十二月三十一日止年度

25. 金融資產及負債(續)

			2017 二零一七年		
	Valuation technique 估值方法	Unobservable inputs 不可觀察的輸入數據	Input values 輸入數據值	Fair value 公平價值 HK\$ Million 百萬港元	Sensitivity analysis 敏感度分析
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	Expected volatility 預計波幅	8.9%	1,053.0	An increase in volatility would result in an increase in the fair value.
		Equity growth rate 權益增長率	0.5%		An increase in equity growth rate would result in a decrease in the fair value.
		Estimated equity value 權益價值估值	HK\$1,084.0 million 1,084.0百萬港元		An increase in equity growth rate would result in a decrease in the fair value.
		Discount rate (for estimated equity value) 折現率 (就股權價值估值)	16.6%		An increase in estimated equity value would result in a decrease in fair value.
					權益增長率上升將導致公平價值下降。
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	1.06x	811.5	An increase in volatility would result in an increase in the fair value.
		Expected volatility 預計波幅	5.1%		An increase in equity growth rate would result in a decrease in the fair value.
		Discount rate 折現率	2.1%		An increase in equity growth rate would result in a decrease in the fair value.
		Equity growth rate 權益增長率	0.1%		權益增長率上升將導致公平價值下降。
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	4,302.2	n/a 不適用

* The Group has determined that the reported net asset values represent fair value of the unlisted overseas investment funds.

* 本集團釐定，呈報之資產淨值指非上市海外投資基金之公平價值。

Except for unlisted overseas equity securities with a put right for shares, there has been no change in the valuation technique during the year. During the year, the major subsidiary of CM International Holding Pte Ltd ("CMIG") was listed on The New York Stock Exchange. Therefore, a market approach was used instead of a market comparable approach for the valuation of this subsidiary of CMIG.

除含股份認沽權之非上市海外股本證券外，年內的估值方法概無變動。年內，CM International Holding Pte Ltd (「CMIG」)的主要附屬公司已於紐約證券交易所上市。因此，對該CMIG之附屬公司進行估值時使用市場法而非市場比較法。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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：

		2018 二零一八年					Balance at 31st December, 2018 於 二零一八年 十二月 三十一日 之結餘	Unrealised gain or loss for the year 年內未變現 收益或虧損	
Balance at 1st January, 2018 於 二零一八年 一月一日 之結餘		Transfer 結轉	Recognised gains or losses 已確認收益或虧損		Purchase 購入	Disposal 出售			
HK\$ Million 百萬港元		HK\$ Million 百萬港元	Profit or loss 損益	Other comprehensive income 其他全面收益	HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元		
百萬元		百萬元	百萬元	百萬元	百萬元	百萬元	百萬元		
Financial assets at fair value through other comprehensive income	透過其他全面收益按公平價值處理之金融資產								
Unlisted overseas equity securities	非上市海外股本證券	21.6	-	-	-	-	21.6	-	
Financial assets at fair value through profit or loss	透過損益按公平價值處理之金融資產								
Over the counter equity derivatives	場外股本衍生工具	0.7	-	(0.7)	-	-	-	(0.7)	
Unlisted put right for shares in an associate	非上市之一間聯營公司股份認沽權	1,053.0	-	67.0	-	-	1,120.0	67.0	
Unlisted call option for club memberships	非上市之會所會籍認購期權	10.9	-	2.4	-	-	13.3	2.4	
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	10.9	-	(10.5)	-	-	0.4	(10.5)	
Unlisted preferred shares issued by an unlisted company	一間非上市公司發行之非上市優先股	17.1	3.9	3.8	-	53.4	(21.0)	57.2	(0.1)
Unlisted shares issued by an unlisted company	一間非上市公司發行之非上市股份	41.4	-	(1.9)	-	2.5	-	42.0	(1.9)
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之非上市可換股債券	21.0	-	-	-	-	-	21.0	-
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	811.5	-	45.1	-	-	-	856.6	45.1
Unlisted overseas investment funds	非上市海外投資基金	4,302.2	(3.9)	443.4	-	1,047.8	(632.2)	5,157.3	302.8
Unlisted trust issued by an unlisted company	一間非上市公司發行之非上市信託	-	-	(1.0)	-	29.5	-	28.5	(1.0)
Financial liabilities at fair value through profit or loss	透過損益按公平價值處理之金融負債								
Over the counter equity derivatives	場外股本衍生工具	(8.8)	-	(14.1)	-	-	-	(22.9)	(14.1)

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

		2017 二零一七年					Balance at 31st December, 2017	Unrealised gain or loss for the year 年內未變現 收益或虧損
Balance at 1st January, 2017	Recognised gains or losses 已確認收益或虧損	Profit or loss 損益	Other comprehensive income 其他全面 收益	Purchase 購入	Disposal 出售	Balance at 31st December, 2017	Unrealised gain or loss for the year 年內未變現 收益或虧損	
於 二零一七年 一月一日 之結餘						於 二零一七年 十二月 三十一日 之結餘		
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	
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	42.2	-	(0.8)	-	-	41.4	
Held for trading investments	持作交易投資							
Over the counter equity derivatives	場外股本衍生工具	0.4	0.3	-	-	-	0.7	
Over the counter currency derivatives	場外貨幣衍生工具	0.1	(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	1,052.0	1.0	-	-	-	1,053.0	
Unlisted call option for club memberships	非上市之會所會籍認購期權	8.3	2.6	-	-	-	10.9	
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	(0.3)	-	-	(1.2)	10.9	
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 非上市可轉換優先股	-	0.1	-	17.0	-	17.1	
Unlisted convertible bonds issued by unlisted companies	非上市公司發行之 非上市可換股債券	3.9	0.1	-	17.0	-	21.0	
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	(14.6)	-	-	-	811.5	
Unlisted overseas investment funds	非上市海外投資基金	2,871.6	922.7	-	666.5	(158.6)	4,302.2	
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	(2.9)	(5.9)	-	-	-	(8.8)	
Over the counter currency derivatives	場外貨幣衍生工具	(1.9)	1.9	-	-	-	1.9	

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Financial assets at FVTPL	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	–	5,796.5
– Investments at FVTPL	– 透過損益賬按公平價值處理之投資	10,739.5	5,436.3
		10,739.5	11,232.8
Financial assets measured at amortised cost (2017: loans and receivables) under non-current assets	歸類為非流動資產之按攤銷成本計量之金融資產 (二零一七年：貸款及應收款項)		
– Term loans, trade and other receivables (note 29)	– 有期貸款、貿易及其他應收款項(附註29)	79.5	505.8
– Loans and advances to consumer finance customers (note 26)	– 消費金融客戶貸款及墊款(附註26)	2,618.9	2,322.8
– Mortgage loans (note 27)	– 按揭貸款(附註27)	1,956.8	1,243.1
– Amounts due from associates (note 30)	– 聯營公司欠款(附註30)	266.7	275.2
Financial assets measured at amortised cost (2017: loans and receivables) under current assets	歸類為流動資產之按攤銷成本計量之金融資產 (二零一七年：貸款及應收款項)		
– Short-term pledged bank deposits and bank balances (note 31)	– 短期抵押銀行存款及銀行結餘(附註31)	20.0	1.2
– Bank deposits, cash and cash equivalents (note 31)	– 銀行存款、現金及現金等價物(附註31)	5,385.1	3,197.4
– Term loans, trade and other receivables (note 29)	– 有期貸款、貿易及其他應收款項(附註29)	4,466.2	3,126.8
– Amounts due from brokers	– 經紀欠款	507.1	725.9
– Loans and advances to consumer finance customers (note 26)	– 消費金融客戶貸款及墊款(附註26)	7,150.8	6,840.8
– Mortgage loans (note 27)	– 按揭貸款(附註27)	1,897.4	877.3
– Amounts due from associates (note 30)	– 聯營公司欠款(附註30)	266.3	228.1
– Amounts due from joint ventures (note 30)	– 合營公司欠款(附註30)	9.8	9.1
		24,624.6	19,353.5
AFS financial assets	可供出售金融資產	–	324.0
Financial assets at FVTOCI	透過其他全面收益按公平價值處理之金融資產	206.5	–
		206.5	324.0
		35,570.6	30,910.3

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

The carrying amounts of the Group's financial liabilities at the end of reporting period were as follows:

Financial liabilities measured at amortised cost	按攤銷成本計量之金融負債
– Bank and other borrowings (note 37)	– 銀行及其他借貸(附註37)
– Trade and other payables (note 32)	– 貿易及其他應付款項(附註32)
– Financial assets sold under repurchase agreements (note 33)	– 回購協議下出售之金融資產(附註33)
– 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/papers payable (note 38)	– 應付票據(附註38)

Financial liabilities at FVTPL	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

Transferred financial assets

The Group enters into transactions in the normal course of business by which it transfers recognised financial assets to third parties. In some cases these transfers may give rise to full derecognition of the financial assets concerned. In other cases where the Group has retained substantially all the risks and rewards of these assets, the Group continues to recognise the transferred assets.

The Group transfers financial assets that are not derecognised in their entirety primarily through the sale of debt securities with repurchase agreements.

Sales and repurchase agreements are transactions in which the Group sells a debt security and simultaneously agrees to repurchase it (or an asset that is substantially the same) at the agreed date and price. The repurchase prices are fixed and the Group is still exposed to substantially all the credit risks, market risks and rewards of those debt securities sold. These debt securities are not derecognised from the consolidated financial statements but regarded as “collateral” for the liabilities because the Group retains substantially all the risks and rewards of these debt securities. The proceeds received on the transfer are recognised as liabilities under “Financial assets sold under repurchase agreements”.

25. 金融資產及負債(續)

本集團金融負債於報告期末之賬面值如下：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	9,531.6	4,525.3
	162.0	235.9
	1,216.5	1,071.0
	27.8	14.9
	7.4	7.4
	40.1	0.1
	7,676.0	8,007.4
	18,661.4	13,862.0
	425.3	161.1
	19,086.7	14,023.1

已轉讓金融資產

本集團於正常業務過程中訂立交易，據此將已確認金融資產轉讓予第三方。在若干情況下，該等轉讓可能導致全面終止確認有關金融資產。在其他情況下，倘本集團保留該等資產的絕大部分風險及回報，則本集團繼續確認已轉讓資產。

本集團主要透過出售附有回購協議的債務證券轉讓所有尚未終止確認的金融資產。

出售及回購協議為本集團出售一項證券並同時同意按協定日期及價格回購該債務證券或一項大致相同資產的交易。回購價格為固定，本集團仍須承受該等已出售債務證券的絕大部分信貸風險、市場風險及回報。由於本集團保留了該等債務證券的絕大部分風險及回報，故該等債務證券不會於綜合財務報表內終止確認，但被視作負債的「抵押品」。轉讓所收取的所得款項於「回購協議下出售之金融資產」中確認為負債。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)**25. 金融資產及負債(續)****Transferred financial assets (Cont'd)**

The following table sets out the carrying amounts of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

已轉讓金融資產(續)

下表載列所有未終止確認的已轉讓金融資產及相關負債的賬面值。

		As at 31st December, 2018 於二零一八年十二月三十一日		
Analysed by liabilities type 按負債類別分析		Carrying amount of transferred assets 已轉讓資產之賬面值	Carrying amount of associated liabilities 相關負債之賬面值	Net Position 淨值
		Financial assets at FVTPL 透過損益賬按公平價值處理之金融資產		
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Financial assets sold under repurchase agreements (note 33)	回購協議下出售之金融資產(附註33)	1,483.7	1,216.5	267.2

		As at 31st December, 2017 於二零一七年十二月三十一日		
Analysed by liabilities type 按負債類別分析		Carrying amount of transferred assets 已轉讓資產之賬面值	Carrying amount of associated liabilities 相關負債之賬面值	Net Position 淨值
		Financial assets at FVTPL 透過損益賬按公平價值處理之金融資產		
		HK\$ Million 百萬港元	HK\$ Million 百萬港元	HK\$ Million 百萬港元
Financial assets sold under repurchase agreements (note 33)	回購協議下出售之金融資產(附註33)	1,280.2	1,071.0	209.2

Financial assets 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.

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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

25. FINANCIAL ASSETS AND LIABILITIES (CONT'D)

25. 金融資產及負債(續)

Financial assets and financial liabilities offsetting (Cont'd)

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.

Financial assets and liabilities subject to offsetting, enforceable master netting arrangements and similar agreements:

抵銷金融資產及金融負債(續)

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。

受抵銷、可強制執行總淨額結算安排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		
					Cash collateral received/pledged 已收/已抵押 現金抵押 HK\$ Million 百萬港元		Net amount 淨額 HK\$ Million 百萬港元
At 31st December, 2018	於二零一八年十二月三十一日						
Type of financial assets	金融資產類型						
Financial assets at FVTPL	透過損益賬按公平價值 處理之金融資產	1,438.9	(11.4)	1,427.5	(425.3)	-	1,002.2
Debt securities pledged as collateral for financial assets sold under repurchase agreements (note 33)	作為回購協議下出售 之金融資產之抵押的 債務證券(附註33)	1,483.7	-	1,483.7	(1,216.5)	-	267.2
Type of financial liabilities	金融負債類型						
Financial liabilities at FVTPL	透過損益賬按公平價值 處理之金融負債	436.7	(11.4)	425.3	(425.3)	-	-
Financial assets sold under repurchase agreements	回購協議下出售 之金融資產	1,216.5	-	1,216.5	(1,216.5)	-	-
At 31st December, 2017	於二零一七年十二月三十一日						
Type of financial assets	金融資產類型						
Financial assets at FVTPL	透過損益賬按公平價值 處理之金融資產	2,538.9	-	2,538.9	(161.1)	-	2,377.8
Debt securities pledged as collateral for financial assets sold under repurchase agreements (note 33)	作為回購協議下出售之 金融資產之抵押的 債務證券(附註33)	1,280.2	-	1,280.2	(1,071.0)	-	209.2
Type of financial liabilities	金融負債類型						
Financial liabilities at FVTPL	透過損益賬按公平價值 處理之金融負債	161.1	-	161.1	(161.1)	-	-
Financial assets sold under repurchase agreements	回購協議下出售 之金融資產	1,071.0	-	1,071.0	(1,071.0)	-	-

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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS**26. 消費金融客戶貸款及墊款**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Loans and advances to consumer finance customers	消費金融客戶貸款及墊款		
Hong Kong	香港	7,803.4	6,544.2
Mainland China	中國內地	2,611.9	3,282.7
Less: impairment allowance	減：減值撥備	(645.6)	(663.3)
		9,769.7	9,163.6
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	2,618.9	2,322.8
Current assets	流動資產	7,150.8	6,840.8
		9,769.7	9,163.6

Movements of impairment allowance during the year of 2017 were as follows:

二零一七年減值撥備之變動如下：

		2017 二零一七年 HK\$ Million 百萬港元
At 1st January	於一月一日	(906.3)
Exchange adjustments	匯兌調整	(17.7)
Amounts written off	撤銷款項	700.8
Amounts recognised in profit or loss	於損益確認之款項	(440.1)
At 31st December	於十二月三十一日	(663.3)

The information for 2018 is disclosed in note 41(b).

二零一八年的資料於附註41(b)披露。

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。

for the year ended 31st December, 2018

26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS (CONT'D)

The consumer finance division uses a provision matrix to calculate the impairment allowance for loans and advances to consumer finance customers. The provision rates are based on aging of different consumer financing loan products as groupings of various debtors that have similar loss patterns and different factors, including historical default rates and collectability, being adjusted by forward-looking information that is available without undue cost. In addition, loans and advances to consumer finance customers with significant balances are assessed for impairment individually based on historical credit information.

As at 31st December, 2018, the aging analysis for the loans and advances to consumer finance customers that are past due is as follows:

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

截至二零一八年十二月三十一日止年度

26. 消費金融客戶貸款及墊款(續)

消費金融部門使用撥備矩陣計算消費金融客戶貸款及墊款的減值虧損。撥備率乃基於按具有類似虧損模式的各種債務人分組的不同消費金融貸款產品的賬齡及不同因素，包括過往違約率及可收回性，以及就無需過多成本即可獲得的前瞻性資料作調整。此外，具有重大結餘的消費金融客戶貸款及墊款會根據過往信貸資料個別評估減值。

於二零一八年十二月三十一日，已逾期之消費金融客戶貸款及墊款之賬齡分析如下：

2018
二零一八年
HK\$ Million
百萬港元

528.6
50.4
11.9
48.2
109.2
748.3

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS (CONT'D)**26. 消費金融客戶貸款及墊款(續)**

As at 31st December, 2017, the aging analysis for the loans and advances to consumer finance customers that are past due but not impaired is as follows:

於二零一七年十二月三十一日，已逾期但無減值之消費金融客戶貸款及墊款之賬齡分析如下：

		2017 二零一七年 HK\$ Million 百萬港元
Less than 31 days past due	逾期少於31日	538.7
31 to 60 days	31至60日	100.2
61 to 90 days	61至90日	52.9
91 to 180 days	91至180日	117.5
Over 180 days	180日以上	31.4
		<u>840.7</u>

As at 31st December, 2018, loans and advances to consumer finance customers with aggregate carrying amount of HK\$748.3 million are past due. Out of the past due balances, HK\$157.4 million has been past due 90 days or more and is considered to be credit-impaired. The impairment provision has taken into account the credit quality of the underlying assets and the financial strength of the borrowers.

於二零一八年十二月三十一日，賬面值合共748.3百萬港元的消費金融客戶貸款及墊款已逾期。在已逾期的結餘中，157.4百萬港元已逾期90日或以上，並視為已信貸減值。減值撥備已計及相關資產的信貸質素及借款人的財務實力。

At the reporting date, loans and advances to consumer finance customers consisted of HK\$8,871.9 million unsecured (2017: HK\$8,881.3 million) and HK\$897.8 million secured (2017: HK\$282.3 million). The table below summarises its credit quality (gross balances net of impairment allowances) at the end of 2017:

於結算日，消費金融客戶貸款及墊款包括無抵押貸款8,871.9百萬港元(二零一七年：8,881.3百萬港元)及有抵押貸款897.8百萬港元(二零一七年：282.3百萬港元)。下表概述於二零一七年末其信貸質素(總額扣除減值撥備)：

		2017 二零一七年 HK\$ Million 百萬港元
Credit quality	信貸質素	
Neither past due nor individually impaired	並非逾期或個別減值	8,266.4
Past due but not impaired	逾期但無減值	840.7
Individually impaired	個別減值	56.5
		<u>9,163.6</u>

for the year ended 31st December, 2018

26. LOANS AND ADVANCES TO CONSUMER FINANCE CUSTOMERS (CONT'D)

The amount and type of collateral required depend on an assessment of the credit risk of the customer or counterparty.

As at 31st December, 2018, the gross carrying amount of loans and advances to consumer finance customers amounts to HK\$10,415.3 million (2017: HK\$9,826.9 million). The Group is entitled to sell or repledge collateral when there is default by the borrower. There has not been any significant changes in the quality of the collateral held for loans and advances to consumer finance customers.

The main types of collateral and credit enhancement obtained are as follows:

- for personal lending, charges over residential properties/commercial properties; and
- for commercial lending, corporate guarantees, charges over residential properties/commercial properties, charges over real estate properties, pledge of shares or debentures over the borrower's assets.

In general, secured loans and advances are made to 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.

Estimates of the fair value of collateral are 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. As at 31st December, 2018, no repossessed properties were held by the Group (2017: Nil).

In respect of the secured loans and advances to customers with the carrying amount of HK\$183.5 million (2017: HK\$266.6 million), the fair value of collateral of such loans and advances can be objectively ascertained to cover the outstanding amount of loan balances based on quoted prices of collateral.

The carrying amounts of the loans and advances to consumer finance customers approximate their fair values.

截至二零一八年十二月三十一日止年度

26. 消費金融客戶貸款及墊款(續)

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。

於二零一八年十二月三十一日，消費金融客戶貸款及墊款的賬面總值為10,415.3百萬港元(二零一七年：9,826.9百萬港元)。倘借款人違約，本集團有權出售或重新質押抵押品。就消費金融客戶貸款及墊款持有的抵押品質素並無重大變動。

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／商業物業抵押；及
- 對於商業貸款，以企業擔保、以住宅物業／商業物業質押、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，有抵押貸款及墊款，乃供給可提供充足抵押品之消費金融客戶。管理層會於適當時要求根據相關協議作出額外抵押，並於檢討減值撥備的充份性時監察抵押品的市值。

估計抵押品公平價值乃基於借款時採用以相應資產之常用估值方法而釐定。

本集團的政策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商業用途。於二零一八年十二月三十一日，本集團並無持有沒收物業(二零一七年：無)。

向消費金融客戶提供的有抵押貸款及墊款(根據抵押品的報價，其抵押品的公平價值是可客觀確定為足夠償付未償還的貸款結餘)之賬面值為183.5百萬港元(二零一七年：266.6百萬港元)。

消費金融客戶貸款及墊款之賬面值與其公平價值相若。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

27. MORTGAGE LOANS**27. 按揭貸款**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Mortgage loans Hong Kong	按揭貸款 香港	3,863.9	2,125.4
Less: impairment allowance	減：減值撥備	(9.7)	(5.0)
		3,854.2	2,120.4
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	1,956.8	1,243.1
Current assets	流動資產	1,897.4	877.3
		3,854.2	2,120.4

Movements of impairment allowance during the year of 2017 were as follows:

二零一七年減值撥備之變動如下：

		2017 二零一七年 HK\$ Million 百萬港元
At 1st January	於一月一日	(3.2)
Amounts written off	撇銷款項	1.4
Amounts recognised in profit or loss	於損益確認之款項	(3.2)
At 31st December	於十二月三十一日	(5.0)

The information for 2018 is disclosed in note 41(b).

二零一八年的資料於附註41(b)披露。

The mortgage loans bear interest at market interest rates.

按揭貸款按市場利率計息。

for the year ended 31st December, 2018

27. MORTGAGE LOANS (CONT'D)

The mortgage loans have been reviewed by the mortgage loans division to assess impairment allowances which are based on an evaluation of collectability, aging analysis of accounts, fair value of collateral and on management's judgment, including the current creditworthiness and the past collection statistics of individual accounts and are adjusted for forward-looking information that is available without undue cost.

As at 31st December, 2018, the aging analysis for the mortgage loans that are past due is as follows:

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

As at 31st December, 2017, the aging analysis for the mortgage loans that are past due but not impaired is as follows:

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

As at 31st December, 2018, mortgage loans with aggregate carrying amount of HK\$682.9 million are past due. Out of the past due balances, HK\$30.0 million has been past due 90 days or more and is considered to be credit-impaired. The impairment provision has taken into account the credit quality of the underlying assets and the financial strength of the borrowers.

截至二零一八年十二月三十一日止年度

27. 按揭貸款(續)

按揭貸款組已審閱按揭貸款，從而對減值撥備進行評估，評估基礎為可收回性評估、賬齡分析、抵押品公平價值及管理層判斷，包括獨立客戶現時的信譽及過往收款數據，並就無需過多成本即可取得的前瞻性資料作調整。

於二零一八年十二月三十一日，已逾期之按揭貸款之賬齡分析如下：

2018 二零一八年 HK\$ Million 百萬港元
306.0
285.5
61.4
22.5
7.5
682.9

於二零一七年十二月三十一日，已逾期但無減值之按揭貸款之賬齡分析如下：

2017 二零一七年 HK\$ Million 百萬港元
218.0
6.5
4.1
8.3
0.5
237.4

於二零一八年十二月三十一日，賬面值合共682.9百萬港元的按揭貸款已逾期。在已逾期的結餘中，30.0百萬港元已逾期90日或以上，並視為已信貸減值。減值撥備已計及相關資產的信貸質素及借款人的財務實力。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

27. MORTGAGE LOANS (CONT'D)**27. 按揭貸款(續)**

At the reporting date, mortgage loans consisted of HK\$175.1 million unsecured (2017: HK\$230.1 million) and HK\$3,679.1 million secured (2017: HK\$1,890.3 million). The table below summarises its credit quality (gross balances net of impairment allowances) at the end of 2017:

於結算日，按揭貸款包括無抵押貸款175.1百萬港元(二零一七年：230.1百萬港元)及有抵押貸款3,679.1百萬港元(二零一七年：1,890.3百萬港元)。下表概述二零一七年末其信貸質素(總額扣除減值撥備)：

		2017 二零一七年 HK\$ Million 百萬港元
Credit quality	信貸質素	
Neither past due nor individually impaired	並非逾期或個別減值	1,827.5
Past due but not impaired	逾期但無減值	237.4
Individually impaired	個別減值	55.5
		<u>2,120.4</u>

The amount and type of collateral required depends on an assessment of the credit risk of the customer. The main types of collateral and credit enhancement obtained are mortgages over residential properties/commercial properties.

所需抵押款項及類別視乎客戶之信貸風險評估情況而定。所獲抵押品及信貸增強措施的主要類別為住宅物業／商業物業按揭。

As at 31st December, 2018, the gross carrying amount of mortgage loans amounts to HK\$3,863.9 million (2017: HK\$2,125.4 million). The Group is entitled to sell or repledge collateral when there is a default by the borrower. There has not been any significant change in the quality of collateral held for mortgage loans.

於二零一八年十二月三十一日，按揭貸款的賬面總值為3,863.9百萬港元(二零一七年：2,125.4百萬港元)。倘借款人違約，本集團有權出售或重新質押抵押品。就按揭貸款持有的抵押品質素並無重大變動。

for the year ended 31st December, 2018

27. MORTGAGE LOANS (CONT'D)

In general, mortgage loans are granted on a secured basis with sufficient amount of collateral provided by the borrower. 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.

Estimates of the fair value of collateral are based on 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. At the end of the reporting period, the net realisable value of the repossessed properties held by mortgage loans division is HK\$7.9 million (2017: Nil).

In respect of secured mortgage loans to mortgage loan customers with the carrying amount of HK\$3,679.1 million (2017: HK\$1,890.3 million), the fair value of the collateral of such mortgage loans can be objectively ascertained to cover the outstanding amount of the loan balances based on quoted prices of collateral.

The unsecured mortgage loans include second mortgage loans in respect of which the Group are not entitled to a 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 amounts of the mortgage loans approximate their fair values.

The Group's mortgage loans carried an average interest rate of 8.50% (2017: 10.15%) per annum.

截至二零一八年十二月三十一日止年度

27. 按揭貸款(續)

一般而言，以抵押基準授出的按揭貸款是提供給具有足夠金額的抵押品客戶。管理層會於適當時要求根據相關協議作出額外抵押，並於檢討減值撥備的充份性時監察抵押品的市值。

估計抵押品公平價值乃基於於借款時採用以相應資產之常用估值方法而釐定。

本集團的政策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商業用途。於報告期末，按揭貸款部持有的沒收物業的可變現淨值為7.9百萬港元(二零一七年：無)。

向按揭貸款客戶提供的有抵押按揭貸款(根據抵押品的報價，該等按揭貸款抵押品的公平價值是可客觀確定為足夠償付未償還的貸款結餘)之賬面值為3,679.1百萬港元(二零一七年：1,890.3百萬港元)。

無抵押按揭貸款包括有二按貸款，本集團並無有關按揭物業第一押記之權利。由於收回按揭物業存有阻礙以及確定抵押品於承受第一押記抵押人索償後的剩餘價值存在實際困難，故管理層認為該等二按貸款是分類為無抵押。

按揭貸款之賬面值與其公平價值相若。

本集團按揭貸款之平均年利率為8.50%(二零一七年：10.15%)。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

28. DEFERRED TAX**28. 遞延稅項**

The following are the major deferred tax assets and liabilities of the Group recognised and movements thereon during the current and prior years:

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, 2017	於二零一七年一月一日	250.3	184.4	(728.1)	55.3	-	(79.1)	(317.2)
Exchange adjustments	匯兌調整	-	0.7	(41.9)	4.8	-	(0.8)	(37.2)
Recognised in profit or loss	於損益確認	8.9	(2.1)	39.4	(4.0)	(0.2)	(8.6)	33.4
At 31st December, 2017	於二零一七年十二月三十一日	259.2	183.0	(730.6)	56.1	(0.2)	(88.5)	(321.0)
Impact on initial application of HKFRS 9	首次採用香港財務報告準則第9號之影響	-	-	(28.2)	-	-	-	(28.2)
At 1st January, 2018	於二零一八年一月一日	259.2	183.0	(758.8)	56.1	(0.2)	(88.5)	(349.2)
Exchange adjustments	匯兌調整	-	(0.5)	36.0	(4.0)	-	0.5	32.0
Recognised in profit or loss	於損益確認	16.1	-	(96.5)	3.1	-	(3.6)	(80.9)
At 31st December, 2018	於二零一八年十二月三十一日	275.3	182.5	(819.3)	55.2	(0.2)	(91.6)	(398.1)

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：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Deferred tax liabilities	遞延稅項負債	332.2	328.6
Deferred tax assets	遞延稅項資產	(730.3)	(649.6)
		(398.1)	(321.0)

for the year ended 31st December, 2018

28. DEFERRED TAX (CONT'D)

At the end of the reporting period, the Group had unrecognised deductible temporary differences of HK\$5.0 million (2017: HK\$5.1 million) and estimated unused tax losses of HK\$1,500.5 million (2017: HK\$1,314.9 million) available to offset against future assessable profits. A deferred tax asset has been recognised in respect of HK\$530.4 million (2017: HK\$511.4 million) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$970.1 million (2017: HK\$803.5 million) of losses due to the unpredictability of future assessable profit streams. The unrecognised tax losses included a sum of HK\$7.3 million that will expire during 2019 to 2023 (2017: HK\$11.2 million will expire during 2018 to 2022).

Under the Law of PRC on Enterprise Income Tax, withholding tax is imposed on dividends declared in respect of profits earned by the 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\$1,081.6 million at the end of the reporting period (2017: HK\$1,026.5 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.

截至二零一八年十二月三十一日止年度

28. 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5.0百萬港元(二零一七年：5.1百萬港元)及可抵銷未來應課稅溢利之估計未動用稅項虧損1,500.5百萬港元(二零一七年：1,314.9百萬港元)。其中就530.4百萬港元(二零一七年：511.4百萬港元)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970.1百萬港元(二零一七年：803.5百萬港元)虧損之遞延稅項資產。未確認稅項虧損包括將於二零一九年至二零二三年內到期之款項7.3百萬港元(二零一七年：二零一八年至二零二二年內到期之款項11.2百萬港元)。

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1,081.6百萬港元(二零一七年：1,026.5百萬港元)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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

29. TERM LOANS, TRADE RECEIVABLES, PREPAYMENTS AND OTHER RECEIVABLES**29. 有期貸款、應收貿易款項、預付款項及其他應收款項**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Secured term loans	有抵押有期貸款	2,679.0	2,223.4
Unsecured term loans	無抵押有期貸款	1,570.7	1,293.9
		4,249.7	3,517.3
Less: impairment allowance	減：減值撥備	(153.3)	(86.6)
		4,096.4	3,430.7
Trade receivables – accounts receivable from customers	應收貿易款項—來自客戶之應收款項	59.6	45.9
Less: impairment allowance	減：減值撥備	(0.5)	(1.1)
		59.1	44.8
Guarantee and consultancy fee receivables	應收擔保費及顧問費	–	0.5
Payments on behalf of customers *	代客戶付款*	–	6.3
Less: impairment allowance	減：減值撥備	–	(6.6)
		–	0.2
Other receivables	其他應收款項		
Deposits	按金	58.5	57.4
Others	其他	331.7	99.5
		390.2	156.9
Term loans, trade and other receivables at amortised cost	按攤銷成本列賬之有期貸款、貿易及其他應收款項	4,545.7	3,632.6
Prepayments	預付款項	21.4	35.8
		4,567.1	3,668.4
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	79.5	505.8
Current assets	流動資產	4,487.6	3,162.6
		4,567.1	3,668.4

* The Group has provided guarantees to guarantee the repayment of debts owed by the loan guarantee customers to their lenders. At 31st December, 2018, the outstanding guarantee amount was HK\$0.3 million (2017: HK\$19.2 million). 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.

* 本集團提供保證以保證貸款保證客戶償還所欠其貸方之債務。於二零一八年十二月三十一日，有關保證之結餘為0.3百萬港元(二零一七年：19.2百萬港元)。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。

It is the Group's policy to dispose of repossessed collateral in an orderly fashion.

本集團的政策是有序地變賣沒收抵押品。

for the year ended 31st December, 2018

29. TERM LOANS, TRADE RECEIVABLES, PREPAYMENTS AND OTHER RECEIVABLES (CONT'D)

As at 31st December, 2018, the gross carrying amount of secured term loans amounts to HK\$2,679.0 million (2017: HK\$2,223.4 million). The Group is entitled to sell or repledge collateral when there is default by the borrower. There has not been any significant changes in the quality of the collateral held for secured term loans.

The following is an aged analysis of trade and other receivables 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
Term loans, trade and other receivables without aging*	並無賬齡之有期貸款、貿易及其他應收款項*
Less: impairment allowances	減：減值撥備
Term loans, trade and other receivables at amortised cost	按攤銷成本列賬之有期貸款、貿易及其他應收款項

* No aging analysis is disclosed for term loan financing, as, in the opinion of the management, the aging analysis does not give additional value in view of the nature of the term loan financing business.

截至二零一八年十二月三十一日止年度

29. 有期貸款、應收貿易款項、預付款項及其他應收款項(續)

於二零一八年十二月三十一日，有抵押有期貸款的賬面總值為2,679.0百萬港元(二零一七年：2,223.4百萬港元)。倘借款人違約，本集團有權出售或重新質押抵押品。就有抵押有期貸款持有的抵押品質素並無重大變動。

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：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	310.8	27.3
	16.4	10.6
	7.6	6.5
	3.9	1.8
	0.4	0.8
	339.1	47.0
	4,360.4	3,679.9
	(153.8)	(94.3)
	4,545.7	3,632.6

* 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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

29. TERM LOANS, TRADE RECEIVABLES, PREPAYMENTS AND OTHER RECEIVABLES (CONT'D)**29. 有期貸款、應收貿易款項、預付款項及其他應收款項(續)**

The gross amount of impaired receivables at the end of 2017 and the movement of impairment allowances during the year of 2017 were as follows:

於二零一七年末有減值應收款項總額及減值撥備於二零一七年之變動如下：

		Term loans 有期貸款 HK\$ Million 百萬港元	Trade receivables 應收貿易款項 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, 2017	於二零一七年 十二月三十一日				
Gross amount of impaired receivables	有減值應收款項總額	124.4	2.9	6.8	134.1
Individually assessed impairment allowances	個別評估減值撥備				
Balance brought forward	結存承上	(0.4)	(0.4)	(56.1)	(56.9)
Exchange adjustments	匯兌調整	-	-	(2.0)	(2.0)
Amounts written off	撇銷款項	-	-	71.5	71.5
Amounts recognised in profit or loss	於損益確認之款項	(86.2)	(0.7)	(20.0)	(106.9)
Balance carried forward	結存轉下	(86.6)	(1.1)	(6.6)	(94.3)
Net carrying amount of impaired receivables	有減值應收款項之賬面淨值	37.8	1.8	0.2	39.8

As at 31st December, 2018, the aging analysis for trade and other receivables that are past due is as follows:

於二零一八年十二月三十一日，已逾期的貿易及其他應收款項的賬齡分析如下：

		2018 二零一八年 HK\$ Million 百萬港元
Less than 31 days	少於31日	19.0
31 to 60 days	31至60日	4.7
61 to 90 days	61至90日	5.7
91 to 180 days	91至180日	1.7
Over 180 days	180日以上	0.2
		31.3

for the year ended 31st December, 2018

29. TERM LOANS, TRADE RECEIVABLES, PREPAYMENTS AND OTHER RECEIVABLES (CONT'D)

As at 31st December 2017, the aging analysis for trade and other receivables that are past due but not impaired is as follows:

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 term loans, trade and other receivables are disclosed in note 41.

截至二零一八年十二月三十一日止年度

29. 有期貸款、應收貿易款項、預付款項及其他應收款項(續)

於二零一七年十二月三十一日，已逾期但無減值之貿易及其他應收款項之賬齡分析如下：

2017 二零一七年 HK\$ Million 百萬港元
13.5
5.3
3.0
0.4
—
<u>22.2</u>

按攤銷成本列賬之貿易及其他應收款項的賬面值與其公平價值相若。

有期貸款、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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Advances	墊款	550.1	520.4
Less: impairment allowance	減：減值撥備	(17.1)	(17.1)
		533.0	503.3
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Non-current assets	非流動資產	266.7	275.2
Current assets	流動資產	266.3	228.1
		533.0	503.3

The details of impaired advances to associates during the year 2017 were as follows:

二零一七年聯營公司有減值墊款之詳情如下：

		2017 二零一七年 HK\$ Million 百萬港元
Gross amount of impaired advances to associates	聯營公司有減值墊款總額	17.3
Individually assessed impairment allowances At 1st January and 31st December	個別評估減值撥備 於一月一日及 於十二月三十一日	(17.1)
Net carrying amount of impaired advances to associates	聯營公司已減值墊款賬面淨值	<u>0.2</u>

This information for 2018 is disclosed in note 41(b).

二零一八年的資料於附註41(b)披露。

for the year ended 31st December, 2018

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

Further details of amounts due from associates and joint ventures are disclosed in notes 41 and 47.

31. BANK DEPOSITS, CASH AND CASH EQUIVALENTS

Bank balances and cash	銀行結餘及現金
Fixed deposits with banks with a term within 3 months	於三個月內到期之銀行定期存款
Cash and cash equivalents	現金及現金等價物
Short-term pledged bank deposits and bank balances	短期抵押銀行存款及銀行結餘
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

The carrying amounts of bank deposits, cash and cash equivalents approximate their fair values.

Further details on financial risk management of bank deposits, cash and cash equivalents are disclosed in note 41.

截至二零一八年十二月三十一日止年度

30. 聯營公司及合營公司欠款(續)**(ii) 合營公司欠款**

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	9.8	9.1
	-	-
	9.8	9.1

聯營公司及合營公司欠款之進一步詳情載於附註41及47。

31. 銀行存款、現金及現金等價物

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	2,827.4	1,915.2
	2,204.2	494.5
	5,031.6	2,409.7
	20.0	1.2
	353.5	787.7
	5,405.1	3,198.6

銀行存款、現金及現金等價物之賬面值與其公平價值相若。

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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

32. TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS**32. 應付貿易款項、其他應付款項及應計款項**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Accounts payable to customers	應付客戶款項	14.0	5.5
Deposit received	已收按金	52.1	2.0
Other accounts payable	其他應付款項	95.9	228.4
Trade and other payables at amortised cost	按攤銷成本列賬之貿易及其他應付款項	162.0	235.9
Accrued staff costs and other accrued expenses	應付員工成本及其他應計費用	184.6	189.6
		346.6	425.5

The following is an aged analysis of the trade payables, other payables and accruals based on the date of the invoice/contract note at the reporting date:

以下為於結算日之應付貿易款項、其他應付款項及應計款項根據發票／合約單據日期作出之賬齡分析：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Less than 31 days/repayable on demand	少於31日／於要求時償還	48.3	51.4
31 to 60 days	31至60日	11.2	8.8
61 to 90 days	61至90日	12.9	9.2
91 to 180 days	91至180日	1.3	-
Over 180 days	180日以上	0.7	0.1
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	74.4	69.5
		272.2	356.0
		346.6	425.5

The carrying amounts of the trade payables, other payables and accruals at amortised cost approximate their fair values.

按攤銷成本列賬之應付貿易款項、其他應付款項及應計款項賬面值與其公平價值相若。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

33. FINANCIAL ASSETS SOLD UNDER REPURCHASE AGREEMENTS**33. 回購協議下出售之金融資產**

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Analysed by collateral type: Debt instruments classified as: Financial assets at FVTPL	1,216.5	1,071.0

按抵押品類型分析：
債務工具分類為：
透過損益賬按公平價值
處理之金融資產

As at 31st December, 2018, debt instruments which are classified as financial assets at FVTPL with carrying amount of HK\$1,483.7 million (2017: HK\$1,280.2 million) were sold under repurchase agreements with other financial institutions. All repurchase agreements are due within 12 months from the end of the reporting period. Details of the arrangement are set out in note 25.

於二零一八年十二月三十一日，分類為透過損益賬按公平價值處理之金融資產之賬面值為1,483.7百萬港元(二零一七年：1,280.2百萬港元)之債務工具已根據與其他財務機構之回購協議出售。所有回購協議均於報告期末起計12個月內到期。該安排詳情載於附註25。

34. SHARE CAPITAL**34. 股本**

	Number of shares 股份數目	Value 價值 HK\$ Million 百萬港元
Issued and fully paid: At 1st January, 2017, 31st December, 2017, 1st January, 2018 and 31st December, 2018	6,812,201,460	4,250.6

已發行及繳足：
於二零一七年一月一日、
二零一七年十二月三十一日、
二零一八年一月一日及
二零一八年十二月三十一日

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

35. ANALYSIS OF OTHER COMPREHENSIVE (EXPENSES) INCOME

35. 其他全面(費用)收益之分析

	Attributable to owners of the Company 本公司擁有人應佔				Non-controlling interests 非控股權益	Total 總額
	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	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, 2018	截至二零一八年十二月三十一日止年度					
Financial assets at fair value through other comprehensive income	-	(85.5)	-	-	(44.2)	(129.7)
Exchange differences arising on translation of foreign operations	-	-	(108.8)	-	(221.1)	(329.9)
Reclassification adjustment to profit or loss on deemed disposal of an associate	-	-	2.1	-	-	2.1
Reclassification adjustment to profit or loss on disposal of an associate	-	-	(4.6)	(3.0)	-	(7.6)
Reclassification adjustment to profit or loss on disposal of joint ventures	-	1.7	-	-	1.1	2.8
Share of other comprehensive (expenses) income of associates	(0.7)	(30.2)	(249.0)	0.3	(0.4)	(280.0)
Share of other comprehensive (expenses) income of joint ventures	-	(1.8)	(2.7)	1.6	(1.4)	(4.3)
	(0.7)	(115.8)	(363.0)	(1.1)	(266.0)	(746.6)
For the year ended 31st December, 2017	截至二零一七年十二月三十一日止年度					
Available-for-sale financial assets	-	-	-	-	0.7	0.7
Exchange differences arising on translation of foreign operations	-	-	160.2	-	305.4	465.6
Share of other comprehensive income of associates	1.4	31.3	373.7	-	1.5	407.9
Share of other comprehensive income of joint ventures	-	1.2	0.1	0.3	0.9	2.5
	1.4	32.5	534.0	0.3	308.5	876.7

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

36. RESERVES

Property revaluation reserve	物業重估儲備
Investment revaluation reserve	投資重估儲備
Translation reserve	匯兌儲備
Capital and other reserves	資本及其他儲備
Accumulated profits	累計溢利
Dividend reserve	股息儲備

36. 儲備

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	335.7	336.4
	(15.1)	324.8
	(262.7)	100.3
	(1.5)	(8.6)
	31,885.7	29,470.7
	545.0	545.0
	32,487.1	30,768.6

37. BANK AND OTHER BORROWINGS

Bank loans	銀行貸款
Other borrowings	其他借貸

37. 銀行及其他借貸

Analysed as:	列為：
Secured	有抵押
Unsecured	無抵押

列為：
有抵押
無抵押

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	9,469.5	4,490.3
	62.1	35.0
	9,531.6	4,525.3
	3,137.3	990.0
	6,394.3	3,535.3
	9,531.6	4,525.3
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	3,767.0
More than one year but not exceeding two years	一年以上但不超過兩年	1,899.7
More than two years but not exceeding five years	兩年以上但不超過五年	-
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	3,300.8
More than one year but not exceeding two years	一年以上但不超過兩年	56.0
More than two years but not exceeding five years	兩年以上但不超過五年	446.0
		9,469.5
Other borrowings are repayable over five years	其他借貸於五年後償還	62.1
		35.0
		9,531.6
Less: Amount repayable within one year shown under current liabilities	減：須於一年內償還及列於流動負債之款項	(7,569.8)
		(2,784.9)
Amount due after one year	一年後到期之款項	1,961.8
		1,740.4

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

37. BANK AND OTHER BORROWINGS (CONT'D)

37. 銀行及其他借貸(續)

The Group's bank loans and other borrowings that are denominated in currencies other than Hong Kong dollars are set out below:

本集團以港元以外之貨幣列值之銀行貸款及其他借貸列載如下：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
British pound	英鎊	126.6	137.0
Renminbi	人民幣	114.1	–
US dollar	美元	72.7	206.5
		313.4	343.5

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載於附註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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

38. NOTES/PAPERS PAYABLE

38. 應付票據

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
US dollar denominated notes (“US\$ Notes”)	美元票據(「美元票據」)		
4.75% US dollar denominated notes maturing in May 2021 (“4.75% Notes”)	於二零二一年五月到期之 4.75%美元票據 (「4.75%票據」)	2,750.7	2,742.4
4.65% US dollar denominated notes maturing in September 2022 (“4.65% Notes”)	於二零二二年九月到期之 4.65%美元票據 (「4.65%票據」)	4,289.1	4,280.3
HK dollar denominated notes/papers (“HK\$ Notes/Papers”)	港元票據 (「港元票據」)		
HK dollar denominated notes/papers	港元票據	636.2	448.2
Renminbi denominated notes	人民幣票據		
6.9% Renminbi denominated notes maturing in May 2018	於二零一八年五月到期之 6.9%人民幣票據	-	536.5
		7,676.0	8,007.4
Analysed for reporting purposes as:	為呈報目的所作之分析：		
Current liabilities	流動負債	749.5	1,077.0
Non-current liabilities	非流動負債	6,926.5	6,930.4
		7,676.0	8,007.4

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

38. NOTES/PAPERS PAYABLE (CONT'D)

The US\$/HK\$ 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 HK\$ Notes/Papers were issued by a subsidiary of SHK, Sun Hung Kai (ECP) Limited, under a US\$1 billion guaranteed commercial paper programme.

The 4.75% Notes are listed on the Stock Exchange. The nominal value of the 4.75% Notes after eliminating the intra-group holdings was US\$354.9 million or equivalent to HK\$2,779.0 million (2017: US\$354.9 million or equivalent to HK\$2,774.6 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\$2,716.6 million (2017: HK\$2,882.2 million) which was categorised as level 2.

The 4.65% Notes are listed on the Stock Exchange. The nominal value of the 4.65% Notes after eliminating the intra-group holdings was US\$540.8 million or equivalent to HK\$4,234.7 million (2017: US\$540.8 million or equivalent to HK\$4,228.0 million) at the reporting date. The fair value of the 4.65% Notes after eliminating the intra-group holdings based on the price quoted from pricing service at the reporting date was HK\$4,062.1 million (2017: HK\$4,291.1 million) which was categorised as level 2.

38. 應付票據(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/港元票據。

新鴻基之附屬公司Sun Hung Kai (ECP) Limited根據10億美元擔保商業票據發行計劃發行了港元票據。

4.75%票據已於聯交所上市。於結算日，經扣除集團間持有之票據後，4.75%票據之面值為354.9百萬美元或相當於2,779.0百萬港元(二零一七年：354.9百萬美元或相當於2,774.6百萬港元)。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2,716.6百萬港元(二零一七年：2,882.2百萬港元)，分類為第二級。

4.65%票據已於聯交所上市。於結算日，經扣除集團間持有之票據後，4.65%票據之面值為540.8百萬美元或相當於4,234.7百萬港元(二零一七年：540.8百萬美元或相當於4,228.0百萬港元)。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，4.65%票據之公平價值為4,062.1百萬港元(二零一七年：4,291.1百萬港元)，分類為第二級。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

39. PROVISIONS

39. 撥備

		Employee benefits 僱員福利 HK\$ Million 百萬港元	Loan commitments 貸款承擔 HK\$ Million 百萬港元	Financial guarantee contracts 財務擔保合約 HK\$ Million 百萬港元	Others 其他 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 1st January, 2017	於二零一七年一月一日	43.8	-	10.6	4.5	58.9
Exchange adjustments	匯兌調整	-	-	0.7	(0.1)	0.6
Additional provisions for the year	年內額外撥備	55.3	-	-	0.2	55.5
Amount written back	撥回金額	(0.2)	-	(1.3)	-	(1.5)
Amount paid during the year	年內已付款項	(39.4)	-	-	-	(39.4)
Amount utilised during the year	年內已動用款項	(0.1)	-	-	-	(0.1)
At 31st December, 2017	於二零一七年十二月三十一日	59.4	-	10.0	4.6	74.0
Impact on initial application of HKFRS 9	首次採用香港財務報告準則第9號之影響	-	27.8	-	-	27.8
At 1st January, 2018	於二零一八年一月一日	59.4	27.8	10.0	4.6	101.8
Exchange adjustments	匯兌調整	-	-	(0.1)	-	(0.1)
Additional provisions for the year	年內額外撥備	86.4	0.9	(9.6)	10.5	88.2
Amount written back	撥回金額	-	-	-	(8.8)	(8.8)
Amount utilised during the year	年內已動用款項	(71.1)	-	-	-	(71.1)
At 31st December, 2018	於二零一八年十二月三十一日	74.7	28.7	0.3	6.3	110.0

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Analysed for reporting purposes as:	為呈報目的所作之分析:		
Current liabilities	流動負債	105.1	70.7
Non-current liabilities	非流動負債	4.9	3.3
		110.0	74.0

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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/papers payable) 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/papers payable less short-term pledged bank deposits and bank balances, 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:

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及應付票據)及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及應付票據減短期抵押銀行存款及銀行結餘、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。

於報告期末之資本負債比率如下：

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Bank and other borrowings	銀行及其他借貸	9,531.6	4,525.3
Notes/papers payable	應付票據	7,676.0	8,007.4
		17,207.6	12,532.7
Less: Short-term pledged bank deposits and bank balances	減：短期抵押銀行存款及銀行結餘	(20.0)	(1.2)
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	(5,385.1)	(3,197.4)
		11,802.5	9,334.1
Net debt	債務淨額		
		36,737.7	35,019.2
Equity attributable to owners of the Company	本公司股東應佔權益		
		32.1%	26.7%
Gearing ratio	資本負債比率		

for the year ended 31st December, 2018

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.

截至二零一八年十二月三十一日止年度

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、本集團經營環境及業務策略之變動而加強。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。

41. FINANCIAL RISK MANAGEMENT (CONT'D)**(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.

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.

41. 金融風險管理(續)**(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有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。

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。

for the year ended 31st December, 2018

41. FINANCIAL RISK MANAGEMENT (CONT'D)**(a) Market Risk (Cont'd)***(i) Equity Risk (Cont'd)*

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.

		At 31st December, 2018 於二零一八年十二月三十一日				At 31st December, 2017 於二零一七年十二月三十一日			
		Potential impact on other components of equity 權益其他部分之潛在影響				Potential impact on other components of equity 權益其他部分之潛在影響			
		20%		-20%		20%		-20%	
		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
Local Index	本地指數	298.8	(292.7)	15.2	(15.2)	352.9	(306.5)	9.4	(9.4)
Overseas Index	海外指數	1,469.6	(1,478.6)	26.1	(26.1)	1,261.3	(1,248.5)	55.3	(55.3)

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.

(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.

截至二零一八年十二月三十一日止年度

41. 金融風險管理(續)**(a) 市場風險(續)***(i) 股票風險(續)*

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。

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。

(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消費金融分部之消費金融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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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)

At 31st December, 2018, assuming that market interest rates moved by ± 50 basis points (2017: ± 50 basis points), the profit before taxation for the year for the Group would have been HK\$22.0 million lower or HK\$21.8 million higher respectively (2017: HK\$12.4 million lower or HK\$12.7 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(續)

於二零一八年十二月三十一日，倘市場利率之變動為加減50個點子(二零一七年：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22.0百萬港元或上升21.8百萬港元(二零一七年：分別下降12.4百萬港元或上升12.7百萬港元)。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 or less than 3 months 按要求 償還或 少於3個月 HK\$ Million 百萬港元	3 months to 1 year 3個月至1年 HK\$ Million 百萬港元	1 year to 5 years 1年至5年 HK\$ Million 百萬港元	Over 5 years 5年以上 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 31st December, 2018	於二零一八年十二月三十一日					
Amounts due from associates	聯營公司欠款	-	40.0	-	-	40.0
Loans and advances to consumer finance customers	消費金融客戶貸款及墊款	182.1	-	-	-	182.1
Mortgage loans	按揭貸款	1,644.9	-	-	-	1,644.9
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	3,176.8	-	-	-	3,176.8
Bank borrowings	銀行借貸	(5,261.5)	(1,820.9)	(2,459.0)	-	(9,541.4)
At 31st December, 2017	於二零一七年十二月三十一日					
Amounts due from associates	聯營公司欠款	-	35.0	-	-	35.0
Loans and advances to consumer finance customers	消費金融客戶貸款及墊款	277.7	-	-	-	277.7
Mortgage loans	按揭貸款	362.5	-	-	-	362.5
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	1,528.2	-	-	-	1,528.2
Bank borrowings	銀行借貸	(4,011.4)	(346.9)	(140.0)	-	(4,498.3)

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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 or less than 3 months 按要求 償還或 少於3個月 HK\$ Million 百萬港元	3 months to 1 year 3個月至1年 HK\$ Million 百萬港元	1 year to 5 years 1年至5年 HK\$ Million 百萬港元	Over 5 years 5年以上 HK\$ Million 百萬港元	Non-interest bearing 免息 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 31st December, 2018	於二零一八年十二月三十一日						
Amounts due from associates	聯營公司欠款	-	126.3	-	-	-	126.3
Loans and advances to consumer finance customers	消費金融客戶貸款及墊款	2,403.4	4,664.9	2,393.9	125.4	-	9,587.6
Mortgage loans	按揭貸款	668.9	1,129.1	411.3	-	-	2,209.3
Bonds included in financial assets at FVTPL	計入透過損益賬按公平價值處理之金融資產之債券	312.8	-	106.7	1,377.0	-	1,796.5
Term loans	有期貸款	2,147.1	1,912.1	37.2	-	-	4,096.4
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	1,066.2	353.5	-	-	755.6	2,175.3
Bank borrowings	銀行借貸	(22.8)	-	-	-	32.6	9.8
Notes/papers payable	應付票據	-	(749.5)	(6,926.5)	-	-	(7,676.0)
At 31st December, 2017	於二零一七年十二月三十一日						
Amounts due from associates	聯營公司欠款	-	46.0	-	-	-	46.0
Loans and advances to consumer finance customers	消費金融客戶貸款及墊款	2,591.3	4,135.4	2,076.4	82.8	-	8,885.9
Mortgage loans	按揭貸款	311.6	512.8	932.1	1.4	-	1,757.9
Bonds included in financial assets at FVTPL	計入透過損益賬按公平價值處理之金融資產之債券	2,193.3	-	18.2	1,302.9	-	3,514.4
Term loans	有期貸款	737.8	2,487.4	205.5	-	-	3,430.7
Short-term pledged bank deposits and bank balances	短期抵押銀行存款及銀行結餘	1.2	-	-	-	-	1.2
Bank deposits, cash and cash equivalents	銀行存款、現金及現金等價物	960.1	487.5	-	-	-	1,447.6
(Bank borrowings)/ unamortised arrangement fee	(銀行借貸)/未攤銷安排費	(13.0)	-	-	-	21.0	8.0
Notes payable	應付票據	-	(1,077.1)	(6,930.3)	-	-	(8,007.4)

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)**41. 金融風險管理(續)****(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, British pound 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, 2018, assuming that the foreign exchange rates moved $\pm 5\%$ (2017: $\pm 5\%$) with all other variables held constant, the profit before taxation for the year for the Group would be HK\$76.1 million lower/higher (2017: HK\$38.3 million lower/higher).

(b) Credit Risk*Credit risk and impairment assessment*

As at 31st December, 2018, the carrying amounts of financial assets at amortised cost, as disclosed in note 25 represent the maximum credit exposure. In addition, the Group is also exposed to credit risk arising from loan commitments and financial guarantee contracts as disclosed in notes 44(b) and 39. The maximum exposure to credit risk of the investment securities at FVTPL which are exposed to credit risk is their carrying amount, which amounts to HK\$2,033.8 million at 31st December, 2018 (2017: HK\$3,578.4 million), and is monitored by management according to their geographic locations and industries. The Group does not hold any collateral or other credit enhancements to cover its credit risks associated with its financial assets, loan commitments and financial guarantee contracts, except that the credit risks associated with term loans, loans and advances to consumer finance customers and mortgage loans, is mitigated because they are secured over properties and other securities.

The Group manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and by monitoring exposures in relation to such limits. The Group evaluates the credit risk for each loan application on the basis of the repayment abilities of the customers having regard to their financial position, employment status, past due record and credit reference checking result.

(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、英鎊及人民幣。外匯風險由有關集團公司高級管理層作出管理及監察。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。

於二零一八年十二月三十一日，假設外幣匯率上下波幅為5% (二零一七年：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下降/上升76.1百萬港元 (二零一七年：下降/上升38.3百萬港元)。

(b) 信貸風險*信貸風險及減值評估*

於二零一八年十二月三十一日，附註25所披露按攤銷成本列賬的金融資產的賬面值代表最大信貸風險。此外，本集團亦面臨附註44(b)及39所披露來自貸款承擔及財務擔保合約的信貸風險。面臨信貸風險的透過損益賬按公平價值處理的投資證券所面臨的最大信貸風險為其賬面值，於二零一八年十二月三十一日為2,033.8百萬港元 (二零一七年：3,578.4百萬港元)，由管理層根據地理位置及行業進行監察。本集團並無持有任何抵押品或其他信貸增強措施，以保障與金融資產、貸款承擔及財務保證合約相關的信貸風險，惟與有期貨款、消費金融客戶貸款及墊款及按揭貸款因以物業及其他證券作抵押而有所緩和。

本集團透過對其願意就個別交易對手方接受的風險金額設置限額，並透過監控與該等限額有關的風險來管理及控制信貸風險。集團按客戶的還款能力評估每項貸款申請的信貸風險，當中考慮到其財務狀況、僱用狀況、過往逾期記錄及信貸記錄查核結果。

for the year ended 31st December, 2018

41. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)

Credits are granted according to the hierarchy of approval authorities within the Group, including the front-line approval officers, central credit officers, credit committees and the boards of directors of the respective companies within the Group.

The Group has established a credit quality review process to provide early identification of possible changes in the creditworthiness of counterparties, including regular collateral revisions and interviews with customers to update the credit risk of customers. Credit review checking and approval processes are properly segregated to ensure effective internal control over credit risk and monitoring in the respective companies within the Group. Dedicated teams of operations staff independent from the credit approval authorities are assigned for recovery of overdue debts. The credit quality review process enables the Group to assess the potential loss as a result of the risk to which it is exposed and take appropriate corrective actions.

The Group adopts a prudent approach to credit risk management framework. Its credit policy is timely revised to align with the prevailing credit environment which is continuously affected by changes in business, economy, regulatory requirements, money market and social conditions.

Internal audit department and risk management department of respective companies within the Group periodically conducts internal control reviews and compliance checking over all aspects of credit processes to ensure that the established credit policies and procedures are complied with and sufficient controls are in place to mitigate credit risk.

截至二零一八年十二月三十一日止年度

41. 金融風險管理(續)

(b) 信貸風險(續)

信貸風險及減值評估(續)

信貸乃根據本集團內的審批機關層級授出，包括本集團內各公司的前線審批職員、中央信貸職員、信貸委員會及董事會。

本集團已設立信貸質素審閱程序，以提前識別對手方信譽的可能變動，包括與客戶定期檢討抵押品及面談，以取得客戶信貸風險的最新情況。信貸審閱查核及審批程序妥善劃分，以確保對信貸風險實施有效的內部控制及監察本集團內各公司。獨立於信貸審批機關的專責營運員工團隊獲委派收回逾期債務。信貸質素審閱程序使集團能夠評估因其面臨的風險而導致的潛在虧損及採取適當的補救行動。

本集團審慎地訂立信貸風險管理框架，並不時修訂其信貸政策，以配合持續受業務、經濟、監管規定、貨幣市場及社會狀況影響的當前信貸環境。

本集團內各公司的內部審核部門及風險管理部門定期就信貸程序的各方面進行內部控制審閱及合規檢查，以確保遵從已設立的信貸政策及程序及已立足夠控制措施減低信貸風險。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)

The credit risks on bank balances are limited because the counterparties are banks/financial institutions with high credit ratings assigned by international credit-rating agencies.

Other than the concentration of credit risk on liquid funds which are deposited with several banks with high credit ratings, the Group does not have any other significant concentration of credit risk. Loans and advances to consumer finance customers, mortgage loans and term loans consist of a large number of customers who are spread across diverse industries.

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, 2018 was HK\$1,197.4 million (2017: HK\$343.6 million) of which 63.3% (2017: 32.5%) was secured by collateral.

Concentration risk of mortgage loans is managed by reference to individual mortgage finance customers. The aggregate credit exposure in relation to the ten largest outstanding mortgage finance customers, including corporate entities and individuals, before taking into account any collateral held or other credit enhancements, at 31st December, 2018 was HK\$1,032.4 million (2017: HK\$877.1 million) of which 100% (2017: 100%) was secured by collateral.

(b) 信貸風險(續)

信貸風險及減值評估(續)

銀行結餘的信貸風險有限，因為對手方為獲國際信貸評級機構賦予高信貸評級的銀行／財務機構。

除存放於高信貸評級的幾間銀行的流動資金的信貸風險集中外，本集團並無任何其他重大信貸風險集中。消費金融客戶貸款及墊款、按揭貸款及有期貸款包括來自各行各業的多名客戶。

消費金融客戶貸款及墊款的集中風險乃參考個別客戶予以管理。於二零一八年十二月三十一日，計及任何持有的抵押品及其他信貸增強措施前，與十大尚未還款消費金融客戶(包括公司實體及個別人士)有關的信貸風險總值為1,197.4百萬港元(二零一七年：343.6百萬港元)，其中63.3%(二零一七年：32.5%)由抵押品提供抵押。

按揭貸款的集中風險乃參考個別按揭融資客戶予以管理。於二零一八年十二月三十一日，計及任何持有的抵押品及其他信貸增強措施前，與十大尚未還款按揭融資客戶(包括公司實體及個別人士)有關的信貸風險總值為1,032.4百萬港元(二零一七年：877.1百萬港元)，其中100%(二零一七年：100%)由抵押品提供抵押。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)**41. 金融風險管理(續)****(b) Credit Risk (Cont'd)***Credit risk and impairment assessment (Cont'd)*

Concentration risk of term loans is managed by reference to individual term loan customers. The aggregate credit exposure in relation to the ten largest outstanding term loan customers, including corporate entities and individuals, before taking into account any collateral held or other credit enhancements, at 31st December, 2018 was HK\$3,346.0 million (2017: HK\$2,552.0 million) of which 68.5% (2017: 63.4%) was secured by collateral.

The Group's internal credit risk assessment for loans and advances to consumer finance customers and mortgage loans comprises the following categories:

(b) 信貸風險(續)*信貸風險及減值評估(續)*

有期貨款的集中風險乃參考個別有期貨款客戶予以管理。於二零一八年十二月三十一日，計及任何持有的抵押品及其他信貸增強措施前，與十大尚未還款有期貨款客戶(包括公司實體及個別人士)有關的信貸風險總值為3,346.0百萬港元(二零一七年：2,552.0百萬港元)，其中68.5%(二零一七年：63.4%)由抵押品提供抵押。

本集團就消費金融客戶貸款及墊款及按揭貸款之內部信貸風險評估包括以下類別：

Internal credit risk categories 內部信貸風險類別	Description 描述	Loans and receivables at amortised cost 按攤銷成本列賬之貸款及應收款項	Loan commitments/ financial guarantee contracts 貸款承擔/ 財務擔保合約
Low risk 低風險	The counterparty has a low risk of default and does not have any past-due amounts 對方的違約風險低，並無任何逾期款項	12-month ECL 12個月預期信貸虧損	12-month ECL 12個月預期信貸虧損
Watch list 監察表	Debtor usually settles overdue balances after due date 債務人一般於到期後結清逾期結餘	12-month ECL 12個月預期信貸虧損	12-month ECL 12個月預期信貸虧損
Doubtful 可疑	There have been significant increases in credit risk since initial recognition based on information from internal or external resources 基於內部或外部資料，信貸風險自初次確認後顯著增加	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 並無信貸減值	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 並無信貸減值
Loss 虧損	There is evidence indicating the asset is credit-impaired 有證據顯示資產已信貸減值	Lifetime ECL – credit-impaired 全期預期信貸虧損 – 信貸減值	Lifetime ECL – credit-impaired 全期預期信貸虧損 – 信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery of debts 有證據顯示債務人處於嚴重財政困難，且並無合理預期收回債務	Amount is written off against the allowance account 於撥備賬撇銷有關款項	N/A 不適用

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)**41. 金融風險管理(續)****(b) Credit Risk (Cont'd)***Credit risk and impairment assessment (Cont'd)*

The Group takes into consideration forward-looking information that is available without undue cost or effort in its assessment of significant increase in credit risk as well as in its measurement of ECL. The Group employs experts who use external and internal information to generate a 'base case' scenario of future forecast of relevant economic variables along with a representative range of other possible forecast scenarios. The external information includes economic data and forecasts published by governmental bodies and monetary authorities.

The Group applies probabilities to the forecast scenarios identified. The base case scenario is the single most-likely outcome and consists of information used by the Group for strategic planning and budgeting. The Group has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and, using a statistical analysis of historical data, has estimated relationships between macro-economic variables and credit risk and credit losses. The Group has not changed in the estimation techniques or significant assumptions during the reporting period.

The tables below detail the credit risk exposures of the Group's financial assets including loans and advances to consumer finance customers, mortgage loans, terms loans, amounts due from associates, amounts due from joint ventures, amounts due from brokers, short-term pledged bank deposits and bank balances, bank deposits, cash and cash equivalents, trade and other receivables, loan commitments, financial guarantee contracts and contingent liabilities, which are subject to ECL assessment:

2018 二零一八年	Notes 附註	Internal credit risk categories 內部信貸風險類別	12-month or lifetime ECL 12個月或全期預期信貸虧損	Gross carrying amount 賬面總值	
				HK\$ Million 百萬港元	HK\$ Million 百萬港元
Loans and receivables at amortised cost 按攤銷成本列賬之貸款及應收款項					
Loans and advances to consumer finance customers 消費金融客戶貸款及墊款	26	Low risk/watch list 低風險/監察表 Doubtful 可疑 Loss 虧損	12-month ECL 12個月預期信貸虧損 Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值) Lifetime ECL (credit-impaired) 全期預期信貸虧損(信貸減值)	9,912.9 281.8 220.6	10,415.3*

(b) 信貸風險(續)*信貸風險及減值評估(續)*

評估信貸風險顯著增加及計量預期信貸虧損時，本集團考慮無需不必要的成本或努力即可取得的前瞻性資料。本集團聘請專家使用外部及內部資料，得出相關經濟變量未來預測的「基本方案」情景，以及其他具代表性的可能預測情景。外部資料包括政府機關及金融機構發佈的經濟數據及預測。

本集團將概率應用於已識別的預測情景。基本方案情景為最可能發生的單一結果，包括本集團用於策略規劃及預算的資料。本集團已識別及記錄各金融工具組合的信貸風險及信貸虧損推動因素，並使用歷史數據的統計分析評估宏觀經濟變量與信貸風險及信貸虧損之間的關係。於報告期內，本集團並無改變評估方法或重大假設。

下表載列須進行預期信貸虧損評估的本集團金融資產(包括消費金融客戶貸款及墊款、按揭貸款、有期貸款、聯營公司欠款、合營公司欠款、經紀欠款、短期抵押銀行存款及銀行結餘、銀行存款、現金及現金等價物、貿易及其他應收款項、貸款承擔、財務擔保合約及或然負債)的信貸風險詳情：

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)

(b) 信貸風險(續)

信貸風險及減值評估(續)

2018 二零一八年	Notes 附註	Internal credit risk categories 內部信貸風險類別	12-month or lifetime ECL 12個月或全期預期信貸虧損	Gross carrying amount 賬面總值	
				HK\$ Million 百萬港元	HK\$ Million 百萬港元
Loans and receivables at amortised cost (Cont'd) 按攤銷成本列賬之貸款及應收款項(續)					
Mortgage loans 按揭貸款	27	Low risk/watch list 低風險/監察表 Doubtful 可疑 Loss 虧損	12-month ECL 12個月預期信貸虧損 Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值) Lifetime ECL (credit-impaired) 全期預期信貸虧損(信貸減值)	3,487.6 350.7 25.6	3,863.9*
Term loans 有期貸款	29	N/A 不適用 N/A 不適用	12-month ECL 12個月預期信貸虧損 Lifetime ECL (credit-impaired) 全期預期信貸虧損(信貸減值)	3,842.0 407.7	4,249.7*
Trade receivables 應收貿易款項	29	Low risk/watch list 低風險/監察表	12-month ECL 12個月預期信貸虧損	59.6	59.6
Amounts due from associates 聯營公司欠款	30	N/A 不適用 N/A 不適用	12-month ECL 12個月預期信貸虧損 Lifetime ECL (credit-impaired) 全期預期信貸虧損(信貸減值)	533.0 17.1	550.1
Amounts due from joint ventures 合營公司欠款	30	N/A 不適用	12-month ECL 12個月預期信貸虧損	9.8	9.8
Amounts due from brokers 經紀欠款		N/A 不適用	12-month ECL 12個月預期信貸虧損	507.1	507.1
Short-term pledged bank deposits and bank balances 短期抵押銀行存款及銀行結餘	31	N/A 不適用	12-month ECL 12個月預期信貸虧損	20.0	20.0
Bank deposits 銀行存款	31	N/A 不適用	12-month ECL 12個月預期信貸虧損	353.5	353.5
Cash and cash equivalents 現金及現金等價物	31	N/A 不適用	12-month ECL 12個月預期信貸虧損	5,019.9	5,019.9
Other receivables 其他應收款項	29	Low risk 低風險	12-month ECL 12個月預期信貸虧損	390.2	390.2

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)

(b) 信貸風險(續)

信貸風險及減值評估(續)

2018 二零一八年	Notes 附註	Internal credit risk categories 內部信貸風險類別	12-month or lifetime ECL 12個月或全期預期信貸虧損	Gross carrying amount 賬面總值	
				HK\$ Million 百萬港元	HK\$ Million 百萬港元
Other items 其他項目					
Loan commitments (Note 1) 貸款承擔(註解1)	44(b)	Low risk/watch list 低風險/監察表 Doubtful 可疑	12-month ECL 12個月預期信貸虧損 Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值)	1,307.5	1,318.9
Financial guarantee contracts (Note 2) 財務擔保合約(註解2)	39	Loss 虧損	Lifetime ECL (credit-impaired) 全期預期信貸虧損(信貸減值)	0.3	0.3
Contingent liabilities 或然負債	43	N/A 不適用	12-month ECL 12個月預期信貸虧損	107.0	107.0

* The gross carrying amounts disclosed above include the relevant interest receivables.

Notes:

1. Loan commitments represent undrawn loan commitments to consumer finance customers and term loan customers granted by the Group under revolving loan facility arrangement.
2. The gross carrying amount of financial guarantee contracts represents the maximum amount the Group has guaranteed under the respective contracts.

* 上文披露的賬面總值包括相關應收利息款項。

註解：

1. 貸款承擔指本集團根據循環貸款融資安排向消費金融客戶及有期貨款客戶授出的未提取貸款承擔。
2. 財務擔保合約賬面總值代表本集團根據各自的合約已擔保的最大金額。

for the year ended 31st December, 2018

41. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)

The following tables show reconciliation of loss allowances that has been recognised for loans and advances to consumer finance customers, mortgage loans, term loans and amounts due from associates.

Loans and advances to consumer finance customers

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	於二零一八年一月一日	382.4	148.5	87.2	618.1
Changes due to financial instruments recognised as at 1st January/during the year:	於一月一日/年內因 確認金融工具 產生的變動：				
Transfer from 12m ECL to lifetime ECL	由12個月預期信貸虧損轉撥至全期預期信貸虧損	(50.1)	50.1	-	-
Transfer from lifetime ECL to 12m ECL	由全期預期信貸虧損轉撥至12個月預期信貸虧損	9.0	(9.0)	-	-
Transfer from 12m ECL to credit-impaired	由12個月預期信貸虧損轉撥至信貸減值	(7.1)	-	7.1	-
Transfer from lifetime ECL to credit-impaired	由全期預期信貸虧損轉撥至信貸減值	-	(559.4)	559.4	-
Remeasurement of ECL	重新計量預期信貸虧損	29.0	610.3	396.8	1,036.1
New financial assets originated or purchased	已新增或購買的 新金融資產	589.9	-	-	589.9
Repayment and derecognition	還款及終止確認	(543.3)	(54.6)	(3.1)	(601.0)
		27.4	37.4	960.2	1,025.0
Movement without impact on profit or loss:	不影響損益之 變動：				
Written off (Note)	撇銷(註解)	-	-	(983.9)	(983.9)
Exchange adjustments	匯兌調整	(9.2)	(4.1)	(0.3)	(13.6)
		(9.2)	(4.1)	(984.2)	(997.5)
As at 31st December, 2018	於二零一八年 十二月三十一日	400.6	181.8	63.2	645.6

Note: Amount of HK\$983.9 million that were written off during the year are still subject to enforcement activities.

註解：於年內已撇銷的983.9百萬港元仍可能需進行法律行動。

截至二零一八年十二月三十一日止年度

41. 金融風險管理(續)

(b) 信貸風險(續)

信貸風險及減值評估(續)

下表載列已就消費金融客戶貸款及墊款、按揭貸款、有期貸款及聯營公司欠款確認的虧損撥備的對賬。

消費金融客戶貸款及墊款

	12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	382.4	148.5	87.2	618.1
Changes due to financial instruments recognised as at 1st January/during the year:				
Transfer from 12m ECL to lifetime ECL	(50.1)	50.1	-	-
Transfer from lifetime ECL to 12m ECL	9.0	(9.0)	-	-
Transfer from 12m ECL to credit-impaired	(7.1)	-	7.1	-
Transfer from lifetime ECL to credit-impaired	-	(559.4)	559.4	-
Remeasurement of ECL	29.0	610.3	396.8	1,036.1
New financial assets originated or purchased	589.9	-	-	589.9
Repayment and derecognition	(543.3)	(54.6)	(3.1)	(601.0)
	27.4	37.4	960.2	1,025.0
Movement without impact on profit or loss:				
Written off (Note)	-	-	(983.9)	(983.9)
Exchange adjustments	(9.2)	(4.1)	(0.3)	(13.6)
	(9.2)	(4.1)	(984.2)	(997.5)
As at 31st December, 2018	400.6	181.8	63.2	645.6

41. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)
Mortgage loans

41. 金融風險管理(續)

(b) 信貸風險(續)

信貸風險及減值評估(續)
按揭貸款

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	於二零一八年一月一日	0.8	2.8	1.6	5.2
Changes due to financial instruments recognised as at 1st January/during the year:	於一月一日/年內因 確認金融工具 產生的變動:				
Transfer from 12m ECL to lifetime ECL	由12個月預期信貸虧損轉撥 至全期預期信貸虧損	(0.2)	0.2	-	-
Transfer from lifetime ECL to 12m ECL	由全期預期信貸虧損轉撥至 12個月預期信貸虧損	0.2	(0.2)	-	-
Remeasurement of ECL	重新計量預期信貸虧損	(1.8)	1.8	5.7	5.7
New financial assets originated or purchased	已新增或購買的 新金融資產	1.8	-	-	1.8
Repayment and derecognition	還款及終止確認	(0.8)	(0.8)	(1.4)	(3.0)
		(0.8)	1.0	4.3	4.5
As at 31st December, 2018	於二零一八年 十二月三十一日	-	3.8	5.9	9.7

for the year ended 31st December, 2018

41. FINANCIAL RISK MANAGEMENT (CONT'D)**(b) Credit Risk (Cont'd)**

Credit risk and impairment assessment (Cont'd)
Term loans

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	於二零一八年一月一日	1.5	-	86.2	87.7
Remeasurement of ECL	重新計量預期信貸虧損	1.4	-	64.8	66.2
Repayment and derecognition	還款及終止確認	-	-	(0.6)	(0.6)
		1.4	-	64.2	65.6
As at 31st December, 2018	於二零一八年十二月三十一日	2.9	-	150.4	153.3

Amounts due from associates

聯營公司欠款

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	於二零一八年一月一日	-	-	17.1	17.1
Repayment and derecognition	還款及終止 確認	-	-	-	-
As at 31st December, 2018	於二零一八年十二月三十一日	-	-	17.1	17.1

截至二零一八年十二月三十一日止年度

41. 金融風險管理(續)**(b) 信貸風險(續)**

信貸風險及減值評估(續)
有期貸款

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	於二零一八年一月一日	1.5	-	86.2	87.7
Remeasurement of ECL	重新計量預期信貸虧損	1.4	-	64.8	66.2
Repayment and derecognition	還款及終止確認	-	-	(0.6)	(0.6)
		1.4	-	64.2	65.6
As at 31st December, 2018	於二零一八年十二月三十一日	2.9	-	150.4	153.3

聯營公司欠款

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
As at 1st January, 2018	於二零一八年一月一日	-	-	17.1	17.1
Repayment and derecognition	還款及終止 確認	-	-	-	-
As at 31st December, 2018	於二零一八年十二月三十一日	-	-	17.1	17.1

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)

Changes in the loss allowance for loans and advances to consumer finance customers, mortgage loans, term loans and amounts due from associates are mainly due to changes in expected credit loss rate at each stage and changes in gross carrying amounts of respective loans and receivables are as follows:

Loans and advances to consumer finance customers

Gross carrying amount as at 1st January, 2018 於二零一八年一月一日的賬面總值

Changes due to financial instruments recognised as at 1st January/during the year:

Transfer from 12m ECL to lifetime ECL 由12個月預期信貸虧損轉撥至全期預期信貸虧損

Transfer from lifetime ECL to 12m ECL 由全期預期信貸虧損轉撥至12個月預期信貸虧損

Transfer from 12m ECL to credit-impaired 由12個月預期信貸虧損轉撥至信貸減值

Transfer from lifetime ECL to credit-impaired 由全期預期信貸虧損轉撥至信貸減值

New financial assets originated or purchased 已新增或購買的新金融資產

Repayment and derecognition 還款及終止確認

Written off 撇銷

Exchange adjustments 匯兌調整

Gross carrying amount as at 31st December, 2018 於二零一八年十二月三十一日的賬面總值

(b) 信貸風險(續)

信貸風險及減值評估(續)

消費金融客戶貸款及墊款、按揭貸款、有期貸款及聯營公司欠款的虧損撥備變動主要由於各階段的預期信貸虧損變動所致，各貸款及應收款項的賬面總值變動如下：

消費金融客戶貸款及墊款

	12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Gross carrying amount as at 1st January, 2018	9,281.6	246.5	176.1	9,704.2
Transfer from 12m ECL to lifetime ECL	(1,033.3)	1,033.3	-	-
Transfer from lifetime ECL to 12m ECL	18.2	(18.2)	-	-
Transfer from 12m ECL to credit-impaired	(194.5)	-	194.5	-
Transfer from lifetime ECL to credit-impaired	-	(879.1)	879.1	-
New financial assets originated or purchased	13,724.6	-	-	13,724.6
Repayment and derecognition	(11,741.4)	(96.2)	(44.2)	(11,881.8)
Written off	-	-	(983.9)	(983.9)
Exchange adjustments	(142.3)	(4.5)	(1.0)	(147.8)
Gross carrying amount as at 31st December, 2018	9,912.9	281.8	220.6	10,415.3

As at 31st December, 2018, loans and advances to consumer finance customers of HK\$90.4 million classified as lifetime ECL (credit-impaired) is covered by collateral.

於二零一八年十二月三十一日，分類為全期預期信貸虧損(信貸減值)的消費金融客戶貸款及墊款90.4百萬港元受抵押品保障。

for the year ended 31st December, 2018

41. FINANCIAL RISK MANAGEMENT (CONT'D)**(b) Credit Risk (Cont'd)**

Credit risk and impairment assessment (Cont'd)
Mortgage loans

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Gross carrying amount as at 1st January, 2018	於二零一八年一月一日的 賬面總值	2,048.5	68.0	8.9	2,125.4
Changes due to financial instruments recognised as at 1st January/during the year:	於一月一日/年內因 確認金融工具 產生的變動：				
Transfer from 12m ECL to lifetime ECL	由12個月預期信貸虧損轉撥 至全期預期信貸虧損	(401.6)	401.6	-	-
Transfer from lifetime ECL to 12m ECL	由全期預期信貸虧損轉撥至 12個月預期信貸虧損	14.3	(14.3)	-	-
Transfer from lifetime ECL to credit-impaired	由全期預期信貸虧損轉撥至 信貸減值	-	(29.1)	29.1	-
New financial assets originated or purchased	已新增或購買的新金融 資產	3,340.8	-	-	3,340.8
Repayment and derecognition	還款及終止確認	(1,514.4)	(75.5)	(12.4)	(1,602.3)
Gross carrying amount as at 31st December, 2018	於二零一八年十二月 三十一日的賬面總值	3,487.6	350.7	25.6	3,863.9

As at 31st December, 2018, mortgage loans of HK\$25.6 million classified as lifetime ECL (credit-impaired) is covered by collateral.

於二零一八年十二月三十一日，分類為全期預期信貸虧損(信貸減值)的按揭貸款25.6百萬港元受抵押品保障。

截至二零一八年十二月三十一日止年度

41. 金融風險管理(續)**(b) 信貸風險(續)**

信貸風險及減值評估(續)
按揭貸款

41. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)
Term loans

41. 金融風險管理(續)

(b) 信貸風險(續)

信貸風險及減值評估(續)
有期貸款

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Gross carrying amount as at 1st January, 2018	於二零一八年一月一日的 賬面總值	3,110.7	-	406.6	3,517.3
Changes due to financial instruments recognised as at 1st January/during the year:	於一月一日/年內因 確認金融工具 產生的變動：				
New financial assets originated or purchased	已新增或購買的新金融 資產	1,979.4	-	1.1	1,980.5
Repayment and derecognition	還款及終止確認	(1,248.1)	-	-	(1,248.1)
Gross carrying amount as at 31st December, 2018	於二零一八年十二月 三十一日的賬面總值	3,842.0	-	407.7	4,249.7

As at 31st December, 2018, term loans of HK\$407.7 million classified as lifetime ECL (credit-impaired) is covered by collateral.

於二零一八年十二月三十一日，分類為全期預期信貸虧損(信貸減值)的有期貸款407.7百萬港元受抵押品保障。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

41. FINANCIAL RISK MANAGEMENT (CONT'D)

41. 金融風險管理(續)

(b) Credit Risk (Cont'd)

Credit risk and impairment assessment (Cont'd)
Amounts due from associates

(b) 信貸風險(續)

信貸風險及減值評估(續)
聯營公司欠款

		12-month ECL 12個月預期 信貸虧損 HK\$ Million 百萬港元	Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$ Million 百萬港元	Lifetime ECL (credit- impaired) 全期預期 信貸虧損 (信貸減值) HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
Gross carrying amount as at 1st January, 2018	於二零一八年一月一日的 賬面總值	503.3	-	17.1	520.4
Changes due to financial instruments recognised as at 1st January/during the year:	於一月一日/年內因 確認金融工具 產生的變動：				
New financial assets originated or purchased	已新增或購買的新金融 資產	250.5	-	-	250.5
Repayment and derecognition	還款及終止確認	(220.8)	-	-	(220.8)
Gross carrying amount as at 31st December, 2018	於二零一八年十二月 三十一日的賬面總值	533.0	-	17.1	550.1

(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.

(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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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合約未折現現金流量風險及負債的依約到期日如下：

		On demand	91 days to	1 year to	Over	Total
		or less than				
		90 days	1 year	5 years	5 years	
		按要求償還或	91日至1年	1年至5年	5年以上	總計
		少於90日				
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
		百萬港元	百萬港元	百萬港元	百萬港元	百萬港元
At 31st December, 2018	於二零一八年十二月三十一日					
Bank and other borrowings ^a	銀行及其他借貸 ^a	7,452.8	211.1	2,018.9	-	9,682.8
Trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項	162.0	-	-	-	162.0
Financial assets sold under repurchase agreements	回購協議下出售之金融資產	1,216.5	-	-	-	1,216.5
Amount due to a holding company	欠控股公司款項	27.8	-	-	-	27.8
Amounts due to associates	欠聯營公司款項	7.4	-	-	-	7.4
Amounts due to joint ventures	欠合營公司款項	40.1	-	-	-	40.1
Notes/papers payable	應付票據	736.4	230.0	7,789.8	-	8,756.2
Loan commitments [#]	貸款承擔 [#]	1,318.9	-	-	-	1,318.9
Guarantees [*]	保證 [*]	0.2	0.1	-	-	0.3
Total	總計	10,962.1	441.2	9,808.7	-	21,212.0
At 31st December, 2017	於二零一七年十二月三十一日					
Bank and other borrowings ^a	銀行及其他借貸 ^a	2,370.3	520.0	1,753.4	-	4,643.7
Trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項	235.9	-	-	-	235.9
Financial assets sold under repurchase agreements	回購協議下出售之金融資產	1,071.0	-	-	-	1,071.0
Amounts due to a holding company	欠控股公司款項	14.9	-	-	-	14.9
Amounts due to associates	欠聯營公司款項	7.4	-	-	-	7.4
Amounts due to joint ventures	欠合營公司款項	0.1	-	-	-	0.1
Notes payable	應付票據	98.3	1,238.9	8,047.4	-	9,384.6
Loan commitments [#]	貸款承擔 [#]	1,262.4	-	-	-	1,262.4
Guarantees [*]	保證 [*]	10.2	8.6	0.6	-	19.4
Indemnities on banking facility made available to joint venture [^]	就給予合營公司銀行信貸額之彌償 [^]	112.7	-	-	-	112.7
Total	總計	5,183.2	1,767.5	9,801.4	-	16,752.1

for the year ended 31st December, 2018

41. FINANCIAL RISK MANAGEMENT (CONT'D)

(c) Liquidity Risk (Cont'd)

- + 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.
- ^ 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.
- ‡ The amount represents the maximum undrawn loan commitments under the loan facilities arrangement and the Group could be required to provide loan disbursements upon demand from the consumer finance customers and term loan customers. Based on the expectation at the end of the reporting period, the Group considers that it is remote for such whole loan commitments to be fully drawn down in any significant respect.
- * 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.

截至二零一八年十二月三十一日止年度

41. 金融風險管理(續)

(c) 流動資金風險(續)

- + 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。
- ^ 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。
- ‡ 以上數額指根據貸款融資協議尚未提取的貸款承擔及本集團應消費金融客戶及有期貨款客戶要求須提供貸款的最高金額。按於報告期末之預期，本集團認為於任何重大方面整筆貸款承擔獲悉數提取之機會極微。
- * 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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

42. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

42. 融資業務產生之負債對賬

下表詳列本集團融資業務產生之負債變動(包括現金及非現金變動)。融資業務產生之負債指其現金流量或未來現金流量將分類至本集團綜合現金流量表內的融資業務所得現金流量。

		Bank and other borrowings Note 37 銀行及其他借貸 附註37 HK\$ Million 百萬港元	Notes/papers payable Note 38 應付票據 附註38 HK\$ Million 百萬港元	Amounts due to associates 欠聯營公司款項 HK\$ Million 百萬港元	Amounts due to joint ventures 欠合營公司款項 HK\$ Million 百萬港元	Total 總計 HK\$ Million 百萬港元
At 31st December, 2017	於二零一七年十二月三十一日	4,525.3	8,007.4	7.4	0.1	12,540.2
Impact on initial application of HKFRS 9	首次採用香港財務報告準則第9號之影響	-	(10.9)	-	-	(10.9)
At 1st January, 2018	於二零一八年一月一日	4,525.3	7,996.5	7.4	0.1	12,529.3
Financing cash flows:	融資現金流量:					
Repayment of bank and other borrowings	償還銀行及其他借貸	(14,044.6)	-	-	-	(14,044.6)
New bank and other borrowings raised	籌集所得新造銀行及其他借貸	19,100.9	-	-	-	19,100.9
Proceeds from issue of notes/papers	發行票據所得款項	-	795.1	-	-	795.1
Redemption of notes/papers	贖回票據	-	(576.4)	-	-	(576.4)
Repayment of notes/papers	償還票據	-	(616.5)	-	-	(616.5)
Amount advanced from a joint venture	一間合營公司墊款	-	-	-	40.0	40.0
Accrued interest	應付利息	241.0	390.1	-	-	631.1
Interest paid	已付利息	(157.0)	(362.1)	-	-	(519.1)
Effect on foreign exchange rate changes	匯率變動之影響	(13.9)	49.3	-	-	35.4
Others	其他	(120.1)	-	-	-	(120.1)
At 31st December, 2018	於二零一八年十二月三十一日	9,531.6	7,676.0	7.4	40.1	17,255.1
At 1st January, 2017	於二零一七年一月一日	5,612.3	5,262.2	7.3	0.1	10,881.9
Financing cash flows:	融資現金流量:					
Repayment of bank and other borrowings	償還銀行及其他借貸	(2,800.6)	-	-	-	(2,800.6)
New bank and other borrowings raised	籌集所得新造銀行及其他借貸	1,695.5	-	-	-	1,695.5
Proceeds from issue of notes	發行票據所得款項	-	4,694.6	-	-	4,694.6
Repurchase of notes	回購票據	-	(37.7)	-	-	(37.7)
Redemption of notes	贖回票據	-	(60.5)	-	-	(60.5)
Repayment of notes	償還票據	-	(2,300.8)	-	-	(2,300.8)
Disposal of notes held by subsidiaries of the Company	出售本公司附屬公司所持之票據	-	334.9	-	-	334.9
Amounts advanced from associates	聯營公司墊款	-	-	0.1	-	0.1
Accrued interest	應付利息	181.9	345.0	-	-	526.9
Interest paid	已付利息	(156.1)	(312.1)	-	-	(468.2)
Loss on redemption of notes	贖回票據之虧損	-	0.8	-	-	0.8
Effect on foreign exchange rate changes	匯率變動之影響	13.7	81.0	-	-	94.7
Others	其他	(21.4)	-	-	-	(21.4)
At 31st December, 2017	於二零一七年十二月三十一日	4,525.3	8,007.4	7.4	0.1	12,540.2

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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	對給予合營公司的銀行信貸額之彌償
At 1st January	於一月一日
Exchange adjustments	匯兌調整
At 31st December	於十二月三十一日

43. 或然負債

於報告期末，本集團作出之保證如下：

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	112.7	104.7
	(5.7)	8.0
	107.0	112.7

44. COMMITMENTS**(a) Operating Lease Arrangements**
As lessee

Minimum lease payments under operating leases recognised for the year	於本年度確認有關經營租約之最低租約款項
Land and buildings	土地及樓宇
Others	其他

44. 承擔**(a) 經營租約安排**
作為承租人

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	154.5	190.5
	0.1	0.1
	154.6	190.6

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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未來承擔最低租約款項如下：

		2018 二零一八年		2017 二零一七年	
		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	一年內	130.6	0.1	149.8	0.1
In the second to fifth year inclusive	第二至第五年 (包括首尾 兩年)	94.8	0.1	154.0	0.2
		225.4	0.2	303.8	0.3

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 (2017: HK\$0.4 million), an associate of HK\$1.2 million (2017: HK\$1.6 million) and a joint venture of HK\$42.6 million (2017: HK\$67.6 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(二零一七年：0.4百萬港元)、應付一間聯營公司之租金1.2百萬港元(二零一七年：1.6百萬港元)及應付一間合營公司之租金42.6百萬港元(二零一七年：67.6百萬港元)。

for the year ended 31st December, 2018

44. COMMITMENTS (CONT'D)**(a) Operating Lease Arrangements (Cont'd)***As lessor*

Property rental income earned during the year was HK\$230.8 million (2017: HK\$226.7 million). The property held has committed tenants with lease terms and rentals are fixed at one to three 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\$4.5 million (2017: HK\$6.9 million), associates of HK\$0.4 million (2017: HK\$0.4 million) and a director of the Company of HK\$nil (2017: HK\$7.4 million).

(b) Loan Commitments**(c) Other Commitments**

Capital commitments for funds	基金資本承擔
Other capital commitments	其他資本承擔

截至二零一八年十二月三十一日止年度

44. 承擔(續)**(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230.8百萬港元(二零一七年: 226.7百萬港元)。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三年。

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:

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Within one year	169.9	177.0
In the second to fifth year inclusive	100.3	118.7
	270.2	295.7

租賃承擔包括應收一間控股公司之租金4.5百萬港元(二零一七年: 6.9百萬港元)、應收聯營公司之租金0.4百萬港元(二零一七年: 0.4百萬港元)及應收本公司一名董事之租金零港元(二零一七年: 7.4百萬港元)。

(b) 貸款承擔

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Within one year	1,318.9	1,262.4

(c) 其他承擔

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Capital commitments for funds	476.4	332.9
Other capital commitments	17.4	2.0
	493.8	334.9

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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.

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沒收顧主供款之金額。

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。

for the year ended 31st December, 2018

45. EMPLOYEE BENEFITS (CONT'D)

Expenses recognised in profit or loss for the contributions to retirement benefit schemes for the current year amounted to HK\$86.6 million (2017: HK\$85.5 million). The amount of forfeited contributions utilised in the course of the year ended 31st December, 2018 was HK\$0.3 million (2017: HK\$0.2 million).

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, 3.2 million shares (2017: 1.2 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\$15.5 million (2017: HK\$6.1 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\$8.3 million (2017: HK\$6.4 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 the PRC Subsidiaries. The transaction constituted a very substantial disposal and a connected transaction and its details were disclosed in the Company's circular dated 29th June, 2012.

截至二零一八年十二月三十一日止年度

45. 僱員福利(續)

本年度就退休福利計劃供款在損益確認之費用為86.6百萬港元(二零一七年: 85.5百萬港元)。於截至二零一八年十二月三十一日止年度內使用之被沒收供款額為0.3百萬港元(二零一七年: 0.2百萬港元)。

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3.2百萬股(二零一七年: 1.2百萬股)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15.5百萬港元(二零一七年: 6.1百萬港元), 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8.3百萬港元(二零一七年: 6.4百萬港元)。

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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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, 2018 (2017: 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.

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。截至二零一八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(二零一七年：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. PLEDGE OF ASSETS

At the end of the reporting period, certain of the Group's investment properties and land and buildings with an aggregate carrying value of HK\$8,896.5 million (2017: HK\$7,766.9 million), bank deposits and bank balances of HK\$20.0 million (2017: Nil) together with certain securities in respect of a listed subsidiary with investment cost of HK\$276.6 million (2017: HK\$276.6 million) were pledged to secure loans and general banking facilities to the extent of HK\$3,735.7 million (2017: HK\$2,251.5 million) granted to the Group. Facilities amounting to HK\$3,137.3 million (2017: HK\$990.0 million) were utilised at the end of the reporting period.

46. 資產抵押

於報告期末，本集團賬面總值8,896.5百萬港元(二零一七年：7,766.9百萬港元)之若干投資物業及土地及樓宇、銀行存款及銀行結餘20.0百萬港元(二零一七年：無)，連同一間上市附屬公司投資成本276.6百萬港元(二零一七年：276.6百萬港元)之若干證券，已用作多達3,735.7百萬港元(二零一七年：2,251.5百萬港元)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3,137.3百萬港元(二零一七年：990.0百萬港元)。

At the end of the reporting period, a bank deposit of HK\$nil (2017: HK\$1.2 million) was pledged to secure a guarantee issued to third parties by a bank in favour of a subsidiary to the extent of HK\$nil (2017: HK\$1.2 million).

於報告期末，銀行存款零港元(二零一七年：1.2百萬港元)已用作銀行為一間附屬公司向第三方發出的多達零港元(二零一七年：1.2百萬港元)的擔保之抵押。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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	
		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
A holding company	一間控股公司		
Rent, property management and air-conditioning fee and other property related service fee income (Note)	租金、物業管理及空調費及其他物業相關服務費收入(註解)	(5.2)	(6.9)
Share of management service expenses (Note)	應佔管理服務費用(註解)	46.6	43.6
Share of administrative expenses (Note)	應佔行政費用(註解)	0.6	0.5
Fellow subsidiaries	同系附屬公司		
Interest expense	利息費用	12.0	14.0
Associates	聯營公司		
Loan referral fee and participation fee income	貸款推介費及參與費收入	(21.6)	(36.7)
Interest income	利息收入	(5.7)	(2.4)
Management and service fees income	管理服務費收入	(4.3)	(5.3)
Manager's fee	管理人費用	(2.7)	(2.6)
Rent, property management and air-conditioning fee income	租金、物業管理及空調費收入	(2.1)	(1.4)
Interest expense	利息費用	5.5	9.0
Service fees	服務費用	4.5	5.0
Brokerage expenses	經紀費用	4.0	3.3
Rent and property management fee	租金及物業管理費	3.6	4.1
Insurance premiums paid	已付保險費	1.8	3.3
Consultancy fee received	已收取之諮詢費	-	(2.5)
Joint ventures	合營公司		
Administration, management, consultancy and agency fee income	行政、管理、諮詢及代理費收入	(11.5)	(10.7)
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	30.2	23.3
Director of the Company	本公司董事		
Rental income	租金收入	(0.5)	(4.1)
Entities controlled by a director of a holding company	一間控股公司董事控制之實體		
Rental income	租金收入	(14.1)	(14.1)
Logistics and warehouse services fee	物流及倉庫服務費	0.4	0.3

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，上述有關連人士交易概不構成上市規則所界定之須予披露關連交易。

47. RELATED PARTY TRANSACTIONS AND BALANCES (CONT'D)**(b) Key management personnel compensation**

Short-term benefits	短期福利
Post-employment benefits	退休福利

Certain key management personnel of the Group received remuneration from the Company's holding company. 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.

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 2018, is HK\$36.9 million (2017: HK\$34.6 million).

47. 有關連人士交易及結餘(續)**(b) 主要管理層人員酬金**

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	84.1	94.8
	0.7	0.6
	84.8	95.4

本集團若干主要管理層人員從本公司控股公司收取酬金。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。

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。該等分配總額於二零一八年共36.9百萬港元(二零一七年：34.6百萬港元)，已包括於以上主要管理層人員酬金內。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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
Entities 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:

Term loans, trade receivables, prepayments and other receivables	有期貸款、應收貿易款項、預付款項及其他應收款項
Amounts due from associates	聯營公司欠款
Amounts due from joint ventures	合營公司欠款
Trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項
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/papers payable	應付票據

Notes:

- (i) As at 31st December, 2018, the amounts due from (to) associates are unsecured, non-interest bearing and repayable on demand, except for (i) an unsecured short-term loan to an associate of HK\$54.4 million, which bears interest at 7.65% per annum for the first month and 4.6% per annum thereafter and is due for repayment on 30th April, 2019; (ii) an unsecured short-term loan to an associate of HK\$40.0 million, which bears interest at 3% above HIBOR per annum and is due for repayment on 30th October, 2019; and (iii) an unsecured short-term loan to an associate of HK\$71.9 million, which bears interest at 3.8% per annum and is due for repayment on 21st June, 2019.
- (ii) As at 31st December, 2018, the amounts due from (to) joint ventures and a holding company are unsecured, non-interest bearing and repayable on demand.

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：**

	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	(27.8)	(14.9)
	525.8	379.6
	(30.4)	9.0
	(246.4)	(253.8)
	-	(0.9)
	(1.4)	(2.6)
	219.8	116.4

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	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
	1.3	0.3
(i)	533.0	503.3
(ii)	9.8	9.1
	(2.6)	(3.6)
(ii)	(27.8)	(14.9)
(i)	(7.4)	(7.4)
(ii)	(40.1)	(0.1)
	(246.4)	(370.3)
	219.8	116.4

註解：

- (i) 於二零一八年十二月三十一日，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(i)授予一間聯營公司的無抵押短期貸款54.4百萬港元，於第一個月按7.65%的年利率計息及其後按4.6%的年利率計息及須於二零一九年四月三十日償還；(ii)授予一間聯營公司的無抵押短期貸款40.0百萬港元，按香港銀行同業拆息加3%的年利率計息及須於二零一九年十月三十日償還；及(iii)授予一間聯營公司的無抵押短期貸款71.9百萬港元，按3.8%的年利率計息及須於二零一九年六月二十一日償還除外。
- (ii) 於二零一八年十二月三十一日，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。



for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

47. RELATED PARTY TRANSACTIONS AND BALANCES (CONT'D)**47. 有關連人士交易及結餘(續)**

- (d) During the year, loans of HK\$250.1 million (2017: HK\$81.0 million) were advanced to associates and HK\$118.9 million (2017: HK\$44.0 million) were repaid by associates.
- (e) During the year, a non-interest bearing loan of HK\$40.0 million (2017: Nil) was advanced from a joint venture.
- (f) During the year, HK\$64.6 million (2017: Nil) was paid to an associate for subscription of the unlisted redeemable preferred shares issued by it.
- (g) During the year, sale proceeds of HK\$119.8 million (2017: Nil) was received from an associate for disposal of another associate to it.
- (d) 年內，已向聯營公司墊支貸款250.1百萬港元(二零一七年：81.0百萬港元)及獲聯營公司償還貸款118.9百萬港元(二零一七年：44.0百萬港元)。
- (e) 年內，已從一間合營公司獲墊支40.0百萬港元(二零一七年：無)之免息貸款。
- (f) 年內，已向一間聯營公司支付64.6百萬港元(二零一七年：無)作為認購該聯營公司發行之非上市可贖回優先股。
- (g) 年內，已從一間聯營公司收取119.8百萬港元(二零一七年：無)銷售所得款項作為向其出售另一間聯營公司。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

48. STATEMENT OF FINANCIAL POSITION OF THE COMPANY**48. 本公司之財務狀況表**

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Non-current assets	非流動資產		
Intangible assets	無形資產	1.5	1.5
Investments in subsidiaries	於附屬公司之投資	2,284.5	1,951.7
Amounts due from subsidiaries	附屬公司欠款	10,883.3	11,185.2
		13,169.3	13,138.4
Current assets	流動資產		
Trade receivables, prepayments and other receivables	應收貿易款項、預付款項及其他應收款項	0.8	0.7
Amounts due from subsidiaries	附屬公司欠款	1,532.1	954.5
Cash and cash equivalents	現金及現金等價物	299.2	142.7
		1,832.1	1,097.9
Current liabilities	流動負債		
Trade payables, other payables and accruals	應付貿易款項、其他應付款項及應計款項	3.3	2.6
Tax payable	應付稅項	0.7	0.6
Amount due to a holding company	欠一間控股公司款項	23.3	5.3
Amounts due to subsidiaries	欠附屬公司款項	-	53.4
		27.3	61.9
Net current assets	流動資產淨值	1,804.8	1,036.0
Total assets less current liabilities	總資產減流動負債	14,974.1	14,174.4
Capital and reserves	股本及儲備		
Share capital	股本	4,250.6	4,250.6
Reserves	儲備	10,723.5	9,923.8
Total equity	權益總額	14,974.1	14,174.4

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 25th March, 2019 and is signed on its behalf by:

本公司財務狀況表經董事會於二零一九年三月二十五日批准及授權刊發，並由下列董事代表簽署：

Arthur George Dew
狄亞法
Director
董事

Mark Wong Tai Chun
王大鈞
Director
董事

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

49. RESERVES OF THE COMPANY**49. 本公司之儲備**

		Accumulated profits	Dividend reserve	Total
		累計溢利	股息儲備	總計
		HK\$ Million	HK\$ Million	HK\$ Million
		百萬港元	百萬港元	百萬港元
At 1st January, 2017	於二零一七年一月一日	9,051.1	545.0	9,596.1
Dividend paid	已付股息	–	(545.0)	(545.0)
Interim dividend declared	宣派中期股息	(545.0)	545.0	–
Profit and total comprehensive income attributable to owners of the Company	本公司股東 應佔溢利及 全面收益總額	872.7	–	872.7
At 31st December, 2017	於二零一七年 十二月三十一日	9,378.8	545.0	9,923.8
Dividend paid	已付股息	–	(545.0)	(545.0)
Interim dividend declared	宣派中期股息	(545.0)	545.0	–
Profit and total comprehensive income attributable to owners of the Company	本公司股東 應佔溢利及 全面收益總額	1,344.7	–	1,344.7
At 31st December, 2018	於二零一八年 十二月三十一日	10,178.5	545.0	10,723.5

The Company's reserves available for distribution to owners of the Company at 31st December, 2018 are represented by accumulated profits and dividend reserve totalling HK\$10,723.5 million (2017: HK\$9,923.8 million).

於二零一八年十二月三十一日，本公司可供派發予本公司股東之儲備以合共10,723.5百萬港元(二零一七年：9,923.8百萬港元)的累計溢利及股息儲備呈列。

for the year ended 31st December, 2018

50. INVESTMENTS IN SUBSIDIARIES**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, 2018 are as follows:

		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	
		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元	2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
SHK and its subsidiaries	新鴻基及其附屬公司	932.8	1,276.4	11,154.9	12,270.2
Other subsidiaries having non-controlling interests	其他擁有非控股權益之附屬公司	-	-	7.4	7.4
		932.8	1,276.4	11,162.3	12,277.6

Summarised consolidated financial information of SHK is set out below.

截至二零一八年十二月三十一日止年度

50. 於附屬公司之投資

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二零一八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：

新鴻基的綜合財務資料概要載列如下。

		2018 二零一八年 HK\$ Million 百萬港元	2017 二零一七年 HK\$ Million 百萬港元
Current assets	流動資產	21,848.7	20,516.2
Non-current assets	非流動資產	18,835.4	16,906.0
Current liabilities	流動負債	(8,652.8)	(5,189.8)
Non-current liabilities	非流動負債	(9,186.2)	(8,833.9)
Dividend distribution to non-controlling interests	分派股息予非控股權益	417.9	208.4
Revenue	收入	4,175.7	3,795.6
Profit for the year	本年度溢利	1,610.6	2,313.9
Other comprehensive (expenses) income for the year	本年度其他全面(費用)收益	(447.3)	472.6

for the year ended 31st December, 2018

截至二零一八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, 2018 which have their principal place of operations in Hong Kong are set out below:

於二零一八年十二月三十一日，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		
		2018	2017	2018	2017	
		二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
Admiralty Eight Limited	1	100	100	61	57	Property holding 持有物業
Admiralty Eleven Limited	1	100	100	61	57	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 Properties Investments (1) Company Limited	US\$1 1美元	100	100	100	100	Investment holding 投資控股
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 holding and investment holding 持有物業及投資控股

for the year ended 31st December, 2018

截至二零一八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		
		2018	2017	2018	2017	
		二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
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
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	36	33	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	100	100	Provision of elderly care services 提供護老服務

for the year ended 31st December, 2018

截至二零一八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		
		2018	2017	2018	2017	
		二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
Integrated Custodian Limited	2	100	100	100	100	Property holding 持有物業
Itso Limited	2	100	100	61	57	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
LYNX Technology Limited 凌睿科技有限公司	1,000,000	100	100	100	100	Medical equipment and supplies distribution 醫療設備及供應品分銷
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	61	57	Investment holding 投資控股
Otone 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

for the year ended 31st December, 2018

截至二零一八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		
		2018	2017	2018	2017	
		二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
Plentiwind Limited	15,000,002	100	100	61	57	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	100	61	57	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	61	57	Investment holding and provision of loan finance 投資控股及提供貸款融資
Senior Care Elderly Limited	US\$1 1美元	100	100	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	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	100	100	Provision of elderly care services 提供護老服務
SHK Bullion Company Limited	10,000	100	100	61	57	Investment holding 投資控股
SHK Commodities Limited	10,000	100	100	61	57	Investment portfolio 投資組合
SHK Finance Limited 新鴻基財務有限公司	150,000,000	100	100	36	33	Money lending 借貸

for the year ended 31st December, 2018

截至二零一八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		
		2018	2017	2018	2017	
		二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
SHK International Limited	10,000	100	100	61	57	Investment holding 投資控股
SHK Investment Services Limited	1,000,000	100	100	61	57	Asset holding 資產投資
SHK Pearl River Delta Investment Company Limited 新鴻基珠江三角洲投資有限公司	Issued share capital: 已發行股本： 100,000,000 Paid up share capital: 繳足股本： 75,000,000.5	100	100	61	57	Provision of loan finance 提供貸款融資
SHK Securities Limited	20	100	100	61	57	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	61	57	61	57	Investment holding 投資控股
Sun Hung Kai Credit Limited 新鴻基信貸有限公司	800,000,000 (2017: 450,000,000) (二零一七年： 450,000,000)	100	100	57	53	Mortgage financing 按揭融資
Sun Hung Kai Fintech Capital Limited (formerly known as SHK Insurance Consultants Limited) (前稱新鴻基保險顧問有限公司)	3,000,000	100	100	61	57	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	61	57	Investment holding 投資控股

for the year ended 31st December, 2018

截至二零一八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		
		2018	2017	2018	2017	
		二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
Sun Hung Kai Strategic Capital Limited 新鴻基策略資本有限公司	2	100	100	61	57	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	61	57	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	61	57	Investment holding 投資控股
Texgulf Limited	20	100	100	61	57	Property holding 持有物業
Tung Wo Investment Company, Limited 同和投資有限公司	10,000	100	100	61	57	Investment holding 投資控股
United Asia Finance Limited 亞洲聯合財務有限公司	1,502,218,417.8	58	58	36	33	Consumer financing 消費金融
Universal Way Limited	2	100	100	100	100	Investment holding 投資控股
Wah Cheong Development Company, Limited 華昌建業有限公司	25,100,000	100	100	61	57	Investment holding 投資控股
Wineur Secretaries Limited 偉略秘書有限公司	2	100	100	61	57	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	61	57	Property holding 持有物業

With the exception of Alaston Development Limited, Allied Properties Investments (1) Company 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、Allied Properties Investments (1) Company 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。

for the year ended 31st December, 2018

截至二零一八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, 2018 which were incorporated and have their principal place of operations outside Hong Kong are set out below:

於二零一八年十二月三十一日，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		
			2018	2017	2018	2017	
			二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
Abbey Dale Ventures Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding 投資控股
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 Investments (3) 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	61	57	Investment holding 投資控股
Bronwood Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	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	100	100	Investment holding 投資控股
Champstar Investments Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding, securities trading and financial services 投資控股、證券買賣及 金融服務
Dagenham Investments Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding 投資控股
Gilbrook Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	100	100	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

for the year ended 31st December, 2018

截至二零一八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	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		
			2018	2017	2018	2017	
			二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
Sun Hung Kai Global Opportunities Fund (formerly known as KIMA Pan Asia Offshore Fund) (前稱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	61	57	
- Participating shares 參與股		7,392.805 US\$0.001 shares 7,392.805股每股0.001美元	100	100	61	57	
- Class B6 participating shares B6類別參與股		184,612.1644 (2017: 182,255.1444) US\$0.001 shares 182,612.1644股 (二零一七年: 182,255.1444股) 每股0.001美元	100	100	61	57	
- 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	100	61	57	
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	100	100	Investment holding 投資控股
Paignton Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding 投資控股
Razorway Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	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	61	57	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	100	100	Investment holding 投資控股
Shipshape Investments Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding 投資控股

for the year ended 31st December, 2018

截至二零一八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	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		
			2018 二零一八年 %	2017 二零一七年 %	2018 二零一八年 %	2017 二零一七年 %	
SHK Asian Opportunities Holdings Limited	Cayman Islands 開曼群島	US\$10,000 10,000美元	95	95	58	54	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	61	57	Investment holding 投資控股
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	61	57	Corporate marketing and investment consultancy 市場策劃及投資顧問
Sun Hung Kai (ECP) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Financing 融資
Sun Hung Kai & Co. (BVI) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Financing 融資
Sun Hung Kai & Co. (CP) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding 投資控股
Sun Hung Kai Capital Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	Investment holding 投資控股
Swan Islands Limited	British Virgin Islands 英屬處女群島	US\$503,000,001 503,000,001美元	100	100	61	57	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	61	57	Investment holding 投資控股
Treasure Rider Limited	Cayman Islands 開曼群島	US\$19,800 19,800美元	92	92	57	53	Investment holding 投資控股
UAF Holdings Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100	100	61	57	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	61	57	Investment holding 投資控股

for the year ended 31st December, 2018

截至二零一八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	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		
			2018	2017	2018	2017	
			二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
上海浦東新區亞聯財小額貸款有限公司 United Asia Finance (ShanghaiPudong) Limited ^(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	25	23	Money lending 借貸
大連保稅區亞聯財小額貸款有限公司 United Asia Finance (DaLian F.T.Z) Limited ^(b)	People's Republic of China 中華人民共和國	US\$50,000,000 50,000,000美元	100	100	36	33	Money lending 借貸
大連亞聯財信息諮詢有限公司 United Asia Consultancy (Dalian) Limited ^(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	36	33	Financial consultancy 財務顧問
天津亞聯財小額貸款有限公司 United Asia Finance (Tianjin) Limited ^(b)	People's Republic of China 中華人民共和國	HK\$130,000,000 130,000,000港元	100	100	36	33	Money lending 借貸
北京亞聯財小額貸款有限公司 United Asia Finance (Beijing) Limited ^(a)	People's Republic of China 中華人民共和國	RMB200,000,000 人民幣200,000,000元	80	80	29	27	Money lending 借貸
成都亞聯財小額貸款有限公司 United Asia Finance (Chengdu) Limited ^(b)	People's Republic of China 中華人民共和國	HK\$230,000,000 230,000,000港元	100	100	36	33	Money lending 借貸
成都亞聯財經濟信息諮詢有限公司 United Asia Financial Consultancy (Chengdu) Limited ^(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	36	33	Financial consultancy 財務顧問
亞洲第一信息諮詢(深圳)有限公司 First Asian Financial Consultancy (Shenzhen) Limited ^(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	36	33	Financial consultancy 財務顧問
亞聯財信息諮詢(上海)有限公司 United Asia Consultancy (Shanghai) Limited ^(c)	People's Republic of China 中華人民共和國	RMB1,000,000 人民幣1,000,000元	70	70	25	23	Financial consultancy 財務顧問
亞聯財信息諮詢(深圳)有限公司 UA Financial Consultancy (Shenzhen) Limited ^(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	36	33	Financial consultancy 財務顧問

for the year ended 31st December, 2018

截至二零一八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	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		
			2018 二零一八年 %	2017 二零一七年 %	2018 二零一八年 %	2017 二零一七年 %	
武漢亞聯財小額貸款有限公司 United Asia Finance (Wuhan) Limited ^(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	36	33	Money lending 借貸
武漢亞聯財信息諮詢有限公司 United Asia Financial Consultancy (Wuhan) Limited ^(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	36	33	Financial consultancy 財務顧問
青島市城陽區亞聯財小額貸款 有限公司 United Asia Finance (Qingdao) Limited ^(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	36	33	Money lending 借貸
青島亞聯財信息諮詢有限公司 United Asia Financial Consultancy (Qingdao) Limited ^(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	36	33	Financial consultancy 財務顧問
南寧市亞聯財小額貸款有限公司 United Asia Finance (Nanning) Limited ^(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	36	33	Money lending 借貸
南寧市亞聯財投資管理有限公司 United Asia Finance Investment Management (Nanning) Limited ^(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	36	33	Financial consultancy 財務顧問
哈爾濱市亞聯財小額貸款有限公司 United Asia Finance (Harbin) Limited ^(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	36	33	Money lending 借貸
哈爾濱亞聯財信息諮詢有限公司 United Asia Financial Consultancy (Harbin) Limited ^(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	36	33	Financial consultancy 財務顧問
重慶亞聯財小額貸款有限公司 United Asia Finance (Chongqing) Limited ^(b)	People's Republic of China 中華人民共和國	US\$20,000,000 20,000,000美元	100	100	36	33	Money lending 借貸
重慶亞聯財信息諮詢有限公司 United Asia Financial Consultancy (Chongqing) Limited ^(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	36	33	Financial consultancy 財務顧問
深圳亞聯財小額貸款有限公司 United Asia Finance (Shenzhen) Limited ^(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	36	33	Money lending 借貸

for the year ended 31st December, 2018

截至二零一八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	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		
			2018	2017	2018	2017	
			二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
雲南省亞聯財小額貸款有限公司 United Asia Finance (Yunnan) Limited ^(b)	People's Republic of China 中華人民共和國	HK\$350,000,000 350,000,000港元	100	100	36	33	Money lending 借貸
雲南亞聯財經濟信息諮詢有限公司 UA Financial Consultancy (Yunnan) Limited ^(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	36	33	Financial consultancy 財務顧問
新聯財信息諮詢(深圳)有限公司 Xinliancai Consultancy (Shenzhen) Limited ^(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	36	33	Financial consultancy 財務顧問
新鴻基(天津)股權投資基金管理 有限公司 Sun Hung Kai (Tianjin) Equity Fund Management Company Limited ^(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	61	57	Asset management 資產管理
新鴻基融資擔保(瀋陽)有限公司 Sun Hung Kai Financing Guarantee (Shenyang) Limited ^(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	36	33	Loan guarantee 貸款擔保
福州亞聯財信息諮詢有限公司 United Asia Financial Consultancy (Fuzhou) Limited ^(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	36	33	Financial consultancy 財務顧問
福州市晉安區亞聯財小額貸款 有限公司 United Asia Finance (Fuzhou) Limited ^(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	36	33	Money lending 借貸
濟南市亞聯財小額貸款有限公司 (formerly known as 濟南市歷下區 亞聯財小額貸款有限公司) United Asia Finance (JiNan)Limited ^(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	36	33	Money lending 借貸
瀋陽亞聯財卓越信息諮詢有限公司 Shenyang UAF Excellent Information Consulting Limited ^(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	36	33	Financial consultancy 財務顧問

for the year ended 31st December, 2018

截至二零一八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	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		
			2018 二零一八年 %	2017 二零一七年 %	2018 二零一八年 %	2017 二零一七年 %	
瀋陽金融商貿開發區亞聯財 小額貸款有限公司 United Asia Finance (Shenhe District Shenyang) Limited ^(b)	People's Republic of China 中華人民共和國	RMB320,000,000 人民幣320,000,000元	100	100	36	33	Money lending 借貸
壹融站信息技術(深圳) 有限公司 (formerly known as 深圳亞聯財信息技術有限公司) Yirongzhan Fintech (Shenzhen) Limited ^(c)	People's Republic of China 中華人民共和國	RMB20,000,000 人民幣20,000,000元	100	100	36	33	Financial consultancy 財務顧問
天津亞聯財商務信息諮詢有限公司 United Asia Financial Consultancy (Tianjin) Limited	People's Republic of China 中華人民共和國	-	100	100	36	33	Financial consultancy 財務顧問

* These shareholdings represent the proportion of ownership interest held directly by the Company.

** The subsidiary is listed in Hong Kong and further details about it are available in its published accounts.

(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 names of People's Republic of China incorporated companies above are English translations.

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.

Save as disclosed in note 38 to the consolidated financial statements, none of the other subsidiaries had issued any debt securities at the end of the year.

* 該等持股權即本公司直接持有擁有權益之比例。

** 該附屬公司於香港上市，有關該附屬公司之其他詳情載於其公佈之賬目內。

(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。

上述中華人民共和國註冊成立公司名稱為英文譯名。

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。

除綜合財務報表附註38披露外，其他附屬公司於年末並無發行任何其他債務證券。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

52. PARTICULARS OF PRINCIPAL ASSOCIATES

52. 主要聯營公司資料

Particulars of the Group's principal associates at 31st December, 2018 are set out below:

於二零一八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		
		2018 二零一八年 %	2017 二零一七年 %	2018 二零一八年 %	2017 二零一七年 %	
APAC Resources Limited* 亞太資源有限公司*	Hong Kong 香港	36	34	36	34	Investment holding 投資控股
Sun Hung Kai Financial Group Limited 新鴻基金集團有限公司	British Virgin Islands/ Hong Kong 英屬處女群島/香港	30	30	18	17	Wealth management and brokerage business 財富管理及經紀業務
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 Hong Kong and further details are available in their published accounts.

* 該等聯營公司在香港上市，有關該等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。

for the year ended 31st December, 2018

截至二零一八年十二月三十一日止年度

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, 2018 are set out below:

於二零一八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		
			2018	2017	2018	2017	
			二零一八年 %	二零一七年 %	二零一八年 %	二零一七年 %	
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,
截至十二月三十一日止財政年度

		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	2017 二零一七年 HK\$ Million 百萬港元	2018 二零一八年 HK\$ Million 百萬港元
Results	業績					
Revenue*	收入*	5,645.0	5,198.0	3,974.6	4,374.3	4,915.4
Profit for the year	本年度溢利	3,075.3	6,104.2	5,099.8	5,267.5	3,276.2
Attributable to:	應估方：					
Owners of the Company	本公司股東	2,023.8	4,122.5	4,352.9	3,991.1	2,343.4
Non-controlling interests	非控股權益	1,051.5	1,981.7	746.9	1,276.4	932.8
		3,075.3	6,104.2	5,099.8	5,267.5	3,276.2
Basic earnings per share	每股基本盈利	29.75 HK cents 港仙	60.52 HK cents 港仙	63.88 HK cents 港仙	58.59 HK cents 港仙	34.40 HK cents 港仙

At 31st December,
於十二月三十一日

		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	2017 二零一七年 HK\$ Million 百萬港元	2018 二零一八年 HK\$ Million 百萬港元
Assets and liabilities	資產及負債					
Total assets	資產總額	49,977.0	50,817.3	54,351.2	62,066.2	67,782.9
Total liabilities	負債總額	(15,187.8)	(11,510.5)	(11,875.6)	(14,771.9)	(19,902.1)
Total equity	權益總額	34,789.2	39,306.8	42,475.6	47,294.3	47,880.8
Non-controlling interests	非控股權益	(10,500.0)	(11,629.3)	(11,492.6)	(12,275.1)	(11,143.1)
Equity attributable to owners of the Company	本公司股東應估權益	24,289.2	27,677.5	30,983.0	35,019.2	36,737.7

* 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, 2018 are as set out below:

本集團之附屬公司及合營公司於二零一八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	10,287	100.00	Existing 現有物業
		CP	69****	100.00	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*	Foundation works completed and superstructure works in progress ** 地基工程 已竣工及上蓋 工程進行中**
241 & 243 Jaffe Road Wanchai, Hong Kong 香港灣仔 謝斐道241 & 243號	2027**	P	2,149	50.00*	Foundation works completed and superstructure works in progress ** 地基工程 已竣工及上蓋 工程進行中**
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 夏慤道18號	2053+	C	2,970#	61.44	Existing 現有物業
J Residence 60 Johnston Road Hong Kong 嘉蒼軒 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
Cannongate House 62-64 Cannon Street London, United Kingdom 英國倫敦	Freehold 永久業權	C	1,885###	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	35.75	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	35.75	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	35.75	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	35.75	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	35.75	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	35.75	Existing 現有物業
No. 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	35.75	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	35.75	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	35.75	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	35.75	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	35.75	Existing 現有物業

Notes:

Types of properties: R-Residential, C-Commercial, G-Godown, H-Hotel, I-Industrial, P-Property under construction, CP-Car Parking Spaces

- * 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
- *** Net internal area
- **** Number of car parking spaces

註解:

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

- * 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
- *** 淨室內面積
- **** 車位數目

ALLIED PROPERTIES (H.K.) LIMITED

聯合地產(香港)有限公司

