

# KB 建滔集團有限公司

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## KINGBOARD HOLDINGS LIMITED

Stock Code 股份代號 : 148



ANNUAL REPORT

**2018**

年報

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## CORPORATE INFORMATION

### 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Mr. Cheung Kwok Wing (*Chairman*)  
 Mr. Chang Wing Yiu (*Managing Director*)  
 Mr. Cheung Kwong Kwan  
 Mr. Ho Yin Sang  
 Ms. Cheung Wai Lin, Stephanie  
 Mr. Cheung Ka Shing  
 Mr. Chen Maosheng

#### Independent Non-Executive Directors

Mr. Cheung Ming Man  
 Dr. Chong Kin Ki  
 Mr. Leung Tai Chiu  
 Mr. Chan Wing Kee

### COMPANY SECRETARY

Mr. Lo Ka Leong

### PRINCIPAL BANKERS

Bank of Communications Co., Ltd.  
 China Construction Bank Corporation  
 Citibank, N.A.  
 DBS Bank Ltd., Hong Kong Branch  
 Hang Seng Bank Limited  
 Standard Chartered Bank (Hong Kong) Limited  
 Sumitomo Mitsui Banking Corporation  
 The Bank of Toyko-Mitsubishi UFJ, Ltd., Hong Kong Branch  
 The Hongkong and Shanghai Banking Corporation Limited

### AUDITOR

Deloitte Touche Tohmatsu  
 Certified Public Accountants

### 董事會

#### 執行董事

張國榮先生(*主席*)  
 鄭永耀先生(*董事總經理*)  
 張廣軍先生  
 何燕生先生  
 張偉連女士  
 張家成先生  
 陳茂盛先生

#### 獨立非執行董事

張明敏先生  
 莊堅琪醫生  
 梁體超先生  
 陳永棋先生

### 公司秘書

羅家亮先生

### 主要往來銀行

交通銀行股份有限公司  
 中國建設銀行股份有限公司  
 花旗銀行  
 星展銀行香港分行  
 恒生銀行有限公司  
 渣打銀行(香港)有限公司  
 三井住友銀行  
 三菱東京UFJ銀行·香港分行  
 香港上海滙豐銀行有限公司

### 核數師

德勤·關黃陳方會計師行  
 執業會計師

## CORPORATE INFORMATION 公司資料

### HONG KONG LEGAL ADVISERS

Allen & Overy

### 香港法律顧問

安理國際律師事務所

### REGISTERED OFFICE

Whitehall House  
238 North Church Street  
P.O. Box 1043  
George Town  
Grand Cayman KY1-1102  
Cayman Islands

### 註冊辦事處

Whitehall House  
238 North Church Street  
P.O. Box 1043  
George Town  
Grand Cayman KY1-1102  
Cayman Islands

### HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

23/F, Delta House  
3 On Yiu Street  
Shek Mun  
Shatin, N.T.  
Hong Kong

### 總辦事處及主要營業地點

香港  
沙田  
石門安耀街3號  
匯達大廈23樓

### PRINCIPAL SHARE REGISTRAR

SMP Partners (Cayman) Limited  
3rd Floor, Royal Bank House  
24 Shedden Road, P.O. Box 1586  
Grand Cayman, KY1-1110  
Cayman Islands

### 股份登記處總處

SMP Partners (Cayman) Limited  
3rd Floor, Royal Bank House  
24 Shedden Road, P.O. Box 1586  
Grand Cayman, KY1-1110  
Cayman Islands

### BRANCH SHARE REGISTRAR IN HONG KONG

Tricor Secretaries Limited  
Level 22, Hopewell Centre  
183 Queen's Road East  
Hong Kong

### 股份登記處香港分處

卓佳秘書商務有限公司  
香港  
皇后大道東一百八十三號  
合和中心二十二樓

## FINANCIAL HIGHLIGHTS

### 財務摘要

		FY 2018 二零一八年 財政年度 HK\$'million 百萬港元	FY 2017 二零一七年 財政年度 HK\$'million 百萬港元 (Restated) (經重述)	Change 變動
<b>Revenue</b>	<b>營業額</b>	<b>45,994.4</b>	43,371.3	+6%
<b>EBITDA*</b>	<b>未扣除利息、稅項、 折舊及攤銷前盈利*</b>	<b>10,212.2</b>	10,442.4	-2%
<b>Profit before tax*</b>	<b>除稅前溢利*</b>	<b>7,621.3</b>	8,348.4	-9%
<b>Net profit attributable to owners of the Company</b>	<b>本公司持有人應佔純利</b>			
– Underlying net profit*	– 基本純利*	<b>4,603.1</b>	5,589.1	-18%
– Reported net profit	– 賬面純利	<b>6,075.8</b>	5,593.4	+9%
<b>Basic earnings per share</b>	<b>每股基本盈利</b>			
– Based on underlying net profit*	– 以基本純利計算*	<b>HK\$4.313</b> 港元	HK\$5.358港元	-20%
– Based on reported net profit	– 以賬面純利計算	<b>HK\$5.692</b> 港元	HK\$5.363港元	+6%
<b>Interim dividend per share</b>	<b>每股中期股息</b>	<b>HK60 cents</b> 港仙	HK60 cents港仙	–
<b>Special interim dividend per share</b>	<b>每股特別中期股息</b>	<b>HK50 cents</b> 港仙	–	N/A不適用
<b>Proposed final dividend per share</b>	<b>建議每股末期股息</b>	<b>HK70 cents</b> 港仙	HK100 cents港仙	-30%
<b>Net asset value per share</b>	<b>每股資產淨值</b>	<b>HK\$43.7</b> 港元	HK\$43.2港元	+1%
<b>Net gearing</b>	<b>淨負債比率</b>	<b>37%</b>	20%	

\* Excluding:

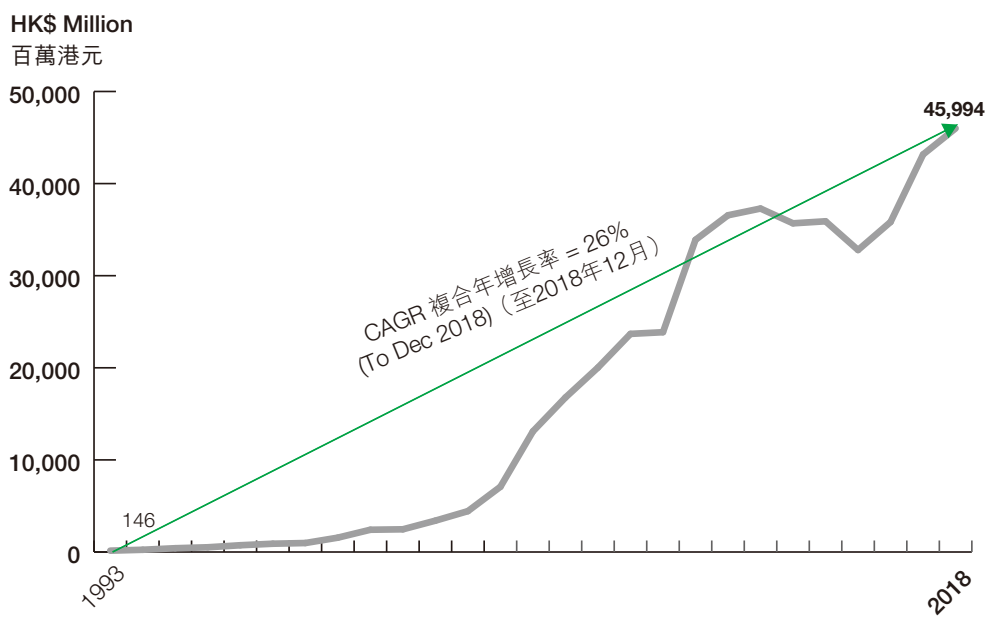
- (1) Gain on fair value changes of investment properties with gross amount of HK\$174.9 million, net amount of HK\$138.0 million after sharing by non-controlling shareholders and deferred tax (2017: gross amount of HK\$54.3 million, net amount of HK\$41.6 million after sharing by non-controlling shareholders and deferred tax).
- (2) Share-based payments of HK\$3.1 million in 2017 (2018: Nil).
- (3) Gain on disposal of a subsidiary of HK\$2,089.8 million (2017: Nil).
- (4) Written off of property, plant and equipment with gross amount of HK\$764.1 million, net amount of HK\$755.1 million after sharing by non-controlling shareholders (2017: Nil).
- (5) Impairment loss recognized on available-for-sale investments of HK\$34.2 million, net of portion shared by non-controlling shareholders in 2017 (2018: Nil).

\* 不包括：

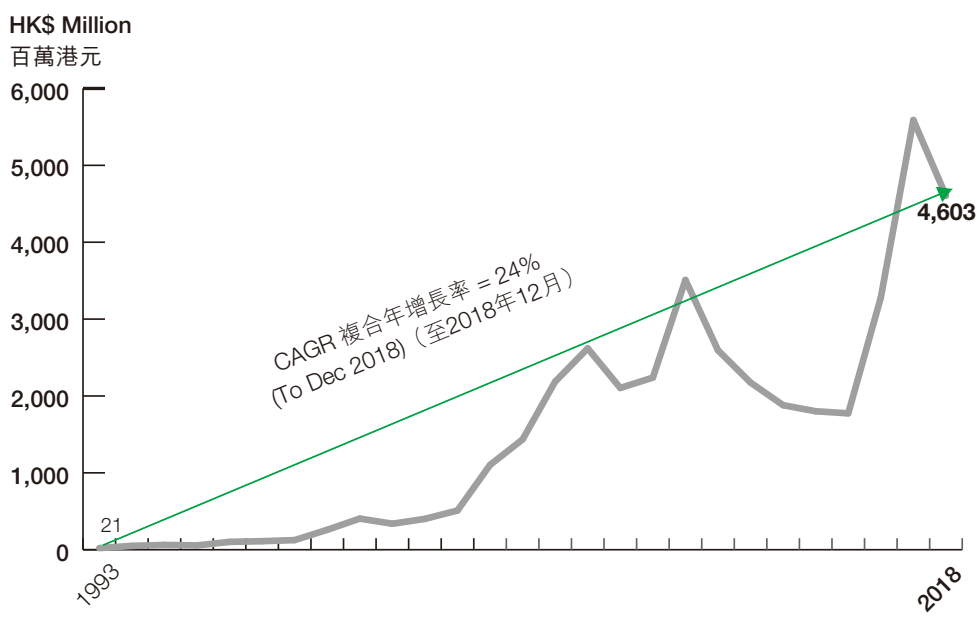
- (1) 投資物業公平值變動之收益分別為總額一億七千四百九十萬港元，及扣除非控股股東應佔份額及遞延稅項後之淨額一億三千八百萬港元(二零一七年：分別為總額五千四百三十萬港元，及扣除非控股股東應佔份額及遞延稅項後之淨額四千一百六十萬港元)。
- (2) 於二零一七年，以股份形式付款三百一十萬港元(二零一八年：沒有)。
- (3) 出售一間附屬公司之收益二十億八千九百八十萬港元(二零一七年：沒有)。
- (4) 物業、廠房及設備撇銷分別為總額七億六千四百一十萬港元，及扣除非控股股東應佔份額後之淨額七億五千五百一十萬港元(二零一七年：沒有)。
- (5) 於二零一七年，就可供出售投資確認之減值虧損三千四百二十萬港元，扣除非控股股東應佔份額(二零一八年：沒有)。

FINANCIAL HIGHLIGHTS  
財務摘要

Revenue  
營業額



Net profit attributable to owners of the Company\*  
本公司持有人應佔純利\*



\* Excluding non-recurring items

\* 不包括非經常性項目

## CHAIRMAN'S STATEMENT 主席報告

### BUSINESS REVIEW

On behalf of the board ("Board") of directors ("Directors") of Kingboard Holdings Limited (the "Company"), I am delighted to report satisfactory results of the Company and its subsidiaries (the "Group") for the financial year ended 31 December 2018. During the year, the electronics sector has met with weaker demand owing to the US-China trade friction and a slowdown in domestic consumption in China. Against this adverse backdrop, the laminates and printed circuit boards ("PCBs") divisions have responded by adopting a proactive sales strategy and effectively optimising their product portfolios, thereby driving continual sales growth. The chemicals division benefited from the state's supply-side reform to eliminate backward production capacity. With the steady price increases of major chemical products and the division's capability in cost control, the division recorded significant growth. The properties division recorded a substantial improvement in its profit margin from residential property sales, helped by a surge in the average selling price of the booked projects. The commercial property portfolio for leasing also registered rental income growth on the back of higher occupancy rates.

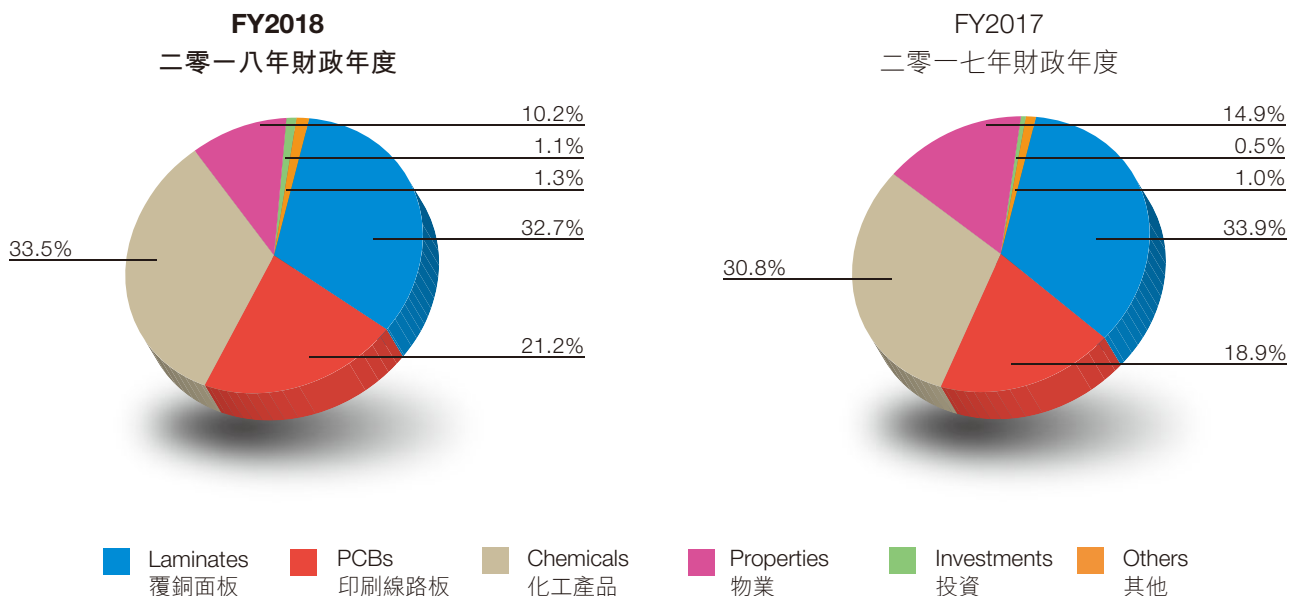
Revenue of the Group increased 6% to HK\$45,994.4 million in 2018, posting an underlying net profit (excluding non-recurring items) of HK\$4,603.1 million, down by 18%. Taking into account a pre-tax gain of HK\$2,089.8 million from the disposal of a subsidiary, reported net profit increased 9% to HK\$6,075.8 million. The Group maintained a robust financial position and the Board has therefore proposed a final dividend of HK70 cents per share, subject to approval of the shareholders of the Company (the "Shareholders"). Together with the interim dividend of HK60 cents per share and the special interim dividend of HK50 cents per share, this will constitute a full-year dividend of HK180 cents per share.

### 業務回顧

本人謹代表董事會，欣然向各位股東公佈，建滔集團有限公司及其附屬公司（「集團」）於截至二零一八年十二月三十一日止財政年度取得理想業績。年內，受中美貿易磨擦及國內消費增速放緩所影響，電子行業需求相較疲弱。儘管面對市場逆境，集團覆銅面板部門及印刷線路板部門均採取積極營銷策略，有效地優化產品組合，銷售繼續拾級而上。化工部門受惠於國內供給側改革及淘汰落後產能，各主要產品價格均穩步上行，加上部門卓越的成本控制能力，錄得可觀增長。隨著地產部門入賬項目平均售價上漲，住宅銷售利潤率顯著上升，同時商用出租項目亦因出租率提升，帶來持續租金收入增長。

集團二零一八年營業額較去年上升6%至四百五十九億九千四百四十萬港元，基本純利（不包括非經常性項目）則下降18%至四十六億零三百一十萬港元。由於集團出售一間附屬公司，除稅前收益約為二十億八千九百八十萬港元，因此賬面純利上升9%，至六十億七千五百八十萬港元。集團財政狀況維持穩健，董事會建議派發末期股息每股70港仙。此派息建議須待本公司股東決議通過。連同已派發之中期股息每股60港仙，特別中期股息每股50港仙，全年派息總額為每股180港仙。

### Turnover Breakdown by Products 營業額分佈



## CHAIRMAN'S STATEMENT 主席報告

### PERFORMANCE

Being the world's largest laminates producer, the Group is equipped with a sophisticated and comprehensive vertically integrated production chain. The laminates division was thus able to rapidly respond to demand changes amid weakened market conditions. By increasing the sales of high-value-added products, the division was able to raise its average selling price. Segment turnover (including inter-segment sales) increased by 3% to HK\$17,144.9 million. However, because of the rapid price increase of raw materials such as copper and chemicals, the price increase of laminates was unable to fully cover cost surge, thus profit margin was depressed. Earnings before interest, tax, depreciation and amortisation ("EBITDA") declined by 21% to HK\$3,536.5 million.

As the technology for 5G telecommunications networks matured and was ready for take-off, demand for related equipment has remained robust. The PCB division was effectively upgrading its product mix towards the higher end, thereby driving the sales of high-value-added items. With the completion of the acquisition of a PCB factory in Huizhou, Guangdong Province, its capacity was effectively utilised to fuel a more broad-based growth for the division. Growth in orders from automobile and home appliance sectors was witnessed, and there was an enhancement in the overall client portfolio. As a result, the PCB division reported a segment turnover growth of 19% to HK\$9,754.1 million. However, as production efficiency of high-grade products has not reached optimal level, costs remained high. EBITDA dropped 11% to HK\$1,051.1 million.

Competition in China's chemical industry has become less intense as the state tightened safety and environmental requirements, driving backward capacities out of the market. As the supply and demand conditions improve, the sector is poised for a new upward cycle. Demand for major chemicals, including caustic soda, acetic acid and phenol acetone, remained robust leading to year-on-year price surges. This has driven the segment's turnover (including inter-segment sales) to increase 15% to HK\$16,150.3 million. The Group has also capitalised on its competence in management, environmental standards and cost control to fully reflect the price increases in profit growth, posting an EBITDA of HK\$2,114.8 million, up significantly by 30%.

### 業務表現

集團為全球最大的覆銅面板生產商，具備成熟且完善的覆銅面板垂直整合生產鏈。覆銅面板部門面對疲弱的市場狀況，快速因應需求轉變，增加高附加值產品銷售，平均價格因而上升。覆銅面板部門營業額(包括分部間之銷售)上升3%至一百七十一億四千四百九十萬港元。但由於銅及化工等原材料價格大幅攀升，覆銅面板價格上升未能完全覆蓋成本上漲，引致利潤率回落。未扣除利息、稅項、折舊及攤銷之盈利則下降21%至三十五億三千六百五十萬港元。

隨著5G通訊網絡逐步成熟並推廣，通訊網絡設備需求強勁。印刷線路板部門產品組合高效地向高階方向升級，推動高附加值產品銷售提升。同時，部門完成對一間位於廣東省惠州市的印刷線路板工廠之收購，其產能得到有效釋放，為汽車及家電訂單帶來多元增長，進一步豐富部門客戶組合。因此，印刷線路板部門營業額上升19%至九十七億五千四百一十萬港元。但由於高階產品生產效率尚未達最佳水準，令成本仍然高企，未扣除利息、稅項、折舊及攤銷之盈利下降11%至十億零五千一百一十萬港元。

受惠於國內收緊安全及環保的政策要求，落後產能退出市場，供需關係改善，行業競爭環境優化，化工行業迎來上行週期。市場對化工部門各主要產品需求殷切，燒鹼、醋酸及苯酚丙酮等產品售價同比增幅顯著，帶動化工部門營業額(包括分部間之銷售)上升15%，至一百六十一億五千零三十萬港元。同時，部門憑藉豐富的管理經驗，先進的環保標準和卓越的成本管理，充分地將價格的升幅轉化為利潤的增幅，未扣除利息、稅項、折舊及攤銷之盈利大幅上升30%，至二十一億一千四百八十萬港元。



## CHAIRMAN'S STATEMENT 主席報告

### PERFORMANCE (continued)

Sales from Huaqiao Kingboard Yu Garden Phase 3 and Phase 4, Kunshan Development Zone Kingboard Yu Garden Phase 2, Jiangyin Kingboard Yu Garden Phase 1 and Huaian Kingboard Yu Garden Phase 1 and Zhangpu Yu Garden were partially booked during the year. As the property segment continued to be affected by housing control measures, the booking of unit sales has dropped. Taken together with rental income of HK\$1,055.8 million, property segment turnover decreased 28% to HK\$4,685.8 million. Nevertheless, with rising average selling prices, the yield from property sales showed a notable improvement, driving a 10% increase in EBITDA to HK\$2,170.0 million.

### LIQUIDITY AND CAPITAL RESOURCES

The Group's financial and liquidity position continued to be robust. As at 31 December 2018, net current assets and current ratio of the Group were approximately HK\$25,502.1 million (31 December 2017: HK\$25,184.1 million) and 2.36 (31 December 2017: 2.26) respectively.

As at 31 December 2018, the cash and cash equivalent of the Group amounted to approximately HK\$7,473 million. A total of HK\$31,925 million bank facilities were available, of which HK\$27,514 million, or 86%, had been utilised as at 31 December 2018, to finance the Group's investment, capital expenditures and for working capital purposes.

The net working capital cycle increased from 41 days as at 31 December 2017 to 42 days as at 31 December 2018 on the following key metrics:

- Inventories, in terms of stock turnover days, was 30 days (31 December 2017: 23 days).
- Trade receivables, in terms of debtors turnover days, was 50 days (31 December 2017: 53 days).
- Trade and bills payables (excluding bills payables for acquisition of properties, plant and equipment), in terms of creditors turnover days, was 38 days (31 December 2017: 35 days).

### 業務表現(續)

年內花橋建滔裕花園三及四期、昆山開發區建滔裕花園二期、江陰建滔裕花園一期、淮安建滔裕花園一期及張浦裕花園等項目之部分銷售入賬，由於仍受樓市調控措施影響，可入帳單位數目下降。連同租金收入十億五千五百八十萬港元，房地產部門營業額下降28%至四十六億八千五百八十萬港元，但隨著項目平均售價上升，物業銷售回報率顯著增加，未扣除利息、稅項、折舊及攤銷之盈利不跌反升，增加10%至二十一億七千萬港元。

### 流動資金及財務狀況

集團的財務狀況持續保持穩健。集團於二零一八年十二月三十一日之流動資產淨值為二百五十五億零二百一十萬港元(二零一七年十二月三十一日：二百五十一億八千四百一十萬港元)，流動比率為2.36(二零一七年十二月三十一日：2.26)。

於二零一八年十二月三十一日，本集團之現金及現金等值項目約為七十四億七千三百萬港元。於二零一八年十二月三十一日，可動用的銀行融資合共為三百一十九億二千五百萬港元，當中二百七十五億一千四百萬港元或86%已被動用，以撥付本集團的投資、資本支出以及作為一般營運資金用途。

淨營運資金週轉期由二零一七年十二月三十一日的四十一日，增加至二零一八年十二月三十一日的四十二日，細分如下：

- 存貨週轉期為三十日(二零一七年十二月三十一日：二十三日)。
- 貿易應收賬項週轉期為五十日(二零一七年十二月三十一日：五十三日)。
- 貿易及票據應付賬款週轉期(不包括購買物業、廠房及設備之應付票據)為三十八日(二零一七年十二月三十一日：三十五日)。

## CHAIRMAN'S STATEMENT 主席報告

### LIQUIDITY AND CAPITAL RESOURCES

(continued)

The principal of the total bank borrowings of the Group amounted to approximately HK\$27,514 million as at 31 December 2018 (31 December 2017: approximately HK\$19,088 million), approximately HK\$26,890 million (31 December 2017: approximately HK\$18,120 million) of which was denominated in Hong Kong dollars. All of the bank loans of the Group bore variable-interest rates.

The Group's net gearing ratio (ratio of interest-bearing borrowings net of cash and cash equivalents to total equity) was 37% as at 31 December 2018 (31 December 2017: 20%), while the proportion of bank borrowings between short term and long term stood at 26%:74% (31 December 2017: 28%:72%). During the year, the Group invested HK\$2.9 billion and HK\$2.2 billion in new production capacity and property construction expenses respectively. Backed by a highly experienced professional management team, the Group is confident that these investments will deliver stable and satisfactory returns to Shareholders over the long term.

The Group continued to adopt a prudent financial management policy. It did not enter into any material derivative financial instruments, nor did the Group have any material foreign exchange exposure during the year. The Group's revenue, mostly denominated in Hong Kong dollars, RMB and US dollars, was fairly matched with the currency requirements of its operating expenses.

### HUMAN RESOURCES

As at 31 December 2018, the Group employed a global workforce of approximately 41,900 (31 December 2017: 42,800) to cope with business requirements. In addition to offering competitive salary packages, the Group grants share options and discretionary bonuses to eligible employees based on the Group's overall financial achievements and individual employee performance. The Group's continued success relies on a solid human resources strategy. The establishment of the Kingboard Institute of Management helps nurture middle and senior managers. In addition, in response to the economic policy of Greater Bay Area, the Group recruits fresh graduates from mainland China, Hong Kong and Taiwan every year for focused training and development. This talent pool will give the Group new impetus to its long-term development.

### 流動資金及財務狀況(續)

於二零一八年十二月三十一日，本集團的銀行借貸本金總額約為二百七十五億一千四百萬港元(二零一七年十二月三十一日：約一百九十億八千八百萬港元)，當中約二百六十八億九千萬百萬元(二零一七年十二月三十一日：約一百八十一億二千萬元)以港元計值。本集團所有銀行貸款均為浮息貸款。

集團之淨負債比率(扣除現金及現金等值後之附息借貸與資本總額比率)約為37%(二零一七年十二月三十一日：20%)。短期與長期借貸的比例為26%:74%(二零一七年十二月三十一日：28%:72%)。年內，集團投資約二十九億港元添置新的生產設施及約二十二億港元於房地產建築費用。憑藉管理團隊專業豐富的經驗，集團深信此等投資將為股東帶來長遠穩定及理想的回報。

集團繼續採取審慎的財務政策，於年內並無訂立任何重大的衍生金融工具。集團並無面對重大的外匯風險，收入主要以港元、人民幣及美元結算，與營運開支的貨幣要求比例大致相符。

### 人力資源

於二零一八年十二月三十一日，集團在全球合共聘用員工約41,900人(二零一七年十二月三十一日：42,800人)，以配合集團業務的發展。集團除了提供具競爭力的薪酬待遇外，亦會根據公司的業績和個別員工的表現，發放優先購股權及特別獎金予合資格員工。集團持續取得理想業績，有賴完善的人力資源管理規劃。集團成立之建滔管理學院，多年來積極培育中層及高級管理人員。此外，因應大灣區經濟政策之推動，集團每年均從中國內地、香港及台灣招聘具潛力之大學畢業生作重點培育。集團會繼續推行各種儲備人才的培訓，務求為未來長遠發展注入新的活力。

## CHAIRMAN'S STATEMENT 主席報告

### PROSPECTS

The Group enters 2019 in good shape, with earnings capability strengthened and core divisions working closely to create strong synergies. The Group has built a visible advantage in production efficiency, research and development, and environmental transformation. In the coming year, the management team will actively expand market shares while working tirelessly to explore new development opportunities. And with the opportunity of development of Greater Bay Area, the Group looks forward to achieving solid growth in the years ahead.

With the help of 5G telecommunications network upgrades, the electronics industry is witnessing a steady rebound in demand and broad-based growth momentum. Laminate prices are already on an upward track. To cope with market requirement for more sophisticated products, the laminates division will pledge its full efforts in enhancing its portfolio of thin, high-frequency high-speed and halogen-free laminates. The proportion of sales of high-value-adding products is expected to significantly increase. New laminates facilities in Jiangmen and Shaoguan, Guangdong Province and Thailand are scheduled to be commissioned in phases within this year, propelling the division into a new growth cycle.

The PCB division also expects strong order growth as investments in 5G telecommunications projects increase. The division has made early moves to add high-precision and automated equipment to its production plants, which are now well prepared for a major leap in facilities utilisation. This business line will also benefit from the country's stimulus policies as well as promotional campaigns for automobiles and home appliances. The PCB division is well on track for admirable growth. Led by the market and aiming to fulfil ardent demand, the division will progressively expand capacities for PCBs designated for such growth sectors as telecommunications and automobiles.

As the supply-side reform continues in China, the chemical division will seek to optimise resources deployment and to further its environmental protection efforts. The Group will adopt a highly efficient, low-carbon production model as it continues to expand in the scope of basic and fine chemicals. With the exit of backward capacities, it is believed that chemical prices will stabilise to more profitable levels. Work to add new caustic soda and epichlorohydrin production lines to the halogens chemical plant in Hengyang, Hunan Province has been completed and is ramping up to full capacity. The division is also seeking to duplicate its high-efficiency production model in China in other overseas markets.

### 前景

進入二零一九年，集團綜合盈利能力穩健，各核心部門業務協同無間，相得益彰。集團業務在生產效益、研發升級、環保轉型等方面均擁有明顯的優勢。在新的一年，集團管理團隊將積極擴大市場佔有率，孜孜不倦尋找拓展良機，憑藉大灣區發展之機遇，寄望獲取長足的增長。

在5G通訊網路升級的帶動下，電子市場需求穩定回升，多元化增長勢頭欣欣向榮。目前，覆銅面板產品價格已開始上行。因應現時市場要求提升，部門將全力優化包括薄板、高頻高速覆銅面板及無鹵素覆銅面板等產品，高附加值產品銷售比重可望顯著增加。位於廣東省江門市及韶關市及泰國的覆銅面板廠將在今年分階段竣工投產，部門將進入新的增長週期。

印刷線路板方面，5G通訊相關產業投資持續加速，為部門帶來可觀訂單增幅。部門前瞻性地增添的高精度、自動化生產設備，正到大展拳腳之時，設備使用率大幅攀升。加上國內消費刺激政策以及汽車、家電等商家促銷活動推動，印刷線路板業務呈現理想的發展趨勢。印刷線路板部門將以市場發展為導向，逐步增加通訊、汽車等具增長潛力板塊之產能，以滿足市場殷切的需求。

國內供給側改革延續，化工部門將致力優化資源利用及加強環境保護，以高效低碳模式，持續在國內拓展基礎及精細化工的產品組合。隨著落後產能已持續退出市場，相信各化工產品均能穩定在利潤較為豐厚的價格上。位於湖南省衡陽市的鹽鹵化工基地新增的燒鹼生產線及環氧氯丙烷生產線現已完工投產，逐步達至滿負荷生產。同時，部門計劃沿用國內高效的生產模式，積極尋求國外發展機會。

## CHAIRMAN'S STATEMENT 主席報告

### PROSPECTS (continued)

The property division plans to expedite sales of residential projects in Eastern China in order to improve the cash flow cycle. The Kau To project in Shatin, Hong Kong is expected to be launched this year. The development comprises 56 houses and 48 apartments, and will be introduced to the market upon completion. Rental income is also expected to steadily increase on the back of higher occupancies for the division's Shanghai commercial properties and the expiry of rent-free periods for tenants.

Development and trial production of the modular version of the graphite floor heating product line has been completed, with a full sale launch targeted for this year. This new modular system will help streamline the installation process and enhance the quality and energy efficiency standards. The Group will increase capacity for this product, which is expected to contribute new growth drivers.

### APPRECIATION

On behalf of the Board, I would like to take this opportunity to express my sincere gratitude to our Shareholders, customers, banks, the management and employees for their unreserved support to the Group in the past year.

**Cheung Kwok Wing**

*Chairman*

Hong Kong, 20 March 2019

### 前景(續)

房地產方面，部門已有計劃地加快位於華東等地的住宅項目推售，加速現金回收。位於香港沙田的九肚項目預計於今年推出市場，全項目包括56間獨立屋及48間公寓，全數將以現樓發售。同時，隨著上海商用物業出租率提升以及免租期屆滿，租金收入亦將穩步增加。

此外，集團的石墨烯地暖產品已完成模塊化產品的研發與試產，將全面投入市場銷售，該產品大幅簡化安裝流程，提高質量及效能標準。集團將重點加大該產品生產，寄望其能為集團帶來新的增長亮點。

### 致謝

本人謹代表董事會藉此向各位股東、客戶、銀行、管理人員及員工過去一年對集團毫無保留的支持以衷心感謝。

*主席*

**張國榮**

香港，二零一九年三月二十日

## DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES 董事及高級管理人員之資歷

### EXECUTIVE DIRECTORS

Mr. CHEUNG Kwok Wing, aged 63, BBS, is the chairman and a co-founder of the Group, and the chairman and a non-executive director of Elec & Eltek International Company Limited ("EEIC"), which is a subsidiary of the Company listed on the Singapore Exchange Securities Trading Limited ("SGX") and dual-listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Mr. Cheung was the chairman and director of Kingboard Copper Foil Holdings Limited ("KBCF") which is the subsidiary of the Company listed on the SGX up to 3 January 2012. Mr. Cheung is a director of Hallgain Management Limited, a substantial shareholder of the Company. Mr. Cheung is the brother of Ms. Cheung Wai Lin, Stephanie, the cousin of Mr. Cheung Kwong Kwan, the brother-in-law of Mr. Chang Wing Yiu and Mr. Ho Yin Sang and the father of Mr. Cheung Ka Shing. Mr. Cheung had over 13 years' experience in the sales and distribution of electronic components including laminates prior to the establishment of the Group. Mr. Cheung is responsible for the overall strategic planning of the Group and sets the general direction and goals for the Group. Mr. Cheung won the Young Industrialist Award of Hong Kong 1993, which was organized by the Federation of Hong Kong Industries and was described as "far-sighted, enterprising, and having insight in the business". Mr. Cheung was the winner of the DHL/SCMP Hong Kong Business Award, accredited with the Owner-Operator Award in 2006. In 2011, Mr. Cheung was awarded the Honorary University Fellowships of The University of Hong Kong. In 2013, Mr. Cheung was appointed as a member of the National Committee of the Chinese People's Political Consultative Conference of The People's Republic of China. In 2017, Mr. Cheung was awarded the Bronze Bauhinia Star in Hong Kong Special Administrative Region.

Mr. CHANG Wing Yiu, aged 52, is the managing director of the Group. He is the brother-in-law of Mr. Cheung Kwok Wing and Ms. Cheung Wai Lin, Stephanie and the uncle-in-law of Mr. Cheung Ka Shing. He joined the Group in 1989 and has over 29 years' experience in laminates production. Mr. Chang graduated from the Hong Kong Polytechnic University with a higher diploma in marine electronics. He is responsible for the Group's phenol/acetone plant in Yangzhou, Jiangsu province and in Huizhou, Guangdong province. He was re-designated from a non-executive director to an executive director of EEIC with effect from 1 August 2014.

Mr. CHEUNG Kwong Kwan, aged 54, is the cousin of Mr. Cheung Kwok Wing and Ms. Cheung Wai Lin, Stephanie and the uncle of Mr. Cheung Ka Shing. He joined the Group in 1988 and has been working in the PCB industry since 1984 with particularly extensive experience in marketing components and materials required for PCB production. Mr. Cheung is responsible for the Group's chemical business operations and property developments in southern China.

### 執行董事

張國榮先生，63歲，銅紫荊星章，本集團主席及創辦人之一，兼依利安達集團有限公司（「EEIC」）（為本公司之附屬公司，於新加坡證券交易所有限公司（「SGX」）上市及於香港聯合交易所有限公司（「聯交所」）雙重上市）之主席及非執行董事。張先生曾出任Kingboard Copper Foil Holdings Limited（「KBCF」）（為本公司之附屬公司，於SGX上市）之主席及董事至二零一二年一月三日。張先生為Hallgain Management Limited之董事，Hallgain Management Limited是本公司的主要股東。張先生為張偉連女士之胞兄；張廣軍先生之堂兄；而鄭永耀先生及何燕生先生則為其妹夫及張家成先生之父親。創立本集團前，張先生於銷售及分銷電子零件（包括覆銅面板）有超過13年經驗。張先生現負責本集團整體策略規劃及為本集團制定整體方向及目標。張先生於一九九三年獲香港工業總會頒發香港青年工業家獎，並獲大會評審委員會評為「有遠見卓識」及「富有企業家精神和洞察力」工業家。張先生亦為二零零六年DHL／南華早報香港商業獎之東主營運獎得主。於二零一一年，張先生獲頒香港大學名譽大學院士。於二零一三年，張先生被委任為中華人民共和國中國人民政治協商會議全國委員會委員。於二零一七年，張先生獲頒授香港特別行政區銅紫荊星章。

鄭永耀先生，52歲，本集團之董事總經理。鄭先生為張國榮先生之妹夫、張偉連女士之姐夫及張家成先生之姑丈。一九八九年加盟本集團，於製造覆銅面板方面累積逾29年經驗。鄭先生畢業於香港理工大學，持有航海電子高級文憑。鄭先生負責本集團位於江蘇省揚州和廣東省惠州的苯酚及丙酮廠之業務。鄭先生於二零一四年八月一日起由EEIC之非執行董事調任為執行董事。

張廣軍先生，54歲，為張國榮先生之堂弟、張偉連女士之堂兄及張家成先生之堂叔，於一九八八年加盟本集團。張先生自一九八四年起投身印刷線路板行業，對推廣生產印刷線路板所需零件及材料之經驗尤其豐富。張先生主要負責本集團中國華南地區之化工和房地產發展業務。

## DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES 董事及高級管理人員之資歷

### EXECUTIVE DIRECTORS (continued)

Mr. HO Yin Sang, aged 64, is the brother-in-law of Mr. Cheung Kwok Wing and Ms. Cheung Wai Lin, Stephanie and the uncle-in-law of Mr. Cheung Ka Shing. He joined the Group in 1989 and is responsible for the Group's chemical business operations in Hebei and Shanxi province. He is also a non-executive director of KBCF.

Ms. CHEUNG Wai Lin, Stephanie, aged 48, is the sister of Mr. Cheung Kwok Wing, the sister-in-law of Mr. Chang Wing Yiu and Mr. Ho Yin Sang, the cousin of Mr. Cheung Kwong Kwan and the auntie of Mr. Cheung Ka Shing. She joined the Group in 2002. Ms. Cheung was appointed as an executive director and the vice chairperson of EEIC with effect from 1 August 2014 and responsible for the strategic planning of EEIC. Prior to joining the Group, she worked as an administration assistant manager in a listed company for about 5 years.

Mr. CHEUNG Ka Shing, aged 31, was appointed as an executive Director with effect from 1 August 2014. He joined the Group in 2009 and is responsible for the property development business of the Group in eastern China. Mr. Cheung obtained his Bachelor of Science degree in the study of Management with International Business at the University of London in 2009. Mr. Cheung is the son of Mr. Cheung Kwok Wing, the nephew of Ms. Cheung Wai Lin, Stephanie and Mr. Cheung Kwong Kwan and nephew-in-law of Mr. Chang Wing Yiu and Mr. Ho Yin Sang.

Mr. CHEN Maosheng, aged 55, was appointed as an executive Director on 11 January 2011. He joined the Group in 1996 and is currently the chief financial controller of the Group in the People's Republic of China ("PRC"). He is responsible for the management of the finance and tax matters of the Group in the PRC. Prior to joining the Group, he worked with the finance and economics department of the government of the PRC for 12 years. Mr. Chen graduated from Jiangxi Finance and Economics University (formerly known as Jiangxi Finance and Economics Institution) in 1990. He is an accountant certified by the finance department of the government of the PRC.

### 執行董事(續)

何燕生先生，64歲，為張國榮先生之妹夫、張偉連女士之姐夫及張家成先生之姑丈。自一九八九年起加盟於本集團，現時負責本集團於河北省及山西省之化工業務營運。彼亦為KBCF之非執行董事。

張偉連女士，48歲，為張國榮先生之胞妹、鄭永耀先生及何燕生先生之內妹、張廣軍先生之堂妹及張家成先生之姑姐，於二零零二年加盟本集團。張偉連女士於二零一四年八月一日獲委任為EEIC執行董事兼副主席，負責EEIC之策略規劃工作。於加盟本集團前，彼於一家上市公司任職助理行政經理約五年。

張家成先生，31歲，於二零一四年八月一日獲委任為執行董事。張先生於二零零九年加盟本集團，負責本集團於華東的物業發展業務。張先生於二零零九年取得倫敦大學管理學及國際商務理學學士學位。張先生為張國榮先生之子、張偉連女士之侄兒、張廣軍先生之堂侄及鄭永耀先生與何燕生先生之侄兒。

陳茂盛先生，55歲，於二零一一年一月十一日獲委任為執行董事。彼於一九九六年加入本集團，現任本集團在中華人民共和國(「中國」)之首席財務總監。彼負責管理本集團在中國之財務及稅務事宜。加盟本集團前，彼於中國政府轄下之財經管理部門工作12年。陳先生於一九九零年畢業於江西財經大學(前稱江西財經學院)。彼獲中國政府財政部授予會計師之資格。

## DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES

### 董事及高級管理人員之資歷

## INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. CHEUNG Ming Man, aged 62, was appointed as an independent non executive director of the Company with effect from 1 November 2015. Mr. Cheung has extensive experience in the performance and cultural sector. Mr. Cheung has participated in a number of community associations, including the Hong Kong Chinese Importers' & Exporters' Association (Vice Honorary Secretary); The Hong Kong Special Administrative Region Election Committee (First, Second and Third Election Committee Member); Deputy of the National People's Congress of PRC Election Committee (Ninth, Tenth and Eleventh Election Committee Member) and was awarded the Bronze Bauhinia Star in 2010. Mr. Cheung was elected as the Hong Kong deputy to the 12th National People's Congress in December 2012. Mr. Cheung was an independent non-executive director of Mei Ah Entertainment Group Limited (stock code: 00391), a company listed on the Stock Exchange of Hong Kong Limited.

Dr. CHONG Kin Ki, aged 63, was appointed as independent non-executive Director in 1 July 2016. He obtained a Bachelor of Medicine and Bachelor of Surgery from the University of Hong Kong in 1980. He became a Fellow of the Royal College of Surgeons of Edinburgh in 1984, a Foundation Fellow of the Hong Kong Academy of Medicine in 1993, a Foundation Fellow of the Hong Kong College of Surgeons in 1993. Dr. Chong has been a private medical practitioner since 1989 and become a Registered Specialist in General Surgery since 1993.

Mr. LEUNG Tai Chiu, aged 72, was appointed as independent non-executive Director on 1 October 2016. He graduated from The University of Hong Kong in 1969. He is a member of the Institute of Chartered Accountants in England and Wales. He has broad experience in accounting and auditing matters, having worked in the auditing profession for over 30 years, 20 years of which he served as a partner. Mr. Leung retired from PricewaterhouseCoopers in 2005. Mr. Leung was the President of Lions Club of Victoria in 1986 and 1998 and a director of Yan Oi Tong from 1995 to 1997. He is a member of The Hong Kong Institute of Directors. Mr. Leung is an independent non-executive director, the chairman of the audit committee, and a member of the remuneration committee and nomination committee of Kingboard Laminates Holdings Limited ("KLHL"), a subsidiary of the Company whose shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Mr. Leung is also an independent non-executive director of two other companies listed on the Main Board of the Stock Exchange, namely Eva Precision Industrial Holdings Limited (stock code: 0838) and G-Vision International (Holdings) Limited (stock code: 0657).

## 獨立非執行董事

張明敏先生，62歲，於二零一五年十一月一日獲本公司委任為獨立非執行董事。張先生於演藝及文化界有資深經驗。張先生參與多項社會職務，包括香港中華出入口商會常務會副秘書長、香港特別行政區第一、二及三屆推選委員會委員、第九、十及十一屆港區人大選舉會議成員，並於二零一零年獲頒銅紫荊星章。張先生於二零一二年十二月獲選為第十二屆港區人大代表。張先生曾出任美亞娛樂資訊集團有限公司(於聯交所上市之公司(股份代號：00391))之獨立非執行董事。

莊堅琪醫生，63歲，於二零一六年七月一日獲本公司委任為獨立非執行董事。莊醫生於一九八零年取得香港大學內外全科醫學士，並於一九八四年成為英國愛丁堡皇家外科醫學院院士、於一九九三年成為香港醫學專科學院創院院士、於一九九三年成為香港外科醫學院創院院士。莊醫生自一九八九年起一直私人執業，並於一九九三年成為外科註冊專科醫生。

梁體超先生，72歲，於二零一六年十月一日獲本公司委任為獨立非執行董事。梁先生於一九六九年畢業於香港大學。梁先生為英格蘭及威爾斯特許會計師公會會員。梁先生在會計及審計方面擁有豐富經驗，在審計領域擁有逾30年經驗，其中20年為擔任合夥人。於二零零五年，梁先生在羅兵咸永道會計師事務所榮休。梁先生於一九八六年及一九九八年任域多利獅子會主席，並於一九九五至一九九七年任仁愛堂總理。現為香港董事學會成員。梁先生現為本公司附屬公司建滔積層板控股有限公司(「建滔積層板」)(其股份於香港聯合交易所有限公司(「聯交所」)主板上市)的獨立非執行董事、審核委員會主席兼薪酬委員會及提名委員會成員。梁先生亦為另外兩間聯交所主板上市公司億和精密工業控股有限公司(於聯交所上市之公司(股份代號：0838))和環科國際集團有限公司(於聯交所上市之公司(股份代號：0657))之獨立非執行董事。

## DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES 董事及高級管理人員之資歷

### INDEPENDENT NON-EXECUTIVE DIRECTORS (continued)

Mr. CHAN Wing Kee, GBM, GBS, OBE, JP, aged 72, was appointed as an independent non-executive Director on 1 July, 2017. He received a Bachelor's degree in Industrial Engineering in 1970 and he has over 35 years of experience in the textiles and garment manufacturing industry. Mr. Chan joined YangtzeKiang Garment Limited (stock code: 294), a garment manufacturer, in 1970 as was appointed as a managing director in 1987 and has been an executive director of which since then. He is an executive director of YGM Trading Limited (stock code: 375), a marketer and builder of international apparel brands in Asia. He is a Standing Committee Member of The 10th, 11th and 12th of The Chinese People's Political Consultative Conference; Deputy of the 8th and 9th National People's Congress of China; Ex-member of Commission on Strategic Development of Hong Kong Special Administrative Region; Ex-member of Economic Council of Macau Special Administrative Region; Ex-member of the Textile Advisory Board; Ex-Committee Member of the Preparatory Committee for Hong Kong Special Administrative Region and Ex-Advisor of Hong Kong Affairs.

### SENIOR MANAGEMENT

Mr. LO Ka Leong, aged 45, the Company Secretary, joined the Group in May 1999. Prior to that, he was an accountant at an international accounting firm. Mr. Lo is a fellow member of Hong Kong Institute of Certified Public Accountants. He holds a Bachelor's Degree in Professional Accountancy from The Chinese University of Hong Kong. He is in charge of the company secretarial work of the Group. He is a non-executive director of Kingboard Laminates Holdings Limited ("KLHL"), a 70.79% owned subsidiary listed on the main board of the Stock Exchange. Mr. Lo has taken no less than 15 hours of relevant professional training during the year ended 31 December 2018 in accordance with Rule 3.29 of the Listing Rules.

### 獨立非執行董事(續)

陳永祺先生，GBM, GBS, OBE, JP，72歲，於二零一七年七月一日獲本公司委任為獨立非執行董事。於一九七零年獲工業工程學士學位，在製造紡織品及成衣行業的經驗超過35年。陳先生於一九七零年加入成衣製造商長江製衣有限公司(股份代號：294)，於一九八七年獲委任為該公司董事總經理，自此一直擔任執行董事。彼現為YGM貿易有限公司(股份代號：375)的執行董事，該公司的業務為於亞洲營銷和建立國際服裝品牌。陳先生為中華人民共和國第十屆、第十一屆及第十二屆全國政協常務委員；中華人民共和國第八屆及第九屆全國人民代表大會代表；前香港特別行政區政府策略發展委員會委員；前澳門特別行政區經濟委員會委員；前香港特別行政區紡織業諮詢委員會委員；前香港特別行政區籌備委員會委員及前中國國務院香港事務顧問。

### 高級管理人員

羅家亮先生，45歲，公司秘書，於一九九九年五月加盟本集團。於加盟本集團前，羅先生於一所國際會計師行任職會計師。彼為香港會計師公會資深會員，並持有香港中文大學專業會計學學士學位。彼現負責處理本集團之公司秘書工作。羅先生同時為建滔積層板控股有限公司(「建滔積層板」，本公司擁有70.79%權益的附屬公司，其股份於聯交所主板上市)之非執行董事。羅先生根據上市規則第3.29條，截至二零一八年十二月三十一日止年度內參與不少於十五小時的相關專業培訓。



## DIRECTORS' REPORT 董事會報告

The Directors present their annual report and the audited consolidated financial statements for the year ended 31 December 2018.

### PRINCIPAL ACTIVITIES

The Company is an investment holding company. The activities of its principal subsidiaries, associates and joint venture are set out in Notes 47, 20 and 21 respectively to the consolidated financial statements.

### BUSINESS REVIEW

The business review of the Group for the year ended 31 December 2018 can be found in the section headed "Chairman's Statement" of this annual report, which forms part of this Directors' Report.

#### Principal Risks and Uncertainties

The Group is exposed to various risks and uncertainties which are specific to the Group and/or the industries in which the Group operates. These risks may materially affect the Group's business operations, financial condition, results of operations and business prospects. The Group has identified the key risks and uncertainties as follows:

##### Product defects

The products of the Group may contain defects that can only be detected when the electronics systems into which they are incorporated are in use. The Group could be exposed to significant liability claims in the event that its products are found to be defective. While the Group has implemented sound systems to monitor its products at various stages of its production processes, no assurance can be given that the Group's products are free of defects. Any significant liability claims could have an adverse impact on the results of operations and reputation of the Group.

##### Customer contracts

The Group typically enters into one-off purchase orders with its customers. As such, the amount of purchase orders may vary significantly from time to time, and it is difficult to forecast the amount of orders to be received by the Group in the future. No assurance can be given that the Group's customers will continue to place purchase orders with it in the future in similar amounts to prior periods, if at all. As a result, the results of operations of the Group may vary significantly in the future.

##### Competitive industry

The business segments in which the Group operates are highly competitive. No assurance can be given that the Group will be able to compete successfully against its current competitors or emerging companies in the future. If the Group fails to compete effectively, the Group's results of operations, financial condition and business prospects may be materially and adversely affected.

董事提呈本集團截至二零一八年十二月三十一日止年度之年報及經審核綜合財務報表。

### 主要業務

本公司為投資控股公司，其主要附屬公司、聯營公司及合營公司之業務分別載於綜合財務報表附註47、20及21。

### 業務回顧

本集團截至二零一八年十二月三十一日止年度的業務回顧可以於本年報「主席報告」一節中查閱得到，該部份構成本董事會報告之一部份。

#### 主要風險及不明確因素

本集團承受多項本集團及／或本集團經營行業特有的風險及不明確因素。此等風險可能會重大影響本集團的業務營運、財務狀況、營運業績及業務前景。本集團已辨別出以下的主要風險及不明確因素：

##### 產品缺憾

本集團產品可能帶有缺憾，要待產品被裝設到電子系統裡投用時方能被發現。倘若本集團產品被發現有缺憾時，我們可能會受到重大的責任索償。雖然本集團已設有穩妥的體制在不同生產階段中監察產品，概不保證本集團的產品毫無缺憾。如有重大責任索償，可對本集團的營運業績及聲望帶來不利影響。

##### 客戶合約

本集團一般與客戶訂立一次性的購買訂單。因此，購買訂單的金額不時會有大額差異，難以預測本集團未來會收到的訂單金額。概不保證本集團客戶在未來會繼續下達金額與先前期間相若的購買訂單，甚至可能完全不下達訂單。因此，本集團的營運業績在日後或會有重大差異。

##### 行業競爭激烈

本集團營運的業務分部競爭非常激烈。概不保證將來本集團能夠與目前的競爭對手或新晉的公司成功競爭。倘若本集團無力有效地競爭，則本集團的營運業績、財務狀況及業務前景或會受重大不利影響。

## DIRECTORS' REPORT 董事會報告

### BUSINESS REVIEW (continued)

#### Principal Risks and Uncertainties (continued)

##### Recent global market fluctuations and economic conditions

The recent global market fluctuations and economic conditions have adversely affected economies and businesses around the world. A slowdown in the global economy, in particular, the PRC economy, could lead to a reduction in demand for the Group's products and may materially and adversely affect its business operations, financial condition and results of operations.

The risks and uncertainties stated above are not meant to be exhaustive. There may be other risks or uncertainties that are not known to the Group or which may not be material now but could turn out to be material in the future.

#### Environmental Policies and Performance

The Group is committed to achieving environmental sustainability. The Group endeavours to comply with the relevant laws and regulations regarding environmental protection and adopt effective measures to achieve efficient use of resources, waste reduction and energy saving. For instance, the in-house manufacturing facilities of the Group operate in compliance with the relevant environmental rules and regulations. The Group reviews its environmental policies on a regular basis.

In accordance with Rule 13.91 and the ESG Reporting Guide contained in Appendix 27 to the Listing Rules, the Company's Environmental, Social and Governance Report will be available on our website within three months from the publication of this annual report.

#### Compliance with Relevant Laws and Regulations

The Group and its business operations are subject to various laws, rules and regulations. The Company seeks to ensure adherence to such laws, rules and regulations through various measures such as internal controls, approval procedures, staff trainings and oversight of business operations at different levels of the Group. The Board also monitors the Group's policies and practices on compliance with relevant laws, rules and regulations on a regular basis.

So far as the Directors and senior management are aware, for the year ended 31 December 2018, the Group has obtained the approvals, permits, consents, licences and registrations required for its business and operations, and there was no material breach of the relevant laws and regulations by our Group that have a significant impact on the Group.

### 業務回顧(續)

#### 主要風險及不明確因素(續)

##### 近來環球市場波動及經濟狀況

近來環球市場的波動及經濟狀況已對全世界的經濟體系及公司帶來打擊。全球經濟漸趨疲弱，特別是中國經濟放緩，可能導致本集團產品需求下降，因而或會對本集團的業務營運、財務狀況及營運業績造成重大不利影響。

風險及不明確因素並不能由上文一一盡錄，可能尚有其他風險或不明確因素未為本集團所知，或者目前仍未屬重大者日後可能變得重大。

#### 環保政策及表現

本集團致力達至環境可持續性。本集團努力遵守相關環保法律法規，採取有效措施達至善用資源、減少浪費以及節省能源。例如，本集團的內部生產設施一直按照相關環境規則及規例運作。本集團定期審視其環保政策。

根據上市規則第13.91條及附錄27所載之環境、社會及管治報告指引，本公司之環境、社會及管治報告將於刊發本年報後三個月內於本公司網站公佈。

#### 遵守相關法律法規

本集團與其經營的業務受多項法律、法規及規例規管。本公司力求有關法律、法規及規例均得以遵守，為此在本集團不同層面實施如內部監控、批核程序、員工訓練及監察業務營運等措施。董事會亦定期監察本集團的政策及實踐，視察是否遵守相關法律、法規及規例。

依董事及高級管理層所知，截至二零一八年十二月三十一日止年度，本集團已領取其業務及營運所需批准、許可、同意、牌照及註冊，而且本集團並無因重大違反相關法律法規而會對本集團帶來重大影響。

## DIRECTORS' REPORT 董事會報告

### BUSINESS REVIEW (continued)

#### Key Relationships with Stakeholders

The Company understands the importance of maintaining a good relationship with its employees, customers and suppliers in order to operate in a sustainable manner and to meet its immediate and long-term goals.

The Company strongly believes that employees are its most important and valuable assets. In order to recognise the performance of and provide incentives for its employees, the Group reviews its policies on remuneration and benefits for its employees regularly to ensure that they are in line with the market standard. The Group reviews and improves catering, residence and recreational facilities and services to provide a pleasant living environment to the employees regularly. The Group organises various recreational activities for its staff to participate to maintain a close relationship with its employees.

The Company maintains sound relationships with its customers and suppliers which enable the Group to foster long term business benefits. The Directors and senior management of the Company endeavours to exchange business ideas and updates of the Group with its customers and suppliers from time to time. To maintain its competitiveness, the Group aims to deliver high quality of products and services to its customers.

During the year, there was no material and significant dispute between the Group and its employees, customers or suppliers.

### RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 December 2018 are set out in the consolidated statement of profit or loss on page 68.

An interim dividend of HK60 cents per ordinary share and special interim dividend of HK50 cents per ordinary share amounting to HK\$649,891,000 and HK\$541,576,000 in aggregate respectively was paid to the Shareholders during the year. The directors recommend the payment of a final dividend of HK70 cents per ordinary share to the Shareholders on the register of members of the Company on Tuesday, 4 June 2019, being the record date for determining the entitlement of Shareholders to the proposed final dividend, amounting to HK\$758,207,000, in aggregate, and the retention of the remaining profit in the Company.

For the final dividend in respect of year ended 31 December 2018 proposed by the Directors and subject to the approval by the Shareholders in the forthcoming annual general meeting, please refer to Note 12 to the consolidated financial statements.

### 業務回顧(續)

#### 與利益相關人士的主要關係

本公司明白與員工、客戶及供應商維持良好關係，對以可持續方式經營以及達成短期及長期目標而言，是相當重要的。

本公司深信員工是其最重要及最寶貴的資產。為表揚員工表現、激勵員工，本集團定期審視員工的薪酬及福利政策，確保符合市場標準。本集團定期審視並提升餐飲、住宿以及康樂設施及服務，為員工提供舒適怡人的生活環境。為與員工維持密切關係，本集團為員工舉行多項康樂活動供其參與。

本公司與客戶及供應商維持友好的關係，讓本集團可促進其長遠業務利益。本公司董事及高級管理層致力於與客戶及供應商交流業務理念，並不時向彼等提供本集團的最新狀況。為保持競爭力，本集團力求向客戶提供盡善盡美的產品和服務。

年內，本集團與其員工、客戶或供應商一概並無重大糾紛。

### 業績及分派

本集團截至二零一八年十二月三十一日止年度的業績載於第68頁之綜合損益表內。

年內，本公司已派付中期股息每股普通股60港仙及每股普通股特別中期股息50港仙，分別合計649,891,000港元及541,576,000港元予股東。董事已建議向於二零一九年六月四日(星期二)(即釐定股東獲發建議末期股息資格的記錄日期)名列本公司股東名冊之股東派付末期股息每股普通股70港仙，金額合計為758,207,000港元，並保留剩餘的溢利於本公司。

董事建議宣派但須待股東於應屆股東週年大會上批准的截至二零一八年十二月三十一日止年度的末期股息詳情，請參與綜合財務報表附註12。

## DIRECTORS' REPORT 董事會報告

### DIVIDEND POLICY

The Company has a dividend policy, the objective of which is to allow the Shareholders to participate in the Company's profits whilst retaining adequate reserves to sustain the Group's future growth. The declaration, form, frequency and amount of dividend paid by the Company must be in accordance with relevant laws and regulations and subject to the articles of association of the Company. In deciding whether to declare any dividend, the Board will take into account a number of factors, including the financial results, the distributable reserves, the operations and liquidity requirements, and the current and future development plans of the Company. The Board will review the dividend policy of the Company as appropriate from time to time.

### INVESTMENT PROPERTIES

Details of the movements in investment properties of the Group during the year are set out in Note 14 to the consolidated financial statements.

### INVESTMENTS

As at 31 December 2018, the Group held in aggregate approximately HK\$10,410 million investments in equity and debt instruments, representing 11% of the total asset of the Group as at 31 December 2018, of which approximately HK\$1,455 million and HK\$8,955 million respectively were equity and debt instruments, representing approximately 2% and 9% respectively of the total assets of the Group as at 31 December 2018. These equity and debt instruments consist of mostly securities listed on Main Board of the Stock Exchange and bonds issued mainly by companies listed on the Main Board of the Stock Exchange. The Group acquired its equity and debt instruments through on-market purchases. The Group will from time to time monitor the price movement of prices in securities and bonds and may adjust its investment portfolio as and when appropriate.

### 股息政策

本公司的股息政策之目標為讓股東分享盈利，同時保留足夠的儲備維持本集團日後發展。本公司的股息宣派、形式、頻率及金額必須符合相關法律法規，及遵守本公司組織章程細則。董事會在決定是否宣派股息時，考慮多項因素，包括財務業績、可供分派儲備、營運及流動資金需求以及本集團當前及日後的發展計劃。在有需要時，董事會不時檢討本公司的股息政策。

### 投資物業

本集團之投資物業於年內之變動詳情載於綜合財務報表附註14。

### 投資

於二零一八年十二月三十一日，集團合共擁有約一百零四億一千萬港元權益及債務工具投資，佔本集團於二零一八年十二月三十一日總資產11%，包括權益及債務工具分別為約十四億五千五百萬港元及八十九億五千五百萬港元，佔集團於二零一八年十二月三十一日總資產分別為約2%及9%。權益及債務工具包括主要於聯交所主板上市之證券及主要由在聯交所主板上市之公司發行的債券。本集團透過市場購入收購其權益及債務工具。本集團不時監察證券及債券價格的走勢，並適時調整其投資組合。

## DIRECTORS' REPORT 董事會報告

### INVESTMENTS (continued)

By leveraging our experience in sales and rental properties, our major investments in available-for-sale investments/equity and debt instruments has focused mainly on the debt instruments of issuers engaging in the properties sector. Our investment objectives are to diversify the investment portfolio and generate stable income. The following table sets out the major debt instruments held by the Group as at 31 December 2018:

### 投資(續)

憑藉我們的物業銷售及租賃經驗，我們於可供出售投資／權益及債務工具的重大投資主要集中於從事房地產業的發行人的債務工具。我們的投資目標為分散投資組合及產生穩定收入。下表披露本集團於二零一八年十二月三十一日主要持有之債務工具：

Name of investments 投資名稱		Fair value as at 31 December 2018 於二零一八年 十二月 三十一日 公平值 HK\$'000 千港元	Bond interest for the Period 期內 債券利息 HK\$'000 千港元
Bonds listed on Singapore Exchange Securities Trading Limited ("SGX") by Country Garden Holdings Limited (HK stock code: 2007)	碧桂園控股有限公司(於聯交所上市，股份代號：2007)於新加坡證券交易所有限公司(「新交所」)上市之債券：		
(i) fixed coupon interest 4.75% per annum and maturity date on 28 September 2023	(i) 具有年息4.75厘之固定票息，到期日為二零二三年九月二十八日	942,234	51,500
(ii) fixed coupon interest 7.125% per annum and maturity date on 27 January 2022	(ii) 具有年息7.125厘之固定票息，到期日為二零二二年一月二十七日	1,311,958	23,979
(iii) fixed coupon interest 8% per annum and maturity date on 27 January 2024	(iii) 具有年息8厘之固定票息，到期日為二零二四年一月二十七日	1,279,380	26,924
Bond listed on SGX by Guangzhou R&F Properties Co., Ltd. (HK stock code: 2777):	廣州富力地產股份有限公司(於聯交所上市，股份代號：2777)於新交所上市之債券：		
(i) fixed coupon rate of 5.875% per annum and maturity date in February 2023	(i) 具有年息5.875厘並之固定票息，並於二零二三年二月到期	1,364,251	91,524
(ii) fixed coupon rate of 5.75% per annum and maturity date in 2022	(ii) 具有年息5.75厘之固定票息，並於二零二二年到期	211,185	13,455
(iii) fixed coupon rate of 7% per annum and maturity date in 2021	(iii) 具有年息7厘之固定票息，並於二零二一年到期	903,482	45,084
Bond listed on the Stock Exchange by KWG Group Holdings Limited (HK stock code: 1813) with	合景泰富集團控股有限公司(於聯交所上市，股份代號：1813)於聯交所上市之債券		
(i) fixed coupon rate of 6% per annum and maturity date in 2022	(i) 具有年息6厘之固定票息，並於二零二二年到期	585,234	38,364
(ii) fixed coupon rate of 9.85% per annum and maturity date in 2020	(ii) 具有年息9.85厘之固定票息，並於二零二零年到期	797,706	7,578
		<b>7,395,430</b>	<b>298,408</b>

## DIRECTORS' REPORT 董事會報告

### INVESTMENTS (continued)

Save as the debt instruments as set out in the table above, the Group did not hold any significant investments in the securities of other companies during the year ended December 31, 2018.

Based on the announcement of Country Garden Holdings Company Limited (stock code: 2007) ("CGH") dated 21 September 2016, the senior notes ("CGH Senior Notes") were issued by CGH in September 2016, and due in 2023. The CGH Senior Notes are listed on the SGX and carries an interest of 4.75% per annum and interests are payable semi-annually. The proceeds from the CGH Senior Notes was intended to be used for refinancing certain of CGH's existing indebtedness and for its general working capital purposes.

Based on the announcement of CGH dated 19 September 2018, the senior notes ("CGH January 2022 Senior Notes") were issued by CGH in September 2018, and due in 2022. The CGH January 2022 Senior Notes are listed on the SGX and carries an interest of 7.125% per annum and interests are payable semi-annually. The proceeds from the CGH January 2022 Senior Notes were intended to be used for refinancing CGH's existing offshore indebtedness.

Based on the announcement of CGH dated 19 September 2018, the senior notes ("CGH January 2024 Additional Senior Notes") were issued by CGH in September 2018, and due in 2024. The CGH January 2024 Additional Senior Notes are listed on the SGX and carries an interest of 8% per annum and interests are payable semi-annually. The proceeds from the CGH January 2024 Additional Senior Notes were intended to be used mainly for refinancing CGH's existing offshore indebtedness.

According to the announcement of annual results for the year ended 31 December 2018 of CGH, as at 31 December 2018, its group's net gearing ratio was 49.6%, representing a year on year decrease of 7.3 percentage points.

### 投資(續)

除上表所載債務工具外，截至二零一八年十二月三十一日止年度，本集團並無持有於其他公司證券的重大投資。

根據碧桂園控股有限公司(股份代號：2007)(「碧桂園」)於二零一六年九月二十一日刊發的公告，碧桂園於二零一六年九月發行二零二三年到期的優先票據(「碧桂園優先票據」)。碧桂園優先票據於新交所上市，息率每年4.75厘，按半年期分期支付。碧桂園優先票據發行所得款項擬用作為碧桂園若干現有債務再融資及一般營運資金用途。

根據碧桂園於二零一八年九月十九日刊發的公告，碧桂園於二零一八年九月發行二零二二年到期的優先票據(「碧桂園二零二二年一月優先票據」)。碧桂園二零二二年一月優先票據於新交所上市，息率每年7.125厘，按半年期分期支付。碧桂園二零二二年一月優先票據發行所得款項擬用作為碧桂園現有離岸債務再融資。

根據碧桂園於二零一八年九月十九日刊發的公告，碧桂園於二零一八年九月發行二零二四年到期的優先票據(「碧桂園二零二四年一月額外優先票據」)。碧桂園二零二四年一月額外優先票據於新交所上市，息率每年8厘，按半年期分期支付。碧桂園二零二四年一月額外優先票據發行所得款項主要用作為碧桂園現有離岸債務再融資。

根據碧桂園截至二零一八年十二月三十一日止年度的年度業績公告，於二零一八年十二月三十一日，該集團淨借貸比率為49.6%，按年減少7.3個百分點。

## DIRECTORS' REPORT 董事會報告

### INVESTMENTS (continued)

Based on the announcements of Guangzhou R&F Properties Co., Ltd. (stock code: 2777) ("GRFP") dated 13 November 2017, 12 January 2017 and 18 April 2018: (i) the senior notes ("GRFP 2023 Senior Notes") were issued by GRFP in November 2017, and due in February 2023. The GRFP 2023 Senior Notes are listed on SGX and carries an interest of 5.875% per annum and interests are payable semi-annually. The proceeds from the GRFP 2023 Senior Notes was intended to be used to refinance debt and for general corporate purposes of GRFP; and (ii) the senior notes ("GRFP 2022 Senior Notes") were issued by GRFP in January 2017, and due in 2022. The GRFP 2022 Senior Notes are listed on SGX and carries an interest of 5.75% per annum and interests are payable semi-annually. The proceeds from the GRFP 2022 Senior Notes was intended to finance GRFP's overseas projects under China's "One Belt One Road" strategy and for general corporate purposes; and (iii) the senior notes due 2021 ("GRFP 2021 Senior Notes") were issued by GRFP in April 2018, and due in 2021. The GRFP 2021 Senior Notes is listed on the SGX and carries an interest of 7% per annum and interests are payable semi-annually. The proceeds from GRFP 2021 Senior Notes was intended to finance debt and for general corporate purposes. According to the announcement of annual result for the year ended 31 December 2018 of GRFP, the net debt to total equity ratio of GRFP increased to 184% at 31 December 2018 from 169.6% at 31 December 2017.

Based on the announcement of KWG Group Holdings Limited (stock code: 1813) ("KWG") dated 16 March 2017, the senior notes ("KWG Senior Notes") were issued by KWG in March 2017, and due in 2022. The KWG Senior Notes are listed on the Stock Exchange and carries an interest of 6% per annum and interests are payable semi-annually. The proceeds from the KWG Senior Notes was intended to be used for refinancing certain of KWG's existing indebtedness and for its general working capital purposes.

### 投資(續)

根據廣州富力地產股份有限公司(股份代號：2777)(「廣州富力地產」)日期為二零一七年十一月十三日、二零一七年一月十二日及二零一八年四月十八日的公告：(i)優先票據(「廣州富力地產二零二三年優先票據」)由廣州富力地產於二零一七年十一月發行，於二零二三年二月到期。廣州富力地產二零二三年優先票據於新交所上市，按年利率5.875厘計息，每半年派息一次。廣州富力地產二零二三年優先票據所得款項擬用於廣州富力地產債務再融資及一般公司用途；及(ii)優先票據(「廣州富力地產二零二二年優先票據」)由廣州富力地產於二零一七年一月發行，於二零二二年到期。廣州富力地產二零二二年優先票據於新交所上市，按年利率5.75厘計息，每半年派息一次。廣州富力地產二零二二年優先票據所得款項擬用於撥付廣州富力地產根據中國一帶一路策略發展之海外項目及一般公司用途；及(iii)二零二一年到期的優先票據(「廣州富力地產二零二一年優先票據」)由廣州富力地產於二零一八年四月發行，於二零二一年到期。廣州富力地產二零二一年優先票據於新交所上市，按年利率7厘計息，每半年派息一次。廣州富力地產二零二一年優先票據所得款項擬用於廣州富力地產債務融資及一般公司用途。根據廣州富力地產截至二零一八年十二月三十一日止年度的年度業績公告，廣州富力地產的總資本淨借貸比率由二零一七年十二月三十一日的169.6%增加至二零一八年十二月三十一日184%。

根據合景泰富集團控股有限公司(股份代號：1813)(「合景泰富」)日期為二零一七年三月十六日的公告，合景泰富於二零一七年三月發行的優先票據(「合景泰富優先票據」)將於二零二二年到期。合景泰富優先票據於聯交所上市，年利率為6厘，每半年派息一次。合景泰富優先票據所得款項擬用於合景泰富部分現有債務再融資及一般營運資金用途。

## DIRECTORS' REPORT 董事會報告

### INVESTMENTS (continued)

Based on the announcement of KWG dated 15 November 2018, the senior notes ("KWG 2020 Senior Notes") were issued by KWG in November 2018, and due in 2020. The KWG 2020 Senior Notes are listed on the Stock Exchange and carries an interest of 9.85% per annum and interests are payable semi-annually. The proceeds from the KWG 2020 Senior Notes was intended to be used for refinancing certain of KWG's offshore debt.

According to the announcement of annual result for the year ended 31 December 2018 of KWG, as at 31 December 2018, its group's net gearing ratio decreased from approximately 68% that as at 31 December 2017 to approximately 65%.

For further information of the business and financial performance of the above companies, please refer to the report and announcements referred in the above paragraphs for details. Please also refer to the respective publications of the above companies from time to time for updates on their prospects and performances. The report and announcements referred above do not form part of this annual report and do not constitute any publication issued by, or any opinion, advice or view of, the Company or any of its directors.

### 投資(續)

根據合景泰富日期為二零一八年十一月十五日的公告，合景泰富於二零一八年十一月發行的優先票據(「合景泰富二零二零年優先票據」)將於二零二零年到期。合景泰富二零二零年優先票據於聯交所上市，年利率為9.85厘，每半年派息一次。合景泰富二零二零年優先票據所得款項擬用於合景泰富部分離岸債務再融資。

根據合景泰富截至二零一八年十二月三十一日止年度的年度業績公告，於二零一八年十二月三十一日，該集團的淨資產負債比率由二零一七年十二月三十一日約68%減少至約65%。

有關上述公司業務及財務表現的進一步資料，請參閱上文各段所述報告及公告。有關相關公司前景及表現的更新資料，請同時參閱上述公司不時發出的相關刊物。上述報告及公告概不構成本年報的一部分，亦不構成本公司或其任何董事發出的刊物或提供的意見、建議或見解。



## DIRECTORS' REPORT 董事會報告

### PROPERTIES, PLANT OR EQUIPMENT

Details of the movements in properties, plant and equipment of the Group during the year are set out in Note 15 to the consolidated financial statements.

### SHARE CAPITAL

Details of the movements during the year in the issued share capital of the Company are set out in Note 33 to the consolidated financial statements.

### TAX RELIEF

The Company is not aware of any relief from taxation available to Shareholders by reason of their holding of Company's shares.

### PURCHASE, SALE OR REDEMPTION OF SHARES

During the year, apart from issue of shares as a result of the exercise of share options by the Directors and certain employees of the Group, there was no purchase, sale or redemption by the Company or any of its subsidiaries of the Company's listed securities on the Stock Exchange.

### DISTRIBUTABLE RESERVES OF THE COMPANY

The Company's reserves available for distribution to Shareholders as at 31 December 2018 comprised the retained profit of HK\$174,067,000 (2017: retained profit of HK\$144,919,000).

In addition to the retained profits of the Company, the share premium and the special surplus account of the Company are also available for distribution to Shareholders provided that the Company will be able to pay its debts as they fall due in the ordinary course of business immediately following the date on which any such distribution is proposed to be paid.

At 31 December 2018, the sum of the retained profits and the share premium of the Company amounted to approximately HK\$6,248,970,000 (2017: HK\$6,011,451,000).

### 物業、廠房及設備

本集團之物業、廠房及設備於年內之變動詳情載於綜合財務報表附註15。

### 股本

本公司已發行股本於年內之變動詳情載於綜合財務報表附註33。

### 稅項減免

本公司並不知悉，股東因持有本公司股份而獲減免任何稅項。

### 購買、出售或贖回股份

年內，除本集團的董事及部分員工行使優先購股權而發行股份外，本公司或其任何附屬公司概無購買、出售或贖回本公司於聯交所之上市證券。

### 本公司可分派之儲備

於二零一八年十二月三十一日，本公司可向股東分派之儲備包括保留溢利174,067,000港元（二零一七年：保留溢利144,919,000港元）。

除本公司之保留溢利外，本公司之股份溢價及特別盈餘賬目亦可向股東分派，惟於緊隨建議進行上述分派當日後，本公司仍有能力償還在日常業務中到期之欠款。

於二零一八年十二月三十一日，本公司之保留溢利及股份溢價之總額約為6,248,970,000港元（二零一七年：6,011,451,000港元）。

## DIRECTORS' REPORT 董事會報告

### DIRECTORS AND DIRECTORS' SERVICE CONTRACTS

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

#### Executive Directors:

Mr. Cheung Kwok Wing (*Chairman*)  
Mr. Chang Wing Yiu (*Managing Director*)  
Mr. Cheung Kwong Kwan  
Mr. Ho Yin Sang  
Ms. Cheung Wai Lin, Stephanie  
Mr. Cheung Ka Shing  
Mr. Chen Maosheng

#### Independent non-executive Directors:

Mr. Cheung Ming Man  
Dr. Chong Kin Ki  
Mr. Leung Tai Chiu  
Mr. Chan Wing Kee

At the forthcoming annual general meeting of the Company, each of Mr. Cheung Kwok Wing and Mr. Cheung Kwong Kwan, being executive Directors and Dr. Chong Kin Ki and Mr. Leung Tai Chiu, being independent non-executive Directors, will retire from directorship by rotation and will be eligible for re-election at the forthcoming annual general meeting of the Company in accordance with Article 92 of the Company's articles of association. Mr. Cheung Kwok Wing and Mr. Cheung Kwong Kwan, being executive Directors, and Dr. Chong Kin Ki and Mr. Leung Tai Chiu, being independent non-executive Directors, will offer themselves for re-election.

Biographical details of the above Directors are set out in the section "Directors' and Senior Management's Biographies".

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

### 董事及董事之服務合約

年內及直至本報告日期止之董事如下：

#### 執行董事：

張國榮先生(*主席*)  
鄭永耀先生(*董事總經理*)  
張廣軍先生  
何燕生先生  
張偉連女士  
張家成先生  
陳茂盛先生

#### 獨立非執行董事：

張明敏先生  
莊堅琪醫生  
梁體超先生  
陳永棋先生

根據本公司組織章程細則第92條，執行董事張國榮先生及張廣軍先生以及獨立非執行董事莊堅琪醫生及梁體超先生各自將擬於本公司應屆股東週年大會上輪席退任董事，並將合資格重選連任。執行董事張國榮先生及張廣軍先生以及獨立非執行董事莊堅琪醫生及梁體超先生將膺選連任。

上述董事之履歷詳情載於「董事及高級管理人員之資歷」一節。

擬在本公司應屆股東週年大會重選連任之董事概無與本集團訂有任何不可於一年內毋須賠償(法定賠償除外)而終止之服務合約。

## DIRECTORS' REPORT 董事會報告

### DIRECTORS' INTERESTS IN SHARES

At 31 December 2018, the interests of the Directors and their associates in the shares, underlying shares or debentures 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 maintained by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers, were as follows:

#### Long position

##### (a) Ordinary shares of HK\$0.1 each of the Company ("Shares")

Name of Director 董事姓名	Capacity 權益性質	Number of issued Shares held 所持已發行 股份數目	Approximate percentage of the issued share capital of the Company 佔本公司 已發行股本 之概約百分比
Mr. Cheung Kwok Wing (Note 1) 張國榮先生(附註1)	Beneficial owner/interest of spouse 實益擁有人/配偶權益	5,055,970	0.4668%
Mr. Chang Wing Yiu (Note 2) 鄭永耀先生(附註2)	Beneficial owner/Interest of spouse 實益擁有人/配偶權益	7,787,228	0.7189%
Mr. Cheung Kwong Kwan 張廣軍先生	Beneficial owner 實益擁有人	564,500	0.0521%
Mr. Ho Yin Sang (Note 3) 何燕生先生(附註3)	Beneficial owner/Interest of spouse 實益擁有人/配偶權益	1,583,200	0.1462%
Ms. Cheung Wai Lin, Stephanie (Note 4) 張偉連女士(附註4)	Beneficial owner/Interest of spouse 實益擁有人/配偶權益	1,319,000	0.1218%
Mr. Cheung Ka Shing 張家成先生	Beneficial owner 實益擁有人	1,521,000	0.1404%
Mr. Cheung Ming Man 張明敏先生	Beneficial owner 實益擁有人	10,000	0.0009%
Dr. Chong Kin Ki 莊堅琪醫生	Beneficial owner 實益擁有人	90,000	0.0083%

Notes:

- Out of the 5,055,970 Shares, 3,341,405 Shares were held by Mr. Cheung Kwok Wing and 1,714,565 Shares were held by his spouse.
- Out of the 7,787,228 Shares, 6,216,488 Shares were held by Mr. Chang Wing Yiu and 1,570,740 Shares were held by his spouse.
- Out of the 1,583,200 Shares, 812,500 Shares were held by Mr. Ho Yin Sang and 770,700 Shares were held by his spouse.
- Out of the 1,319,000 Shares, 1,299,000 Shares were held by Ms. Cheung Wai Lin, Stephanie and 20,000 Shares were held by her spouse.

附註：

- 於該 5,055,970 股股份當中，其中 3,341,405 股股份乃由張國榮先生本人持有，而 1,714,565 股股份則由其配偶持有。
- 於該 7,787,228 股股份當中，其中 6,216,488 股股份乃由鄭永耀先生本人持有，而 1,570,740 股股份則由其配偶持有。
- 於該 1,583,200 股股份當中，其中 812,500 股股份乃由何燕生先生本人持有，而 770,700 股股份則由其配偶持有。
- 於該 1,319,000 股股份當中，其中 1,299,000 股股份由張偉連女士本人持有，而 20,000 股股份則由其配偶持有。

### 董事之股份權益

於二零一八年十二月三十一日，董事及彼等之聯繫人士於本公司及其相聯法團(定義見證券及期貨條例(「證券及期貨條例」)第XV部)之股份、相關股份或債券中，擁有本公司根據證券及期貨條例第352條存置之登記冊所記錄之權益，或根據上市發行人董事進行證券交易的標準守則已知會本公司及聯交所之權益如下：

#### 長倉

- (a) 本公司每股面值0.1港元之普通股(「股份」)

**DIRECTORS' REPORT**  
**董事會報告**

**DIRECTORS' INTERESTS IN SHARES** (continued)

**Long position** (continued)

(b) **Ordinary shares of HK\$0.1 each ("KLHL Shares") in KLHL, a non-wholly owned subsidiary of the Company**

**董事之股份權益** (續)

**長倉** (續)

(b) 本公司非全資擁有附屬公司建滔積層板每股面值0.1港元之普通股(「建滔積層板股份」)

Name of Director 董事姓名	Capacity 權益性質	Number of issued KLHL Shares held 所持已發行建滔積層板股份數目	Approximate percentage of the issued share capital of KLHL 佔建滔積層板已發行股本之概約百分比
Mr. Cheung Kwok Wing (Note 1) 張國榮先生(附註1)	Beneficial owner 實益擁有人	1,243,000	0.040%
Mr. Chang Wing Yiu (Note 2) 鄭永耀先生(附註2)	Beneficial owner/Interest of spouse 實益擁有人/配偶權益	9,200,000	0.299%
Mr. Ho Yin Sang 何燕生先生	Interest of spouse 配偶權益	2,543,000	0.083%
Mr. Cheung Kwong Kwan 張廣軍先生	Beneficial owner 實益擁有人	3,000,000	0.097%
Mr. Cheung Ka Shing 張家成先生	Beneficial owner 實益擁有人	379,000	0.012%
Ms. Cheung Wai Lin, Stephanie 張偉連女士	Beneficial owner 實益擁有人	200,000	0.006%

Note:

- (1) Out of the 1,243,000 KLHL Shares, 1,143,000 KLHL Shares were held by Mr. Cheung Kwok Wing and 100,000 KLHL Shares were held by his spouse.
- (2) Out of the 9,200,000 KLHL Shares, 7,500,000 KLHL Shares were held by Mr. Chang Wing Yiu and 1,700,000 KLHL Shares were held by his spouse.

附註：

- (1) 於該1,243,000股建滔積層板股份當中，其中1,143,000股建滔積層板股份乃由張國榮先生本人持有，而100,000股建滔積層板股份則由其配偶持有。
- (2) 於該9,200,000股建滔積層板股份當中，其中7,500,000股建滔積層板股份乃由鄭永耀先生本人持有，而1,700,000股建滔積層板股份則由其配偶持有。

## DIRECTORS' REPORT 董事會報告

### DIRECTORS' INTERESTS IN SHARES (continued)

#### Long position (continued)

- (c) **Non-voting deferred shares of HK\$1 each in the share capital of Kingboard Laminates Limited, a non-wholly owned subsidiary of the Company**

Name of Director 董事姓名	Capacity 權益性質	Number of non-voting deferred shares held (Note) 所持無投票權遞延 股份數目 (附註)
Mr. Cheung Kwok Wing 張國榮先生	Beneficial owner 實益擁有人	1,904,400
Mr. Chang Wing Yiu 鄭永耀先生	Beneficial owner 實益擁有人	423,200
Mr. Cheung Kwong Kwan 張廣軍先生	Beneficial owner 實益擁有人	846,400
Mr. Ho Yin Sang 何燕生先生	Beneficial owner 實益擁有人	529,000

Note: None of the non-voting deferred shares of Kingboard Laminates Limited are held by the Group. Such deferred shares carry no rights to receive notice of or to attend or vote at any general meeting of Kingboard Laminates Limited and have practically no rights to dividends or to participate in any distribution on winding up.

附註：本集團概無持有建滔積層板有限公司之無投票權遞延股份。該等遞延股份並無附帶可收取建滔積層板有限公司任何股東大會通告或出席股東大會及於會上投票之權利，亦沒有收取股息或於清盤時獲得任何分派之實際權利。

- (d) **Ordinary shares ("EEIC Shares") in the share capital of EEIC, a non-wholly owned subsidiary of the Company**

- (d) 本公司非全資擁有附屬公司EEIC股本中之普通股(「EEIC股份」)

Name of Director 董事姓名	Capacity 權益性質	Number of issued EEIC Shares held 所持已發行 EEIC股份數目	Approximate percentage of the issued share capital of EEIC 佔EEIC已發行股本 之概約百分比
Mr. Cheung Kwok Wing 張國榮先生	Beneficial owner 實益擁有人	1,547,200	0.8277%
Mr. Chang Wing Yiu 鄭永耀先生	Beneficial owner 實益擁有人	486,600	0.2603%
Mr. Ho Yin Sang 何燕生先生	Beneficial owner 實益擁有人	486,600	0.2603%

## DIRECTORS' REPORT 董事會報告

### DIRECTORS' INTERESTS IN SHARES (continued)

#### Long position (continued)

- (e) **Ordinary shares ("KBCF Shares") of US\$0.1 each in the share capital of KBCF, a non-wholly owned subsidiary of the Company**

Name of Director 董事姓名	Capacity 權益性質	Number of issued KBCF Shares held 所持已發行 建滔銅箔股份數目	Approximate percentage of the issued share capital of KBCF 佔建滔銅箔已發行 股本之概約百分比
Mr. Ho Yin Sang 何燕生先生	Interest of spouse 配偶權益	2,000	0.0002%

Other than as disclosed above, none of the Directors nor their associates 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 at 31 December 2018.

### 董事之股份權益(續)

#### 長倉(續)

- (e) 本公司非全資擁有附屬公司建滔銅箔股本中每股面值0.1美元之普通股(「建滔銅箔股份」)

除上述披露者外，於二零一八年十二月三十一日，概無董事或彼等之聯繫人士於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)之任何股份、相關股份或債券中擁有任何權益或短倉。

## DIRECTORS' REPORT 董事會報告

### SHARE OPTIONS

Particulars of the share option schemes of the Company, and EEIC and KLHL (including their vesting and exercise period) are set out in Note 34 to the consolidated financial statements.

On 8 October 2018, an aggregate of 16,700,000 share options were exercised at the exercise price of HK\$12.424 per share with a closing market price of HK\$24.40 on the immediately preceding business day when the options were exercised for ordinary share of the Company of HK\$0.1 each. Save as disclosed, no share option was granted, exercised, cancelled or had lapsed under the Company's share option schemes during the year under review. The following table discloses movements in the Share Options under the Scheme during the year:

		Outstanding as at 1 January 2018 於二零一八年 一月一日 尚未行使	Exercised during the year 於年內行使	Outstanding as at 31 December 2018 於二零一八年 十二月三十一日 尚未行使
Category 1: Directors	第1類：董事			
Mr. Cheung Kwok Wing	張國榮先生	3,360,000	(3,360,000)	-
Mr. Chang Wing Yiu	鄭永耀先生	2,660,000	(2,660,000)	-
Mr. Cheung Kwong Kwan	張廣軍先生	1,960,000	(1,960,000)	-
Mr. Ho Yin Sang (Note 1)	何燕生先生(附註1)	1,440,000	(1,440,000)	-
Ms. Cheung Wai Lin, Stephanie	張偉連女士	2,460,000	(2,460,000)	-
Mr. Cheung Ka Shing	張家成先生	3,160,000	(3,160,000)	-
		15,040,000	(15,040,000)	-
Category 2: Employees (Note 1)	第2類：僱員(附註1)	1,660,000	(1,660,000)	-
		16,700,000	(16,700,000)	-
Total all categories	所有類別合計	16,700,000	(16,700,000)	-

Note 1: In addition to 1,440,000 Share Options held by Mr. Ho Yin Sang, the spouse of Mr. Ho Yin Sang held 1,660,000 Share Options.

### 優先購股權

本公司、EEIC及建滔積層板優先購股權計劃詳情(包括其歸屬期及行使期)載於綜合財務報表附註34。

於二零一八年十月八日，共有16,700,000份優先購股權獲行使，行使價為每股12.424港元，緊接優先購股權獲行使前一個營業日，本公司每股面值0.1港元的普通股之收市價為每股24.40港元。除上文所披露者外，回顧年度內本公司之優先購股權計劃項下並無授出、行使、註銷優先購股權或優先購股權失效。下表披露該計劃項下優先購股權於年內之變動：

附註1：除何燕生先生持有的1,440,000份優先購股權外，何燕生先生之配偶亦持有1,660,000份優先購股權。

## DIRECTORS' REPORT 董事會報告

### SHARE OPTIONS (continued)

The following table discloses movements in KLHL Share Options during the year:

		Outstanding as at 1 January 2018 於二零一八年 一月一日 尚未行使	Exercised during the year 於年內行使	Outstanding as at 31 December 2018 於二零一八年 十二月三十一日 尚未行使
Directors and employees of KLHL	建滔積層板董事及僱員	-	-	-
Total	合計	-	-	-

No KLHL Share Options were granted to the Director and employees of KLHL under the KLHL share option scheme throughout the year ended 31 December 2018.

### ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Other than the options as disclosed above, at no time during the year was the Company or any of its 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.

### DIRECTORS' INTEREST IN TRANSACTIONS, ARRANGEMENT OR CONTRACTS OF SIGNIFICANCE

No transactions, arrangement or contract of significance in which a Director or an entity connected with a Director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Save as disclosed in the paragraph headed "Connected Transactions" in this report and in Note 46 to the consolidated financial statements, no transaction, arrangement or contract of significance to the business of the Group to which the Company, its subsidiaries, its substantial Shareholder or any subsidiaries of its substantial Shareholder was a party subsisted at the end of the year or at any time during the year under review.

### 優先購股權(續)

下表披露建滔積層板優先購股權於年內之變動：

於截至二零一八年十二月三十一日止年度內，並無根據建滔積層板優先購股權計劃授予董事及建滔積層板僱員任何建滔積層板優先購股權。

### 購買股份或債券之安排

除上文披露優先購股權外，本公司或其任何附屬公司於年內任何時間概無參與訂立任何安排，致使董事可藉購入本公司或任何其他法人團體之股份或債券而獲益。

### 董事在重大交易、安排或合約項下的權益

概無訂立任何於年末或年內任何時間仍然生效而董事或與董事有關連之實體直接或間接擁有重大權益之重大交易、安排或合約。

除本報告「關連交易」一段及綜合財務報表附註46所披露者外，於年末或回顧年度內任何時間，本公司、其附屬公司、主要股東或其主要股東之任何附屬公司概無訂立對本集團業務而言屬重大之交易、安排或合約。



## DIRECTORS' REPORT 董事會報告

### SUBSTANTIAL SHAREHOLDERS

At 31 December 2018, the register of substantial Shareholders maintained by the Company pursuant to Section 336 of the SFO shows that, other than the interests disclosed above in respect of certain Directors, the following Shareholders had notified the Company of relevant interests or short positions in the issued share capital of the Company.

### 主要股東

根據本公司按證券及期貨條例第336條須存置之主要股東名冊所記錄，於二零一八年十二月三十一日，下列股東(上文所披露若干董事之權益除外)已知會本公司彼等於本公司已發行股本中擁有之相關權益或短倉。

Name of shareholder 股東姓名	Capacity 權益性質	Number of issued Shares held 所持已發行 股份數目	Approximate percentage of the issued share capital of the Company 佔本公司已發行 股本之概約百分比
Hallgain Management Limited ("Hallgain") (Note) (附註)	Beneficial owner 實益擁有人	422,592,872 L	39.02%
FMR LLC	Investment manager 投資經理	108,266,700 L	10.00%
Fidelity Puritan Trust	Investment Manager 投資經理	86,079,500 L	7.95%

(L) The letter "L" denotes a long position.

Note: As at 31 December 2018: (i) no shareholder of Hallgain was entitled to exercise, or control the exercise of, directly or indirectly, one-third or more of the voting power at general meetings of Hallgain, and Hallgain and its directors were not accustomed to act in accordance with any shareholder's direction; and (ii) Mr. Cheung Kwok Wing, being a Director, was also a director of Hallgain.

Other than as disclosed above, the Company had not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 31 December 2018 which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

(L) 「L」字代表長倉。

附註：於二零一八年十二月三十一日：(i)概無Hallgain股東有權於Hallgain股東大會行使或直接或間接控制行使三分之一或以上之表決權，而Hallgain及其董事並不慣常根據任何股東指示行事；及(ii)董事張國榮先生亦為Hallgain之董事。

除上述披露者外，本公司概無獲知會於二零一八年十二月三十一日之本公司已發行股本中根據證券及期貨條例第XV部第2及3分部之規定須向本公司披露之任何其他相關權益或短倉，或根據證券及期貨條例第336條規定本公司須保存之登記冊中記錄之任何其他相關權益或短倉。

## DIRECTORS' REPORT 董事會報告

### CORPORATE GOVERNANCE

In the opinion of the Directors, the Company has adopted the principles of good corporate governance and complied with the applicable code provisions as set out in the Corporate Governance Code (the "CG Code") contained in Appendix 14 to the Listing Rules throughout the year ended 31 December 2018, save for the deviation that independent non-executive Directors are not appointed for specific terms pursuant to paragraph A.4.1 of the CG Code.

For further information on the Group's corporate governance practices during the year, please refer to the Corporate Governance Report in this annual report.

### CONNECTED TRANSACTIONS

In 2018, the Group had the following non-exempt continuing connected transactions (which are also related party transactions) within the meaning of Chapter 14A of the Listing Rules:

#### (a) KHL/Hallgain Purchase Framework Agreement

On 26 October 2016, the Company and Hallgain entered into a purchase framework agreement (the "KHL/Hallgain Purchase Framework Agreement") pursuant to which the Group agreed to purchase certain materials for the production of PCBs such as copper balls and drill bits from Hallgain and its subsidiaries (the "Hallgain Group") from 1 January 2017 to 31 December 2019. Under the KHL/Hallgain Purchase Framework Agreement, the amount of materials to be purchased is not fixed but is to be determined and agreed between the parties from time to time. The actual quantity, specification and price (with reference to the prevailing market price) of the materials under the KHL/Hallgain Purchase Framework Agreement will be subject to the individual orders placed by the Group with the Hallgain Group.

The transactions contemplated under the KHL/Hallgain Purchase Framework Agreement constituted continuing connected transactions for the Company pursuant to Chapter 14A of the Listing Rules on the basis that Hallgain is a substantial Shareholder and hence a connected person of the Company under the Listing Rules.

### 企業管治

董事認為，除獨立非執行董事並非根據企業管治守則（「企業管治守則」）條文第A.4.1段按特定任期委任之偏離情況之外，本公司截至二零一八年十二月三十一日止年度內已採取良好企業管治原則及遵守上市規則附錄十四項下之企業管治守則所載列之適用守則條文。

有關本集團年內的企業管治常規的更多詳情，請參閱本年報內之企業管治報告。

### 關連交易

二零一八年，本集團有以下上市規則第14A章所界定的不獲豁免持續關連交易（亦屬於關連人士交易）：

#### (a) 建滔集團／Hallgain購買框架協議

於二零一六年十月二十六日，本公司與Hallgain訂立購買框架協議（「建滔集團／Hallgain購買框架協議」），據此，本集團同意於二零一七年一月一日至二零一九年十二月三十一日向Hallgain及其附屬公司（「Hallgain集團」）購買銅球及鑽咀等生產印刷線路板的若干材料。根據建滔集團／Hallgain購買框架協議，將購買之材料數量並非固定，而是由訂約方不時釐定及同意。建滔集團／Hallgain購買框架協議項下之材料實際數量、規格及價格（參考現行市價）將視乎本集團向Hallgain集團作出之個別訂單而定。

由於Hallgain為主要股東，根據上市規則為本公司之關連人士，故根據上市規則第14A章，建滔集團／Hallgain購買框架協議項下之交易構成本公司之持續關連交易。

DIRECTORS' REPORT  
董事會報告

## CONNECTED TRANSACTIONS (continued)

### (a) KHL/Hallgain Purchase Framework Agreement (continued)

The annual cap and the actual transaction amount of the transactions contemplated under the KHL/Hallgain Purchase Framework Agreement for the year ended 31 December 2018 are set out in the table below. Details of the KHL/Hallgain Purchase Framework Agreement were disclosed in the Company's joint announcement dated 26 October 2016.

### (b) KLHL/Hallgain Supply Framework Agreement

On 26 October 2016, KLHL and Hallgain entered into a supply framework agreement (the "KLHL/Hallgain Supply Framework Agreement") pursuant to which the KLHL Group agreed to supply copper and laminates to the Hallgain Group from 1 January 2017 to 31 December 2019. Under the KLHL/Hallgain Supply Framework Agreement the amount to be supplied is not fixed but is to be determined and agreed between the parties from time to time. The actual quantity, specification and price (with reference to the prevailing market price) of the products under the KLHL/Hallgain Supply Framework Agreement will be subject to the individual orders placed by the Hallgain Group with the KLHL Group.

The transactions contemplated under the KLHL/Hallgain Supply Framework Agreement constituted continuing connected transactions for the Company pursuant to Chapter 14A of the Listing Rules on the basis that Hallgain is a substantial Shareholder and hence a connected person of the Company under the Listing Rules, and KLHL is a subsidiary of the Company.

The annual cap and the actual transaction amount of the transactions contemplated under the KLHL/Hallgain Supply Framework Agreement for the year ended 31 December 2018 are set out in the table below. Details of the KLHL/Hallgain Supply Framework Agreement were disclosed in the Company's joint announcement dated 26 October 2016, and KLHL's circular dated 21 November 2016.

## 關連交易 (續)

### (a) 建滔集團／Hallgain購買框架協議 (續)

建滔集團／Hallgain購買框架協議項下之交易截至二零一八年十二月三十一日止年度之年度上限及實際交易額載於下表。建滔集團／Hallgain購買框架協議之詳情已於本公司日期為二零一六年十月二十六日之聯合公告中披露。

### (b) 建滔積層板／Hallgain供應框架協議

於二零一六年十月二十六日，建滔積層板與Hallgain訂立供應框架協議（「建滔積層板／Hallgain供應框架協議」），據此，建滔積層板集團同意於二零一七年一月一日至二零一九年十二月三十一日向Hallgain集團供應銅及覆銅面板。根據建滔積層板／Hallgain供應框架協議，將供應之數量並非固定，而是由訂約方不時釐定及同意。建滔積層板／Hallgain供應框架協議項下之產品實際數量、規格及價格（參考現行市價）將視乎Hallgain集團向建滔積層板集團作出之個別訂單而定。

由於Hallgain為主要股東，根據上市規則為本公司之關連人士，而建滔積層板則為本公司之附屬公司，故根據上市規則第14A章，建滔積層板／Hallgain供應框架協議項下之交易構成本公司之持續關連交易。

建滔積層板／Hallgain供應框架協議項下之交易截至二零一八年十二月三十一日止年度之年度上限及實際交易額載於下表。建滔積層板／Hallgain供應框架協議之詳情已於本公司日期為二零一六年十月二十六日之聯合公告中，以及建滔積層板於二零一六年十一月二十一日之通函中披露。

## DIRECTORS' REPORT 董事會報告

### CONNECTED TRANSACTIONS (continued)

#### (c) KLHL/Hallgain Purchase Framework Agreement

On 26 October 2016, KLHL and Hallgain entered into a purchase framework agreement (the "KLHL/Hallgain Purchase Framework Agreement") pursuant to which the KLHL Group agreed to purchase materials for production of laminates such as drill bits and machineries from the Hallgain Group from 1 January 2017 to 31 December 2019. Under the KLHL/Hallgain Purchase Framework Agreement, the amount to be purchased is not fixed but is to be determined and agreed between the parties from time to time. The actual quantity, specification and price (with reference to the prevailing market price) of materials under the KLHL/Hallgain Purchase Framework Agreement will be subject to the individual orders placed by the KLHL Group with the Hallgain Group.

The transactions contemplated under the KLHL/Hallgain Purchase Framework Agreement constituted continuing connected transactions for the Company pursuant to Chapter 14A of the Listing Rules on the basis that Hallgain is a substantial Shareholder and hence a connected person of the Company under the Listing Rules, and KLHL is a subsidiary of the Company.

The annual cap and the actual transaction amount of the transactions contemplated under the KLHL/Hallgain Purchase Framework Agreement for the year ended 31 December 2018 are set out in the table below. Details of the KLHL/Hallgain Purchase Framework Agreement were disclosed in the Company's joint announcement dated 26 October 2016 and KLHL's circular dated 21 November 2016.

### 關連交易 (續)

#### (c) 建滔積層板／Hallgain購買框架協議

於二零一六年十月二十六日，建滔積層板與Hallgain訂立購買框架協議(「建滔積層板／Hallgain購買框架協議」)，據此，建滔積層板集團同意於二零一七年一月一日至二零一九年十二月三十一日向Hallgain集團購買鑽咀及機器等生產覆銅面板的材料。根據建滔積層板／Hallgain購買框架協議，將購買之數量並非固定，而是由訂約方不時釐定及同意。建滔積層板／Hallgain購買框架協議項下之材料實際數量、規格及價格(參考現行市價)將視乎建滔積層板集團向Hallgain集團作出之個別訂單而定。

由於Hallgain為主要股東，根據上市規則為本公司之關連人士，而建滔積層板則為本公司之附屬公司，故根據上市規則第14A章，建滔積層板／Hallgain購買框架協議項下之交易構成本公司之持續關連交易。

建滔積層板／Hallgain購買框架協議項下之交易截至二零一八年十二月三十一日止年度之年度上限及實際交易額載於下表。建滔積層板／Hallgain購買框架協議之詳情已於本公司日期為二零一六年十月二十六日之聯合公告及建滔積層板於二零一六年十一月二十一日之通函中披露。

## DIRECTORS' REPORT 董事會報告

### CONNECTED TRANSACTIONS (continued)

The annual caps and actual transaction amounts of the continuing connected transactions disclosed above for the year ended 31 December 2018 are set out in the table below.

### 關連交易 (續)

下表載列上文所披露之截至二零一八年十二月三十一日止年度的持續關連交易之年度上限及實際交易金額。

		Amounts 金額 HK\$'000 千港元	Annual caps 年度上限 HK\$'000 千港元
(i)	Purchase of copper balls and drill bits from the Hallgain Group by the Group under the KHL/Hallgain Purchase Framework Agreement	本集團根據建滔集團/Hallgain 購買框架協議向Hallgain集團 購買銅球及鑽咀	565,709 572,000
(ii)	Sales of coppers and laminates to the Hallgain Group by the KLHL Group under the KLHL/Hallgain Supply Framework Agreement	建滔積層板集團根據建滔 積層板/Hallgain供應 框架協議向Hallgain集團 出售銅及覆銅面板	702,935 770,000
(iii)	Purchase of drill bits and machineries from the Hallgain Group by the KLHL Group under the KLHL/Hallgain Purchase Framework Agreement	建滔積層板集團根據建滔 積層板/Hallgain購買 框架協議向Hallgain集團 購買鑽咀及機器	366,706 385,000

The amounts of the above transactions did not exceed the corresponding annual caps for the financial year ended 31 December 2018 as announced by the Group.

The independent non-executive Directors had reviewed the above continuing connected transactions and confirmed that the transactions have been entered into in the ordinary and usual course of business of the Group, on normal commercial terms and that the terms thereof and the relevant annual caps thereto are fair and reasonable and in the interests of the Company and the Shareholder as a whole.

上述交易的金額並不超過本集團所公佈截至二零一八年十二月三十一日止財政年度之相關年度上限。

獨立非執行董事已審閱上述持續關連交易，彼等確認該等交易乃於本集團的日常及一般業務過程中按正常商業條款訂立，且該等條款及相關年度上限為公平合理及符合本公司及股東的整體利益。

## DIRECTORS' REPORT 董事會報告

### CONNECTED TRANSACTIONS (continued)

The Company's auditor was engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing the auditor's findings and conclusions in respect of the continuing connected transactions for the year ended 31 December 2018 disclosed by the Group from pages 33 to 37 of this annual report in accordance with Listing Rule 14A.56 of the Listing Rules. A copy of the auditor's letter has been provided by the Company to the Stock Exchange. The auditors has confirmed that nothing has come to its attention that causes it to believe that the continuing connected transactions entered into by the Group for the year ended 31 December 2018:

- (a) have not been approved by the board;
- (b) were not, in all material respects, in accordance with the pricing policies of the Group;
- (c) were not entered into, in all material respects, in accordance with the relevant agreements governing the transactions; and
- (d) have exceeded the cap.

The Directors confirm that the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules in respect of transactions during the year ended 31 December 2018.

### FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

Save as disclosed in this annual report, the Group does not have any other plans for its material investments and capital assets.

### 關連交易 (續)

本公司核數師獲委聘遵照香港會計師公會頒佈的香港鑒證業務準則第3000號「非審核或審閱過往財務資料的鑒證工作」，並參照實務說明第740號「關於香港上市規則所述持續關連交易的核數師函件」，對本集團的持續關連交易作出報告。核數師已根據上市規則第14A.56條發出載有其有關截至二零一八年十二月三十一日止年度的持續關連交易之結果及結論的無保留意見函件，並由本集團於本年報第33至37頁中披露。本公司已將核數師函件副本呈交聯交所。核數師已確認並無注意到任何情況致使其認為本集團於截至二零一八年十二月三十一日止年度訂立的持續關連交易：

- (a) 未經董事會批准；
- (b) 在所有重大方面並無遵照本集團的定價政策；
- (c) 在所有重大方面並非根據監管該等交易的相關協議而訂立；及
- (d) 已超出上限。

董事確認於截至二零一八年十二月三十一日止年度，本公司已就該等交易遵守上市規則第14A章的披露規定。

### 重大投資及資本資產之未來計劃

除本年報所披露者外，本集團並無其他重大投資及資本資產計劃。

## DIRECTORS' REPORT 董事會報告

### EMOLUMENT POLICY

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

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

The Company has adopted a share option scheme as an incentive to Directors and eligible employees. Details of the scheme are set out in Note 34 to the consolidated financial statements.

The remuneration paid to a senior management (excluding the directors) during the year ended 31 December 2018 was within the following band:

Bands 範圍	Number of senior management 高級管理層人數
HK\$2,000,001 or above 2,000,001港元或以上	1

### MATERIAL ACQUISITIONS AND DISPOSALS

Save as disclosed in this annual reports, the Group did not have any other material acquisitions and disposal of subsidiaries, associated companies or joint ventures for the year ended 31 December 2018.

### PRE-EMPTIVE RIGHTS

There are no provision for pre-emptive rights under the Company's articles of association although there are no restrictions against such rights under company laws in the Cayman Islands.

### 薪酬政策

薪酬委員會根據本集團僱員之表現、資歷及工作能力制定僱員之薪酬政策。

薪酬委員會經參考本公司經營業績、個別董事之表現及可比較之市場統計數據後決定董事之薪酬。

本公司已採納優先購股權計劃，作為對董事及合資格僱員之獎勵。計劃詳情載於綜合財務報表附註34。

截至二零一八年十二月三十一日止年度，支付予高級管理層(不包括董事)之薪酬介乎以下範圍：

### 重大收購及出售事項

除本年報所披露者外，截至二零一八年十二月三十一日止年度，本集團並無其他重大收購及出售附屬公司、聯營公司或合營公司之事項。

### 優先權

儘管開曼群島公司法律並無對優先權作出任何限制，本公司組織章程細則並無關於優先權之規定。

## DIRECTORS' REPORT 董事會報告

### SUFFICIENCY OF PUBLIC FLOAT

Based on information publicly available to the Company and to the knowledge of the Directors, as at the date of this annual report, there was a sufficient public float of the Company's issued shares as required under the Listing Rules.

### PERMITTED INDEMNITY PROVISION

According to the articles of association of the Company, every Director, agent, auditor, secretary or other officer for the time being and from time to time of the Company (and the personal representatives of those persons, as the case may be) shall be indemnified and secured harmless out of the assets and funds of the Company against all actions, proceedings, costs, charges, expenses, losses, damages or liabilities incurred or sustained by him in or about the conduct of the Company's business or affairs or in the execution or discharge of his duties, powers, authorities or discretions, including, without prejudice to the generality of the foregoing, any costs, expenses, losses or liabilities incurred by him in defending (whether successfully or otherwise) any civil proceedings concerning the Company or its affairs in any court whether in the Cayman Islands or elsewhere.

Appropriate insurance covering for the Directors' and senior management's liabilities arising out of activities of the Group has been arranged by the Company.

### MAJOR CUSTOMERS AND SUPPLIERS

During the year, the aggregate sales or purchases attributable to the Group's five largest customers combined or suppliers combined were less than 30% of the Group's sales or purchases respectively.

### 充足公眾持股量

根據本公司透過公開渠道可得的資料並據董事所知，於本年報日期，本公司的已發行股份已如上市規則規定具有足夠的公眾持股量。

### 獲准許的彌償條文

根據本公司組織章程細則，本公司當時及不時之各董事、代理、核數師、秘書或其他高級人員（及該等人士之遺產管理人，視情況而定）就各於或有關執行本公司業務或事務或於執行或履行其職務、權力、授權或酌情權時所產生或承受之所有行動、訴訟、成本、支出、開支、損失、傷害或負債，包括但無損上文所述各項，任何彼就本公司或其事務不論於開曼群島或其他地點之法院民事抗辯（不論成功與否）而產生之成本、開支、損失或負債，均可從本公司之資產及資金中獲得彌償並確保免就此遭受任何損害。

本公司已安排合適的保險保障董事及高級管理層在本集團活動引起的責任。

### 主要客戶及供應商

年內，本集團五名最大客戶合計或供應商合計之銷售額或購貨額分別少於本集團之銷售額或購貨額之30%。



## DIRECTORS' REPORT 董事會報告

### EQUITY-LINKED AGREEMENTS

No equity-linked agreement was entered into by the Group, or existed during the year under review.

### EVENT AFTER THE REPORTING PERIOD

Please refer to Note 48 to the Group's consolidated financial statements for event after the reporting period.

### AUDITOR

A resolution will be submitted to the annual general meeting to re-appoint Messrs. Deloitte Touche Tohmatsu as auditor of the Company.

On behalf of the Board  
**Cheung Kwok Wing**  
CHAIRMAN

20 March 2019

### 股權掛鉤協議

回顧年度內，本集團並無訂立股權掛鉤協議，或並無相關協議存續。

### 報告期後事件

報告期後事件請參閱本集團綜合財務報告附註48。

### 核數師

將於股東週年大會上提呈一項決議案，以續聘德勤•關黃陳方會計師行為本公司核數師。

承董事會命  
主席  
張國榮

二零一九年三月二十日

## CORPORATE GOVERNANCE REPORT 企業管治報告

The Board recognises the importance of corporate governance practice of a listed company. It is in the interest of the stakeholders and shareholders for a listed company to operate in a transparent manner with the adoptions of various self-regulatory policies, procedures and monitoring mechanisms and a clear definition of accountability of directors and management.

The Company has adopted the principles of good corporate governance and complied with the code provisions as set out in the CG Code throughout the year ended 31 December 2018, save for the deviation from paragraph A.4.1 of the CG Code since the independent non-executive Directors are not appointed for a specific term. Notwithstanding the aforesaid deviation, all the Directors (including the independent non-executive Directors) are subject to retirement by rotation and re-election at the Company's annual general meeting in accordance with the Company's articles of association. As such, the Company considers that steps have been taken with a view to ensure that the Company's corporate governance practices are in line with the principles of the CG Code.

In addition to applying the principles in the CG Code, which is mandatory in nature, the Board also observes certain recommended best practices ("Recommended Best Practices") contained in Appendix 14 to the Listing Rules and has adopted certain Recommended Best Practices which are suitable to the Company's current situation. The Board will continuously enhance the corporate governance standard of the Company by reference to the Recommended Best Practices whenever suitable and appropriate.

The Company has adopted a code of conduct regarding securities transactions by Directors on terms no less exacting than the required standard of the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the "Model Code"). Having made specific enquiry of all Directors, each Director has confirmed that he or she has complied with the required standard set out in the Model Code and the code of conduct regarding Director's securities transactions adopted by the Company throughout the year ended 31 December 2018.

董事會明瞭上市公司企業管治常規之重要性。上市公司之營運具透明度，採納各種自行規管政策與程序以及監控機制，並清楚界定董事與管理層權責，乃符合權益持有人及股東之利益。

除獨立非執行董事並非根據企業管治守則條文第A.4.1段按特定任期委任之偏離情況之外，本公司於截至二零一八年十二月三十一日止年度內已採取良好公司管治原則及一直遵守企業管治守則所載列之守則條文。儘管有上述偏離情況，所有董事(包括獨立非執行董事)均遵照本公司組織章程細則於本公司股東週年大會上輪值退任，並可於會上重選連任。因此，本公司認為已採取措施，以確保本公司的企業管治常規符合企業管治守則的原則。

除屬強制性質之企業管治守則外，董事會亦參考上市規則附錄14所載之若干建議最佳常規(「建議最佳常規」)，並採納適合本公司現行情況之若干建議最佳常規。董事會將於合適及適當情況下參考建議最佳常規，持續提升本公司之企業管治水平。

就董事進行證券交易方面，本公司已採納條款不寬鬆於上市規則附錄10所載之上市發行人董事進行證券交易之標準守則(「標準守則」)規定標準之操守守則。經對所有董事作出特定查詢後，各董事確認，截至二零一八年十二月三十一日止年度，彼等一直遵守標準守則所載規定標準及本公司所採納有關董事進行證券交易之操守守則。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS

#### The Board

The Board is responsible for the leadership and control of the Group and is entrusted with the responsibility to supervise the management of the business and the affairs of the Group. The Group has adopted internal guidelines in setting forth matters that require the Board's approval. Apart from its statutory responsibilities, the Board approves the Group's strategic plan, annual budget, key operational initiatives, major investments and funding decisions. It also reviews the Group's financial performance, identifies principal risks of the Group's business and ensures implementation of appropriate systems to manage these risks. Daily business operations and administrative functions of the Group are delegated to the management.

The Board meets regularly and as warranted by particular circumstances. Notices and agendas are prepared by the Company Secretary as delegated by the Chairman of the Board and distributed to the Board members within reasonable time before the meetings. Relevant meeting papers are also sent to Directors well before the meetings, informing them of the background and giving explanation on matters to be brought before the Board. All Directors are given the opportunity to include matters in the agendas for Board meetings. To ensure the Directors make decisions objectively and in the interests of the Company, the Company's articles of association provide that any Director shall abstain from voting on any resolutions in which he or his associates is/are materially interested nor be counted in the quorum of the meeting. Draft and final versions of the minutes of Board meetings are sent to all Directors for their comment and records respectively within a reasonable time after the Board meetings and are kept by the Company Secretary.

### A. 董事

#### 董事會

董事會負責領導及管理本集團，同時亦授責監督本集團之業務及事務管理事宜。本集團已採納內部指引訂明需經董事會批准之事項。除法定責任外，董事會亦負責批准本集團之策略計劃、年度預算、主要營運措施、重大投資及集資決定。董事會同時審閱本集團財務表現、識別本集團業務之主要風險及確保實施適當措施以管理有關風險。本集團日常業務運作及行政職能之職責已委派予管理層負責。

董事會定期及於特定情況所需時舉行會議。召開董事會會議之通告及議程由董事會主席委派公司秘書負責編製並於會議前合理時間內派發予董事會成員。相關會議文件亦會於會議前的充份時間送交董事，以通知彼等將提呈董事會之事項之背景資料並提供說明。各董事可於董事會會議議程上加入討論事項。為確保董事作出客觀及符合本公司利益之決定，本公司之組織章程細則規定，倘董事會會議上任何決議案涉及董事或其聯繫人士的重大權益，有關董事必須放棄投票，且不得計入會議法定人數。董事會會議記錄初稿及最終定稿將於董事會會議後合理時間內發送予全體董事，分別作表達意見及記錄之用，並由公司秘書存檔。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS (continued)

#### The Board (continued)

During the year under review, the Board had held four meetings and the Directors' attendance at Board meetings and Board committees' meetings were as follows:

		Board Meeting 董事會會議	Audit Committee Meeting 審核委員會會議	Nomination Committee Meeting 提名委員會會議	Remuneration Committee Meeting 薪酬委員會會議
<b>Number of Meeting</b>	<b>會議數目</b>	4	3	2	2
<b>Executive Directors</b>	<b>執行董事</b>				
Cheung Kwok Wing (Chairman)	張國榮(主席)	4	-	-	-
Chang Wing Yiu (Managing Director)	鄭永耀(董事總經理)	4	-	-	-
Cheung Kwong Kwan	張廣軍	4	-	-	-
Ho Yin Sang	何燕生	4	-	-	-
Cheung Wai Lin, Stephanie	張偉連	4	-	-	-
Cheung Ka Shing	張家成	4	-	-	-
Chen Maosheng	陳茂盛	4	-	-	-
<b>Independent non-executive Directors</b>	<b>獨立非執行董事</b>				
Cheung Ming Man	張明敏	4	3	2	2
Chong Kin Ki	莊堅琪	4	3	2	2
Leung Tai Chiu	梁體超	4	3	2	2
Chan Wing Kee	陳永棋	4	-	-	-

The Directors have observed the importance of directing and supervising the Company's affairs at a more regular interval. After consulting all Directors, Board meetings have been preliminarily scheduled to be held at quarterly interval and no less than four times in the coming year.

The Board is responsible for performing the functions set out in D.3.1 of the CG Code.

During the year under review, the Board met once to review the Company's corporate governance policies and practices, training and continuous professional development of Directors and senior management, the Company's policies and practices on compliance with legal and regulatory requirements, the compliance of the Model Code and the Company's compliance with the CG Code and disclosure in this Corporate Governance Report.

### A. 董事(續)

#### 董事會(續)

於回顧年度內，董事會舉行了四次會議，董事於董事會會議及董事委員會會議之出席記錄如下：

董事明瞭更頻密地定期領導及監管本公司事務之重要性。經徵詢全體董事後，董事會初步計劃來年董事會會議將每季度舉行，全年舉行不少於四次會議。

董事會負責履行企業管治守則第D.3.1條所載職能。

於回顧年度，董事會舉行一次會議以審閱本公司企業管治政策及常規、董事及高級管理層培訓及持續專業發展、本公司遵守法律及監管規定的政策及常規、遵守標準守則的情況及本公司遵守企業管治守則及本企業管治報告披露的情況。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS (continued)

#### Division and responsibilities

During the year under review, the Board was headed by the Chairman whose role differs from that of the Managing Director of the Company. The roles of the Chairman and Managing Director were segregated and are not exercised by the same individual.

The duties of the Chairman include (but not limited to) the following:

- scheduling meetings that enable the Board to perform its duties and responsibilities and to ensure all key and appropriate issues are discussed by the Board in a timely manner without interfering the Company's operations;
- preparing meeting agenda after consultation with the Managing Director;
- exercising control over quality, quantity and timeliness of the flow of information between Management and the Board and to ensure decisions are made on a fully informed basis by the Directors; and
- assisting in ensuring compliance with the Listing Rules and the Company's guidelines on corporate governance.

The Managing Director was mainly responsible for the overall strategic planning and day-to-day management of the Group.

### A. 董事(續)

#### 分工及職責

於回顧年度，董事會由主席領導，其職務有別於本公司董事總經理。主席及董事總經理各有獨立職務，且非由同一名人士擔任。

主席職責包括但不限於以下各項：

- 安排會議以便董事會履行職務及責任，並確保董事會及時討論所有重要及適當事宜，而不會妨礙本公司之營運；
- 經與董事總經理磋商後編製會議議程；
- 控制管理層與董事會之間資訊流通的質量、數量和及時性，確保董事於完全知情情況下作出決定；及
- 協助確保遵從上市規則及本公司之企業管治指引。

董事總經理主要負責整體策略規劃及本集團日常管理工作。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS (continued)

#### Board composition

The Board currently comprises eleven members, seven of whom are executive Directors and four of whom are independent non-executive Directors who are expressly identified in all corporate communications that disclose the names of the Directors. One of the independent non-executive Directors possesses appropriate professional qualifications (or accounting or related financial management expertise) as required by the Listing Rules. The composition of the Board as of the report date is as follows:

#### Executive Directors

Cheung Kwok Wing (*Chairman*)  
Chang Wing Yiu (*Managing Director*)  
Cheung Kwong Kwan  
Ho Yin Sang  
Cheung Wai Lin, Stephanie  
Cheung Ka Shing  
Chen Maosheng

#### Independent non-executive Directors

Cheung Ming Man  
Chong Kin Ki  
Leung Tai Chiu  
Chan Wing Kee

Ms. Cheung Wai Lin, Stephanie is the sister of Mr. Cheung Kwok Wing. Mr. Cheung Kwong Kwan is a cousin of Mr. Cheung Kwok Wing and Ms. Cheung Wai Lin, Stephanie. Mr. Chang Wing Yiu and Mr. Ho Yin Sang are brothers-in-law of Mr. Cheung Kwok Wing and Ms. Cheung Wai Lin, Stephanie. Mr. Cheung Ka Shing is the son of Mr. Cheung Kwok Wing, the nephew of Ms. Cheung Wai Lin, Stephanie and Mr. Cheung Kwong Kwan and the nephew-in-law of Mr. Chang Wing Yiu and Mr. Ho Yin Sang.

During the year under review, the independent non-executive Directors were not appointed for specific terms but are subject to retirement by rotation and are eligible for re-election. The Board considers that although such arrangement deviates from paragraph A.4.1 of the CG Code, sufficient measures have been taken to ensure that the Company's corporate governance practices are no less exacting than those in the CG Code.

### A. 董事(續)

#### 董事會成員

董事會現由十一名成員組成，其中七名為執行董事及四名為獨立非執行董事，彼等之身分均於所有載有董事姓名的公司通訊中明確說明。其中一名獨立非執行董事具備上市規則規定之適當專業資格(或會計或相關財務管理專業知識)。於本報告日期，董事會由下列成員組成：

#### 執行董事

張國榮(*主席*)  
鄭永耀(*董事總經理*)  
張廣軍  
何燕生  
張偉連  
張家成  
陳茂盛

#### 獨立非執行董事

張明敏  
莊堅琪  
梁體超  
陳永棋

張偉連女士為張國榮先生之胞妹。張廣軍先生為張國榮先生及張偉連女士之堂兄弟。鄭永耀先生及何燕生先生為張國榮先生及張偉連女士之妹夫／姐夫。張家成先生為張國榮先生之子、張偉連女士之侄兒、張廣軍先生之堂侄及鄭永耀先生與何燕生先生之侄兒。

於回顧年度，獨立非執行董事之委任並無指定任期，惟須輪席退任並符合資格膺選連任。董事會認為雖然上述安排與企業管治守則條文第A.4.1段有所偏離，但本公司已採取足夠措施以確保本公司企業管治常規不比企業管治守則寬鬆。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS (continued)

#### Board composition (continued)

The Company has received from each of the independent non-executive Directors an annual confirmation of his independence as required under Rule 3.13 of the Listing Rules.

The Board comprises Directors who collectively provide core competencies, sales and marketing experience and technical knowledge in laminates, printed circuit boards, property developments and chemical products, administration and management experience in the PRC factories, financial and accounting skills. The Company believes that the current Board with a balance of skills and experience is appropriate for effective decision making, taking into account the nature and scope of the operations of the Company.

#### Appointment, re-election and removal

The Company's articles of association set out a formal, considered and transparent procedure for the appointment of new Directors to the Board. Any Director appointed by the Board either to fill a casual vacancy or as addition to the Board, shall retire and be eligible for re-appointment at the next following general meeting (in the case of filling a casual vacancy) or annual general meeting (in the case of an additions to the Board) after appointment. The appointment of Directors are not fixed for a specified term, but at every annual general meeting one-third of the directors, including the Chairman, shall be subject to retirement by rotation and re-appointment by Shareholders. The Directors appointed by the Board who are subject to retirement and re-appointment as mentioned above shall be taken into account in calculating the total number of Directors for the time being but shall not be taken into account in calculating the number of Directors who are to retire by rotation. All Directors eligible for re-appointment shall have their biographical details made available to the Shareholders to enable them to make an informed decision on their re-appointment. Any appointment, resignation, removal or re-designation of Director shall be timely disclosed to the Shareholders by announcement and shall include in such announcement, the reasons given by the Director for his resignation.

#### Responsibilities of Directors

The Company and the Board require each Director to keep abreast of his responsibilities as a director of the Company and of the conduct, business activities and development of the Company. Every Director is required to devote sufficient time and involvement in the affairs of the Board and the material matters of the Company and to serve the Board with such degree of care and due diligence given his own expertise, qualification and professionalism.

### A. 董事(續)

#### 董事會成員(續)

本公司已按上市規則第3.13條的規定，取得各獨立非執行董事之年度獨立性確認書。

董事會由多名董事組成，共同提供有關覆銅面板、印刷線路板、房地產發展及化工產品之核心競爭力、銷售及市場推廣經驗及技術知識、中國工廠之行政及管理經驗、財務及會計技巧。本公司相信，目前董事會擁有不同資歷及經驗，考慮到本公司之業務性質及規模，董事會成員人數對其決策效率而言實屬合適。

#### 委任、重選及罷免

本公司之組織章程細則訂明一套正式、考慮周詳及具透明度之委任新董事程序。董事會委任之任何董事(不論為填補臨時空缺或屬董事會新增成員)均須於獲委任後首個股東大會(在填補臨時空缺之情況下)或於獲委任後首個股東週年大會(屬董事會新增成員之情況下)退任並合資格膺選連任。董事之委任並無固定任期，惟於每屆股東週年大會上，三分之一之董事(包括主席)均須輪席退任及由股東重新委任。於計算當時董事總數時，將會計入按上文所述由董事會委任而須輪席退任及獲重新委任之董事，惟於計算將輪席退任董事人數時則不予計算。所有符合資格獲重新委任之董事均須向股東披露個人履歷，以便股東於重新委任時作出知情決定。任何董事委任、辭任、罷免或調任事宜均須以公佈形式及時向股東披露，並須在公佈中註明該董事辭任之理由。

#### 董事責任

本公司及董事會要求每名董事清楚彼作為本公司董事之職責，以及了解本公司之經營方式、業務活動及發展。每名董事均須投入足夠時間及精神處理董事會事務及本公司重要事宜，並按照各自之專門知識、資歷及專業技能，以謹慎盡責之態度為董事會服務。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS (continued)

#### Responsibilities of Directors (continued)

Every newly appointed Director shall receive a comprehensive, formal and tailored induction on the first occasion of his appointment. All Directors shall be updated and briefed on continuing professional development as is necessary to ensure that they have a proper understanding of the operations and the business of the Company and that they are fully aware of their responsibilities under the applicable laws and regulations. The Board has a procedure for Directors, either individually or as a group, in the furtherance of their duties, to take independent professional advice, if necessary, at the Company's expenses to enable and facilitate the Directors to make well considered decisions. Appropriate insurance coverage for Directors' and officers' liability has been arranged against possibility of legal action to be taken against the Directors and the management.

According to A.6.5 of the CG Code, Directors should participate in appropriate continuous professional development to develop and refresh their knowledge and skills to ensure that their contribution to the Board remains informed and relevant.

During the year under review, the Directors also participated in the following trainings:

Name of Directors	董事姓名	Attending or participating in the briefing session/seminars/ programmes relevant to the business/directors' duties 出席或參與有關業務/ 董事職務的簡介會/ 座談會/計劃
Executive Directors	執行董事	
Cheung Kwok Wing (Chairman)	張國榮(主席)	✓
Chang Wing Yiu (Managing Director)	鄭永耀(董事總經理)	✓
Cheung Kwong Kwan	張廣軍	✓
Ho Yin Sang	何燕生	✓
Cheung Wai Lin, Stephanie	張偉連	✓
Cheung Ka Shing	張家成	✓
Chen Maosheng	陳茂盛	✓
Independent non-executive Directors	獨立非執行董事	
Cheung Ming Man	張明敏	✓
Chong Kin Ki	莊堅琪	✓
Leung Tai Chiu	梁體超	✓
Chan Wing Kee	陳永棋	✓

The Directors confirmed that they have complied with A.6.5 of the CG Code on Directors' training for the year ended 31 December 2018.

### A. 董事(續)

#### 董事責任(續)

每名新委任董事於首次獲委任時均會獲得一份全面兼特為其而設的正式就任須知。全體董事於有需要時將參與持續專業發展計劃，以確保彼等清楚了解本公司之營運及業務，且充分明瞭彼等於適用法律及規定下之責任。董事會設立既定程序，董事於履行職務時，在有需要的情况下可個別或共同徵詢獨立專業顧問意見，以作出充份考慮的決定，有關費用由本公司承擔。本公司已就董事及管理人員可能面對之法律行動而為董事及管理人員安排適當責任保險。

根據企業管治守則第A.6.5條，董事應參與合適的持續專業發展，發展並更新其知識及技能，以確保其繼續在具備全面資訊及切合所需的情況下對董事會作出貢獻。

於回顧年度，董事亦參與以下培訓：

董事確認，截至二零一八年十二月三十一日止年度，彼等已遵守有關董事培訓之企業管治守則第A.6.5條。



## CORPORATE GOVERNANCE REPORT 企業管治報告

### A. DIRECTORS (continued)

#### Supply of and access to information

The management of the Company has an obligation to furnish the Board with complete, adequate and appropriate information in such form and such quality in a timely manner so as to enable them to make an informed decision and to discharge their duties and responsibilities as Directors of the Company. All the Directors are given separate and independent access to the Company's senior management.

All the Directors are given separate and independent access to the Company Secretary, whose role includes ensuring that Board procedures are observed and followed, and that applicable rules and regulations are complied with. The Company Secretary attends all the meetings of the Board and Board committees and is responsible for drafting minutes and keeping minutes records which can be accessed by any Director for inspection.

### B. REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT

#### The level and make-up of remuneration and disclosure

The Board has set up a remuneration committee (the "Remuneration Committee") which comprises three independent non-executive Directors, namely Dr. Chong Kin Ki (Chairman), Mr. Leung Tai Chiu and Mr. Cheung Ming Man as at the date of the report. The role of the Remuneration Committee is to formulate policies and procedures for determining the remuneration of Directors and senior management and other remuneration related matters. The Remuneration Committee is set up with written terms of reference which set out clearly its duties and authorities delegated by the Board, including the following duties:

- formulate the framework or Board policy for determining the remuneration of the Company's Board and senior management. The objective of such policy should ensure that members of the senior management of the Company are provided with appropriate incentives to encourage enhanced performance and are, in a fair and reasonable manner, rewarded for their individual contributions to the success of the Company;

### A. 董事(續)

#### 提供及獲取資料

本公司管理層有責任及時向董事會提供完整、充足及適當形式和質量的資料，以便董事會作出知情決定及履行作為本公司董事之職務及責任。全體董事均可個別地及獨立地接觸本公司高級管理人員。

全體董事均可個別及獨立地接觸公司秘書。公司秘書之職責包括確保貫徹遵循董事會程序，同時遵守適用規則及規例。公司秘書出席董事會及董事委員會所有會議，負責編寫及存檔會議記錄，以供董事查閱。

### B. 董事及高級管理人員薪酬

#### 薪酬及披露的水平及組成

董事會已成立薪酬委員會（「薪酬委員會」），於本報告日期由三名獨立非執行董事：莊堅琪醫生（主席）、梁體超先生及張明敏先生組成。薪酬委員會之角色為負責制定董事及高級管理人員薪酬之政策及程序以及其他薪酬相關事宜。薪酬委員會已書面訂明其職權範圍，明確列示董事會委派予其之職責及權力，包括下列職務：

- 制定薪酬架構或董事會政策以釐定本公司董事會及高級管理人員之薪酬。該等政策旨在確保本公司高級管理人員獲提供適當獎勵，以鼓勵彼等提升表現，並保證本公司以公平合理方式獎勵高級管理人員對本公司成就所作之個人貢獻；

## CORPORATE GOVERNANCE REPORT 企業管治報告

### B. REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT (continued)

#### The level and make-up of remuneration and disclosure (continued)

- recommend specific remuneration packages including, where appropriate, allowances, bonuses, benefits in kind, incentive payments, and share options, if any, for each executive Director and the Managing Director and such other members of senior management as it is designated to consider;
- recommend targets for any performance-linked pay schemes operated by the Company, taking into account remuneration and employment conditions within the industry and in comparable companies; and
- recommend to the Board the remuneration of independent non-executive Directors (including non-executive Directors, if any), taking into account factors such as effort, time spent and responsibilities.

When recommending the remuneration package for each individual Director, the Remuneration Committee will consider his qualification and experience, specific duties and responsibilities assigned to him by the Board and the prevailing market packages available for similar position. The emoluments of the Directors on a named basis for the year under review is set out on pages 151 to 155 in Note 11 to the financial statements. Review and comparison in terms of Directors' emoluments package and net profits of the Group are made from time to time with comparable listed industrial companies with similar capitalisation to the Group. Considering all such factors, the Remuneration Committee would make recommendation on the remuneration package for each Director after consultation with the Chairman.

During the year under review, the Remuneration Committee had convened two meetings during which the Remuneration Committee, among other things, assessed the performance, and determined the remuneration policy and packages for all Directors and senior management.

### B. 董事及高級管理人員薪酬(續)

#### 薪酬及披露的水平及組成(續)

- 就每名執行董事、董事總經理及其他指定高級管理人員，建議特定薪酬待遇，包括(如適用)津貼、花紅、實物利益、獎金及優先購股權(如有)；
- 按照業內及同類型公司之薪酬水平及就業狀況，為本公司任何與表現掛鈎的獎勵計劃建議目標；及
- 參考獨立非執行董事(包括非執行董事(如有))所付出之努力、時間及職責，就彼等之薪酬向董事會提出建議。

薪酬委員會就個別董事建議薪酬待遇時，將考慮彼之資格及經驗、董事會指派予彼之特定職責以及市場現行給予同類職位之待遇。於回顧年度內，每名董事之酬金按姓名詳列於第151至155頁財務報表附註11。本公司不時就董事薪酬待遇及集團純利狀況，與本集團市值相若之上市工業公司進行檢討及比較。考慮上述因素後，薪酬委員會經諮詢主席意見後將就每名董事之薪酬待遇提出建議。

於回顧年度內，薪酬委員會召開兩次會議，會議上薪酬委員會(其中包括)評估所有董事及高級管理人員之表現，並釐定彼等的薪酬政策及待遇。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### C. ACCOUNTABILITY AND AUDIT

#### Financial reporting

The Directors acknowledge their responsibilities for preparing the Company's account which gives a true and fair view of the financial position of the Group. The Company deploys appropriate and sufficient resources to prepare unaudited half-yearly account and audited yearly account. Senior management is required to present and explain the financial reporting and matters that materially affect or may have material impact on the financial performance and operations of the Company to the Audit Committee and the Board and respond to the queries and concerns raised by the Audit Committee and the Board to their satisfaction. The statement of the auditor of the Company about their reporting responsibilities on the financial statements is set out in the Independent Auditor's Report on pages 60 to 67 of this annual report.

#### Risk Management, Internal Control and Responsibility of the Board

The Board acknowledges its accountability to the risk management and internal control system and its responsibility to review the effectiveness of the system. The Board also clarifies that the system is purported to manage, but not eliminate, the risk of failure to fulfil business objectives, and can only provide reasonable but not absolute assurance against material misstatement or loss.

Management is responsible for setting the appropriate tone from the top, performing risk assessment, and owning the design, implementation and maintenance of internal control. Essential to this risk management and internal control systems are well defined policies and procedures that are properly documented and communicated to employees.

The Group has in place a system of internal controls, the key elements of which are as follows:

- formal policies and procedures are in place, including the documentation of key processes, procedures and rules relating to the delegation of authorities. These allow the monitoring of controls and restrict the unauthorised use of the Group assets;
- experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- monthly business and financial reports are prepared, providing relevant, timely, reliable and up-to-date financial and other information; budget variances are investigated as appropriate; and
- an internal audit function, which reports directly to the Audit Committee, is in place to determine whether the above procedures are properly carried out.

### C. 問責及核數

#### 財務匯報

董事確認編製能真實及公平反映本集團的財務狀況之本公司賬目乃彼等之責任。本公司調配合適及足夠的資源編製未經審核半年度賬目及經審核年度賬目。高級管理層須向審核委員會及董事會呈報及闡釋對本公司財務表現及營運構成或可能構成重大影響之財務匯報及事宜，並就審核委員會及董事會提出之查詢及關注作出令彼等信納之回應。本公司核數師就其對財務報表承擔之申報責任作出之聲明載於本年報第60至67頁之獨立核數師報告。

#### 風險管理、內部監控及董事會責任

董事會承認其須對風險管理及內部監控系統負責，並有責任檢討該系統之效益。董事會亦闡釋該系統旨在管理而非消除未能達成業務目標的風險，而且只能就不會有重大的失實陳述或損失作出合理而非絕對的保證。

管理層負責從頂層為監控定調、執行風險評估、並設計、實施及維護內部監控。對風險管理及內部監控系統不可或缺的是明確妥善訂立書面政策和程序，並向員工傳達。

本集團已設立內部監控制度，其主要要點如下：

- 具備正式政策及程序，包括有關授權之主要過程、程序及規則的文件。上述措施令本集團得以監控及防止未經授權而挪用本集團資產；
- 由具備經驗及合適資格之員工擔任重要業務職責。本集團已設立每年評審程序，以維持表現水準；
- 編製每月業務及財務報告，提供相關、適時、可靠及最新財務及其他資料，並於適當時調查預算偏差；及
- 設立內部核數職能並直接向審核委員會匯報，以確定上述程序已適當地予以執行。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### C. ACCOUNTABILITY AND AUDIT (continued)

#### Risk Management, Internal Control and Responsibility of the Board (continued)

The Group has established an internal audit department to review the financial condition, operational condition, risk management, compliance control and internal control of the Group. For 2018, the Board has conducted a review on the effectiveness of the above internal control system of the Group including financial, operational and compliance controls and risk management and will conduct such review at least once a year, so as to ensure the Shareholders' investment and the Group's assets are properly safeguarded. The Board is satisfied that, based on the information supplied, coupled with its own observations and with the assistance of the Audit Committee, the present internal controls and risk management processes are satisfactory for the nature and size of the Group's operations and business.

In addition to the internal control system, the Board has established an internal audit team that reports directly to the Audit Committee. The internal audit team will independently audit various functions, operations and systems existed in the Company according to their weight of significance to the Company as well as the priority list recommended by the Audit Committee. The internal audit team will prepare an internal audit report highlighting the deficiencies and weaknesses in existing audit functions, operations and systems for discussion by the Audit Committee and the Board, and based on these findings the Board will instruct senior management to take appropriate corrective and improvement actions.

### C. 問責及核數(續)

#### 內部監控(續)

本集團已成立內部審核部門，負責審閱本集團之財務狀況、經營狀況、風險管理、規章監控及內部監控。於二零一八年，董事會已檢討上述本集團內部監控制度之效能，包括財務、營運及合規監控及風險管理效能，並將每年至少進行一次該等檢討，以確保妥善保障股東的投資及本集團資產。董事會根據所獲資料，連同其本身觀察，在審核委員會協助下，信納就本集團營運及業務之性質及規模而言，現行內部監控及風險管理程序達滿意水平。

除內部監控制度外，董事會已設立內部核數隊伍，直接向審核委員會匯報。內部核數隊伍將會按照本公司現存各項職能、運作及系統之重要性，以及審核委員會建議之優先次序，獨立審核該等職能、運作及系統。內部核數隊伍將會編製內部核數報告，指出現時審核職能、運作及系統之漏洞及缺點，以供審核委員會及董事會討論，而董事會將根據該等核數結果指示高級管理層採取適當糾正及改善措施。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### C. ACCOUNTABILITY AND AUDIT (continued)

#### Audit Committee

The Board has established the Audit Committee with specific written terms of reference setting out duties, responsibilities and authorities delegated to them by the Board. The major duties and responsibilities of the Audit Committee include the following:

- review with the external auditor, the audit plan;
- review with the external auditor, their evaluation of the system of internal accounting controls;
- review the scope and results of the internal audit procedures;
- review the statement of financial position and statement of profit or loss of the Company and the consolidated statement of financial position and statement of profit or loss of the Group and submit them to the Board;
- nominate persons as auditor;
- review with the internal and external auditors their findings on their evaluation of the Company's system of internal controls for the purpose of assisting the Board in developing policies that would enhance the controls and operating systems of the Company; and
- review connected transactions and examine the adequacy of internal controls of the Group as part of the standard procedures.

### C. 問責及核數(續)

#### 審核委員會

董事會已設立審核委員會，並已書面訂明其具體職權範圍，載列董事會所委派職務及責任及所授權力。審核委員會之主要職務及責任包括下列各項：

- 與外聘核數師審閱核數計劃；
- 與外聘核數師檢討彼等對內部會計監控制度之評審；
- 檢討內部核數程序之範圍及成效；
- 審閱本公司之財務狀況表及損益表以及本集團之綜合財務狀況表及損益表，並呈交董事會；
- 提名核數師；
- 與內部及外聘核數師檢討彼等對本公司內部監控制度之評審結果，以協助董事會制訂有助提升本公司監控及運作制度之政策；及
- 作為標準程序之一部分，審閱關連交易及審查本集團內部監控是否足夠。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### C. ACCOUNTABILITY AND AUDIT (continued)

#### Audit Committee (continued)

The Audit Committee assists the Board to fulfil its oversight role over the Group's risk management and internal control function by reviewing and evaluating the effectiveness of our overall risk management and internal control system at least annually.

The Group's risk management and internal control system is embedded within our business processes so that it functions as an integral part of the overall operation of the Group. The system comprises a comprehensive organisation structure with assignment of definite accountabilities and delegation of corresponding authorities to each post. Based on our organisation structure, a reporting system has been developed including reporting channels from division heads of business units to the Board.

The risk management and internal control systems and accounting system of the Group are aimed at identifying and evaluating the Group's risk and formulate risk mitigation strategies, and to provide reasonable assurance that assets are safeguarded against unauthorised use or disposition, transactions are executed in accordance with management's authorisation, and the accounting records are reliable for preparing financial information used within the business for publication, maintaining accountability for assets and liabilities and ensuring the business operations are in accordance with relevant legislation, regulations and internal guidelines.

The Group has a defined organisational structure with clear defined lines of responsibility and authority. Each department is accountable for its daily operations and is required to report to executive Directors on a regular basis. Policies and procedures are set for each department, which includes establishing and maintaining effective policies to enhance risks identification to which the Group are exposed and taking appropriate action to manage such risks, establishing a structure with defined authorities and proper segregation of duties; monitoring the strategic plan and performance; designing an effective accounting and information system; controlling price sensitive information; and ensuring swift actions and timely communication with our stakeholders.

#### Procedures and Controls over Handling and Dissemination of Inside Information

With respect to the procedures and internal controls for the handling and dissemination of inside information, the Group has internal policy and procedures which strictly prohibit unauthorised use of inside information and has communicated to all staff; the Board is aware of its obligations to announce any inside information in accordance with the Listing Rules and conducts the affairs with reference to the "Guidelines on Disclosure of Inside Information" issued by the Securities and Futures Commission in June 2012. In addition, only Directors and delegated officers can act as the Group's spokesperson and respond to external enquiries about the Group's affairs.

### C. 問責及核數(續)

#### 審核委員會(續)

審核委員會協助董事會履行其在本集團風險管理及內部監控功能上的監管角色，每年至少一次審閱及評估風險管理及內部監控系統整體的效益。

本集團的風險管理及內部監控系統已納入業務流程中，成為本集團整體營運中不可分割的一部份。該系統包括一個全面的組織架構，當中每個崗位都委以明確責任，並授予相應權力。本集團根據組織架構建立了匯報制度，當中包括每個主要業務單位的主管向董事會匯報的渠道。

本集團設立風險管理及內部監控制度，以及會計制度，用以確認及評估本集團之風險，並制定減低風險之策略，以及合理確保資產不會在未經授權情況下被使用或出售，及各項交易均在管理層授權之情況下進行，以及會計賬目能夠可靠地被用作編製業務中可供刊發之財務資料、維持資產與負債之責任性及確保業務運作根據相關之法規、條例及內部指引開展。

本集團設有權責分明之組織架構。每個部門對其日常運作負責，並需定期向執行董事匯報。每個部門已設有既定政策及程序，其中包括建立及維持有效之政策以確保本集團之風險得以妥善識別，並採取合適之行動以管理該等風險；建立權責分明、職責恰當劃分之架構；監察策略計劃及表現，設計一個有效之會計及資訊系統；控制影響股價之敏感資料；及確保本集團利益相關者維持快捷及時之通訊。

#### 處理及傳播內幕消息之程序及監控

有關處理及傳播內幕消息之程序及內部監控，本集團設有嚴格禁止未經授權使用內幕消息之內部政策及程序，並已知會全體員工；董事會意識到其應根據上市規則公佈任何內幕消息，並參照證券及期貨事務監察委員會於二零一二年六月發佈之「內幕消息披露指引」進行業務之責任。此外，僅董事及獲任命之高級職員方可擔任本集團之發言人及回應有關本集團業務之外界查詢。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### C. ACCOUNTABILITY AND AUDIT (continued)

#### Audit Committee (continued)

The duties of the Audit Committee include reviewing the scope and results of the audit and its cost effectiveness, and the independence and objectivity of the Company's auditor, Deloitte Touche Tohmatsu. The Audit Committee will review the independence of the Company's auditor, the resources and adequacy of the internal audit function, at least once a year. Where the auditor also supplies non-audit services to the Company, the Committee will keep the nature and extent of such services under review, seeking to balance between the maintenance of objectivity and value for money. During the year under review, the fees paid/payable to the Company's auditor in respect of audit and non-audit services provided by the Company's auditor to the Group were as follows:

Nature of services	服務性質	Amount (HK\$) 金額(港元)
Audit services	核數服務	13,050,000
Non-audit services	非核數服務	
(i) Tax services	(i) 稅務服務	352,000
(ii) Other services	(ii) 其他服務	970,000

The Audit Committee has undertaken a review of all the non-audited services provided by the Company's auditor and concluded that in their opinion such services did not affect the independence of the auditor. The Board has appointed an accountant to be responsible for the accounting and financial matters of the Group and the Audit Committee has free access to the accountant and senior management of the Group and to any financial and relevant information which enable them to discharge their audit committee function effectively and efficiently. Besides internal assistance being available, the Audit Committee may request for assistance and advice from external auditor as and when they think necessary at the expenses of the Company. The Audit Committee shall meet with external auditor without the presence of executive Directors to discuss the Group's financial reporting and any major and financial matters arising during the year under review at least once a year.

### C. 問責及核數(續)

#### 審核委員會(續)

審核委員會之職責包括檢討核數之範疇、結果及其成本效益，以及本公司核數師德勤•關黃陳方會計師行之獨立性及客觀性。審核委員會每年至少一次檢討本公司核數師之獨立性、內部核數職能的資源及充份性。倘若核數師向本公司提供非核數服務，委員會亦會持續檢討該等服務之性質及所涉範圍，務求在保持客觀性及成本之間取得平衡。於回顧年度內，就本公司核數師向本集團提供之核數及非核數服務而已付／應付本公司核數師費用如下：

審核委員會已檢討本公司核數師所提供之全部非核數服務，並認為該等服務並不影響核數師之獨立性。董事會已委任一名會計師負責本集團會計及財務事宜，而審核委員會有權隨時接觸本集團會計師及高級管理人員，以及索取任何財務及相關資料，以便能夠有效地履行其作為審核委員會之職責。除獲得內部協助外，審核委員會亦可於彼等認為有需要時要求外聘核數師提供協助及建議，費用由本公司承擔。審核委員會每年至少一次在執行董事不在場之情況下與外聘核數師會面，以討論本集團之財務申報及回顧年度內出現之任何重大及財務事宜。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### C. ACCOUNTABILITY AND AUDIT (continued)

#### Audit Committee (continued)

In addition, the Audit Committee is authorised:

- to investigate any matter within its written terms of reference;
- to have full access to and co-operation by the management;
- to have full discretion to invite any Director or executive officer to attend its meetings; and
- to have reasonable resources to enable it to discharge its functions properly.

The Board will ensure that the members of the Audit Committee are appropriately qualified to discharge their responsibilities and at least one member has accounting and related financial management expertise or experience. The Audit Committee comprises three independent non-executive Directors as at the date of this report, namely Mr. Cheung Ming Man (Chairman), Dr. Chong Kin Ki and Mr. Leung Tai Chiu.

During the year under review, the Audit Committee had performed the following works:

- review of the scope of audit work;
- review and discussion of the annual financial results and report in respect of the year ended 31 December 2017 and interim financial results and report for the six months ended 30 June 2018 and discussion with the management of the accounting principles and practices adopted by the Group;
- discussion and recommendation of the re-appointment of the external auditors; and
- review of the internal control, financial reporting and risk management systems of the Group.

During the year under review, the Audit Committee had convened three meetings.

### C. 問責及核數(續)

#### 審核委員會(續)

此外，審核委員會獲授權：

- 在其書面訂明職權範圍內調查任何事宜；
- 與管理層全面接觸及獲其衷誠合作；
- 全權酌情邀請任何董事或高級行政人員出席其會議；及
- 獲得合理資源讓其能夠適當地履行職責。

董事會將確保審核委員會成員具備合適資格履行職務，及至少一名成員具備會計及相關財務管理專業知識或經驗。審核委員會於本報告日期由三名獨立非執行董事：張明敏先生(主席)、莊堅琪醫生及梁體超先生組成。

於回顧年度，審核委員會進行了以下工作：

- 審閱審核工作範圍；
- 審閱及討論截至二零一七年十二月三十一日止年度之全年財務業績及報告及截至二零一八年六月三十日止六個月之中期財務業績及報告，與管理層討論本集團所採納之會計原則及常規；
- 討論及推薦續聘外聘核數師；及
- 審閱本集團內部監控、財務申報及風險管理系統。

於回顧年度內，審核委員會舉行了三次會議。



## CORPORATE GOVERNANCE REPORT 企業管治報告

### D. DELEGATION BY THE BOARD

#### Management function

The Company's articles of association set out matters which are specifically reserved to the Board for its decision. Executive Directors normally meet on an informal basis every two weeks and participate in senior management meetings on a regular basis to keep abreast of the latest operations and performance of the Group and to monitor and ensure the management carry out the directions and strategies set by the Board correctly and appropriately. Clear instructions are given to the management as to the matters which should bring to the attention and be determined by the Board on behalf of the Company.

#### Board committees

The Board has set up three Board committees, namely Audit Committee, Nomination Committee and Remuneration Committee, each chaired by a different independent non-executive Director, to assist the Board in discharging functions specific to each committee. Each Board committee has its own written terms of reference setting out the principles, procedures and arrangements which are substantially the same as those for the Board.

The Nomination Committee comprises three members who are independent non-executive Directors, namely Mr. Leung Tai Chiu (Chairman), Dr. Chong Kin Ki and Mr. Cheung Ming Man as at the date of this report. According to the written terms of reference of the Nomination Committee, the major responsibilities of the Nomination Committee include:

- regularly review the structure, size and composition of the Board and make recommendations to the Board with regard to any adjustments that are deemed necessary;
- review whether or not an independent non-executive Director is independent for the purpose of the Listing Rules on annual basis;
- be responsible for identifying and nominating for the approval of the Board, candidates to fill board vacancies as and when they arise;
- assess the effectiveness of the Board as a whole and the contribution by each individual Director to the effectiveness of the Board; and
- be responsible for re-nomination having regard to the Director's contribution and performance, including, if applicable, as an independent Director.

### D. 董事會權力的轉授

#### 管理功能

本公司之組織章程細則載列指明須由董事會決定之事項。執行董事一般每兩星期舉行非正式會議，並定期參與高級管理層之會議，以便掌握本集團最近期之營運及表現，且監察及確保管理層正確及恰當地執行董事會制訂之指示及策略。管理層已獲清晰指示，得知須提呈董事會垂注並由董事會代表本公司作出決定之事宜。

#### 董事委員會

董事會已設立三個董事委員會，分別為審核委員會、提名委員會及薪酬委員會，分別由不同獨立非執行董事出任主席，以協助董事會履行委派各委員會之特定職能。各董事委員會均書面訂明其特定的職權範圍，所載列之原則、程序及安排均與董事會之原則、程序及安排大致相同。

提名委員會由三名獨立非執行董事：梁體超先生(主席)、莊堅琪醫生及張明敏先生組成。根據提名委員會書面訂明的職權範圍，提名委員會之主要職責包括：

- 定期檢討董事會之架構、人數及組成，並就任何認為需作出的調整向董事會提供推薦建議；
- 就上市規則而言，每年檢討獨立非執行董事是否屬獨立人士；
- 在董事會出現空缺時負責物色及提名人選，以供董事會批准，藉以填補有關空缺；
- 評估董事會整體成效及各董事對董事會效能之貢獻；及
- 負責就董事之貢獻及表現重新提名其(包括)為獨立董事(如適用)。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### D. DELEGATION BY THE BOARD (continued)

#### Board committees (continued)

During the year under review and up to the date of this report, the Nomination Committee had convened two meetings during which, among other things, considered the Directors who should retire by rotation pursuant to the Company's articles of association and the CG Code. The Nomination Committee had resolved that Mr. Cheung Kwok Wing and Mr. Cheung Kwong Kwan, being executive Directors and Dr. Chong Kin Ki and Mr. Leung Tai Chiu, being independent non-executive Directors, shall be subject to retirement by rotation at the forthcoming annual general meeting of the Company. Mr. Cheung Kwok Wing and Mr. Cheung Kwong Kwan, being executive Directors and Dr. Chong Kin Ki and Mr. Leung Tai Chiu, being independent non-executive Directors, will offer themselves for re-election. During the meetings of the Nomination Committee, it had considered the policy for the nomination of Directors, and the process and criteria adopted by the Nomination Committee to select and recommend candidates for directorship.

It had also reviewed the structure, size and composition of the Board to ensure that it has a balance of expertise, skills and experience appropriate to the requirements of the business of the Company and assessed the independence of all the independent non-executive Directors. All the above-named Directors were nominated by the Nomination Committee to stand for re-election at the forthcoming annual general meeting of the Company.

The Board has adopted a board diversity policy in accordance with the CG Code. The policy aims to achieve diversity on the members of the Board. In designing the Board's composition, a number of aspects would be considered, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service.

### D. 董事會權力的轉授(續)

#### 董事委員會(續)

於回顧年度及截至本報告日期為止，提名委員會召開兩次會議，(其中包括)考慮應根據本公司之組織章程細則及企業管治守則輪席退任之董事名單。提名委員會議決通過執行董事張國榮先生及張廣軍先生以及獨立非執行董事莊堅琪醫生及梁體超先生須於本公司應屆股東週年大會輪席退任。執行董事張國榮先生及張廣軍先生以及獨立非執行董事莊堅琪醫生及梁體超先生將膺選連任。在提名委員會會議期間，其已考慮董事提名之政策，及提名委員會就挑選及推薦董事職位人選所採納的過程及準則。

提名委員會亦已檢討董事會架構、規模及組成，確保其具備切合本公司業務所需之專業知識、技能及經驗並取得平衡，及評估所有獨立非執行董事之獨立性。上述全部董事均獲提名委員會提名於本公司應屆股東週年大會膺選連任。

董事會已根據企業管治守則採納董事會多元化政策。政策目的在於令董事會成員達致多元化。在制訂董事會的人事組成時，將考慮多項元素，包括但不限於性別、年齡、文化及教育背景、種族、專業經驗、技能、知識及效力年期。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### E. COMMUNICATION WITH SHAREHOLDERS

The Board endeavours to maintain an on-going dialogue with Shareholders. All Directors are encouraged to attend the general meetings to have personal communication with Shareholders. In annual general meeting, Chairman of the Board and the chairman of each committee are required to attend and answer questions from Shareholders in respect of the matters that they are responsible and accountable for. The external auditor is also required to be present to assist the Directors in addressing any relevant queries by Shareholders. The Company has also set up a public relations website which enables the Shareholders and public to post their questions, comments and opinions in relation to the Group to the Board.

The Company's annual general meeting ("AGM") and extraordinary general meeting ("EGM") provide good opportunities for Shareholders to air their views and ask Directors and management questions regarding the Company. All Shareholders receive the annual report, circulars and notices of AGM and EGM and other corporate communications. The notices are also published on the Company's website at [www.kingboard.com](http://www.kingboard.com). Separate resolutions are required at general meetings on each distinct issue. Each Shareholder is permitted to appoint a proxy to attend and vote in his stead.

### E. 與股東的溝通

董事會致力與股東保持持續對話。本集團鼓勵全體董事出席股東大會並親身與股東進行溝通。董事會主席及各委員會主席均須出席股東週年大會，並回應股東就彼等負責之事宜所作出之提問。外聘核數師亦須出席股東週年大會以協助董事回應股東任何有關提問。本公司亦已設立一公共關係網站，供股東及公眾向董事會發表有關本集團之問題、評論及意見。

藉本公司股東週年大會（「股東週年大會」）及股東特別大會（「股東特別大會」），股東可表達彼等對本公司之意見及向董事及管理層提問。全體股東均獲寄發年報、通函、股東週年大會及股東特別大會通告以及其他公司通訊。通告亦會於本公司網站[www.kingboard.com](http://www.kingboard.com)刊登。本公司須就各項不同事項於股東大會上個別提呈決議案。每名股東可委派一名代表出席大會及代其投票。

## CORPORATE GOVERNANCE REPORT 企業管治報告

### F. SHAREHOLDERS' RIGHTS

To safeguard Shareholders' interests and rights, separate resolutions are proposed at Shareholders' meetings on each substantial issue, including the election of individual Directors, for Shareholders' consideration and voting. Besides, pursuant to the Company's articles of association, Shareholder(s) holding not less than one-tenth of the paid-up capital of the Company carrying the right of voting at general meetings may request the Company to convene an EGM by sending a written requisition to the Board or the Company Secretary. The objects of the meeting must be stated in the written requisition.

Shareholders may send written enquiries to the Company for putting forward any enquiries or proposals to the Board. Contact details are as follows:

Address: 23/F, Delta House  
3 On Yiu Street  
Shek Mun  
Shatin, N.T.  
Hong Kong

Fax: (852) 2691 0445/2691 5245

Email: enquiry@kingboard.com

For the avoidance of doubt, Shareholder(s) must deposit and send the original duly signed written requisition, notice or statement, or enquiry (as the case may be) to the above address and provide their full name, contact details and identification in order to give effect thereto. Shareholders' information may be disclosed as required by law.

During the year under review, the Company has not made any changes to its articles of association.

An up to date version of the Company's articles of association is available on the Company's website and the Stock Exchange's website. Shareholders may refer to the Company's articles of association for further details of their rights.

All resolutions put forward at Shareholders' meetings will be voted by poll pursuant to the Listing Rules and the poll voting results will be posted on the websites of The Stock Exchange of Hong Kong Limited ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.kingboard.com](http://www.kingboard.com)) immediately after the relevant general meetings.

### F. 股東權利

為了保障股東權益及權利，股東大會上會就各重大事項(包括選舉個別董事)提呈獨立決議案，供股東考慮及投票。此外，根據本公司組織章程細則，持有不少於十分之一本公司附有股東大會投票權的繳足股本的股東可透過向董事會或公司秘書發出書面要求，要求本公司召開股東特別大會。召開會議的目的必須載於書面要求內。

股東可向本公司寄發書面查詢或建議以向董事會作出任何查詢。聯絡詳情如下：

地址： 香港  
新界  
沙田  
石門安耀街3號  
匯達大廈23樓

傳真： (852) 2691 0445/2691 5245

電子郵件： enquiry@kingboard.com

為免生疑問，股東須將妥為簽署的書面要求、通知或聲明或查詢(視情況而定)的正本存放於及寄發至上述地址，並提供彼等的全名、聯絡詳情及身分，以使其生效。股東資料可能根據法律規定而予以披露。

在回顧年內，本公司並無對其組織章程細則作出任何變動。

本公司之組織章程細則的最新版本可在本公司網站及聯交所網站查閱。股東亦可參考本公司組織章程細則以取得有關其權利的更多詳情。

根據上市規則，所有在股東大會提呈的決議案均將以按股數投票方式表決，且投票表決結果將緊隨有關股東大會召開後於香港聯合交易所有限公司網站([www.hkexnews.hk](http://www.hkexnews.hk))及本公司網站([www.kingboard.com](http://www.kingboard.com))發佈。

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

# Deloitte.

**TO THE SHAREHOLDERS OF  
KINGBOARD HOLDINGS LIMITED  
(FORMERLY KNOWN AS  
KINGBOARD CHEMICAL HOLDINGS LIMITED)**  
*(incorporated in the Cayman Islands with limited liability)*

# 德勤

致建滔集團有限公司  
(前稱為建滔化工集團有限公司)  
股東

*(於開曼群島註冊成立的有限公司)*

### OPINION

We have audited the consolidated financial statements of Kingboard Holdings Limited (the "Company") and its subsidiaries (collectively referred to as "the Group") set out on pages 68 to 257, which comprise the consolidated statement of financial position as at 31 December 2018, and the consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

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

### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") issued by 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.

### KEY AUDIT MATTERS

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

### 意見

本核數師(以下簡稱「我們」)已審計列載於第68至257頁的建滔集團有限公司(以下簡稱「貴公司」)及其附屬公司(以下簡稱「貴集團」)的綜合財務報表，此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、綜合權益變動表和綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，該等綜合財務報表已根據香港會計師公會頒布的《香港財務申報準則》真實而中肯地反映了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》的披露要求妥為擬備。

### 意見的基礎

我們已根據香港會計師公會頒布的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒布的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

### 關鍵審計事項

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

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

### KEY AUDIT MATTERS (continued)

### 關鍵審計事項(續)

Key audit matter 關鍵審計事項	How our audit addressed the key audit matter 我們的審計如何對關鍵審計事項進行處理
<p><b>Assessment of net realisable values of properties held for development (“PHD”)</b> 評估待發展物業(「待發展物業」)的可變現淨值</p> <p>We identified the assessment of net realisable values of PHD as a key audit matter due to the significance of the amounts and judgements involved in estimating their net realisable value and the future costs to completion of the PHD.</p> <p>The carrying value of the Group's PHD amounted to HK\$20 billion as at 31 December 2018. The Group's PHD are all situated in Hong Kong and the People's Republic of China (the “PRC”).</p> <p>As disclosed in Notes 4 and 28 to the consolidated financial statements, the net realisable values of the PHD are determined by reference to the estimated future selling prices. The future selling prices are estimated by reference to the recent selling prices of similar properties in the same project or relevant locations. In addition, the management estimates the future costs to complete the PHD by reference to the actual development costs incurred and the completion status.</p> <p>我們將評審待發展物業的可變現淨值識別為關鍵審計事項，此乃由於估計其可變現淨值和完成待發展物業未來費用涉及重大金額及判斷。</p> <p>於二零一八年十二月三十一日，貴集團擁有位於香港及中華人民共和國(「中國」)的待發展物業賬面值為200億港元。</p> <p>如綜合財務報表附註4及28所載，待發展物業的可變現淨值參考估計日後售價所釐定。日後售價參考同一項目或相關地點類似物業的近期售價估計。此外，管理層參考已產生的實際發展成本及完成進度，以估計完成待發展物業的未來費用。</p>	<p>Our procedures in relation to the assessment of net realisable values of PHD included:</p> <ul style="list-style-type: none"> <li>Evaluating the reasonableness of the costs recognised in PHD, on a sample basis, by obtaining the direct confirmations from independent qualified surveyors in respect of the costs incurred and the completion status;</li> <li>Assessing the appropriateness of the estimated future selling prices of the PHD, on a sample basis, by comparing them to recent transaction prices of similar properties in the same project or relevant locations, based on our knowledge of the property markets of the relevant locations; and</li> <li>Evaluating the reasonableness of the estimated future costs to completion of the PHD, on a sample basis, based on the actual development costs incurred and the completion status of the properties of the Group with the adjustments, taking into account the current market data and the past history of the similar projects.</li> </ul> <p>我們評審待發展物業的可變現淨值的程序包括：</p> <ul style="list-style-type: none"> <li>透過獲取獨立合資格測量師有關已產生的成本及完成進度的直接確認，抽樣評估待發展物業確認的成本合理性；</li> <li>按照我們對有關地點物業市場的認識，透過將待發展物業與同一項目或相關地點類似物業的近期交易價作比較，抽樣評審待發展物業的估計日後售價的適當性；及</li> <li>基於已產生的實際開發成本及貴集團物業的完工進度(連同有關調整)，再計及現行市場數據及類似物業之歷史記錄，抽樣評估完成待發展物業的估計日後成本的合理性。</li> </ul>

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

### KEY AUDIT MATTERS (continued)

### 關鍵審計事項(續)

Key audit matter 關鍵審計事項	How our audit addressed the key audit matter 我們的審計如何對關鍵審計事項進行處理
<p><b>Valuation of investment properties</b> 投資物業的估值</p> <p>We identified the valuation of investment properties as a key audit matter due to the inherent level of subjective judgements and complex estimates required in determining the fair values.</p> <p>The Group's investment property portfolio comprises commercial, residential and industrial properties located in Hong Kong, the PRC and the United Kingdom, which was stated at fair value of HK\$16.9 billion, accounting for approximately 17.9% of the Group's total assets as at 31 December 2018 with a gain on fair value change of HK\$174.9 million recognised in the consolidated statement of profit or loss for the year then ended.</p> <p>As further disclosed in Notes 4 and 14 to the consolidated financial statements, in estimating the fair values of these investment properties, the Group engaged a professional independent valuer (the "Valuer"), to carry out the valuation. The valuation committee of the Group provided information to the Valuer and the Valuer established and determined the appropriate technique and inputs to the valuation model. The significant unobservable input of the approach is the price per square metre of comparable properties. Changes in the comparable properties adopted may result in a significant increase or decrease in fair values.</p> <p>我們將評估投資物業識別為關鍵審計事項，此乃由於釐定公平值所需的內在主觀判斷及複雜估計。</p> <p>貴集團投資物業組合包括位於香港、中國及英國的商業、住宅及工業物業，公平值為169億港元，連同截至二零一八年十二月三十一日止年度於綜合損益表確認的公平值變動收益一億七千四百九十萬港元，於二零一八年十二月三十一日，貴集團投資物業組合佔貴集團總資產約17.9%。</p> <p>誠如綜合財務報表附註4及14的進一步披露，為估計該等投資物業的公平值，貴集團委聘專業獨立估值師（「估值師」）進行估值。貴集團的估值委員會向估值師提供資料，以及估值師確立及釐定合適估值技術及模型的輸入數據。模型的重大不可觀察輸入數據乃可比較物業的每平方米價格。所採用的可比較物業變動將使公平值大幅上升或下降。</p>	<p>Our procedures in relation to the management's valuation of investment properties included:</p> <ul style="list-style-type: none"> <li>Evaluating the competence, capability, and objectivity of the Valuer;</li> <li>Understanding the key assumptions applied to the valuation based on available market data and evaluating their reasonableness; and</li> <li>Assessing the reasonableness of the key inputs and information used by the Valuer and the valuation committee in the valuation model, including adjustment factors for location and other individual factors such as road frontage, size of property and facilities, on a sample basis, in order to assess the appropriateness, completeness and accuracy of these inputs and comparing the comparable properties adopted with fair market unit price.</li> </ul> <p>我們對於管理層評估投資物業的審計程序包括：</p> <ul style="list-style-type: none"> <li>評估估值師的資格、能力及客觀程度；</li> <li>基於可獲取的市場數據了解估值時應用之主要假設，並評估其合理性；及</li> <li>抽樣評審估值師及估值委員會於估值模型所用的重大輸入數據及資料的合理性，包括位置的調整因素及其他個別因素（如臨街地、物業及設施的規模），以評審該等輸入數據的合適性、完整性及準確性，並以公平市場單位價比較可資比較物業。</li> </ul>

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

### KEY AUDIT MATTERS (continued)

### 關鍵審計事項(續)

Key audit matter 關鍵審計事項	How our audit addressed the key audit matter 我們的審計如何對關鍵審計事項進行處理
<p><b>Impairment assessment of goodwill relating to the printed circuit boards ("PCB") business</b> 印刷線路板(「印刷線路板」)業務產生的商譽減值評估</p> <p>We identified the impairment assessment of the goodwill arising from the PCB business as a key audit matter as the amount is quantitatively significant to the Group and the valuation involves significant judgements and assumptions.</p> <p>As set out in Notes 4 and 18 to the consolidated financial statements, determining whether goodwill is impaired requires an estimation of the value in use of the cash-generating units ("CGUs") to which goodwill has been allocated. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the CGUs and a suitable discount rate in order to determine the present value. The key assumptions made by management relates to the discount rate and growth rate.</p> <p>The carrying amount of goodwill as at 31 December 2018 was HK\$2.5 billion. Included in the balance is the goodwill relating to the PCB business of HK\$1.9 billion. The key inputs adopted by the management of the Group are made with reference to relevant industry data and the management has determined that there is no significant impairment loss on its goodwill.</p>	<p>Our procedures in relation to the impairment assessment of goodwill relating to the PCB business included:</p> <ul style="list-style-type: none"> <li>Obtaining the audited financial results of PCB business for the year and understanding the basis adopted in the value in use calculations prepared by management;</li> <li>Assessing the reasonableness of the assumptions made by the management, including growth rates and expected changes in capital expenditure with reference to current market circumstances;</li> <li>Testing the appropriateness of key inputs applied by the management in preparing the cash flow forecasts against historical performance, including revenues, cost of sales and operating expenses, with reference to management's future strategic plans of the Group in respect of the CGU;</li> <li>Assessing the key factors in determining the discount rate, including the Group's debt and equity ratio, return on investments and other risk factors for reasonableness; and</li> <li>Testing the sensitivity analysis performed by the management in respect of the growth rates and discount rates and evaluating the extent of impact on the calculations of the value in use.</li> </ul>
<p>我們將印刷線路板業務產生的商譽減值評估識別為關鍵審計事項，此乃由於金額於數量上對 貴集團屬重大，而估值須涉及重大判斷及假設。</p> <p>誠如綜合財務報表附註4及18所載，釐定商譽有否減值需要估算獲分配商譽的現金產生單位(「現金產生單位」)的使用價值。計算使用價值要求 貴集團估算現金產生單位預期日後產生的現金流量及適用的折現率，以釐定現值。管理層作出之重大假設與折現率及增長率有關。</p> <p>截至二零一八年十二月三十一日的商譽賬面值為25億港元。印刷線路板業務產生的商譽賬面值結餘為19億港元。 貴集團管理層所採用的重大輸入數據乃參考相關行業數據，而彼等釐定商譽並無重大減值虧損。</p>	<p>我們評審印刷線路板業務的商譽減值評估的程序包括：</p> <ul style="list-style-type: none"> <li>獲取印刷線路板業務的年內經審核財務業績及了解管理層編製使用價值計算所採用的基準；</li> <li>參考現時市況評審管理層作出的假設的合理性，包括增長率及資本支出的預期變動；</li> <li>參考 貴集團有關現金產生單位的管理層日後策略計劃，測試管理層就過往表現(包括營業額、銷售成本及經營開支)而編製現金流量預測所應用的重大輸入數據的合適性；</li> <li>評審釐定折現率的關鍵因素(包括 貴集團的債項與股權比率、投資回報及其他風險因素)是否合理；及</li> <li>測試管理層就增長率及折現率所進行的敏感度分析，以評估計算使用價值的影響範圍。</li> </ul>



## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

### OTHER INFORMATION

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

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

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

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

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

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

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

### 其他資訊

貴公司董事需對其他資訊負責。其他資訊包括刊載於年報內的資訊，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資訊，我們亦不對該等其他資訊發表任何形式的鑒證結論。

就我們對綜合財務報表的審計，我們的責任是閱讀其他資訊，在此過程中，考慮其他資訊是否與財務報表或我們在審計過程中所瞭解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，如果我們認為其他資訊存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

### 董事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《香港財務申報準則》及香港《公司條例》的披露要求擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

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

治理層須負責監督貴集團的財務報告過程。

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. 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.

### 核數師就審計綜合財務報表 承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並按照我們商定的業務約定條款僅向全體股東出具包括我們意見的核數師報告。除此以外，我們的報告不可用作其他用途。我們並不就本報告之內容對任何其他人士承擔任何責任或接受任何義務。合理保證是高水準的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或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》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 瞭解與審計相關的內部控制，以設計適當的審計程序，但目的並非對貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

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

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with 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.

### 核數師就審計綜合財務報表 承擔的責任(續)

- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就貴集團內實體或業務活動的財務資訊獲取充足、適當的審計憑證，以對綜合財務報表發表意見。我們負責貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

除其他事項外，我們與治理層溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

我們還向治理層提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，相關的防範措施。

## INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

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

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 Chu, Johnny Chun Yin.

**Deloitte Touche Tohmatsu**  
Certified Public Accountants  
Hong Kong  
20 March 2019

### 核數師就審計綜合財務報表 承擔的責任(續)

從與治理層溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審計專案合夥人是朱俊賢。

**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日

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

### 綜合損益表

For the year ended 31 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\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
	NOTES 附註			
Revenue	營業額	5	<b>45,994,419</b>	43,371,270
Cost of sales and services rendered	銷售及提供服務成本		<b>(35,691,963)</b>	(33,243,202)
Gross profit	毛利		<b>10,302,456</b>	10,128,068
Other income, gains and losses	其他收入、收益及虧損	7	<b>169,786</b>	132,371
Distribution costs	分銷成本		<b>(1,199,959)</b>	(1,149,527)
Administrative costs	行政成本		<b>(1,959,820)</b>	(1,706,910)
Loss on fair value changes of equity instruments at fair value through profit or loss	按公平值計入損益之權益工具之公平值變動虧損		<b>(148,297)</b>	-
Gain on disposal of debt instruments at fair value through other comprehensive income	出售按公平值計入其他全面收益之債務工具之收益		<b>3,578</b>	-
Gain on fair value changes of investment properties	投資物業公平值變動之收益	14	<b>174,896</b>	54,284
Gain on disposal of available-for-sale investments	出售可供出售投資之收益		-	1,153,015
Gain on disposal of a subsidiary	出售一間附屬公司權益之收益	37	<b>2,089,808</b>	-
Share-based payments	以股份形式付款		-	(3,136)
Impairment loss recognised on available-for-sale investments	就可供出售投資確認之減值虧損	25	-	(34,152)
Finance costs	融資成本	8	<b>(589,222)</b>	(311,919)
Share of results of joint ventures	應佔合營公司業績	21	<b>86,515</b>	-
Share of results of associates	應佔聯營公司業績	20	<b>192,169</b>	103,267
Profit before taxation	除稅前溢利		<b>9,121,910</b>	8,365,361
Income tax expense	所得稅開支	9	<b>(2,051,710)</b>	(1,531,177)
Profit for the year	本年度溢利	10	<b>7,070,200</b>	6,834,184
Profit for the year attributable to:	本年度溢利應佔份額：			
Owners of the Company	本公司持有人		<b>6,075,760</b>	5,593,434
Non-controlling interests	非控股權益		<b>994,440</b>	1,240,750
			<b>7,070,200</b>	6,834,184
Earnings per share	每股盈利	13		
– Basic	– 基本		<b>HK\$5.692 港元</b>	HK\$5.363 港元
– Diluted	– 攤薄		<b>HK\$5.655 港元</b>	HK\$5.314 港元

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME 綜合損益及其他全面收益表

For the year ended 31 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\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Profit for the year	本年度溢利	<b>7,070,200</b>	6,834,184
Other comprehensive (expense) income for the year <i>Item that will not be reclassified to profit or loss:</i>	本年度其他全面(開支)收益 不會被重新分類至損益之項目：		
Translation reserve:	匯兌儲備：		
Exchange differences arising from translation to presentation currency	因折算至呈報貨幣而產生之匯兌差額	<b>(2,333,128)</b>	2,918,666
<i>Items that may be reclassified subsequently to profit or loss:</i>	或會於其後被重新分類至損益之項目：		
Investment revaluation reserve:	投資重估儲備：		
Fair value loss on debt instruments measured at fair value through other comprehensive income	按公平值計入其他全面收益之債務工具之公平值虧損	<b>(533,782)</b>	-
Reclassify to profit or loss upon disposal of debt instruments at fair value through other comprehensive income	因出售按公平值計入其他全面收益之債務工具而重新分類至損益	<b>(3,578)</b>	-
Net changes arising from available-for-sale investments	可供出售投資之淨變動	-	403,135
Translation reserve:	匯兌儲備：		
Exchange differences arising from translation of foreign operations	因折算外地經營而產生之匯兌差額	<b>(122,092)</b>	(6,825)
		<b>(659,452)</b>	396,310
Other comprehensive (expense) income for the year (net of tax)	本年度其他全面(開支)收益(除稅後)	<b>(2,992,580)</b>	3,314,976
Total comprehensive income for the year	本年度全面收益總額	<b>4,077,620</b>	10,149,160
Total comprehensive income for the year attributable to:	本年度全面收益總額應佔份額：		
Owners of the Company	本公司持有人	<b>3,425,901</b>	8,495,578
Non-controlling interests	非控股權益	<b>651,719</b>	1,653,582
		<b>4,077,620</b>	10,149,160

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### 綜合財務狀況表

AT 31 December 2018 於二零一八年十二月三十一日

			2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
	NOTES 附註			
Non-current assets	非流動資產			
Investment properties	投資物業	14	16,925,863	17,151,915
Properties, plant and equipment	物業、廠房及設備	15	14,879,768	14,529,533
Prepaid lease payments	預付租賃款項	16	1,539,781	931,029
Other non-current assets	其他非流動資產	17	–	691,213
Goodwill	商譽	18	2,467,076	2,288,149
Intangible asset	無形資產	19	27,000	–
Interests in an associate	於聯營公司之權益	20	540,681	504,090
Interests in joint ventures	於合營公司之權益	21	2,466,504	–
Equity instruments at fair value through profit or loss	按公平值計入損益之權益工具	22	1,291,534	–
Equity instruments at fair value through other comprehensive income	按公平值計入其他全面收益之權益工具	23	164,124	–
Debt instruments at fair value through other comprehensive income	按公平值計入其他全面收益之債務工具	24	8,876,637	–
Available-for-sale investments	可供出售投資	25	–	5,746,584
Entrusted loans	委託貸款	29(a)	605,789	788,860
Deposits paid for acquisition of properties, plant and equipment and investment properties	購買物業、廠房及設備及投資物業之已付訂金		332,890	485,451
Deferred tax assets	遞延稅項資產	26	3,653	3,768
			<b>50,121,300</b>	43,120,592
Current assets	流動資產			
Inventories	存貨	27	2,956,116	2,115,557
Properties held for development	待發展物業	28	20,023,136	15,637,824
Trade and other receivables and prepayments	貿易及其他應收賬款及預付款項	29(a)	8,514,957	11,763,029
Bills receivables	應收票據	29(b)	4,545,599	5,036,119
Debt instruments at fair value through other comprehensive income	按公平值計入其他全面收益之債務工具	24	78,195	–
Available-for-sale investments	可供出售投資	25	–	778,986
Other current assets	其他流動資產	17	659,429	–
Prepaid lease payments	預付租賃款項	16	38,410	24,363
Taxation recoverable	可收回稅項		19,873	7,964
Bank balances and cash	銀行結餘及現金	29(c)	7,473,324	8,113,756
			<b>44,309,039</b>	43,477,598
Assets classified as held for sale	分類為待售資產	30	–	1,696,193
			<b>44,309,039</b>	45,173,791

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### 綜合財務狀況表

			2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
		NOTES 附註		
Current liabilities	流動負債			
Trade and other payables	貿易及其他應付賬款	31	<b>6,424,456</b>	9,569,089
Bills payables	應付票據	31	<b>512,566</b>	691,834
Deposits received from pre-sale of residential units	預售住宅單位所收訂金		–	3,551,562
Contract liabilities	合約負債	31	<b>3,448,068</b>	–
Taxation payable	應繳稅項		<b>1,167,261</b>	886,418
Bank borrowings	銀行借貸 –	32		
– amount due within one year	一年內到期之款項		<b>7,254,600</b>	5,290,745
			<b>18,806,951</b>	19,989,648
Net current assets	流動資產淨值		<b>25,502,088</b>	25,184,143
Total assets less current liabilities	資產總值減流動負債		<b>75,623,388</b>	68,304,735
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債	26	<b>731,036</b>	783,418
Bank borrowings	銀行借貸 –	32		
– amount due after one year	一年後到期之款項		<b>20,259,081</b>	13,797,597
			<b>20,990,117</b>	14,581,015
			<b>54,633,271</b>	53,723,720
Capital and reserves	股本及儲備			
Share capital	股本	33	<b>108,315</b>	106,645
Reserves	儲備		<b>47,224,670</b>	45,932,874
Equity attributable to owners of the Company	本公司持有人應佔權益		<b>47,332,985</b>	46,039,519
Non-controlling interests	非控股權益	35	<b>7,300,286</b>	7,684,201
Total equity	資本總額		<b>54,633,271</b>	53,723,720

The consolidated financial statements on pages 68 to 257 were approved and authorised for issue by the Board of Directors on 20 March 2019 and are signed on its behalf by:

第68至第257頁之綜合財務報表已於二零一九年三月二十日獲董事會批准及授權刊發，並由下列董事代表簽署：

**Cheung Kwok Wing**  
張國榮  
DIRECTOR  
董事

**Chang Wing Yiu**  
鄭永耀  
DIRECTOR  
董事



# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合權益變動表

For the year ended 31 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 本公司持有人應佔權益														
		Share capital	Share premium	Capital redemption reserve	Share options reserve	Special surplus account	Statutory reserve	Property revaluation reserve	Goodwill reserve	Investment revaluation reserve	Translation reserve	Retained profits	Sub-total	Non-controlling interests	Total equity	
		股本	股份溢價	資本贖回儲備	優先購股權儲備	特別盈餘賬目	法定儲備	物業重估儲備	商譽儲備	投資重估儲備	匯兌儲備	保留溢利	小計	股東權益	資本總額	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	
						(附註a)	(附註b)	(附註c)	(附註d)	(附註e)						
Balance at 1 January 2017	於二零一七年一月一日之結餘	103,840	4,652,528	1,911	275,459	10,594	512,652	256,370	1,119,542	(277,790)	(449,187)	31,381,085	37,587,004	6,365,668	43,952,672	
Profit for the year	本年度溢利	-	-	-	-	-	-	-	-	-	-	5,593,434	5,593,434	1,240,750	6,834,184	
Net changes arising from available-for-sale investments (Note e)	可供出售投資之變動淨額(附註e)	-	-	-	-	-	-	-	-	386,935	-	-	386,935	16,200	403,135	
Exchange differences arising from translation to presentation currency	因折算至呈報貨幣而產生之匯兌差額	-	-	-	-	-	-	-	-	-	2,520,242	-	2,520,242	398,424	2,918,666	
Exchange differences arising from translation of foreign operations	因折算外地經營而產生之匯兌差額	-	-	-	-	-	-	-	-	-	(5,033)	-	(5,033)	(1,792)	(6,825)	
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	-	-	386,935	2,515,209	5,593,434	8,495,578	1,653,582	10,149,160	
Issue of new shares from exercise of share options	因行使優先購股權而發行新股份	2,805	1,214,004	-	(276,035)	-	-	-	-	-	-	-	940,774	-	940,774	
Recognition of equity-settled share-based payments	確認以權益結算的股份形式付款	-	-	-	3,136	-	-	-	-	-	-	-	3,136	-	3,136	
Final dividend for the year ended 31 December 2016 (Note 12)	截至二零一六年十二月三十一日止年度之末期股息(附註12)	-	-	-	-	-	-	-	-	-	-	(726,880)	(726,880)	-	(726,880)	
Special final dividend for the year ended 31 December 2016 (Note 12)	截至二零一六年十二月三十一日止年度之特別末期股息(附註12)	-	-	-	-	-	-	-	-	-	-	(311,520)	(311,520)	-	(311,520)	
Interim dividend for the year ended 31 December 2017 (Note 12)	截至二零一七年十二月三十一日止年度之中期股息(附註12)	-	-	-	-	-	-	-	-	-	-	(639,872)	(639,872)	-	(639,872)	
Deemed disposal of partial interests in a subsidiary	視作出售附屬公司部分權益	-	-	-	-	-	-	-	199,559	-	-	-	199,559	423,286	622,845	
Acquisitions of additional interests in subsidiaries	收購附屬公司的額外權益	-	-	-	-	-	-	-	171,604	-	-	-	171,604	(437,096)	(265,492)	
Disposal of partial interests in a subsidiary	出售一間附屬公司之部份權益	-	-	-	-	-	-	-	320,136	-	-	-	320,136	364,226	684,362	
Capital contribution from non-controlling shareholders of a subsidiary	附屬公司非控股股東出資額	-	-	-	-	-	-	-	-	-	-	-	-	130,341	130,341	
Dividends paid to non-controlling shareholders of subsidiaries	支付予附屬公司之非控股股東之股息	-	-	-	-	-	-	-	-	-	-	-	-	(815,806)	(815,806)	
Transfers to reserve	轉撥至儲備	-	-	-	-	-	192,496	-	-	-	-	(192,496)	-	-	-	
		2,805	1,214,004	-	(272,899)	-	192,496	-	691,299	-	-	(1,870,768)	(43,063)	(335,049)	(378,112)	
Balance at 31 December 2017	於二零一七年十二月三十一日結餘	106,645	5,866,532	1,911	2,560	10,594	705,148	256,370	1,810,841	109,145	2,066,022	35,103,751	46,039,519	7,684,201	53,723,720	

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

### 綜合權益變動表

		Attributable to owners of the Company 本公司持有人應佔權益													
		Share capital	Share premium	Capital redemption reserve	Share options reserve	Special surplus account	Statutory reserve	Property revaluation reserve	Goodwill reserve	Investment revaluation reserve	Translation reserve	Retained profits	Sub-total	Non-controlling interests	Total equity
		股本	股份溢價	贖回儲備	優先購股權儲備	賬目特別盈餘	法定儲備	物業重估儲備	商譽儲備	投資重估儲備	匯兌儲備	保留溢利	小計	非控股股東權益	資本總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
						(附註a)	(附註b)	(附註c)	(附註d)						
Balance at 1 January 2018	於二零一八年一月一日之結餘	106,645	5,866,532	1,911	2,560	10,594	705,148	256,370	1,810,841	109,145	2,066,022	35,103,751	46,039,519	7,684,201	53,723,720
Adjustments due to adopting new standards (see note 2)	採納新準則導致之調整(見附註2)	-	-	-	-	-	-	-	-	(58,772)	-	58,772	-	-	-
Balance at 1 January 2018 (Restated)	於二零一八年一月一日之結餘(經重述)	106,645	5,866,532	1,911	2,560	10,594	705,148	256,370	1,810,841	50,373	2,066,022	35,162,523	46,039,519	7,684,201	53,723,720
Profit for the year	本年度溢利	-	-	-	-	-	-	-	-	-	-	6,075,760	6,075,760	994,440	7,070,200
Fair value loss on debt instruments measured at fair value through other comprehensive income	按公平值計入其他全面收益之債務工具之公平值虧損	-	-	-	-	-	-	-	-	(437,687)	-	-	(437,687)	(96,095)	(533,782)
Reclassify to profit or loss upon disposal of debt instruments at fair value through other comprehensive income	因出售按公平值計入其他全面收益之債務工具而重新分類至損益	-	-	-	-	-	-	-	-	(3,117)	-	-	(3,117)	(461)	(3,578)
Exchange differences arising from translation to presentation currency	因折算至呈報貨幣而產生之匯兌差額	-	-	-	-	-	-	-	-	-	(2,086,532)	-	(2,086,532)	(246,596)	(2,333,128)
Exchange differences arising from translation of foreign operations	因折算外地經營而產生之匯兌差額	-	-	-	-	-	-	-	-	-	(122,523)	-	(122,523)	431	(122,092)
Total comprehensive (expense) income for the year	本年度全面(開支)收益總額	-	-	-	-	-	-	-	-	(440,804)	(2,209,055)	6,075,760	3,425,901	651,719	4,077,620
Issue of new shares from exercise of share options	因行使優先購股權而發行新股份	1,670	208,371	-	(2,560)	-	-	-	-	-	-	-	207,481	-	207,481
Final dividend for the year ended 31 December 2017 (Note 12)	截至二零一七年十二月三十一日止年度之末期股息(附註12)	-	-	-	-	-	-	-	-	-	-	(1,066,452)	(1,066,452)	-	(1,066,452)
Interim dividend for the year ended 31 December 2018 (Note 12)	截至二零一八年十二月三十一日止年度之中期股息(附註12)	-	-	-	-	-	-	-	-	-	-	(649,891)	(649,891)	-	(649,891)
Special interim dividend for the year ended 31 December 2018 (Note 12)	截至二零一八年十二月三十一日止年度特別中期股息(附註12)	-	-	-	-	-	-	-	-	-	-	(541,576)	(541,576)	-	(541,576)
Acquisitions of additional interests in subsidiaries	收購附屬公司額外權益	-	-	-	-	-	-	-	(60,260)	-	-	-	(60,260)	(464,764)	(525,024)
Disposal of partial interests in a subsidiary	出售附屬公司部分權益	-	-	-	-	-	-	-	(21,737)	-	-	-	(21,737)	48,066	26,329
Capital contribution from non-controlling shareholders of a subsidiary	附屬公司非控股股東出資額	-	-	-	-	-	-	-	-	-	-	-	-	66,418	66,418
Dividends paid to non-controlling shareholders of subsidiaries	支付予附屬公司之非控股股東之股息	-	-	-	-	-	-	-	-	-	-	-	-	(685,354)	(685,354)
Transfers to reserve	轉撥至儲備	-	-	-	-	-	508,055	-	-	-	-	(508,055)	-	-	-
		1,670	208,371	-	(2,560)	-	508,055	-	(81,997)	-	-	(2,765,974)	(2,132,435)	(1,035,634)	(3,168,069)
Balance at 31 December 2018	於二零一八年十二月三十一日之結餘	108,315	6,074,903	1,911	-	10,594	1,213,203	256,370	1,728,844	(390,431)	(143,033)	38,472,309	47,332,985	7,300,286	54,633,271

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

### 綜合權益變動表

## Notes:

- (a) Special surplus account represents the difference between the nominal amount of the shares issued by the Company and the nominal amount of the issued share capitals of the subsidiaries which were acquired by the Company under the Group reorganisation in 1993.
- (b) Statutory reserve comprises statutory fund, which is non-distributable, represents capitalisation of retained profits of certain subsidiaries established in the People's Republic of China ("PRC") for capital re-investment in these subsidiaries and funds shall be used to (i) make up prior year losses or (ii) expand production operations.
- (c) The property revaluation reserve of the Group represents the gain on revaluation of certain properties of the Group for own use as a result of transfer of those properties from properties, plant and equipment to investment properties.
- (d) Goodwill reserve represents the effects of changes in ownership in certain subsidiaries when there is no change in control.
- (e) During the year ended 31 December 2017, net changes arising from available-for-sale investments consist of gain on fair value changes amounting to HK\$1,521,998,000, gain on disposal amounting to HK\$1,153,015,000 and impairment loss amounting to HK\$34,152,000.

## 附註：

- (a) 特別盈餘賬目指本公司發行的股份面值與本公司於一九九三年根據集團重組收購之附屬公司已發行股本面值之差額。
- (b) 法定儲備包括不可分派之法定基金，指把若干於中華人民共和國（「中國」）成立的附屬公司之保留溢利資本化作為於該等附屬公司之再投資資本，基金應用作(i)彌補以前年度虧損或(ii)擴充生產營運。
- (c) 本集團物業重估儲備指由於將本集團若干自用之物業由物業、廠房及設備轉撥至投資物業所產生之重估收益。
- (d) 商譽儲備指若干附屬公司在控制權沒有變動的情況下之擁有權變動影響。
- (e) 截至二零一七年十二月三十一日止年度，可供出售投資之變動淨額包括公平值變動之收益1,521,998,000港元，出售所得之收益1,153,015,000港元及減值虧損34,152,000港元。

## CONSOLIDATED STATEMENT OF CASH FLOWS

### 綜合現金流量表

For the year ended 31 December 2018 截至二零一八年十二月三十一日止年度

	NOTE 附註	2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
<b>OPERATING ACTIVITIES</b>			
Profit before taxation		<b>9,121,910</b>	8,365,361
Adjustments for:			
Share of results of joint ventures		<b>(86,515)</b>	–
Share of results of associates		<b>(192,169)</b>	(103,267)
Depreciation of properties, plant and equipment		<b>1,968,043</b>	1,757,861
Impairment loss recognised on trade receivables		<b>137,003</b>	166,793
Impairment loss recognised on available-for-sale investments		–	34,152
Interest expenses and other finance charges		<b>589,222</b>	311,919
Interest income on bank balances, deposits and entrusted loan		<b>(85,280)</b>	(127,393)
Gain on disposal of available-for-sale investments		–	(1,153,015)
Loss on fair value change of equity instruments at fair value through profit or loss		<b>148,297</b>	–
Gain on disposal of debt instruments at fair value through other comprehensive income		<b>(3,578)</b>	–
Gain on fair value changes of investment properties		<b>(174,896)</b>	(54,284)
Gain on disposal of a subsidiary	37	<b>(2,089,808)</b>	–
Release of prepaid lease payments		<b>33,612</b>	24,304
Write down of inventories		<b>34,954</b>	20,607
Loss on disposal and written off of properties, plant and equipment		<b>916,161</b>	40,519
Share-based payments		–	3,136
Operating cash flows before movements in working capital		<b>10,316,956</b>	9,286,693
Increase in inventories		<b>(906,085)</b>	(232,381)
(Increase) decrease in properties held for development		<b>(6,147,406)</b>	143,388
Decrease (increase) in trade and other receivables and prepayments		<b>2,511,999</b>	(4,585,617)
Decrease (increase) in bills receivables		<b>308,946</b>	(1,630,276)
(Decrease) increase in trade and other payables		<b>(768,294)</b>	2,283,495
(Decrease) increase in bills payables		<b>(147,456)</b>	509,677
Decrease in deposits received from pre-sale of residential units		–	(4,297,597)
Increase in contract liabilities		<b>96,506</b>	–

## CONSOLIDATED STATEMENT OF CASH FLOWS

### 綜合現金流量表

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
	NOTE 附註		
Cash generated from operations	經營業務所得現金	5,265,166	1,477,382
Other income taxes paid	其他已繳所得稅	(1,713,663)	(1,452,569)
PRC Land Appreciation Tax ("LAT") (paid) refunded	(已繳)中國土地增值稅 (「土地增值稅」)返還	(70,668)	299,714
Hong Kong Profits Tax paid	已繳香港利得稅	(32,416)	(30,044)
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>經營業務所得現金淨額</b>	<b>3,448,419</b>	<b>294,483</b>
<b>INVESTING ACTIVITIES</b>	<b>投資業務</b>		
Purchase of equity investments at fair value through profit or loss	購買按公平值計入損益之 權益投資	(6,430,116)	-
Purchase of debt investments at fair value through other comprehensive income	購買按公平值計入 其他全面收益之債務投資	(5,429,438)	-
Acquisition of joint ventures	收購合營公司	(2,296,619)	-
Purchase of properties, plant and equipment	購買物業、廠房及設備	(2,255,679)	(1,937,943)
Deposits paid for acquisition of properties, plant and equipment and investment properties	購買物業、廠房及設備及 投資物業所付訂金	(332,890)	(485,451)
Purchase of investment property	購買投資物業	(173,346)	-
Purchase of equity investments at fair value through other comprehensive income	購買按公平值計入其他 全面收益之權益投資	(156,000)	-
Prepaid lease payments made	已付預付租賃款項	(146,726)	(38,533)
Proceeds from disposal of equity instruments at fair value through profit or loss	出售按公平值計入損益之 權益工具所得款項	6,541,115	-
Proceeds from disposal of a subsidiary	出售一間附屬公司權益所得款項	1,155,875	-
Proceeds from disposal or on maturity of debt instruments at fair value through other comprehensive income	出售按公平值計入其他全面收益之 債務工具(或到期)所得款項	1,006,100	-
Proceeds from disposal of properties, plant and equipment	出售物業、廠房及設備所得款項	-	168,328
Interest received	已收利息	379,457	111,281
Repayment received on entrusted loans	委託貸款已收還款	160,056	162,995
Dividend received from an associate	已收一間聯營公司股息	131,018	3,966
Purchase of available-for-sale investments	購買可供出售投資	-	(10,081,401)
Proceeds from disposal of available-for-sale investments	出售可供出售投資所得款項	-	11,713,755
Net cash outflow arising on acquisitions of subsidiaries	收購附屬公司產生之淨現金流出	(489,069)	-
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>投資業務所用現金淨額</b>	<b>(8,336,262)</b>	<b>(383,003)</b>

CONSOLIDATED STATEMENT OF CASH FLOWS  
綜合現金流量表

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
<b>FINANCING ACTIVITIES</b>	<b>融資活動</b>		
New bank borrowings raised	新增銀行借貸	<b>11,377,103</b>	16,220,081
Repayment of bank borrowings	償還銀行借貸	<b>(3,108,570)</b>	(13,997,363)
Dividend paid on ordinary shares	已派付普通股股息	<b>(2,257,919)</b>	(1,678,272)
Dividends paid to non-controlling shareholders of subsidiaries	支付予附屬公司之非控股股東之股息	<b>(685,354)</b>	(815,806)
Interest and other finance charges paid	已付利息及其他融資費用	<b>(639,074)</b>	(346,929)
Consideration paid for acquisition of additional interests in subsidiaries	收購附屬公司額外權益所付代價	<b>(525,024)</b>	(265,492)
Proceeds from the partial disposal of a subsidiary	出售附屬公司部分權益所得款項	<b>26,329</b>	1,307,207
Proceeds from exercise of share options	行使優先購股權所得款項	<b>207,481</b>	940,774
Capital contribution from non-controlling shareholders of subsidiaries	附屬公司之非控股股東出資額	<b>66,418</b>	130,341
<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>融資活動所得現金淨額</b>	<b>4,461,390</b>	1,494,541

CONSOLIDATED STATEMENT OF CASH FLOWS  
綜合現金流量表

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
<b>NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS</b>	現金及現金等值項目(減少)增加淨額	<b>(426,453)</b>	1,406,021
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>	年初之現金及現金等值項目	<b>8,113,756</b>	6,472,614
<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGES</b>	匯率變動影響	<b>(213,979)</b>	235,121
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR, REPRESENTING BANK BALANCES AND CASH</b>	年末之現金及現金等值項目， 即銀行結餘及現金	<b>7,473,324</b>	8,113,756

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

For the year ended 31 December 2018 截至二零一八年十二月三十一日止年度

### 1. GENERAL

Kingboard Holdings Limited (the “Company”) is a public limited company incorporated in the Cayman Islands and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The addresses of the registered office and principal place of business of the Company are disclosed in the “Corporate Information” section of the annual report.

The Company is an investment holding company and the principal activities of its subsidiaries are set out in Note 47.

The principal activities of its subsidiaries are the manufacture and sales of laminates, printed circuit boards (“PCBs”), chemicals, magnetic products, property development and investments (“Properties”) and investment business.

The functional currency of the Company is Renminbi (“RMB”) while the consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which the directors of the Company (“Directors”) considered it is more relevant for the users of the consolidated financial statements.

### 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 Company and its subsidiaries (collectively referred to as 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

### 1. 一般資料

建滔集團有限公司(「本公司」)在開曼群島註冊成立為上市有限公司，其股份在香港聯合交易所有限公司(「聯交所」)之主板上市。本公司註冊辦事處之地址及主要營業地點於本年報「公司資料」一節中披露。

本公司為投資控股公司，其附屬公司之主要業務載於附註47。

其附屬公司主要從事覆銅面板、印刷線路板(「印刷線路板」)、化工產品、磁電產品製造及銷售業務、物業發展及投資(「物業」)及投資業務。

本公司的功能貨幣為人民幣(「人民幣」)，本公司董事(「董事」)認為以港元(「港元」)呈列綜合財務報表對使用者更為相關，故綜合財務報表以港元呈列。

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)

#### 於本年度強制生效之香港財務申報準則的新準則及修訂

本公司及其附屬公司(統稱「本集團」)於本年度首次應用以下由香港會計師公會頒佈之香港財務申報準則的新準則及修訂本：

香港財務申報準則第9號	金融工具
香港財務申報準則第15號	客戶合約收益及相關修訂本
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
香港財務申報準則第2號的修訂本	股份支付交易的分類及計量



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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (continued)

#### New and amendments to HKFRSs that are mandatorily effective for the current year (continued)

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

Except as described below, the application of the new and amendments to HKFRSs and the interpretation 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.

#### 2.1 HKFRS 15 “Revenue from Contracts with Customers”

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, 1 January 2018. Any difference at the date of initial application is recognised in the opening retained profits and comparative information has not been restated. Furthermore, in accordance with the transition provisions in HKFRS 15, the Group has elected to apply the standard retrospectively only to contracts that are not completed at 1 January 2018. Accordingly, certain comparative information may not be comparable as comparative information was prepared under HKAS 18 “Revenue” and HKAS 11 “Construction Contracts” and the related interpretations.

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

#### 於本年度強制生效的香港財務申報準則的新準則及修訂(續)

香港財務申報準則第4號的修訂本	採用香港財務申報準則第4號「保險合約」時一併應用香港財務申報準則第9號「金融工具」
香港會計準則第28號的修訂本	作為香港財務申報準則二零一四年至二零一六年週期之年度改進的一部分
香港會計準則第40號的修訂本	轉撥投資物業

除下文所述者外，於本年度應用新訂及經修訂之香港財務申報準則及詮釋對本集團於本年度及過往年度的財務表現及狀況及／或於本綜合財務報表所載的披露並無重大影響。

#### 2.1 香港財務申報準則第15號「客戶合約收益」

本集團於本年度首次採用香港財務申報準則第15號。香港財務申報準則第15號將取代香港會計準則第18號「收益」、香港會計準則第11號「建造合約」及相關詮釋。

本集團已追溯採用香港財務申報準則第15號，而初始採用該準則的累計影響於初始採用日期二零一八年一月一日確認。初始採用日期的任何差額於期初保留溢利確認，且並無重列可資比較資料。此外，根據香港財務申報準則第15號的過渡條文，本集團僅選擇對於二零一八年一月一日當日尚未完成之合約追溯採用該準則。因比較資料乃根據香港會計準則第18號「收益」及香港會計準則第11號「建造合約」以及相關詮釋編製，所以若干比較資料無法比較。

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

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

2.1 HKFRS 15 “Revenue from Contracts with Customers” (continued)

The Group recognises revenue from sales of laminates, printed circuit boards, chemicals, sales of properties and other service income which arises from contracts with customers.

Information about the Group’s performance obligations and the accounting policies resulting from application of HKFRS 15 are disclosed in notes 5 and 3 respectively.

**Summary of effects arising from initial application of HKFRS 15**

The following adjustments were made to the amounts recognised in the consolidated statement of financial position at 1 January 2018. Line items that were not affected by the changes have not been included.

**Impacts on assets (liabilities) as at 1 January 2018**

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.1 香港財務申報準則第15號「客戶合約收益」(續)

本集團確認來自銷售覆銅面板、印刷線路板及化工產品以及銷售物業的收益及其他來自客戶合約的服務收入。

有關本集團履約責任及應用香港財務申報準則第15號的會計政策的資料，分別於附註5及3披露。

**初始應用香港財務申報準則第15號所產生的影響概要**

於二零一八年一月一日對綜合財務狀況報表內確認的金額作出以下調整，不包括未受變動影響的項目。

**於二零一八年一月一日對資產(負債)的影響**

			Carrying amounts previously reported at 31 December 2017	Impacts of adopting HKFRS 15	Carrying amounts under HKFRS 15 at 1 January 2018
		Notes	HK\$'000	HK\$'000	HK\$'000
		附註	千港元	千港元	千港元
Trade and other payables	貿易及其他應付賬款	(a)	(9,569,089)	1,184,094	(8,384,995)
Deposits received from pre-sale of residential units	預售住宅單位所收訂金	(a)	(3,551,562)	3,551,562	–
Properties held for development	待發展物業	(b)	15,637,824	69,684	15,707,508
Contract liabilities	合約負債	(a)(b)	–	(4,805,340)	(4,805,340)

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

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

2.1 HKFRS 15 “Revenue from Contracts with Customers” (continued)

Summary of effects arising from initial application of HKFRS 15 (continued)

Notes:

- (a) Advances from customers of approximately HK\$3,551,562,000 and HK\$1,184,094,000 in respect of sales contracts signed with customers previously included in deposits received from pre-sale of residential unit and trade and other payables, respectively were reclassified to contract liabilities at the date of initial application of HKFRS 15.
- (b) At the date of initial application of HKFRS 15, interest expenses of HK\$69,684,000 relating to the significant financing component has been adjusted to the contract liabilities and capitalised in the properties held for development, due to the effects of the time value of money of the deposits received from pre-sale of residential units, which provides the Group with a significant benefit of financing the properties under development. These benefits implicitly exists in the contracts.

The application of HKFRS 15 has had no material impact on the Group’s retained profits as at 1 January 2018.

The following tables summarise the impacts of applying HKFRS 15 on the Group’s consolidated statement of cash flows for the year ended 31 December 2018, consolidated statement of profit or loss and its consolidated statement of financial position as at 31 December 2018 for each of the line items affected. Line items that were not affected by the changes have not been included.

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.1 香港財務申報準則第15號「客戶合約收益」(續)

初始應用香港財務申報準則第15號所產生的影響概要(續)

附註：

- (a) 先前計入預售物業所收訂金及貿易及其他應付賬款的銷售合約的客戶墊款分別約3,551,562,000港元及1,184,094,000港元，已於初始應用香港財務申報準則第15號當日重新分類至合約負債。
- (b) 初始應用香港財務申報準則第15號當日，與主要融資部分有關的利息開支69,684,000港元已調整至合約負債及於待發展物業資本化，因為受預售物業所收訂金的時間價值所影響，令本集團撥資至待發展物業有重大利益。該等利益於合約中默許存在。

應用香港財務申報準則第15號對本集團於二零一八年一月一日的保留溢利並無重大影響。

下表概述應用香港財務申報準則第15號對本集團截止二零一八年十二月三十一日年度的綜合現金流量表、綜合損益表及於二零一八年十二月三十一日的綜合財務狀況表各有關受影響項目的影響。概無包括未受變動影響的項目。

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

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

2.1 HKFRS 15 “Revenue from Contracts with Customers” (continued)

Impacts on the consolidated statement of financial position as at 31 December 2018 and consolidated statement of profit or loss for the year ended 31 December 2018

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.1 香港財務申報準則第15號「客戶合約收益」(續)

對二零一八年十二月三十一日綜合財務狀況表及截至二零一八年十二月三十一日止年度的綜合損益表的影響

			As reported	Adjustments	Amounts without application of HKFRS 15
		Notes	按呈報	調整	並無應用香港財務申報準則第15號的金額
		附註	HK\$'000	HK\$'000	HK\$'000
			千港元	千港元	千港元
Revenue	營業額	(a)	(45,994,419)	69,684	(45,924,735)
Cost of sales and services rendered	銷售及提供服務成本	(a)	35,691,963	(69,684)	35,622,279
Properties held for development	待發展物業	(a)	20,023,136	(2,441)	20,020,695
Trade and other payables	貿易及其他應付賬款	(b)	(6,424,456)	(1,311,056)	(7,735,512)
Deposits received from pre-sale of residential units	預售物業所收訂金	(b)	–	(2,134,571)	(2,134,571)
Contract liabilities	合約負債	(b)	(3,448,068)	3,448,068	–

Notes:

- (a) This relates to interest capitalised upon application of HKFRS 15, due to the effects of the time value of money of the deposits received from pre-sale of residential units.
- (b) This relates to the reclassification of advances from customers from deposits received from pre-sale of residential unit and trade and other payables to contract liabilities.

附註：

- (a) 此項目有關應用香港財務申報準則第15號後的資本化利息，因為受預售物業所收訂金的時間價值所影響。
- (b) 此項目有關將預收客戶墊款由預售物業所收訂金及貿易及其他應付賬款重新分類至合約負債。

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

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

2.1 HKFRS 15 “Revenue from Contracts with Customers” (continued)

Impacts on the consolidated statement of cash flows for the year ended 31 December 2018

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.1 香港財務申報準則第15號「客戶合約收益」(續)

對截至二零一八年十二月三十一日止年度的綜合現金流量表的影响

		As reported	Adjustments	Amounts without application of HKFRS 15
		按呈報	調整	並無應用香港財務申報準則
		HK\$'000	HK\$'000	第15號的金額
		千港元	千港元	千港元
Operating activities	經營業務			
Decrease in deposits received from pre-sale of residential units	預售物業所收訂金減少	-	1,093,436	1,093,436
Increase in properties held for development	待發展物業增加	(6,147,406)	67,243	(6,080,163)
Decrease in trade and other payables	貿易及其他應付賬款減少	(768,294)	580,307	(187,987)
Increase in contract liabilities	合約負債增加	96,506	(95,506)	-

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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (continued)

#### 2.2 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 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 under ECL model) retrospectively to instruments that have not been derecognised as at 1 January 2018 (date of initial application) and has not applied the requirements to instruments that have already been derecognised as at 1 January 2018. The difference between carrying amounts as at 31 December 2017 and the carrying amounts as at 1 January 2018 are recognised in the opening retained 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.

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

#### 2.2 香港財務申報準則第9號「金融工具」及相關修訂

於本年度，本集團已應用香港財務申報準則第9號「金融工具」及相應的其他香港財務申報準則相關修訂。香港財務申報準則第9號引入新要求：1) 金融資產及金融負債的分類及計量、2) 金融資產的預期信貸虧損(「預期信貸虧損」)及3) 一般對沖會計法。

本集團已根據香港財務申報準則第9號所載的過渡條文應用香港財務申報準則第9號，即將分類及計量規定(包括預期信貸虧損模型項下之減值)追溯應用於二零一八年一月一日(首次應用日期)尚未取消確認的工具，且並無將該等規定應用於於二零一八年一月一日已取消確認的工具。於二零一七年十二月三十一日的賬面值與於二零一八年一月一日的賬面值之間的差額於期初保留溢利及其他權益組成部分中確認，並無重列比較資料。

由於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」編製，所以若干比較資料可能無法比較。

應用香港財務申報準則第9號對會計政策的改變於附註3披露。

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

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

2.2 HKFRS 9 “Financial Instruments” and the related amendments (continued)

Summary of effects arising from initial application of HKFRS 9

The table below illustrates the effect arising from application of HKFRS 9 at the date of initial application, 1 January 2018. Line items or reserves that were not affected have not been included.

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.2 香港財務申報準則第9號「金融工具」及相關修訂(續)

初始應用香港財務申報準則第9號所產生的影響概要

下表說明於首次應用日期二零一八年一月一日應用香港財務申報準則第9號產生的影響，惟並無載列並未受影響的細分項目及營業額。

		Equity instruments at FVTPL*	Equity instruments required by AFS investments*	Equity instruments at FVTOCI*	Debt instruments at FVTOCI*	Investment revaluation reserve	Retained profits
	Note	HK\$'000	HKAS 39/ HKFRS9 香港會計準則第39號/香港財務申報準則第9號要求按公平值計入損益之權益工具*	按公平值計入其他全面收益的權益工具*	按公平值計入其它全面收益之債務工具*	投資重估儲備	保留溢利
	附註	千港元	千港元	千港元	千港元	千港元	千港元
Closing balance at 31 December 2017	於二零一七年十二月三十一日之年終結餘						
- HKAS 39	- 香港會計準則第39號	6,525,570	-	-	-	109,145	35,103,751
Effect arising from initial application of HKFRS 9	初步應用香港財務申報準則第9號之影響	(a) (6,525,570)	1,550,830	8,124	4,966,616	(58,772)	58,772
Opening balance at 1 January 2018 (Restated)	於二零一八年一月一日之年初結餘 (經重述)	-	1,550,830	8,124	4,966,616	50,373	35,162,523

\* As defined below.

\* 定義見下文。

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

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

2.2 HKFRS 9 “Financial Instruments” and the related amendments (continued)

Summary of effects arising from initial application of HKFRS 9

- (a) *Available-for-sale (“AFS”) investments*  
*Reclassification from AFS investments to equity instruments at fair value through profit or loss (“FVTPL”)*

At the date of initial application of HKFRS 9, the Group’s equity investments of HK\$1,550,830,000 were reclassified from AFS investments to equity instruments at FVTPL. The fair value gains of HK\$58,772,000 relating to those investments previously carried at fair value were transferred from investment revaluation reserve to retained profits.

*Reclassification from AFS investments to equity instruments at fair value through other comprehensive income (“FVTOCI”)*

The Group elected to present in other comprehensive income (“OCI”) for the fair value changes of all its unquoted equity investments previously classified as AFS investments and which was 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, HK\$8,124,000 were reclassified from AFS investments to equity instruments at FVTOCI.

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.2 香港財務申報準則第9號「金融工具」及相關修訂(續)

初始應用香港財務申報準則第9號所產生的影響概要

- (a) *可供出售投資*  
*自可供出售投資重新分類至按公平值計入損益之權益工具*

於初步應用香港財務申報準則第9號當日，本集團之權益投資1,550,830,000港元由可供出售投資重新分類為按公平值計入損益之權益工具。與該等先前按公平值列賬之投資相關之公平值收益淨額58,772,000港元，已由投資重估儲備轉撥至保留溢利。

*自可供出售投資重新分類至按公平值計入其他全面收益之權益工具*

本集團選擇在其他全面收益呈列先前分類為可供出售投資的所有無報價權益投資的公平值變動，先前乃根據香港會計準則第39號按成本減減值計量。此等投資並未持作買賣，亦預期不會在可見將來出售。於初始應用香港財務申報準則第9號之日，8,124,000港元自可供出售投資重新分類至按公平值計入其他全面收益的權益工具。



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

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

2.2 HKFRS 9 “Financial Instruments” and the related amendments (continued)

Summary of effects arising from initial application of HKFRS 9 (continued)

- (a) *Available-for-sale (“AFS”) investments (continued)*  
*Reclassification from AFS investments to debt instruments at FVTOCI*

Listed bonds with a fair value of HK\$4,966,616,000 were reclassified from AFS investments to debt instruments at FVTOCI, as these investments are held within a business model whose objective is achieved by both collecting contractual cash flows and selling of these assets and the contractual cash flows of these investments are solely payments of principal and interest on the principal amount outstanding. Related fair value gains of HK\$50,373,000 continued to accumulate in the investment revaluation reserve as at 1 January 2018.

- (b) *Impairment under ECL model*

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

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.2 香港財務申報準則第9號「金融工具」及相關修訂(續)

初始應用香港財務申報準則第9號所產生的影響概要(續)

- (a) *可供出售投資(續)*  
*自可供出售投資重新分類至按公平值計入其他全面收益的債務工具*

公平值為4,966,616,000港元的上市債券自可供出售投資重新分類至按公平值計入其他全面收益的債務工具，源於我們按目的為收取合約現金流量以及出售金融資產的業務模式持有該等投資，該等投資之現金流量僅為支付本金和未償還之本金利息。於二零一八年一月一日，相關公平值收益50,373,000港元繼續於投資重估儲備累計。

- (b) *預期信貸虧損模式項下之減值*

就金融資產之減值而言，與香港會計準則第39號項下按已產生信貸虧損模式計算相反，香港財務申報準則第9號規定按預期信貸虧損模式計算。預期信貸虧損模式規定實體於各報告日期將預期信貸虧損及該等預期信貸虧損之變動入賬，以反映信貸風險自初始確認以來之變動。換言之，毋須再待發生信貸事件後方確認信貸虧損。

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

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

2.2 HKFRS 9 “Financial Instruments” and the related amendments (continued)

Summary of effects arising from initial application of HKFRS 9 (continued)

(b) Impairment under ECL model (continued)

The Group applies HKFRS 9 simplified approach to measure ECL which uses a lifetime ECL for all trade receivables that are within the scope of HKFRS 15. To measure the ECL, trade receivables have been assessed individually and/or grouped based on shared credit risk characteristics.

ECL for other financial assets at amortised cost, including other receivables, and bank balances are assessed on 12-month ECL (“12m ECL”) basis and there had been no significant increase in credit risk since initial recognition.

All of the Group’s debt instruments at FVTOCI are listed bonds that are graded in the high credit rating among rating agencies. Therefore, these investments are considered to be low credit risk investments and the loss allowance is assessed on 12m ECL basis.

The Directors considered the additional ECL allowance as at 1 January 2018 measured under ECL model is insignificant.

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.2 香港財務申報準則第9號「金融工具」及相關修訂(續)

初始應用香港財務申報準則第9號所產生的影響概要(續)

(b) 預期信貸虧損模式項下之減值(續)

本集團應用香港財務申報準則第9號之簡化方法計量預期信貸虧損，就香港財務申報準則第15號範圍內的貿易應收賬項使用全期預期信貸虧損。為計量預期信貸虧損，貿易應收賬項已根據共同信貸風險特徵個別及／或組合評估。

按攤銷成本計量之其他金融資產(主要包括其他應收賬款及銀行結餘)之預期信貸虧損按12個月預期信貸虧損基準計量，且自初始確認時起信貸風險並無顯著增加。

本集團所有按公平值計入其他全面收益的債務工具皆為獲得評級機構高信貸評級的上市債券。因此，該等投資被視為低信貸風險投資，虧損撥備按12個月預期信貸虧損基準評估。

董事認為，於二零一八年一月一日根據預期信貸虧損模式計量之額外預期信貸虧損撥備並不重大。

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

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

2.3 Impacts on opening consolidated statement of financial position arising from the application of all new standards

As a result of the changes in the Group’s 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 items. Line items that were not affected by the changes have not been included.

		31 December 2017 二零一七年 十二月 三十一日 HK\$’000 千港元	HKFRS 15 香港財務 申報準則 第15號 HK\$’000 千港元	HKFRS 9 香港財務 申報準則 第9號 HK\$’000 千港元	1 January 2018 二零一八年 一月一日 HK\$’000 千港元 (Restated) (經重述)
<b>Non-current and current assets</b>	<b>非流動及流動資產</b>				
AFS investments	可供出售投資	6,525,570	-	(6,525,570)	-
Equity instruments at FVTPL	按公平值計入損益的 權益工具	-	-	1,550,830	1,550,830
Equity instruments at FVTOCI	按公平值計入其他 全面收益的權益工具	-	-	8,124	8,124
Debt instruments at FVTOCI	按公平值計入其他 全面收益的債務工具	-	-	4,966,616	4,966,616
Properties held for development	待發展物業	15,637,824	69,684	-	15,707,508
<b>Current liabilities</b>	<b>流動負債</b>				
Trade and other payables	貿易及其他應付賬款	9,569,089	(1,184,094)	-	8,384,995
Deposits received from pre-sale of residential units	預售物業所收訂金	3,551,562	(3,551,562)	-	-
Contract liabilities	合約負債	-	4,805,340	-	4,805,340

Note: For the purpose of reporting cash flows from operating activities under indirect method for the year ended 31 December 2018, movements in working capital affected by the changes in the Group’s accounting policies have been computed based on opening consolidated statement of financial position as at 1 January 2018 as disclosed above.

附註：受本集團會計政策之變動影響之營運資金之變動已按上述於二零一八年一月一日之期初綜合財務狀況表計算，作為呈報截至二零一八年十二月三十一日止年度經營活動之現金流量(以間接法計算)之用。

2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

2.3 採用所有新訂準則對期初綜合財務狀況表之影響

因上述本集團會計政策之變動，期初綜合財務狀況表須予以重列。下表列示對細分項目確認的金額調整，不包括未受變動影響的項目。

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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (continued)

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

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

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

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

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

#### 已頒佈但尚未生效的新增及經修訂香港財務申報準則

本集團並無提早應用以下已頒佈但尚未生效的新增及經修訂香港財務申報準則及詮釋：

香港財務申報準則第16號	租賃 <sup>1</sup>
香港財務申報準則第17號	保險合約 <sup>3</sup>
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 <sup>1</sup>
香港財務申報準則第3號的修訂本	業務的定義 <sup>4</sup>
香港財務申報準則第9號的修訂本	預付款項特徵及負補償 <sup>1</sup>
香港財務申報準則第10號及香港會計準則第28號的修訂本	投資者與其聯營公司或合營公司的資產出售或貢獻 <sup>2</sup>
香港會計準則第1號及香港會計準則第8號的修訂本	重大的定義 <sup>5</sup>
香港會計準則第19號的修訂本	計劃修訂、縮減或結算 <sup>1</sup>
香港會計準則第28號的修訂本	於聯營公司或合營公司的長期權益 <sup>1</sup>
香港財務申報準則的修訂本	作為香港財務申報準則二零一五年至二零一七年週期的年度改進的一部分 <sup>1</sup>

- 1 於二零一九年一月一日或其後開始之年度期間生效。
- 2 於稍後釐定之日期或其後開始之年度期間生效。
- 3 於二零二一年一月一日或其後開始之年度期間生效。
- 4 於收購日期於二零二零年一月一日或之後開始的首個年度期間開始或之後的業務合併及資產收購生效。
- 5 於二零二零年一月一日或其後開始之年度期間生效。

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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (continued)

#### New and amendments to HKFRSs in issue but not yet effective (continued)

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

#### HKFRS 16 “Leases”

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

HKFRS 16 distinguishes lease and service contracts on the basis of whether an identified asset is controlled by a customer.

Distinctions of operating leases and finance leases are removed for lessee accounting, and is replaced by a model where a right-of-use asset and a corresponding liability have to be recognised for all leases by lessees, except for short-term leases and leases of low value assets.

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

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

#### 已頒佈但尚未生效的新增及經修訂香港財務申報準則(續)

除以下新增及經修訂香港財務申報準則及詮釋外，董事預計應用所有其他新增及經修訂香港財務申報準則對本集團於可見將來的綜合財務報表並無重大影響。

#### 香港財務申報準則第16號 租賃

香港財務申報準則第16號為識別出租人及承租人的租賃安排及會計處理引入一個綜合模式。當香港財務申報準則第16號生效時，將取代香港會計準則第17號「租賃」及相關的詮釋。

香港財務申報準則第16號根據所識別資產是否由客戶控制來區分租賃及服務合約。

除短期租賃及低值資產租賃外，經營及融資租賃的差異自承租人會計處理中移除，並由承租人須就所有租賃確認使用權資產及相應負債的模式替代。

使用權資產初步按成本計量，隨後以成本(惟若干例外情況除外)減累計折舊及減值虧損計量，並就租賃負債的任何重新計量而作出調整。租賃負債初步按租賃款項(非當日支付)之現值計量。隨後，租賃負債會就(其中包括)利息及租賃款項以及租賃修訂的影響作出調整。就現金流量分類而言，本集團目前將預付租賃款項呈列為與自用租賃土地及分類為投資物業的租賃土地有關的投資現金流量，其他經營租賃款項則呈列為經營現金流量。本集團應用香港財務申報準則第16號時，有關租賃負債的租賃款項將分配至本金及利息部分，並以融資現金流量呈列。

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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (continued)

#### HKFRS 16 “Leases” (continued)

Under HKAS 17, the Group has 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 31 December 2018, the Group has non-cancellable operating lease commitments of HK\$17,771,000, as disclosed in Note 42. 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 these leases unless they qualify for low value or short-term leases.

In addition, the Group currently considers refundable rental deposits paid of HK\$116,000 and refundable rental deposits received of HK\$175,620,818 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.

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

#### 香港財務申報準則第16號 租賃 (續)

根據香港會計準則第17號，本集團已確認租賃土地(本集團為承租人)的預付租賃付款。應用香港財務申報準則第16號將視乎本集團單獨或於倘擁有資產時將呈列的相應有關資產的同一項目內呈列使用權資產，而可能導致該等資產的分類發生潛在變動。

除亦適用於出租人的若干規定外，香港財務申報準則第16號大致承襲香港會計準則第17號的出租人會計處理規定，並繼續要求出租人將租賃歸類為經營租賃或融資租賃。

此外，香港財務申報準則第16號要求較廣泛的披露。

於二零一八年十二月三十一日，誠如附註42所披露，本集團不可撤銷之經營租約承擔為17,771,000港元。初步評估表明，該等安排符合租賃定義。應用香港財務申報準則第16號後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，本集團現時將已付可退還租金按金116,000港元及已收可退還租金按金175,620,818港元在香港會計準則第17號適用下視作租約的權利與義務。根據香港財務申報準則第16號的租賃付款定義，該等按金不屬於相關資產使用權的相關付款，故此，該等按金的賬面值可能會調整至其攤銷成本。已付可退還租金按金的調整會被視作額外租賃付款，並將計入使用權資產的賬面值，已收可退還租金按金的調整則被視作預收租賃款項。

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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (continued)

#### HKFRS 16 “Leases” (continued)

The Directors expect that the adoption of HKFRS 16 as compared with the current accounting policy would result in increase in the Group’s right-of-use assets and related lease liability. The combination of straight-line depreciation of the right-of-use asset and the effective interest rate method applied to the lease liability will result in a higher total charge to the profit or loss in the initial year of the lease, and decreasing expenses during the latter part of the lease term, but there is no impact on the total expenses recognised over the lease term. Based on facts and circumstances as at 31 December 2018, the Directors do not expect the application of HKFRS 16 will have a material impact on the financial performance and net assets of the Group.

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. Furthermore, the Group intends to elect the modified retrospective approach for the application of HKFRS 16 as lessee and will recognise the cumulative effect of initial application to opening retained profits without restating comparative information.

### 3. SIGNIFICANT ACCOUNTING POLICIES

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 and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

### 2. 應用新增及經修訂之香港財務申報準則(「香港財務申報準則」)(續)

#### 香港財務申報準則第16號 租賃 (續)

董事預期，與現有會計政策比較，採納香港財務申報準則第16號將使本集團的使用權資產及相關租賃負債增加。以直線法計算使用權資產的折舊及以實際利率法應用於租賃負債將導致首年於損益確認的總支出提高，而租賃期往後的支出減少，但不影響租賃期確認的總開支。根據於二零一八年十二月三十一日的事實及情況，董事預期應用香港財務申報準則第16號將不會對本集團的財務表現及資產淨值構成重大影響。

應用新要求可能導致上述計量、呈列及披露出現變動。本集團擬選用可行及適宜之方法，就先前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「釐定安排是否包括租賃」識別為租賃的合約應用香港財務申報準則第16號，而對於先前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號並非識別為包括租賃的合約，則不應應用該準則。因此，本集團不會重新評估合約是否為或包括於初步應用日期前已存在的租賃。此外，作為承租人本集團擬選用追溯調整法應用香港財務申報準則第16號並將確認初步應用對期初保留溢利的累計影響，惟不會重列比較資料。

### 3. 主要會計政策

綜合財務報表乃按香港會計師公會頒佈之香港財務申報準則編製。此外，綜合財務報表載有聯交所證券上市規則及香港公司條例規定之適用披露規定。

綜合財務報表乃按歷史成本基準編製，惟如下列會計政策所闡述，於各報告期末，投資物業及若干金融工具則按公平值計量。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

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

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

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.

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

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

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

### 3. 主要會計政策(續)

歷史成本一般根據貨品及服務交換所得代價的公平值而釐定。

公平值是於計量日市場參與者於有秩序交易中出售資產可收取或轉讓負債須支付的價格，而不論該價格是否直接可觀察或可使用另一估值技術估計。於估計資產或負債的公平值時，本集團會考慮市場參與者於計量日對資產或負債定價時所考慮的資產或負債特點。該等綜合財務報表中作計量及／或披露用途的公平值乃按此基準釐定，惟香港財務申報準則第2號「以股份形式付款」範圍內的交易、香港會計準則第17號「租賃」範圍內的租賃交易，以及與公平值相似但並非公平值的項目計量（例如：香港會計準則第2號「存貨」的可變現淨值或香港會計準則第36號「資產減值」的使用價值）除外。

非金融資產公平值之計量則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。

就其後期間使用不可觀察輸入數據按公平值計量的金融工具及投資物業，估值方法已經校準，使估值方法的結果與交易價格相等。

此外，就財務申報而言，公平值計量根據公平值計量的輸入數據可觀察程度及公平值計量的輸入數據對其整體的重要性分類為第一、第二或第三類，詳情如下：

- 第一類輸入數據為實體有能力於計量日獲得的就相同的資產或負債於活躍市場的報價（未調整）；
- 第二類輸入數據為不包括第一類報價的資產或負債的可直接或間接觀察的數據；及
- 第三類輸入數據為資產或負債的不可觀察數據。



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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

The principal accounting policies are set out below.

#### Basis of consolidation

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

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

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

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

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

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

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

### 3. 主要會計政策(續)

主要會計政策載列如下：

#### 綜合賬目基準

綜合財務報表將本公司及本公司與其附屬公司所控制實體的財務報表綜合入賬。當本公司出現以下情況時則視為取得控制權：

- 可對被投資公司行使權力；
- 就來自參與被投資公司的可變回報中承受風險或享有權利；及
- 有能力行使權力以影響其回報。

倘事實及情況顯示以上所列三種控制情況任何一種或以上出現變動，本集團會就其是否取得被投資公司的控制權作重新評估。

本集團獲得附屬公司控制權時便開始將附屬公司綜合入賬，於喪失控制權時則終止入賬。具體而言，年內所收購或出售附屬公司之收入及開支於本集團獲得控制權日期計入綜合損益表，直至本集團不再控制該附屬公司為止。

損益及其他全面收益各個項目乃分配至本公司持有人及非控股權益。附屬公司的全面收益總額乃分配至本公司持有人及非控股權益，即使此舉導致非控股權益出現虧絀結餘。

如需要，將會就附屬公司之財務報表作出調整，致使其會計政策與本集團之會計政策貫徹一致。

有關本集團成員公司間交易之所有集團內公司間資產和負債、股權、收入、開支及現金流量於綜合賬目時全數對銷。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Basis of consolidation (continued)

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

#### *Changes in the Group's interests in existing subsidiaries*

Changes in the Group's 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, including re-attribution of relevant reserves between the Group and the non-controlling interests according to the Group's and the non-controlling interests proportionate interests.

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 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).

#### 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.

### 3. 主要會計政策(續)

#### 綜合賬目基準(續)

於附屬公司非控股權益獨立於本集團股權呈列，其代表現時擁有權權益，持有人藉此有權於有關附屬公司清盤時按比例分佔資產淨值。

#### 本集團於現有附屬公司之權益之變動

本集團於附屬公司的權益變動如不會導致本集團喪失附屬公司的控制權，會入賬列為股權交易。本集團的相關權益組成部分及非控股權益的賬面值已予調整，以反映兩者在附屬公司的相對權益的變化，包括根據本集團與非控股權益的權益比例重新歸屬於本集團與非控股權益之間之儲備。

非控股權益調整金額與所付或所收代價公平值兩者之間的差額直接於權益內確認，並由本公司持有人分佔。

當本集團失去一間附屬公司的控制權時，則終止確認該附屬公司及非控股權益(如有)的資產及負債，盈虧於損益內確認，並按：(i)已收代價公平值及任何保留權益公平值總額與(ii)本公司持有人應佔的附屬公司的資產(包括商譽)及負債的賬面值之間的差額計算。所有先前於其他全面收益就該附屬公司確認的金額會予以入賬，猶如本集團已直接出售該附屬公司的相關資產或負債(即按適用香港財務申報準則的規定/許可重新分類至損益或轉撥至另一類權益)。

#### 業務合併

業務收購乃採用收購法入賬。於業務合併轉撥之代價按公平值計量，而計算方法為本集團所轉撥資產、本集團對被收購方原擁有人產生之負債及本集團就交換被收購方之控制權發行之股權於收購日期之公平值總和。與收購事項有關之成本一般於產生時在損益中確認。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Business combinations (continued)

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

- deferred tax assets or liabilities, and assets or liabilities 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 arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with HKFRS 2 “Share-based Payment” at the acquisition date (see the accounting policy below); 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 amount of the identifiable assets acquired and the liabilities assumed as at acquisition date. If, after re-assessment, the net 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 relevant subsidiary’s net assets in the event of liquidation are 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.

### 3. 主要會計政策(續)

#### 業務合併(續)

於收購日期，已收購之可識別資產及已承擔負債按其公平值予以確認，惟下列各項除外：

- 遞延稅項資產或負債及與僱員福利安排有關之資產或負債分別根據香港會計準則第12號「所得稅」及香港會計準則第19號「僱員福利」確認及計量；
- 與被收購方以股份形式支付安排有關之負債或權益工具或以本集團訂立之以股份形式支付安排取代被收購方以股份形式支付安排於收購日期根據香港財務申報準則第2號「以股份形式支付」計量（請參考下文會計政策）；及
- 根據香港財務申報準則第5號「持作出售之非流動資產及已終止經營業務」劃分為持作出售之資產（或出售組合）會根據該項準則計量。

所轉撥代價、與被收購方之任何非控股權益之金額及收購方先前持有被收購方股權（如有）之公平值合計，倘超出所收購可識別資產及所承擔負債於收購日期之淨額，超出之部分確認為商譽。倘（經重新評估後）已收購之可識別資產及承擔之負債之淨額超出所轉撥代價、於被收購方任何非控股權益之金額及收購方先前持有被收購方權益（如有）之公平值總和，超出部分即時於損益中確認為議價收購收益。

屬現時擁有權權益且於清盤時賦予其持有人按比例分佔相關附屬公司資產淨值之非控股權益初步按非控股權益應佔被收購方可識別資產淨值之已確認金額比例或公平值計量。計量基準之選擇乃按每次交易為基礎。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business (see accounting policy above) less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash generating units ("CGUs") (or groups of CGUs) 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 purpose and not larger than an operating segment.

A CGU (or group of CGUs) to which goodwill has been allocated is tested for impairment annually or more frequently when there is an indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the CGU (or group of CGUs) 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 of the unit on a pro rata basis on the carrying amount of each asset in the unit (or group of CGUs).

On disposal of the relevant CGU or any of the CGU within the group of CGUs, 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 CGU (or a CGU within a group of CGUs), the amount of goodwill disposed of is measured on the basis of the relative values of the operation (or the CGU) disposed of and the portion of the CGU (or the group of CGUs) retained.

The Group policy for goodwill arising on the acquisition of an associate and a joint venture is described below.

### 3. 主要會計政策(續)

#### 商譽

收購業務所產生之商譽按收購業務當日所錄得成本(見上文所述會計政策)減累計減值虧損(如有)列賬。

就減值測試而言，商譽分配到預期從合併之協同效應中受益之本集團各有關現金產生單位(「現金產生單位」)，或現金產生單位之組別，而該單位或單位組合指就內部管理目的監控商譽的最低水平且不過經營分部。

已獲分配商譽之現金產生單位(或現金產生單位組合)每年或凡該單位有跡象顯示出現減值時進行較頻繁之減值測試。就於報告期間之收購所產生之商譽而言，已獲分配商譽之現金產生單位(或現金產生單位組合)於該報告期間完結前進行減值測試。倘可收回金額少於該單位之賬面值，則減值虧損被分配，以首先削減任何商譽之賬面值，及其後以單位各資產之賬面值為基準，按比例分配到該單位(或現金產生單位組合)之其他資產。

出售有關現金產生單位或現金產生單位組合內任何現金產生單位時，則商譽應佔金額於出售時計入釐定損益之金額。倘本集團出售現金產生單位(或現金產生單位組合內的一個現金產生單位)的營運，出售的商譽金額按已出售營運(或現金產生單位)的相對價值及保留現金產生單位(或現金產生單位組合)的部份作基礎計算。

本集團有關收購一間聯營公司及合營公司所產生之商譽的政策概述如下。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Investments in associates and joint ventures

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

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

The results and assets and liabilities of associates and joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment is classified as held for sale, in which case it is accounted for in accordance with HKFRS 5 "Non-current Assets Held for Sale and Discontinued Operations". The financial statements of associates and joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. 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. Changes in net assets of the associate/joint venture other than profit or loss and other comprehensive income are not accounted for unless such changes resulted in changes in ownership interest held by 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投資

聯營公司指本集團對其有重大影響力之實體。重大影響力指參與投資對象之財務及經營政策決策之權力，但並無控制或共同控制該等政策。

合營公司乃一種共同安排，即共同控制安排的各方有權利享受安排之資產淨額。共同控制權指按照合約協定對一項安排所共有之控制權，僅在相關活動必須獲得共同享有控制權之各方一致同意方能決定時存在。

除了分類為待售投資的投資根據香港財務申報準則第5號「待售非流動資產及終止業務」入賬外，聯營公司及合營公司之業績及資產與負債乃按權益會計法納入綜合財務報表內。作權益法用途的聯營公司及合營公司之財務報表乃按與本集團就同類交易及同類事項的統一會計政策編製。根據權益法，於聯營公司或合營公司之投資，乃初步按成本於綜合財務狀況表列賬，並隨後作出調整以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。損益及其他全面收益以外的聯營公司或合營公司淨資產變動不予入賬，除非有關變動導致本集團所持擁有權權益發生變動。當本集團應佔一間聯營公司或合營公司之虧損超出其於該聯營公司或合營公司之權益（包括實質上構成本集團於聯營公司或合營公司或之淨投資的一部分的任何長期權益），則本集團不再確認其應佔之進一步虧損。額外虧損會作出確認，惟僅以本集團已產生之法定或推定責任或代表該聯營公司或合營公司支付之款項為限。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Investments in associates and joint ventures (continued)

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 "Impairment of Assets" as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

When the Group ceases to have significant influence over an associate or a 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. When the Group retains an interest in the former associate and the retained interest is a financial asset within the scope of HKFRS 9/HKAS 39, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the associate or joint venture, and the fair value of any retained interest and any proceeds from disposing the relevant interest in the associate or joint venture 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.

### 3. 主要會計政策(續)

#### 於聯營公司及合營公司之投資(續)

於被投資方成為一家聯營公司或一間合營公司當日，對聯營公司或合營公司的投資採用權益法入賬。於收購一間聯營公司或一間合營公司的投資時，投資成本超過本集團分佔該被投資方可識別資產及負債公平值淨額的任何部分乃確認為商譽，並計入投資之賬面值。本集團應佔可識別資產及負債的公平值淨額超出投資成本的任何差額，於重新評估後即時於投資被收購之期間於損益確認。

本集團評估是否存在客觀證據顯示於一間聯營公司或合營企業的權益可能存在任何減值。如存在任何客觀證據，投資全數賬面值(包括商譽)根據香港會計準則第36號「資產減值」作為單一資產作減值測試，方法為將可收回金額(使用價值與公平值減出售成本之較高者)與賬面值加以比較。任何已確認之減值虧損構成該投資賬面值的一部分。倘該投資之可收回金額其後增加，則根據香港會計準則第36號確認該減值虧損之撥回。

倘本集團對聯營公司失去重大影響力或對合營公司失去共同影響力，其入賬列作出售被投資方的全部權益，所產生的盈虧於損益確認。倘本集團保留於聯營公司之權益且該保留權益為香港財務申報準則第9號／香港會計準則第39號項下之金融資產，則本集團會於該日按公平值計量保留權益，而公平值則被視為於初步確認時之公平值。於聯營公司或合營公司之賬面值與任何保留權益及出售聯營公司或合營公司之相關權益之所得款項公平值間之差額，會納入出售聯營公司或合營公司之盈虧計算。此外，本集團會將先前在其他全面收入就該聯營公司或合營公司確認之所有金額入賬，基準與該聯營公司或合營公司直接出售相關資產或負債所需基準相同。因此，倘聯營公司或合營公司以往於其他全面收益確認的盈虧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／部分出售相關聯營公司或合營公司時將權益盈虧重新分類至損益(列作重新分類調整)。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Investments in associates and joint ventures (continued)

When a group entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

#### Non-current assets held for sale

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

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

When the Group is committed to a sale plan involving disposal of an investment, in an associate or joint venture, the investment that will be disposed of is classified as held for sale when the criteria described above are met, and the Group discontinues the use of the equity method when the investment is classified as held for sale.

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of their previous carrying amount and fair value less costs to sell.

### 3. 主要會計政策 (續)

#### 於聯營公司及合營公司之投資 (續)

當某集團實體與本集團之聯營公司或合營公司交易時，與該聯營公司或合營公司交易所產生的損益只會在有關聯營公司或合營公司的權益與本集團無關的情況下，方會於本集團的綜合財務報表確認。

#### 待售非流動資產

非流動資產及出售組合在主要透過出售交易而非透過持續使用來收回賬面值時分類為待售。只有在資產 (或出售組合) 可按現況並僅須遵照一般平常出售條款即時出售，而有關出售大有可能落實的情況下，這項條件才告達成。管理層必須致力參與有關出售，預期應自分類日期起計一年內符合確認為出售完成。

當本集團致力參與涉及附屬公司控制權的出售計劃時，該附屬公司的全部資產及負債即在達成上述要求時分類為待售，無論本集團有否在出售後保留其相關附屬公司的非控股權益亦然。

當本集團致力參與涉及聯營公司及合營公司投資的出售計劃時，該投資將在達成上述要求時分類為待售，而本集團在投資分類為待售後不再使用權益法。

分類為待售的非流動資產 (及出售組合) 按其先前賬面值與公平值減出售成本之較低者計量。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Revenue from contracts with customers (upon application of HKFRS 15 in accordance with transitions in note 2)

HKFRS 15 introduces a 5-step approach when recognising revenue:

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

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.

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 and 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.

### 3. 主要會計政策(續)

#### 客戶合約收益(根據附註2所載過渡條文應用香港財務申報準則第15號後)

香港財務申報準則第15號引入收益確認的五個步驟：

- 第1步：確定與客戶的合約
- 第2步：確定合約內的履約義務
- 第3步：釐定交易價格
- 第4步：將交易價格分配至合約內的履約義務
- 第5步：於本集團履行履約義務時(或就此)確認收益

根據香港財務申報準則第15號，本集團於履行履約義務時(或就此)確認收益，即與特定履約義務相關的貨品或服務的「控制權」轉移予客戶時確認收益。

履約責任指一項明確貨品或服務(或一批貨品或服務)或一系列大致相同之明確貨品或服務。

倘符合下列其中一項標準，貨品或服務的控制權在一段時間內轉移，而我們會按一段時間內已完成相關履約責任的進度確認收益：

- 客戶同時收取及耗用由本集團履約所帶來的利益；
- 本集團履約導致創建及提升於本集團履約時由客戶控制的資產；或
- 本集團履約並無產生對本集團有替代用途的資產，且本集團可享有強制執行權，以收回至今已履約部分的款項。



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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Revenue from contracts with customers (upon application of HKFRS 15 in accordance with transitions in note 2) (continued)

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

The revenue of the Group arising from sales of laminates, printed circuit boards and chemicals is recognised at a point in time. Under the transfer-of-control approach in HKFRS 15, revenue from these sales is recognised when customer acceptance has been obtained, which is the point of time when the goods are delivered based on the agreed shipping terms and the location specified by the customers, and when the customer has the ability to direct the use of these products and obtain substantially all of the remaining benefits of these products.

The revenue of the Group arising from sales of properties in the ordinary course of business is recognised at a point in time when the customer obtains control of the respective properties.

Revenue from hotel accommodation is recognised over time.

Revenue from property investment and licence fee income will continue to be accounted for accordance with HKAS 17, whereas dividend income and interest income from investments will be accounted for in accordance with HKFRS 9.

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

#### *Existence of significant financing component*

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

### 3. 主要會計政策(續)

#### 客戶合約收益(根據附註2所載過渡條文應用香港財務申報準則第15號後)(續)

否則，收益於客戶獲得明確商品或服務的控制權時確認。

本集團自銷售覆銅面板、印刷線路板、化工產品所產生的收益乃於某一時間點確認。根據香港財務申報準則第15號的控制權轉移法，該等銷售營業額乃於獲得客戶接受時確認，即按協定運送條款及客戶指定位置交付貨品，以及當客戶有能力主導該等產品的使用及獲得該等產品絕大部分餘下利益的時間點。

本集團於日常業務過程中銷售物業產生的收益於客戶獲得有關物業的控制權之時間點予以確認。

酒店住宿的收益隨時間確認。

物業投資收益及授權費收入將繼續按照香港會計準則第17號入賬，其中投資的股息收入及利息收入將根據香港財務申報準則第9號入賬。

合約負債指本集團向客戶轉讓本集團已收取代價(或應自客戶收取代價金額)的貨品、物業或服務的責任。

#### *存在重大融資部分*

釐定交易價時，倘協定之付款時間(明示或暗示)為客戶或本集團提供有關向客戶轉讓貨品或服務之重大融資利益，本集團會就貨幣時間價值之影響調整承諾代價金額。於該等情況下，合約即包含重大融資部分。不論融資承諾是否明確列於合約或隱含在合約訂約方協定之付款條款中，均可能存在重大融資部分。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Revenue from contracts with customers (upon application of HKFRS 15 in accordance with transitions in note 2) (continued)

*Existence of significant financing component (continued)*

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

For advance payments received from customers before the transfer of the associated goods, properties or services in which the Group adjusts for the promised amount of consideration for a significant financing component, the Group applies a discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. The relevant interest expenses during the period between the advance payments were received and the transfer of the associated goods and services are accounted for on the same basis as other borrowing costs.

#### Revenue recognition (prior to 1 January 2018)

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

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.

#### Goods, services, interests and dividends

Revenue from the sale of goods other than sales of properties is recognised when the goods are delivered and titles have passed.

Revenue from sale of properties in the ordinary course of business is recognised when the respective properties have been completed and the Group has transferred to the buyer the significant risks and rewards of ownership of the properties. Deposits and instalments received from purchasers prior to meeting the above criteria for revenue recognition are included in the consolidated statement of financial position under current liabilities as 'deposits received from pre-sale of residential units'.

### 3. 主要會計政策(續)

#### 客戶合約收益(根據附註2所載過渡條文應用香港財務申報準則第15號後)(續)

*存在重大融資部分(續)*

對於付款與轉讓相關貨品、物業或服務相隔期間不足一年之合約，本集團應用可行權宜之計，而不就任何重大融資部分調整交易價。

就於轉移本集團已就任何重大融資部分而調整已承諾之代價金額之相關貨品、物業或服務前自客戶收取之預付款項而言，本集團應用將於本集團與客戶之間於合約開始之獨立融資交易中反映之折現率。預收款項與轉讓相關貨品及服務兩者期間之有關利息開支，使用與借貸成本相同的基準入賬。

#### 營業額確認(二零一八年一月一日前)

營業額乃按已收或應收代價之公平值計算，並扣除估計客戶退貨、回贈及其他類似津貼。

營業額可可靠地計量；倘未來經濟利益流入本集團且當本集團各業務達成特定標準時，方會確認營業額，概述如下。

#### 貨品、服務、利息及股息

除銷售物業外，銷售貨品所得營業額在貨品交付及所有權轉移時確認。

於一般業務過程中銷售物業的營業額在該等物業完成及本集團將物業擁有權的重大風險及回報轉移予買家時確認。在達致上述營業額確認條件前自買方收取的訂金及分期付款計入綜合財務狀況表的流動負債「預售住宅單位所收訂金」一項。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Revenue recognition (prior to 1 January 2018) (continued)

##### Goods, services, interests and dividends (continued)

Service income from drilling services is recognised when services are provided.

Revenue from hotel accommodation are recognised upon the provisions of the accommodation services. Revenue from food and beverages sales and other ancillary services are recognised upon the provision of goods and services.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Licence fee income is recognised on a straight-line basis over the term of the relevant licence agreement.

Dividend income from investments is recognised when the rights to receive payment have been established.

#### Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values. Gains or losses arising from changes in the fair value of investment properties 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 and 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 year in which the item is derecognised.

### 3. 主要會計政策(續)

#### 營業額確認(二零一八年一月一日前)(續)

##### 貨品、服務、利息及股息(續)

鑽孔服務之服務收入於提供服務時確認。

酒店住宿的收益於提供住宿服務時予以確認。餐飲銷售及其他配套服務的收益於提供貨品及服務時予以確認。

利息收入乃根據未償還本金及適用實際利率按時間分攤基準累計，有關利率乃將估計未來所收現金按金融資產估計可使用年期準確折現至於初步確認時資產賬面淨值之利率。

授權使用費收入在相關授權使用協議年內，以直線法確認。

投資之股息收入於股東收取該等股息之權利獲確立時確認。

#### 投資物業

投資物業乃持作賺取租金及／或資本增值之物業。

投資物業乃初步按成本計量，包括任何直接應佔開支。於初步確認後，投資物業按公平值計量。投資物業公平值變動產生之盈虧計入其產生期間之損益內。

投資物業於出售后，或當永久停止使用該投資物業，及預期出售不會產生未來經濟利益時剔除確認。剔除確認該物業所產生之任何盈虧乃按出售所得款項淨額與該資產賬面值間之差額計算，並計入剔除確認項目年度之損益內。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Properties held for development

Properties held for development for sale in the future are stated at the lower of cost and net realisable value.

Costs relating to the development of properties, comprising prepaid lease payments for lands and development costs, are included in properties held for development until such time when they are completed.

The Group transfers properties held for development for sale to investment properties when there is a change of intention to hold the properties to earn rentals or/and for capital appreciation rather than for sale in the ordinary course of business. Any difference between the fair value at the date of transfer and its previous carrying amount of the properties is recognised in profit or loss.

The Group transfers properties held for development for sale to properties, plant and equipment when there is a change of intention to hold the properties for the Group's own use rather than for sale in the ordinary course of business. Its previous carrying amount of the properties becomes the deemed cost upon transfers to properties, plant and equipment.

#### Properties, plant and equipment

Properties, plant and equipment including buildings held for use in the production or supply of goods or services, or for administrative purposes (other than properties, plant and equipment under construction as described below) are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Properties in the course of construction for production, supply or administrative purposes, are carried at cost less any recognised impairment loss. Costs include professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy. Such properties are classified to the appropriate category of properties, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

### 3. 主要會計政策(續)

#### 待發展物業

未來待售待發展物業按成本及可變現淨值兩者之較低者列賬。

發展物業相關之成本(包括土地之預付租賃款項及發展成本)將計入待發展物業，直至完成發展為止。

當本集團意向有變，由日常業務過程中出售改為持有物業以賺取租金或/及資本增值時，本集團將待售待發展物業轉撥至投資物業。於轉撥日期公平值與物業以往賬面值之間的差額，在損益確認。

當本集團意向有變，由日常業務過程中出售改為持有物業自用時，本集團將待售待發展物業轉撥至物業、廠房及設備。物業以往賬面值成為視作轉撥至物業、廠房及設備後的成本。

#### 物業、廠房及設備

物業、廠房及設備(如下文所述，包括持作用於生產或供應貨品或服務或作行政用途的樓宇，但不包括在建物業、廠房及設備)，乃按成本減其後累計折舊及其後累計減值虧損(如有)在綜合財務狀況表列賬。

為生產、供應或行政用途在建之物業按成本減任何已確認減值虧損列賬。成本包括專業費用，就合資格資產而言，包括根據本集團會計政策資本化的借貸成本。該等物業在竣工及可作擬定用途時分類為物業、廠房及設備之適當類別。該等資產在可作擬定用途時按其他物業資產之相同基準開始計提折舊。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Properties, plant and equipment (continued)

If an item of properties, plant and equipment becomes an investment property because its use has changed as evidenced by end of owner-occupation, any difference between the carrying amount and the fair value of that item (including the relevant prepaid lease payments) at the date of transfer is recognised in other comprehensive income and accumulated in property revaluation reserve. On the subsequent sale or retirement of the asset, the relevant revaluation reserve will be transferred directly to retained profits.

Depreciation is recognised so as to write off the cost of assets (other than properties, plant and equipment under construction) less their 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.

An item of properties, 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 or retirement of an item of properties, 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.

#### Licensed properties, plant and equipment

Licensed properties, plant and equipment (included in properties, plant and equipment) held to earn licence fee income are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and any accumulated impairment losses, if any.

Depreciation is recognised as to write off the cost of items of licensed properties, plant and equipment less their residual values over their estimated useful lives using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

### 3. 主要會計政策(續)

#### 物業、廠房及設備(續)

在擁有人佔用完結時，以此證明物業、廠房及設備項目用途改變，成為投資物業，該項目賬面值與於該轉撥日公平值(包括相關預付租賃款項)之間的差額在其他全面收益確認，並在物業重估儲備累計。其後出售或報廢資產時，相關重估儲備直接轉撥至保留溢利。

資產(不包括在建物業、廠房及設備)之折舊乃減去剩餘價值後，根據其估計可使用年期，以直線法撇銷其成本予以確認。估計可使用年期、剩餘價值及折舊方法於各報告期間結束當日予以檢討，估計如有任何變動，其影響在日後入賬。

物業、廠房及設備項目於出售或預期持續使用該資產不會產生未來經濟利益時剔除確認。出售或報廢物業、廠房及設備項目所產生的任何盈虧為該資產出售所得款項與賬面值之間的差額，該差額在損益中確認。

#### 授權使用物業、廠房及設備

持作賺取授權使用費的授權使用物業、廠房及設備(計入物業、廠房及設備)，乃按成本減其後累計折舊及任何累計減值虧損(如有)在綜合財務狀況表列賬。

授權使用物業、廠房及設備項目之折舊乃根據其估計可使用年期，於扣減其剩餘價值後，以直線法撇銷其成本予以確認。估計可使用年期、剩餘價值及折舊方法於各報告期間結束當日予以檢討，估計如有任何變動，其影響在日後入賬。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Intangible assets

##### *Intangible assets acquired in a business combination*

Intangible assets acquired in a business combination are recognised separately from goodwill and are initially recognised at their fair value at the acquisition date (which is regarded as their cost).

Subsequent to initial recognition, intangible assets acquired in a business combination with finite useful lives are reported at costs less accumulated amortisation and any accumulated impairment losses, on the same basis as intangible assets that are acquired separately. Intangible assets acquired in a business combination with indefinite useful lives are carried at cost less any subsequent accumulated impairment losses.

##### *Derecognition of intangible assets*

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

#### Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are determined on a weighted average method. Net realisable value represents the estimated selling price for inventories less all estimated costs of completion and costs necessary to make the sale.

#### Licenced inventories

Licenced inventories shown as either other non-current assets or other current assets in the consolidated statement of financial position are stated at cost less impairment, if any.

### 3. 主要會計政策(續)

#### 無形資產

##### *於業務合併中收購之無形資產*

業務合併中收購之無形資產與商譽分開確認，初步按其於收購日期之公平值(被視作其成本)確認。

於初步確認後，於業務合併中收購之具有限可使用年期之無形資產按與單獨收購之無形資產相同之基準，以成本減累計攤銷及任何累計減值虧損呈報。於業務合併中收購之具無限可使用年期之無形資產按成本減任何其後累計減值虧損列賬。

##### *無形資產之剔除確認*

無形資產於出售時或預計使用或出售該資產並無未來經濟利益時剔除確認。剔除確認無形資產所產生之收益及虧損，按該資產之出售所得款項淨額與其賬面值之差額計量，在資產剔除確認時於損益確認。

#### 存貨

存貨按成本或可變現淨值兩者中之較低者入賬。存貨成本按加權平均法計算。可變現淨值指存貨估計售價減估計完成所需之全部成本以及銷售所需之成本。

#### 授權使用存貨

授權使用存貨在綜合財務狀況表按成本減減值(如有)列為其他非流動資產或其他流動資產。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Impairment losses on tangible, intangible assets other than goodwill (see the accounting policies in respect of goodwill)

At the end of the reporting period, the Group reviews the carrying amounts of its tangible, intangible assets with finite useful lives to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss, if any.

The recoverable amount of tangible and intangible assets are estimated individually, when it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

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

If the recoverable amount of an asset (or a CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or a CGU) is reduced to its recoverable amount. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a CGU) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a CGU) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 3. 主要會計政策(續)

#### 有形及無形資產之減值虧損(商譽除外(請參閱有關商譽之會計政策))

於報告期間結束當日，本集團須審閱其有限可使用年期有形及無形資產之賬面值，以確定是否有任何跡象顯示該等資產出現減值虧損。倘出現任何有關跡象，則估計資產可收回金額，以釐定減值虧損的幅度(如有)。

有形及無形資產的可收回金額個別估計，倘不能估計單一資產的可收回金額，則本集團會估計其資產所屬現金產生單位的可收回金額。於可識別合理和一貫分配基準的情況下，企業資產亦會被分配到個別現金產生單位，否則或會被分配到可合理地及按一貫分配基準而識別的最小的現金產生單位組別中。

可收回金額為公平值減出售成本或使用價值之較高者。評估使用價值時，估計未來現金流量乃使用稅前貼現率折現至其現值，該貼現率反映目前市場對資金時間值之評估以及估計未來現金流量未經調整之資產(或現金產生單位)的獨有風險。

倘某項資產(或現金產生單位)之可收回金額估計低於其賬面值，則該項資產(或現金產生單位)之賬面值須削減至其可收回金額。於分配減值虧損時，首先分配減值虧損以減少任何商譽的賬面值(如適用)，然後按比例根據該單位各資產的賬面值分配至其他資產。資產賬面值不得減少至低於其公平值減出售成本(如可計量)、其使用價值(如可計量)及零之中的最高值。已另行分配至資產之減值虧損數額按比例分配至該單位其他資產。減值虧損即時在損益中確認。

倘日後撥回減值虧損，有關資產(或現金產生單位)之賬面值須增至其經重新估計之可收回金額，惟增加之賬面值不得超出倘有關資產(或現金產生單位)並無於以往年度確認任何減值虧損所應釐定之賬面值。撥回之減值虧損即時於損益確認。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Leases

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 and licence fee income are recognised on a straight-line basis over the term of the relevant lease and licence agreement. Other than investment properties measured under fair value model, such costs are recognised as an expense on a straight-line basis over the lease term.

##### *The Group as lessee*

Operating lease payments, including the cost of acquiring land held under operating leases, are recognised as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

##### *Leasehold land and building*

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 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, unless it is clear that both elements are operating leases in which case the entire property is accounted as an operating lease. Specifically, the entire consideration (including any lump-sum upfront payments) are allocated between the leasehold 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 relevant payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as "prepaid lease payments" in the consolidated statement of financial position and is amortised over the lease term on a straight-line basis except for those that are classified and accounted for as investment properties under the fair value model. When the 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.

### 3. 主要會計政策(續)

#### 租約

當租約條款將涉及擁有權之絕大部分風險及回報轉讓予承租人時，該租約乃分類為融資租約。所有其他租約均分類為經營租約。

##### *由本集團出租*

經營租約之租金收入及授權使用費收入乃按相關租約及授權使用協議以直線法確認。除投資物業根據公平值模式測量外，該等成本按租約年期以直線法確認為開支。

##### *由本集團承租*

經營租約付款(包括收購於經營租約項下收購土地的成本)於租約年期以直線法確認為開支，惟另一系統基準更能代表消耗租賃資產帶來經濟利益之時間模式除外。

##### *租約土地和樓宇*

當租賃包括土地及樓宇部分，本集團需要評估各部分擁有權的風險與回報是否絕大部分轉移至本集團，以把各部分劃分，如該等部分明顯為經營租約，整項物業分類為經營租約。尤其是，全部代價(包括任何一次性預付款)在初步確認時，按租約權益於租賃土地項目及樓宇項目之間的相關公平值比例在兩者間予以分配。

租賃款項能夠可靠地分配時，入賬列為經營租約的租約土地權益應在綜合財務狀況表中列為「預付租賃款項」，按直線法在租賃期間攤銷，惟分類為並以公平值模式列作投資物業者除外。當款項不能夠在租賃土地和樓宇部分之間可靠地分配時，整項物業一般視為融資租約，並作為租賃土地列賬。



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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Leases (continued)

##### *Leasehold land and building (continued)*

The Group transfers prepaid lease payments to properties held for development when there is a change of intention to hold the properties for the Group's redevelopment rather than owner occupation. The previous carrying amount of the prepaid lease payments becomes the cost of properties held for development upon the date of transfer.

#### Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange 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 at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of the reporting period. Income and expenses are translated at the average exchange rates for the year. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of translation reserve (attributed to non-controlling interests as appropriate).

### 3. 主要會計政策(續)

#### 租約(續)

##### *租約土地和樓宇(續)*

當意向轉變為持有該等物業作本集團重建而非業主自用，本集團轉撥預付租賃款項至待發展物業。預付租賃款項的過往賬面值於轉撥日期後成為待發展物業的成本。

#### 外幣

編製各個別集團實體之財務報表時，以該實體之功能貨幣以外貨幣(外幣)進行之交易乃按交易日期當時之匯率確認。於報告期間結束當日，以外幣列值之貨幣項目以該日之匯率重新匯兌。按公平值列賬且按外幣列值之非貨幣項目乃按釐定公平值當日匯率重新匯兌。以外幣按歷史成本計量之非貨幣項目不予重新匯兌。

因結算貨幣項目及重新換算貨幣項目所產生之匯兌差額會於產生期間在損益中確認。

就呈列綜合財務報表而言，本集團海外業務之資產及負債均按報告期間結束當日匯率匯兌為本集團之呈報貨幣(即港元)。收入及開支項目乃按年內平均匯率匯兌。所產生匯兌差額(如有)於其他全面收益確認，並於權益以匯兌儲備名目(歸入非控股權益(如適用))累計。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Foreign currencies (continued)

On the disposal of a foreign operation (that is a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, or a partial disposal of an interest in a joint arrangements or an associate that includes a foreign operation of which the retained interest becomes a financial asset), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss.

In addition, in relation to a partial disposal of a subsidiary that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (i.e. partial disposals of associates or joint arrangements that do not result in the Group losing significant influence or joint control), the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

Goodwill and fair value adjustments on identifiable assets acquired arising on an acquisition of a foreign operation before 1 January 2005 is treated as non-monetary foreign currency items of the acquirer and reported using the historical cost prevailing at the date of acquisition.

#### 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 sales, 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 in profit or loss in the period in which they are incurred.

### 3. 主要會計政策(續)

#### 外幣(續)

出售海外業務時(即出售本集團海外業務之全部權益,或出售涉及喪失擁有海外業務之附屬公司之控制權,或出售部分於擁有海外業務的合營安排或聯營公司的權益(該保留權益計入金融資產)),本公司持有人應佔該業務之所有累計於權益中之匯兌差額,則重新分類至損益。

另外,部分出售但未導致本集團失去控制權的附屬公司,其累計匯兌差額按相應比例再次計入非控股權益,不會於損益確認。至於所有其他部分出售(即部分出售聯營公司或合營安排,而不會導致本集團喪失重大影響力或共同控制權),累計匯兌差額按比例重新分類至損益。

於二零零五年一月一日前因收購海外業務而產生之商譽及就收購可識別資產作出公平值調整被視為收購方之非貨幣外幣項目,以收購當日之歷史成本呈報。

#### 借貸成本

與收購、建造或生產合資格資產(需一段長時間方可作擬定用途或可供銷售的資產)直接有關之借貸成本均加至該等資產之成本,直至該等資產大致可作其擬定用途或可供銷售為止。

特定借貸中,在其應用於合資格的資產之前所作的臨時投資所賺取的投資收入,須於合資格資本化的借貸成本中扣除。

所有其他借貸成本均於產生期間於損益中確認。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Retirement benefit costs

Payments to defined contribution retirement benefit plans, state-managed retirement benefit schemes and the Mandatory Provident Fund Schemes are recognised as an expense when employees have rendered service entitling them to the contributions.

#### Short-term and other long-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Group in respect of services provided by employees up to the reporting date. Any changes in the liabilities' carrying amounts resulting from service cost, interest and remeasurements are recognised in profit or loss except to the extent that another HKFRS requires or permits their inclusion in the cost of an asset.

#### Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation 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.

### 3. 主要會計政策(續)

#### 退休福利成本

向定額供款退休福利計劃、國家管理退休福利計劃及強積金計劃支付之供款均於僱員提供服務致使其有權獲得有關供款時以開支形式確認。

#### 短期及其他長期僱員福利

短期僱員福利在僱員提供服務期間按預期就服務所支付的福利未折現金額確認。所有短期僱員福利確認為開支，除非另一項香港財務申報準則規定或許可將福利計入資產成本中。

僱員就工資、薪金、年假及病假應計之福利在扣減任何已付金額後確認為負債。

就其他長期僱員福利確認的負債按預計本集團就僱員直至報告日期提供的服務而估計的未來現金流出的現值計量。服務成本、利息及重新計量造成負債的賬面值之任何變動於損益內確認，惟另一項香港財務申報準則規定或許可將福利計入資產成本內則除外。

#### 稅項

所得稅開支指現時應繳稅項及遞延稅項之總和。

現時應繳稅項乃按本年度應課稅溢利計算。應課稅溢利與除稅前溢利不同，基於在其他年度應課稅或可扣稅收入或開支以及從未課稅或扣稅之項目。本集團之即期稅項負債乃按報告期間結束當日已頒佈或實際已頒佈之稅率計算。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Taxation (continued)

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

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates and interests in 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.

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 rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### 3. 主要會計政策(續)

#### 稅項(續)

遞延稅項乃根據綜合財務報表資產及負債賬面值與計算應課稅溢利所採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，而遞延稅項資產一般在可能出現可利用臨時差額扣稅之應課稅溢利時就所有可扣減臨時差額確認。因業務合併以外交易初步確認資產及負債且不影響應課稅溢利亦不影響會計溢利而引致之臨時差額，則不會確認遞延稅項資產及負債。此外，不會就因初步確認商譽而引致之臨時差額確認遞延稅項負債。

遞延稅項負債乃按與於附屬公司及聯營公司之投資及合營公司權益有關之應課稅臨時差額而確認，惟若本集團可控制臨時差額之撥回及臨時差額有可能不會於可見將來撥回之情況則除外。與該等投資及權益相關的可扣減臨時差額所產生的遞延稅項資產，僅在可能出現可利用臨時差額扣稅之足夠應課稅溢利時，並預期於可見將來撥回時確認。

遞延稅項資產之賬面值於各報告期間結束當日作檢討，並在沒可能會有足夠應課稅溢利收回全部或部分資產時加以遞減。

根據報告期間結束當日已頒佈或實際已頒佈之稅率(及稅法)，遞延稅項資產及負債按負債清償或資產變現期間預期適用之稅率計量。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Taxation (continued)

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

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

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.

#### 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.

### 3. 主要會計政策(續)

#### 稅項(續)

遞延稅項負債及資產之計量反映本集團預期於報告期間結束當日將出現的稅務後果，以收回資產或清償負債之賬面值。

就計量以公平值模式計量投資物業之遞延稅項而言，假定該等物業之賬面值可從出售中全數收回，除非假定被駁回則另作別論。當投資物業折舊，並按業務模式持有該等物業，其目的是隨時間耗用投資物業所包含的絕大部分經濟利益（而並非透過出售），該假定被駁回。

當有合法執行權利許可將即期稅項資產與即期稅項負債抵銷，且與同一稅務機關徵收之所得稅有關且本集團擬按淨額基準結算其即期稅項資產及負債時，則遞延稅項資產及負債可互相對銷。

即期及遞延稅項於損益確認，惟當與其他全面收益確認或直接於權益確認之項目有關時，在此情況下，即期及遞延稅項亦會分別於其他全面收益確認或直接於權益確認。當業務合併初始會計處理時產生即期稅項或遞延稅項，稅項影響計入該業務合併的會計處理中。

#### 金融工具

當集團實體成為工具訂約條文之訂約方時，會確認金融資產及金融負債。所有日常買賣之金融資產於交易日確認及剔除確認。日常買賣之金融資產指須根據市場規則或慣例訂立之時間內交收資產之買賣。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15 since 1 January 2018. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and 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 and 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 income from debt instruments at FVTOCI and dividend income from equity instruments which are derived from the Group's ordinary course of business are presented as revenue. Interest income from bank balances and deposits are included in other income, gain and losses.

#### Financial assets

*Classification and subsequent measurement of financial asset (upon application of HKFRS 9 in accordance with transition 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 hold financial assets in order 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.

### 3. 主要會計政策(續)

#### 金融工具(續)

金融資產及金融負債初步按公平值計算(自二零一八年一月一日起根據香港財務申報準則第15號初步計量的客戶合約產生貿易應收賬款除外)。因收購或發行金融資產及金融負債(按公平值計入損益的金融資產及金融負債除外)而直接應佔之交易成本於初步確認時,按適用情況加入或扣自該項金融資產或金融負債之公平值。因收購按公平值計入損益之金融資產及金融負債而直接應佔之交易成本,會即時於損益確認。

實際利率法是一種計算金融資產或金融負債攤銷成本與相關期間分派利息收入及利息支出之方法。實際利率是於金融資產或金融負債的估計可使用年期或(如適用)更短期間將估計未來現金收入及付款(包括所有已付或已收並構成實際利率一部分之費用、交易成本及其他溢價或折價)精確折現至初步確認時之賬面淨值之比率。

於本集團日常業務過程中來自按公平值計入其他全面收益的債務工具的利息收入及來自權益工具的利息收入呈列為營業額。銀行結餘及存款利息收入計入其他收入、收益及虧損。

#### 金融資產

*金融資產分類及後續計量(根據附註2所載過渡條文應用香港財務申報準則第9號後)*

符合下列條件的金融資產隨後按攤銷成本計量:

- 持有金融資產的業務模式是以此收取合約現金流量為目標;及
- 合約條款規定,於特定日期產生的現金流量僅為對本金及未償還本金的利息的支付。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

*Classification and subsequent measurement of financial asset (upon application of HKFRS 9 in accordance with transition in note 2) (continued)*

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

- the financial asset is held within a business model whose objective is achieved by both 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.

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.

- (i) Amortised cost and interest income  
Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost and debt instruments subsequently measured at FVTOCI. 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. 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.

### 3. 主要會計政策(續)

#### 金融工具(續)

##### 金融資產(續)

*金融資產分類及後續計量(根據附註2所載過渡條文應用香港財務申報準則第9號後)(續)*

符合下列條件的金融資產隨後按公平值計入其他全面收益：

- 持有金融資產的業務模式同時以收取合同現金流量及出售為目標；及
- 合約條款規定，於特定日期產生的現金流量僅為對本金及未償還本金的利息的支付。

所有其他金融資產後續按公平值計入損益(「按公平值計入損益」)，惟於首次應用日期／金融資產初始確認時，如權益投資既非持作交易性目的，亦非香港財務申報準則第3號業務合併規範的業務合併中收購方確認的或有對價，本集團可不可撤回地選擇將該權益投資公平值的後續變動於其他全面收益(「其他全面收益」)呈列。

此外，如將符合以攤銷成本計量或按公平值計入其他全面收益標準的金融資產指定為按公平值計入損益能消除或顯著減少會計錯配，本集團可不可撤回地作出該指定。

- (i) 攤銷成本及利息收入  
對於後續按攤銷成本計量的金融資產及後續按公平值計入其他全面收益的債務工具，利息收入使用實際利率法確認。利息收入通過對金融資產的賬面總值應用實際利率計算，惟其後出現信用減值的金融資產除外。就其後出現信用減值的金融資產而言，利息收入自下個報告期起通過對金融資產的攤銷成本應用實際利率確認。倘已發生信用減值金融工具的信用風險得以改善，使金融資產不再信用減值，利息收入通過對釐定資產不再信用減值後的報告期初金融資產的賬面總值應用實際利率確認。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

*Classification and subsequent measurement of financial asset (upon application of HKFRS 9 in accordance with transition in note 2) (continued)*

(ii) Debt instruments classified as at FVTOCI

Subsequent changes in the carrying amounts for debt instruments classified as at FVTOCI as a result of interest income calculated using the effective interest method, and foreign exchange gains and losses are recognised in profit or loss. All other changes in the carrying amount of these debt instruments are recognised in OCI and accumulated under the heading of investment revaluation reserve. Impairment allowances are recognised in profit or loss with corresponding adjustment to OCI without reducing the carrying amounts of these debt instruments. The amounts that are recognised in profit or loss are the same as the amounts that would have been recognised in profit or loss if these debt instruments had been measured at amortised cost. When these debt instruments are derecognised, the cumulative gains or losses previously recognised in OCI are reclassified to profit or loss.

(iii) Equity instruments designated as at FVTOCI

Investments in equity instruments at FVTOCI, are initially measured at fair value plus transaction costs. Subsequently, they are 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 retained profits.

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

### 3. 主要會計政策(續)

#### 金融工具(續)

##### 金融資產(續)

*金融資產分類及後續計量(根據附註2所載過渡條文應用香港財務申報準則第9號後)(續)*

(ii) 按公平值計入其他全面收益的債務工具

因使用實際利率法計算的利息收入導致的分類為按公平值計入其他全面收益的債務工具的後續賬面價值變動及匯兌損益於損益確認。該等債務工具賬面價值的所有其他變動於其他全面收益確認，並於投資重估儲備下累計。減值撥備於損益確認，並對其他全面收益作出相應調整，不減少該等債務工具的賬面值。於損益確認的金額與倘若該等債務工具按攤銷成本計量時於損益確認的金額相同。當該等債務工具終止確認時，早前於其他全面收益確認的累計收益或虧損重新分類至損益。

(iii) 指定為按公平值計入其他全面收益的權益工具

按公平值計入其他全面收益的權益工具投資，初始按公平值加交易成本計量。隨後，其按公平值計量，因公平值變動產生的收益及虧損於其他全面收益確認並於投資重估儲備下累計；毋須進行減值評估。累計收益或虧損不會於處置權益投資時重新分類至損益，將轉入未分配利潤。

在本集團收取股息的權利確立時，該等權益工具投資的股息於損益確認，除非股息明確為收回部分投資成本。股息計入收益內。



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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

*Classification and subsequent measurement of financial asset (upon application of HKFRS 9 in accordance with transition in note 2) (continued)*

- (iv) 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.

*Impairment of financial assets (upon application 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 receivables, other receivables, debt instruments at FVTOCI and bank balances). 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. Assessments are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables. The ECL on these assets are assessed individually and/or collectively using a provision matrix with appropriate groupings.

For all other instruments, 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.

### 3. 主要會計政策(續)

#### 金融工具(續)

##### 金融資產(續)

*金融資產分類及後續計量(根據附註2所載過渡條文應用香港財務申報準則第9號後)(續)*

- (iv) 按公平值計入損益的金融資產  
不符合按攤銷成本計量或按公平值計入其他全面收益或指定為按公平值計入其他全面收益的金融資產，按公平值計入損益。

按公平值計入損益的金融資產於各報告期末按公平值計量，任何公平值收益或虧損於損益確認。於損益確認之收益或虧損淨額不包括從該金融資產賺取之任何股息或利息。

*金融資產減值(根據附註2所載過渡條文應用香港財務申報準則第9號後)*

本集團根據香港財務申報準則第9號須減值的金融資產確認預期信貸虧損撥備，包括貿易應收賬款、其他應收賬款、按公平值計入其他全面收益的債務工具及銀行結餘。預期信貸虧損的金額於各報告日更新，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將因相關工具預計存續期內所有可能違約事件而導致的預期信貸虧損。12個月預期信貸虧損指預計因報告日期後12個月內可能出現的違約事件導致的全期預期信貸虧損的一部分。評估基於本集團的過往信用損失經驗作出，並就債務人特定因素、整體經濟狀況及報告日期現行狀況的評估及未來狀況預測而作出調整。

本集團始終就貿易應收賬項確認全期預期信貸虧損。該等資產的預期信貸虧損進行單項評估及／或使用適當分組的撥備矩陣組合評估。

就所有其他工具而言，本集團計量等於12個月預期信貸虧損的減值撥備，除非自初始確認起信用風險顯著增加，則本集團確認全期預期信貸虧損。對是否應確認全期預期信貸虧損的評估，基於自初始確認起發生違約的可能性或風險顯著增加。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

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

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

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

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

### 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所載過渡條文應用香港財務申報準則第9號後)(續)*

- (i) 信用風險顯著增加
- 在評估自初始確認起信用風險是否顯著增加時，本集團將金融工具於報告日發生違約的風險與金融工具於初始確認日期發生違約的風險進行比較。在作出本評估時，本集團考慮合理並有支持的定量及定性資料，包括過往經驗及無需付出不必要的額外成本或努力即可獲得的前瞻性信息。

具體而言，在評估信用風險是否顯著增加時考慮以下信息：

- 金融工具外部(如有)或內部信貸評級的實際或預期的顯著轉差；
- 信貸風險的外部市場指數顯著轉差，如信貸息差大幅上升、債務人信貸違約掉期價格顯著上升；
- 預期將導致債務人履行其償債義務的能力顯著下降的業務、財務或經濟狀況的現有或預測的不利變化；
- 債務人經營成果的實際或預期的顯著轉差；
- 導致債務人履行其償債義務的能力顯著下降的債務人所處的監管、經濟或技術環境的實際或預期的顯著不利變化。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

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

(i) Significant increase in credit risk (continued)

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

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

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.

(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 collaterals 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 reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

### 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所載過渡條文應用香港財務申報準則第9號後)(續)*

(i) 信用風險顯著增加(續)

不論上述評估的結果如何，本集團假設當合約付款已逾期超過30日，則自初始確認起金融資產信用風險已顯著增加，除非本集團有合理和支持資料顯示並非如此。

儘管存在上述情況，倘債務工具於報告日期只具有低信用風險，本集團假設債務工具的信用風險自初始確認起並未顯著增加。倘 i) 其違約風險偏低，ii) 借方有強大能力於短期滿足其合約現金流量責任，及iii) 較長期的經濟及業務狀況存在不利變動，未必削弱借方履行其合約現金流量義務的能力，則債務工具的信用風險會被釐定為偏低。當債務工具的內部或外部信用評級為「投資級別」(按照全球理解的釋義)，則本集團會視該債務工具的信用風險偏低。

本集團定期監控用以確定信貸風險曾否顯著增加的標準的有效性，並於適當時候作出修訂，從而確保有關標準能夠於款項逾期前確定信貸風險顯著增加。

(ii) 違約定義

就內部信貸風險管理而言，本集團認為，倘若內部生成或自外部來源獲得的資料顯示債務人不太可能向其債權人(包括本集團)悉數付款(不考慮本集團持有的任何抵押品)，則發生違約事件。

無論上述情形如何，本集團認為，倘若金融資產逾期超過90日，則發生違約事件，除非本集團有合理有據資料能說明更寬鬆的違約標準更為合適，則作別論。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

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

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

### 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所載過渡條文應用香港財務申報準則第9號後)(續)*

- (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) 發行人或借款人發生重大財務困難；
  - (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有關之經濟或合約原因，向借款人授出放款人在其他情況下不會考慮授出之優惠；
  - (d) 債務人很可能破產或進行其他財務重組；或
  - (e) 因財務困難，該金融資產無法在活躍市場繼續交易。
- (iv) 撤銷政策
- 倘有資料顯示對手方面對嚴重財務困難，且實際上並無收回款項的前景(如對手方被清盤或進入破程訴訟)，本集團會撤銷金融資產。於適當時，在考慮法律意見後，本集團可能仍會根據收款程序處理被撤銷的金融資產。撤銷構成取消確認事項。隨後收回的任何款項於損益中確認。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

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

- (v) Measurement and recognition of ECL
- The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data 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.

Where ECL is measured on a collective basis, the financial instruments are grouped on the basis below:

- Nature of financial instruments (i.e. the Group's trade receivables, debt instruments at FVTOCI, bank balances and other receivables, are each assessed as a separate group);
- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

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.

### 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所載過渡條文應用香港財務申報準則第9號後)(續)*

- (v) 預期信貸虧損的計量及確認
- 預期信貸虧損的計量取決於違約概率、違約損失率(即如存在違約時的損失程度)及違約風險。對違約概率及違約損失率的評估基於歷史數據,並就前瞻性信息作出調整。預期信貸虧損的估計反映以發生相關違約的風險為權重的無偏概率加權金額。

一般而言,預期信貸虧損為本集團按初始確認時釐定的實際利率貼現,按照合約應收到的所有合約現金流量與本集團預計收到的所有現金流量之間的差額。

倘預期信貸虧損按集體基準計量,則金融工具按以下基準歸類:

- 金融工具的性質(即本集團貿易應收賬款、按公平值計入其他全面收益的債務工具、銀行結餘及其他應收賬款按個別組別進行評核);
- 逾期狀況;
- 債務人的性質、規模及行業;及
- 外部信貸評級(如有)。

歸類工作經管理層定期檢討,以確保各組別成分繼續分擔類似信貸風險特性。

利息收入按金融資產的賬面總值計算,除非金融資產出現信貸減值,在這種情況下,利息收入按金融資產的攤銷成本計算。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

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

- (v) Measurement and recognition of ECL (continued)
- Except for investments in debt instruments that are measured at FVTOCI, the Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables, where the corresponding adjustment is recognised through a loss allowance account. For investments in debt instruments that are measured at FVTOCI, the loss allowance is recognised in OCI and accumulated in the investment revaluation reserve without reducing the carrying amount of these debt instruments.

*Classification and subsequent measurement of financial asset (before application of HKFRS 9 on 1 January 2018)*

The Group's financial assets are classified into loans and receivables and AFS financial assets. 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.

- (i) Loans and receivables
- Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Subsequent to initial recognition, loans and receivables (including trade and other receivables, entrusted loans, bills receivables and bank balances and cash) are measured at amortised cost using the effective interest method, less any impairment losses (see accounting policy on impairment loss on financial assets below).

Interest income is recognised by applying the effective interest rate, except for short term receivables where the recognition of interest would be immaterial.

### 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所載過渡條文應用香港財務申報準則第9號後) (續)*

- (v) 預期信貸虧損的計量及確認 (續)
- 除按公平值計入其他全面收益的債務工具投資外，本集團就所有金融工具通過調整賬面價值而於損益確認減值盈虧，惟貿易應收賬款的相應調整以撥備賬確認除外。就按公平值計入其他全面收益的債務工具投資而言，虧損撥備於其他全面收益確認並於投資重估儲備累計，不減少該等債務工具的賬面價值。

*金融資產分類及隨後計量 (於二零一八年一月一日應用香港財務申報準則第9號前)*

本集團之金融資產分類為貸款及應收賬款以及可供出售金融資產。分類視乎金融資產性質及目的而定，在初始確認時釐定。所有日常買賣之金融資產於交易日確認及剔除確認。日常買賣之金融資產指須根據市場規則或慣例訂立之時間內交收資產之買賣。

- (i) 貸款及應收賬款
- 貸款及應收賬款為在活躍市場上並無報價而具有固定或待定付款之非衍生金融資產。初始確認後，貸款及應收賬款 (包括貿易及其他應收賬款、委託貸款、應收票據，以及銀行結餘及現金) 以實際利率法按攤銷成本減任何減值虧損列賬 (請參閱下文有關金融資產減值虧損之會計政策)。

利息收入乃使用實際利率確認，惟確認利息影響不大的短期應收賬款除外。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

*Classification and subsequent measurement of financial asset (before application of HKFRS 9 on 1 January 2018) (continued)*

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

Equity and debt securities held by the Group that are classified as AFS are measured at fair value at the end of each reporting period except for unquoted equity investments whose fair value cannot be reliably measured. Changes in the carrying amount of AFS debt instruments relating to interest income calculated using the effective interest methods, are recognised in profit or loss. Dividends on AFS equity instruments 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.

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

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

Financial assets are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been affected.

For an AFS equity investment, a significant or prolonged decline in the fair value of that investment below its cost is considered to be objective evidence of impairment.

### 3. 主要會計政策(續)

#### 金融工具(續)

##### 金融資產(續)

*金融資產分類及隨後計量(於二零一八年一月一日應用香港財務申報準則第9號前)(續)*

- (ii) 可供出售金融資產  
可供出售金融資產為非衍生工具，其須指定或非分類為貸款及應收賬款、持至到期投資或按公平值計入損益之金融資產。

除公平值無法可靠計量的無報價權益投資外，本集團持有之權益及債務證券，如分類為可供出售，於報告期間結束當日按公平值計量。與利息收入有關按實際利率法計算之可供出售債務工具之賬面值變動，於損益確認。可供出售投資權益工具之股息於本集團收取股息之權利確立時在損益中確認。可供出售金融資產賬面值之其他變動於其他全面收益確認，並於投資重估儲備項下累計。

可供出售權益投資在活躍市場上並無市場報價而其公平值未能可靠計量，必須以交付無報價權益投資結算按成本減任何於報告期間結束當日已識別減值虧損計算（請參閱下文有關金融資產減值虧損之會計政策）。

*金融資產減值(於二零一八年一月一日應用香港財務申報準則第9號前)*

金融資產於報告期間結束當日獲評估是否存有減值跡象。倘出現客觀證據，即因金融資產初步確認後產生之一項或多項事件，金融資產估計未來現金流量受到影響，則金融資產被視為減值。

就可供出售權益投資而言，該項投資的公平值大幅或長期跌至低於其成本則被視為減值的客觀證據。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

*Impairment of financial assets (before application of HKFRS 9 on 1 January 2018) (continued)*

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 default or delinquency in interest and principal payments; or it becoming probable that the borrower will enter bankruptcy or financial re-organisation; or the disappearance of an active market for that financial asset because of financial difficulties.

Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the average credit period and observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, the amount of 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.

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.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss. When a trade receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to profit or loss.

When an AFS financial asset is considered to be impaired, cumulative gains or losses previously recognised in other comprehensive income are reclassified to profit or loss in the period.

### 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應用香港財務申報準則第9號前)(續)*

就所有其他金融資產而言，減值的客觀證據可能包括發行人或交易對手出現重大財政困難；或違約，如不能履行或拖欠利息及本金款項，或借貸人有可能面臨破產或財務重組；或因財政困難，導致該金融資產於活躍市場消失。

應收賬款組合出現減值的客觀證據包括本集團過往收款經驗、組合內逾期超過平均信貸期之還款數目上升、國家或地區經濟狀況出現明顯變動導致應收賬款未能償還。

就按攤銷成本計值的金融資產而言，減值虧損金額確認為資產的賬面值與估計未來現金流量的現值(以金融資產的原始實際利率折現)間的差額。

就按成本計值的金融資產而言，減值虧損的金額以資產的賬面值與估計未來現金流量的現值(以類似金融資產的當前市場回報率折現)間的差額計量。該等減值虧損不會於其後期間撥回。

所有金融資產的減值虧損會直接於金融資產的賬面值中作出扣減，惟貿易應收賬款除外，其賬面值會透過撥備賬作出扣減。撥備賬內的賬面值變動會於損益中確認。當貿易應收賬款被視為不可收回時，其將於撥備賬內撇銷。於其後重新收回的先前撇銷的款項將計入損益。

當可供出售金融資產被視為減值，以往在其他全面收益確認的累計盈虧在期間內重新分類至損益。



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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial assets (continued)

*Impairment of financial assets (before application of HKFRS 9 on 1 January 2018) (continued)*

For financial assets measured at amortised cost, if, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment losses 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.

Impairment losses on AFS equity investments will not be reversed through profit or loss. Any increase in fair value subsequent to impairment loss is recognised directly in other comprehensive income and accumulated in investment revaluation reserve.

For AFS debt investments, impairment losses are subsequently reversed through profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

##### Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

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

On derecognition of an investment in a debt instrument classified as at FVTOCI upon application of HKFRS 9, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss.

### 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應用香港財務申報準則第9號前)(續)*

就以攤銷成本計量的金融資產而言，倘於隨後期間減值虧損的數額減少，而此項減少可客觀地與確認減值虧損後的某一事件聯繫，則先前確認的減值虧損於損益中予以撥回，惟於撥回減值當日的資產賬面值不得超逾假設未確認減值時的攤銷成本。

可供出售權益投資的減值虧損不會透過損益撥回。減值虧損後公平值的任何增加將直接於其他全面收益中確認，並在投資重估儲備中累計。

就可供出售債務投資而言，倘投資之公平值增加客觀地與確認減值虧損後的某一事件有關，減值虧損於其後透過損益撥回。

##### 剔除確認金融資產

倘從資產收取現金流量之合約權利已到期，或金融資產已轉讓且本集團已將其於金融資產擁有權之絕大部份風險及回報轉移至另一實體，則金融資產將被剔除確認。

於剔除確認按攤銷成本計量之金融資產時，資產賬面值與已收和應收代價之總和兩者間之差額於損益中確認。

應用香港財務申報準則第9號後，於剔除確認分類為按公平值計入其他全面收益的債務工具投資時，先前於投資重估儲備中累計的累計收益或虧損將重新分類至損益。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Derecognition of financial assets (continued)

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 retained profits.

On derecognition of an AFS financial asset, the cumulative gain or loss previously accumulated in the investment revaluation reserve is reclassified to profit or loss.

##### Financial liabilities and equity

###### Classification as debt or equity

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

###### Equity instruments

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

###### Financial liabilities at amortised cost

Financial liabilities including trade and other payables, bills payables and bank borrowings 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 terms of a debt instrument.

### 3. 主要會計政策(續)

#### 金融工具(續)

##### 剔除確認金融資產(續)

應用香港財務申報準則第9號後，於剔除確認本集團初始確認時選擇按公平值計入其他全面收益的權益工具投資時，先前於投資重估儲備中累計的累計收益或虧損並無重新分類至損益，但轉移至保留溢利。

於終止確認可供出售金融資產時，先前於投資重估儲備中累計的累計收益或虧損將重新分類至損益。

##### 金融負債及權益

###### 債務或權益的分類

債務及權益工具按所訂立之合約安排內容，以及金融負債及權益工具之定義而分類為金融負債或權益。

###### 權益工具

權益工具為證明本集團資產剩餘權益(經扣除其所有負債)之任何合約。本公司發行的權益工具按所收取所得款項減直接發行成本確認。

###### 按攤銷成本計量的金融負債

金融負債包括貿易及其他應付賬款、應付票據及銀行借貸乃採用實際利率法其後按攤銷成本計量。

##### 財務擔保合約

財務擔保合約乃規定發出人向持有人支付指定金額，以補償持有人由於指定欠債人未能根據債務工具條款於到期時付款而蒙受的損失。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Financial instruments (continued)

##### Financial guarantee contracts (continued)

Financial guarantee contracts issued by the Group are initially measured at their fair values and are subsequently measured at the higher of:

- (i) the amount of the loss allowance determined in accordance with HKFRS 9 (since 1 January 2018)/HKAS 37 "Provisions, Contingent Liabilities and Contingent Assets" (before application of HKFRS 9 on 1 January 2018); and
- (ii) the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

##### Derecognition of financial liabilities

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

#### Share-based payments

##### Equity-settled share-based payment transactions

*Share options granted to the Directors and employees of the Group*  
Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value of the equity-settled share-based payments determined at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (share options reserve).

### 3. 主要會計政策(續)

#### 金融工具(續)

##### 財務擔保合約(續)

由本集團發出的財務擔保於該日期按公平值初步確認，其後按以下兩者中之較高者計量：

- (i) 根據香港財務申報準則第9號(自二零一八年一月一日起)／香港會計準則第37號「撥備、或然負債及或然資產」(於二零一八年一月一日應用香港財務申報準則第9號前)釐定的虧損撥備金額
- (ii) 初步確認金額減(如適當)於擔保期間確認的累計攤銷。

##### 剔除確認金融負債

倘本集團之責任獲解除、註銷或到期，本集團方會剔除確認金融負債。剔除確認之金融負債賬面值與已付及應付代價之差額於損益中確認。

#### 以股份形式付款交易

##### 以權益結算的股份形式付款交易

*授予本集團董事及僱員之購股權*  
以權益結算的股份形式付款予員工的款項及其他提供的類似服務按授出日期權益工具之公平值計量。

於授出日期不計及所有非市場歸屬條件而釐定的以股份形式付款的公平值於歸屬期內根據本集團對最終將會歸屬之股權工具之估計，按直線法支銷，且於權益(優先購股權儲備)中作相應增加。

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

### 3. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### Share-based payments (continued)

##### Equity-settled share-based payment transactions (continued)

*Share options granted to the Directors and employees of the Group (continued)*

At end of the reporting period, the Group revises its estimates of the number of options that are expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the original estimates during the vesting period, if any, is recognised in profit or loss, such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to share options reserve. For share options that are vest immediately at the date of grant, the fair value of the share options granted is expensed immediately to profit or loss.

When the share options are exercised, the amount previously recognised in share options reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share options reserve will be transferred to retained profits.

#### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

### 3. 主要會計政策(續)

#### 以股份形式付款交易(續)

##### 以權益結算的股份形式付款交易(續)

*授予本集團董事及僱員之購股權(續)*

於報告期間結束時，本集團修訂對預期按所有相關的非市場歸屬條件評估而可歸屬之優先購股權數目的估計，並將修訂歸屬期內原先估計的影響(如有)於損益內確認，使累計開支反映經修訂估計，優先購股權儲備亦作相應之調整。就於授出日期即時歸屬的優先購股權而言，已獲授優先購股權即時於損益支銷。

優先購股權獲行使時，過往於優先購股權儲備中確認之數額將轉移至股份溢價。當優先購股權於歸屬日後被沒收或於屆滿日仍未獲行使，則過往於優先購股權儲備中確認之數額將轉撥至保留溢利。

#### 政府補助

在合理地保證本集團會遵守政府補助的附帶條件以及將會得到補助後，政府補助方會予以確認。

政府補助是抵銷已產生的支出或虧損或旨在給予本集團的即時財務支援(而無未來有關成本)，於有關補助成為應收賬項的期間在損益中確認。

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

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in Note 3, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if revision affects both current and future periods.

#### Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations (see below), that the Directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in consolidated financial statements.

#### Deferred taxation on investment properties (Notes 14 and 26)

For the purposes of measuring deferred tax liabilities or deferred tax assets arising from investment properties that are measured using the fair value model, the Directors have reviewed the Group's investment property portfolios as at 31 December 2018, and concluded that the investment properties located in the PRC with carrying amount of approximately HK\$9,926,051,000 (2017: HK\$10,111,585,000) are held under a business model which objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, the Directors have determined the presumption that the carrying amounts of such investment properties are recovered entirely through sale is rebutted. As a result, the Group has not recognised deferred taxes on LAT in respect of changes in fair value of such investment properties but has recognised deferred tax on Enterprise Income Tax on the assumption that these investment properties will be recovered through use.

### 4. 重大會計判斷及估計不明朗因素之主要來源

在應用本集團之會計政策(於附註3載述)過程中,董事須就未能即時自其他來源取得資產及負債賬面值,作出判斷、估計及假設。該等估計及相關假設按照過往經驗及其他被視為相關的其他因素釐定。實際結果可能有別於該等估計。

估計及相關假設會持續審閱。如會計估計的修改僅影響修改的期間,則在該期間確認。如修改影響現時及未來期間,則在修改期間及未來期間均會確認。

#### 應用會計政策之重大判斷

除涉及估計(見下文)外,以下為董事應用本集團會計政策過程中作出,並對綜合財務報表內確認之款額造成最重大影響的重大判斷。

#### 投資物業之遞延稅項(附註14及26)

就計量利用公平值模式的投資物業所產生的遞延稅項負債或遞延稅項資產而言,董事已檢討本集團於二零一八年十二月三十一日的投資物業組合並斷定本集團賬面值約為9,926,051,000港元(二零一七年:10,111,585,000港元)位於中國的投資物業乃按業務模式持有該等物業,其目的是隨時間耗用投資物業所包含的絕大部分經濟利益,而非透過出售,故董事決定駁回有關投資物業的賬面值可全數透過出售而收回的假定。因此,本集團並無就有關投資物業的公平值變動確認土地增值稅的遞延稅項,惟因假設該等投資物業將透過使用而收回確認企業所得稅的遞延稅項。

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

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (continued)

#### Critical judgements in applying accounting policies (continued)

##### Deferred taxation on investment properties (Notes 14 and 26) (continued)

As at 31 December 2018, the investment properties located in Hong Kong and the United Kingdom with carrying amounts of approximately HK\$3,107,690,000 (2017: 2,943,432,000) and HK\$3,892,122,000 (2017: HK\$4,096,898,000), respectively are not held under a business model which objective is to recover the economic benefits of the investment properties entirely through use. No deferred tax is recognised in respect of the fair value change in such investment properties as the Group is not subject to any income taxes on disposal of investment properties in Hong Kong and the United Kingdom, assuming that the Group is considered as a non-resident in the United Kingdom.

##### Legal claim (Note 41(b))

The Group is currently involved in legal proceeding as disclosed in Note 41(b) to the consolidated financial statements. The Directors have evaluated and assessed claims made against the Group based on legal advice received and information presently available, the Directors are of the opinion that the plaintiff has an intrinsically defective claim and the Group should have a more than reasonable chance to succeed. Accordingly, no provision nor accrual are made in the consolidated financial statements.

##### Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

### 4. 重大會計判斷及估計不明朗因素之主要來源(續)

#### 應用會計政策之重大判斷(續)

##### 投資物業之遞延稅項(附註14及26)(續)

位於香港及英國的投資物業於二零一八年十二月三十一日的賬面值各自約為3,107,690,000港元(二零一七年：2,943,432,000港元)及3,892,122,000港元(二零一七年：4,096,898,000港元)並非按透過使用而收回投資物業全部經濟利益的業務模式持有，由於本集團無須就出售香港及英國的投資物業而繳付所得稅，概無就有關投資物業的公平值變動確認遞延稅項，此乃假設本集團於英國被視為非居民。

##### 法律申索(附註41(b))

如綜合財務報表附註41(b)披露，本集團目前涉及法律訴訟。董事已根據所收取的法律意見及目前可得的資料評價及評估針對本集團提呈的申索，董事認為原告人的申索有本質上的缺陷，本集團有合理勝算。因此，本集團並無在綜合財務報表計提撥備及預提款項。

##### 估計不明朗因素之主要來源

下文詳述有關日後主要假設及於報告期間結束當日估計不明朗因素之其他主要來源，而該等假設及估計不明朗因素造成須對資產及負債於下個財務年度之賬面值作出重大調整之重大風險。

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

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (continued)

#### Key sources of estimation uncertainty (continued)

##### Depreciation and impairment of properties, plant and equipment (Note 15)

The Group's management determines the estimated useful lives, residual values and related depreciation charges for its properties, plant and equipment. This estimate is based on the historical experience of the actual useful lives of properties, plant and equipment of similar nature and functions. Management will increase the depreciation charge where useful lives are expected to be shorter than previously estimated, or it will write-off obsolete or non-strategic assets that have been abandoned or sold. Changes in these estimations may have a material impact on the results of the Group. The management reviews properties, plant and equipment to determine if there is any indication that the assets may have been impaired. If any such indication exists, the recoverable amounts of properties, plant and equipment will be determined based on discounted cash flow method of each asset or a CGU. During the year ended 31 December 2018, no impairment loss (2017: HK\$nil) was recognised as the Directors consider that there was no indication of impairment that require the estimation of the recoverable amount of the properties, plant and equipment including the licensed assets. At as 31 December 2018, the carrying amounts of properties, plant and equipment was approximately HK\$14,879,768,000 (2017: HK\$14,529,533,000).

##### Estimated impairment of goodwill (Note 18)

Determining whether goodwill is impaired requires an estimation of the recoverable amount of the CGU to which goodwill has been allocated which is the higher of the value in use or fair value less costs of disposal. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the CGU 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, a material impairment loss may arise. At 31 December 2018, the carrying amount of goodwill was approximately HK\$2,467,076,000 (2017: HK\$2,288,149,000). Details of the recoverable amount calculation are disclosed in Note 18.

### 4. 重大會計判斷及估計不明朗因素之主要來源(續)

#### 估計不明朗因素之主要來源(續)

##### 物業、廠房及設備之折舊及減值(附註15)

本集團管理層釐定物業、廠房及設備之估計可使用年期、剩餘價值及相關折舊費用。該估計的依據為性質及功能類似的物業、廠房及設備的過往實際可使用年期。倘預期可使用年期較原先估計短，管理層將增加折舊費用，或撇銷陳舊或已棄用或出售的非策略性資產。該等估計變動或會對本集團業績造成重大影響。管理層評估物業、廠房及設備以釐定是否有跡象顯示資產可能出現減值。如任何有關跡象存在，物業、廠房及設備之可收回金額根據每項資產或現金產生單位之折現現金流法釐定。由於董事認為，沒有跡象顯示減值而需要估計物業、廠房及設備(包括授權使用資產)之可收回金額，故截至二零一八年十二月三十一日止年度並無確認減值虧損(二零一七年：零)。於二零一八年十二月三十一日，物業、廠房及設備的賬面值約為14,879,768,000港元(二零一七年：14,529,533,000港元)。

##### 商譽之估計減值(附註18)

釐定商譽是否出現減值時，須估計商譽所獲分配之現金產生單位可收回金額(為使用價值或公平值減出售成本中的較高者)。本集團計算使用價值時須就預期源自該現金產生單位之日後現金流量及合適之折現率作出估計，以計算現值。倘實際未來現金流量少於預期數額，或事實及情況變動導致下調未來現金金額，則可能會產生重大減值虧損。於二零一八年十二月三十一日，商譽之賬面值約為2,467,076,000港元(二零一七年：2,288,149,000港元)。可收回款項計算詳情於附註18披露。

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

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (continued)

#### Key sources of estimation uncertainty (continued)

##### Allowances for inventories (Note 27)

In determining the net realisable value of the Group's inventories, the management estimated the net realisable value of inventories based on the most reliable information available at the time the estimates are made. These estimates take into consideration the fluctuations in price, the balance on hand relative to sales prospects and the condition of the inventories. A write down of HK\$34,954,000 (2017: HK\$20,607,000) on inventories has been recognised during the year ended 31 December 2018. As at 31 December 2018, the carrying amount of inventories was HK\$2,956,116,000 (2017: HK\$2,115,557,000).

##### Estimated net realisable value on properties held for development (Note 28)

In determining whether write down should be made to the Group's properties held for development, the Group takes into consideration the current market environment and the estimated market value (i.e. the estimated selling price less estimated costs of selling expenses) less estimated costs to completion of the properties. Write down is made if the estimated market value less estimated cost to completion of the properties is less than the carrying amount. If the actual net realisable value on properties held for development for sales is less than expected as a result of change in market condition and/or significant variation in the budgeted development cost, material write down may result. As at 31 December 2018, the carrying amount of properties held for development was approximately HK\$20,023,136,000 (2017: HK\$15,637,824,000).

##### Estimated impairment of trade receivables (Notes 29 and 39)

*Before application of HKFRS 9 on 1 January 2018*

When there was an objective evidence of impairment loss, the Group took into consideration the estimation of future cash flows. The amount of the impairment loss was measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition where applicable). Where the actual future cash flows were less than expected or being revised downward due to changes in facts and circumstances, a material impairment loss may arise.

### 4. 重大會計判斷及估計不明朗因素之主要來源(續)

#### 估計不明朗因素之主要來源(續)

##### 存貨撥備(附註27)

在釐定本集團存貨的可變現淨值時，管理層按作出估計時已有的最可靠資料估計存貨的可變現淨值。該等估計已計及價格波動、與銷售前景相關的手頭結餘及存貨狀況。截至二零一八年十二月三十一日止年度，存貨撇減34,954,000港元(二零一七年：20,607,000港元)獲確認。截至二零一八年十二月三十一日止年度，存貨的賬面值為2,956,116,000港元(二零一七年：2,115,557,000港元)。

##### 待發展物業之估計可變現淨值(附註28)

釐定本集團待發展物業是否需要撇減，本集團考慮此等物業之最近市場狀況及估計此物業之市值(即估計銷售價減估計銷售費用成本)減估計完成此物業之成本。若物業之估計市值減完成該等物業之估計成本後低於其賬面值，則須作出撇減。由於市場狀況之改變及/或預期發展成本有重大變動，待售待發展物業之實際可變現淨值若少於預期，則導致重大撇減。於二零一八年十二月三十一日，待發展物業的賬面值約為20,023,136,000港元(二零一七年：15,637,824,000港元)。

##### 貿易應收賬款之估計減值(附註29及39)

*於二零一八年一月一日採納香港財務申報準則第9號前*

倘有客觀證據顯示出現減值虧損，本集團考慮估計未來現金流量。減值虧損金額為資產賬面值與按金融資產原實際利率(即初始確認時的實際利率)(如適用)折現的估計未來現金流量現值(不包括未產生的未來信貸虧損)之差額。如實際未來現金流量較預期少，或因事實及情況變動修改下調，可能出現重大減值虧損。



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

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (continued)

#### Key sources of estimation uncertainty (continued)

##### Estimated impairment of trade receivables (Notes 29 and 39) (continued)

Upon application of HKFRS 9

The Group uses provision matrix to calculate ECL for the trade receivables. The provision rates are based on internal credit ratings for each grouping of debtors that have similar credit risk characteristic. The provision matrix is based on the Group's historical default rates taking into consideration forward-looking information that is reasonable and 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. In addition, certain balances of trade receivables and those credit impaired are assessed for ECL individually.

The provision of ECL is sensitive to changes in estimates. The information about the ECL and the Group's trade receivables are disclosed in notes 39 and 29.

As at 31 December 2018, the carrying amount of trade receivables was approximately HK\$6,315,685,000 (2017: HK\$6,276,643,000), net of allowance for doubtful debts of approximately HK\$1,033,494,000 (2017: HK\$934,179,000).

#### Fair value measurements and valuation processes

Some of the Group's assets are measured at fair value for financial reporting purposes. The Directors have a designated team to determine the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of the Group's investment properties, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation of the Group's investment properties. At the end of each reporting period, the Directors works closely with the qualified external valuers to establish and determine the appropriate valuation techniques and inputs for Level 2 and Level 3 fair value measurements. The Group will first consider and adopt Level 2 inputs where inputs can be derived observable quoted prices in the active market. When Level 2 inputs are not available, the Group will adopt valuation techniques that include Level 3 inputs. Where there is a material change in the fair value of the assets, the causes of the fluctuations will be reported to the Directors. Any changes in the price per square metre in reference with recent transactions will affect the fair value of the investment properties of the Group. Information about the valuation techniques and inputs used in determining the fair value of the Group's investment properties are disclosed in Note 14.

### 4. 重大會計判斷及估計不明朗因素之主要來源(續)

#### 估計不明朗因素之主要來源(續)

##### 貿易應收賬款之估計減值(附註29及39)(續)

採納香港財務申報準則第9號後

本集團使用撥備矩陣計算貿易應收賬款的預期信貸虧損。撥備率乃基於內部信貸評級，將具有類似信貸風險特徵的各種應收賬項分成組別。撥備矩陣以本集團的歷史違約率為基礎，並考慮合理可作為依據且無需不必要的成本或資源即可獲得的前瞻性資料。在各報告日期，重新評估過往觀察到的違約率，並考慮前瞻性資料變動。此外，會對若干貿易應收賬款結餘及出現信貸減值的貿易應收賬款單獨評估預期信貸虧損。

預期信貸虧損撥備對估計變動呈敏感反應。有關預期信貸虧損及本集團貿易應收賬款的資料於附註39及29披露。

於二零一八年十二月三十一日，貿易應收賬款的賬面值約為6,315,685,000港元(二零一七年：6,276,643,000港元)，扣除呆賬撥備約1,033,494,000港元(二零一七年：934,179,000港元)。

#### 公平值計量及估值程序

本集團部分資產就財務申報目的按公平值予以計量。董事備有指定團隊，以就公平值計量釐定適當的估值技術及輸入數據。

估計本集團投資物業的公平值時，本集團使用可獲得的市場可觀察數據。倘並無第一級輸入數據，本集團委聘第三方合資格估值師對本集團投資物業進行估值。於各報告期末，董事與合資格外部估值師密切合作，以建立及釐定第二級及第三級公平值計量的適當估值技術及輸入數據。如可從活躍市場可觀察報價得出輸入數據，則本集團會先考慮及採用第二級輸入數據。如無第二級輸入數據，則本集團會採用包含第三級輸入數據的估值技術。倘資產公平值發生重大變動，會向董事報告波動原因。本集團投資物業的公平值乃受最近交易每平方米售價之變動影響。有關釐定本集團投資物業公平值所用估值技術及輸入數據的資料於附註14披露。

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

4. CRITICAL ACCOUNTING  
JUDGEMENTS AND KEY SOURCES OF  
ESTIMATION UNCERTAINTY (continued)

Key sources of estimation uncertainty (continued)

Fair value measurements and valuation processes (continued)

In estimating the fair value of the Group's equity instruments at FVTPL, equity instruments at FVTOCI and debt instruments at FVTOCI (2017: AFS Investments), the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Directors will assess the valuation of financial instruments based on quoted bid prices of the previous trading day in the markets at the end of each reporting period. The fair value of the Group's bond securities listed on the Stock Exchange, the Singapore Exchange Securities Trading Limited ("SGX"), SIX Swiss Exchange ("SIX"), Deutscher Aktienindex ("DAX") and Cayman Islands Stock Exchange ("CSX") is determined with reference to the pricing vendors' estimation, who will assess its fair value, taking into account primarily the fair value quoted by the brokers which is adjusted for the lack of marketability of the bond securities at the end of the reporting period. The pricing vendors will exercise their judgements based on their experience to establish and determine the appropriate valuation techniques and inputs to the valuation model. Where there is a material change in the fair value of the equity investments at FVTPL, equity instruments at FVTOCI and debt instruments at FVTOCI (2017: AFS investments), the causes of the fluctuations will be reported to the Directors. Any changes in the marketability of the listed bonds will affect the fair value of the investments. Notes 22, 23, 24, 25 and 39(c) provides detailed information about the valuation techniques, inputs and key assumptions used in the determination of the fair value of the Group's equity instruments at FVTPL, equity instruments at FVTOCI and debt instruments at FVTOCI (2017: AFS investments).

4. 重大會計判斷及估計不明朗因素之主要來源(續)

估計不明朗因素之主要來源(續)

公平值計量及估值程序(續)

估計本集團按公平值計入損益的權益工具、按公平值計入其他全面收益的權益工具及按公平值計入其他全面收益的債務工具(二零一七年：可供出售投資)的公平值時，本集團使用可獲得的市場可觀察數據。倘並無第一級輸入數據，董事將在各報告期末，以市場上一個交易日所報買入價評估金融工具的價值。定價賣方參考於各報告期末評估其公平值，並主要考慮由經紀商報價並就債券證券缺乏市場流通性而予以調整後的公平值，以釐定本集團於聯交所、新加坡證券交易所有限公司(「新交所」)、瑞士證券交易所(「SIX」)、Deutscher Aktienindex(「DAX」)及開曼群島證券交易所(「CSX」)上市的債券證券之公平值。定價賣方將根據自己的經驗，建立和釐定適當的估值技術和於估值模式的輸入數據而作出判斷。倘按公平值計入損益的權益工具、按公平值計入其他全面收益的權益工具及按公平值計入其他全面收益的債務工具(二零一七年：可供出售投資)公平值發生重大變動，會向董事報告波動原因。有關該等上市債券之市場流通性的任何變化將影響該等投資之公平值。附註22、23、24、25及39(c)提供了有關本集團用以釐定按公平值計入損益的權益工具、按公平值計入其他全面收益的權益工具及按公平值計入其他全面收益的債務工具(二零一七年：可供出售投資)的公平值所採用的估值技術、輸入數據和主要假設的詳細資料。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

## 5. REVENUE

Analysis of revenue for the year is as follows:

		2018	2017
		二零一八年	二零一七年
		HK\$'000	HK\$'000
		千港元	千港元
			(Restated)
			(經重述)
Revenue recognised at a point in time	於某一時點確認的營業額		
Sales of chemicals	銷售化工產品	<b>15,383,741</b>	13,351,870
Sales of laminates	銷售覆銅面板	<b>14,928,663</b>	14,594,174
Sales of PCBs	銷售印刷線路板	<b>9,754,081</b>	8,194,104
Sales of properties	銷售物業	<b>3,630,003</b>	5,570,171
Others (Note i)	其他(附註i)	<b>478,459</b>	371,158
Revenue recognised over time (Note ii)	隨時間確認的營業額(附註ii)	<b>126,986</b>	60,560
Revenue from contracts with customers	客戶合約收益	<b>44,301,933</b>	42,142,037
Rental and licence fee income	租金及授權使用費收入	<b>1,175,784</b>	1,017,436
Interest income from debt instruments (Note iii)	債務工具利息收入(附註iii)	<b>401,497</b>	177,147
Dividend income from equity instruments (Note iii)	權益工具股息收入(附註iii)	<b>115,205</b>	34,650
		<b>45,994,419</b>	43,371,270

All sales contracts, apart for sales of properties, have an original expected duration of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

Notes:

- (i) The amount mainly included sales of magnetic products of HK\$314,600,000 (2017: HK\$303,103,000).
- (ii) Revenue recognised over time represents income from hotel accommodation.
- (iii) During the year, the Group reorganised its internal reporting structure which resulted in recognition of an additional reportable segment, the investment business segment, details set out in Note 6 below. The Directors consider its investment activities are a part of the Group's principal business activities and accordingly interest income from debt instruments using effective interest method and dividend income from equity instruments which was previously included in other income, gains and losses has been reclassified to revenue.

## 5. 營業額

年內的營業額分析如下：

		2018	2017
		二零一八年	二零一七年
		HK\$'000	HK\$'000
		千港元	千港元
			(Restated)
			(經重述)
Revenue recognised at a point in time	於某一時點確認的營業額		
Sales of chemicals	銷售化工產品	<b>15,383,741</b>	13,351,870
Sales of laminates	銷售覆銅面板	<b>14,928,663</b>	14,594,174
Sales of PCBs	銷售印刷線路板	<b>9,754,081</b>	8,194,104
Sales of properties	銷售物業	<b>3,630,003</b>	5,570,171
Others (Note i)	其他(附註i)	<b>478,459</b>	371,158
Revenue recognised over time (Note ii)	隨時間確認的營業額(附註ii)	<b>126,986</b>	60,560
Revenue from contracts with customers	客戶合約收益	<b>44,301,933</b>	42,142,037
Rental and licence fee income	租金及授權使用費收入	<b>1,175,784</b>	1,017,436
Interest income from debt instruments (Note iii)	債務工具利息收入(附註iii)	<b>401,497</b>	177,147
Dividend income from equity instruments (Note iii)	權益工具股息收入(附註iii)	<b>115,205</b>	34,650
		<b>45,994,419</b>	43,371,270

除銷售物業外，所有銷售合約原預期年期均為一年或以下。香港財務申報準則第15號允許分配至該等未達成合約的交易價格不須披露。

附註：

- (i) 該金額主要包括磁電產品銷售314,600,000港元(二零一七年：303,103,000港元)。
- (ii) 隨時間確認的營業額指酒店業務收入。
- (iii) 年內，本集團確認其內部呈報架構，因此須確認額外呈報分部：投資業務分部。詳情載於下文附註6。董事認為投資活動為本集團主要業務活動的一部分，因此已將債務工具的利息收入(使用實際利率法)及權益工具的股息收入(過往計入其他收入、收益及虧損)重新分類至營業額。

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

5. REVENUE (continued)

**Transaction price allocated to the remaining performance obligation for contracts with customers**

The transaction price allocated to the remaining performance obligations for sales of properties (unsatisfied or partially unsatisfied) as at 31 December 2018 and the expected timing of recognising revenue are as follows:

		Sale of properties 銷售物業 HK\$'000 千港元
Within one year	一年內	5,003,820
More than one year	超過一年	2,585,505

5. 營業額(續)

**分配至餘下客戶合約履約責任的交易價格**

於二零一八年十二月三十一日，銷售物業分配至餘下履約責任(未達成或部分未達成)的交易價格及預期確認營業額時間如下：

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

### 6. SEGMENT INFORMATION

HKFRS 8 “Operating Segments” requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the Chief Operating Decision Maker (“CODM”) in order to allocate resources to segments and to assess their performance. Specifically, the Group’s operating and reportable segments under HKFRS 8 are organised into six main operating divisions – (i) manufacture and sale of laminates, (ii) manufacture and sale of PCBs, (iii) manufacture and sale of chemicals, (iv) sales and rental of properties (“properties”), (v) investments (mainly investment income from debt instruments at FVTOCI, equity instruments at FVTPL and equity instruments at FVTOCI) and (vi) others (mainly including service income, manufacture and sale of magnetic products and hotel business). The management aggregated the sales of properties and rental income business into one reportable segment because the financial performance of both businesses are affected by changes in the property market. In addition, the management aggregated service income, hotel business and manufacture and sale of magnetic products into one reportable segment because the revenue, results, assets and liabilities of each business are insignificant to the Group. No other operating segment identified by the CODM have been aggregated in arriving at the reportable segments of the Group.

Under HKFRS 8, segment information is based on internal management reporting information that is regularly reviewed by the executive directors, being the CODM of the Group. The measurement policies the Group used for segment reporting under HKFRS 8 are the same as those used in its HKFRS consolidated financial statements. During the year, the Group reorganised its internal reporting structure which resulted in recognition of an additional reportable segment, the investment business segment. Prior year segment disclosure have been re-presented to conform with current year’s presentation. The CODM assesses segment profit or loss using a measure of operating profit whereby certain items are not included in arriving at the segment results of the operating segments (share of results of associates, share of results of joint ventures, gain on disposal of a subsidiary, finance costs, share-based payments and unallocated corporate income and expenses).

### 6. 分部資料

香港財務申報準則第8號「經營分部」要求以集團之主要營運決策者（「主要營運決策者」）在對分部作資源分配及評估其表現上所定期審閱的有關集團不同部門之內部報告作為確定經營分部之基準。具體而言，在香港財務申報準則第8號下，本集團之經營及申報分部分為六個主要經營分部—(i)製造及銷售覆銅面板、(ii)製造及銷售印刷線路板、(iii)製造及銷售化工產品、(iv)銷售及出租物業（「物業」）、(v)投資（主要包括按公平值計入其他全面收益的債務工具、按公平值計入損益的權益工具及按公平值計入其他全面收益的權益工具的投資收入）及(vi)其他（主要包括服務收入、製造及銷售磁電產品及酒店業務）。管理層將房地產銷售及租金收入業務同列於一個申報分部中，因為這兩項業務的財務表現皆取決於房地產市場的變化。此外，由於服務收入、酒店業務以及製造及銷售磁電產品各業務的營業額、業績、資產和負債對本集團整體的比重不高，所以管理層將這幾項業務綜合於一個申報分部中。在達致本集團申報分部時，並無綜合主要營運決策者所識別的其他經營分部。

根據香港財務申報準則第8號，呈報分部資料乃根據內部管理呈報資料。該等資料由本集團之執行董事，即主要營運決策者定期審閱。本集團根據香港財務申報準則第8號用作分部呈報之計量政策，與其用於香港財務申報準則之綜合財務報表一致。年內，本集團確認其內部呈報架構，因此須確認額外呈報分部：投資業務分部。過往年度分部披露經已重列，以遵照本年度的呈列。主要營運決策者以經營溢利之計量來評估分部之溢利或虧損。當中若干項目並未有包括在達致經營分部之分部業績內（應佔聯營公司業績、應佔合營公司業績、出售一間附屬公司之收益、融資成本、以股份形式付款、未分配之公司收入及支出）。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

## 6. SEGMENT INFORMATION (continued)

### (a) Segment revenue and results

The following is an analysis of the Group's revenue and results by operating and reportable segments:

For the year ended 31 December 2018

		Laminates	PCBs	Chemicals	Properties	Investments	Others	Eliminations	Consolidated
		覆銅面板	印刷線路板	化工產品	物業	投資	其他	對銷	綜合
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
		(Note a)			(Note b)	(Note c)	(Note d)		
		(附註a)			(附註b)	(附註c)	(附註d)		
Segment revenue	分部營業額								
External sales	對外銷售額	15,048,663	9,754,081	15,383,741	4,685,787	516,702	605,445	-	45,994,419
Inter-segment sales	分部間之銷售額	2,096,233	-	766,600	-	-	6,921	(2,869,754)	-
<b>Total</b>	<b>合計</b>	<b>17,144,896</b>	<b>9,754,081</b>	<b>16,150,341</b>	<b>4,685,787</b>	<b>516,702</b>	<b>612,366</b>	<b>(2,869,754)</b>	<b>45,994,419</b>
Result	業績								
Segment results	分部業績	2,937,445	473,521	1,378,150	2,340,266	325,305	70,278		7,524,965
Gain on disposal of a subsidiary	出售一間附屬公司之收益								2,089,808
Unallocated corporate income	未分配之公司收入								101,629
Unallocated corporate expenses	未分配之公司支出								(283,954)
Finance costs	融資成本								(589,222)
Share of results of joint ventures	應佔合營公司業績								86,515
Share of results of associates	應佔聯營公司業績								192,169
Profit before taxation	除稅前溢利								9,121,910

Notes:

- (a) The management aggregated the revenue derived from the sales of laminates and licence fee income into "Laminates" segment.
- (b) The management aggregated the revenue derived from the sales of properties and rental income into "Properties" segment.
- (c) The management aggregated the revenue derived from the interest income from debt instruments and dividend income into "Investment" segment.
- (d) The management aggregated the revenue derived from the sales of magnetic products and income from hotel accommodation and income from other businesses.

附註：

- (a) 管理層將銷售覆銅面板營業額及授權使用費收入合併入「覆銅面板」分部。
- (b) 管理層將銷售物業營業額及租金收入合併入「物業」分部。
- (c) 管理層將債務工具利息收入及股息收入營業額合併入「投資」分部。
- (d) 管理層將銷售磁電產品營業額、酒店業務收入及其他業務收入合併。

## 6. 分部資料(續)

### (a) 分部營業額及業績

以下為按經營及申報分部劃分之本集團營業額及業績之分析：

截至二零一八年十二月三十一日止年度

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

6. SEGMENT INFORMATION (continued)

(a) Segment revenue and results (continued)

For the year ended 31 December 2017

		Laminates	PCBs	Chemicals	Properties	Investments	Others	Eliminations	Consolidated
		覆銅面板	印刷線路板	化工產品	物業	投資	其他	對銷	綜合
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
									(Restated)
									(經重述)
Segment revenue	分部營業額								
External sales	對外銷售額	14,714,174	8,194,104	13,351,870	6,467,607	211,797	431,718	-	43,371,270
Inter-segment sales	分部間之銷售額	1,941,068	-	644,303	-	-	274	(2,585,645)	-
<b>Total</b>	<b>合計</b>	<b>16,655,242</b>	<b>8,194,104</b>	<b>13,996,173</b>	<b>6,467,607</b>	<b>211,797</b>	<b>431,992</b>	<b>(2,585,645)</b>	<b>43,371,270</b>
Result	業績								
Segment results	分部業績	3,953,106	693,051	966,366	1,974,715	1,330,660	18,854		8,936,752
Share-based payments	以股份形式付款								(3,136)
Unallocated corporate income	未分配之公司收入								44,388
Unallocated corporate expenses	未分配之公司支出								(403,991)
Finance costs	融資成本								(311,919)
Share of results of associates	應佔聯營公司業績								103,267
Profit before taxation	除稅前溢利								<u>8,365,361</u>

Inter-segment sales are charged on a cost-plus basis with an arm's length margin.

分部間之銷售價格等於成本加公平利潤。

6. 分部資料(續)

(a) 分部營業額及業績(續)

截至二零一七年十二月三十一日止年度

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

6. SEGMENT INFORMATION (continued)

(b) Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by operating and reportable segments:

At 31 December 2018

	Laminates	PCBs	Chemicals	Properties	Investments	Others	Consolidated
	覆銅面板	印刷線路板	化工產品	物業	投資	其他	綜合
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元	千港元	千港元	千港元
<b>Assets</b>							
Segment assets	17,437,583	12,399,234	6,668,691	39,044,104	10,648,610	1,147,151	87,345,373
Interests in associates							540,681
Interests in joint ventures							2,466,504
Unallocated corporate assets							
- Bank balances and cash							3,458,847
- Deferred tax assets							3,653
- Taxation recoverable							19,873
- Others							595,408
Consolidated total assets							94,430,339
<b>Liabilities</b>							
Segment liabilities	(2,909,757)	(2,004,057)	(1,076,408)	(4,055,118)	-	(94,479)	(10,139,819)
Unallocated corporate liabilities							
- Bank borrowings							(27,513,681)
- Taxation payable							(1,167,261)
- Deferred tax liabilities							(731,036)
- Others							(245,271)
Consolidated total liabilities							(39,797,068)

6. 分部資料(續)

(b) 分部資產及負債

以下為按經營及申報分部劃分之本集團資產及負債之分析：

於二零一八年十二月三十一日



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

6. SEGMENT INFORMATION (continued)

(b) Segment assets and liabilities (continued)  
At 31 December 2017

	Laminates 覆銅面板 HK\$'000 千港元	PCBs 印刷線路板 HK\$'000 千港元	Chemicals 化工產品 HK\$'000 千港元	Properties 物業 HK\$'000 千港元	Investments 投資 HK\$'000 千港元	Others 其他 HK\$'000 千港元	Consolidated 綜合 HK\$'000 千港元
							(Restated) (經重述)
<b>Assets</b>	<b>資產</b>						
Segment assets	18,467,294	10,965,041	7,793,988	37,321,452	6,525,570	958,057	82,031,402
Interests in associates							504,090
Assets classified as held for sale							1,696,193
Unallocated corporate assets							
- Bank balances and cash							3,421,152
- Deferred tax assets							3,768
- Taxation recoverable							7,964
- Others							629,814
Consolidated total assets							88,294,383
<b>Liabilities</b>	<b>負債</b>						
Segment liabilities	(2,921,893)	(2,107,749)	(1,690,573)	(4,236,209)	-	(86,135)	(11,042,559)
Unallocated corporate liabilities							
- Bank borrowings							(19,088,342)
- Taxation payable							(886,418)
- Deferred tax liabilities							(783,418)
- Others							(2,769,926)
Consolidated total liabilities							(34,570,663)

For the purposes of monitoring segment performances and allocating resources between segments:

- all assets are allocated to operating segments other than interest in associates, assets classified as held for sale, deferred tax assets, taxation recoverable, certain bank balances and cash and others assets used jointly by operating segments; and
- all liabilities are allocated to operating segments other than bank borrowings, deferred tax liabilities, taxation payable and others liabilities for which operating segments are jointly liable.

為監察分部表現及分配分部資源：

- 除於聯營公司的權益、待售資產、遞延稅項資產、可收回稅項、經營分部共同使用的若干銀行結餘及現金及其他資產外，所有資產分配至經營分部；及
- 除銀行借貸、遞延稅項負債、應繳稅項及經營分部共同承擔的其他負債外，所有負債分配至經營分部。

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

6. SEGMENT INFORMATION (continued)

(c) Other information

For the year ended 31 December 2018

Amounts included in the measure of segment profit or loss or segment assets:

		Laminates	PCBs	Chemicals	Properties	Investments	Others	Unallocated amount	Consolidated
		覆銅面板	印刷線路板	化工產品	物業	投資	其他	未分配金額	綜合
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
Capital additions	資本增添	960,144	1,565,299	579,988	8,411,371	-	7,061	-	11,523,863
Depreciation	折舊	592,689	574,756	728,715	67,210	1,242	3,431	-	1,968,043
Release of prepaid lease payments	預付租賃款項撥回	6,336	3,923	6,875	-	-	16,478	-	33,612
Loss on fair value changes of equity instruments at FVTPL	按公平值計入損益的權益工具公平值變動虧損	-	-	-	-	148,297	-	-	148,297
Gain on disposal of debt instruments at FVTOCI	出售按公平值計入其他全面收益的債務工具收益	-	-	-	-	(3,578)	-	-	(3,578)
Impairment loss recognised on trade receivables	就貿易應收賬款確認之減值虧損	51,683	13,548	71,772	-	-	-	-	137,003
Write down of inventories	撇減存貨	16,685	11,575	6,694	-	-	-	-	34,954
Interest income from bank balances and cash and entrusted loans	銀行結餘及現金及委託貸款利息收入	20,071	29,028	28,005	5,008	-	63	3,105	85,280
Loss (gain) on disposal and written off of properties, plant and equipment	出售及撇銷物業、廠房及設備之虧損(收益)	31,304	43,054	841,191	463	-	149	-	916,161
Gain on fair value changes of investment properties	投資物業公平值變動之收益	-	-	-	174,896	-	-	-	174,896

6. 分部資料(續)

(c) 其他資料

截至二零一八年十二月三十一日止年度

分部損益或分部資產的計量包括：

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綜合財務報表附註

6. SEGMENT INFORMATION (continued)

(c) Other information (continued)

For the year ended 31 December 2017

Amounts included in the measure of segment profit or loss or segment assets:

		Laminates	PCBs	Chemicals	Properties	Investments	Others	Unallocated amount	Consolidated
		覆銅面板	印刷線路板	化工產品	物業	投資	其他	未分配金額	綜合
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
Capital additions	資本增添	871,791	833,165	308,910	4,039,884	-	36,162	-	6,089,912
Depreciation	折舊	560,253	496,003	650,033	6,103	1,349	44,120	-	1,757,861
Release of prepaid lease payments	預付租賃款項撥回	5,392	4,485	9,388	-	-	5,039	-	24,304
Gain on disposal of AFS investments	出售可供出售投資收益	-	-	-	-	1,153,015	-	-	1,153,015
Impairment loss recognised on trade receivables	就貿易應收賬款確認之減值虧損	81,211	73,408	12,174	-	-	-	-	166,793
Write down (reversal of write down) of inventories	撇減(撥回撇減)存貨	6,259	(2,738)	17,086	-	-	-	-	20,607
Interest income from bank balances and cash and entrusted loans	銀行結餘及現金及委託貸款利息收入	21,048	24,897	18,006	20,814	-	71	42,557	127,393
Loss (gain) on disposal and written off of properties, plant and equipment	出售及撇銷物業、廠房及設備之虧損(收益)	38,751	(1,800)	1,841	-	-	279	1,448	40,519
Gain on fair value changes of investment properties	投資物業公平值變動之收益	-	-	-	54,284	-	-	-	54,284

The Group operates principally in the PRC (country of domicile).

本集團的主要業務位於中國(所在國家)。

6. 分部資料(續)

(c) 其他資料(續)

截至二零一七年十二月三十一日止年度

分部損益或分部資產的計量包括：

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6. SEGMENT INFORMATION (continued)

(c) Other information (continued)

The following is an analysis of the Group's revenue from external customers by geographical location of the customers or tenants or in the case of interest income and dividend income, the principal place of business of the investee or debtor:

		Year ended 31 December 截至十二月三十一日止年度	
		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
The PRC (country of domicile)	中國(所在國家)	40,750,156	39,201,410
Other Asian countries (including Thailand, Japan, Korea and Singapore)	其他亞洲國家(包括泰國、日本、韓國及新加坡)	2,684,884	1,898,719
Europe	歐洲	1,730,037	1,523,699
America	美洲	829,342	747,442
		<b>45,994,419</b>	43,371,270

No single external customer of the Group contributed over 10% of the Group's revenue for each of the years ended 31 December 2017 and 31 December 2018.

The geographical analysis of the Group's non-current assets other than deposits paid for acquisition of properties, plant and equipment and investment properties, deferred tax assets, other non-current assets and equity instruments at FVTPL, equity instruments at FVTOCI and debt instruments at FVTOCI (2017: AFS investments) by location of assets is presented as follows:

		At 31 December 於十二月三十一日	
		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
The PRC (country of domicile)	中國(所在國家)	32,614,128	31,764,571
United Kingdom	英國	6,440,982	4,179,692
Thailand	泰國	397,352	249,313
		<b>39,452,462</b>	36,193,576

6. 分部資料(續)

(c) 其他資料(續)

本集團根據客戶或租戶所在地區或倘屬利息收入及股息收入則根據被投資方或債務人的主要營業地點的外部客戶營業額分析如下：

截至二零一七年十二月三十一日及二零一八年十二月三十一日止各年度，本集團並無單一之外部客戶佔本集團營業額超過10%。

除就收購物業、廠房及設備及投資物業已付之按金、遞延稅項資產、其他非流動資產及按公平值計入損益的權益工具、按公平值計入其他全面收益的權益工具及按公平值計入其他全面收益的債務工具(二零一七年：可供出售投資)外，本集團非流動資產按資產地點分析呈列如下：

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7. OTHER INCOME, GAINS AND LOSSES 7. 其他收入、收益及虧損

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
Other income, gains and losses includes:	其他收入、收益及虧損包括：		
Interest income on bank balances and deposits	銀行結餘及按金之利息收入	43,420	74,495
Interest income on entrusted loans	委託貸款之利息收入	41,860	52,898
Government grants	政府補貼	42,550	–
Loss on disposal and written off of properties, plant and equipment	出售及撇銷物業、廠房及設備之虧損	(35,177)	(40,519)
Others	其他	77,133	45,497
		<b>169,786</b>	132,371

8. FINANCE COSTS 8. 融資成本

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元 (Restated) (經重述)
Interest on bank borrowings	銀行借貸之利息	645,104	345,522
Imputed interest on contract liabilities	合約負債之估算利息	2,441	–
Less: Amounts capitalised in the construction in progress	減：在建工程的資本化金額	(13,721)	(4,794)
Amounts capitalised in the properties held for development	待發展物業的資本化金額	(44,602)	(28,809)
		<b>589,222</b>	311,919

Bank and other borrowing costs capitalised during the year includes the bank and other borrowing costs of HK\$42,161,000 (2017: HK\$28,809,000) arose from a bank borrowing specific for a property development project and interest on advance payment received from customers of HK\$2,441,000 (2017: nil) as well as, bank borrowing costs arising from the general borrowing pool which were calculated by applying a weighted average capitalisation rate of 2.63% (2017: 2.23%) per annum to expenditure on qualifying assets.

年內之資本化銀行及其他借貸成本包括特定用於房地產發展項目之銀行借貸的銀行及其他借貸成本42,161,000港元(二零一七年：28,809,000港元)、已收客戶預付款利息2,441,000港元(二零一七年：零)及一般借貸產生之銀行借貸成本，以合資格資產開支加權平均資本化年利率2.63%(二零一七年：2.23%)計算。

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## 9. INCOME TAX EXPENSE

## 9. 所得稅開支

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
The amount comprises:	稅項包括：		
PRC Enterprise Income Tax	中國企業所得稅	1,463,040	1,187,799
PRC LAT	中國土地增值稅	511,934	251,217
Hong Kong Profits Tax	香港利得稅	62,456	61,609
Taxation arising in other jurisdictions	其他司法權區之稅項	37,028	29,919
Underprovision in previous years	過往年度撥備不足	641	12,165
		<b>2,075,099</b>	1,542,709
Deferred taxation (Note 26)	遞延稅項(附註26)	<b>(23,389)</b>	(11,532)
		<b>2,051,710</b>	1,531,177

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1 January 2008 onwards.

The provision of LAT is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been levied at progressive rates ranging from 30% to 60% on the appreciation of land value, represented by the excess of sales proceeds of properties over prescribed direct costs. Prescribed direct costs are defined to include costs of land, development and construction costs, as well as certain costs relating to the property development. According to the State Administration of Taxation's official circulars, LAT shall be payable provisionally upon sales of the properties, followed by final ascertainment of the gain at the completion of the properties development.

Hong Kong profits tax is calculated at 16.5% of the estimated assessable profits for both years.

Taxation arising in other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

按照中國企業所得稅法(「企業所得稅法」)及其實施條例，由二零零八年一月一日開始，適用於中國附屬公司之企業所得稅稅率為25%。

計提土地增值稅撥備是按有關中國稅法及規則的要求估算。按土地增值金額(根據物業銷售收入扣去指定直接成本)以累進稅率30%至60%基準繳交土地增值稅。指定直接成本界定為土地成本，發展及建築成本，及其他關於房產發展的成本。按照國家稅務總局之官方公告，銷售物業時應暫繳土地增值稅，到房產發展完成後才最終確認所得收益。

香港利得稅乃按兩個年度之估計應課稅溢利以16.5%之稅率計算。

其他司法權區之稅項乃按有關司法權區之適用稅率計算。

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9. INCOME TAX EXPENSE (continued)

Taxation for the year can be reconciled to the profit before taxation as follows:

9. 所得稅開支(續)

本年度之稅項與除稅前溢利之對賬如下：

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Profit before taxation	除稅前溢利	<b>9,121,910</b>	8,365,361
Tax charge at the domestic income tax rate of 25% (2017: 25%) (Note a)	以國內企業所得稅率25% (二零一七年：25%) 計算之稅款(附註a)	<b>2,280,478</b>	2,091,340
Tax effect of expenses not deductible for tax purpose	不可扣稅費用之稅務影響	<b>44,974</b>	18,668
Tax effect of income not taxable for tax purpose	毋須課稅收益之稅務影響	<b>(577,031)</b>	(575,472)
Tax effect of share of results of joint ventures	應佔合營公司業績之稅務影響	<b>(21,629)</b>	-
Tax effect of share of results of associates PRC LAT	應佔聯營公司業績之稅務影響 中國土地增值稅	<b>(48,042)</b>	(25,817)
Tax effect of PRC LAT	中國土地增值稅之稅務影響	<b>(127,984)</b>	(62,804)
Tax effect of Tax Concession (Note b)	稅務優惠之稅務影響(附註b)	<b>(90,729)</b>	(112,318)
Tax effect of tax losses not recognised	未予確認稅項虧損之稅務影響	<b>153,698</b>	91,296
Utilisation of tax losses previously not recognised	動用以往未確認之稅項虧損	<b>(20,807)</b>	(39,503)
Effect of different tax rates of subsidiaries operating in other jurisdictions/areas other than the domestic income tax rate	除國內企業所得稅率外， 於其他司法權區／地區經營 附屬公司之不同稅率之影響	<b>(12,023)</b>	(49,635)
Effect of tax exemption (Note c)	稅項豁免之影響(附註c)	<b>(41,770)</b>	(67,960)
Underprovision in respect of prior years	過往年度撥備不足	<b>641</b>	12,165
Tax expense for the year	本年度之稅務開支	<b>2,051,710</b>	1,531,177

Notes:

- (a) The domestic income tax rate of 25% (2017: 25%) represents the PRC Enterprise Income Tax of which the Group's operations are substantially based.
- (b) Pursuant to the EIT Law, a High-New Technology Enterprise shall be entitled to a preferential tax rate of 15% for three years since it was officially endorsed. Certain subsidiaries of the Company in the PRC obtained official endorsement as a High-New Technology Enterprise ("Tax Concession").
- (c) Profits arising from certain subsidiaries of the Company in Macau are exempted from profit tax.

附註：

- (a) 國內企業所得稅率25%(二零一七年：25%)為本集團大部分業務所在的中國企業所得稅率。
- (b) 根據企業所得稅法，高新技術企業自其獲官方認可起享有為期三年的15%稅率優惠。本公司若干中國附屬公司獲官方認定為高新技術企業(「稅務優惠」)。
- (c) 本公司位於澳門之若干附屬公司所產生之溢利獲豁免繳納利得稅。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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## 10. PROFIT FOR THE YEAR

## 10. 本年度溢利

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Profit for the year has been arrived at after charging (crediting):	本年度溢利已經扣除(加上)以下項目：		
Auditor's remuneration	核數師酬金	13,050	13,050
Cost of inventories sold	已售存貨成本	31,833,996	28,450,936
Cost of properties sold	已售物業成本	2,103,757	4,132,281
Depreciation of properties, plant and equipment	物業、廠房及設備折舊	1,968,043	1,757,861
Direct operating expenses in relation to investment properties	有關投資物業的直接營運開支	208,356	184,608
Impairment loss recognised on trade receivables (included in administrative expenses)	就貿易應收賬款確認之減值虧損(已計入行政費用)	137,003	166,793
Net exchange loss (gain)	匯兌虧損(收益)淨額	9,537	(11,314)
Release of prepaid lease payments	預付租賃款項之撥回	33,612	24,304
Total staff costs, including directors' emoluments (Note 11)	員工成本總額，包括董事酬金(附註11)	3,211,618	2,974,443
Write down of inventories, included in cost of sales	撇減存貨，計入銷售成本	34,954	20,607

## 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS

## 11. 董事、行政總裁及僱員酬金

## (a) Directors' emoluments

The emoluments paid or payable were as follows:

## (a) 董事酬金

已付或應付之酬金如下：

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Fees	袍金	1,128	1,088
Other emoluments:	其他酬金：		
Salaries and other benefits	薪金及其他福利	18,073	17,503
Contributions to retirement benefits scheme	退休福利計劃供款	834	816
Performance related incentive payment	工作表現相關獎勵款項	104,194	105,170
		124,229	124,577



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

## 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS (continued)

### 11. 董事、行政總裁及僱員酬金 (續)

#### (a) Directors' emoluments (continued)

The emoluments paid or payable to each of the eleven (2017: twelve) Directors, including the chief executive, were as follows:

#### (a) 董事酬金 (續)

已付或應付十一名(二零一七年：十二名)董事(包括行政總裁)之酬金如下：

	Year ended 31 December 2018 截至二零一八年十二月三十一日止年度														Total 合計 HK\$'000 千港元		
	Executive directors 執行董事							Independent non-executive directors 獨立非執行董事									
	Cheung Kwok Wing 張國榮	Chang Wing Yiu 鄭永耀	Cheung Kwong Kwan 張廣軍	Ho Yin Sang 何燕生	Wai Lin, Stephanie 韋德蓮	Chen Maosheng 陳茂盛	Ka Shing 羅家成	Cheung Man 張時敏	Cheng Wai Chee, Christopher 鄭維志	Wing Kee 陳永棋	Chan Wing 陳永超	Leung Tai Chiu 梁耀超	Chong Kin Ki 莊堅琪				
Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other emoluments:																	
Salaries and other benefits	3,271	3,133	3,133	2,995	2,213	1,638	1,690	240	-	-	480	-	-	-	-	-	-
Contributions to retirement benefits scheme	151	145	145	138	102	75	78	-	-	-	-	-	-	-	-	-	-
Performance related incentive payment (Note iii)	28,246	19,081	15,498	15,498	14,948	1,675	8,748	150	-	150	50	-	-	150	150	150	104,194
Total emoluments	31,668	22,359	18,776	18,631	17,263	3,388	10,516	390	-	630	158	-	-	450	450	450	124,229

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

## 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS (continued)

### 11. 董事、行政總裁及僱員酬金 (續)

#### (a) Directors' emoluments (continued)

#### (a) 董事酬金 (續)

	Year ended 31 December 2017 截至二零一七年十二月三十一日止年度											
	Executive directors 執行董事						Independent non-executive directors 獨立非執行董事					
	Cheung Kwok Wing 張國榮	Chang Wing Yu 鄭永耀	Cheung Kwong Kwan 張廣權	Ho Yin Sang 何燕生	Wai Lin Stephanie 張偉蓮	Chen Macsheng 陳茂盛	Cheung Ka Sing 張家成	Chiang Ming Man 張明敏	Cheng Wai Chee 鄭維志	Chen Christopher 陳維志	Wing Kee 梁永棋	Chen Leung Tai 陳永超
Fees	-	-	-	-	-	-	240	200	200	240	108	300
Other emoluments:												
Salaries and other benefits	3,181	3,043	3,043	2,905	2,123	1,608	1,600	-	-	-	-	-
Contributions to retirement benefits scheme	148	142	142	135	98	75	75	-	-	-	-	-
Performance related incentive payment (Note iii)	28,430	19,196	15,590	15,590	15,040	2,384	8,440	150	-	150	50	150
Total emoluments	31,759	22,381	18,775	18,630	17,262	4,067	10,115	390	200	390	158	450

#### Notes:

#### 附註:

- (i) Mr. Chan Wing Kee, Dr. Chong Kin Ki and Mr. Leung Tai Chiu were appointed as an independent non-executive director of the Company on 1 July 2017, 1 July 2016 and 1 October 2016 respectively.
- (ii) Dr. Cheng Wai Chee, Christopher retired on 29 May 2017.
- (iii) The performance related incentive payment is determined with reference to the operating results, individual performance and comparable market statistics during both years.
- (iv) The executive directors' emoluments shown above were mainly for their services in connection with the management of the affair of the Company and the Group. Independent non-executive directors' emoluments shown above were mainly for their services as Directors.
- (v) Mr. Leung Tai Chiu ("Mr. Leung") is also an independent non-executive director of Kingboard Laminates Holdings Limited ("KLHL"), a subsidiary of the Company also listed on the Main Board of the Stock Exchange. Not included in the above is Mr. Leung's emoluments as the independent non-executive director at KLHL of HK\$342,000 (2017: HK\$342,000). Save for the above there were no other emoluments paid to the Directors during the year.
- (i) 陳永棋先生、莊堅琪醫生及梁體超先生分別於二零一七年七月一日、二零一六年七月一日及二零一六年十月一日獲委任為本公司獨立非執行董事。
- (ii) 鄭維志博士於二零一七年五月二十九日退任。
- (iii) 工作表現相關獎勵款項乃參考該兩個年度之經營業績、個人表現及可資比較市場數據而釐定。
- (iv) 上述之執行董事酬金主要就彼等管理本公司及本集團的事務提供服務而支付。上述之獨立非執行董事酬金主要就彼等擔任董事而支付。
- (v) 梁體超先生(「梁先生」)同時為建滔積層板控股有限公司(「建滔積層板」,本公司附屬公司,同時於聯交所主板上市)之獨立非執行董事。上文並無計入梁先生作為建滔積層板獨立非執行董事的酬金342,000港元(二零一七年:342,000港元)。除上文所述者外,年內並無向董事支付其他酬金。

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

## 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS

(continued)

### (b) Chief Executive's emoluments

Mr. Chang Wing Yiu is also the Chief Executive of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive.

Neither the Chief Executive nor any of the Directors had waived or agreed to waive any emoluments during the years ended 31 December 2018 and 2017.

### (c) Employees' emoluments

For the year ended 31 December 2018, four (2017: four) of the highest paid employees are Directors and the Chief Executive.

For the year ended 31 December 2018, the emoluments of the remaining one (2017: one) individual were as follows:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Salaries and other benefits	薪金及其他福利	3,202	3,112
Contributions to retirement benefits scheme	退休福利計劃供款	148	145
Performance related incentive payment	工作表現相關獎勵款項	20,042	20,360
<b>Total emoluments</b>	<b>酬金總額</b>	<b>23,392</b>	23,617

During the years ended 31 December 2018 and 2017, no emoluments were paid to or receivable by the Directors or the Group's five highest paid individuals, including Directors, as an inducement to join or upon joining the Group or as compensation for loss of office.

## 11. 董事、行政總裁及僱員酬金(續)

### (b) 行政總裁酬金

鄭永耀先生亦為本公司行政總裁，其酬金於上文披露，當中計及其身為行政總裁所提供之服務之報酬。

行政總裁或任何董事概無於截至二零一八年及二零一七年十二月三十一日止年度放棄或同意放棄任何酬金。

### (c) 僱員酬金

截至二零一八年十二月三十一日止年度，四名(二零一七年：四名)最高薪人士全部均為董事及行政總裁。

截至二零一八年十二月三十一日止年度，餘下一名(二零一七年：一名)人士的酬金載列如下：

截至二零一八年及二零一七年十二月三十一日止年度，董事或本集團五名最高薪人士(包括董事)概無已收或應收任何酬金，作為吸引彼等加盟或加盟時支付之獎勵或作為離職之補償。

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
綜合財務報表附註**11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS**

(continued)

**(d) Directors' material interests in transactions, arrangements or contracts**

As disclosed in Note 46, the Group entered into sale and purchase transactions with the subsidiaries of a shareholder with significant influence on the Group. The price is to be determined and agreed between the parties from time to time with reference to the prevailing market price.

Mr. Cheung Kwok Wing, Mr. Chang Wing Yiu, Mr. Cheung Kwong Kwan and Mr. Ho Yin Sang, the executive Directors, are interested in these transactions to the extent that they have beneficial interests in these companies.

Save for the aforementioned transaction, no other significant transactions, arrangements and contracts to which the Company or the Group was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

**11. 董事、行政總裁及僱員酬金** (續)**(d) 董事於交易、安排或合約之重大權益**

如附註46所述，本集團與一名對本集團有重大影響力的股東的附屬公司進行買賣交易。價格由各方不時參照當時之市場價格而釐定及議定。

執行董事張國榮先生、鄭永耀先生、張廣軍先生及何燕生先生於該等公司中擁有實益權益，因而於此等交易中擁有權益。

除上述交易外，於年末或年內任何時間本公司董事概無於本公司或本集團為其中一方之其他重要交易、安排及合約中擁有任何重大直接或間接權益。

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

## 12. DIVIDENDS

## 12. 股息

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
<b>Dividends declared and paid</b>	<b>已宣派及派發股息</b>		
2018 Interim dividend of HK60 cents (2017: HK60 cents) per ordinary share	二零一八年中期股息 每股普通股60港仙 (二零一七年：60港仙)	649,891	639,872
2018 Special interim dividend of HK50 cents (2017: Nil) per ordinary share	二零一八年特別中期股息 每股普通股50港仙 (二零一七年：無)	541,576	—
2017 Final dividend of HK100 cents (2016: HK70 cents) per ordinary share	二零一七年末期股息 每股普通股100港仙 (二零一六年：70港仙)	1,066,452	726,880
2016 Special final dividend of HK30 cents (2017: Nil) per ordinary share	二零一六年特別末期股息 每股普通股30港仙 (二零一七年：無)	—	311,520
		<b>2,257,919</b>	<b>1,678,272</b>

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
<b>Dividends proposed</b>	<b>建議股息</b>		
Proposed 2018 Final dividend of HK70 cents (2017: HK100 cents) per ordinary share	建議二零一八年末期股息 每股普通股70港仙 (二零一七年：100港仙)	758,207	1,066,452

The final dividend of HK70 cents per ordinary share amounted to HK\$758,207,000 in respect of the year ended 31 December 2018 (2017: final dividend of HK100 cents per ordinary share amounted to HK\$1,066,452,000 in respect of the year ended 31 December 2017) have been proposed by the Directors and are subject to the approval by the shareholders of the Company in the forthcoming annual general meeting.

董事建議就截至二零一八年十二月三十一日止年度派發末期股息每股普通股70港仙，金額為758,207,000港元（二零一七年：就截至二零一七年十二月三十一日止年度末期股息每股普通股100港仙，金額為1,066,452,000港元），惟須待本公司股東於應屆股東週年大會批准，方可作實。

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

### 13. EARNINGS PER SHARE

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

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Earnings for the purpose of calculating basic and diluted earnings per share	計算每股基本及攤薄盈利之盈利	<b>6,075,760</b>	5,593,434
		Number of shares 股份數目	
		2018 二零一八年	2017 二零一七年
Weighted average number of ordinary shares for the purpose of basic earnings per share	每股基本盈利之普通股加權平均數	<b>1,067,373,737</b>	1,043,040,213
Effect of dilutive potential ordinary shares arising from share options	因優先購股權導致的具潛在攤薄效應之普通股之影響	<b>6,989,986</b>	9,576,220
Weighted average number of ordinary shares for the purpose of diluted earning per share	每股攤薄盈利之普通股加權平均數	<b>1,074,363,723</b>	1,052,616,433

The calculation of diluted earnings per share for the year ended 31 December 2017 did not take into account the effects of share options of the Company granted on 21 March 2011 and the share options of KLHL, as the exercise prices of the outstanding share options were higher than the average market prices of the Company's and KLHL's shares during the year ended 31 December 2017.

### 13. 每股盈利

本公司持有人應佔每股基本及攤薄盈利按下列數據計算：

於截至二零一七年十二月三十一日止年度內，計算每股攤薄盈利時並無考慮本公司於二零一一年三月二十一日發行而尚未行使之優先購股權及建滔積層板之優先購股權，因截至二零一七年十二月三十一日止年度該等優先購股權之行使價，都較本公司及建滔積層板股份的市場平均價為高。

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

## 14. INVESTMENT PROPERTIES

## 14. 投資物業

		HK\$'000 千港元
FAIR VALUE	公平值	
At 1 January 2017	於二零一七年一月一日	15,368,824
Exchange adjustments	匯兌調整	1,005,427
Transfer from properties held for development (Note)	轉撥自待發展物業(附註)	723,380
Gain on fair value changes	公平值變動的收益	54,284
At 31 December 2017	於二零一七年十二月三十一日	17,151,915
Exchange adjustments	匯兌調整	(674,622)
Transfer from properties held for development (Note)	轉撥自待發展物業(附註)	100,328
Additions	添置	173,346
Gain on fair value changes	公平值變動收益	174,896
At 31 December 2018	於二零一八年十二月三十一日	16,925,863

Note: Certain properties held for development were reclassified to investment properties upon changing in use as evidenced by commencement of operating leases with independent third parties (see Note 28).

附註：因與獨立第三方開始經營租賃物業之用途變動，若干待發展物業重新分類至投資物業(附註28)。

The fair value of the Group's investment properties at 31 December 2018 had been arrived at on the basis of a valuation carried out by Ravia Global Appraisal Advisory Limited (2017: Ravia Global Appraisal Advisory Limited), an independent qualified valuer not connected to the Group. Ravia Global Appraisal Advisory Limited is a member of the Hong Kong Institute of Surveyors. The valuation was determined based on direct comparison method by reference to the market observable transactions of similar properties and adjusted to reflect conditions and locations of subject properties. There has been no change from the valuation technique used in prior years.

本集團之投資物業於二零一八年十二月三十一日之公平值乃按與本集團並無關連之獨立合資格估值師瑞豐環球評估諮詢有限公司(二零一七年：瑞豐環球評估諮詢有限公司)，於該日進行估值之基準達致。瑞豐環球評估諮詢有限公司為香港測量師學會會員。是次估值乃參考類似物業之可觀察市場交易以直接比較法釐定並調整以反映所涉物業的條件及位置。於過往年度所用之估值技術並無變動。

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

### 14. INVESTMENT PROPERTIES (continued)

In determining the fair value of the relevant properties, the Directors has set up a valuation committee, which is headed up by the persons in charge of financial matters of the Group, to determine the appropriate valuation techniques and inputs for fair value measurements.

The Group engages an independent valuer to perform its valuations. The valuation committee works closely with the independent valuer to establish the appropriate valuation techniques and inputs to the model. The persons in charge of financial matters reports the valuation committee's findings to the Directors every quarter to explain the cause of fluctuations in the fair value of the assets and liabilities.

The Group's investment properties were classified as Level 3 of the fair value hierarchy as at 31 December 2018 and 31 December 2017.

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

Investment properties held by the Group in the consolidated statement of financial position 綜合財務狀況表中本集團持有之投資物業	Fair value hierarchy 公平值架構級別	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs 重大不可觀察輸入數據	Sensitivity 敏感度
Industrial properties in Hong Kong 於香港的工廠物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from HK\$41,426 to HK\$47,368 (2017: HK\$42,389 to HK\$42,862) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米41,426港元至47,368港元(二零一七年:42,389港元至42,862港元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。

### 14. 投資物業(續)

為釐定相關物業的公平值,董事會已成立估值委員會,由負責本集團財務事務的人士帶領,以就公平值計量釐定適當的估值技術及輸入數據。

本集團聘請一名獨立估值師進行估值。估值委員會與獨立估值師緊密合作,為估值模式建立適當的估值技術及輸入數據。負責財務事務的人士每季向董事報告估值委員會的發現,以解釋資產及負債公平值的波動原因。

於二零一八年十二月三十一日及二零一七年十二月三十一日,本集團之投資物業分類為第三類公平值等級。

下表載列該等投資物業之公平值釐定方式(尤其是所用的估值技術及輸入數據)以及按公平值計量輸入數據的可觀察程度將公平值計量分類之公平值架構級別(第一至三級)。



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

14. INVESTMENT PROPERTIES (continued)

14. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 綜合財務狀況表中本集團持有之投資物業	Fair value hierarchy 公平值架構級別	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs 重大不可觀察輸入數據	Sensitivity 敏感度
Commercial properties in the New Territories, Hong Kong 於香港新界的商用物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from HK\$54,147 to HK\$54,337 (2017: HK\$54,692 to HK\$55,015) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米54,147港元至54,337港元(二零一七年:54,692港元至55,015港元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。
Commercial properties in Hong Kong Island, Hong Kong 於香港香港島的商用物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from HK\$200,090 to HK\$203,981 (2017: HK\$168,650 to HK\$170,071) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米200,090港元至203,981港元(二零一七年:168,650港元至170,071港元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。

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

14. INVESTMENT PROPERTIES (continued)

14. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 綜合財務狀況表中本集團持有之投資物業	Fair value hierarchy 公平值架構級別	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs 重大不可觀察輸入數據	Sensitivity 敏感度
Commercial properties in Shanghai 於上海的商用物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from RMB30,458 to RMB34,523 (2017: RMB28,000 to RMB36,500) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米人民幣30,458元至人民幣34,523元(二零一七年:人民幣28,000元至人民幣36,500元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。
Residential properties for rental purpose in Shanghai 於上海用作出租用途的住宅物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from RMB125,000 to RMB158,333 (2017: N/A) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米人民幣125,000元至人民幣158,333元(二零一七年:不適用)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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14. INVESTMENT PROPERTIES (continued)

14. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 綜合財務狀況表中本集團持有之投資物業	Fair value hierarchy 公平值架構級別	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs 重大不可觀察輸入數據	Sensitivity 敏感度
Commercial properties in Guangzhou 於廣州的商用物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from RMB16,510 to RMB28,013 (2017: RMB15,800 to RMB27,953) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米人民幣16,510元至人民幣28,013元(二零一七年:人民幣15,800元至人民幣27,953元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。
Commercial properties in Shenzhen 於深圳的商用物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from RMB15,794 to RMB16,207 (2017: RMB15,000 to RMB16,500) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格,介乎每平方米人民幣15,794元至人民幣16,207元(二零一七年:人民幣15,000元至人民幣16,500元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升,反之亦然。

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14. INVESTMENT PROPERTIES (continued)

14. 投資物業(續)

Investment properties held by the Group in the consolidated statement of financial position 綜合財務狀況表中本集團持有之投資物業	Fair value hierarchy 公平值架構級別	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs 重大不可觀察輸入數據	Sensitivity 敏感度
Commercial Shops in Qingyuan 於清遠的商用鋪位	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from RMB10,000 to RMB10,360 (2017: RMB10,778 to RMB10,898) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格，介乎每平方米人民幣10,000元至人民幣10,360元(二零一七年：人民幣10,778元至人民幣10,898元)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升，反之亦然。
Commercial properties in London 於倫敦的商用物業	Level 3 第三級	Direct comparison method with price per square metre 直接比較法及每平方米價格	Price per square metre, using market direct comparable and taking into account of location and other individual factors such as road frontage, size of property etc., which is ranged from Great British Pound ("GBP") 5,656 to GBP14,439 (2017: GBP5,277 to GBP13,754) per square metre. 採用市場直接可比較物業及考慮位置以及其他個別因素後(如臨街道路、物業大小等)的每平方米價格，介乎每平方米5,656英鎊至14,439英鎊(二零一七年：5,277英鎊至13,754英鎊)。	A significant increase in the price per square metre used would result in a significant increase in the fair value measurement of the investment properties, and vice versa. 每平方米價格大幅上升將導致投資物業的公平值計量大幅上升，反之亦然。

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

## 14. INVESTMENT PROPERTIES (continued)

There were no transfer into or out of Level 3 during the year.

All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are measured using the fair value model and are classified and accounted for as investment properties. In estimating the fair value of the properties, the highest and best use of the properties is their current use. There has been no change from the valuation technique used in prior years.

Certain investment properties with a carrying value of HK\$1,780,000,000 (2017: HK\$1,780,000,000) have been pledged to secure banking facilities granted to the Group.

## 14. 投資物業(續)

年內，並無於第三級別轉入或轉出。

本集團為賺取租金或資本增值並根據經營租約持有之所有物業權益，均利用公平值模式計量，並分類及列作投資物業。於估計物業之公平值時，物業之最高及最佳用途為目前用途。於過往年度所用之估值技術並無變動。

本集團質押若干賬面值為1,780,000,000港元之投資物業(二零一七年：1,780,000,000港元)，以獲授銀行融資。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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15. PROPERTIES, PLANT AND EQUIPMENT

15. 物業、廠房及設備

		Freehold lands	Buildings	Leasehold improvements	Plant and machinery	Licensed assets	Furniture, fixtures and equipment	Transportation equipment	Properties, plant and equipment under construction	Total
		永久產權土地	樓宇	租約物業裝修	廠房及機器	使用資產	傢俬、裝置及設備	運輸設備	在建物業、廠房及設備	合計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
						(Note 1)				
						(附註)				
<b>COST</b>	<b>成本</b>									
At 1 January 2017	於二零一七年一月一日	53,440	3,427,279	1,024,892	23,458,802	2,186,769	1,531,844	139,615	777,592	32,600,233
Exchange adjustments	匯兌調整	294	93,468	6,339	1,205,346	151,921	90,418	7,753	75,420	1,630,959
Additions	添置	-	5,072	33,301	1,040,064	27,747	302,950	14,464	605,285	2,028,883
Transfer from properties held for development (Note 28)	轉撥自待發展物業 (附註28)	-	179,254	-	-	-	-	-	-	179,254
Disposals and write off	出售及撇銷	-	(14,493)	(57,211)	(521,500)	(65,056)	(24,379)	(12,022)	(35,510)	(730,171)
Reclassifications	重新分類	-	22,412	21,780	362,454	-	54,616	-	(461,262)	-
At 31 December 2017	於二零一七年十二月三十一日	53,734	3,712,992	1,029,101	25,545,166	2,301,381	1,955,449	149,810	961,525	35,709,158
Exchange adjustments	匯兌調整	(2,471)	(132,521)	(36,730)	(911,731)	(106,032)	(68,792)	(5,347)	(34,317)	(1,298,941)
Acquired on acquisitions of subsidiaries (Note 36)	收購附屬公司所得 (附註36)	-	4,817	-	371,341	-	2,891	1,430	12,521	393,000
Additions	添置	-	21,572	26,729	1,177,279	5,619	222,887	16,351	1,493,553	2,963,990
Transfer from properties held for development	轉撥自待發展物業	-	430,444	-	-	-	-	-	-	430,444
Disposals and write off	出售及撇銷	-	(2,393)	(5,322)	(2,604,976)	-	(60,085)	(13,063)	(10,750)	(2,696,589)
Reclassifications	重新分類	-	188,509	7,678	532,018	-	(176,788)	-	(551,417)	-
At 31 December 2018	於二零一八年十二月三十一日	51,263	4,223,420	1,021,456	24,109,097	2,200,968	1,874,562	149,181	1,871,115	35,501,062
<b>DEPRECIATION AND IMPAIRMENT</b>	<b>折舊及減值</b>									
At 1 January 2017	於二零一七年一月一日	-	723,167	552,044	14,894,729	1,870,901	919,843	94,447	-	19,055,131
Exchange adjustments	匯兌調整	-	13,503	4,267	781,827	131,985	50,224	6,131	-	987,957
Provided for the year	本年度撥備	-	29,929	57,515	1,461,116	71,075	126,777	11,449	-	1,757,861
Eliminated on disposals and write off	出售時註銷及撇銷	-	(9,518)	(57,155)	(474,808)	(48,662)	(21,018)	(10,163)	-	(621,324)
At 31 December 2017	於二零一七年十二月三十一日	-	757,081	556,691	16,662,864	2,025,299	1,075,826	101,864	-	21,179,625
Exchange adjustments	匯兌調整	-	(25,732)	(18,921)	(566,347)	(94,918)	(36,566)	(3,462)	-	(745,946)
Provided for the year	本年度撥備	-	44,599	40,265	1,639,739	67,576	162,453	13,411	-	1,968,043
Eliminated on disposals and write off	出售時註銷及撇銷	-	(4,018)	(6,608)	(1,716,471)	-	(42,991)	(10,340)	-	(1,780,428)
Reclassification	重新分類	-	3,958	-	13	-	(3,971)	-	-	-
At 31 December 2018	於二零一八年十二月三十一日	-	775,888	571,427	16,019,798	1,997,957	1,154,751	101,473	-	20,621,294
<b>CARRYING VALUES</b>	<b>賬面值</b>									
At 31 December 2018	於二零一八年十二月三十一日	51,263	3,447,532	450,029	8,089,299	203,011	719,811	47,708	1,871,115	14,879,768
At 31 December 2017	於二零一七年十二月三十一日	53,734	2,955,911	472,410	8,882,302	276,082	879,623	47,946	961,525	14,529,533

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## 15. PROPERTIES, PLANT AND EQUIPMENT (continued)

The above items of properties, plant and equipment (other than those under construction) are depreciated on a straight-line basis after taking into account of their residual values at the following rates per annum:

Freehold lands	Nil
Buildings*	Over the remaining unexpired terms of leases ranging from twenty to fifty years
Leasehold improvements	10–20%
Plant and machinery*	10–20%
Furniture, fixtures and equipment	10–33 $\frac{1}{3}$ %
Transportation equipment*	10–20%

\* Including those grouped under licenced assets.

At 31 December 2018, the Group's freehold lands of HK\$51,263,000 (2017: HK\$53,734,000) are situated outside Hong Kong.

## 15. 物業、廠房及設備(續)

除在建物業、廠房及設備外，上述物業、廠房及設備項目在計及其剩餘價值後以直線基準按下列年度比率計提折舊：

永久產權土地	沒有
樓宇*	按照租約內剩餘未完的年期由20年至50年不等
租約物業裝修	10–20%
廠房及機器*	10–20%
傢俬、裝置及設備	10–33 $\frac{1}{3}$ %
運輸設備*	10–20%

\* 包括計入授權使用資產之項目。

於二零一八年十二月三十一日，本集團共有51,263,000港元(二零一七年：53,734,000港元)永久產權土地位於香港境外。

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15. PROPERTIES, PLANT AND EQUIPMENT (continued)

15. 物業、廠房及設備(續)

Note:

附註：

(i) Details of licenced assets:

(i) 授權使用資產詳情：

		Buildings 樓宇 HK\$'000 千港元	Plant and machinery 廠房及機器 HK\$'000 千港元	Transportation equipment 運輸設備 HK\$'000 千港元	Total 合計 HK\$'000 千港元
<b>COST</b>					
<b>成本</b>					
At 1 January 2017	於二零一七年一月一日	327,512	1,850,568	8,689	2,186,769
Exchange adjustments	匯兌調整	22,090	129,218	613	151,921
Additions	添置	4,617	22,175	955	27,747
Disposals and write off	出售及撇銷	(28,158)	(36,054)	(844)	(65,056)
At 31 December 2017	於二零一七年十二月三十一日	326,061	1,965,907	9,413	2,301,381
Exchange adjustments	匯兌調整	(15,159)	(90,439)	(434)	(106,032)
Additions	添置	4,456	1,163	-	5,619
At 31 December 2018	於二零一八年十二月三十一日	315,358	1,876,631	8,979	2,200,968
<b>DEPRECIATION AND IMPAIRMENT</b>					
<b>折舊及減值</b>					
At 1 January 2017	於二零一七年一月一日	145,036	1,717,176	8,689	1,870,901
Exchange adjustments	匯兌調整	9,303	122,100	582	131,985
Provided for the year	本年度撥備	3,638	67,379	58	71,075
Eliminated on disposals and write off	出售時註銷及撇銷	(27,028)	(20,824)	(810)	(48,662)
At 31 December 2017	於二零一七年十二月三十一日	130,949	1,885,831	8,519	2,025,299
Exchange adjustments	匯兌調整	(6,141)	(88,383)	(394)	(94,918)
Provided for the year	本年度撥備	3,249	64,268	59	67,576
At 31 December 2018	於二零一八年十二月三十一日	128,057	1,861,716	8,184	1,997,957
<b>CARRYING VALUE</b>					
<b>賬面值</b>					
At 31 December 2018	於二零一八年十二月三十一日	187,301	14,915	795	203,011
At 31 December 2017	於二零一七年十二月三十一日	195,112	80,076	894	276,082



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

### 15. PROPERTIES, PLANT AND EQUIPMENT (continued)

Note: (continued)

(i) Details of licenced assets: (continued)

On 3 August 2011, 30 August 2013 and 28 August 2015, a subsidiary of Kingboard Copper Foil Holdings Limited ("KBCF" or the "Licensor") (KBCF is a listed subsidiary of the Group), entered into a licence agreement and a letter of extension and amendments with Harvest Resource Management Limited (the "Licencee"), a third party, to licence KBCF's copper foil manufacturing facilities located at Fogang and Lianzhou to the Licencee for the period from 1 September 2011 to 31 August 2017. On 30 August 2017, the Licensor entered into a letter of extension and amendments with Licencee and extended the licence period for a further period of two years to 31 August 2019. The details of the licence arrangement which remained unchanged, are as follows:

- (a) to use the leasehold properties, comprising factory buildings in Fogang and Lianzhou;
- (b) to use, consume and dispose of the inventories which shall include consumables and stocks in trade; and
- (c) to use the machinery, together with all other equipment and facilities as from time to time located at the properties in Fogang and Lianzhou.

The licenced properties, plant and equipment tabulated above and the licenced inventories in Note 17 were licenced for licence income of HK\$10,000,000 per month payable in advance on the first day of each and every calendar month, as a measure by KBCF to generate income from the manufacturing facilities, pending the resolution of the interested party transactions issue, relating to the manufacturing and trading of copper foil, with the non-controlling shareholder of KBCF (Note 41(b)) and the approval of the interested party transactions mandated by the shareholders and/or when KBCF clinched new third parties customers for the sales of copper foil. Accordingly, the licenced properties, plant and equipment have been reclassified as licenced assets under properties, plant and equipment.

### 15. 物業、廠房及設備(續)

附註：(續)

(i) 授權使用資產詳情：(續)

於二零一一年八月三日、二零一三年八月三十日及二零一五年八月二十八日，建滔銅箔集團有限公司(「建滔銅箔」或「授權人」)(建滔銅箔為本集團一間上市附屬公司)的一間附屬公司與威摩投資有限公司(第三方)(「獲授權人」)訂立授權使用協議及訂立一份延期及修訂函件，內容有關於二零一一年九月一日至二零一七年八月三十一日止期間，授權獲授權人使用建滔銅箔位於佛岡及連州的銅箔製造設施。於二零一七年八月三十日，授權人與獲授權人訂立一份延期及修訂函件，將授權使用延長兩年至二零一九年八月三十一日。授權使用協議詳情維持不變如下：

- (a) 使用租約物業，包括位於佛岡及連州之廠房；
- (b) 使用、耗用及出售存貨，包括易耗品及貿易存貨；及
- (c) 使用機器，連同不時位於佛岡及連州物業之所有其他設備及設施。

上表所示授權使用物業、廠房及設備及附註17所述授權使用存貨的授權使用收入為每月10,000,000港元，須於授權使用期間各曆月首日預付，作為建滔銅箔從製造設施產生收入的措施，以待解決與建滔銅箔非控股股東進行製造及買賣銅箔的有利關係方交易問題(附註41(b))，以及股東批准有利關係方交易授權及/或建滔銅箔另覓新第三方客戶銷售銅箔。因此，授權使用物業、廠房及設備重新分類為物業、廠房及設備項下授權使用資產。

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## 16. PREPAID LEASE PAYMENTS

## 16. 預付租賃款項

Movements of prepaid lease payments are as follows:

預付租賃款項之變動如下：

		HK\$'000 千港元
At 1 January 2017	於二零一七年一月一日	896,477
Exchange adjustments	匯兌調整	44,686
Additions	添置	38,533
Charge for the year	本年度支出	(24,304)
At 31 December 2017	於二零一七年十二月三十一日	955,392
Exchange adjustments	匯兌調整	(33,147)
Additions	添置	146,726
Transfer from property held for development (Note 28)	轉撥自待發展物業(附註28)	542,832
Charge for the year	本年度支出	(33,612)
At 31 December 2018	於二零一八年十二月三十一日	1,578,191
		<b>2018</b> 二零一八年 HK\$'000 千港元
		<b>2017</b> 二零一七年 HK\$'000 千港元
Analysed for reporting purposes as:	就報告分析如下：	
Current assets	流動資產	<b>38,410</b>
Non-current assets	非流動資產	24,363
		<b>1,539,781</b>
		931,029
		<b>1,578,191</b>
		955,392

The lease term over which the prepaid lease payments are amortised ranged from 35 years to 50 years.

預付租賃款項按介乎35年至50年不等租期攤銷。

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## 17. OTHER NON-CURRENT ASSETS/ OTHER CURRENT ASSETS

This represents inventories licenced to the Licencee (see Note 15). Under the licencing agreement, the licensee may use, consume and dispose of the licenced inventories which include consumables and stocks in trade. However, the Licencee is required to replace and return the quantities of the licenced inventories used, consumed or disposed of during the licence period to the licensor at the end of the licence period.

The licenced inventories has been reclassified from other non-current assets to other current assets as the licence will expire on 31 August 2019.

The licenced inventories used, consumed or disposed during the licence period are secured by cash and bills receivables of a related party of the Licencee, with a total receivable value of not less than the value of the licenced inventories used, consumed or disposed of as at the end of the reporting period.

## 17. 其他非流動資產/ 其他流動資產

此乃指授權獲授權人(見附註15)使用的存貨。根據授權使用協議，獲授權人可使用、耗用及出售授權使用存貨，當中包括易耗品及貿易存貨。然而，於授權使用期結束時，獲授權人須向授權人重置及退還於授權使用期間已使用、耗用或出售的授權使用存貨數量。

授權使用存貨已從其他非流動資產被重新分類至其他流動資產，因授權使用期將於二零一九年八月三十一日屆滿。

於授權使用期使用、耗用或出售之授權使用存貨由獲授權人一名關連人士的現金及應收票據作抵押，應收總值不少於報告期間結束當日已使用、耗用或出售之授權使用存貨之價值。

## 18. GOODWILL

## 18. 商譽

		HK\$'000 千港元
CARRYING VALUE	賬面值	
At 1 January 2017, 31 December 2017	於二零一七年一月一日、 二零一七年十二月三十一日	2,288,149
Arising on acquisition of subsidiaries	來自收購附屬公司	178,927
		2,467,076

For the purposes of impairment testing, goodwill has been allocated to the following groups of CGU:

就減值測試而言，商譽已分配予以下現金產生單位組別：

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Laminates	覆銅面板	390,781	390,781
PCBs	印刷線路板	1,896,446	1,717,519
Chemicals	化工產品	179,849	179,849
		2,467,076	2,288,149

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## 18. GOODWILL (continued)

The recoverable amounts of the laminates', PCBs' and chemicals' CGUs have been determined based on a value in use calculation. Goodwill is expected to generate cash flows for the next 50 years. Cash flow projections were extrapolated using zero growth rate based on a five-year period financial budgets approved by the Directors.

The key assumptions for the value in use calculations for the CGUs of laminates, PCBs and chemicals business segments are as follows:

		Laminates 覆銅面板		PCBs 印刷線路板		Chemicals 化工產品	
		2018	2017	2018	2017	2018	2017
		二零一八年	二零一七年	二零一八年	二零一七年	二零一八年	二零一七年
Discount rate	折現率	12%	12%	11%	11%	12%	12%
Growth rate (for year 1 to 5)	增長率(1至5年)	4%	4%	4%	4%	4%	4%

The key assumptions are determined based on the unit's past performance and management's expectations for the market development and the growth rate used to extrapolate cash flow projections in the first five-year period do not exceed the long-term average growth rate for the relevant industries and no growth rate is used beyond the five-year period.

Since the recoverable amounts of the CGUs were higher than its carrying amounts, no impairment loss was recognised.

Management believes that any reasonably possible changes in any of these assumptions would not cause the aggregate carrying amount of goodwill to exceed their aggregate recoverable amount.

## 19. INTANGIBLE ASSET

		Customer base 客戶群 HK\$'000 千港元
Acquired on acquisition of a subsidiary and balance at 31 December 2018 (Note 36)	收購附屬公司所得及於二零一八年十二月三十一日的結餘(附註36)	27,000

The customer base is amortised on a straight-line basis over a period of 10 years.

## 18. 商譽(續)

覆銅面板、印刷線路板及化工產品之現金產生單位之可收回金額按使用價值計算法釐定。預期商譽將於未來50年產生現金流量。估計現金流量乃基於董事批准的五年期財政預算按零增長率而估算。

覆銅面板、印刷線路板及化工產品業務分部現金產生單位之使用價值計算法之主要假設如下：

主要假設乃按該單位過往表現及管理層對市場發展之期望及用作估算首五年估計現金流量的增長率而釐定，且不超過相關行業平均長期增長率，而且逾五年期概無增長率。

由於現金產生單位之可收回金額高於其賬面值，故並無確認減值虧損。

管理層相信，該等假設如有任何合理潛在變動將不會使商譽之總賬面值超過總可收回金額。

## 19. 無形資產

客戶群於10年內按直線法攤銷。

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## 20. INTERESTS IN AN ASSOCIATE

## 20. 於聯營公司之權益

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Cost of investments in an associate unlisted in the PRC	於中國非上市聯營公司之投資成本	185,066	185,066
Share of post-acquisition profits and other comprehensive income, net of dividends received	應佔收購後溢利及其他全面收益(扣除已收股息)	355,615	319,024
		<b>540,681</b>	504,090

At 31 December 2018 and 2017, the Group had interests in the following associates:

於二零一八年及二零一七年十二月三十一日，本集團擁有以下聯營公司權益：

Name of associate 聯營公司名稱	Place of establishment and operation 成立及營業地點	Equity interest held by the Group 本集團所持股權		Proportion of voting rights held by the Group 本集團持有投票權比例		Principal activities 主要業務
		2018	2017	2018	2017	
		二零一八年	二零一七年	二零一八年	二零一七年	
CNOOC Kingboard Chemical Limited# 中海石油建滔化工有限公司#	PRC 中國	40%	40%	40%	40%	Manufacture and distribution of methanol 製造及分銷甲醇
前海世茂發展(深圳)有限公司#	PRC 中國	Note 附註	Note 附註	Note 附註	Note 附註	Property developments and business management 物業發展及業務管理

# These companies were established in the PRC in the form of Sino-Foreign Equity Joint Ventures.

# 此等公司乃以中外合資合營公司形式在中國成立。

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## 20. INTERESTS IN AN ASSOCIATE (continued)

The investment in CNOOC Kingboard Chemical Limited is solely for share of results and no other strategic purpose is involved. The associate is accounted for using the equity method in these consolidated financial statements.

Note: On 18 December 2017, a subsidiary of the Company entered into a share purchase agreement for the disposal of 前海世茂發展(深圳)有限公司 with an independent third party. The Directors were of the opinion that the held-for-sale criteria as set out in HKFRS 5 "Non-current assets held for sale and discontinued operations" were met and therefore, the relevant interest in the associate was classified as held for sale as at 31 December 2017. The disposal was completed in January 2018.

The summarised financial information below represents amounts shown in the associates' financial statements prepared in accordance with HKFRSs.

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
The Group's share of profits for the year	本集團本年度應佔溢利	192,169	103,267
The Group's share of other comprehensive (expense) income for the year	本集團本年度應佔其他全面(開支)收益	(24,555)	141,108
The Group's share of total comprehensive income for the year	本集團本年度應佔全面收益總額	167,614	244,375
Aggregate carrying amount of the Group's interests in these associates	本集團於該等聯營公司之權益賬面總值	540,681	504,090
Dividend received from an associate during the year	本年度已收取聯營公司股息	131,018	3,966

## 20. 於聯營公司之權益(續)

於中海石油建滔化工有限公司的投資僅為分佔業績而作出，並無涉及其他策略目的。於該等綜合財務報表，聯營公司採用權益會計法列賬。

附註：於二零一七年十二月十八日，本公司之一間附屬公司就出售前海世茂發展(深圳)有限公司與獨立第三方訂立一項購股協議。董事認為已達成根據香港財務申報準則第5號「待售非流動資產及已終止業務」的待售條件，因此，於聯營公司的相關權益於二零一七年十二月三十一日分類為待售。出售已於二零一八年一月完成。

下列財務資料摘要指聯營公司按香港財務申報準則編製的財務報表之金額。

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

### 21. INTERESTS IN JOINT VENTURES

Details of the Group's investments in joint ventures are as follows:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Cost of investment in a joint venture	於合營公司之投資成本	2,503,655	–
Share of post-acquisition profits and other comprehensive expense	應佔收購後溢利及其他全面開支	(37,151)	–
		<b>2,466,504</b>	–

Details of the Group's joint venture at the end of the reporting period are as follow:

Name of entity 實體名稱	Country of incorporation/ registration 註冊成立/ 註冊的國家	Principal place of business 主要營業地點	Proportion of ownership interest held by the Group 本集團持有的所有權百分比		Proportion of voting rights held by the Group 本集團持有的投票權百分比		Principal activity 主要業務
			2018	2017	2018	2017	
			二零一八年	二零一七年	二零一八年	二零一七年	
Lucky Yuen Holding Limited 順富元控股有限公司	Hong Kong 香港	Hong Kong 香港	50%	–	50%	–	Property holding and business management 物業控股及業務管理
Smart Source Management Limited 智源管理有限公司	BVI 英屬處女群島	United Kingdom 英國	50%	–	50%	–	Property holding and business management 物業控股及業務管理

#### Summarised financial information of joint ventures

Summarised financial information in respect of the Group's joint ventures are set out below. The summarised financial information below represents amounts shown in the joint ventures' financial statements prepared in accordance with HKFRSs.

The joint ventures are accounted for using the equity method in these consolidated financial statements.

### 21. 於合營公司的權益

本集團於合營公司的投資詳情如下：

於報告期末，本集團於合營公司權益的詳情如下：

#### 合營公司財務資料概要

本集團合營公司之財務資料概要載於下文。下列財務資料概要指合營公司按香港財務申報準則編製的財務報表之金額。

合營公司以權益法於綜合財務報表入賬。

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

## 21. INTERESTS IN JOINT VENTURES

(continued)

Information of joint ventures  
Lucky Yuen Holding Limited

## 21. 於合營公司的權益(續)

合營公司的資料  
順富元控股有限公司

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Current assets	流動資產	2,962	-
Non-current assets (Note)	非流動資產(附註)	694,670	-
Current liabilities	流動負債	(4,252)	-
The above amounts of assets and liabilities include the following:	上述資產及負債金額包括：		
Cash and cash equivalents	現金及現金等值項目	2,596	-
Current financial liabilities (excluding trade and other payables and provisions)	流動金融負債(不包括貿易及其他應付賬款及撥備)	-	-

## Smart Source Management Limited

## 智源管理有限公司

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Current assets	流動資產	1,809	-
Non-current assets (Note)	非流動資產(附註)	4,252,211	-
Current liabilities	流動負債	(14,392)	-
The above amounts of assets and liabilities include the following:	上述資產及負債金額包括：		
Cash and cash equivalents	現金及現金等值項目	1,809	-
Current financial liabilities (excluding trade and other payables and provisions)	流動金融負債(不包括貿易及其他應付賬款及撥備)	1,641	-

Note: The amount mainly represents investment properties located in Hong Kong and United Kingdom.

附註：金額主要屬於位於香港及英國的投資物業。



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

## 21. INTERESTS IN JOINT VENTURES

(continued)

### Information of joint ventures (continued)

The two joint ventures are individually material in relation to the cost of the investments and net assets of the joint ventures, but the financial information of profit or loss of the two joint ventures are not material and hence disclosed on an aggregated basis.

## 21. 於合營公司的權益(續)

### 合營公司的資料(續)

該兩家合營公司就投資成本及資產淨值而言個別屬重大，惟該兩家合營公司的損益財務資料並不重大，因此按合併基準披露。

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Revenue	營業額	191,041	–
Profit for the year	本年度溢利	173,030	–
Other comprehensive expense for the year	本年度其他全面開支	(247,331)	–
Total comprehensive expense for the year	本年度全面開支總額	(74,301)	–

The above profit for the year includes the following:

上述本年度溢利包括以下項目：

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Interest income	利息收入	6	–
Income tax expense	所得稅開支	13,090	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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## 21. INTERESTS IN JOINT VENTURES

(continued)

### Information of joint ventures (continued)

The summarised financial information below represents amounts shown in the joint ventures' financial statements prepared in accordance with HKFRSs.

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
The Group's share of profits for the year	本集團應佔本年度溢利	86,515	-
The Group's share of other comprehensive expense for the year	本集團應佔本年度其他全面開支	(123,666)	-
The Group's share of total comprehensive expense for the year	本集團應佔本年度全面開支總額	(37,151)	-
Aggregate carrying amount of the Group's interests in these joint ventures	本集團於該等合營公司之權益賬面總值	2,466,504	-

## 21. 於合營公司的權益(續)

### 合營公司的資料(續)

下列財務資料摘要指合營公司按香港財務申報準則編製的財務報表之金額。

## 22. EQUITY INSTRUMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

## 22. 按公平值計入損益之權益工具

		2018 二零一八年 HK\$'000 千港元
Equity securities listed in Hong Kong	於香港上市之權益證券	1,282,278
Equity securities listed in Shanghai	於上海上市之權益證券	6,782
Equity securities listed in United States	於美國上市之權益證券	2,474
		1,291,534

At 31 December 2018, the fair values of the listed equity securities held by Group, determined by reference to the quoted market bid prices available, amounted to HK\$1,291,534,000.

於二零一八年十二月三十一日，本集團持有的上市權益證券之公平值(經參考可得市場報價釐定)為1,291,534,000港元。

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

23. EQUITY INSTRUMENTS AT  
FAIR VALUE THROUGH OTHER  
COMPREHENSIVE INCOME

23. 按公平值計入其他全面  
收益之權益工具

		2018
		二零一八年
		HK\$'000
		千港元
Unlisted equity investments, at fair value:	非上市權益投資，按公平值：	
– private equity investments in Hong Kong (Note)	– 在香港之私募權益投資(附註)	<b>164,124</b>

Note: Included in the balance is the Group's United States dollar ("US\$") 20,000,000 (equivalent to HK\$156,000,000) investment in FMC Cayman, an exempted company incorporated under the laws of the Cayman Islands, acquired during the year. The Group has a 0.91% equity interest in FMC Cayman. FMC Cayman is an investment holding company and its subsidiaries is engaged in manufacture of premium automotive focused on electric passenger vehicles. The investment was made near the year end and the Directors are of the opinion that the fair value of the investment as at 31 December 2018 approximates to the acquisition cost.

附註：結餘包括本集團於FMC Cayman的投資20,000,000美元(相當於156,000,000港元)，該公司根據開曼群島法律註冊成立為獲豁免公司，本集團於本年度收購該公司。本集團擁有FMC Cayman 0.91%股權。FMC Cayman為投資控股公司，其附屬公司從事高級汽車製造，主營電動客車。我們臨近年末作出投資，董事認為，投資於二零一八年十二月三十一日的公平值與收購成本相若。

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

24. DEBT INSTRUMENTS AT FAIR VALUE  
THROUGH OTHER COMPREHENSIVE  
INCOME

24. 按公平值計入其他全面  
收益之債務工具

		2018 二零一八年 HK\$'000 千港元
Listed bond securities at fair value:	上市債券證券，按公平值：	
– listed on the Stock Exchange and issued by listed issuers in Hong Kong with a fixed coupon interests ranging from 6.00% to 9.85% per annum and maturity date from 21 May 2020 to 11 January 2022	– 香港上市發行人發行並於聯交所上市，具有年息介乎6.00厘至9.85厘之固定票息，並於二零二零年五月二十一日至二零二二年一月十一日到期	1,534,702
– listed on SGX and issued by listed issuers in Hong Kong with a fixed coupon interests ranging from 4.75% to 10.875% per annum and maturity dates from 25 April 2019 to 27 January 2024	– 香港上市發行人發行並於新交所上市，具有年息介乎4.75厘至10.875厘之固定票息，並於二零一九年四月二十五日至二零二四年一月二十七日到期	7,161,134
– listed on DAX and issued by a listed issuer in Hong Kong with a fixed coupon interests ranging from 6.25% to 6.375% per annum and maturity dates from 25 April 2021 to 17 September 2024	– 香港上市發行人發行並於德交所上市，具有年息6.25厘至6.375厘之固定票息，並於二零二一年四月二十五日至二零二四年九月十七日到期	151,717
– listed on SIX and issued by a listed issuer in Switzerland and United States of America with a fixed coupon interest of 7.125% per annum and with no fixed redemption date but redeemable at the option of the issuer after 10 August 2021	– 瑞士及美國上市發行人發行並於瑞士交易所上市，具有年息7.125厘之固定票息，並無固定贖回日期，但發行人有權於二零二一年八月十日後贖回	107,279
<b>Total</b>	<b>合計</b>	<b>8,954,832</b>
Analysed for reporting purposes as:	為報告用途而分析為：	
– Current assets	– 流動資產	78,195
– Non-current assets	– 非流動資產	8,876,637
		<b>8,954,832</b>

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

**24. DEBT INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME** (continued)

At 31 December 2018, the fair values of the listed bond securities are determined by reference to the valuation provided by the pricing vendor based on its own valuation techniques because of lack of an active market.

Included in debt instruments at FVTOCI are the following amounts denominated in a currency other than the functional currency of the group entities to which they are held:

**24. 按公平值計入其他全面收益之債務工具** (續)

於二零一八年十二月三十一日，由於缺乏活躍市場，上市債券證券的公平值參考定價賣方根據其自身的估值技術所得估值釐定。

按公平值計入其他全面收益之債務工具包括下列以集團實體相關之功能貨幣以外貨幣計值之款額：

		2018 二零一八年 HK\$'000 千港元
US\$	美元	8,954,832

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

## 25. AVAILABLE-FOR-SALE INVESTMENTS

## 25. 可供出售投資

		2017 二零一七年 HK\$'000 千港元
AFS investments comprise:		
Listed equity investments, at fair value:		
– equity securities listed in Hong Kong	可供出售投資包括： 上市權益投資，按公平值：	1,548,780
– equity securities listed in Singapore	– 於香港上市之權益證券	2,050
	– 於新加坡上市之權益證券	1,550,830
<hr/>		
Listed bond securities at fair value:		
– listed on the Stock Exchange and issued by listed issuers in Hong Kong with a fixed coupon interests ranging from 6% to 9% per annum and maturity date from 21 May 2020 to 11 January 2022	上市債券證券，按公平值：	
– listed on SGX and issued by listed issuers in Hong Kong with a fixed coupon interests ranging from 4.75% to 8.25% per annum and maturity dates from 25 April 2019 to 29 March 2024	– 香港上市發行人發行並於聯交所上市，具有年息介乎6厘至9厘之固定票息，並於二零二零年五月二十一日至二零二二年一月十一日到期	711,278
– listed on DAX and issued by a listed issuer in Hong Kong with a fixed coupon interest of 6.375% per annum and maturity date on 17 September 2024	– 香港上市發行人發行並於新交所上市，具有年息介乎4.75厘至8.25厘之固定票息，並於二零一九年四月二十五日至二零二四年三月二十九日到期	3,268,789
– listed on SIX and issued by a listed issuer in Switzerland and United States of America with a fixed coupon interest of 7.125% per annum and no maturity date	– 香港上市發行人發行並於德交所上市，具有年息6.375厘之固定票息，並於二零二四年九月十七日到期	92,927
– Listed on CSX and issued by listed issuers in Hong Kong with a fixed coupon interest 3.875% per annum with maturity date on 20 November 2018	– 瑞士及美國上市發行人發行並於瑞士交易所上市，具有年息7.125厘之固定票息，並無到期日	114,636
	– 香港上市發行人發行並於開曼群島交易所上市，具有年息3.875厘之固定票息，並於二零一八年十一月二十日到期	778,986
		4,966,616
<hr/>		
Unlisted equity investments, at cost:		
– private equity investment in Hong Kong	非上市權益投資，按成本：	
	– 在香港之私募權益投資	8,124
<hr/>		
Total	合計	6,525,570
<hr/>		
Analysed for reporting purposes as:		
– Current assets	為報告用途而分析為：	
– Non-current assets	– 流動資產	778,986
	– 非流動資產	5,746,584
		6,525,570

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

## 25. AVAILABLE-FOR-SALE INVESTMENTS

(continued)

As at 31 December 2017, all listed AFS investments were stated at fair value. Fair values of the listed bond securities were determined by reference to the valuation provided by the pricing vendors based on their own valuation techniques because of lack of active market. The unlisted equity investments were stated at cost less impairment.

During the year ended 31 December 2017, impairment loss on AFS investments amounting to HK\$34,152,000 was recognised in profit or loss as a result of significant and prolonged decline in the fair values of certain of the Group's listed equity investments below their cost.

Included in AFS investments were the following amounts denominated in a currency other than the functional currency of the group entities to which they were held:

		2017 二零一七年 HK\$'000 千港元
US\$	美元	4,966,616
HK\$	港元	1,556,904

As detailed in note 2, the Group's AFS investments as at 31 December 2017 have been reclassified to appropriate categories of financial assets upon adoption of HKFRS 9 on 1 January 2018.

## 25. 可供出售投資(續)

於二零一七年十二月三十一日，所有可供出售上市投資均按公平值列賬。由於缺乏活躍市場，故該等上市債券證券之公平值乃經參考定價賣方以彼等各自估值技術提供的估值釐定。非上市權益投資按成本扣除減值列賬。

截至二零一七年十二月三十一日止年度，可供出售投資的減值虧損為34,152,000港元，已於損益內確認，乃由於本集團的若干上市權益投資的公平值重大及持續地減少至低於其成本。

可供出售投資包括下列以集團實體相關之功能貨幣以外貨幣計值之款額：

如附註2所詳述，於二零一八年一月一日採納香港財務申報準則第9號後，本集團於二零一七年十二月三十一日的可供出售投資重新分類為金融資產的適當類別。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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## 26. DEFERRED TAXATION

The followings are the major deferred tax liabilities and assets recognised and movements thereon during the current and prior reporting period:

## 26. 遞延稅項

下表為本報告期間及以往報告期間內已確認之主要遞延稅項負債及資產以及當中之變動：

		Accelerated tax depreciation	Tax losses	Write-down of inventories	Fair value change of investment properties	Fair value change of assets arising from acquisition	Revaluation of properties	Undistributed profits of an associate	Total
		加速稅務折舊	稅務虧損	存貨撇減	投資物業 公平值變動	收購資產 公平值變動	物業重估	一間聯營公司 之未分配溢利	合計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
						(Note 36)			
						(附註36)			
At 1 January 2017	於二零一七年一月一日	29,188	(12,522)	(4,204)	657,630	-	82,550	3,999	756,641
Exchange adjustments	匯兌調整	1,459	-	-	32,882	-	-	200	34,541
Credit to consolidated statement of profit or loss for the year (Note 9)	計入本年度 綜合損益表 (附註9)	(1,434)	-	(5,082)	-	-	(3,057)	(1,959)	(11,532)
At 31 December 2017	於二零一七年十二月三十一日	29,213	(12,522)	(9,286)	690,512	-	79,493	2,240	779,650
Exchange adjustments	匯兌調整	(1,169)	-	-	(27,619)	-	-	(90)	(28,878)
Credit to consolidated statement of profit or loss for the year (Note 9)	計入本年度 綜合損益表 (附註9)	(1,011)	-	(8,739)	-	(10,582)	(3,057)	-	(23,389)
At 31 December 2018	於二零一八年十二月三十一日	27,033	(12,522)	(18,025)	662,893	(10,582)	76,436	2,150	727,383



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

## 26. DEFERRED TAXATION (continued)

The following is the analysis of the deferred tax balances for financial reporting purposes:

		2018	2017
		二零一八年	二零一七年
		HK\$'000	HK\$'000
		千港元	千港元
Deferred tax assets	遞延稅項資產	3,653	3,768
Deferred tax liabilities	遞延稅項負債	(731,036)	(783,418)
		<b>(727,383)</b>	(779,650)

At the end of the reporting period, the Group has unused tax losses of approximately HK\$1,900,930,000 (2017: HK\$1,529,366,000) available for offset against future profits. No deferred tax asset has been recognised due to the unpredictability of the future profit streams. All tax losses will be expired gradually within five years to year 2024 (2017: 2023).

## 26. 遞延稅項(續)

以下為就財務申報而編製之遞延稅項結餘分析：

於報告期間結束當日，本集團可供抵扣未來溢利之未動用稅項虧損為約1,900,930,000港元(二零一七年：1,529,366,000港元)。由於未來溢利流不可預測，故並無確認任何遞延稅項資產。全部稅項虧損將於五年內逐步到期直至二零二四年(二零一七年：二零二三年)。

## 27. INVENTORIES

		2018	2017
		二零一八年	二零一七年
		HK\$'000	HK\$'000
		千港元	千港元
Raw materials	原料	1,377,294	1,068,981
Work in progress	在製品	728,597	651,530
Finished goods	製成品	850,225	395,046
		<b>2,956,116</b>	2,115,557

During the year ended 31 December 2018, a write-down of inventories HK\$34,954,000 (2017: write down of inventories HK\$20,607,000) has been recognised and included in cost of sales in the current year.

截至二零一八年十二月三十一日止年度，撇減存貨34,954,000港元(二零一七年：撇減存貨20,607,000港元)已獲確認及計入本年度的銷售成本。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

## 28. PROPERTIES HELD FOR DEVELOPMENT

## 28. 待發展物業

Movements of properties held for development are as follows:

待發展物業變動如下：

		HK\$'000 千港元
At 1 January 2017	於二零一七年一月一日	15,810,227
Exchange adjustments	匯兌調整	840,016
Additions	添置	4,022,496
Transfer to investment properties (Note 14)	轉撥至投資物業(附註14)	(723,380)
Transfer to properties, plant and equipment (Note 15)	轉撥至物業、廠房及設備(附註15)	(179,254)
Transfer to cost of sales	轉撥至銷售成本	(4,132,281)
At 31 December 2017	於二零一七年十二月三十一日	15,637,824
Effect on adoption of HKFRS 15	採納香港財務申報準則第15號的影響	69,684
At 1 January 2018 (restated)	於二零一八年一月一日(經重述)	15,707,508
Exchange adjustments	匯兌調整	(746,813)
Additions	添置	8,239,802
Transfer to investment properties (Note 14)	轉撥至投資物業(附註14)	(100,328)
Transfer to properties, plant and equipment (Note 15)	轉撥至物業、廠房及設備(附註15)	(430,444)
Transfer to prepaid lease payments (Note 16)	轉撥至預付租賃款項(附註16)	(542,832)
Transfer to cost of sales	轉撥至銷售成本	(2,103,757)
At 31 December 2018	於二零一八年十二月三十一日	20,023,136

During the year ended 31 December 2018, properties held for development with carrying amount of approximately HK\$2,103,757,000 (2017: HK\$4,132,281,000) were completed and sold to third parties. The remaining balance as at 31 December 2018 was related to properties that were still under development.

截至二零一八年十二月三十一日止年度，賬面值約2,103,757,000港元(二零一七年：4,132,281,000港元)之待發展物業落成並售予第三方。於二零一八年十二月三十一日餘下的結餘與待發展物業有關。

Included in the amount are properties held for development with carrying amount of approximately HK\$8,398,844,000 (2017: HK\$12,142,107,000) are expected to be realised after one year from the end of the reporting period.

金額包括賬面值約為8,398,844,000港元(二零一七年：12,142,107,000港元)待發展物業，預期可於報告期間結束起計一年後變現。

One of the Group's properties project with a carrying amount of HK\$4,808,928,000 (2017: HK\$3,403,615,000) has been pledged to secure banking facilities granted to the Group.

本集團質押其中一項賬面值為4,808,928,000港元之物業項目(二零一七年：3,403,615,000港元)，以獲授銀行融資。

In the opinion of the Directors, the properties held for development were classified as current assets as the properties were held for sale purpose after the completion of construction under the Group's normal operating cycle.

董事認為待發展物業分類為流動資產，乃由於在本集團的正常營運週期，持有該等物業的目的為於工程竣工時出售。

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

## 29. OTHER FINANCIAL ASSETS

## (a) Trade and other receivables and prepayments and entrusted loans

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Trade receivables	貿易應收賬款	7,349,179	7,210,822
Less: Allowance for credit losses/ doubtful debts	減：信貸虧損／呆壞賬撥備	(1,033,494)	(934,179)
Trade receivables, net	應收賬項淨額	6,315,685	6,276,643
Advance to suppliers	預付供應商款項	378,561	492,792
Entrusted loans (Note i)	委託貸款(附註i)	646,676	845,616
Prepayment and deposits	預付款項及按金	1,127,862	728,573
Value added tax ("VAT") recoverables	可退回增值稅(「增值稅」)	358,378	247,852
LAT on pre-sale residential properties units (Note ii)	預售住宅單位之 土地增值稅(附註ii)	-	96,763
Deposits for acquisition of land use rights for development of properties held for sale (Note iii)	收購土地使用權以用作發展 供出售用途的物業 而支付的按金(附註iii)	-	3,590,431
Other receivables	其他應收賬款	293,584	273,219
		9,120,746	12,551,889
Less: Non-current portion of entrusted loans (Note i)	減：委託貸款非流動部分 (附註i)	(605,789)	(788,860)
		8,514,957	11,763,029

Notes:

- (i) The entrusted loans of HK\$646,676,000 (2017: HK\$845,616,000) are due from certain purchasers of properties developed by the Group in the PRC through four (2017: four) commercial banks in the PRC (the "Lending Agents"). The entrusted loans carry interest at variable rates ranging from 3.92% to 5.39% (2017: 3.92% to 5.39%) per annum payable on monthly basis and the principal will be payable on or before 2034 (2017: 2034). The purchasers of the Group's properties has pledged to the Lending Agents the respective properties purchased. These properties are located in Kunshan, PRC.

As at 31 December 2018, entrusted loans amounting to HK\$605,789,000 (2017: HK\$788,860,000) are in respect of repayments due after 12 months from the end of the reporting period and are classified as non-current assets.

- (ii) The amount represents the provisional LAT prepaid to the PRC tax authority based on the latest completion status of the development projects. The final assessment will be carried out upon sales of properties at the completion of development projects.
- (iii) The amount represents deposits paid for acquisition of land use right in the PRC for the purpose of development of properties held for sale. The acquisition was completed in January 2018.

附註：

- (i) 透過中國四家(二零一七年：四家)商業銀行(「放貸代理人」)應收若干本集團所發展物業的買家646,676,000港元(二零一七年：845,616,000港元)之委託貸款。委託貸款之浮動利息按介乎3.92厘至5.39厘(二零一七年：介乎3.92厘至5.39厘)之年利率計息，須按月繳交，本金須於二零三四年(二零一七年：二零三四年)或以前繳交。本集團物業買家已將所涉購買物業質押予放貸代理人。該等物業位於中國昆山。

於二零一八年十二月三十一日，於報告期間結束起計十二個月後到期還款之委託貸款605,789,000港元(二零一七年：788,860,000港元)分類為非流動資產。

- (ii) 該金額指根據發展項目的最新竣工情況向中國稅務機關預付之暫繳土地增值稅。最終評核將待發展項目竣工、出售物業後方進行。
- (iii) 該金額指就收購中國土地使用權以用作發展供出售用途的物業而支付的按金。收購已於二零一八年一月完成。

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

29. OTHER FINANCIAL ASSETS (continued)

(a) Trade and other receivables and prepayments and entrusted loans (continued)

The Group allows credit periods of up to 120 days (2017: 120 days), depending on the products sold to its trade customers. The following is an aging analysis of trade receivables net of allowance for credit losses/doubtful debts based on invoice date at the end of the reporting period:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
0-90 days	0至90日	4,852,418	4,873,171
91-120 days	91至120日	672,327	786,520
121-150 days	121至150日	522,472	399,032
151-180 days	151至180日	178,065	123,979
Over 180 days	180日以上	90,403	93,941
		<b>6,315,685</b>	<b>6,276,643</b>

Before accepting any new customers, the Group has an internal credit grading system to assess the potential customers' credit quality and the Directors have delegated the management to be responsible for determination of credit limits and credit approvals for any customers. Limits and scoring attributed to customers are reviewed every year. About 74% (2017: 75%) of the trade receivables, that are neither past due nor impaired, have the best credit scoring attributable under the credit grading system used by the Group.

As at 31 December 2017, included in the Group's trade receivables balance were debtors with aggregate carrying amount of HK\$845,731,000 which were past due at the reporting date for which the Group had not provided for impairment loss as the Group considers that these debtors were financially stable. The Directors are of the opinion that these amounts were recoverable. The Group does not hold any collateral over these balances. The average age of these receivables was 129 days.

29. 其他金融資產(續)

(a) 貿易及其他應收賬款及預付款項及委託貸款(續)

本集團給予貿易客戶之信貸期最長為120日(二零一七年: 120日), 視乎所銷售的產品而定。於報告期間結束當日, 貿易應收賬款(扣除信貸虧損/呆壞賬撥備)之賬齡基於發票日期分析如下:

在接納任何新客戶前, 本集團內部信用評級制度會評估潛在客戶之信用質素, 董事已任命管理層負責為任何客戶釐定信貸限額及信貸批核。客戶之限額及評分每年審閱。約74%(二零一七年: 75%)之貿易應收賬款無逾期或減值, 並獲本集團所採用之信用評級制度之最高信用評分。

於二零一七年十二月三十一日, 本集團貿易應收賬款餘額包括的應收賬款, 總賬面值為845,731,000港元, 於報告日已經逾期, 本集團並無就該等款項作出減值虧損撥備, 原因為本集團認為, 該等債務人財政穩健。董事認為, 該等款項仍然可以收回。本集團就該等餘額並無持有任何抵押品。該等應收賬款之平均賬齡為129日。

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

29. OTHER FINANCIAL ASSETS (continued)

(a) Trade and other receivables and prepayments  
and entrusted loans (continued)

As at 31 December 2017, aging analysis of trade receivables which are past due but not impaired were as follows:

		2017 二零一七年 HK\$'000 千港元
Overdue:	逾期：	
0-30 days	0至30日	255,604
31-60 days	31至60日	331,983
61-90 days	61至90日	174,618
Over 90 days	90日以上	83,526
		845,731

The Group had fully provided for all receivables that were overdue over 240 days because historical experience is such that these receivables were generally not recoverable. Allowance on trade receivables which have been overdue for less than 240 days are made based on estimated irrecoverable amounts by reference to past default experience and objective evidence of impairment as determined by the management.

In determining the recoverability of the trade receivables, the Group monitors any changes in the credit quality of the trade receivables since the credit was granted and up to the end of the reporting period. The Directors considered that the Group has no significant concentration of credit risk, with exposure spread over a number of counterparties and customers.

29. 其他金融資產(續)

(a) 貿易及其他應收賬款及預付款項及委託貸款(續)

於二零一七年十二月三十一日，逾期但無減值之貿易應收賬款之賬齡分析如下：

過往經驗顯示逾期240日以上之應收賬款一般無法收回，故本集團對該等應收賬款全數作出撥備。逾期少於240日之貿易應收賬款之撥備，乃參考過往欠賬經驗及管理層釐定的客觀減值證據後根據估計不可收回金額作出。

在釐定貿易應收賬款之可收回性時，自早前授出信貸起至報告期間結束為止，本集團監察貿易應收賬款信用質素之任何變動。董事認為，本集團並無重大集中信貸風險，風險由多個交易方及客戶分攤。

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

29. OTHER FINANCIAL ASSETS (continued)

(a) Trade and other receivables and prepayments  
and entrusted loans (continued)

The following is a movement in the allowance for doubtful debts during the year ended 31 December 2017:

		2017 二零一七年 HK\$'000 千港元
Balance at 1 January	一月一日之結餘	723,997
Amount written off as uncollectible	撇銷不可收回之款項	(2,823)
Impairment loss recognised on trade receivables	就貿易應收賬款確認之減值虧損	166,793
Exchange adjustments	匯兌調整	46,212
<hr/>		
Balance at 31 December	十二月三十一日之結餘	934,179

As at 31 December 2017, included in the allowance for doubtful debts are individually impaired trade receivables with an aggregate balance of HK\$934,179,000 which have either been placed under liquidation or in severe financial difficulties. The Group does not hold any collateral over these balances.

As at 31 December 2018, included in the Group's trade receivables balance are debtors with aggregate carrying amount of HK\$872,564,000 which are past due as at the reporting date. Included in the past due balances, HK\$86,589,000 which has been past due over 90 days or more and is not considered as in default based on good repayment records for those customers.

Details of impairment assessment of trade and other receivables for the year ended 31 December 2018 are set out in note 39(b).

29. 其他金融資產(續)

(a) 貿易及其他應收賬款及預付款項及委託貸款(續)

截至二零一七年十二月三十一日止年度，呆賬準備之變動如下：

於二零一七年十二月三十一日，呆賬準備包括個別已減值之貿易應收賬款，總結餘為934,179,000港元，該等款項為清盤或嚴重財務困難項下之款項。本集團就該等結餘並無持有任何抵押品。

於二零一八年十二月三十一日，本集團的貿易應收賬款結餘包括於報告日期已逾期的賬面總值872,564,000港元的應收賬款。逾期結餘當中，86,589,000港元已逾期90日或以上，惟根據該等客戶良好的還款記錄，逾期結餘並未視為違約。

截至二零一八年十二月三十一日止年度，貿易及其他應收賬款的減值評估詳情載於附註39(b)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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29. OTHER FINANCIAL ASSETS (continued)

(a) Trade and other receivables and prepayments and entrusted loans (continued)

Included in trade and other receivables are the following amounts denominated in a currency other than the functional currency of the group entities to which they relate:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
US\$	美元	1,061,557	858,814
HK\$	港元	577,621	867,930
Euro dollar ("Euro")	歐元	62,881	49,246

(b) Bills receivables

Bills receivables of the Group are all aged within 90 days (2017: 90 days) at the end of the reporting period.

Included in bills receivables are the following amounts denominated in a currency other than the functional currency of the group entities to which they relate:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
US\$	美元	-	158,590

29. 其他金融資產(續)

(a) 貿易及其他應收賬款及預付款項及委託貸款(續)

貿易及其他應收賬款包括下列以集團實體相關功能貨幣以外貨幣計值之款額：

(b) 應收票據

本集團應收票據賬齡均為報告期間結束後的90日(二零一七年：90日)之內。

應收票據包括下列以集團實體相關功能貨幣以外貨幣計值之款額：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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29. OTHER FINANCIAL ASSETS (continued)

(c) Bank balances and cash

Bank balances and cash comprise cash held by the Group and short-term bank deposits with an original maturity of three months or less. At 31 December 2018, the Group's bank balances and deposits carry interest at the prevailing market interest rates which range from 0.01% to 3% (2017: 0.01% to 1.5%) per annum. Fixed deposits carried fixed rate interest of 3.2% (2017: 2.05% to 3.8%)

At 31 December 2018, the Group had bank balances and cash that were not freely convertible or were subject to exchange controls in the PRC, amounting to approximately HK\$3,270,391,000 (2017: HK\$2,902,897,000).

Included in the bank balances and cash are the following amounts denominated in currencies other than the functional currency of the group entities to which they relate:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
US\$	美元	930,122	1,110,694
HK\$	港元	1,461,620	3,125,318
Euro	歐元	5,546	10,330
GBP	英鎊	339,797	598,676

29. 其他金融資產(續)

(c) 銀行結餘及現金

銀行結餘及現金包括本集團持有之現金及原到期日為三個月或以下之短期銀行存款。於二零一八年十二月三十一日，本集團的銀行結餘及存款按現行市場年利率介乎0.01厘至3厘(二零一七年：介乎0.01厘至1.5厘)計息。定期存款之固定年息為3.2厘(二零一七年：2.05厘至3.80厘)。

於二零一八年十二月三十一日，本集團不可自由兌換或須受中國外匯管制所規限之銀行結餘及現金約為3,270,391,000港元(二零一七年：2,902,897,000港元)。

銀行結餘及現金包括下列以集團實體相關之功能貨幣以外貨幣計值之款額：



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

### 30. ASSETS CLASSIFIED AS HELD FOR SALE

On 18 December 2017, Shimao Property Holdings (BVI) Limited and the Group entered into a sale and purchase agreement in respect of the disposal of the entire interest of Win Real Group Limited and its subsidiary and the indirect equity interest of 49% in a company established in the PRC (the "Target Group").

The assets attributable to the Target Group have been classified as a disposal group held for sale and are presented separately in the consolidated statement of financial position (see below). The Target Group is included in the Group's others segment for segment reporting purposes (see note 6). The net proceeds of disposal are expected to exceed the net carrying amount of the relevant assets and liabilities and accordingly, no impairment loss has been recognised. The disposal was completed in January 2018, details are set out in note 37.

The major class of asset of the Target Group classified as held for sale was as follows:

### 30. 分類為待售資產

於二零一七年十二月十八日，Shimao Property Holdings (BVI) Limited與本集團訂立了一項買賣協議，內容有關出售 Win Real Group Limited及其附屬公司的全部股權以及一間於中國成立的公司的49%間接股權（「目標集團」）。

目標集團應佔資產已分類為待售出售組合，並分別於綜合財務狀況表呈列（見下文）。目標集團為分部報告目的計入本集團的其他分部（見附註6）。出售所得款項淨額預期將超過相關資產及負債的賬面淨值，因此沒有確認減值虧損。出售已於二零一八年一月完成（見附註37）。

目標集團分類為待售資產的主要資產組別如下：

	2017 二零一七年 HK\$'000 千港元
Interest in an associate (Note 20)	1,696,193
於聯營公司的權益(附註20)	1,696,193

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

### 31. TRADE AND OTHER PAYABLES AND BILLS PAYABLES AND CONTRACT LIABILITIES

### 31. 貿易及其他應付賬款及應付票據及合約負債

#### Trade and other payables and bills payables

#### 貿易及其他應付賬款及應付票據

		2018	2017
		二零一八年	二零一七年
		HK\$'000	HK\$'000
		千港元	千港元
Trade payables	貿易應付賬款	<b>3,213,519</b>	2,698,445
Accrued expenses	預提費用	<b>1,055,844</b>	904,224
Payables for acquisition of properties, plant and equipment	購買物業、廠房及設備的應付賬項	<b>429,896</b>	535,548
Receipt in advance (Note i)	預收款項(附註i)	–	3,814,220
Other tax payables	其他應付稅項	<b>826,845</b>	900,893
VAT payables	應付增值稅	<b>174,324</b>	301,092
LAT payables	應付土地增值稅	<b>344,503</b>	–
Other payables	其他應付賬款	<b>379,525</b>	414,667
		<b>6,424,456</b>	9,569,089
Bills payables (Note ii)	應付票據(附註ii)	<b>512,566</b>	691,834
		<b>6,937,022</b>	10,260,923

## Notes:

- (i) Included in receipt in advance as at 31 December 2017 was deposit received from an independent third party for the disposal of the Target Group of approximately HK\$2,630,126,000. The disposal was completed and the gain was recognised in January 2018.
- (ii) Included in bills payables as at 31 December 2018 was payables for acquisition of properties, plant and equipment of HK\$57,316,000 (2017: HK\$163,461,000).

## 附註：

- (i) 於二零一七年十二月三十一日的預收款項包括來自獨立第三方就出售目標集團約2,630,126,000港元的已收按金。出售已完成，收益已於二零一八年一月確認。
- (ii) 於二零一八年十二月三十一日的應付票據包括就收購物業、廠房及設備57,316,000港元(二零一七年：163,461,000港元)的應付賬項。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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### 31. TRADE AND OTHER PAYABLES AND BILLS PAYABLES AND CONTRACT LIABILITIES (continued)

#### Trade and other payables and bills payables (continued)

The following is an aging analysis of the trade payables based on the invoice date at the end of the reporting period:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
0-90 days	0至90日	2,549,851	2,073,037
91-180 days	91至180日	397,210	432,894
Over 180 days	180日以上	266,458	192,514
		<b>3,213,519</b>	2,698,445

Bills payables of the Group are aged within 90 days (2017: 90 days) at the end of the reporting period.

Included in trade and other payables and bills payables are the following amounts denominated in currencies other than the functional currency of the group entities to which they relate:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
US\$	美元	822,352	856,496
HK\$	港元	164,624	328,700
Euro	歐元	103	61

The average credit period on purchase of goods is 90 days (2017: 90 days). The Group has financial risk management policies in place to ensure that all payables are settled within the credit time frame.

### 31. 貿易及其他應付賬款及應付票據及合約負債(續)

#### 貿易及其他應付賬款及應付票據(續)

於報告期間結束為止，基於發票日期的貿易應付賬款之賬齡分析如下：

本集團應付票據賬齡為報告期間結束後的90日(二零一七年：90日)之內。

貿易及其他應付賬款及應付票據包括下列以集團實體之相關功能貨幣以外貨幣計值之金額：

採購商品的平均信貸期為90日(二零一七年：90日)。本集團現行財務風險管理政策確保所有應付賬款於信貸期內結清。

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31. TRADE AND OTHER PAYABLES AND  
BILLS PAYABLES AND CONTRACT  
LIABILITIES (continued)

Contract liabilities

		31.12.2018	1.1.2018*
		二零一八年	二零一八年
		十二月三十一日	一月一日*
		HK\$'000	HK\$'000
		千港元	千港元
Sales of properties	銷售物業	2,844,281	3,621,246
Sales of chemicals	銷售化工產品	496,513	1,030,460
Sales of laminates	銷售覆銅面板	107,274	153,634
		<b>3,448,068</b>	4,805,340

\* The amounts in this column are after the adjustments for the application of HKFRS 15 (details set out in note 2).

As at 31 December 2018, certain amount of contract liabilities arising from sales of properties are expected to be realised after one year at the end of the reporting period. The entire amount of contract liabilities of sales of laminates and chemicals are expected to be realised within one year at the end of the reporting period.

As at 31 December 2018, included in contract liabilities for sale of properties was a balance of HK\$162,390,000 (1.1.2018: nil) received from certain Directors for purchase of properties.

The following table sets out the revenue recognised in the current year relating to contract liabilities at 1 January 2018.

		Sales of properties	Sales of laminates	Sales of chemicals
		銷售物業	銷售覆銅面板	銷售化工產品
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
Revenue recognised that was included in the contract liabilities balance at 1 January 2018	計入二零一八年一月一日合約負債結餘的已確認營業額	3,284,551	153,634	1,030,460

31. 貿易及其他應付賬款及  
應付票據及合約負債(續)

合約負債

		31.12.2018	1.1.2018*
		二零一八年	二零一八年
		十二月三十一日	一月一日*
		HK\$'000	HK\$'000
		千港元	千港元
Sales of properties	銷售物業	2,844,281	3,621,246
Sales of chemicals	銷售化工產品	496,513	1,030,460
Sales of laminates	銷售覆銅面板	107,274	153,634
		<b>3,448,068</b>	4,805,340

\* 該欄金額經應用香港財務申報準則第15號(詳見附註2)後作出調整。

於二零一八年十二月三十一日，銷售物業的合約負債若干金額預期將於報告期末起計一年後實現。銷售覆銅面板及化工產品的合約負債全部金額預期將於報告期末起計一年內實現。

於二零一八年十二月三十一日，銷售物業的合約負債包括就購買物業已收若干董事的款項162,390,000港元(二零一八年一月一日：無)。

本年度就二零一八年一月一日的合約負債確認的營業額載列如下：

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### 31. TRADE AND OTHER PAYABLES AND BILLS PAYABLES AND CONTRACT LIABILITIES (continued)

#### Contract liabilities (continued)

Typical payment terms with which impact on the amount of contract liabilities recognised are as follows:

– Sales of properties

The Group receives 30% to 50% of the contract value as deposits from customers on entering of a sale and purchase agreement of properties and will receive the remaining contracted sum prior to customers obtaining control of the respective properties. The deposits and advance payment schemes result in contract liabilities being recognised throughout the property contraction period until the customer obtains control of the completed property.

In addition, the Group considers the advance payment schemes contain significant financing component and accordingly the amount of consideration is adjusted for the effects of the time value of money taking into consideration the credit characteristics of the relevant group entities. As this accrual increases the amount of the contract liability during the period of construction, it increases the amount of revenue recognised when control of the completed property is transferred to the customer.

– Sales of laminates and chemicals

When the Group receives a deposit before the production activity commences, this will give rise to contract liabilities at the start of a contract, until the revenue recognised when control of the goods has transferred, being when the goods have been delivered. The Group typically receives a 30% to 50% deposit on acceptance of manufacturing orders.

### 31. 貿易及其他應付賬款及應付票據及合約負債(續)

#### 合約負債(續)

典型付款條款對已確認的合約負債金額的影響如下：

– 銷售物業

本集團於訂立物業買賣協議時向客戶收取相當於合作價值30%至50%的按金，並於客戶取得相關物業的控制權前收取餘下合約款項。按金及預付款項計劃導致整段物業建築期間確認合約負債，直至客戶取得竣工物業的控制權為止。

此外，本集團認為，預付款項計劃載有重大融資成分，因此，代價金額經考慮相關集團實體的信貸特徵就款項時間值的影響作出調整。由於應計款項增加建築期間的合約負債金額，當竣工物業的控制權轉移至客戶時亦增加已確認的營業額金額。

– 銷售覆銅面板及化工產品

本集團會於生產活動開始前收取按金，此將於合約開始時導致合約負債，直至轉讓貨物控制權(即交付貨物之時)後確認營業額為止。本集團通常於承接製造訂單時收取30%至50%按金。

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綜合財務報表附註

## 32. BANK BORROWINGS

## 32. 銀行借貸

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Bank loans	銀行貸款	<b>26,984,653</b>	18,573,701
Trust receipt loans	信託收據貸款	<b>529,028</b>	514,641
		<b>27,513,681</b>	19,088,342
Secured	有擔保	<b>1,795,968</b>	1,710,866
Unsecured	無擔保	<b>25,717,713</b>	17,377,476
		<b>27,513,681</b>	19,088,342
Carrying amounts repayable*:	須於以下期間償還之賬面值*：		
Within one year	於一年內	<b>6,842,358</b>	4,809,505
More than one year but not more than two years	一年以上但不超過兩年	<b>5,699,682</b>	4,559,770
More than two years but not more than three years	兩年以上但不超過三年	<b>7,024,853</b>	3,929,761
More than three years but not more than five years	三年以上但不超過五年	<b>7,630,546</b>	5,444,066
More than five years	超過五年	<b>316,242</b>	345,240
		<b>27,513,681</b>	19,088,342
The carrying amounts of bank loans that contain a repayment on demand clause (shown under current liabilities) but repayable:	載有按要求還款條款(列為流動負債)但須於以下期間償還之銀行貸款賬面值：		
Within one year	於一年內	<b>24,000</b>	34,000
More than one year but not more than two years	一年以上但不超過兩年	<b>24,000</b>	34,000
More than two years but not more than three years	兩年以上但不超過三年	<b>24,000</b>	34,000
More than three years but not more than five years	三年以上但不超過五年	<b>48,000</b>	68,000
More than five years	超過五年	<b>316,242</b>	345,240
		<b>436,242</b>	515,240
Carrying amount repayable within one year without repayment on demand clause	並無載有按要求償還條款須於一年內償還的賬面值	<b>6,818,358</b>	4,775,505
Amounts due within one year shown under current liabilities	列為流動負債之應於一年內償還款項	<b>7,254,600</b>	5,290,745
Add: Amounts shown under non-current liabilities	加：非流動負債之款項	<b>20,259,081</b>	13,797,597
		<b>27,513,681</b>	19,088,342

\* The amounts due are based on scheduled repayment dates set out in the loan agreements.

\* 應付金額按貸款協議內的預定償還日期列出。

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### 32. BANK BORROWINGS (continued)

As at 31 December 2018, the bank borrowings are all variable-rate borrowings which carry interest ranging from Hong Kong Inter-Bank Offer Rate ("HIBOR") + 0.9% to HIBOR + 1.75% (2017: HIBOR + 1% to HIBOR + 1.75%) per annum and London Inter-Bank Offer Rate ("LIBOR") + 1.75% (2017: LIBOR + 1.5% to LIBOR + 1.75%) per annum.

At 31 December 2018 and 2017, certain bank loans and trust receipt loans of the Group are covered by corporate guarantees given by Kingboard Investments Limited, a wholly-owned subsidiary of the Group.

The range of effective interest rates (which are also equal to contracted interest rates) on the Group's bank borrowings are as follows:

		2018 二零一八年	2017 二零一七年
Effective interest rates	實際利率		
Variable-rate borrowings	浮息借貸	<b>1.67% to 4.14%</b> <b>1.67厘至4.14厘</b>	1.37% to 2.86% 1.37厘至2.86厘

Included in bank borrowings are the following amounts denominated in currencies other than the functional currency of the group entities to which they relate:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
HK\$	港元	<b>26,889,647</b>	18,120,344
US\$	美元	<b>624,034</b>	967,998

### 32. 銀行借貸(續)

於二零一八年十二月三十一日，銀行借貸全部為浮息借貸，年息率介乎香港銀行同業拆息加0.9厘至香港銀行同業拆息加1.75厘(二零一七年：香港銀行同業拆息加1厘至香港銀行同業拆息加1.75厘)不等，以及介乎倫敦銀行同業拆息加1.75厘(二零一七年：倫敦銀行同業拆息加1.5厘至倫敦銀行同業拆息加1.75厘)不等。

於二零一八年及二零一七年十二月三十一日，本集團若干銀行貸款及信託收據貸款獲本集團一家全資擁有附屬公司建滔投資有限公司提供公司擔保。

本集團銀行借貸之實際利率(相當於已訂約利率)範圍如下：

銀行借貸包括下列以集團實體之相關功能貨幣以外貨幣計值之金額：

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綜合財務報表附註

## 33. SHARE CAPITAL

## 33. 股本

		Authorised 法定		Issued and fully paid 已發行及繳足	
		Number of shares 股份數目	Amount 金額 HK\$'000 千港元	Number of shares 股份數目	Amount 金額 HK\$'000 千港元
Ordinary shares of HK\$0.10 each:	每股0.10港元的普通股：				
At 1 January 2017	於二零一七年一月一日	2,000,000,000	200,000	1,038,400,236	103,840
Exercise of share options (Note 34)	行使優先購股權 (附註34)	-	-	28,052,000	2,805
At 31 December 2017	於二零一七年 十二月三十一日	2,000,000,000	200,000	1,066,452,236	106,645
Exercise of share options (Note 34)	行使優先購股權 (附註34)	-	-	16,700,000	1,670
At 31 December 2018	於二零一八年 十二月三十一日	2,000,000,000	200,000	1,083,152,236	108,315

## 34. SHARE OPTIONS

## 34. 優先購股權

## (a) Employees' share option scheme of the Company

The Company's share option scheme (the "Scheme") was approved by the Shareholders at the extraordinary general meeting of the Company held on 23 March 2009.

The purpose of the Scheme is to provide incentive or reward to the eligible participants (the "Eligible Participants") for their contribution to, and continuing efforts to promote the interests of the Group.

## (a) 本公司僱員優先購股權計劃

股東已於二零零九年三月二十三日召開之本公司股東特別大會上批准本公司優先購股權計劃(「該計劃」)。

該計劃的設立目的在於激勵或獎勵合資格參與者(「合資格參與者」)對提高本集團利益的貢獻及持續努力。



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

### 34. SHARE OPTIONS (continued)

#### (a) Employees' share option scheme of the Company (continued)

Under the Scheme which is valid for a period of ten years with a remaining life of less than 1 month as at the date of this report, the Directors may, at its discretion, grant options to subscribe for shares in the Company to Eligible Participants who contribute to the long term growth and profitability of the Company. Eligible Participants include (i) any employee (whether full time or part time) of the Company, any of its subsidiaries or any entity in which the Group holds any equity interests ("Invested Entity"), including any executive director of the Company, any of such subsidiaries or any Invested Entity; (ii) any non-executive directors (including independent non-executive directors) of the Company, its subsidiaries or any Invested Entity; (iii) any supplier of goods or services to any member of the Group or any Invested Entity; (iv) any customer of the Group or any Invested Entity; (v) any shareholder of any member of the Group or any Invested Entity or any holder of any securities issued by any member of the Group or any Invested Entity; and (vi) any person or entity who from time to time determined by the Board as having contributed or may contribute to the development and growth of the Group based on his or its performance and/or years of service, or is regarded as valuable resources of the Group based on his/its working experience, knowledge in the industry and other relevant factors. The subscription price for the Company's shares shall be a price at least equal to the highest of the nominal value of the Company's shares, the average of the closing prices of the Company's shares quoted on the Stock Exchange on the five trading days immediately preceding the date of an offer of the grant of the options and the closing price of the Company's shares quoted on the Stock Exchange on the date of an offer of the grant of the options. The Board, when extending an offer of the grant of options to a grantee, may impose conditions as it thinks fit, which may include minimum period for which an option must be held before it can be exercised or other conditions as the Board may of its absolute discretion determine. The options must be taken up within 28 business days from the date of grant upon payment of HK\$1 and are exercisable over a period to be determined and notified by the Directors to each grantee, which period may commence from the date of acceptance of the offer of the grant of the options but shall end in any event not later than ten years from the date of adoption of the Scheme.

### 34. 優先購股權(續)

#### (a) 本公司僱員優先購股權計劃(續)

根據有效期為十年(於本報告日期起, 餘下年期少於1個月)之該計劃, 本公司董事會可酌情向對本公司長遠增長及盈利作出貢獻之合資格參與者授出優先購股權, 以認購本公司股份。合資格參與者包括(i)本公司、其任何附屬公司或本集團持有任何股權之任何實體(「受投資實體」)之任何全職或兼職僱員, 包括本公司、任何該等附屬公司或任何受投資實體之任何執行董事; (ii)本公司、其附屬公司或任何受投資實體任何非執行董事, 包括獨立非執行董事; (iii)本集團任何成員公司或任何受投資實體之任何貨品或服務供應商; (iv)本集團或任何受投資實體之任何客戶; (v)本集團任何成員公司或任何受投資實體之任何股東或本集團任何成員公司或受投資實體之任何已發行證券持有人; 及(vi)董事會不時按其表現及/或服務年期而認為曾經或可能對本集團發展及增長作出貢獻, 或按其於業內工作經驗、知識及其他相關因素而被視為本集團寶貴資源之任何人士或實體。本公司股份之認購價須為至少相等於本公司股份面值、本公司股份於緊接要約授出優先購股權日期前五個交易日於聯交所報平均收市價及本公司股份於要約授出優先購股權日期於聯交所報收市價之最高者。董事會在擴大向承授人授出購股權的要約時, 可在其認為合適的情況下施加條件, 條件可能包括優先購股權行使前必須持有的最短時間, 或董事會全權酌情釐定的其他條件。優先購股權須於授出日期28個營業日內接納, 接納時須支付1港元, 優先購股權可於董事釐定並通知各承授人之期間內行使, 該期間可由接納要約授出優先購股權之日起, 惟無論如何須不遲於該計劃採納日期起計十年止。

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
綜合財務報表附註**34. SHARE OPTIONS** (continued)**(a) Employees' share option scheme of the Company**  
(continued)

The total number of the Company's shares which may be issued upon exercise of all options to be granted under the Scheme and any other schemes of the Group (excluding options lapsed in accordance with the terms of the Scheme and any other schemes of the Group) must not in aggregate exceed 10% of the Company's shares in issue as at the date of adoption of the Scheme. The total number of shares available for issue under the Scheme is 84,473,904 shares, which represents approximately 7.8% of the total issued share capital of the Company as at the date of this report. The limit on the number of the Company's shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Scheme and any other schemes of the Group must not exceed 30% of the Company's shares in issue from time to time. The total number of the Company's shares issued and to be issued upon exercise of the options granted to each grantee (including both exercised and outstanding options) under the Scheme or other schemes of the Group in any 12-month period up to the date of grant must not exceed 1% of the Company's shares in issue at the date of grant unless approved by the Shareholders in general meeting.

There are no share options outstanding at the end of the reporting period under the Scheme.

**34. 優先購股權**(續)**(a) 本公司僱員優先購股權計劃**  
(續)

本公司在所有根據該計劃及任何本集團其他計劃授出的優先購股權(不包括根據該計劃及任何本集團其他計劃條款而失效的購股權)獲行使時可發行的股份總數,不得超過本公司在採納該計劃當日已發行股份10%。根據該計劃可供發行的股份總數為84,473,904股股份,佔本公司於本報告日期的已發行股本總額約7.8%。因根據該計劃及本集團任何其他計劃所有已授出尚未行使及有待行使之優先購股權獲行使而可發行之本公司股份數目限額,不得超過本公司不時已發行股份30%。於截至授出日期止任何十二個月期間,因根據該計劃或本集團任何其他計劃授予各承授人之優先購股權(包括已行使及尚未行使之優先購股權)獲行使而發行及將予發行之本公司股份總數,不得超過本公司於授出日期已發行股份1%,除非獲股東於股東大會批准,則作別論。

於報告期末,計劃項下並無尚未行使的購股權。

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34. SHARE OPTIONS (continued)

(a) Employees' share option scheme of the Company  
(continued)

A summary of the movements of the number of share options under the Scheme for the year is as follows:

Date of grant	Balance at 1 January 2017 於二零一七年 一月一日 的結餘	Exercised during the year 於年內 行使 (Note iii) (附註iii)	Balance at 31 December 2017 於二零一七年 十二月三十一日 的結餘	Exercised during the year 於年內 行使 (Note iv) (附註iv)	Balance at 31 December 2018 於二零一八年 十二月三十一日 的結餘	Exercise price per share 每股 行使價	Exercisable period 行使期
<i>Granted to Directors on:</i> <i>授予董事：</i>							
21 March 2011 二零一一年三月二十一日	18,768,000	(18,768,000)	-	-	-	HK\$33.92 33.92港元	21 March 2011 to 22 March 2019 (Note i) 二零一一年三月二十一日至 二零一九年三月二十二日 (附註i)
19 March 2015 二零一五年三月十九日	15,300,000	(260,000)	15,040,000	(15,040,000)	-	HK\$12.424 12.424港元	19 March 2015 to 22 March 2019 (Note ii) 二零一五年三月十九日至 二零一九年三月二十二日 (附註ii)
<i>Granted to employees on:</i> <i>授予僱員：</i>							
21 March 2011 二零一一年三月二十一日	8,784,000	(8,784,000)	-	-	-	HK\$33.92 33.92港元	21 March 2011 to 22 March 2019 (Note i) 二零一一年三月二十一日至 二零一九年三月二十二日 (附註i)
19 March 2015 二零一五年三月十九日	1,900,000	(240,000)	1,660,000	(1,660,000)	-	HK\$12.424 12.424港元	19 March 2015 to 22 March 2019 (Note ii) 二零一五年三月十九日至 二零一九年三月二十二日 (附註ii)
	44,752,000	(28,052,000)	16,700,000	(16,700,000)	-		
<i>Exercisable at</i> <i>於以下日期可予行使</i>							
1 January 2017 二零一七年一月一日	34,752,000						
31 December 2017 二零一七年十二月三十一日	16,700,000						
31 December 2018 二零一八年十二月三十一日	-						

34. 優先購股權(續)

(a) 本公司僱員優先購股權計  
劃(續)

年內，該計劃項下之優先購股權  
數目變動概述如下：

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

### 34. SHARE OPTIONS (continued)

#### (a) Employees' share option scheme of the Company (continued)

Notes:

- (i) The share options under the Scheme were granted on 21 March 2011 at an adjusted exercise price of HK\$33.92 per share. 25% of the total share options vested immediately on the date of grant. The remaining 75% were split evenly into three lots and vested on 21 March 2012, 2013 and 2014. The total estimated fair value at the date of grant of the share options was HK\$279,054,000.
- (ii) The total estimated fair value at the date of grant of the share options on 19 March 2015 was HK\$86,809,000. 33.33% of the total share options granted vested immediately on the date of grant, 19 March 2015. 33.33% of the total number of share options were vested on 19 March 2016 and the remaining 33.34% were vested on 19 March 2017. The closing price of the Company's share immediately before the date of grant was HK\$12.34.
- (iii) During the year ended 31 December 2017, options of 27,552,000 shares in the Company at exercise price of HK\$33.92 per share and options of 500,000 shares in the Company at exercise price of HK\$12.424 per share were exercised respectively. The weighted average closing prices of the Company's share granted on the Stock Exchange on the five trading days immediately before the exercise date were HK\$31.76 and HK\$41.81 respectively. The amount of approximately HK\$276,035,000 was reclassified from share options reserve to share premium.
- (iv) During the year ended 31 December 2018, options of 16,700,000 shares in the Company at exercise price of HK\$12.424 per share were exercised. The weighted average closing prices of the Company's share granted on the Stock Exchange on the five trading days immediately before the exercise date was HK\$25.0. The amount of approximately HK\$2,560,000 was reclassified from share options reserve to share premium.

### 34. 優先購股權(續)

#### (a) 本公司僱員優先購股權計劃(續)

附註：

- (i) 該計劃項下優先購股權於二零一一年三月二十一日授出，經調整行使價為33.92港元。優先購股權總額之25%於授出日期即時歸屬。餘下75%平均分為三組，分別於二零一二年、二零一三年及二零一四年三月二十一日歸屬。優先購股權於授出日期的估計公平值總額為279,054,000港元。
- (ii) 優先購股權於二零一五年三月十九日於授出日期的估計公平值總額為86,809,000港元。已授出優先購股權總額中的33.33%已即時於授出日期(二零一五年三月十九日)歸屬。33.33%於二零一六年三月十九日歸屬，餘下之33.34%於二零一七年三月十九日歸屬。緊接授出日期前，本公司股份的收市價為12.34港元。
- (iii) 截至二零一七年十二月三十一日止年度，於本公司的27,552,000股股份每股行使價33.92港元的優先購股權及於本公司的500,000股股份每股行使價12.424港元的優先購股權獲行使。本公司於聯交所緊接行使日期前五個交易日已授出的股份的加權平均收市價分別為31.76港元及41.81港元。約為276,035,000港元的金額從優先購股權儲備被重新分類至股份溢價。
- (iv) 截至二零一八年十二月三十一日止年度，於本公司的16,700,000股股份每股行使價12.424港元的優先購股權獲行使。本公司於聯交所緊接行使日期前五個交易日已授出的股份的加權平均收市價為25.0港元。約2,560,000港元的金額從優先購股權儲備被重新分類至股份溢價。

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### 34. SHARE OPTIONS (continued)

#### (b) Employees' share option scheme of EEIC

The 2008 Elec & Eltek International Company Limited ("EEIC") Employees' Share Option Scheme (the "2008 EEIC Scheme") was approved by the shareholders of EEIC at the extraordinary general meeting of EEIC held on 21 April 2008 and was adopted and took effect from 9 May 2008 upon approval by the Shareholders of the Company.

The 2008 EEIC Scheme which was administered by the committee of directors of EEIC as authorised by EEIC's directors, was open to full-time employees and directors of any company within EEIC and its subsidiaries, the parent group and of an associated company of EEIC, subject to certain conditions being satisfied.

The 2008 EEIC Scheme entitled the option holders to exercise their options and subscribe for new ordinary shares in EEIC either at an "Exercise Price", which to the average of the last dealt prices for an EEIC share for a period of five consecutive market days immediately preceding the relevant date of grant, or at a discount to the Exercise Price as defined earlier, whereby the discount shall not exceed 20% of the Exercise Price, save that the exercise price must be at least the highest of: (i) the closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheet on the date of grant; and (ii) the average closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant.

Options granted at the Exercise Price or at a discount to the Exercise Price were exercisable after the first or second anniversary respectively of the date of grant and expiring on the fifth anniversary of the date of grant.

### 34. 優先購股權(續)

#### (b) EEIC僱員優先購股權計劃

二零零八年依利安達集團有限公司(「EEIC」)僱員優先購股權計劃(「二零零八年EEIC計劃」)於二零零八年四月二十一日經EEIC股東於EEIC股東特別大會上批准採納，並於本公司股東批准後於二零零八年五月九日起生效。

二零零八年EEIC計劃由EEIC董事授權之EEIC董事委員會管理，並在符合若干條件下，可供EEIC旗下任何公司及其附屬公司、母公司集團及EEIC聯營公司之全職僱員及董事參與。

二零零八年EEIC計劃賦予優先購股權持有人權利，以相等於緊接相關授出日期前連續五個交易日一股EEIC股份最後成交價平均數(「行使價」)，或折讓不得超過先前所界定行使價20%之折讓行使價，行使彼等之優先購股權及認購EEIC新普通股，惟行使價不得低於以下最高價格：(i)本公司股份於授出日期之聯交所每日報價表所報收市價；及(ii)本公司股份於緊接授出日期前五個營業日之聯交所每日報價表所報收市價之平均收市價。

按行使價或按折讓後行使價授出之優先購股權，已分別於授出日期滿一週年或兩週年當日起行使，並於授出日期滿五個週年屆滿。

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

### 34. SHARE OPTIONS (continued)

#### (b) Employees' share option scheme of EEIC (continued)

The duration of the 2008 EEIC Scheme was ten years and has expired at the date of this report. No share in EEIC may be issued under the 2008 EEIC Scheme as at the date of this report. The total number of EEIC shares issued and to be issued upon the exercise of the options granted to each participant (including both exercised and outstanding options) in any 12-month period must not exceed 1% of the total number of EEIC shares in issue from time to time.

Share options were acceptable within 30 days after the relevant date of grant accompanied by payment of S\$1.00 (or its equivalent) as consideration by the participants, but the grant of share options did not confer rights on the option holders to any dividend entitlement or to vote at any shareholders' meeting.

There were no share options granted under the 2008 EEIC Scheme throughout its life.

During the year, a new share option scheme, the 2018 Elec & Eltek Employees' Share Option Scheme (the "2018 EEIC Scheme") was approved by the Shareholders at the annual general meeting of the Company held on 27 April 2018 and was adopted by the shareholders of EEIC on 12 September 2018 upon fulfilment of all the conditions precedent as set out the 2018 EEIC Scheme. Since its adoption, no option was granted by EEIC pursuant to the 2018 EEIC Scheme.

### 34. 優先購股權(續)

#### (b) EEIC僱員優先購股權計劃 (續)

二零零八年EEIC計劃之年期為十年，於本報告日已屆滿。於本報告日期，概無EEIC股份根據二零零八年EEIC計劃可予發行。每名參與者於任何十二個月期間獲授之優先購股權(包括已經及尚未行使之優先購股權)獲行使時已經及將予發行之EEIC股份總數，不得超過EEIC不時已發行股份總數之1%。

優先購股權於相關授出日期起計30日內由參與者支付1.00新加坡幣(或其等值)作為代價予以接納，惟所授出之優先購股權不會賦予購股權持有人收取任何股息或於任何股東大會表決之權利。

二零零八年EEIC計劃的有效期內，概無優先購股權根據二零零八年EEIC計劃授出。

本年度內，股東於二零一八年四月二十七日舉行的本公司股東週年大會批准新優先購股權計劃二零一八年依利安達僱員優先購股權計劃(「二零一八年EEIC計劃」)，EEIC股東於二零一八年九月十二日經滿足二零一八年EEIC計劃所載的所有先決條件後採納該計劃。採納後，EEIC並未根據二零一八年EEIC計劃授出優先購股權。

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

### 34. SHARE OPTIONS (continued)

#### (b) Employees' share option scheme of EEIC (continued)

The purpose of the 2008 EEIC Scheme and the 2018 EEIC Scheme is to provide an opportunity for employees who have contributed significantly to the growth and performance of EEIC Group and who satisfy the eligibility criteria as set out in Rule 4 of the 2008 EEIC Scheme and the 2018 EEIC Scheme, to participate in the equity of EEIC, so as to motivate them to greater dedication, loyalty and higher standards of performance, and to give recognition to past contributions and services. Additionally, the 2008 EEIC Scheme and the 2018 EEIC Scheme will help EEIC to attract and retain the services of appropriate, qualified and experienced employees who would be able to contribute to EEIC's business and operations.

The 2018 EEIC Scheme entitles the option holders to exercise their options and subscribe for new ordinary shares in EEIC at either: (1) the "Market Price", which is defined as the average of the last dealt prices of the Company's shares (as determined by reference to the Official List published by the SGX-ST) for a period of five consecutive market days immediately preceding the relevant date of grant; or (2) a discount to the Market Price, provided that the discount shall not exceed 20% of the Market Price, save that the exercise price must be at least the highest of: (i) the closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheet on the date of grant; and (ii) the average closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant.

Options granted at the Market Price or at a discount to the Market Price may be exercised after the first or second anniversary respectively, of the date of grant and expiring on the fifth anniversary of the date of grant.

The duration of the 2018 EEIC Scheme is ten years from the date of adoption of the 2018 EEIC Scheme and it has a remaining life of approximately nine years and six months as at the date of this report. The total number of shares in EEIC that may be issued shall not exceed 18,691,996 shares (which represents 10% of the total number of shares in issue of EEIC as at the date of this report.)

### 34. 優先購股權(續)

#### (b) EEIC僱員優先購股權計劃 (續)

二零零八年EEIC計劃及二零一八年EEIC計劃旨在向曾為EEIC集團的增長及表現作出重大貢獻且符合二零零八年EEIC計劃及二零一八年EEIC計劃規則第4條所載的合資格條件的僱員提供機會，參與EEIC的股權，以便推動彼等更加竭誠、盡忠及提供更高水平表現，並對彼等過去的貢獻及服務作出肯定。此外，二零零八年EEIC計劃及二零一八年EEIC計劃將有助EEIC吸引及留住適當、合資格、經驗豐富、能為EEIC集團的業務及營運作出貢獻的僱員為EEIC效力。

二零一八年EEIC計劃賦予優先購股權持有人權利，以(1)「市價」，相等於緊接相關授出日期前連續五個交易日本公司股份最後成交價平均數(根據新交所公佈的官方名單釐定)，或(2)折讓不得超過市價20%之折讓市價，行使彼等之優先購股權及認購EEIC新普通股，惟行使價不得低於以下最高價格：(i)本公司股份於授出日期之聯交所每日報價表所報收市價；及(ii)本公司股份於緊接授出日期前五個營業日之聯交所每日報價表所報收市價之平均收市價。

以市價或低於市價授出的優先購股權分別可於授出日期滿一週年或兩週年當日起行使，並於授出日期滿五週年屆滿。

二零一八年EEIC計劃之年期由採納日期起計為十年(於本報告日，餘下年期約為九年零六個月)。EEIC可發行股份總數不得超過18,691,996股(EEIC於本報告日期的已發行股份總數之10%)。

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

### 34. SHARE OPTIONS (continued)

#### (b) Employees' share option scheme of EEIC (continued)

No qualifying participant who is a substantial Shareholder or an independent non-executive Director, or any of their respective associates shall be granted any options, which, if exercised in full, would result in the shares issued and issuable to such person under the 2018 EEIC Scheme in the 12-month period up to and including the proposed grant date for such options, unless such grant of options is approved in advance by the Shareholders in general meeting: (a) representing in aggregate over 0.1% of the number of shares then in issue; and (b) having an aggregate value, based on the closing price of the shares as stated in the Singapore Exchange Securities Trading Limited ("SGX-ST")'s daily quotations sheets on each relevant date on which the grant of such options is made to such person under the relevant scheme, in excess of HK\$5 million.

No qualifying participant who is a substantial shareholder or an independent non-executive director of EEIC, or any of their respective associates shall be granted any options, which, if exercised in full, would result in the shares issued and issuable to such person under the 2018 EEIC Scheme in the 12-month period up to and including the proposed grant date for such options, unless such grant of options is approved in advance by the shareholders of EEIC and of the Company in general meeting: (a) representing in aggregate over 0.1% of the number of shares then in issue; and (b) having an aggregate value, based on the closing price of the shares as stated in the SGX-ST's daily quotations sheets on each relevant date on which the grant of such options is made to such person under the relevant scheme, in excess of HK\$5 million.

Share options may be accepted within 30 days after the relevant date of grant accompanied by, inter alia, payment of S\$1.00 (or its equivalent) as consideration by the participants.

EEIC did not grant any share option under the 2018 EEIC Scheme during the year ended 31 December 2018.

### 34. 優先購股權(續)

#### (b) EEIC僱員優先購股權計劃 (續)

倘授予身為主要股東或獨立非執行董事的合資格參與者，或彼等各自的聯繫人的優先購股權獲悉數行使將導致建議授出日期(包括當日)前十二個月期間內根據二零一八年EEIC計劃而向該人士發行或將予發行之優先購股權股份：(a)合共超過已發行股份數目之0.1%，及(b)根據相關計劃向該人士授出優先購股權當日股份於新加坡證券交易所有限公司(「新交所」)每日報價表所載收市價計算總值超過五百萬港元，則不得授出優先購股權，除非授出優先購股權獲股東於股東大會提前批准。

倘授予身為EEIC主要股東或獨立非執行董事的合資格參與者，或彼等各自的聯繫人的優先購股權獲悉數行使將導致建議授出日期(包括當日)前十二個月期間內根據二零一八年EEIC計劃而向該人士發行或將予發行之優先購股權股份：(a)合共超過已發行股份數目之0.1%，及(b)根據相關計劃向該人士授出優先購股權當日，股份於新交所每日報價表所載收市價計算總值超過五百萬港元，則不得授出優先購股權，除非授出優先購股權獲EEIC及本公司的股東於股東大會提前批准。

優先購股權可於相關授出日期起計30日內(其中包括)由參與者支付1.00新加坡幣(或其等值)作為代價予以接納。

截至二零一八年十二月三十一日止年度，EEIC概無根據二零一八年EEIC計劃授出優先購股權。



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### 34. SHARE OPTIONS (continued)

#### (c) Employees' share option scheme of KLHL

The share option scheme of KLHL ("2017 KLHL Scheme") was approved by the Shareholders and the shareholders of KLHL on 29 May 2017, and the 2017 KLHL Scheme took effect upon obtaining approval from the Listing Committee of the Stock Exchange on 2 November 2017. The terms of the 2017 KLHL Scheme are largely similar to the KLHL share option scheme approved by the shareholders of KLHL and the shareholders of the Company on 18 May 2007 and 25 June 2007 respectively, and took effect after obtaining the approval from the Listing committee of the Stock Exchange on 6 July 2007 and that the purpose of the 2017 KLHL Scheme is to provide incentive or rewards to the eligible participants of the 2017 KLHL Scheme for their contribution to, and continuing efforts to promote the interests, of the KLHL Group (as defined below).

The 2017 KLHL Scheme is valid for a period of ten years and it has a remaining life of around eight years and seven months, and no share options had been granted or exercised as at the date of this report. The directors of KLHL may, at its discretion, grant options to subscribe for shares in KLHL to eligible participants who contribute to the long-term growth and profitability of KLHL and include (i) any employee or proposed employee (whether full-time or part-time and including any executive director), consultants or advisers of or to KLHL, any of its subsidiaries or any entity ("KLHL's Invested Entity") in which KLHL and its subsidiaries (collectively referred to as the "KLHL Group") hold an equity interest; (ii) any non-executive directors (including independent non-executive directors) of KLHL, any of its subsidiaries or any KLHL's Invested Entity; (iii) any supplier of goods or services to any member of the KLHL Group or any KLHL's Invested Entity; (iv) any customer of the KLHL Group or any KLHL's Invested Entity; (v) any person or entity that provides research, development or other technological support to the KLHL Group or any KLHL's Invested Entity; and (vi) any shareholder of any member of the KLHL Group or any KLHL's Invested Entity.

### 34. 優先購股權(續)

#### (c) 建滔積層板僱員優先購股權計劃

建滔積層板優先購股權計劃(「二零一七年建滔積層板計劃」)已於二零一七年五月二十九日獲得股東及建滔積層板股東批准，二零一七年建滔積層板計劃於二零一七年十一月二日獲得聯交所上市委員會批准後生效。二零一七年建滔積層板計劃與建滔積層板股東及本公司股東分別於二零零七年五月十八日及二零零七年六月二十五日批准，並於二零零七年七月六日獲得聯交所上市委員會批准後生效之建滔積層板優先購股權計劃的條款大致相同，二零一七年建滔積層板計劃的設立目的為在於激勵或獎勵二零一七年建滔積層板計劃合資格參與者對提高建滔積層板集團(定義見下文)的利益的貢獻及持續努力。

二零一七年建滔積層板計劃有效期為十年，餘下年期約為八年零七個月(於本報告日起，概無優先購股權已授出或獲行使)。建滔積層板董事可酌情向合資格參與者授出可認購建滔積層板股份之優先購股權。合資格參與者為對建滔積層板長遠增長及盈利有貢獻之人士，包括(i)建滔積層板、其任何附屬公司(統稱「建滔積層板集團」)或任何建滔積層板或其附屬公司持有股權之實體(「建滔積層板投資實體」)之任何僱員或擬聘用僱員(不論全職或兼職，且包括任何執行董事)、諮詢顧問或顧問；(ii)建滔積層板、其任何附屬公司或任何建滔積層板投資實體之任何非執行董事(包括獨立非執行董事)；(iii)任何向建滔積層板集團任何成員公司或任何建滔積層板投資實體提供貨品或服務之供應商；(iv)建滔積層板集團或任何建滔積層板投資實體之任何客戶；(v)任何向建滔積層板集團或任何建滔積層板投資實體提供研究、開發或其他技術支援之人士或實體；及(vi)建滔積層板集團任何成員公司或任何建滔積層板投資實體之任何股東。

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

### 34. SHARE OPTIONS (continued)

#### (c) Employees' share option scheme of KLHL (continued)

The subscription price of KLHL's share in respect of any option granted under the 2017 KLHL Scheme must be at least the highest of (i) the closing price of the shares of KLHL as stated in the Stock Exchange's daily quotations sheet on the date of grant of the option, which must be a business day; (ii) the average closing price of the shares of KLHL as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant of the option; and (iii) the nominal value of the shares of KLHL.

The option may be accepted by a participant within 28 days from the date of the offer for the grant of the option upon the payment of a consideration of HK\$1. An option may be exercised at any time during a period to be determined and notified by the directors of KLHL to each grantee, and in the absence of such determination, from the date upon which the offer for the grant of the option is accepted but shall end in any event not later than 10 years from the date of grant of the option subject to the provisions for early termination thereof. The directors of KLHL may, at their absolute discretion, fix any minimum period for which an option must be held, any performance targets that must be achieved and any other conditions that must be fulfilled before the options can be exercised upon the grant of an option to a participant.

The total number of shares of KLHL which may be issued upon exercise of all options to be granted under the KLHL Scheme and any other share option scheme of KLHL (excluding, for this purpose, options lapsed in accordance with the terms of the 2017 KLHL Scheme and any other share option scheme of KLHL) must not in aggregate exceed 10% of the total number of shares of KLHL in issue as at the date of approval of the 2017 KLHL Scheme by the Shareholders and the Shareholders of KLHL (i.e. 308,100,000 shares in KLHL, representing 10.0% of the total issued share capital of KLHL as at the date of this report).

The maximum number of shares of KLHL which may be issued upon exercise of all outstanding options granted and yet to be exercised under the 2017 KLHL Scheme and any other share option scheme of KLHL must not exceed 30% of the issued share capital of KLHL from time to time.

### 34. 優先購股權(續)

#### (c) 建滔積層板僱員優先購股權計劃(續)

任何根據二零一七年建滔積層板計劃授出之優先購股權所涉及建滔積層板股份之認購價不得低於以下最高價格：(i)建滔積層板股份於優先購股權授出日期(必須為營業日)之聯交所每日報價表所報收市價；(ii)建滔積層板股份於緊接優先購股權授出日期前五個營業日之聯交所每日報價表所報收市價之平均收市價；及(iii)建滔積層板股份之面值。

參與者可於獲提呈授出優先購股權之日起計28天內，透過支付代價1港元接納優先購股權。優先購股權可於建滔積層板董事釐定及通知各承授人之期間內隨時行使，倘無釐定有關期間，則由優先購股權授出建議獲接納之日開始，並於任何情況下不遲於優先購股權授出日期起計十年之日為止，惟須受二零一七年建滔積層板計劃之提早終止條文所限。建滔積層板董事可全權酌情向參與者訂定行使所授出之優先購股權前必須持有之最短期間、任何須予達成之表現目標及任何其他須予達成之條件。

根據建滔積層板計劃及建滔積層板任何其他優先購股權計劃授出之所有優先購股權(就此而言不包括按照二零一七年建滔積層板計劃及建滔積層板任何其他優先購股權計劃之條款已失效之優先購股權)獲行使時可予發行之建滔積層板股份總數，合共不得超過建滔積層板於股東及建滔積層板股東批准二零一七年建滔積層板計劃當日已發行股份總數之10%(即308,100,000股建滔積層板股份，佔於本報告日期建滔積層板已發行股本總數10.0%)。

根據二零一七年建滔積層板計劃及建滔積層板任何其他優先購股權計劃所有授出而尚未行使及有待行使之優先購股權獲行使時可予發行之建滔積層板股份數目，最多不得超過建滔積層板不時之已發行股本30%。

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34. SHARE OPTIONS (continued)

(c) Employees' share option scheme of KLHL (continued)

The total number of shares of KLHL issued and to be issued upon exercise of the options granted (including both exercised and outstanding options) to each participant in any 12-month period must not exceed 1% of the share capital of KLHL then in issue unless approved by the shareholders of KLHL and the Company in general meetings.

A summary of movements of the number of share options under the KLHL Scheme for the year is as follows:

Date of grant	Balance at 1 January 2017	Exercised during the year end 31 December 2017	Balance at 31 December 2017 and 2018	Exercise price per share	Exercisable period
授出日期	於二零一七年一月一日的結餘	截至二零一七年十二月三十一日止年度行使 (Note ii) (附註ii)	於二零一七年及二零一八年十二月三十一日的結餘	每股行使價	行使期
<i>Granted to the Directors</i> 授予建滔積層板董事					
21 March 2011 二零一一年三月二十一日	54,000,000	(54,000,000)	-	HK\$6.54 6.54港元	21 March 2011 to 17 May 2017 (Note i) 二零一一年三月二十一日至 二零一七年五月十七日(附註i)
<i>Granted to employees</i> 授予僱員					
21 March 2011 二零一一年三月二十一日	27,000,000	(27,000,000)	-	HK\$6.54 6.54港元	21 March 2011 to 17 May 2017 (Note i) 二零一一年三月二十一日至 二零一七年五月十七日(附註i)
	<u>81,000,000</u>	<u>(81,000,000)</u>	<u>-</u>		
<i>Exercisable at</i> 於以下日期可予行使					
1 January 2017 二零一七年一月一日	81,000,000				
31 December 2017 and 2018 二零一七年及二零一八年十二月三十一日			-		

Notes:

- (i) 25% of the total share options were vested immediately on the date of grant, 21 March 2011. The remaining 75% were split evenly into three lots and were vested on 21 March 2012, 2013 and 2014.
- (ii) During the year ended 31 December 2017, 81,000,000 options in the Company at an exercise price of HK\$6.54 per share were exercised. The weighted average closing price of the Company's share granted on the Stock Exchange on the five trading days immediately before the exercise date was HK\$8.93. The amount of approximately HK\$93,105,000 was reclassified from share options reserve to share premium.

34. 優先購股權(續)

(c) 建滔積層板僱員優先購股權計劃(續)

於任何十二個月期間內向各參與者授出之優先購股權(包括已行使及未行使優先購股權)獲行使而已發行及將予發行之建滔積層板股份總數，不得超過建滔積層板當時已發行股本之1%，除非獲建滔積層板及本公司之股東於股東大會批准則作別論。

年內，建滔積層板計劃項下之優先購股權數目變動概要如下：

附註：

- (i) 已授出優先購股權總額中的25%已即時於授出日期(二零一一年三月二十一日)歸屬。餘下之75%平均分為三等份，分別於二零一二年、二零一三年及二零一四年三月二十一日歸屬。
- (ii) 截至二零一七年十二月三十一日止年度，本公司的81,000,000份優先購股權按每股行使價6.54港元獲行使。本公司於聯交所緊接行使日期前五個交易日已授出的股份的加權平均收市價為8.93港元。約93,105,000港元的金額從優先購股權儲備被重新分類至股份溢價。

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## 35. NON-CONTROLLING INTERESTS

## 35. 非控股權益

		Share of net assets of subsidiaries 應佔附屬公司 資產淨值 HK\$'000 千港元	Share options reserve of a subsidiary 一間附屬公司 之優先 購股權儲備 HK\$'000 千港元	Total 合計 HK\$'000 千港元
At 1 January 2017	於二零一七年一月一日	6,272,563	93,105	6,365,668
Acquisition of additional interest in a subsidiary	收購一間附屬公司額外權益	(437,096)	-	(437,096)
Share of net changes arising from AFS investments (Note)	應佔可供出售投資產生的變動淨值(附註)	16,200	-	16,200
Share of exchange differences arising from translation of foreign operations	應佔因折算外地經營而產生之匯兌差額	(1,792)	-	(1,792)
Share of exchange differences arising from translation to presentation currency	應佔因折算呈報貨幣而產生之匯兌差額	398,424	-	398,424
Share of profit for the year	應佔本年度溢利	1,240,750	-	1,240,750
Disposal of partial interests in a subsidiary	出售一間附屬公司的部份權益	880,617	(93,105)	787,512
Capital contribution from non-controlling shareholders of subsidiaries	附屬公司之非控股股東出資額	130,341	-	130,341
Dividends paid to non-controlling shareholders of subsidiaries	支付予附屬公司之非控股股東之股息	(815,806)	-	(815,806)
At 31 December 2017	於二零一七年十二月三十一日	7,684,201	-	7,684,201
Acquisition of additional interest in subsidiaries	收購附屬公司額外權益	(464,764)	-	(464,764)
Share of net changes arising from debt instruments at FVTOCI (Note)	應佔按公平值計入其他全面收益債務工具產生的變動淨值(附註)	(96,556)	-	(96,556)
Share of exchange differences arising from translation of foreign operations	應佔因折算外地經營而產生之匯兌差額	431	-	431
Share of exchange differences arising from translation to presentation currency	應佔因折算呈報貨幣而產生之匯兌差額	(246,596)	-	(246,596)
Share of profit for the year	應佔本年度溢利	994,440	-	994,440
Disposal of partial interests in a subsidiary	出售一間附屬公司的部份權益	48,066	-	48,066
Capital contribution from non-controlling shareholders of a subsidiary	一間附屬公司之非控股股東出資額	66,418	-	66,418
Dividends paid to non-controlling shareholders of subsidiaries	支付予附屬公司之非控股股東之股息	(685,354)	-	(685,354)
At 31 December 2018	於二零一八年十二月三十一日	7,300,286	-	7,300,286

Note: Share of net changes arising from debt instruments at FVTOCI consist of gain on fair value changes amounting to HK\$96,095,000 (2017: gain on fair value changes amounting to HK\$70,203,000) and reclassify to profit or loss upon disposal amounting to HK\$461,000 (2017: gain on disposal amounting to HK\$54,003,000).

附註：應佔按公平值計入其他全面收益的債務工具產生的變動淨值包括公平值變動收益96,095,000港元(二零一七年：公平值變動收益70,203,000港元)及於出售後重新分類至損益之461,000港元(二零一七年：出售收益54,003,000港元)。

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### 36. ACQUISITION OF SUBSIDIARIES

On 8 March 2018, the Group acquired 100% of the issued share capital of an entity (the "Entity") for consideration of HK\$600,000,000. This acquisition has been accounted for using the acquisition method. The amount of goodwill arising as a result of the acquisition was HK\$178,927,000. The Entity is engaged in the investment holding and its subsidiaries are engaged in the sale and manufacture of PCBs. The Entity was acquired so as to continue the expansion of the Group's PCB operations.

#### Consideration transferred

		HK\$'000 千港元
Cash	現金	600,000

Acquisition-related costs amounting to HK\$236,763 have been excluded from the consideration transferred and have been recognised as an expense in the current year and included in the "administrative costs" line item in the consolidated statement of profit or loss.

Assets acquired and liabilities recognised at the date of acquisition are as follows:

		HK\$'000 千港元
Property, plant and equipment	物業、廠房及設備	393,000
Intangible asset	無形資產	27,000
Inventories	存貨	66,707
Trade and other receivables	貿易及其他應收賬款	247,921
Pledged bank deposits	已抵押銀行存款	30,579
Bank balances and cash	銀行結餘及現金	80,352
Trade and other payables	貿易及其他應付賬款	(255,432)
Bank borrowings	銀行借貸	(158,472)
Deferred tax liabilities	遞延稅項負債	(10,582)
		421,073

The fair value of trade and other receivables at the date of acquisition amounted to HK\$247,921,000. The gross contractual amounts of those trade and other receivables acquired amounted to HK\$247,921,000 at the date of acquisition. All contractual receivables at acquisition date are expected to be recoverable.

### 36. 收購附屬公司

於二零一八年三月八日，本集團以代價600,000,000港元收購一間實體（「該實體」）的100%已發行股本。此收購已運用收購法入賬。收購所產生的商譽為178,927,000港元。該實體從事投資控股及其附屬公司從事銷售及製造印刷線路板。我們收購該實體，以繼續擴展本集團之印刷線路板營運。

#### 已轉讓代價

與收購相關的成本236,763港元並無計入已轉讓代價，並已於本年度確認為開支，及計入綜合損益表「行政成本」一項。

於收購日期收購的資產及確認的負債如下：

於收購日期，貿易及其他應收賬款的公平值為247,921,000港元。於收購日期收購的該等貿易及其他應收賬款之合約總額為247,921,000港元。所有於收購日期的合約應收賬款預期將可收回。

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### 36. ACQUISITION OF SUBSIDIARIES

(continued)

Goodwill arising on acquisition:

		HK\$'000 千港元
Consideration transferred	已轉讓代價	600,000
Less: Fair value of identified net assets acquired	減：已收購識別資產淨值的公平值	(421,073)
		178,927

Goodwill arose in the acquisition of a subsidiary because the cost of the combination included a control premium. In addition, the consideration paid for the combination effectively included amounts in relation to the benefit of expected synergies, revenue growth, future market development and the assembled workforce of a subsidiary. These benefits are not recognised separately from goodwill because they do not meet the recognition criteria for identifiable intangible assets.

None of the goodwill arising on these acquisitions is expected to be deductible for tax purposes.

#### Net cash outflow on acquisition of a subsidiary

		HK\$'000 千港元
Cash consideration paid	已付現金代價	600,000
Less: cash and cash equivalent balances acquired	減：已收購的現金及現金等值項目	(110,931)
		489,069

Included in the profit for the year is HK\$15,956,654 attributable to the additional business generated by a subsidiary. Revenue for the year includes HK\$470,660,284 generated from a subsidiary.

Had the acquisition been completed on 1 January 2018, total group revenue for the year would have been HK\$46,142 million, and profit for the year would have been HK\$7,023 million. The pro forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2018, nor is it intended to be a projection of future results.

### 36. 收購附屬公司(續)

收購產生的商譽：

由於合併成本包括控制權溢價，因此收購附屬公司將產生商譽。此外，就合併支付的代價實際上包括與預期協同效應相關的得益、營業額增長、未來市場發展及附屬公司的全體勞工。此等利益並無於商譽以外獨立確認，因其不符合可識別無形資產的確認標準。

概無有關收購所產生的商譽預期可作扣稅用途。

#### 收購一間附屬公司的現金流出淨額

本年度溢利包括一間附屬公司額外產生業務應佔溢利15,956,654港元。本年度營業額包括一間附屬公司產生的470,660,284港元。

倘收購於二零一八年一月一日已完成，年內集團總營業額將為四百六十一億四千二百萬港元，年內溢利將為七十億二千三百萬港元。備考資料僅供說明，並非顯示本集團在收購事項已於二零一八年一月一日完成的假設下確實達致的營業額及經營業績，亦不擬作為未來業績的估算。

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### 37. DISPOSAL OF A SUBSIDIARY

On 10 January 2018, the Group disposed of its interest in a subsidiary, Win Real Group Limited, to an independent third party for a cash consideration of HK\$3,786,001,000 with a gain of HK\$2,089,808,000. The subsidiary has an indirect equity interest of 49% in an associate established in the PRC.

**Consideration received:**

	HK\$'000 千港元
Total cash consideration received	3,786,001

**Analysis of assets and liabilities over which control was lost:**

		10.01.2018 二零一八年 一月十日 HK\$'000 千港元
Interest in an associate and total assets disposed of	已出售於一間聯營公司之權益及資產總值	1,696,193
<b>Gain on disposal of a subsidiary:</b>	<b>出售一間附屬公司之收益：</b>	
Cash consideration received	已收現金代價	3,786,001
Assets disposed of	已出售資產	(1,696,193)
Gain on disposal	出售所得收益	2,089,808
<b>Net cash inflow arising on disposal:</b>	<b>出售產生之現金流入淨額：</b>	
Cash consideration	現金代價	3,786,001
Less: Deposit received in 2017 (note 31)	減：於二零一七年收取的按金(附註31)	(2,630,126)
		1,155,875

### 37. 出售附屬公司

二零一八年一月十日，本集團以現金代價3,786,001,000港元出售一間附屬公司Win Real Group Limited之股權予獨立第三方，收益為2,089,808,000港元。該附屬公司間接持有一間於中國成立的聯營公司49%的股權。

**已收代價：**

**已失去控制權的資產及負債的分析：**

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

### 38. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern 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 bank borrowings, net of cash and cash equivalents and equity attributable to owners of the Company, comprising issued share capital, other reserves and retained profits as disclosed in the consolidated statement of changes in equity.

The Directors review the capital structure on a semi-annual basis. As part of this review, the Directors consider the cost of capital and the risks associated with each class of capital. In the opinion of the Directors, the Group will balance its overall capital structure through the payment of dividends, new share issues and share buy-backs as well as the issue of new debt or the redemption of existing debt.

### 38. 資本風險管理

本集團管理其資本以確保通過優化債務與股本結存為股東爭取最高回報，使集團旗下實體能夠持續經營。本集團之整體策略與過往年度相同。

本集團之資本結構包括銀行借貸、現金及現金等值項目淨額及本公司持有人應佔權益(包括已發行股本、其他儲備及保留溢利)，在綜合權益變動表內披露。

董事每半年審閱資本結構。作為審閱一部分，董事將考慮資本成本，及與各類別資本相關之風險。董事認為本集團將通過支付股息、發行新股、購回股份、發行新債或者贖回現有債項，以平衡整體資本結構。

### 39. FINANCIAL INSTRUMENTS

#### (a) Categories of financial instruments

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
<b>Financial assets</b>	<b>金融資產</b>		
Loans and receivables (including cash and cash equivalents)	貸款及應收賬款(包括現金 及現金等值項目)	-	20,545,353
Financial assets at amortised cost	按攤銷成本計量的金融資產	<b>19,274,868</b>	-
AFS investments	可供出售投資	-	6,525,570
Equity instruments at FVTPL	按公平值計入損益的權益工具	<b>1,291,534</b>	-
Equity instruments at FVTOCI	按公平值計入其他 全面收益的權益工具	<b>164,124</b>	-
Debt instruments at FVTOCI	按公平值計入其他全面收益的 債務工具	<b>8,954,832</b>	-
		<b>29,685,358</b>	27,070,923
<b>Financial liabilities</b>	<b>金融負債</b>		
Amortised cost	攤銷成本		
- trade and other payables	- 貿易及其他應付賬款	<b>4,022,940</b>	3,648,660
- bills payables	- 應付票據	<b>512,566</b>	691,834
- bank borrowings	- 銀行借貸	<b>27,513,681</b>	19,088,342
		<b>32,049,187</b>	23,428,836

### 39. 金融工具

#### (a) 金融工具類別



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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies

Details of the Group's financial instruments are disclosed in respective notes. The risks associated with these financial instruments include market risk (currency risk, interest rate risk and price risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

##### Market risk

###### *Currency risk*

Several subsidiaries of the Company have foreign currency sales and purchases, which exposes the Group to foreign currency risk. Approximately 8.8% (2017: 13.5%) of the Group's sales are denominated in currencies other than the functional currency of the group entities making the sale, whilst almost 9.9% (2017: 5.8%) of purchases are denominated in currencies other than the functional currency of the relevant group entities.

The carrying amount of the Group's foreign currency denominated monetary assets and liabilities at the end of the reporting period are disclosed in respective notes. The management continuously monitors the foreign exchange exposure and will consider hedging foreign currency risk should the need arise.

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策

本集團之金融工具詳情於相關附註中披露。該等金融工具相關之風險包括市場風險(貨幣風險、利率風險及價格風險)、信貸風險及流動資金風險。下文載列與如何降低該等風險相關之政策。管理層管理及監控該等風險，以確保及時和有效地採取適當之措施。

##### 市場風險

###### *貨幣風險*

本公司若干附屬公司以外幣進行銷售及採購，令本集團承擔外幣風險。本集團約8.8%(二零一七年：13.5%)的銷售並非以進行銷售的集團實體之功能貨幣列值，而約9.9%(二零一七年：5.8%)的採購並非以相關集團實體的功能貨幣列值。

本集團以外幣列值的貨幣資產及負債於報告期結束時之賬面值於相關附註披露。管理層持續監控外匯風險，並將於有需要時考慮對沖外匯風險。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Market risk (continued)

##### Currency risk (continued)

##### Sensitivity analysis

The Group is mainly exposed to fluctuation against foreign currencies of US\$, Euro, HK\$ and GBP. The following table details the Group's sensitivity to a 5% (2017: 5%) increase and decrease in functional currency against the relevant foreign currencies. 5% (2017: 5%) represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only the outstanding monetary items denominated in foreign currency and adjusts their translation at the end of the reporting period for a 5% (2017: 5%) changes in foreign currency rates. The sensitivity analysis includes trade and other receivables, bills receivables, equity instruments at fair value through profit or loss, equity instruments at fair value through other comprehensive income, debt instruments at fair value through comprehensive income, bank balances and cash, trade and other payables, bills payables as well as bank borrowings. A positive number below indicates an increase in post-tax profit for the year where functional currency of each group entity strengthens 5% (2017: 5%) against the relevant foreign currency. For a 5% (2017: 5%) weakening of functional currency of each group entity against the relevant foreign currency, there would be an equal and opposite impact on the post-tax profit for the year.

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 市場風險(續)

##### 貨幣風險(續)

##### 敏感度分析

本集團主要面對美元、歐元、港元及英鎊的外幣波動風險。下表詳述本集團對功能貨幣兌相關外幣升跌5%(二零一七年:5%)的敏感度。5%(二零一七年:5%)乃管理層對外匯匯率可能出現之合理變動的評估。敏感度分析僅包括尚未到期以外幣列值的貨幣項目，對報告期間結束日之外匯匯率5%(二零一七年:5%)變動作兌換調整。敏感度分析包括貿易及其他應收賬款、應收票據、按公平值計入損益的權益工具、按公平值計入其他全面收益的權益工具、按公平值計入其他全面收益的債務工具、銀行結餘及現金、貿易及其他應付賬款、應付票據及銀行借貸。正數指各集團實體的功能貨幣兌相關外幣升值5%(二零一七年:5%)時，本年度除稅後溢利有所增加。當各集團實體的功能貨幣兌相關外幣貶值5%(二零一七年:5%)時，可能對本年度除稅後溢利有同等相反的影響。

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
US\$	美元	(406,998)	(215,279)
HK\$	港元	1,078,379	526,895
Euro	歐元	(2,791)	(2,431)
GBP	英鎊	(13,880)	(24,455)

In the opinion of the Directors, the sensitivity analysis is unrepresentative of inherent foreign exchange risk as the year end exposure does not reflect the exposure during the year.

董事認為，由於年末風險不反映年內風險，故敏感度分析未能代表內在外匯風險。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Market risk (continued)

##### Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed rate fixed deposits (see Note 29(c) for detail of these deposit) and listed bond securities with fixed coupon interest (see Notes 24 and 25 for details of these listed bond securities).

The Group's bank balances, entrusted loans and variable-rate borrowings have exposure to cash flow interest rate risk due to the fluctuation of the prevailing market interest rate.

The Group's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of HIBOR (2017: HIBOR) arising from the Group's bank borrowings.

##### Sensitivity analysis

The sensitivity analysis below have been determined based on the exposure to interest rates for interest-bearing bank balances, entrusted loans and bank borrowings at the end of the reporting period. The analysis is prepared assuming the financial instruments outstanding at the end of the reporting period were outstanding for the whole year. A 50 basis points (2017: 50 basis points) increase or 10 basis points (2017: 10 basis points) decrease are used and represents management's assessment of the reasonably possible change in interest rates.

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 市場風險(續)

##### 利率風險

本集團承擔由固定息率定期存款(該等存款詳情見附註29(c))及附帶固定息券的上市債券證券(該等上市債券證券詳情見附註24及25)所產生之公平值利率風險。

由於現行市場利率波動，本集團之銀行結餘、委託貸款及浮息借貸面臨現金流量利率風險。

本集團承受金融負債之利率風險之詳情，見本附註流動資金風險管理一節。本集團的現金流量利率風險主要與本集團的銀行借貸受到香港銀行同業拆息(二零一七年：香港銀行同業拆息)波動的影響有關。

##### 敏感度分析

以下敏感度分析根據報告期間結束當日附息銀行結餘、委託貸款及銀行借貸的利率風險釐定。編製該等分析時，假設於報告期間結束當日未到期之金融工具於整年度仍未到期。50個點子(二零一七年：50個點子)增加或10個點子(二零一七年：10個點子)減少為所用的敏感度，亦是管理層對利率合理潛在變動的評估。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Market risk (continued)

##### Interest rate risk (continued)

##### Sensitivity analysis (continued)

If interest rate had been 50 basis points (2017: 50 basis points) higher and all other variables were held constant, the Group's:

- post-tax profit for the year ended 31 December 2018 would decrease by approximately HK\$73,592,000 (2017: decrease by approximately HK\$41,375,000) as a result of the Group's exposure to interest rates on its interest bearing bank balances, entrusted loans and variable-rate borrowings.
- the investment valuation reserve for the year ended 31 December 2018 would decrease by approximately HK\$132,763,000 (2017: decrease by approximately HK\$123,290,000) as a result of the change in the fair value of debt instruments at FVTOCI with fixed coupon interest.

If interest rate had been 10 basis points (2017: 10 basis points) lower and all other variables were held constant, the Group's:

- post-tax profit for the year ended 31 December 2018 would increase by approximately HK\$14,718,000 (2017: increase by approximately HK\$8,275,000) as a result of the Group's exposure to interest rates on its interest bearing bank balances, entrusted loans respectively and variable-rate borrowings.
- the investment valuation reserve for the year ended 31 December 2018 would increase by approximately HK\$26,995,000 (2017: increase by approximately HK\$20,761,000) as a result of the change in the fair value of debt instruments at FVTOCI with fixed coupon interest.

In the opinion of the Directors, the sensitivity analysis is unrepresentative of inherent interest rate risk as the year ended exposure does not reflect the exposure during the year.

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 市場風險(續)

##### 利率風險(續)

##### 敏感度分析(續)

倘利率升50個點子(二零一七年: 50個點子), 而所有其他因素不變, 本集團:

- 由於本集團承受附息銀行結餘、委託貸款及浮息借貸之利率風險, 截至二零一八年十二月三十一日止年度之除稅後溢利減少約73,592,000港元(二零一七年: 減少約41,375,000港元)。
- 截至二零一八年十二月三十一日止年度投資重估儲備將減少約132,763,000港元(二零一七年: 減少約123,290,000港元), 理由是附帶固定息券的按公平值計入其他全面收益的債務工具公平值變動。

倘利率跌10個點子(二零一七年: 10個點子), 而所有其他因素不變, 本集團:

- 由於本集團承受附息銀行結餘、委託貸款及浮息借貸之利率風險, 截至二零一八年十二月三十一日止年度之除稅後溢利增加約14,718,000港元(二零一七年: 增加約8,275,000港元)。
- 截至二零一八年十二月三十一日止年度投資重估儲備將增加約26,995,000港元(二零一七年: 增加約20,761,000港元), 理由是附帶固定息券的按公平值計入其他全面收益的債務工具公平值變動。

董事認為, 由於年末風險不反映年內風險, 故敏感度分析未能代表內在的利率風險。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Market risk (continued)

##### Price risk

The Group is exposed to equity and debt price risk through its investments in equity securities measured at FVTPL and FVTOCI and debt instruments at FVTOCI (2017: AFS investments). For equity securities measured at FVTPL (2017: AFS investments) quoted in the Stock Exchange, the management manages this exposure by maintaining a portfolio of investments with different risks. In addition, the Group also invested in certain unquoted equity securities for investees for long term strategic purposes. The Group has appointed a special team to monitor the price risk and will consider hedging the risk exposure should the need arise.

The sensitivity analyses have been determined based on the exposure to equity and debt price risk at the reporting date, excluding AFS investments measured at cost less impairment for the year ended 31 December 2017.

If the prices of the respective equity instruments had been 10% (2017: 10%) higher/lower, the post-tax profit for the year ended 31 December 2018 would increase/decrease by HK\$107,843,000 (2017: increase/decrease in investment revaluation reserve by HK\$31,873,000) as a result of the changes in fair value of investments at FVTPL (2017: AFS investments).

If the prices of the respective debt instruments had been 10% (2017: 10%) higher/lower, the investment revaluation reserve for the year ended 31 December 2018 would increase/decrease by HK\$895,483,000 (2017: increase/decrease in investment revaluation reserve by HK\$496,662,000) as a result of the changes in fair value of investments at FVTPL (2017: AFS investments).

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 市場風險(續)

##### 價格風險

本集團因投資於按公平值計入損益及按公平值計入其他全面收益計量的權益證券及按公平值計入其他全面收益的債務工具(二零一七年：可供出售投資)而承擔股本及債務價格風險。就於聯交所報價的按公平值計入損益計量的權益證券而言(二零一七年：可供出售投資)，管理層藉持有不同風險之投資組合管理此類風險。此外，本集團亦投資於若干無報價權益證券，為投資對象作策略性長期投資。本集團委任一支特別團隊監控價格風險，有需要時將考慮對沖風險。

除截至二零一七年十二月三十一日止年度按成本減減值計量的可供出售投資外，敏感度分析乃根據報告日期所承擔的股本及債務價格風險而釐定。

倘各權益工具之價格增加/減少10%(二零一七年：10%)，於截至二零一八年十二月三十一日止年度的之除稅後溢利將增加/減少107,843,000港元(二零一七年：投資重估儲備增加/減少31,873,000港元)，乃由於按公平值計入損益之投資(二零一七年：可供出售投資)公平值變動所致。

倘各債務工具之價格增加/減少10%(二零一七年：10%)，於截至二零一八年十二月三十一日止年度的之投資重估儲備將增加/減少895,483,000港元(二零一七年：投資重估儲備增加/減少496,662,000港元)，乃由於按公平值計入損益之投資(二零一七年：可供出售投資)公平值變動所致。

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
綜合財務報表附註**39. FINANCIAL INSTRUMENTS** (continued)**(b) Financial risk management objectives and policies** (continued)**Credit risk and impairment assessment**

The Group's maximum exposure to credit risk in the event of the counterparties' failure to perform their obligations at the end of the reporting period in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position.

*Trade receivables arising from contracts with customer*

In order to minimise the credit risk, the Directors have delegated the management to be responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. Before accepting any new customer, the Group uses an internal credit scoring system to assess the potential customer's credit quality and defines credit limits by customer. Limits and scoring attributed to customers are reviewed twice a year. Other monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts. In addition, the Group performs impairment assessment under ECL model upon application of HKFRS 9 (2017: incurred loss model) on trade balances individually or based on provision matrix. In this regard, the Directors consider that the Group's credit risk is significantly reduced. In addition, the Group reviews the recoverable amount of entrusted loans at the end of the reporting period to ensure that adequate impairment assessment are made for irrecoverable amounts. The entrusted loans are pledged by the properties held by the borrowers. In this regard, the Directors consider that the Group's credit risk is significantly reduced.

**39. 金融工具** (續)**(b) 財務風險管理目標及政策** (續)**信貸風險及減值評估**

倘交易方於報告期末未能履行彼等就各類已確認金融資產之承擔，則本集團須承受之最高信貸風險為於綜合財務狀況表所載該等資產賬面值。

由客戶合約產生的貿易應收賬款為將信貸風險降至最低，董事已委派管理層負責制訂信貸限額、信貸審批及其他監控程序，以確保採取跟進措施收回逾期未付之債項。在接納任何新客戶前，本集團運用內部信貸評分制度評估潛在客戶之信用質素，並按客戶釐定信貸限額。客戶之限額及評分每年審閱兩次。本集團亦設有其他監控程序，以確保採取跟進措施收回逾期未付之債項。此外，本集團於應用香港財務申報準則第9號後按預期信貸虧損模式為貿易結餘個別或根據撥備矩陣作減值評估(二零一七年：已產生虧損模式)。就此而言，本公司董事認為，本集團之信貸風險已大幅降低。再者，於各報告期間結束日，本集團審閱委託貸款之可收回金額，以確保就不可收回金額作出足夠減值評估。另外，委託貸款乃由借方持有物業作抵押。就此而言，本公司董事認為，本集團之信貸風險已大幅降低。

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

### 39. FINANCIAL INSTRUMENTS (continued)

(b) **Financial risk management objectives and policies** (continued)

**Credit risk and impairment assessment** (continued)

*Collective assessments*

As part of the Group's credit risk management, the Group applies internal credit rating for its customers. The following table provides information about the exposure to credit risk for trade receivables which are assessed based on provision matrix as at 31 December 2018 with lifetime ECL.

Internal credit rating 內部信貸評級		Gross trade receivables 貿易應收賬款總額 HK\$'000 千港元	Range of loss rates 虧損率範圍	ECL 預期 信貸虧損 HK\$'000 千港元	Trade receivables 貿易 應收賬款 HK\$'000 千港元
Low risk*	低風險*	4,593,775	1% – 3%	105,746	4,488,029
Watch list	監察名單	2,072,452	5% – 15%	310,760	1,761,692
Doubtful	呆賬	114,435	30% – 43%	48,471	65,964
Loss	虧損	562,919	100%	562,919	–
Write-off	撇銷	5,598	100%	5,598	–
		7,349,179		1,033,494	6,315,685

Quality classification definitions:

"Low risk": The counterparty has low risk of default and does not have any past-due amounts.

"Watch list": Doubtful debtors frequently repay after due dates but usually settle after due date.

"Doubtful": There have been significant increases in credit risk since initial recognition through information developed internally or external resources.

"Loss": There is evidence indicating the asset is credit-impaired.

"Write-off": There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery.

質素分類定義：

「低風險」：交易對方違約風險低，且無任何逾期款項。

「監察名單」：償債能力存疑的債務人經常於到期日後償還款項，但通常可於到期日後清償。

「呆賬」：通過內部生成或外部資源獲取的資料顯示信貸風險自初始確認以來顯著上升。

「虧損」：有證據顯示資產出現信貸減值。

「撇銷」：有證據顯示債務人陷入嚴重財困，且本集團無實際機會收回款項。

### 39. 金融工具 (續)

(b) **財務風險管理目標及政策** (續)

**信貸風險及減值評估** (續)

*整體評估*

本集團對客戶應用內部信貸評級，作為本集團信貸風險管理的一部分。下表提供根據二零一八年十二月三十一日運用全期預期信貸虧損評估之撥備矩陣得出的貿易應收賬款信貸風險資料。

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39. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Credit risk and impairment assessment (continued)

Collective assessments (continued)

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information that is available without undue cost or effort. The grouping is regularly reviewed by management to ensure relevant information about specific debtors is updated.

The following table sets out the movement in lifetime ECL that has been recognised for trade receivables under the simplified approach.

		Lifetime ECL (not credit-impaired)	Lifetime ECL (credit-impaired)	Total
		全期預期 信貸虧損 (無信貸減值)	全期預期 信貸虧損 (出現信貸 減值)	總計
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
As at 31 December 2017 under HKAS 39 and as at 1 January 2018 under HKFRS 9	於二零一七年 十二月三十一日根據 香港會計準則第39號及 於二零一八年一月一日 根據香港財務申報準則 第9號	-	934,179	934,179
Net impairment loss recognised (reversed)	確認(撥回)減值虧損 淨額	480,005	(343,002)	137,003
Exchange adjustments	匯兌調整	(15,028)	(22,660)	(37,688)
As at 31 December 2018	於二零一八年 十二月三十一日	<b>464,977</b>	<b>568,517</b>	<b>1,033,494</b>

39. 金融工具(續)

(b) 財務風險管理目標及政策  
(續)

信貸風險及減值評估(續)

整體評估(續)

估計虧損率乃基於應收賬款預期年期的歷史觀察所得違約率估計，並就無需付出過多成本或努力即可得的前瞻性資料作出調整。管理層定期審閱各分類，以確保關於特定應收賬款的相關資料為最新。

下表載列根據簡化法確認為貿易應收賬款的全期預期信貸虧損之變動。



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Credit risk and impairment assessment (continued)

###### Other receivables

In determining the ECL for bills receivables, the Directors has considered the bills received by the Group are with a maturity period of less than one year are assessed on 12m ECL, and concluded that the credit risk inherent in the Group's outstanding bills receivables is insignificant.

In determining the ECL for other receivables, the Directors have made periodic collective assessment as well as individual assessment on the recoverability of other receivables, based on historical settlement records, past experience, and also forward-looking information, as appropriate, for example, the Group has considered the consistently low historical default rate in connection with payments, and concluded the credit risk interest in the Group's outstanding other receivables is insignificant.

###### Bank balances

The credit risk for bank deposits and bank balances exposed is considered minimal as such amounts are placed with various banks with good credit ratings and there is no significant concentration of credit risk.

###### Debt instruments at FVTOCI

The Group only invests in debt securities with low credit risk. The Group's debt instruments at FVTOCI mainly comprise listed bonds in Hong Kong, Singapore, Swiss and Germany that are graded in the high credit rating among rating agencies and therefore are considered to be low credit risk investments. Most listed bonds are engaged in the property development business in Hong Kong and PRC and top investment grade banking industry in Hong Kong and UK. During the year ended 31 December 2018, no expected credit losses on debt instruments at FVTOCI were recognised in the profit or loss.

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

###### 其他應收賬款

於釐定應收票據的預期信貸虧損時，董事已考慮本集團已收票據於一年內到期，均按十二個月預期信貸虧損作評估，並確認本集團未到期應收票據的內在信貸風險微不足道。

於釐定其他應收賬款的預期信貸虧損時，董事已根據歷史清償紀錄、過往經驗，以及前瞻性資料(如適用)，定期就其他應收賬款的可收回程度作整體及個別評估。舉例而言，本集團已考慮與付款相關的歷史違約率持續維持低水平，並認為本集團未到期其他應收賬款的內在信貸風險微不足道。

###### 銀行結餘

由於銀行存款及銀行結餘乃存放於信譽評級良好之多間銀行，故該等款項之信貸風險屬微不足道，且概無重大集中信貸風險。

###### 按公平值計入其他全面收益的債務工具

本集團只投資低信貸風險的債務證券。本集團按公平值計入其他全面收益的債務工具主要由在香港、新加坡、瑞士及德國上市，並獲信貸評級機構評為信譽良好的債券，因此被視為低信貸風險投資。大部分上市債券從事香港及中國的物業發展業務及香港及英國的高等投資銀行業務。截至二零一八年十二月三十一日止年度，並無按公平值計入其他全面收益的債務工具之預期信貸虧損於損益確認。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Credit risk and impairment assessment (continued)

##### Debt instruments at FVTOCI (continued)

The Group has no significant concentration of credit risk on trade and other receivables and entrusted loans with exposure spread over a number of counterparties and customers other than group entities. However, the Group is exposed to the concentration on geographic segment in PRC. At 31 December 2018, approximately 95% (2017: 96%) and 100% (2017: 100%) of the Group's trade and other receivables and entrusted loans respectively are arising from the PRC.

At 31 December 2018, the Group is exposed to concentration of credit risk on its debt instruments at FVTOCI as 38% (2017: 40%) of the total debt and equity instruments are concentrated in three (2017: two) listed bond securities issued by two (2017: two) listed issuers in Hong Kong. The Group's listed bond securities are exposed to credit risk due to the default of repayment by the bond issuers. However, the Directors considered that the credit risk on these investments is limited as the listed bonds securities were secured by certain assets of the issuers and issued by issuers in Hong Kong with good creditability.

As at 31 December 2018, other than those financial assets whose carrying amounts best represent the maximum exposure to credit risk, the Group's maximum exposure to credit risk which will cause a financial loss to the Group arising from the amount of contingent liabilities in relation to financial guarantees provided by the Group is disclosed in note 41(a).

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

##### 按公平值計入其他全面收益的債務工具(續)

本集團貿易及其他應收賬款及委託貸款並無高度集中之信貸風險，有關風險由多個交易方及客戶(集團實體除外)分攤。然而，本集團承受地區分部集中在中國之風險。於二零一八年十二月三十一日，本集團分別約95%(二零一七年：96%)及100%(二零一七年：100%)之貿易及其他應收賬款及委託貸款於中國產生。

於二零一八年十二月三十一日，本集團的按公平值計入其他全面收益的債務工具有集中信貸風險，在債務及權益工具總額中，38%(二零一七年：40%)集中在兩間(二零一七年：兩間)在香港上市的發行人的三款(二零一七年：兩款)上市債券證券。本集團的上市債券證券承受信貸風險，原因是債券發行人可能拖欠還款。然而，董事認為，該等投資的信貸風險有限，原因在於上市債券證券發行人以若干資產作抵押，而且，該等香港發行人擁有良好信貸評級。

於二零一八年十二月三十一日，除以賬面值作為最高信貸風險呈列的金融資產外，本集團就提供財務擔保的或然負債對本集團產生財務虧損的最高信貸風險於附註41(a)披露。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (b) Financial risk management objectives and policies (continued)

##### Credit risk and impairment assessment (continued)

For financial guarantee contracts, the maximum amount that the Group has guaranteed under the respective contracts was approximately HK\$527,397,000 (2017: HK\$3,831,426,000) as at 31 December 2018. At the end of the reporting period, the Directors have performed impairment assessment, and concluded that there has been no significant increase in credit risk since initial recognition of the financial guarantee contracts. Accordingly, the loss allowance for financial guarantee contracts issued by the Group is measured at an amount equal to 12m ECL. The management of the Group considers the probability of default is low and accordingly, loss allowance was considered as insignificant. Details of the financial guarantee contracts are set out in Note 41(a).

##### Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. The Directors monitors the utilisation of bank borrowings and ensures compliance with loan covenants during the year.

The Group relies on bank borrowings as a significant source of liquidity. At 31 December 2018, the Group has available unutilised bank borrowings facilities of approximately HK\$4,410,844,000 (2017: HK\$11,795,552,000).

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. Specifically, bank loans with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.

The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curve at the end of the reporting period.

### 39. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

就財務擔保合約而言，本集團於二零一八年十二月三十日根據各合約所擔保的最高金額約為527,397,000港元(二零一七年：3,831,426,000港元)。於報告期末，董事已進行減值評估，認為財務擔保合約之信貸風險自初始確認以來並無大幅增加。因此，本集團發出的財務擔保合約之虧損撥備按相等於十二個月預期信貸虧損計量。本集團管理層認為違約機率甚低，因此虧損撥備被視為微不足道。財務擔保合約的詳情載於附註41(a)。

##### 流動資金風險

本集團為管理流動資金風險，監控現金及現金等值項目的水平，將其維持於管理層認為充足的水平，以撥支本集團的業務，亦減低現金流量波動的影響。於年內，董事監控銀行借貸的使用情況，確保符合貸款契諾。

本集團依賴銀行借貸作為流動資金的主要來源。於二零一八年十二月三十一日，本集團未動用的銀行信貸額度約為4,410,844,000港元(二零一七年：11,795,552,000港元)。

下表詳述本集團餘下非衍生金融負債的合約到期情況。根據本集團須付金融負債最早之日期的非折現現金流量以制定表格。具體而言，附帶按要求還款條款之銀行貸款，不論銀行是否可能選擇行使有關權利，一律計入最早到期日時間範圍。其他非衍生金融負債按經協定之還款日期釐定到期日。

表格包括利息及本金現金流量。倘利息流為浮息，非折現金額按報告期間結束當日之利率曲線釐定。

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39. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Liquidity risk (continued)

Liquidity and interest risk tables

		Weighted average effective interest rate 加權平均 實際利率 %	On demand or less than 3 months 按要求或 三個月內 HK\$'000 千港元	Over 3 months but not more than 1 year 三個月以上 但不超過一年 HK\$'000 千港元	Over 1 year but not more than 2 years 一年以上 但不超過兩年 HK\$'000 千港元	Over 2 years but not more than 5 years 兩年以上 但不超過五年 HK\$'000 千港元	Total undiscounted cash flows 非折現現金 流量總額 HK\$'000 千港元	Carrying amount 賬面值 HK\$'000 千港元
At 31 December 2018	於二零一八年十二月三十一日							
<b>Non-derivative financial liabilities</b>	<b>非衍生金融負債</b>							
Trade and other payables	貿易及其他應付賬款	-	4,732,649	-	-	4,732,649	4,732,649	
Bills payables	應付票據	-	512,566	-	-	512,566	512,566	
Bank borrowings	銀行借貸							
- variable rate	- 浮息	3.4	2,046,044	8,213,314	6,288,653	13,608,826	30,156,837	
			7,291,259	8,213,314	6,288,653	13,608,826	35,402,052	
							32,758,896	
Financial guarantee contracts	財務擔保合約	-	527,397	-	-	527,397	527,397	
At 31 December 2017	於二零一七年十二月三十一日							
<b>Non-derivative financial liabilities</b>	<b>非衍生金融負債</b>							
Trade and other payables	貿易及其他應付賬款	-	3,648,660	-	-	3,648,660	3,648,660	
Bills payables	應付票據	-	691,834	-	-	691,834	691,834	
Bank borrowings	銀行借貸							
- variable rate	- 浮息	2.5	2,403,953	2,988,673	4,785,663	10,628,471	20,806,760	
			6,744,447	2,988,673	4,785,663	10,628,471	25,147,254	
							23,428,836	
Financial guarantee contracts	財務擔保合約	-	3,831,426	-	-	3,831,426	3,831,426	

Bank borrowings with a repayment on demand clause are included in the "on demand or less than 3 months" time band in the above maturity analysis. At 31 December 2018, the aggregate undiscounted principal amounts of these bank borrowings amounted to HK\$436,242,000 (2017: HK\$515,240,000). Taking into account the Group's financial position, the Directors do not believe that it is probable that the banks will exercise their discretionary rights to demand immediate repayment. The Directors believe that such bank borrowings will be fully repaid after the end of the reporting period in accordance with the scheduled repayment dates ranging from one to fourteen (2017: one to fifteen) years as set out in the loan agreements. At that time, the aggregate principal and interest cash outflows will amount to HK\$628,096,000 (2017: HK\$592,791,000).

附帶按要還款條款之銀行借貸按上述到期分析計入「按要還或三個月內」之期間。於二零一八年十二月三十一日，該等銀行借貸之非折現本金總額為436,242,000港元(二零一七年：515,240,000港元)。考慮到本集團之財務狀況，董事相信，銀行不大可能行使酌情權，要求本集團即時還款。董事相信，該等銀行借貸將於報告期間結束後根據貸款協議所載之既定還款日期(介乎一至十四年(二零一七年：一至十五年)不等)，全數償還。屆時，本金總額及利息現金流出將為628,096,000港元(二零一七年：592,791,000港元)。

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

### 39. FINANCIAL INSTRUMENTS (continued)

#### (c) Fair value measurements of financial instruments

##### Fair value of the Group's financial assets that are measured at fair value on a recurring basis

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

Financial assets	Fair value as at 31 December		Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable inputs	Sensitivity
金融資產	於十二月三十一日之公平值		公平值等級	估值技術及主要輸入數據	重大不可觀察輸入數據	敏感度
	2018	2017				
	二零一八年	二零一七年				
	HK\$'000	HK\$'000				
	千港元	千港元				
(i) Listed equity securities classified as equity instruments at FVTPL	1,291,534	-	1	Quoted bid prices in active market	N/A	N/A
(i) 分類為按公平值計入損益的權益工具之上市股本證券				活躍市場買入報價。	不適用	不適用
(ii) Unlisted equity securities classified as equity instruments at FVTOCI	8,124	-	3	Market approach.	The lack of marketability discount and P/E ratio of selected comparable companies.	The higher the lack of marketability discount, the lower the fair value. The higher the P/E ratio, the higher the fair value.
(ii) 分類為按公平值計入其他全面收益的權益工具之非上市股本證券				市場法。 採用市場法，運用選定且業務及業務模式相近的可資比較上市公司之市盈率釐定估值，並就缺乏市場流通性而予以調整。	缺乏市場流通性折扣及選定可資比較公司的市盈率。	缺乏市場流通性折扣越高，公平值則越低。市盈率越高，公平值則越高。

### 39. 金融工具 (續)

#### (c) 金融工具公平值計量

##### 根據經常性基準按公平值計量之本集團金融資產之公平值

本集團部分金融資產於各報告期末按公平值計量。下表闡述有關釐定該等金融資產公平值之方法(尤其是所用之估值技術及輸入數據)以及按公平值計量輸入數據之可觀察程度將公平值計量分類之公平值等級類別(第一至三類)之資料。

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

39. FINANCIAL INSTRUMENTS (continued)

(c) Fair value measurements of financial instruments  
(continued)

Fair value of the Group's financial assets that are  
measured at fair value on a recurring basis (continued)

Financial assets	Fair value as at 31 December		Fair value hierarchy	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs	Sensitivity
金融資產	於十二月三十一日之公平值		公平值等級		重大不可觀察輸入數據	敏感度
	2018	2017				
	二零一八年	二零一七年				
	HK\$'000	HK\$'000				
	千港元	千港元				
(iii) Unlisted equity securities classified as equity instruments at FVTOCI	156,000	-	N/A	N/A (Note 1)	N/A	N/A
(iii) 分類為按公平值計入其他全面收益的權益工具之非上市股本證券			不適用	不適用(附註1)	不適用	不適用
(iii) Listed bond securities classified as debt instruments at FVTOCI	8,954,832	-	3	Reference to the fair value quoted in the over-the-counter market with the adjustments for the lack of marketability.(Note 2)	The lack of marketability discount	The higher the lack of marketability discount, the lower the fair value.
(iii) 分類為按公平值計入其他全面收益的債務工具之上市債券證券				參照場外市場報價之公平值，並就缺乏市場流通性而予以調整。(附註2)	缺乏市場流通性折扣	缺乏市場流通性折扣越高，公平值則越低。
(iv) Listed equity securities classified as AFS financial assets	-	1,550,830	1	Quoted bid prices in active market.	N/A	N/A
(iv) 分類為可供出售金融資產之上市股本證券				活躍市場買入報價。	不適用	不適用

39. 金融工具(續)

(c) 金融工具公平值計量(續)

根據經常性基準按公平值計量之本集團金融資產之公平值(續)

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### 39. FINANCIAL INSTRUMENTS (continued)

(c) Fair value measurements of financial instruments  
(continued)

**Fair value of the Group's financial assets that are measured at fair value on a recurring basis** (continued)

Financial assets	Fair value as at 31 December		Fair value hierarchy	Valuation techniques and key inputs 估值技術及主要輸入數據	Significant unobservable inputs	Sensitivity
金融資產	於十二月三十一日之公平值		公平值等級		重大不可觀察輸入數據	敏感度
	2018	2017				
	二零一八年	二零一七年				
	HK\$'000	HK\$'000				
	千港元	千港元				
(iv) Listed bond securities classified as AFS financial assets	-	4,966,616	3	Reference to the fair value quoted in the over-the-counter market with the adjustments for the lack of marketability. (Note 2)	The lack of marketability discount	The higher the lack of marketability discount, the lower the fair value.
(iv) 分類為可供出售金融資產之上市債券證券				參照場外市場報價之公平值，並就缺乏市場流通性而予以調整。(附註2)	缺乏市場流通性折扣	缺乏市場流通性折扣越高，公平值則越低。

Notes:

- (1) The investment was made near the end of the reporting period, the Directors are of the opinion the fair value of the investment at 31 December 2018 approximates to the cost of investment.
- (2) For the debt instruments at FVTOCI (2017: listed bond securities classified as AFS financial assets), the most significant unobservable input is the marketability discount. As at 31 December 2018, if the marketability discount to the valuation model was 0.5% higher/lower and the other variables were held constant, the total carrying amount of these investments would decrease/increase by HK\$132,763,000 and HK\$132,763,000 (31 December 2017: HK\$123,290,000 and HK\$123,290,000) respectively.

There were no transfer between level 1 and 3 during the years ended 31 December 2018 and 2017.

### 39. 金融工具 (續)

(c) 金融工具公平值計量 (續)

根據經常性基準按公平值計量之本集團金融資產之公平值 (續)

附註：

- (1) 投資於接近報告期末進行，董事認為該投資於二零一八年十二月三十一日的公平值與其成本相若。
- (2) 就分類為按公平值計入其他全面收益的債務工具而言（二零一七年：分類為可供出售金融資產的上市債券證券），最重大的不可觀察輸入數據為市場流通性折扣。於二零一八年十二月三十一日，倘估值模式的市場流通性折扣上升／下降0.5%，而其他可變參數維持不變，則該等投資的賬面總值將分別減少／增加132,763,000港元及132,763,000港元（二零一七年十二月三十一日：123,290,000港元及123,290,000港元）。

截至二零一八年及二零一七年十二月三十一日止年度，概無第一至第三類之間的轉移。

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39. FINANCIAL INSTRUMENTS (continued)

(c) Fair value measurements of financial instruments  
(continued)

Reconciliation of Level 3 fair value measurement of  
financial assets

		Unlisted equity instruments 非上市 權益工具 HK\$'000 千港元	Listed bond securities 上市 債券證券 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2017	於二零一七年一月一日	–	2,321,905	2,321,905
Additions	添置	–	3,617,573	3,617,573
Disposals	出售	–	(1,136,539)	(1,136,539)
Fair value gain in OCI	於其他全面收益之 公平值收益	–	65,017	65,017
Interest income from listed bond securities	來自上市債券證券 利息收入	–	177,147	177,147
Interest received from listed bond securities	自上市債券證券 收取利息	–	(78,487)	(78,487)
At 31 December 2017	於二零一七年 十二月三十一日	–	4,966,616	4,966,616
Effect on adoption of HKFRS 9	採納香港財務申報準則 第9號的影響	8,124	–	8,124
At 1 January 2018 (restated)	於二零一八年一月一日 (經重述)	<b>8,124</b>	<b>4,966,616</b>	<b>4,974,740</b>
Additions	添置	<b>156,000</b>	<b>5,429,438</b>	<b>5,585,438</b>
Derecognition on disposals or maturity	因出售或到期而終止確認	–	<b>(1,006,100)</b>	<b>(1,006,100)</b>
Fair value loss in OCI	於其他全面收益之 公平值虧損	–	<b>(533,782)</b>	<b>(533,782)</b>
Interest income from listed bond securities	來自上市債券證券 利息收入	–	<b>401,497</b>	<b>401,497</b>
Interest received from listed bond securities	自上市債券證券 收取的利息	–	<b>(302,837)</b>	<b>(302,837)</b>
At 31 December 2018	於二零一八年 十二月三十一日	<b>164,124</b>	<b>8,954,832</b>	<b>9,118,956</b>

The fair values of other financial assets and financial liabilities are determined in accordance with general accepted pricing models based on discounted cash flow analysis. The Directors consider that the carrying amounts of these financial assets and financial liabilities recorded at amortised cost approximate to their fair values.

其他金融資產及金融負債的公平值按照折現現金流量分析根據公認定價模型釐定。董事認為，按攤銷成本列賬的該等金融資產及金融負債的賬面值與其公平值相若。

39. 金融工具(續)

(c) 金融工具公平值計量(續)

第三類金融資產之公平值計量之  
對賬



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## 40. CAPITAL AND OTHER COMMITMENTS

## 40. 資本及其他承擔

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Capital expenditure contracted for but not provided in the consolidated financial statements in respect of:	就已訂約但未於綜合財務報表作出撥備之資本支出：		
– acquisition of an investment property	– 購買投資物業	709,750	4,006,455
– acquisition of properties, plant and equipment	– 購買物業、廠房及設備	565,339	306,826
– capital injection in an unlisted investment	– 非上市投資之注資額	–	3,346
		<b>1,275,089</b>	4,316,627
Other expenditure contracted for but not provided in the consolidated financial statements in respect of:	就已訂約但未於綜合財務報表作出撥備之其他支出：		
– acquisition and other expenditures relating to properties held for development	– 有關待發展物業之收購及其他支出	1,689,242	4,169,329
		<b>2,964,331</b>	8,485,956

## 41. CONTINGENT LIABILITIES

## 41. 或然負債

- (a) The Group provided guarantees amounting to approximately HK\$527,397,000 (2017: HK\$3,831,426,000) as at 31 December 2018 to facilitate mortgage bank loans applications of purchasers of the properties that were developed by the Group.

The guarantees are given to banks with respect to loans procured by the purchasers of properties that were developed by the Group. Such guarantees will be released by banks upon delivery of the properties to the purchasers and completion of registration of the relevant mortgage properties. In the opinion of the Directors, the fair values of these financial guarantee contracts of the Group are insignificant at initial recognition and the Directors consider that the possibility of default of the parties involved is remote. Accordingly, no value has been recognised at the inception of the guarantee contracts and at the end of the reporting period as at 31 December 2018 and 31 December 2017.

- (a) 於二零一八年十二月三十一日，本集團為本集團所發展物業之買家之按揭銀行貸款申請提供約527,397,000港元(二零一七年：3,831,426,000港元)擔保。

本集團就本集團所發展物業之買家取得之貸款向銀行提供擔保。該等擔保將於物業交收予買家及相關按揭物業登記完成時由銀行解除。董事認為，本集團該等財務擔保合約的公平值於初步確認時並不重大，而董事認為有關各方違約的機會極低。因此，於二零一八年十二月三十一日及二零一七年十二月三十一日，於擔保合約開始及報告期間結束時並無確認任何價值。

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

### 41. CONTINGENT LIABILITIES (continued)

- (b) On 3 August 2011, Annuity & Re Life Ltd (the “Petitioner”) presented a petition in the Supreme Court of Bermuda in respect of KBCF against its controlling shareholders based on a complaint that the affairs of KBCF had been and/or were being conducted in a manner which was oppressive or unfairly prejudicial to the Petitioner.

The controlling shareholders of KBCF were eventually successful in defending the case following a favourable judgment by the Bermuda Court of Appeal dated 24 March 2017. Subsequently, the Petitioner took steps to appeal the said judgment.

On 3 May 2018, the parties reached a settlement agreement providing, *inter alia*, that the Petitioner shall forego its appeal to the Privy Council in its entirety and releases and forever discharges all of its claims arising out of or connected directly or indirectly with the case and its underlying facts. The Company is a party to this settlement agreement.

On 1 November 2018, the Petitioner served a Writ on the Company and certain subsidiaries of the Company alleging a breach of the said settlement agreement. The Petitioner claimed (*inter alia*) a sum of S\$2,297,360 plus damages to be assessed, interests and costs. On 27 November 2018, The Company’s Bermuda counsel filed the Defence arguing that there is no reasonable cause of action and should accordingly be struck out. In addition, the defendants denied that they are in breach of any contractual obligations under the settlement agreement and pleaded that they have at all times performed their obligations under it.

Based on the advice of the Company’s Bermuda Counsel to date, the board is of the opinion the settlement action appears to be intrinsically defective and that the Company should have a more than reasonable chance to succeed. Accordingly, no provision for liability has been made in connection with this claim.

### 41. 或然負債(續)

- (b) 於二零一一年八月三日，Annuity & Re Life Ltd(「呈請人」)根據一項指建滔銅箔事務已經或現正進行的方式乃壓榨或不合理地不利於呈請人的投訴，針對建滔銅箔控股股東向百慕達高級法院遞交呈請書。

建滔銅箔控股股東最終於二零一七年三月二十四日獲百慕達上訴法院頒下有利裁決而成功就該案抗辯。呈請人其後採取行動就上述裁決進行上訴。

於二零一八年五月三日，各方達成和解協議，前提為(其中包括)呈請人須完全放棄上訴至樞密院，並免除且永久解除所有該案及其相關事實所產生或與該案及其相關事實直接或間接相關的申索。本公司為此和解協議的其中一方。

於二零一八年十一月一日，呈請人向本公司及本公司若干附屬公司送達令狀，指控本公司及本公司若干附屬公司違反上述和解協議。呈請人申索(其中包括)2,297,360新加坡元，另加經評定的損害賠償、利息及成本。於二零一八年十一月二十七日，本公司之百慕達律師提出抗辯，指呈請人並無合理訴訟因由，故應予以剔除。此外，答辯人否認彼等違反任何和解協議項下的合約責任，並供稱彼等於任何時候均已履行其項下的責任。

根據本公司百慕達法律顧問迄今為止的意見，董事會認為，訴訟和解似乎在本質上有缺陷，本公司極有可能勝訴。因此，本集團概無就該申索計提責任撥備。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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## 42. OPERATING LEASES

## 42. 經營租約

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
<b>The Group as lessee:</b>	<b>本集團作為承租人：</b>		
Lease payments charged to the consolidated statement of profit or loss during the year	年內自綜合損益表扣除之租賃款項		
– for premises	– 物業	<b>26,318</b>	24,759
– for plant and machinery	– 廠房及機器	<b>1,468</b>	1,326
		<b>27,786</b>	26,085

Under the leases entered into by the Group, operating leases are negotiated for terms ranging from 1 year to 33 years.

根據本集團訂立之租約，磋商後，經營租約的年期介乎1年至33年。

At the end of the reporting period, the Group's future lease payments under non-cancellable operating leases are payable as follows:

於報告期間結束當日，本集團根據不可撤銷之經營租約於日後支付之租賃款項須於下列期間支付：

		Premises 物業	
		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Within one year	於一年內	<b>3,548</b>	4,833
After one year but not later than five years	於一年後但於五年內	<b>9,332</b>	14,520
After five years	於五年後	<b>4,891</b>	8,949
		<b>17,771</b>	28,302

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42. OPERATING LEASES (continued)

42. 經營租約(續)

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
<b>The Group as lessor/licensor:</b>	<b>本集團作為出租人／授權人：</b>		
Rental income credited to the consolidated statement of profit or loss during the year	於年內計入綜合損益表之租金收入	<b>1,055,784</b>	897,436
Licence fee income credited to the consolidated statement of profit or loss during the year	於年內計入綜合損益表之授權使用費收入	<b>120,000</b>	120,000

The Group's investment properties are rented to outside parties for periods up to twenty five years (2017: twenty five years) at fixed predetermined amounts.

本集團之投資物業均按預早釐定之定額租金租予外界人士，租期最長為二十五年(二零一七年：二十五年)。

At the end of the reporting period, the Group had contracted with tenants under non-cancellable operating leases in respect of leasing of investment properties (see Note 14) and with Licencee under cancellable licence agreement for the following future minium lease payments commitments and licence assets (see Note 15) which fall due as follow:

於報告期間結束當日，本集團已根據不可撤銷經營租約，就租賃投資物業與租客訂約(見附註14)，並根據可撤銷授權使用協議，就未來最低租賃付款承擔及授權使用資產與獲授權人訂約(見附註15)，於以下期間到期：

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Within one year	於一年內	<b>767,370</b>	687,850
After one year but not later than five years	於一年後但於五年內	<b>1,873,959</b>	1,793,660
After five years	於五年後	<b>2,388,688</b>	2,358,465
		<b>5,030,017</b>	4,839,975

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

### 42. OPERATING LEASES (continued)

The Group licences its Licenced Assets to a committed Licencee under the licence agreement as follows:

- Within the first twelve months of the licence, either the Group or the Licencee may terminate the licence agreement at its sole discretion, by serving on the other party not less than one month prior notice in writing and paying the other party HK\$1,000,000 or such other amount as may be mutually agreed in writing between both parties.
- After the first twelve months of the licence, the Group may terminate the licence agreement at its sole discretion, by serving on the Licencee not less than one month prior notice in writing.

### 43. PLEDGE OF ASSETS

At the end of the reporting period, the Group has the following assets pledged to banks to secure the banking facilities of the Group:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Investment properties	投資物業	1,780,000	1,780,000
Properties held for development	待發展物業	4,080,928	3,403,615
		<b>5,860,928</b>	5,183,615

### 42. 經營租約(續)

根據授權使用協議，本集團授權已承諾之獲授權人使用的授權使用資產如下：

- 在授權使用首十二個月，本集團或獲授權人可行使全權酌情權，向另一方發出不少於一個月事先書面通知，並向另一方支付1,000,000港元或雙方書面協議的其他金額，終止授權使用協議。
- 在授權使用首十二個月後，本集團可向獲授權人發出不少於一個月事先書面通知，全權酌情終止授權使用協議。

### 43. 資產質押

於報告期間結束當日，本集團下列資產已質押予銀行，作為本集團銀行融資的抵押品：

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

### 44. RETIREMENT BENEFITS SCHEME

The Group participates in both a defined contribution scheme which is registered under the Occupational Retirement Scheme Ordinance (the "ORSO Scheme") and a Mandatory Provident Fund Scheme established under the Mandatory Provident Fund Ordinance in December 2000 (the "MPF Scheme"). The assets of the schemes are held separately from those of the Group and are invested in the funds under the control of trustees. Employees who were members of the ORSO Scheme prior to the establishment of the MPF Scheme are members of both the ORSO Scheme and the MPF Scheme, whereas all new employees joining the Group on or after December 2000 are required to join the MPF Scheme. Under the MPF Scheme, the employer and its employees and each required to make contributions to the scheme at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$30,000 (2017: HK\$30,000).

Employees of subsidiaries in the PRC are members of the state-sponsored pension schemes operated by the PRC government. The subsidiaries are required to contribute a certain percentage of their payrolls to the retirement benefit schemes to fund the benefits. The only obligation of the Group with respect to the retirement benefit scheme is to make the required contributions.

Payments to the ORSO Scheme, the MPF Scheme and the state-sponsored pension schemes of approximately HK\$228,998,000 (2017: HK\$214,883,000) had been charged to profit or loss. As at 31 December 2018, contributions of HK\$15,468,000 (2017: HK\$14,326,000) due in respect of the reporting period had not been paid over to the plans. The amounts were paid subsequently to the end of reporting period.

### 44. 退休福利計劃

本集團同時參加一項根據職業退休計劃條例註冊之定額供款計劃(「職業退休計劃」)及根據強制性公積金條例於二零零零年十二月成立之強制性公積金計劃(「強積金計劃」)。該等計劃之資產與本集團之資產分開持有，並投資於由信託人控制之基金。於成立強積金計劃之前已參加職業退休計劃之僱員，同時成為職業退休計劃及強積金計劃之成員，而所有於二零零零年十二月或之後加入本集團之新僱員必須參加強積金計劃。根據強積金計劃，僱主及其僱員各自須按僱員相關收入5%向計劃作出供款，每月相關收入上限為30,000港元(二零一七年：30,000港元)。

於中國附屬公司之僱員為中國政府運作之國家資助退休計劃成員。該等附屬公司須將薪金支出之某一百分比投入退休福利計劃，以支付有關福利。本集團就退休福利計劃履行之唯一責任為支付所需供款。

向職業退休計劃、強積金計劃及國家資助退休計劃支付之供款約為228,998,000港元(二零一七年：214,883,000港元)，並自損益中扣除。於二零一八年十二月三十一日，於報告期間到期之供款15,468,000港元(二零一七年：14,326,000港元)並未付予該等計劃。該等款項於報告期間結束後已經支付。

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## 45. 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.

## 45. 融資活動引起的負債對賬

下表詳列本集團融資活動引起的負債變動，包括現金及非現金變動。融資活動引起的負債是現金流量已於、或未來現金流量將於本集團的綜合現金流量表分類為融資活動所得現金流量的負債。

		Bank borrowings 銀行借款 HK\$'000 千港元	Interest payable 應付利息 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2017	於二零一七年一月一日	16,864,152	17,030	16,881,182
Financing cash flows	融資現金流量	2,222,718	(346,929)	1,875,789
Interest expenses recognised in the consolidated statement of profit or loss	於綜合損益表確認的利息開支	–	311,919	311,919
Interest expense capitalised	資本化利息開支	–	33,603	33,603
Exchange adjustments	匯兌調整	1,472	5	1,477
At 31 December 2017 and 1 January 2018	於二零一七年十二月三十一日及於二零一八年一月一日	<b>19,088,342</b>	<b>15,628</b>	<b>19,103,970</b>
Financing cash flows	融資現金流量	<b>8,268,533</b>	<b>(639,074)</b>	<b>7,629,459</b>
Acquisition of subsidiaries (Note 36)	收購附屬公司(附註36)	<b>158,472</b>	–	<b>158,472</b>
Interest expenses recognised in the consolidated statement of profit or loss	於綜合損益表確認的利息開支	–	<b>589,222</b>	<b>589,222</b>
Interest expense capitalised	資本化利息開支	–	<b>58,323</b>	<b>58,323</b>
Exchange adjustments	匯兌調整	<b>(1,666)</b>	<b>(3)</b>	<b>(1,669)</b>
At 31 December 2018	於二零一八年十二月三十一日	<b>27,513,681</b>	<b>24,096</b>	<b>27,537,777</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

#### 46. RELATED PARTY TRANSACTIONS

The Group entered into the following significant transactions with related parties during the year.

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Sales of goods to subsidiaries of a shareholder with significant influence on the Group	向對本集團具重大影響力的股東的附屬公司銷售貨品	<b>702,935</b>	659,021
Purchase of goods from subsidiaries of a shareholder with significant influence on the Group	向對本集團具重大影響力的股東的附屬公司採購貨品	<b>932,415</b>	763,403
Sales of goods to a non-controlling shareholder of a subsidiary	向一間附屬公司之非控股股東銷售貨品	<b>53,233</b>	55,092
Purchase of goods from an associate	向一間聯營公司採購貨品	<b>463,671</b>	428,338

The transaction above constituted continuing connected transaction of the Company under Chapter 14A of the Listing Rules.

Included in trade and other receivables and prepayments at 31 December 2018 was an amount due from a non-controlling shareholder of a subsidiary of approximately HK\$9,488,000 (2017: HK\$9,665,000) which was in trade nature. The Group allowed credit periods of up to 120 days (2017: 120 days), depending on the products sold to its related parties.

Included in trade and other payables as at 31 December 2018 was an amount due to an associate of HK\$10,672,000 (2017: HK\$6,882,000).

Included in trade and other receivables as at 31 December 2018 was an amount due from subsidiaries of a shareholder of HK\$366,011,000 (2017: Nil).

Included in trade and other payables as at 31 December 2017 was an amount due to subsidiaries of a shareholder of HK\$132,034,000 (2018: Nil).

#### 46. 關連人士交易

本集團與關連人士在年內進行之重大交易如下。

根據上市規則第14A章，上述交易構成本公司的持續關連交易。

於二零一八年十二月三十一日，貿易及其他應收賬款及預付款項包括屬於貿易性質之應收一間附屬公司之非控股股東款項約9,488,000港元(二零一七年：9,665,000港元)。本集團向其關連人士授出之信貸期最長為120日(二零一七年：120日)，視乎所銷售之產品而定。

於二零一八年十二月三十一日的貿易及其他應付賬項包括應付一間聯營公司款項的10,672,000港元(二零一七年：6,882,000港元)。

於二零一八年十二月三十一日的貿易及其他應收賬項包括應收一名股東的附屬公司的366,011,000港元(二零一七年：無)。

於二零一七年十二月三十一日的貿易及其他應付賬項包括應付一名股東的附屬公司的132,034,000港元(二零一八年：無)。



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

## 46. RELATED PARTY TRANSACTIONS

(continued)

### Compensation of key management personnel

The remuneration of Directors and other members of key management during the year was as follows:

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Short-term benefits	短期福利	222,358	227,282
Post-employment benefits	退休後福利	1,772	1,824
		<b>224,130</b>	229,106

The remuneration of Directors and key executives is determined by the remuneration committee having regard to the performance of individuals and market trends.

## 46. 關連人士交易 (續)

### 主要管理人員酬金

年內，董事及其他主要管理人員之酬金如下：

董事及主要行政人員之酬金經薪酬委員會考慮個別員工表現及市場趨勢後釐定。

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

## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

### (a) General information of subsidiaries

Details of the Company's principal subsidiaries at 31 December 2018 and 2017 are as follows:

Name of subsidiary 附屬公司名稱	Place of incorporation/ registration and operation 註冊成立/ 登記及營業地點	Issued and fully paid share capital/registered capital 已發行及繳足股本/ 註冊資本		Effective equity interest held by the Group 本集團持有 之實際股權		Principal activities 主要業務
		2018 二零一八年	2017 二零一七年	2018 二零一八年	2017 二零一七年	
				%	%	
Jamplan (BVI) Limited	British Virgin Islands* 英屬處女群島*	US\$1,000 1,000美元	US\$1,000 1,000美元	100*	100*	Investment holding 投資控股
Kingboard (Fogang) Laminates Co. Limited 建滔(佛岡)積層板有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$29,466,000 29,466,000美元	US\$29,466,000 29,466,000美元	70.79	69.32	Manufacture and distribution of laminates 製造及分銷覆銅面板
Kingboard (Fogang) Paper Laminates Co. Ltd. 建滔(佛岡)積層紙板有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$17,936,546 17,936,546美元	US\$17,936,546 17,936,546美元	70.79	69.32	Manufacture and distribution of laminates 製造及分銷覆銅面板
Kingboard (Hebei) Cokechem Co. Limited 建滔(河北)焦化有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	RMB903,672,940 人民幣903,672,940元	RMB903,672,940 人民幣903,672,940元	100	100	Manufacture and distribution of coke and chemicals 製造及分銷焦炭及化工產品
Kingboard Natural Gas Chemical (Chong Qing) Limited 建滔天然氣化工(重慶)有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$18,500,000 18,500,000美元	US\$18,500,000 18,500,000美元	100	100	Manufacture and distribution of methanol 製造及分銷甲醇
Kunshan Guo Rui Development Co. Ltd. 昆山國瑞置業有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$90,000,000 90,000,000美元	US\$90,000,000 90,000,000美元	100	100	Property developments 房地產發展
Heng Yang Kingboard Chemical Co., Ltd. 衡陽建滔化工有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	HK\$30,000,000 30,000,000港元	HK\$30,000,000 30,000,000港元	100	100	Manufacture and distribution of caustic soda 製造及分銷燒鹼

## 47. 本公司主要附屬公司詳情

### (a) 附屬公司的一般資料

本公司主要附屬公司於二零一八年及二零一七年十二月三十一日之詳情如下：

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

## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (a) General information of subsidiaries (continued)

## 47. 本公司主要附屬公司詳情(續)

### (a) 附屬公司的一般資料(續)

Name of subsidiary 附屬公司名稱	Place of incorporation/ registration and operation 註冊成立/ 登記及營業地點	Issued and fully paid share capital/registered capital 已發行及繳足股本/ 註冊資本		Effective equity interest held by the Group 本集團持有 之實際股權		Principal activities 主要業務
		2018 二零一八年	2017 二零一七年	2018 二零一八年	2017 二零一七年	
				%	%	
Kingboard (Lian Zhou) Fibre Glass Co. Limited 建滔(連州)玻璃纖維有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$13,700,000 13,700,000美元	US\$13,700,000 13,700,000美元	70.79	69.32	Manufacture and distribution of glass fabric 製造及分銷玻璃纖維布
Kingboard Copper Foil Holdings Limited <sup>®</sup>	Bermuda <sup>#</sup> 百慕達 <sup>#</sup>	US\$72,250,000 72,250,000美元	US\$72,250,000 72,250,000美元	62.26	57.06	Investment holding 投資控股
Kingboard Investments Limited 建滔投資有限公司	Hong Kong <sup>#</sup> 香港 <sup>#</sup>	HK\$8,000 8,000港元	HK\$8,000 8,000港元	100	100	Investment holding 投資控股
KLHL <sup>△</sup> 建滔積層板 <sup>△</sup>	Cayman Islands <sup>#</sup> 開曼群島 <sup>#</sup>	HK\$308,100,000 308,100,000港元	HK\$308,100,000 308,100,000港元	70.79	69.32	Investment holding 投資控股
Kingboard Laminates (Jiangmen) Co., Ltd. 江門建滔積層板有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	HK\$242,800,000 242,800,000港元	HK\$242,800,000 242,800,000港元	70.79	69.32	Manufacture and distribution of laminates 製造及分銷覆銅面板
Kingboard (Jiangsu) Chemical Co., Ltd. 建滔(江蘇)化工有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$32,000,000 32,000,000美元	US\$32,000,000 32,000,000美元	70.79	69.32	Manufacture and distribution of chemicals 製造及分銷化工產品
Kingboard Laminates (Kunshan) Co., Ltd. 建滔積層板(昆山)有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$32,010,000 32,010,000美元	US\$32,010,000 32,010,000美元	70.79	69.32	Manufacture and distribution of laminates 製造及分銷覆銅面板
Elec & Eltek International Holdings Limited 依利安達國際集團有限公司	Bermuda/ Hong Kong <sup>#</sup> 百慕達/香港 <sup>#</sup>	HK\$122,467,240 122,467,240港元	HK\$122,467,240 122,467,240港元	100	100	Investment holding 投資控股
EEIC <sup>△</sup> 依利安達 <sup>△</sup>	Singapore <sup>#</sup> 新加坡 <sup>#</sup>	US\$113,800,000 113,800,000美元	US\$113,800,000 113,800,000美元	73.63	73.75	Investment holding 投資控股

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

47. PARTICULARS OF PRINCIPAL  
SUBSIDIARIES OF THE COMPANY

(continued)

(a) General information of subsidiaries (continued)

47. 本公司主要附屬公司詳  
情(續)

(a) 附屬公司的一般資料(續)

Name of subsidiary 附屬公司名稱	Place of incorporation/ registration and operation 註冊成立/ 登記及營業地點	Issued and fully paid share capital/registered capital 已發行及繳足股本/ 註冊資本		Effective equity interest held by the Group 本集團持有 之實際股權		Principal activities 主要業務
		2018 二零一八年	2017 二零一七年	2018 二零一八年 %	2017 二零一七年 %	
Kaiping Elec & Eltek Company Limited 開平依利安達電子有限公司	PRC <sup>2</sup> 中國 <sup>2</sup>	US\$49,520,000 49,520,000美元	US\$49,520,000 49,520,000美元	69.95	70.10	Manufacture and distribution of PCBs 製造及分銷印刷線路板
Kaiping Elec & Eltek No. 3 Company Limited 開平依利安達電子第三有限公司	PRC <sup>2</sup> 中國 <sup>2</sup>	US\$87,800,000 87,800,000美元	US\$87,800,000 87,800,000美元	69.95	70.10	Manufacture and distribution of PCBs 製造及分銷印刷線路板
Kaiping Elec & Eltek No. 5 Company Limited 開平依利安達電子第五有限公司	PRC <sup>2</sup> 中國 <sup>2</sup>	US\$30,075,100 30,075,100美元	US\$30,075,100 30,075,100美元	69.95	70.10	Manufacture and distribution of PCBs 製造及分銷印刷線路板
Elec & Eltek (Guangzhou) Electronic Company Limited 依利安達(廣州)電子有限公司	PRC <sup>2</sup> 中國 <sup>2</sup>	US\$95,596,000 95,596,000美元	US\$95,596,000 95,596,000美元	72.16	72.28	Manufacture and distribution of PCBs 製造及分銷印刷線路板
Guangzhou Elec & Eltek Microvia Technology Limited 廣州依利安達微通科技有限公司	PRC <sup>2</sup> 中國 <sup>2</sup>	US\$24,800,000 24,800,000美元	US\$24,800,000 24,800,000美元	72.16	72.28	Manufacture and distribution of PCBs 製造及分銷印刷線路板
Huizhou Chung Shun Chemical Company Limited 惠州忠信化工有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$40,290,000 40,290,000美元	US\$40,290,000 40,290,000美元	100	100	Manufacture and distribution of phenol/acetone 製造及分銷苯酚/丙酮
Shi You Chemical (Yangzhou) Co., Ltd 實友化工(揚州)有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$144,237,000 144,237,000美元	US\$144,237,000 144,237,000美元	100	100	Refining and distribution of chemicals 製造及分銷化工產品

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

## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (a) General information of subsidiaries (continued)

Name of subsidiary 附屬公司名稱	Place of incorporation/ registration and operation 註冊成立/ 登記及營業地點	Issued and fully paid share capital/registered capital 已發行及繳足股本/ 註冊資本		Effective equity interest held by the Group 本集團持有 之實際股權		Principal activities 主要業務
		2018 二零一八年	2017 二零一七年	2018 二零一八年	2017 二零一七年	
Kingboard Electronic Raw Material (Jiang Yin) Co., Ltd 建滔電子材料(江陰)有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	US\$30,000,000 30,000,000美元	US\$30,000,000 30,000,000美元	70.79	69.32	Manufacture and distribution of laminates 製造及分銷覆銅面板
Kingboard (Panyu Nansha) Petrochemical Company Limited 建滔(番禺南沙)石化有限公司	PRC <sup>1</sup> 中國 <sup>1</sup>	RMB250,000,000 人民幣250,000,000元	RMB250,000,000 人民幣250,000,000元	70.79	69.32	Manufacture and distribution of chemicals 製造及分銷化工產品

\* The Company directly holds the equity interest in Jamplan (BVI) Limited. The Company's equity interest in all other subsidiaries is held indirectly through Jamplan (BVI) Limited.

# These are investment holding companies which have no specific principal place of operations.

⊙ These companies are listed on The Singapore Exchange Securities Trading Limited.

△ These companies are listed on the Main Board of The Stock Exchange of Hong Kong Limited.

<sup>1</sup> These companies were established in the PRC in the form of Wholly Foreign-owned Enterprises.

<sup>2</sup> These companies were established in the PRC in the form of Sino-Foreign Equity Joint Venture.

The above table lists the subsidiaries of the Company which, in the opinion of the Directors, principally affected the results or assets of the Group. To give details of other subsidiaries would, in the opinion of the Directors, result in particulars of excessive length.

None of the subsidiaries had issued any debt securities at the end of the year.

## 47. 本公司主要附屬公司詳情(續)

### (a) 附屬公司的一般資料(續)

\* 本公司直接持有Jamplan (BVI) Limited之股權。本公司於所有其他附屬公司之股權均透過Jamplan (BVI) Limited間接持有。

# 此等為投資控股公司，並無特定之主要經營地點。

⊙ 此等公司於新加坡證券交易所有限公司上市。

△ 此等公司於香港聯合交易所有限公司主板上市。

<sup>1</sup> 此等公司乃以外商獨資企業形式在中國成立。

<sup>2</sup> 此等公司乃以中外合資合營企業形式在中國成立。

上表所列为董事認為主要影響本集團業績或資產之本公司附屬公司。董事認為列出其他附屬公司之詳情會過於冗長。

各附屬公司於年結時概無發行任何債務證券。

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

## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

(a) **General information of subsidiaries** (continued)

At the end of the reporting period, the Company has other subsidiaries that are not material to the Group. The principal activities of these subsidiaries are summarised as follows:

## 47. 本公司主要附屬公司詳情(續)

(a) **附屬公司的一般資料(續)**

於報告期間結束當日，本公司擁有對本集團不重大的其他附屬公司。該等附屬公司之主要業務摘要如下：

Principal activities 主要業務	Principal place of business 主要營業地點	Number of subsidiaries 附屬公司數目	
		2018 二零一八年	2017 二零一七年
Manufacture and sale of laminates 製造及銷售覆銅面板	PRC 中國	27	27
	Macau 澳門	2	2
	Thailand 泰國	1	1
		<b>30</b>	<b>30</b>
Manufacture and sale of PCBs 製造及銷售印刷線路板	Hong Kong 香港	3	2
	PRC 中國	14	13
	Macau 澳門	3	3
	Thailand 泰國	1	1
	<b>21</b>	<b>19</b>	
Manufacture and sale of chemicals 製造及銷售化工產品	PRC 中國	20	20
Properties 物業	Hong Kong 香港	11	11
	PRC 中國	53	54
	United Kingdom 英國	5	5
		<b>69</b>	<b>70</b>
	<b>140</b>	<b>139</b>	

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

## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

- (b) During the year ended 31 December 2018, the Group partially disposed its interests in a subsidiary without losing the control over this subsidiary for the consideration of HK\$26,329,000 (2017: HK\$1,307,207,000). The difference of HK\$21,737,000 (2017: HK\$519,695,000) between the increase in the non-controlling interests and the consideration received has been recognised in the goodwill reserve.

During the year ended 31 December 2018, the Group acquired additional interests in certain subsidiaries for a consideration of HK\$525,024,000 (2017: HK\$265,492,000). As a result, the difference of HK\$60,260,000 (2017: HK\$171,604,000) between the consideration paid of HK\$525,024,000 (2017: HK\$265,492,000) and the amount of non-controlling interests acquired of HK\$464,764,000 (2017: HK\$437,096,000) was directly recognised in goodwill reserve.

## 47. 本公司主要附屬公司詳情(續)

- (b) 截至二零一八年十二月三十一日止年度，本集團以代價26,329,000港元(二零一七年：1,307,207,000港元)出售其於一家附屬公司的部分權益而不失去對該附屬公司之控制權。非控股權益增加及已收代價之間之21,737,000港元差額(二零一七年：519,695,000港元)已於商譽儲備確認。

截至二零一八年十二月三十一日止年度，本集團收購若干附屬公司的額外權益，代價為525,024,000港元(二零一七年：265,492,000港元)。導致已付代價525,024,000港元(二零一七年：265,492,000港元)與已收購非控股權益464,764,000港元(二零一七年：437,096,000港元)之間的差額60,260,000港元(二零一七年：171,604,000港元)直接於商譽儲備確認。

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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (c) Details of non-wholly owned subsidiaries that have material non-controlling interests

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

Name of subsidiary 附屬公司名稱	place of incorporation and principal Place of business 註冊成立及 主要營業地點	Proportion of ownership interests and voting rights held by non - controlling interests 非控股權益持有擁有權 權益及投票權比例		Profit (loss) allocated to non-controlling interests 分配到非控股 權益之溢利(虧損)		Accumulated non-controlling interests 累計非控股 權益	
		2018 二零一八年	2017 二零一七年	2018 二零一八年	2017 二零一七年	2018 二零一八年	2017 二零一七年
				HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
KLHL #	Cayman Islands 開曼群島	29.21%	30.68%	949,420	1,154,961	5,111,625	5,359,784
建滔積層板 #							
EEIC #	Singapore 新加坡	26.37%	26.25%	49,980	74,040	772,847	798,578
EEIC #							
KBCF #	Bermuda 百慕達	37.74%	42.94%	6,579	3,654	715,827	407,583
建滔銅箔 #							
Individually immaterial subsidiaries with non-controlling interests 擁有非控股權益之獨立不重大附屬公司				(11,539)	8,095	699,987	1,118,256
				<b>994,440</b>	<b>1,240,750</b>	<b>7,300,286</b>	<b>7,684,201</b>

# excluding non-controlling interests of KLHL, EEIC and KBCF's subsidiaries.

# 不包括建滔積層板、EEIC及建滔銅箔的附屬公司的非控股權益。

## 47. 本公司主要附屬公司詳情(續)

### (c) 擁有重大非控股權益之非全資擁有附屬公司詳情

下表載列本集團擁有重大非控股權益之非全資擁有附屬公司詳情：



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (c) Details of non-wholly owned subsidiaries that have material non-controlling interests (continued)

#### KLHL and subsidiaries

## 47. 本公司主要附屬公司詳情(續)

### (c) 擁有重大非控股權益之非全資擁有附屬公司詳情(續) 建滔積層板及附屬公司

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Current assets	流動資產	15,571,721	18,610,922
Non-current assets	非流動資產	13,150,020	9,940,301
Current liabilities	流動負債	6,016,310	7,475,453
Non-current liabilities	非流動負債	4,862,429	3,088,836
Equity attributable to owners of the Company	本公司持有人應佔權益	12,387,947	12,110,175
Non-controlling interests of KLHL	建滔積層板非控股權益	5,111,625	5,359,784
Non-controlling interests of KLHL's subsidiaries	建滔積層板的附屬公司的非控股權益	343,430	516,975
Revenue	營業額	20,645,776	18,242,796
Expenses, other gains and losses	開支、其他收益及虧損	17,387,785	14,470,545
Profit for the year	本年度溢利	3,257,991	3,772,251

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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

(c) Details of non-wholly owned subsidiaries that have material non-controlling interests (continued)  
KLHL and subsidiaries (continued)

## 47. 本公司主要附屬公司詳情(續)

(c) 擁有重大非控股權益之非全資擁有附屬公司詳情(續)  
建滔積層板及附屬公司(續)

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Profit attributable to owners of the Company	本公司持有人應佔溢利	2,300,961	2,609,579
Profit attributable to the non-controlling interests of KLHL	建滔積層板非控股權益應佔溢利	949,420	1,154,961
Profit attributable to the non-controlling interests of KLHL's subsidiaries	建滔積層板的附屬公司非控股權益應佔溢利	7,610	7,711
Profit for the year	本年度溢利	3,257,991	3,772,251
Other comprehensive (expense) income attributable to owners of the Company	本公司持有人應佔其他全面(開支)收益	(788,096)	759,906
Other comprehensive (expense) income attributable to the non-controlling interests of KLHL	建滔積層板非控股權益應佔其他全面(開支)收益	(325,183)	336,323
Other comprehensive (expense) income attributable to the non-controlling interests of KLHL's subsidiaries	建滔積層板的附屬公司非控股權益應佔其他全面(開支)收益	(10,704)	6,621
Other comprehensive (expense) income for the year	本年度其他全面(開支)收益	(1,123,983)	1,102,850
Total comprehensive income attributable to owners of the Company	本公司持有人應佔全面收益總額	1,512,865	3,369,485
Total comprehensive income attributable to the non-controlling interests of KLHL	建滔積層板非控股權益應佔全面收益總額	624,237	1,491,284
Total comprehensive (expense) income attributable to the non-controlling interests of KLHL's subsidiaries	建滔積層板的附屬公司非控股權益應佔全面(開支)收益總額	(3,094)	14,332
Total comprehensive income for the year	本年度全面收益總額	2,134,008	4,875,101
Dividends paid to non-controlling interests of a KLHL's subsidiary	支付予建滔積層板一間附屬公司非控股權益之股息	-	-
Net cash inflow from operating activities	經營活動現金流入淨額	3,528,128	3,125,276
Net cash outflow from investing activities	投資活動現金流出淨額	(4,125,561)	(1,643,170)
Net cash inflow (outflow) from financing activities	融資活動現金流入(流出)淨額	44,557	(1,680,380)
Net cash outflow	現金流出淨額	(552,876)	(198,274)

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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

(c) Details of non-wholly owned subsidiaries that have material non-controlling interests (continued)  
EEIC and subsidiaries

## 47. 本公司主要附屬公司詳情(續)

(c) 擁有重大非控股權益之非全資擁有附屬公司詳情(續)  
EEIC及附屬公司

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Current assets	流動資產	2,075,003	1,993,610
Non-current assets	非流動資產	3,591,892	3,208,031
Current liabilities	流動負債	2,013,671	1,852,999
Non-current liabilities	非流動負債	455,637	217,971
Equity attributable to owners of the Company	本公司持有人應佔權益	2,319,767	2,243,625
Non-controlling interests of EEIC	EEIC非控股權益	772,847	798,578
Non-controlling interests of EEIC's subsidiaries	EEIC的附屬公司 非控股權益	93,272	88,468
Revenue	營業額	4,700,545	3,903,026
Expenses, other gains and losses	開支、其他收益及虧損	4,506,209	3,616,104
Profit for the year	本年度溢利	194,336	286,922
Profit attributable to owners of the Company	本公司持有人應佔溢利	139,551	208,015
Profit attributable to the non-controlling interests of EEIC	EEIC非控股權益應佔溢利	49,980	74,040
Profit attributable to the non-controlling interests of EEIC's subsidiaries	EEIC的附屬公司 非控股權益應佔溢利	4,805	4,867
Profit for the year	本年度溢利	194,336	286,922

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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (c) Details of non-wholly owned subsidiaries that have material non-controlling interests (continued)

EEIC and subsidiaries (continued)

## 47. 本公司主要附屬公司詳情(續)

### (c) 擁有重大非控股權益之非全資擁有附屬公司詳情(續)

EEIC及附屬公司(續)

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Other comprehensive expenses attributable to owners of the Company	本公司持有人應佔其他全面開支	(7,937)	(5,033)
Other comprehensive expenses attributable to the non-controlling interests of EEIC	EEIC非控股權益應佔其他全面開支	(2,843)	(1,792)
Other comprehensive expenses for the year	本年度其他全面開支	(10,780)	(6,825)
Total comprehensive income attributable to owners of the Company	本公司持有人應佔全面收益總額	131,615	202,982
Total comprehensive income attributable to the non-controlling interests of EEIC	EEIC非控股權益應佔全面收益總額	44,670	72,248
Total comprehensive income attributable to the non-controlling interests of EEIC's subsidiaries	EEIC的附屬公司非控股權益應佔全面收益總額	4,805	4,867
Total comprehensive income for the year	本年度全面收益總額	181,090	280,097
Dividends paid to non-controlling interests of EEIC's subsidiaries	支付予EEIC的附屬公司非控股權益之股息	-	-
Net cash inflow from operating activities	經營活動現金流入淨額	510,830	558,215
Net cash outflow from investing activities	投資活動現金流出淨額	(652,984)	(548,222)
Net cash inflow from financing activities	融資活動現金流入淨額	164,752	53,282
Net cash inflow	現金流入淨額	22,598	63,275

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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (c) Details of non-wholly owned subsidiaries that have material non-controlling interests (continued)

#### KBCF and subsidiaries

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Current assets	流動資產	2,561,238	1,837,886
Non-current assets	非流動資產	321,836	1,098,099
Current liabilities	流動負債	106,506	116,253
Non-current liabilities	非流動負債	4,521	4,793
Equity attributable to owners of the Company	本公司持有人應佔權益	2,031,655	2,380,058
Non-controlling interests of KBCF	建滔銅箔非控股權益	715,827	407,583
Non-controlling interests of KBCF's subsidiary	建滔銅箔的附屬公司非控股權益	24,565	27,298
Revenue	營業額	586,979	609,407
Expenses, other gains and losses	開支、其他收益及虧損	559,547	591,655
Profit for the year	本年度溢利	27,432	17,752
Profit attributable to owners of the Company	本公司持有人應佔溢利	15,945	8,256
Profit attributable to the non-controlling interests of the KLHL	建滔積層板非控股權益應佔溢利	6,579	3,654
Profit attributable to the non-controlling interests of KBCF	建滔銅箔非控股權益應佔溢利	3,086	2,558
Profit attributable to the non-controlling interests of KBCF's subsidiary	建滔銅箔的附屬公司非控股權益應佔溢利	1,822	3,284
Profit for the year	本年度溢利	27,432	17,752

## 47. 本公司主要附屬公司詳情(續)

### (c) 擁有重大非控股權益之非全資擁有附屬公司詳情(續)

#### 建滔銅箔及附屬公司

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
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## 47. PARTICULARS OF PRINCIPAL SUBSIDIARIES OF THE COMPANY

(continued)

### (c) Details of non-wholly owned subsidiaries that have material non-controlling interests (continued)

KBCF and subsidiaries (continued)

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Other comprehensive (expense) income attributable to owners of the Company	本公司持有人應佔其他全面(開支)收益	(40,948)	82,168
Other comprehensive (expense) income attributable to the non-controlling interests	非控股權益應佔其他全面(開支)收益	(16,896)	36,367
Other comprehensive (expense) income attributable to the non-controlling interests of KBCF	建滔銅箔非控股權益應佔其他全面(開支)收益	(7,925)	25,458
Other comprehensive (expense) income attributable to the non-controlling interests of KBCF's subsidiary	建滔銅箔的附屬公司非控股權益應佔其他全面(開支)收益	(1,199)	1,786
Other comprehensive (expense) income for the year	本年度其他全面(開支)收益	(66,968)	145,779
Total comprehensive (expense) income attributable to owners of the Company	本公司持有人應佔全面(開支)收益總額	(25,003)	90,424
Total comprehensive (expense) income attributable to the non-controlling interests of the KLHL	建滔積層板非控股權益應佔全面(開支)收益總額	(10,317)	40,021
Total comprehensive (expense) income attributable to the non-controlling interests of KBCF	建滔銅箔非控股權益應佔全面(開支)收益總額	(4,839)	28,016
Total comprehensive income attributable to the non-controlling interests of KBCF's subsidiary	建滔銅箔的附屬公司非控股權益應佔全面收益總額	623	5,070
Total comprehensive (expense) income for the year	本年度全面(開支)收益總額	(39,536)	163,531
Dividends paid to non-controlling interests of a KBCF's subsidiary	支付予建滔銅箔的附屬公司之非控股權益之股息	(3,356)	(3,208)
Net cash inflow from operating activities	經營業務現金流入淨額	122,923	120,499
Net cash outflow from investing activities	投資業務現金流出淨額	(17,811)	(43,837)
Net cash outflow from financing activities	融資活動現金流出淨額	(3,356)	(3,208)
Net cash inflow	現金流入淨額	101,756	73,454

## 47. 本公司主要附屬公司詳情(續)

### (c) 擁有重大非控股權益之非全資擁有附屬公司詳情(續)

建滔銅箔及附屬公司(續)

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## 48. EVENT AFTER THE REPORTING PERIOD

On 8 January 2019, the Group announced that it has entered into an agreement in relation to the acquisition of the entire interests in certain subsidiaries (the "Target Companies") from Hallgain Investments Limited, a wholly owned subsidiary of a substantial shareholder of the Group, for a consideration of HK\$909,750,000. The target companies are property holding companies and owns certain investment properties in Hong Kong.

## 48. 報告期間後事項

於二零一九年一月八日，本集團宣佈訂立協議，由本集團一名主要股東全資擁有的附屬公司Hallgain Investments Limited收購若干附屬公司(「目標公司」)的全部權益，代價為909,750,000港元。目標公司為物業控股公司，在香港擁有若干投資物業。

## 49. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

## 49. 本公司之財務狀況及儲備報表

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Non-current assets	非流動資產		
Properties, plant and equipment	物業、廠房及設備	—	—
Investments in subsidiaries	於附屬公司之投資	<b>1,493,556</b>	1,459,316
Available-for-sale investments	可供出售投資	—	1,059,222
Amounts due from subsidiaries	應收附屬公司款項	<b>11,081,379</b>	8,438,160
Equity instrument at fair value through profit or loss	按公平值計入損益的權益工具	<b>127,423</b>	—
Debt instruments at fair value through other comprehensive income	按公平值計入其他全面收益的債務工具	<b>840,548</b>	—
		<b>13,542,906</b>	10,956,698
Current assets	流動資產		
Other receivables	其他應收賬款	<b>225,978</b>	197,130
Amounts due from subsidiaries	應收附屬公司款項	<b>20,419,707</b>	17,684,321
Tax recoverable	可收回稅項	<b>505</b>	—
Bank balances	銀行結餘	<b>225,841</b>	305,008
		<b>20,872,031</b>	18,186,459
Current liabilities	流動負債		
Other payables	其他應付賬款	<b>651,754</b>	1,033,670
Amounts due to subsidiaries	應付附屬公司款項	<b>11,174,282</b>	11,024,807
Bank borrowings – amount due within one year	銀行借貸 – 一年內到期之款項	<b>1,331,771</b>	1,286,215
		<b>13,157,807</b>	13,344,692
Net current assets	流動資產淨值	<b>7,714,224</b>	4,841,767

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49. STATEMENT OF FINANCIAL POSITION  
AND RESERVES OF THE COMPANY

(continued)

49. 本公司之財務狀況及儲  
備報表(續)

		2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元
Total asset less current liabilities	資產總值減流動負債	<b>21,257,130</b>	15,798,465
Non-current liabilities	非流動負債		
Bank borrowings – amount due after one year	銀行借貸—一年後到期之款項	<b>12,984,902</b>	7,766,675
Amounts due to subsidiaries	應付附屬公司款項	<b>2,003,434</b>	1,897,234
		<b>14,988,336</b>	9,663,909
		<b>6,268,794</b>	6,134,556
Capital and reserves	股本及儲備		
Share capital	股本	<b>108,315</b>	106,645
Reserves (Note)	儲備(附註)	<b>6,160,479</b>	6,027,911
		<b>6,268,794</b>	6,134,556



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49. STATEMENT OF FINANCIAL POSITION  
AND RESERVES OF THE COMPANY

(continued)

Note:

49. 本公司之財務狀況及儲  
備報表(續)

附註：

		Share premium 股份溢價 HK\$'000 千港元	Capital redemption reserve 資本贖回 儲備 HK\$'000 千港元	Share options reserve 優先購股權 儲備 HK\$'000 千港元	Investment revaluation reserve 投資重估 儲備 HK\$'000 千港元	Retained profits 保留溢利 HK\$'000 千港元	Total 總額 HK\$'000 千港元
Balance at 1 January 2017	於二零一七年一月一日之結餘	4,652,528	1,911	275,459	(31,687)	596,559	5,494,770
Profit for the year	本年度溢利	-	-	-	-	1,226,632	1,226,632
Net changes arising from available-for-sale investments (Note a)	可供出售投資產生之變動淨值(附註a)	-	-	-	43,676	-	43,676
Total comprehensive income for the year	本年度全面收益總額	-	-	-	43,676	1,226,632	1,270,308
Issue of new shares from exercise of share options	行使優先購股權而發行的新股份	1,214,004	-	(276,035)	-	-	937,969
Recognition of equity-settled share-based payments	確認以權益結算的股份形式付款	-	-	3,136	-	-	3,136
Final dividend for the year ended 31 December 2016	截至二零一六年十二月三十一日止年度之末期股息	-	-	-	-	(726,880)	(726,880)
Special final dividend for the year ended 31 December 2016	截至二零一六年十二月三十一日止年度之特別末期股息	-	-	-	-	(311,520)	(311,520)
Interim dividend for the year ended 31 December 2017	截至二零一七年十二月三十一日止年度之中期股息	-	-	-	-	(639,872)	(639,872)
		1,214,004	-	(272,899)	-	(1,678,272)	(737,167)
Balance at 31 December 2017	於二零一七年十二月三十一日之結餘	5,866,532	1,911	2,560	11,989	144,919	6,027,911
Adjustments due to adopting new standards	因採納新準則作出的調整	-	-	-	(16,747)	16,747	-

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

49. STATEMENT OF FINANCIAL POSITION  
AND RESERVES OF THE COMPANY

(continued)

Note: (continued)

		Share premium	Capital redemption reserve	Share options reserve	Investment revaluation reserve	Retained profits	Total
		股份溢價	資本贖回 儲備	優先購股權 儲備	投資重估 儲備	保留溢利	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元
Balance of 1 January 2018 (Restated)	於二零一八年一月一日之結餘(經重述)	5,866,532	1,911	2,560	(4,758)	161,666	6,027,911
Profit for the year	本年度溢利	-	-	-	-	2,270,320	2,270,320
Net changes arising from debt instruments through at FVTOCI (Note b)	按公平值計入其他全面收益的債務工具產生之變動淨值(附註b)	-	-	-	(85,644)	-	(85,644)
Total comprehensive (expense) income for the year	本年度全面(支出)收益總額	-	-	-	(85,644)	2,270,320	2,184,676
Issue of new shares from exercise of share options	行使優先購股權而發行的新股份	208,371	-	(2,560)	-	-	205,811
Recognition of equity-settled share-based payments	確認以權益結算的股份形式付款	-	-	-	-	-	-
Final dividend for the year ended 31 December 2017	截至二零一七年十二月三十一日止年度之末期股息	-	-	-	-	(1,066,452)	(1,066,452)
Interim dividend for the year ended 31 December 2018	截至二零一八年十二月三十一日止年度之中期股息	-	-	-	-	(649,891)	(649,891)
Special interim dividend for the year ended 31 December 2018	截至二零一八年十二月三十一日止年度之特別中期股息	-	-	-	-	(541,576)	(541,576)
		208,371	-	(2,560)	-	(2,257,919)	(2,052,108)
Balance at 31 December 2018	於二零一八年十二月三十一日之結餘	6,074,903	1,911	-	(90,402)	174,067	6,160,479

Notes:

- (a) Net changes arising from available-for-sale investments consist of gain on fair value changes amounting to HK\$159,427,000, gain on disposal amounting to HK\$130,007,000 and impairment loss amounting to HK\$14,256,000
- (b) Net change arising from debt instruments through at FVTOCI represents loss on fair value in debt instruments amounting to HK\$85,644,000

附註：(續)

附註：

- (a) 可供出售投資產生的變動淨值包括159,427,000港元公平值變動收益、130,007,000港元出售所得收益及14,256,000港元減值虧損
- (b) 按公平值計入其他全面收益的債務工具產生之變動淨值指85,644,000港元債務工具公平值虧損

## INFORMATION ON THE GROUP'S PROPERTIES

### 集團物業資料

The following tables set out the Group's material properties held for investment:

本集團主要重大投資物業列於下表：

Location 地點	Existing use 當時用途	Tenure 租期	GFA (m <sup>2</sup> ) 總建築面積 (平方米)	Group's interest 本集團持有權益	
				2018 二零一八年 (%)	2017 二零一七年 (%)
Delta House, 3 On Yiu Street, Shek Mun, Shatin, New Territories, Hong Kong 香港新界沙田石門安耀街3號匯達大廈	Office 寫字樓	Medium term lease 中期租期	33,000	100%	100%
One Aldgate, No. 1 Aldgate, London, EC3N1AA, United Kingdom	Office 寫字樓	Freehold 永久產權	5,000	100%	100%
88 to 93 Fenchurch Street, 5 and 7 Carlisle Avenue and Part of Saracens Head Yard, London, EC3M 4ST, United Kingdom	Office 寫字樓	Freehold 永久產權	8,000	71%	69%
Moor Place, Fore Street, London EC2Y 5BJ	Office 寫字樓	Freehold 永久產權	21,500	100%	100%
Shanghai Modern Plaza, 369 Xian Xia Road, Changning District, Shanghai, the PRC* 中國上海市長寧區仙霞路369號 上海現代廣場	Office 寫字樓	Medium term lease 中期租期	17,000	100%	100%
Guangzhou Dongzhao Building, No. 515 Dong Feng Central Road, Yuexiu District, Guangzhou, Guangdong Province, the PRC* 中國廣東省廣州市越秀區東風中路515號 廣州東照大廈	Shop, Office 商舖·寫字樓	Medium term lease 中期租期	91,000	100%	100%
Zhanfeng Commercial Building, Zhujiang New Town II-3, Tianhe District, Guangzhou, Guangdong Province, the PRC* 中國廣東省廣州市天河區 珠江新城II-3地塊展峰商業大廈	Shop, Office 商舖·寫字樓	Medium term lease 中期租期	72,000	100%	100%
Shanghai Kingboard Plaza Phase I, 224 Xin Jing Road, Changning District, Shanghai, the PRC* 中國上海市長寧區新涇鎮224號 上海建滔廣場一期	Shop, Office 商舖·寫字樓	Medium term lease 中期租期	297,000	100%	100%
Huaqiao Kingboard Plaza Phase I, Kunshan City, Jiangsu Province, the PRC* 中國江蘇省昆山市 花橋建滔廣場一期	Shop, Office SOHO & Hotel 商舖·寫字樓· SOHO及酒店	Medium term lease 中期租期	178,000	100%	100%

## INFORMATION ON THE GROUP'S PROPERTIES 集團物業資料

The following tables set out the Group's material properties under development:

本集團主要待發展物業列於下表：

Location 地點	Approximate percentage of completion as at the date of this report 直至本報告日期 止完成概約百分比 (%)	Year of expected completion 預計 完工年度	Gross floor area (m <sup>2</sup> ) 總建築面積 (平方米)	Expected use 預計用途	Group's interest 本集團持有權益	
					2018 二零一八年 (%)	2017 二零一七年 (%)
Nansha Kingboard Plaza, East of Fenghuang Main Road, West of Power Supply Bureau, Nansha District, Guangzhou City, Guangdong Province, the PRC* 中國廣東省廣州市南沙鳳凰大道以東· 供電區西側南沙建滔廣場	70%	2019	110,000	Shops, & SOHO 商舖及SOHO	100%	100%
Kau To Project, Sha Tin Town Lot No. 579, Area 56A, Kau To Shan, Sha Tin, New Territories 新界沙田九肚山56A區579號地段九肚 項目	50%	2019	30,000	Residential 住宅	68%	68%
Huaqiao Kingboard Garden Phase V, Guixi Road, Huaqiao District, Kunshan, Jiangsu Province, the PRC* 中國江蘇省昆山市花橋區規四路地皮花橋 建滔裕花園五期	50%	2019	180,000	Residential 住宅	71%	69%
Kunshan Development Zone Kingboard Yu Garden Phase I, South of Bai Shi Pu River, West of Tai Hu Road, Development District, Kunshan City, Jiangsu Province, the PRC* 中國江蘇省昆山市開發區 白士浦河南側太湖路西側昆山開發區 建滔裕花園一期	80%	2019	151,000	Shops & Residential 商舖及住宅	100%	100%
Kunshan Centre South of Zhong Hua, Yuan Road, West of Huang Shan Road, Development District, Kunshan City, Jiangsu Province, the PRC* 昆山中心·中國江蘇省昆山市開發區 中華園路南側黃山路西側	17%	2020-2028	1,111,000	Shops, Offices & SOHO 商舖·寫字樓及SOHO	75%	75%

\* denotes English translation of Chinese addresses in the PRC for identification purposes only

\* 中國物業之英文地址翻譯只供識別用途

## FINANCIAL SUMMARY

### 財務概要

## RESULTS

## 業績

		Year ended 31 December				
		截至十二月三十一日止年度				
		2014	2015	2016	2017	2018
		二零一四年	二零一五年	二零一六年	二零一七年	二零一八年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
		(Restated)	(Restated)	(Restated)	(Restated)	
		(經重述)	(經重述)	(經重述)	(經重述)	
Revenue	營業額	36,259,842	33,134,282	36,103,078	43,371,270	<b>45,994,419</b>
Profit before taxation	除稅前溢利	3,513,621	2,522,559	7,237,226	8,365,361	<b>9,121,910</b>
Income tax expense	所得稅開支	(692,615)	(569,464)	(1,075,209)	(1,531,177)	<b>(2,051,710)</b>
Profit for the year	本年度溢利	2,821,006	1,953,095	6,162,017	6,834,184	<b>7,070,200</b>
Attributable to:	應佔份額：					
Owners of the Company	本公司持有人	2,536,800	1,650,323	5,026,831	5,593,434	<b>6,075,760</b>
Non-controlling interests	非控股權益	284,206	302,772	1,135,186	1,240,750	<b>994,440</b>
		2,821,006	1,953,095	6,162,017	6,834,184	<b>7,070,200</b>

## ASSETS AND LIABILITIES

## 資產及負債

		At 31 December				
		於十二月三十一日				
		2014	2015	2016	2017	2018
		二零一四年	二零一五年	二零一六年	二零一七年	二零一八年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Total assets	資產總值	75,632,742	72,920,997	76,420,553	88,294,383	<b>94,430,339</b>
Total liabilities	負債總額	(33,659,552)	(31,580,270)	(32,467,881)	(34,570,663)	<b>(39,797,068)</b>
		41,973,190	41,340,727	43,952,672	53,723,720	<b>54,633,271</b>
Equity attributable to owners of the Company	本公司持有人應佔權益	35,676,308	35,246,168	37,587,004	46,039,519	<b>47,332,985</b>
Non-controlling interests	非控股權益	6,296,882	6,094,559	6,365,668	7,684,201	<b>7,300,286</b>
		41,973,190	41,340,727	43,952,672	53,723,720	<b>54,633,271</b>

Note: Interest income from debt instruments and dividend income from equity instruments which were previously included in other income, gains and losses have been reclassified to revenue to conform with current year's presentation.

附註：以往計入其他收入、收益及虧損的債務工具之利息收入及權益工具之股息收入已重新分類至營業額，以符合本年度之呈列方式。



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