



SILVER GRANT INTERNATIONAL INDUSTRIES LIMITED

銀建國際實業有限公司

股份代號 Stock code: 171



2015

ANNUAL REPORT 年報

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FINANCIAL HIGHLIGHTS 財務摘要

		2015 HK\$m 百萬港元	2014 HK\$m 百萬港元	Changes 變動 % 百分比
(Loss) profit for the year Attributable to Owners of the Company	本公司擁有人應佔年內(虧損)溢利	(66)	109	(161%)
Total Assets	資產總值	11,295	11,931	(5%)
Equity Attributable to Owners of the Company	本公司擁有人應佔股本	6,790	7,359	(8%)
Pledged Bank Deposits, Bank Balances and Cash	抵押銀行存款、銀行結餘及現金	490	1,719	(71%)

Key Performance and Liquidity Indicators:	主要營運表現及財務狀況指標	HK\$ 港元	HK\$ 港元	Changes 變動 % 百分比
Basic (Loss) Earnings Per Share	每股基本(虧損)盈利	(0.029)	0.047	(162%)
Net Assets Per Share (Note 1)	每股資產淨值(附註1)	2.95	3.19	(8%)
P/E Ratio (Note 1)	市盈率(附註1)	(35.5x)	23.4x	(252%)
Return on Capital Employed (Note 2)	股本回報率(附註2)	(1%)	1.5%	(167%)
Return on Total Assets (Note 3)	總資產回報率(附註3)	(0.6%)	0.9%	(167%)
Gearing Ratio (Note 4)	借貸比率(附註4)	38.4%	35%	10%
Adjusted Gearing Ratio (Note 5)	經調整借貸比率(附註5)	31%	12%	158%
Current Ratio (Note 6)	流動比率(附註6)	1.1x	1.4x	(21%)
Interest Coverage (Note 7)	利息償付比率(附註7)	(0.2x)	1.8x	(111%)

Notes:

- Based on 2,304,849,611 shares issued and fully paid as at 31 December, 2015 (2014: 2,304,849,611 shares) and the market closing price of HK\$1.03 (2014: HK\$1.10) per share.
- Calculated as (loss) profit for the year attributable to owners of the Company over equity attributable to owners of the Company.
- Calculated as (loss) profit for the year attributable to owners of the Company over total assets.
- Calculated as total borrowings over equity attributable to owners of the Company.
- Calculated as net borrowings over equity attributable to owners of the Company.
- Calculated as current assets over current liabilities.
- Calculated as (loss) profit for the year before finance costs and taxation over finance costs.

附註：

- 基於2015年12月31日已發行及已繳足股份2,304,849,611股(2014年：2,304,849,611股)及收市價每股1.03港元(2014年：1.10港元)計算所得。
- 以本公司擁有人應佔年內(虧損)溢利除以本公司擁有人應佔股本計算所得。
- 以本公司擁有人應佔年內(虧損)溢利除以資產總值計算所得。
- 以借貸總額除以本公司擁有人應佔股本計算所得。
- 以借貸淨額除以本公司擁有人應佔股本計算所得。
- 以流動資產除以流動負債計算所得。
- 以扣除財務費用及稅項前之年內(虧損)溢利除以財務費用計算所得。

CORPORATE INFORMATION 企業資料

Board of Directors

The board of directors (the “Board”) of Silver Grant International Industries Limited (the “Company”) as at the date of this report are set out below:

Executive directors

Gao Jian Min (*Managing Director*)
Liu Tianni (*Deputy Managing Director*)
Gu Jianguo

Non-executive directors

Chen Xiaozhou (*Chairman*)
Hui Xiao Bing (*Vice Chairman*)
Chen Qiming (*Vice Chairman*)

Independent non-executive directors

Liang Qing
Zhang Lu
Hung Muk Ming

Audit Committee

Hung Muk Ming (*Committee Chairman*)
Liang Qing
Zhang Lu

Remuneration Committee

Zhang Lu (*Committee Chairman*)
Liang Qing

Nomination Committee

Chen Xiaozhou (*Committee Chairman*)
Zhang Lu
Hung Muk Ming

Company Secretary

Chow Kwok Wai

董事會

於本報告日期的銀建國際實業有限公司(「本公司」)董事會(「董事會」)呈列如下：

執行董事

高建民(*董事總經理*)
劉天倪(*副董事總經理*)
顧建國

非執行董事

陳孝周(*主席*)
惠小兵(*副主席*)
陳啓明(*副主席*)

獨立非執行董事

梁青
張璐
洪木明

審核委員會

洪木明(*委員會主席*)
梁青
張璐

薪酬委員會

張璐(*委員會主席*)
梁青

提名委員會

陳孝周(*委員會主席*)
張璐
洪木明

公司秘書

周國偉

CORPORATE INFORMATION 企業資料

Company Lawyer

Tung & Co. Solicitors

Legal Counselor

Tung Tat Chiu, Michael

Auditor

Deloitte Touche Tohmatsu
Certified Public Accountants

Principal Bankers

Bank of China (Hong Kong) Limited
The Hongkong and Shanghai Banking Corporation Limited
China Citic Bank International Limited

Share Registrar and Transfer Office

Tricor Secretaries Limited
Level 22, Hopewell Centre,
183 Queen's Road East,
Hong Kong
(Tel: 29801888 Fax: 28610285)

Registered Office

Suite 4901, 49th Floor, Office Tower,
Convention Plaza, 1 Harbour Road,
Wanchai, Hong Kong
(Tel: 28770030 Fax: 28029506)

Company Website

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

Stock Code

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公司律師

佟達釗律師行

法律顧問

佟達釗

核數師

德勤 • 關黃陳方會計師行
執業會計師

主要往來銀行

中國銀行(香港)有限公司
香港上海滙豐銀行有限公司
中信銀行(國際)有限公司

股份登記及過戶處

卓佳秘書商務有限公司
香港
皇后大道東 183 號
合和中心 22 樓
(電話：29801888 傳真：28610285)

註冊辦事處

香港灣仔港灣道 1 號
會展廣場辦公大樓
49 樓 4901 室
(電話：28770030 傳真：28029506)

公司網址

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

股份代號

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MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Review of Results

Loss for the year attributable to owners of the Company was approximately HK\$65.8 million (2014: profit of HK\$109.4 million). Loss per share was HK\$0.029 (2014: Earnings per share of HK\$0.047).

The results recorded a prominent decrease to a net loss was mainly attributable to the following factors:

Firstly, in the second half year of 2015, Hong Kong stock market dropped significantly in light of the breakdown of worldwide stock market particularly the A-share market. As a result, a significant fair value loss of approximately HK\$42.0 million was recognised in respect of the Group's held-for-trading investments.

Secondly, a significant operating loss was incurred during the year by Tai Zhou United East Petrochemical Company Limited ("TZ United East") due to the accumulation of operating expenses in the absence of revenue generated from production. During the year, international crude oil prices were very volatile and have recorded a significant decreased trend. After TZ United East completed its five months' test-production in the second half year, TZ United East deliberately delayed the commencement of production in order to observe the further movements of crude oil prices and to wait for crude oil prices to stabilize. During the year, loss attributable to TZ United East was approximately HK\$123.7 million (after deducting non-controlling interest of approximately HK\$61.5 million).

Moreover, the Group disposed of a principal associate, Yang Quan Coal Industry (Group) Tiantai Investment Limited ("Yangquan Tiantai") in last year and recognised a one-time gain on disposal amounting to approximately HK\$160.8 million (before deduction of expenses). After netting off the loss shared from Yangquan Tiantai in the amount of approximately HK\$87.0 million, net profit contribution from Yangquan Tiantai in last year was approximately HK\$73.8 million.

業績回顧

本公司擁有人應佔年內業績錄得虧損約65,800,000港元(2014年：溢利109,400,000港元)。每股基本虧損為0.029港元(2014年：盈利0.047港元)。

業績出現顯著減少並錄得淨虧損主要是由以下原因所導致：

其一是2015年下半年，香港股票市場因為受到環球股市尤其是中國A股市場急速下跌的影響而大幅走低。因此本集團的持作買賣投資錄得重大的公允價值減少約42,000,000港元。

其二是泰州東聯化工有限公司(「泰州東聯化工」)年內因缺乏來自生產的收益而累積營運支出，並且導致錄得重大的經營虧損。年內國際原油價格大幅波動且錄得大幅向下的持續趨勢，泰州東聯化工於下半年完成為期五個月的試驗生產測試後，特意推遲開始生產日期，以便觀察國際原油價格的進一步走勢及等待相對穩定的原油價格。年內源自泰州東聯化工之虧損淨額約123,700,000港元(經扣除非控制權益約61,500,000港元)。

此外，本集團上年度出售一家主要聯營公司陽泉煤業集團天泰投資有限公司(「陽泉天泰」)並確認一次性出售收益金額約160,800,000港元(扣除費用前)，扣除攤佔陽泉天泰虧損金額約87,000,000港元後，陽泉天泰上年度之溢利貢獻淨額約73,800,000港元。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Outlook

A slower China growth coupled with the expectation that United States is to embark on its tightening path, Hong Kong and China will see continued adjustments, particularly in the high-end retail sector and the real estate sector. The Board expects the money and the stock market will remain volatile. Year 2016 will face a challenging macro outlook.

The Board believes the China authorities have appropriate tools to support growth and the financial system if necessary for the purpose of maintaining the target economic growth rate. In a tougher operating environment in 2016, the Board will continue to focus on execution of its business plans and strategies.

Changes in Consolidated Statement of Profit or Loss Items:

Sales of Petrochemical Products/Cost of Sales and Services

The significant decrease in sales of petrochemical products and cost of sales and services were mainly attributable to TZ United East. TZ United East was basically under the situation of suspended production for both years, and there were no actual production and sales of products. In previous year, sales of petrochemical products and the related costs of sales represented the sales of previously contracted raw materials at a thin margin. In current year, sales of petrochemical products represented the sales of the remaining small amount of raw materials and the related cost.

Other Income, Gains and Losses

Decrease was mainly due to the significant decrease in government grant and interest income in the amount of approximately HK\$57.4 million and HK\$43.1 million respectively. During the year, no government grant in respect of compensating certain expenses and loss incurred by TZ United East was received (2014: approximately HK\$58.6 million), as the production activities of TZ United East has reduced significantly. Decrease in interest income was due to decrease of approximately HK\$30.1 million interest received from associates as a result of reduction in interest rate and decrease of approximately HK\$21.4 million interest received from loan receivables as a results of reduction in interest rate and average outstanding balance.

展望

中國增長放緩加上預期美國將會展開緊縮政策將促使香港及中國經濟持續處於調整階段，尤其是高級零售業以及房地產業。董事會預期貨幣及股票市場將繼續波動，2016年將會面臨充滿挑戰的宏觀前景。

董事會認為中國當局在需要的情況下，可採取適當措施致力支持增長和金融體系，確保經濟可維持目標增長率。在經營環境更見艱難的2016年，董事會將繼續專注於執行其業務計劃及策略。

綜合損益表科目之變動：

石油化工產品銷售／銷售及服務成本

石油化工產品銷售及銷售及服務成本大幅減少主要是源自泰州東聯化工。泰州東聯化工於兩個年度均基本上處於暫停生產狀態，缺乏實質的產品生產及成品銷售。去年錄得的石油化工產品銷售金額及其相關的銷售成本乃以微利水平出售從已簽訂的供應合同購買所得的原材料。而本年度之石油化工產品銷售金額乃是出售剩餘的少量原材料及其相關的成本。

其他收入、收益及虧損

減少主要是由於政府補貼及利息收入分別大幅減少約57,400,000港元及約43,100,000港元所致。年內，由於泰州東聯化工的生產活動大幅減少，因此並沒有收取作為補償泰州東聯化工於年內產生的若干費用及虧損的政府補貼金額(2014年：約58,600,000港元)。利息收入減少則是由於收取聯營公司利息因應利率下調而減少約30,100,000港元；以及應收貸款結餘減少及利率下調而導致利息減少約21,400,000港元。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Changes in Consolidated Statement of Profit or Loss Items: (Continued)

Impairment Loss on Available-for-sales Investment

In last year, the Group recognised impairment loss amounting to approximately HK\$15.4 million and approximately HK\$37.9 million in respect of its investment in Winsway Enterprises Holdings Limited (“Winsway”) and Kuenkel-Wagner Prozesstechnolgie GmbH (“KW”) respectively. Due to significant decrease in the share prices of Winsways, an impairment loss was then recognised. As for KW, it has been persistently suffering from the economic recession in Europe in recent years. The reduction of sales orders associated with the high labour cost has adversely affected the operating conditions of KW. In particular, the cessation or refusal of bank(s) to provide finance to KW triggered KW's application for a liquidation protection order in the second half year of 2014, where the liquidator(s) having taken possession of KW and its assets proposed to sell the entire interest of KW in a public auction in early September 2014. In this relation, the Company was informed that the lead investor representing the original shareholders of KW had participated in the auction in order to buy back KW and that another bidder however won the bid eventually. Under this situation, the Group made a full provision for impairment loss in respect of the investment in KW in last year. The Group has advanced a proportionate shareholder loan in the amount of Euro 912,000 (equivalent to approximately HK\$9.7 million) to KW and such loan has been recovered in full during the year.

Impairment Loss on Other Receivable

Last year's amount represented the full provision for bad debt amounting to approximately HK\$86.0 million made by the Group in respect of a receivable from Apex Wide Holdings Limited which is the sole shareholder of China New Materials (Zhongpu) Holdings Limited (currently known as Chung Yuen High Polymer New Materials Holdings Limited) (“China New Materials”).

綜合損益表科目之變動：(續)

可供出售投資確認之減值虧損

上年度，本集團分別就永暉實業控股有限公司(「永暉」)及Kuenkel-Wagner Prozesstechnolgie GmbH(「KW」)兩項可供出售投資確認減值虧損約15,400,000港元及約37,900,000港元。永暉因股份價格大幅下跌而需要確認減值虧損。KW則由於近幾年一直受歐洲經濟放緩所影響，導致訂單減少加上高工資成本對KW的經營環境帶來負面影響。特別是銀行停止或拒絕再為KW提供融資促使KW於2014年下半年需要申請清盤保護令，據此清盤官在接管KW及其資產後於2014年9月初建議透過公開拍賣出售KW全部權益。本公司就此接獲通知主要投資者代表KW原有股東已參與競投以購回KW，但最終由其他競標者中標。基於上述情況，本集團於上年度就KW投資作全額提撥減值虧損。本集團亦按照股權比例向KW墊付912,000歐元(相當於約9,700,000港元)股東貸款，該筆股東貸款於年內已全額收回。

其他應收款之減值虧損

上年度金額為本集團就應收中國新材料(中普)有限公司(現稱中原高分子新材料控股有限公司)(「中國新材料」)的唯一股東Apex Wide Holdings Limited的應收賬款約86,000,000港元提撥全額壞賬準備。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Changes in Consolidated Statement of Profit or Loss Items: (Continued)

Share of Results of Associates

Decrease in share of loss of associates was mainly due to ceasing to share Yangquan Tiantai's loss following the disposal of the entire equity interest in Yangquan Tiantai by the end of year 2014. In 2014, the Group shared a loss of approximately HK\$87.0 million from Yangquan Tiantai.

Taxation

A taxation credit was recognised in last year was mainly due to the fact that the actual amount of land appreciation tax paid in respect of investment properties disposed of was less than the carrying amount of deferred tax. Such difference amounting to approximately HK\$97.1 million was written back as taxation credit in last year. There was no deferred tax written back in the current year.

Changes in Items on Consolidated Statement of Financial Position:

Property, Plant and Equipment

Increase was due to the additions of construction in progress in respect of the 1.0 million tons per year heavy oil production facility (the "Binjiang Project") by TZ United East during the year.

Interests in Associates

The increase was mainly due to the further capital injection to an associate amounting to approximately RMB189.1 million (equivalent to approximately HK\$226.0 million) made by the Group during the year.

綜合損益表科目之變動：(續)

攤佔聯營公司業績

攤佔聯營公司虧損減少，主要是2014年末出售陽泉天泰全部股本權益後無需再承受陽泉天泰虧損所致。於2014年度，本集團攤佔陽泉天泰虧損約87,000,000港元。

稅項

上年度錄得稅項收入主要是由於出售投資物業實際支付的土地增值稅稅金少於遞延稅項的賬面值，有關差額約97,100,000港元於上年度回撥作稅項收入。本年度並沒有遞延稅項回撥。

綜合財務狀況表科目之變動：

物業、廠房及設備

增加是由於年內泰州東聯化工的年產能100萬噸重油制烯烴裝置(「濱江項目」)的在建工程增加所致。

聯營公司權益

增加主要是由於本集團於年內對一家聯營公司增資約人民幣189,100,000元(相當於約226,000,000港元)所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Changes in Items on Consolidated Statement of Financial Position: (Continued)

Loan Receivable with Embedded Derivative

It represents the investment in the five-year exchangeable bond with 5% coupon interest issued by China Uranium Development Company Limited acquired in 2012. Up to the date of this report, no exchange right has been exercised. If no exchange right is exercised in the remaining life of bonds, the principal of the bond amounting to HK\$776.0 million plus accrued interest will be repayable in full on the maturity date in May 2017.

Inventory

Increase was due to the raw materials purchased for the test-production period by TZ United East which has yet to be used.

Held-for-trading Investments

Increase was mainly a result of the increased trading activities during the year.

Deposits, Prepayments and Other Receivables

The increase was mainly due to the significant increase in the deductible input VAT in respect of property, plant and equipment acquired by TZ United East amounting to approximately HK\$108.9 million. The input VAT is deductible against the output VAT in the future. And the Group has made an advance of approximately RMB83.0 million (equivalent to approximately HK\$99.0 million) to a business partner by the end of the year.

Amount due from Associates

Increase was mainly due to an advance made to an associate amounting approximately HK\$273.6 million during the year.

綜合損益表科目之變動：(續)

附有嵌入式衍生工具之應收貸款

此乃於2012年投資認購由中國鈾業發展有限公司發出票面利息為5%的5年期可換股債券。截至本報告日期，沒有置換權利曾被行使。如在債券的餘下有效期內沒有置換權利被行使，則債券本金額776,000,000港元連同應計利息將於2017年5月的到期日全數歸還。

存貨

增加主要是泰州東聯化工於試驗生產期間新購入但尚未使用之原材料庫存所致。

持作買賣投資

增加主要是年內買賣上市證券活動增加所致。

按金、預付款及其他應收款

增加是由於本年度泰州東聯化工購置物業、廠房及設備之可收回進項增值稅大幅增加約108,900,000港元，該進項增值稅將來可用於抵扣銷項增值稅。以及本集團於年末向一名業務夥伴墊支往來款約人民幣83,000,000元(相當於約99,000,000港元)所致。

應收聯營公司款

增加主要是本年度向一家聯營公司提供墊款約273,600,000港元所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Changes in Items on Consolidated Statement of Financial Position: (Continued)

綜合損益表科目之變動：(續)

Loan Receivables

應收貸款

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Carrying balances under non-current assets	非流動資產項下賬面結餘	—	570,342
Carrying balances under current assets	流動資產項下賬面結餘	270,012	228,137
Total	總額	270,012	798,479

These were loans made to certain independent borrowers for the purpose of utilising a portion of the Group's idle funds for better returns and to increase interest income in the prevailing low deposit rates era. The decrease was mainly due to partial settlement of loan receivables during the year.

此等為借予若干獨立借款人之貸款，目的是動用本集團部份閒置資金，以祈在當前低存款利息時期賺取較佳回報及增加利息收入。減少主要是年內收回部份應收貸款所致。

Bank Balances and Cash

銀行結餘及現金

The significant decrease in bank balances and cash was mainly due to utilisation of funds by TZ United East on the construction of construction in progress amounting to approximately HK\$766.1 million; further capital injection to Zhong Hai You Qi amounting to approximately HK\$226.0 million; payment of 2014 final dividend amounting to approximately HK\$115.2 million and utilisation of funds for the investing in held-for-trading investments, etc., during the year.

銀行結餘及現金大幅減少，主要是年內泰州東聯化工於建造在建工程中動用資金約766,100,000港元、向中海油氣額外注資約226,000,000港元、支付2014年度末期股息約115,200,000港元及動用資金投資於持作買賣投資等所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Changes in Items on Consolidated Statement of Financial Position: (Continued)

綜合損益表科目之變動：(續)

Borrowings

借貸

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Carrying balances under non-current liabilities	非流動負債項下賬面結餘	1,236,320	1,471,787
Carrying balances under current liabilities	流動負債項下賬面結餘	1,369,567	1,100,618
Total	總額	2,605,887	2,572,405

Increase in total borrowings was mainly the net effect of Tai Zhou Dong Thai Petrochemical Company Limited ("TZ Dong Thai") obtained a loan from minority shareholders amounting to approximately HK\$144.4 million during the year, and total borrowings decreased by approximately HK\$111.6 million as a result of RMB depreciation.

借貸總額增加主要是年內泰州東泰石化有限公司(「泰州東泰」)向少數股東借入款項約144,400,000港元，以及總借貸因人民幣匯率貶值的原因減少約111,600,000港元之淨影響所致。

Accrued Charges, Rental Deposits and Other Payables

應計費用、租務按金及其他應付款

Decrease was mainly due to partial settlement of the retention money and balances payable in respect of the Binjiang Project made by TZ United East during the year. At 31 December 2015, the carrying balances of the retention money and balance amounted to approximately HK\$507.8 million. (2014: HK\$688.5 million).

減少主要是泰州東聯化工年內部份支付與建造濱江項目相關的應付工程履約款及尾款所致。於2015年12月31日，該等履約款及尾款之結餘共約507,800,000港元(2014年：688,500,000港元)。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review

Property Investments, Management and Development

Property Leasing

Rental income of Beijing East Gate Development Co., Ltd. ("Beijing East Gate") for the current year amounted to approximately HK\$86.1 million (2014: HK\$81.6 million). Rental income increase slightly by approximately 6% was mainly due to increase in rental upon renewal of tenancy agreements. The property leasing segment recorded a segment profit for the year which is performing better than a segmental loss in last year. The main reason was that a gain of approximately HK\$36.9 million (2014: loss of approximately HK\$29.9 million) was recognised upon revaluation of the investment properties which further enhanced the segment results.

Property Management

Property management fee income of Beijing Yinda Property Management Limited ("Yinda") for the current year amounted to approximately HK\$220.4 million (2014: HK\$203.1 million), representing an increment of approximately 9%. Segment loss was approximately HK\$19.1 million (2014: HK\$24.6 million). The main reason was that Yinda has solicited 2 new projects and 1 new project by the end of 2014 and in 2015 respectively resulting in increase of management fee income which was substantially offset by the increase in staff costs at the same time. At 31 December 2015, there were 27 projects (2014: 26 projects) under the management of Yinda, with managed gross floor area in excess of 4.0 million square meters (2014: in excess of 4.0 million square meters).

業務回顧

物業投資、管理及發展

物業租賃

北京東環置業有限公司(「北京東環」)本年度租金收入約86,100,000港元(2014年：81,600,000港元)。租金收入稍微增加約6%，主要是東環廣場於租約續租時租金獲得提升所致。物業租賃分部於年內錄得分部溢利，表現較上年度錄得分部虧損為佳。主要原因是年內重估投資物業產生收益約36,900,000港元(2014年：虧損約29,900,000港元)進一步貢獻分部業績。

物業管理

北京銀達物業管理有限責任公司(「銀達」)本年度之物業管理費收入金額約為220,400,000港元(2014年：203,100,000港元)，增幅約9%。分部虧損約19,100,000港元(2014年：24,600,000港元)。主要原因是銀達於2014年年末及2015年分別新增2個項目及1個項目，使物業管理費收入增加，但卻同時因人力成本增加而大部分被抵銷。於2015年12月31日，經銀達管理的項目組合共有27個(2014年：26個)，所管理的樓面總面積逾4,000,000平方米(2014年：逾4,000,000平方米)。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Property Investments, Management and Development (Continued)

Property Development

Cinda Jianrun Property Company Limited ("Cinda Jianrun") is a 30% owned associate of the Group. In 2014, there was a downward adjustment trend in the real estate market in China as both prices and floor area of commodity houses sold declined over the previous years. In the second half year of 2014, there were signs of improvement in the real estate market after the local governments (except Beijing, Shanghai, Guangzhou and Shenzhen) gradually loosened the restrictions on mortgage lending and purchase. In addition, as the authority to take austerity measures on the real estate market was delegated from the central to the local governments and with the full liberalization of financing to the real estate industry and mortgage loans for home purchases, it will provide the impetus for recovery of the real estate market.

In addition, due to the fact that Cinda Jianrun needs more time to realise its short-term and medium-term investments at appropriate price levels. Therefore, the Board changed its mind to close the operations of Cinda Jianrun in 2014 and continue to retain Cinda Jianrun as a vehicle company. When the operating environment of the real estate sector have signs of further improvement, the Group will re-consider to invest in and/or develop medium to high grade real estate projects.

業務回顧(續)

物業投資、管理及發展(續)

物業發展

信達建潤地產有限公司(「信達建潤」)為本集團持股30%之聯營公司。於2014年，中國房地產市場出現下行調整趨勢，商品房價格及銷售面積較以往年度均有所下滑。2014年下半年，隨著各地方政府(北京、上海、廣州及深圳除外)陸續開放限貸及限購政策，房地產市場出現改善跡象。另外，隨著房產調控權力由中央下放至地方政府、金融機構對房地產行業融資、購房按揭等全面放開，將有力地推動房地產市場的回暖。

此外，鑒於信達建潤仍需更多的時間，在合適價格水平逐步套現其短期及中期投資。因此，董事會於2014年已改變結束經營信達建潤的決定，並繼續保留信達建潤作為一個載體公司。並待國內房地產市場的經營環境出現進一步改善的時候，本集團將重新考慮投資及/或發展中、高檔房地產項目。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Financial Investments

The Group strategically invested in certain PRC enterprises. These enterprises have good potential for separate listing. Some of them have already been listed. As at 31 December 2015, the carrying value of these strategic investments was approximately HK\$310.2 million in aggregate (2014: HK\$352.3 million) with individual allocation detailed below:

		2015 HK\$ million 百萬港元	2014 HK\$ million 百萬港元
JC International	江銅國際	124.6	124.6
Beijing TeraSolar	兆陽光熱	69.3	—
CUP	中國銀聯	53.8	57.1
SINOMA	中材股份	34.2	54.0
Kema Yinxiang	科馬印象	22.7	24.1
West King	昊王投資	—	62.2
Winsway	永暉	—	24.6
Others	其他	5.6	5.7
		310.2	352.3

JC International

The Group invested RMB100.0 million (equivalent to approximately HK\$124.6 million) for an indirect equity interest of 10% in Jiangxi Copper International Trading Co., Ltd. ("JC International"). JC International is a 60% owned subsidiary of Jiangxi Copper Company Limited and is principally engaged in the trading of copper on both the spot and futures market.

業務回顧(續)

金融投資

本集團策略性地投資於若干中國企業。該等企業具有獨立上市之潛力。其中部分亦已上市。於2015年12月31日，該等策略性投資之賬面值總額約為310,200,000港元(2014年：352,300,000港元)，其各自的份額詳列如下：

江銅國際

本集團投資人民幣100,000,000元(相當於約124,600,000港元)，間接持有江銅國際貿易有限公司(「江銅國際」)10%股本權益。江銅國際為江西銅業股份有限公司持股60%之附屬公司，其主營業務是於現貨及期貨市場銷售銅。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Financial Investments (Continued)

Beijing TeraSolar

Beijing TeraSolar Photothermal Technologies Co., Ltd. (“Beijing TeraSolar”) is a high-tech enterprise providing complete solution for solar thermal power system specialising in research and development, manufacture and marketing services of solar mirrors, concentrating collectors, thermal storage systems, solar tracking devices and supporting structures. It is further supported by a strong technical team of experienced experts, with doctors and masters degrees who have been focusing on the research and development of concentrating solar thermal (“CST”) technologies and products for over 6 years. Beijing TeraSolar possess the core technology in the area of solar thermal power generation and has obtained a complete set of industrial-wise chain of self-developed intellectual property rights. In the PRC, it has been granted with 57 patents in total, including 12 invention patents and 45 utility model patents. It also has 35 patents pending for application in total, including 32 invention patents and 3 utility model patents. On the other hand, Beijing TeraSolar devotes itself to comprehensive utilisation and development of renewable energy. With its advanced technologies, rich experience, foreseeing idea and continuous technical innovation, Beijing TeraSolar is well positioned to play an important role in new product's development, quality assurance and service system, and promote the CST industry in the PRC and the world.

In May 2015, the Group entered into an agreement to invest RMB116.0 million (equivalent to approximately HK\$138.6 million) in cash to Beijing TeraSolar for an equity interest of 8.29%. During the year of 2015, the Group paid RMB58.0 million (equivalent to approximately HK\$69.3 million) as partial payment in accordance with the terms of the agreement. The remaining balance will be payable on or before the end of year 2016.

CUP

CUP is the largest bank card association and credit card issuers in the Mainland China having a very bright business prospect. At 31 December 2015, the Group beneficially owns 7.5 million shares in CUP.

業務回顧(續)

金融投資(續)

兆陽光熱

北京兆陽光熱技術有限公司(「兆陽光熱」)為一家高科技企業，致力為太陽能熱發電系統提供全面解決方案，專門進行太陽能反射鏡、聚光型集熱器、集熱系統、太陽能跟蹤系統及支架的研發、製造及市場推廣服務。其亦獲得經驗豐富的專家、博士及碩士所組成的強大科研團隊支援，團隊專注於研發聚光太陽能發熱(「聚光太陽能發熱」)技術及產品超過6年。兆陽光熱擁有光熱發電領域的核心技術，並已取得全產業鏈的完整自主知識產權。在中國已獲得授權專利共57件，其中包括發明專利12件及實用新型專利45件。正在申請專利共35件，其中包括發明專利32件及實用新型專利3件。另一方面，兆陽光熱致力全面動用及開發可再生能源。憑藉其先進技術、豐富經驗、高瞻遠矚的想法及持續的技術創新，兆陽光熱穩居有利位置，於新產品開發、品質保證及服務系統，以及於中國及全世界推廣聚光太陽能發熱行業中發揮重要作用。

於2015年5月，本集團簽訂一項協議以現金人民幣116,000,000元(相當於約138,600,000港元)投資持有兆陽光熱8.29%股本權益。於2015年之年內，本集團根據該份協議已支付部分投資款人民幣58,000,000元(相當於約69,300,000港元)，其餘款項將需要在2016年年末或之前支付。

中國銀聯

中國銀聯是中國內地最大的銀行卡聯合組織及信用卡發行商，具有非常亮麗的業務前景。於2015年12月31日，本集團實益擁有7,500,000股中國銀聯權益。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Financial Investments (Continued)

SINOMA (Hong Kong: 1893)

The Group has an effective interest in approximately 23.1 million foreign domestic shares in the share capital of China National Materials Company Limited ("SINOMA"), which can be freely transferred after the application to be made to the China Securities Regulatory Commission. Compared with the balance as at 31 December 2014, the decrease in the carrying amount was due to the decrease in market value of SINOMA.

Kema Yinxiang

Kema Yinxiang Industries Limited ("Kema Yinxiang"), a former 50% owned joint venture of the Group, is a construction material supplier specialized in providing all-round bathroom solutions to customers. Its business is the design, manufacture and wholesaling of Italian Style bathroom products in its own brand name of "科馬印象". The core product is bathroom suite known as the "CubiX" series. CubiX series are pre-made modules of bathroom structures capable of being combined into different stylish and tailored bathrooms.

West King

On 1 June 2015, the Company disposed of the entire 20% equity interest in West King (Hong Kong) Investment Limited ("West King") at a consideration of RMB45.0 million (equivalent to approximately HK\$56.4 million) through the disposal of a subsidiary and recognised a loss on disposal amounting to approximately HK\$5.9 million.

Winsway (Hong Kong: 1733)

All the Winsway shares were disposed of during the year and recognised a gain of approximately HK\$758,000.

業務回顧(續)

金融投資(續)

中材股份(香港：1893)

本集團實益擁有約23,100,000股中國中材股份有限公司(「中材股份」)之外資法人股股份，該等股份經向中國證券監督委員會作出申請後可自由流通。與2014年12月31日之結餘比較，賬面值減少的原因是中材股份市值下降所致。

科馬印象

科馬印象實業有限公司(「科馬印象」)，前身為由本集團持股50%的合營公司，是一家建材供應商，專注於為客戶提供全面的衛生間解決方案。其業務是以自家品牌《科馬印象》從事設計、生產及批發意大利風格的衛生間產品。核心產品為《魔塊衛生間》系列。《魔塊衛生間》系列為預製之衛生間套件，可以組成具有不同風格且為度身定造的衛生間。

昊王投資

於2015年6月1日，本公司以總代價人民幣45,000,000元(相當於約56,400,000港元)通過出售附屬公司形式出售香港昊王投資有限公司(「昊王投資」)20%股本權益，並且確認虧損約5,900,000港元。

永暉(香港：1733)

於2015年之年內已出售永暉全部股份並且確認約758,000港元收益。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Petrochemical Products

TZ United East

TZ United East is a 66.77% owned subsidiary of the Group. TZ United East's principal business is the manufacturing and trading of organic solvent methyl ethyl ketone. After the completion of the Binjiang Project, the current annual production capacity of TZ United East has been increased from 110,000 tons to 1,000,000 tons.

The operating results of TZ United East are summarized below:

業務回顧(續)

石油化工產品

泰州東聯化工

泰州東聯化工為本集團持股66.77%的附屬公司。泰州東聯化工主業務為生產及銷售有機溶劑甲乙酮。濱江項目後完成後，泰州東聯化工產能已從110,000噸年產能擴充至1,000,000噸年產能。

泰州東聯化工的經營業績摘要如下：

		2015 Tons 噸	2014 Tons 噸	Changes 變動 % 百分比
Raw material processed (Note)	原料加工(註)	378,500	16,900	2,140%
Products sold (Note)	產品銷售(註)	263,100	16,300	1,514%
		HK\$ million 百萬港元	HK\$ million 百萬港元	Changes 變動 % 百分比
Revenue	收入	30.8	123.1	(75%)
Net loss	淨虧損	(185.2)	(23.1)	702%

Note: The quantities of raw material processed and products sold in 2015 were derived from the data of the test-production period.

註：2015年原料加工及產品銷售數量均為試驗生產期間取得之數據。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Petrochemical Products (Continued)

TZ United East (Continued)

TZ United East completed the construction of the Binjiang Project in the second quarter of the year and subsequently commenced a five-month test-production period from June to October for the purpose of an overall testing of the full range of production devices and carrying out any fine tuning as necessary. In order to have a full assessment of the quality and capability of the newly constructed equipment, TZ United appointed a third party 中石化寧波石化工程公司 to perform a throughout assessment of the capability and technical standard of all the production and accessory equipment in early September 2015. TZ United East also appointed a third party 泰州市環境監測中心站 to evaluate the environmental issues. Results of the assessment indicated that the new production and accessory equipment achieved their design standards and the quality of outputs were higher than the designed standards. All the newly constructed equipment of TZ United East has fulfilled the product quality, environmental protection and production safety standards. In the first half year of 2015, international crude oil prices were fluctuating at the range of US\$50-70 per barrel. In the second half year, international crude oil prices suddenly dropped significantly to approximately US\$40 per barrel. At the beginning of 2016, international crude oil prices marked a 20 years record low of approximately US\$30 per barrel which creates a large impact on the production activities of TZ United East. Consequently, TZ United East decided to postpone the commencement of formal productions in order to observe the further trend in the movements of crude oil prices. And to wait for a relatively stable or even rising trend of crude oil prices to occur before commencing formal productions.

業務回顧(續)

石油化工產品(續)

泰州東聯化工(續)

泰州東聯化工於年內第二季度完成濱江項目的建造工程，並隨即於6月至10月的5個月期間進行試驗生產，以便為一系列的生產裝置進行全面測試及在有需要的情況下為相關的裝置作出微調。為全面檢驗新建裝置工程品質和能力，泰州東聯化工委託協力廠商中石化寧波石化工程公司於2015年9月初對所有生產裝置和所有配套設施進行了能力測試和技術標定。泰州東聯化工亦委託協力廠商泰州市環境監測中心站對環保設施進行標定。標定結果表明，泰州東聯化工各裝置加工能力達到了設計標準及產品品質達到並超過了設計標準。標誌著泰州東聯化工所有新建裝置實現了品質達標、環保達標、安全無事故的總體開工生產目標。2015年上半年國際原油價格在每桶50-70美元區間運行，下半年突然大幅下跌至年末每桶約40美元水平，2016年年初國際原油價格更創出每桶約30美元的20年歷史低位，對泰州東聯化工的生產活動帶來巨大的影響。因此，泰州東聯化工於年內決定推遲正式生產日期，以便觀察國際原油價格的進一步走勢，等待國際原油價格出現相對穩定甚至向上趨勢的時候，方才開始正式生產。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Petrochemical Products (Continued)

TZ United East (Continued)

As there was no formal production activities during the year, there were only limited quantities of raw materials being processed and products being sold during the year. Revenue for the both years represented the revenue received from the direct selling of the raw materials acquired through previously contracted supply contracts. As the revenue from sale of raw materials in both years were limited which were not capable of covering all the operating expenses during the years. Therefore, TZ United East incurred a net loss in both years. In addition, reasons such as TZ United East had received a government grant amounting to approximately HK\$58.6 million in 2014; provision for impairment loss in respect of crude oil inventory in the amount of approximately HK\$30.0 million in 2015 and finance costs increased significantly by approximately HK\$44.8 million in 2015 due to increased average loan balance, etc. has further increased TZ United East's loss magnitude.

For the time being, TZ United East is still in a non-producing condition. During those non-producing days, TZ United East reviewed the efficiency of major production equipment and took the advantage of non-running of the equipment to further renovate certain production equipment such as re-designing the equipment to further lower the consumption of steams and electricity which is more energy efficient and is more environmental friendly.

At the beginning of 2016, crude oil prices dropped further to the level of approximately US\$30 per barrel which is very close to the cost of production of US\$20 per barrel of OPEC. For time being, crude oil prices are fluctuating in the range of US\$30-40 per barrel. The Board believes that crude oil prices has basically reached a stable stage and the possibility for significant drop is relatively low. The production cycle of TZ United East is approximately one month. A long term stable or a continuous rising trend of crude oil prices is most beneficial to the operation of TZ United East. The Board will commence the formal production of TZ United East shortly.

業務回顧(續)

石油化工產品(續)

泰州東聯化工(續)

由於年內未有正式的生產活動，導致年內之原料加工量及產品銷售量均為極少。泰州東聯化工於兩個年度錄得的收入均是把根據以前年度已簽訂的供應合同項下購入的原材料轉為直接出售所得。由於兩個年度內原材料銷售額微小，不足以抵銷該年度內的所有經營開支，泰州東聯化工因此於兩個年度均錄得淨虧損。此外，由於泰州東聯化工於2014年度取得約58,600,000港元政府補貼收入、於2015年就原油庫存撥備約30,000,000港元虧損以及由於2015年利息支出隨著平均貸款增加而大幅增加約44,800,000港元等原因進一步加大泰州東聯化工的虧損總額。

目前泰州東聯化工仍然處於非生產狀態；泰州東聯化借停工期間檢視各生產裝置的效率並利用裝置停機的機會，進一步對若干生產性裝置進行改裝及/或銷缺等工程例如通過改動設計以進一步降低蒸氣和電的消耗，既可減低能源消耗，又更為環保。

國際原油價格於2016年初進一步下跌至每桶約30美元水平，已非常接近石油輸出國組織的每桶20美元的生產成本，目前國際原油價格維持在每桶30-40美元區間波動，董事會認為國際原油價格已初步穩定下來，再大幅下跌的機會較小。泰州東聯化工的生產週期大約為一個月，長期穩定或持續上升的國際原油價格對泰州東聯化工之營運最為有利。董事會將在短期內啟動泰州東聯化工的生產活動。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Petrochemical Products (Continued)

TZ United East (Continued)

The Board is currently investigating various proposals regarding the supply of crude oil, a critical raw material. The purpose is to secure adequate and stable crude oil supply for TZ United East to satisfy production needs and further enhance the operating capabilities of TZ United East.

Zhong Hai You Qi

Zhong Hai You Qi (Taizhou) Petrochemical Company Limited ("Zhong Hai You Qi") is a 23.03% owned associate of the Group. Its principal business is the manufacturing and trading of fuel oil, basic lubricant oil and heavy duty bitumen. The current annual production capacity of Zhong Hai You Qi is 1.5 million tons.

The operating results of Zhong Hai You Qi are summarized below:

業務回顧(續)

石油化工產品(續)

泰州東聯化工(續)

同時董事會亦就關鍵原材料原油的供應考核若干方案，目的為泰州東聯化工鎖定充足且穩定的原油供應，滿足生產需求並進一步加強泰州東聯化工的業務能力。

中海油氣

中海油氣泰州石化有限公司(「中海油氣」)為本集團實益持股23.03%的聯營公司。其主要業務是生產及銷售燃料油、潤滑油基礎油、重交瀝青等產品。中海油氣目前擁有150萬噸年產能。

中海油氣的經營業績摘要如下：

		2015 Tons 噸	2014 Tons 噸	Changes 變動 % 百分比
Annual production capacity	年產能	1,500,000	1,500,000	N/A 不適用
Crude oil processed	原油加工	1,501,300	1,429,800	5%
		HK\$ million 百萬港元	HK\$ million 百萬港元	Changes 變動 % 百分比
Revenue	收入	5,103.4	6,752.7	(24%)
Net profit	淨溢利	17.8	206.3	(91%)
Profit contribution	溢利貢獻	4.1	47.5	(91%)

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review (Continued)

Petrochemical Products (Continued)

Zhong Hai You Qi (Continued)

The persistent and significant drop in international crude oil prices in recent years has a negative impact on the oil refinery activities of Zhong Hai You Qi. In 2014, international crude oil prices dropped significantly from approximately US\$100 per barrel at the beginning the year to approximately US\$50 per barrel by the end of the year. There was no sign of a continuous re-bounce during 2014. As a result, Zhong Hai You Qi incurred operating loss in 2014. Having made application to the government and received a subsidy of approximately RMB220.0 million, Zhong Hai You Qi maintained its 2014 results at a profitable position.

In 2015, crude oil prices are even more volatile and continued its decreasing trend. In the first half year of 2015, international crude oil prices were fluctuating at the range of approximately US\$50-70 per barrel and suddenly dropped significantly to approximately US\$40 per barrel by the end of 2015. As crude oil prices were fluctuating fiercely during the year which has seriously affected the production stability and profitability of Zhong Hai You Qi. In additions, the slowdown in economic activities in the mainland market had caused a sharp decrease in the retail prices of petrochemical products. The decrease in retail prices of petrochemical products was larger than the decrease in crude oil prices or even to lower-than-cost price level. As a result, Zhong Hai You Qi inevitably incurred operating loss in the year. Having made application to the government and received a subsidy of approximately RMB60.0 million, Zhong Hai You Qi maintained its annual results at a profitable position.

業務回顧(續)

石油化工產品(續)

中海油氣(續)

近年國際原油價持續大幅下跌，對中海油氣的煉油業務構成不利的影響。於2014年，原油價格從年初的每桶約100美元水平持續大幅下跌至年末的每桶約50美元水平，該年度內並無出現顯著且持續的反彈，導致中海油氣於該年度錄得經營虧損，中海油氣經向政府申請並取得人民幣約220,000,000元扶持資金補助後得以維持2014年年度業績在盈利水平。

踏入2015年，原油價格在更加波動的情況下，持續走低。2015年上半年國際原油價格在每桶約50-70美元區間運行，下半年突然大幅下跌至年末的每桶約40美元水平。由於原油價格於年內處於激烈波動狀態，嚴重地影響了中海油氣的生產穩定性及盈利能力。加上國內市場的經濟活力明顯減弱，導致石油化工產品零售價格大幅下降，石油化工產品的零售價格下跌幅度更大於原油價格的跌幅，甚至出現倒掛的情況。因此中海油氣於本年度無可避免地錄得經營虧損，中海油氣經向政府申請並取得人民幣約60,000,000元扶持資金補助後得以維持年度業績在溢利水平。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Growth Strategies

To expand its existing investments in power and petrochemical products production remain the growth strategy of the Group. The Board believes that these growth strategies will eventually result in extending the sources of recurring income and expanding the magnitude of recurring income.

Power Aspect

As Mainland China is increasingly concerns about environmental issues, the use of renewable energy will become more popular. In May 2015, the Group participated in the renewable energy sector through investing in a 8.29% equity interest in Beijing TeraSolar.

In 2014, the General Office of the State Council of the PRC published the “the Strategic Action Plan for Energy Development (2014-2020)”, which promoted the implementation of solar thermal power generation engineering projects at a steady pace, and included solar thermal power generation as one of the 20 focuses as to the direction on the innovation in energy technology development in the PRC. According to “the Notice on the 13th Five-Year Work Plan of the PRC on Enhancing the Solar Energy Development by the Comprehensive Department of the National Energy Administration” issued by the National Energy Administration of the PRC on 24 December 2014, solar thermal power generation was emphasised in the contents of such notice, which illustrates that solar thermal power generation will be an important industry development focus during the period of the 13th Five-Year Work Plan of the PRC.

發展策略

本集團維持透過擴大於電力及石化產品方面的現有投資規模作為增長策略。董事會相信此等增長策略最終可延展經常性收入的來源及擴大經常性盈利的金額。

電力方面

隨著中國大陸日益關注環境問題，使用再生能源將會更普及。本集團於2015年5月透過投資持有兆陽光熱8.29%股本權益，切入再生能源領域。

於2014年，中國國務院辦公廳發佈《能源發展戰略行動計劃(2014-2020年)》，推動穩步實施太陽能熱發電工程項目，並將太陽能熱發電列為20個中國能源科技創新發展方向的重點之一。根據中國國家能源局於2014年12月24日發出的《國家能源局綜合司關於做好太陽能發展「十三五」規劃編制工作的通知》，太陽能熱發電為該通知的內文重點，顯示太陽能熱發電將為中國於「十三五」規劃期間著力發展的重要產業。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Growth Strategies (Continued)

Power Aspect (Continued)

Since solar thermal power generation has the characteristics of power storage capability and better compatibility to power grid compared with that of the other renewable energy for power generation such as wind power and photovoltaics, it can facilitate the application of power control and distribution. Moreover, solar thermal power generation is not reliant on other raw materials and has an environmentally friendly power production process. As a result, it will be one of the major sources of renewable energy in the near future and will provide far greater social and economic benefits than other renewable energy such as wind power and photovoltaics. In this connection, the Board considers that Beijing TeraSolar is equipped with self-developed core technology in solar thermal power generation system and a complete set of industrial-wise chain of intellectual property rights, which covers product manufacturing technology, engineering and installation technology, system integration technology and technology for operation and maintenance. Fundamentally resolved the problem of high cost of production currently faced by solar thermal power generation technology and turn into a competitive and sustainable green energy. As such, investing in Beijing TeraSolar will allow the Group to enter into the business of solar thermal power generation industry and to diversify its revenue stream, which will in turn increase the Shareholders' value and benefit the Company and the Shareholders as a whole.

The Group has made further investment in renewable energy sector. On 8 October 2015, the Group's wholly owned subsidiary Taizhou Yinjian Energy Investment Co., Ltd. ("Taizhou Yinjian") entered into a joint venture agreement with six other parties (including two connected parties). Pursuant to the joint venture agreement, the joint venture shareholders agreed to co-invest in construction and operation of the concentrated solar power stations in Zhangbei, Hebei in two phases with a total installed capacity of 100MW by establishing Zhongxin Zhangbei Solar Energy Thermal Power Generation Co., Ltd ("Solar Energy Thermal Power").

發展策略(續)

電力方面(續)

由於太陽能熱發電具有能量儲存的特性，對電網的兼容性亦較風能及光伏等其他可再生能源發電高，有利於電力控制及調度的應用。此外，太陽能熱發電並無依賴其他原材料，發電過程環保。因此，其在不久將來將成為主流的可再生能源之一，所帶來的社會及經濟效益遠遠大於風能及光伏等其他可再生能源。就此而言，董事會認為，兆陽光熱擁有自創的太陽能熱發電系統的核心技術及全產業鏈完整的自主知識產權，涵蓋產品製造技術、工程及安裝技術、系統集成技術以及運作及維護技術，根本性解決當前太陽能熱發電技術的成本過高的難題而成為具競爭力的可持續綠色能源。因此，投資於兆陽光熱將可讓本集團進軍太陽能熱發電行業，並多元化拓展其收益來源，從而提升股東價值，讓本公司及股東整體受惠。

本集團進一步在再生能源領域作出投資。於2015年10月8日，本集團透過全資附屬公司泰州銀建能源投資有限公司(「泰州銀建」)與六名其他投資者(其中包括兩名關連人士)簽訂一項合營股東協議。根據合營股東協議，合營股東同意透過成立中信張北太陽能熱發電有限公司(「太陽能熱發電公司」)，共同於河北省張北縣分兩期投資建設及營運太陽能熱發電電站項目，該項目之裝機容量共100兆瓦。由於地理位置優越，張北縣一帶為中國政府挑選為重點發展太陽能發電業務地區之一。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Growth Strategies (Continued)

Power Aspect (Continued)

The total investment of the concentrated solar power stations is expected to be RMB3,400.0 million (equivalent to approximately HK\$4,148.0 million), of which RMB1,800.0 million (equivalent to approximately HK\$2,196.0 million) shall be applied to its first phase of the construction of a 50MW demonstration power station with a construction period of 24 months. Whereas the second phase of the construction of a 50MW commercial power station shall proceed only after the demonstration power station is to be proven to have met the expected technical indicator. The construction period of the second phase is 18 months. The registered capital of Solar Energy Thermal Power is RMB1,000.0 million (equivalent to approximately HK\$1,220.0 million). Taizhou Yinjian shall contribute RMB150.0 million (equivalent to approximately HK\$183.0 million) for an equity interest of 15% in Solar Energy Thermal Power.

On 19 February 2016, the proposed establishment of Solar Energy Thermal Power and the investment in the construction of the concentrated solar power stations was approved by the independent shareholders of the Company at the extraordinary general meeting. As of the date of this annual report, the concentrated solar power station project was amongst the projects accepted by the selection committee.

發展策略(續)

電力方面(續)

太陽能熱發電電站之總投資額預期達人民幣3,400,000,000元(相當於約4,148,000,000港元)，其中人民幣1,800,000,000元(相當於約2,196,000,000港元)將用於第一期建設50兆瓦示範電站，施工期預計需要約24個月。而太陽能熱發電電站第二期的50兆瓦商業電站，只會在示範電站經證明已達到預期技術指標後，方會開始建設，第二期施工期預計需要約18個月。太陽能熱發電公司之註冊資本為人民幣1,000,000,000元(相當於約1,220,000,000港元)。泰州銀建將認繳人民幣150,000,000元(相當於約183,000,000港元)並持有太陽能熱發電公司15%股本權益。

於2016年2月19日，成立太陽能熱發電公司以及投資太陽能熱發電電站的題案獲本公司獨立股東於特別股東大會批准通過。於本年報日期，太陽能熱發電電站項目已獲選為遴選委員會的項目名單之一。

Growth Strategies (Continued)

Petrochemical Products Aspect

The Integration Project undergone by Zhong Hai You Qi is progressing to the final and completion stage. The Integration Project is a renovation project aiming at expanding production capacity and extending products line. The renovation project composing a portfolio of nine principal production devices, a storage and transportation system and the related supporting public engineering system, amongst which the major production devices include an oil refinery device with a 3,000,000 tons per year capacity, a fuel oil device with a 1,700,000 tons per year capacity, a hydrocracking device with a 1,500,000 tons per year capacity and a lubricant oil device with a 600,000 tons per year capacity. The construction works of the Integration Project was commenced in mid-year 2013 and is expected to be completed in mid-year 2016. The Integration Project will enable Zhong Hai You Qi to produce a full range of petrochemical products including liquid gas, lubricant oil, fuel oil (diesel) and solvent oil, covering over 90% of the products output with an output volume of approximately 4,000,000 tons per year.

Zhong Hai You Qi has been utilising its internal resources and bank financing for the construction of the Integration Project in the early stages of construction. To satisfy the funding need for the next stages of construction of the Integration Project in 2015, the Group has advanced, on a pro rata basis, RMB279.1 million (equivalent to approximately HK\$348.9 million) to TZ Dong Thai in April 2015. TZ Dong Thai will then injected RMB200.0 million (equivalent to approximately HK\$250.0 million) as capital to Zhong Hai You Qi to meet the funding need of the Integration Project.

TZ United East had completed the construction of the Binjiang Project. Currently the Board is working hard to secure long-term and stable supply of crude oil for the project. The Board is confident that having securing the supply of crude oil, TZ United East will advance to a higher platform and will bring in a stable recurring profit to the Group.

發展策略(續)

石油化工產品方面

中海油氣正在進行的一體化項目工程即將進入最後及完工階段。一體化項目為一項以擴充產能以及擴展產品線為目標的改造工程，改造工程包括九個主體生產裝置、儲運系統和配套的公共工程系統。其中生產裝置主要包括一個年產能3,000,000噸的煉油裝置、一個年產能1,700,000噸的燃料油裝置、一個年產能1,500,000噸的加氫裂化裝置及一個年產能600,000噸的潤滑油裝置。一體化項目於2013年年中開始建設並預期將於2016年年中建設完成。一體化項目將促使中海油氣具備生產包括液化氣、潤滑油、燃料油(柴油)及溶劑油料等全系列的石油化工產品，產品覆蓋率逾90%，產品年產總量約4,000,000噸。

中海油氣一直利用其內部資源配合銀行貸款為建設一體化項目的建設初期提供資金。為滿足於2015年內一體化項目於下階段建設所需的資金需求，本集團已於2015年4月按照股權比例墊付股東貸款人民幣279,100,000元(相當於約348,900,000港元)予附屬公司泰州東泰，泰州東泰將會向中海油氣注資人民幣200,000,000元(相當於約250,000,000港元)以滿足一體化項目的資金需求。

泰州東聯化工已完成建設濱江項目，董事會現正致力為其尋找長期且穩定的原油供應，董事會有信心在鎖定原油供應後，泰州東聯化工將邁進另一台階，及為本集團貢獻穩定的經常性溢利。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Financial Review

Exchange Exposure

The Group's principal assets, liabilities, revenue and payments are denominated in HKD and RMB. Moreover, the Board is capable of maintaining a net monetary asset position denominated in RMB for the Group. Therefore, the Board is confident that the Group's exposure to exchange rate fluctuations in respect of RMB will not have material adverse effect on the financial position of the Group given that the RMB to HKD exchange rate is maintained at a relatively stable range. In addition, the Board does not anticipate that there is any material exchange exposure in respect of other currencies.

In the opinion of the Board, the one-time small degree of depreciation of the RMB exchange rate in early August 2015 does not have material adverse effect on the financial position of the Group. However, the Board will closely monitor the future development of the RMB exchange rate and will take appropriate correction actions as necessary.

At the end of the reporting period, the Group has no material liability denominated in other foreign currencies other than RMB. There was also no hedging transaction contracted for by the Group during the year.

Pledge of Assets

As at 31 December 2015, the Group pledged certain investment properties, leasehold land and buildings, land use right and loan receivable with embedded derivative with an aggregate carrying value at the end of the reporting period of approximately HK\$2,294.0 million (2014: HK\$2,397.2 million), HK\$195.0 million (2014: HK\$259.8 million), HK\$199.6 million (2014: HK\$216.3 million) and HK\$736.9 million (2014: nil) respectively to secure general banking facilities granted to the Group and other payable to an independent third party.

As at 31 December 2015, the Group also pledged approximately HK\$30.0 million (2014: HK\$33.8 million) bank deposits to secure settlements for certain of Group's purchase of raw materials and property, plant and equipment.

財務回顧

滙兌風險

本集團的主要資產、負債、收入及支出都是以港元及人民幣為主。此外，董事會能夠為本集團維持一個人民幣金融性資產淨額的水平。因此，董事會有信心，在人民幣兌港元滙率維持在相對穩定之區間的前提下，源自於人民幣兌港元滙率變動所產生的滙兌風險將不會對本集團之財務狀況構成重大的負面影響。此外，就其他外幣而言，董事會並不預期將會出現任何重大的滙兌風險。

董事會意見認為，於2015年8月初發生的人民幣滙率一次性小幅貶值不會對本集團之財務狀況構成重大的負面影響。唯董事會將會密切關注人民幣滙率的長期走勢，並且在有需要時制訂適當的應對措施。

於本報告期末，除人民幣外，本集團並無以其他外幣單位記賬之重大負債。同時，本集團於年內並無簽訂任何合同形式的對沖交易。

資產抵押

於2015年12月31日，本集團已將其於本報告期末累計賬面總額分別約為2,294,000,000港元(2014年：2,397,200,000港元)、195,000,000港元(2014年：259,800,000港元)、199,600,000港元(2014年：216,300,000港元)及736,900,000港元(2014年：無)之若干投資物業、租賃土地、樓宇及土地使用權及附有嵌入式衍生工具之應收貸款抵押為本集團獲授予一般性銀行融資之條件及一名獨立第三方的其他應付款。

於2015年12月31日，本集團亦將其約30,000,000港元(2014：33,800,000港元)之銀行存款抵押以擔保本集團購入若干原材料及物業、廠房及設備之付款責任。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Financial Review (Continued)

Working Capital & Borrowings

At the end of the reporting period, the Group's total borrowings amounted to approximately HK\$2,605.9 million in aggregate. The composition of these borrowings is summarized below:

		HK\$ million 百萬港元	Percentage 百分比
Short term borrowings	短期借貸	1,369.6	53%
Long term borrowings	長期借貸	1,236.3	47%
Total	總額	2,605.9	100%

Interests for all borrowings were charged at fixed and floating rates ranging from 2.23% per annum to 8.84% per annum.

At the end of the reporting period, the Group's cash and bank balances (included pledged bank deposits) was approximately HK\$489.7 million in aggregate. The Group's net borrowings was approximately HK\$2,116.2 million. The Group's net current assets was approximately HK\$150.4 million. In addition, the Group has unutilised banking facilities of approximately HK\$1,176.8 million in aggregate. Based on the foregoing, the Board is confident that the Group has adequate working capital to meet daily operations and to finance future expansion. Despite the foregoing, the Board will seek to dispose short and medium term investments to replenish funds in order to further increase the Group's working capital to a stronger level.

At the end of the reporting period, the Gearing Ratio (calculated as total borrowings over equity attributable to owners of the Company) and Current Ratio (calculated as current assets over current liabilities) of the Group were 38.4% (2014: 35.0%) and 1.1x (2014: 1.4x) respectively. Both ratios are maintained at good level.

財務回顧(續)

營運資金及借貸

於本報告期末，本集團之借貸總額約為2,605,900,000港元。該等借貸的組成總結如下：

	HK\$ million 百萬港元	Percentage 百分比
Short term borrowings	1,369.6	53%
Long term borrowings	1,236.3	47%
Total	2,605.9	100%

所有借貸之利息均是以固定及浮動利率計算，利率區間由年利率2.23%至年利率8.84%。

於本報告期末，本集團之現金及銀行結餘(包括抵押銀行存款)總額約為489,700,000港元。本集團之借貸淨額約2,116,200,000港元。本集團擁有淨流動資產約150,400,000港元。加上本集團現時尚有備用銀行信貸額度約1,176,800,000港元。基於以上資料，董事會對本集團擁有足夠的流動資金應付日常營運所需以及支持未來擴展有信心。縱然如此，董事會將積極出售中、短期投資以回籠資金，以進一步提高本集團的資金流動性至更強水平。

於本報告期末，本集團之借貸比率(即借貸總額除以本公司擁有人應佔股本計算所得)及流動比率(即流動資產除以流動負債計算所得)分別為38.4%(2014年: 35.0%)及1.1x(2014年: 1.4x)。兩個比率均維持在良好的水平。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Capital Structure

At the end of the reporting period, the shareholders' fund of the Group decreased by approximately HK\$568.7 million to approximately HK\$6,790.2 million (2014: HK\$7,358.9 million), representing a decrement of approximately 7.7%. The decrease was mainly due to the loss for the year amounting to approximately HK\$65.8 million, payment of dividend amounting to approximately HK\$115.2 million and the exchange loss amounting to approximately HK\$383.5 million on translating PRC subsidiaries and associates at the end of the reporting period caused by RMB depreciation.

During the year, the Company paid approximately HK\$115.2 million to shareholders of the Company as final dividend for the year ended 31 December 2014.

Human Resources

At the end of the reporting period, the Group employed 1,399 (2014: 1,365) employees in Hong Kong and in the PRC. The Group offers its employees competitive remuneration packages, which are consistent with the prevailing market practices. The Group's remuneration policies remain unchanged during the year. Total staff costs for the year was approximately HK\$191.1 million (2014: HK\$192.0 million). The reason for the slight decrease in total staff cost was mainly due to the fact that the effect of capitalizing staff cost incurred during the five-months test production period of TZ United East amounting to approximately HK\$37.9 million in cost of construction in progress had exceeded the effect of annual increment in salaries.

Final Dividend

In light of the loss incurred for the year, the Board has resolved not to recommend payment of a final dividend for the year ended 31 December 2015 (2014: HK\$0.05 per share). The Board will endeavor to resume payment of dividend soonest possible.

股本結構

於本報告期末，本集團之股東資金減少約 568,700,000 港元至約 6,790,200,000 港元(2014年：7,358,900,000 港元)，減幅約 7.7%。減少主要是受累於本年度虧損約 65,800,000 港元、年內支付股息約 115,200,000 港元以及由於人民幣貶值原因導致換算中國附屬公司及聯營公司產生匯兌差額約 383,500,000 港元所致。

年內，本公司已向本公司股東支付截至 2014 年 12 月 31 日止年度之末期股息，金額約 115,200,000 港元。

人力資源

於本報告期末，本集團於香港及中國僱用 1,399 名(2014 年：1,365 名)僱員。本集團為其僱員提供一套符合市場慣例且具有競爭性的薪酬制度。本集團的薪酬政策於年內維持不變。本年度員工支出總額約 191,100,000 港元(2014 年：192,000,000 港元)。本年度員工支出總額稍微少於上年度金額，主要原因是年內泰州東聯化工在五個月試驗生產期間產生約 37,900,000 港元的員工支出已資本化為在建工程成本之影響遠超過年度薪酬調整的影響所致。

末期股息

鑒於年內錄得虧損，董事會已通過決議，不建議派付截至 2015 年 12 月 31 日止年度末期股息(2014 年：每股 0.05 港元)。董事會將致力盡快恢復派發股息。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Compliance with the Model Code

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules as its own code of conduct regarding directors' securities transactions. All directors have confirmed that, following specific enquiry by the Company, they have complied with the required standards set out in the Model Code throughout the year.

Purchase, Sale or Redemption of Securities

During the year, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of its listed securities.

Appreciation

On behalf of the Board, I would like to express my appreciation and gratitude to our shareholders for their support and all the Group's employees for their hard work and dedication in carrying out their duties and in achieving the Group's business goal.

By order of the Board of
Silver Grant International Industries Limited

Gao Jian Min
Executive Director & Managing Director

Hong Kong, 21 March 2016

遵守標準守則

本公司已採納上市規則附錄10所載之《上市發行人董事進行證券交易的標準守則》(「標準守則」)，作為本公司關於董事證券交易操守之守則。經本公司具體查詢後，所有董事已確認於整個年度內已遵守該標準守則之規定標準。

購回、出售或贖回本公司之上市證券

年內，本公司或其任何附屬公司概無購回、出售或贖回本公司任何上市證券。

致謝

本集團有賴各位股東的鼎力支持和全體員工努力不懈的竭誠服務以達致本集團的目標，本人謹代表董事會向彼等致以深切謝意。

承董事會命
銀建國際實業有限公司

執行董事兼董事總經理
高建民

香港，2016年3月21日

PROFILE OF DIRECTORS 董事簡介

Executive Directors

Gao Jian Min *Managing Director*

Mr. Gao, aged 56, was appointed as an executive director and served as the Managing Director of the Company on 22 June 1993. He is also appointed as directors of various companies of the Group. Mr. Gao is also an executive director of Jiangxi Copper Co., Ltd (“Jiangxi Copper”) (Stock code: 358) and Qingling Motors Co. Ltd. (“Qingling Motors”) (Stock code: 1122), the H shares of both companies are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). Mr. Gao graduated from the Qing Hua University with a bachelor degree in engineering. He has over 25 years of experience in finance, industrial investment and property investment and development.

Liu Tianni *Deputy Managing Director*

Mr. Liu, aged 52, was appointed an executive director of the Company on 26 May 2001. Mr. Liu is the Deputy Managing Director of the Company. Mr. Liu is also a director of various companies of the Group. Mr. Liu is an executive director and the chairman of Wonderful Sky Financial Group Holdings Limited (Stock code: 1260), which shares are listed on the Stock Exchange. He graduated from the Beijing Normal University with a master’s degree in science in 1990. Mr. Liu is also an independent non-executive director of Chongqing Iron & Steel Company Limited (Stock code: 1053), Qingling Motors (Stock code: 1122) and Luoyang Glass Company Limited (stock code: 1108), the H shares of which are all listed on the Stock Exchange. Mr. Liu has over 15 years of experience in corporate administration and trade businesses, in the financial investment sector as well as the financial public relations sector. Mr. Liu also has extensive experience in capital markets, post-listing corporate financings, and mergers and acquisitions.

執行董事

高建民 *董事總經理*

高先生現年56歲，於1993年6月22日獲委任為本公司之執行董事並且出任董事總經理職務。彼亦兼任本集團若干公司之董事職務。高先生同時亦為江西銅業股份有限公司（「江西銅業」）（股份代號：358）及慶鈴汽車股份有限公司（「慶鈴汽車」）（股份代號：1122）之執行董事，該兩間公司之H股股份均於香港聯合交易所有限公司（「聯交所」）上市。高先生於清華大學畢業，持有工程學士學位。彼於金融、工業投資及物業投資及發展方面擁有逾25年經驗。

劉天倪 *副董事總經理*

劉先生現年52歲，於2001年5月26日獲委任為本公司之執行董事。劉先生為本公司董事副總經理。劉先生同時兼任本集團若干公司之董事職務。劉先生是皓天財經集團控股有限公司（股份代號：1260）之執行董事及主席；該公司之股份於聯交所上市。彼於1990年畢業於北京師範大學並取得理學碩士學位。劉先生亦為重慶鋼鐵股份有限公司（股份代號：1053），慶鈴汽車（股份代號：1122）及洛陽玻璃股份有限公司（股份代號：1108）之獨立非執行董事，該等公司之H股股份於聯交所上市。劉先生於行政管理及貿易業務，金融投資行業及財經公關行業擁有逾15年經驗。劉先生於資本市場、上市後企業融資及收購合併具有多方面的經驗。

PROFILE OF DIRECTORS 董事簡介

Executive Directors (Continued)

Gu Jianguo

Mr. Gu, aged 53, was appointed as an executive director of the Company on 25 May 1999. Mr. Gu is currently a Vice President of China Cinda Asset Management Co., Ltd. ("China Cinda") (formerly known as China Cinda Asset Management Corporation) (Stock code: 1359), which H shares are listed on the Stock Exchange. China Cinda is a substantial shareholder of the Company. Mr. Gu obtained a bachelor's degree in engineering from the Zhejiang University of Technology (formerly known as Zhejiang Institute of Technology) in 1984, a master's degree in economics from the Zhejiang University in 1991 and a doctoral degree in economics from the Research Institute for Fiscal Science of the MOF in 1994. Until 31 December 2012, he was an executive director of Cinda International Holdings Limited ("Cinda International") (Stock code: 111) which shares are listed on the Stock Exchange. He has over 20 years of experiences in commercial and investment banking, business management, and financial accounting and management.

Non-executive Directors

Chen Xiaozhou *Chairman*

Mr. Chen, aged 53, was appointed as an executive director of the Company and was elected the Chairman of the Board on 13 February 2006. He is also the Chairman of the Nomination Committee of the Company. He was redesignated as a non-executive director of the Company on 1 September 2006. Mr. Chen is currently a member of the senior management of China Cinda (Stock code: 1359) and is responsible for the investment and asset management business of China Cinda. Until 19 January 2015, Mr. Chen was the chairman and executive director of Cinda International (Stock code: 111), which shares are listed on the Stock Exchange. Mr. Chen graduated from the Hangzhou University in 1983 with a bachelor's degree in economics, the Graduate School of Finance Research Institute of the People's Bank of China in 1988 with a master's degree in economics and the University of New South Wales in Australia in 2002 with a master's degree in business. Mr. Chen has over 25 years of experience in the banking and finance sectors.

執行董事(續)

顧建國

顧先生現年53歲，於1999年5月25日獲委任為本公司之執行董事。顧先生目前為中國信達資產管理股份有限公司(「中國信達」)(前稱中國信達資產管理公司)(股份代號：1359)之副總裁，該公司之H股股份於聯交所上市。中國信達為本公司之一名主要股東。顧先生於1984年取得由浙江工業大學(前稱浙江工學院)頒授的工學學士學位，於1991年取得由浙江大學頒授的經濟學碩士學位及於1994年取得由財政部財科所頒授的經濟學博士學位。直至2012年12月31日，彼為信達國際控股有限公司(「信達國際」)(股份代號：111)之執行董事，該公司之股份於聯交所上市。彼於商業及投資銀行、工商管理、金融財務會計管理方面積累逾20年經驗。

非執行董事

陳孝周 *主席*

陳先生現年53歲，於2006年2月13日獲委任為本公司之執行董事並獲推選出任董事會主席一職。彼亦為本公司提名委員會主席。彼於2006年9月1日起調任為本公司之非執行董事。陳先生目前為中國信達(股份代號：1359)的高級管理人員，負責中國信達的投資及資產管理業務。直至2015年1月19日，陳先生為信達國際(股份代號：111)之主席及執行董事，該公司之股份於聯交所上市。陳先生於1983年畢業於杭州大學並取得經濟學學士學位，1988年畢業於中國人民銀行金融研究所研究生部並取得經濟學碩士學位，並於2002年畢業於澳洲新南威爾士大學並取得商學碩士學位。陳先生於銀行及金融業擁有逾25年經驗。

PROFILE OF DIRECTORS 董事簡介

Non-executive Directors (Continued)

Hui Xiao Bing *Vice-chairman*

Mr. Hui, aged 62, was appointed an executive director of the Company and was elected vice-chairman of the Board on 22 June 1993. He was redesignated as a non-executive director of the Company on 1 September 2006. Mr. Hui was the deputy managing director of China Everbright Financial Holdings Limited and was also the president of China Construction Bank, Shenzhen Branch. He previously worked for the Research Centre for Economic Development of the State Council of the PRC and China Investment Consultancy Company. He has over 25 years of experience in banking and finance. Mr. Hui graduated from the Inner Mongolia Industrial University with a bachelor degree in engineering. Mr. Hui is currently the chairman and chief executive officer of Huiheng Medical, Inc. (Stock Code: HHGM.OB) which shares are traded on the Over-The-Counter Bulletin Board of the Nasdaq in the USA.

Chen Qiming *Vice-chairman*

Mr. Chen, aged 53, was appointed a non-executive director and vice-chairman of the Board of the Company on 15 February 2012. He is a senior engineer in the PRC. He obtained a bachelor's degree in science in engineering from the East China University of Metallurgy in 1984 and a master's degree in economics from the University of International Business and Economics in 2003. Mr. Chen joined CGN Power Co., Ltd. ("CGN Power") (formerly China Guangdong Nuclear Power Holding Co., Ltd.), a substantial shareholder of the Company, in 1996 and served various positions including head of the construction contract division of Ling Ao Nuclear Power Co., Ltd., a subsidiary of CGN Power, manager of the contract procurement department of Liaoning Hongyanhe Nuclear Power Co., Ltd., manager of the contract and procurement department of China Nuclear Power Engineering Co., Ltd. and the deputy general manager and general manager of the capital operation department of CGN Power. Mr. Chen is also a non-executive director of CGN Mining Company Limited (Stock Code: 1164) and CGN Meiya Power Holdings Co., Ltd (Stock code: 1811), the shares of both companies are listed on the Stock Exchange. Mr. Chen has over 15 years of experience in the power industry.

非執行董事(續)

惠小兵 *副主席*

惠先生現年62歲，於1993年6月22日獲委任為本公司之執行董事及並獲推選為董事會副主席。彼於2006年9月1日起調任為本公司之非執行董事。惠先生曾任中國光大金融控股有限公司董事副總經理，亦曾為中國建設銀行深圳市分行行長。彼還曾於中國國務院經濟發展研究中心及中國投資諮詢公司工作。彼於銀行和金融方面擁有逾25年經驗。惠先生畢業於內蒙古工業大學，持有工程學士學位。惠先生目前是惠恆醫療有限公司(股份代號：HHGM.OB)之主席及首席執行官，該公司股份於美國納斯達克的電子交易平台買賣。

陳啓明 *副主席*

陳先生現年53歲，於2012年2月15日獲委任為本公司非執行董事及董事會副主席。陳先生為中國高級工程師。彼於1984年在華東冶金學院取得工學學士學位，並於2003年取得對外經貿大學經濟學碩士學位。陳先生於1996年加入本公司之主要股東中國廣核電力股份有限公司(「中廣核電力」)(前稱中國廣東核電集團有限公司)，曾出任多個職位，包括中廣核電力之附屬公司嶺澳核電有限公司施工合同分部主管、遼寧紅沿河核電有限公司合同採購部經理、中廣核工程有限合同與採購部經理、中廣核電力資本營運部副總經理及總經理。陳先生亦為中廣核礦業有限公司(股份代號：1164)及中國廣核美亞電力控股有限公司(股份代號：1811)之非執行董事，該兩家公司之股份均於聯交所上市。陳先生在發電行業具備逾15年經驗。

PROFILE OF DIRECTORS 董事簡介

Independent Non-executive Directors

Zhang Lu

Mr. Zhang, aged 63, was appointed an independent non-executive director of the Company on 4 May 2000. He is also the chairman of the Remuneration Committee and a member of the Audit Committee and the Nomination Committee of the Company. Mr. Zhang graduated from the Sichuan International Studies University in 1979. He was the General Manager of CITIC Central Tanshi Money Brokering Company Limited, which is a joint venture of CITIC Trust Co., Ltd. engaged in the money brokering business for financial institutions. From 1987 to 2000, Mr. Zhang was the executive vice president and treasurer of CITIC Ka Wah Bank Limited, responsible for both the Treasury and International Business. From 1974 to 1987, he worked for Bank of China and CITIC Industrial Bank. Mr. Zhang has engaged in the banking sector for over 35 years.

Liang Qing

Mr. Liang, aged 62, was appointed an independent non-executive director of the Company on 28 February 2014. He is also a member of the Audit Committee and Remuneration Committee of the Company. Mr. Liang was a director and the general manager of China Minmetal H.K. (Holdings) Limited and has retired. He is also an executive director of Jiangxi Copper (Stock code: 358) which H shares are listed on the Stock Exchange. Mr. Liang has abundant experience in international trading and investment.

獨立非執行董事

張璐

張先生現年63歲，自2000年5月4日起出任本公司獨立非執行董事職務。彼亦為本公司薪酬委員會主席及審核委員會及提名委員會成員。張先生於1979年畢業於四川外語學院。張先生曾出任天津信唐貨幣經紀有限責任公司(中信信托為主的中外合資公司)總經理職務，該公司從事國內外金融機構間的資金融通及貨幣交易等仲介服務。1987年至2000年間，張先生任職中信嘉華銀行執行副總裁兼司庫，主管總行資金及國際業務。彼於1974年至1987年間先後於中國銀行及中信實業銀行任職。張先生於銀行業擁有逾35年經驗。

梁青

梁先生現年62歲，於2014年2月28日獲委任為本公司獨立非執行董事。彼亦為本公司審核委員會及薪酬委員會成員。梁先生曾經擔任中國五礦香港控股有限公司董事及總經理，現已經退休。梁先生同時為江西銅業(股份代號：358)之執行董事，該公司之H股於聯交所。梁先生具有豐富的國際貿易及投資經驗。

PROFILE OF DIRECTORS 董事簡介

Independent Non-executive Directors (Continued)

Hung Muk Ming

Mr. Hung, aged 51, was appointed an independent non-executive director of the Company on 23 December 2004. He is also the chairman of the Audit Committee and a member of the Nomination Committee of the Company. Mr. Hung is a Certified Public Accountant (Practicing) and is a Fellow CPA of the Hong Kong Institute of Certified Public Accountants. He is also a fellow member of the Association of Chartered Certified Accountants, a Fellow of the Hong Kong Institute of Directors and an associate of The Hong Kong Institute of Chartered Secretaries and The Institute of Chartered Secretaries and Administrators. He is also a Certified Tax Adviser and a member of The Taxation Institute of Hong Kong. Mr. Hung received his bachelor degree in social sciences from the University of Hong Kong in 1990, and a master degree in corporate governance from the Hong Kong Polytechnic University in 2008. Mr. Hung is an independent non-executive director of Cinda International (Stock code: 111). Mr. Hung was also appointed independent non-executive director of Century Sage Scientific Holdings Limited ("Century Sage") (Stock code: 1450) and China Animation Characters Company Limited ("China Animation") (Stock code: 1566) on 13 June 2014 and 12 March 2015 respectively. The shares of Cinda International, Century Sage and China Animation are all listed on the Stock Exchange. Mr. Hung has over 20 years of experience in the accounting and audit sector.

獨立非執行董事(續)

洪木明

洪先生現年51歲，於2004年12月23日獲委任為本公司之獨立非執行董事。彼亦為本公司審核委員會主席及提名委員會成員。洪先生現為執業會計師並且為香港會計師公會資深會計師。洪先生同時亦為英國特許公認會計師公會之資深會員、香港董事學會資深會員、香港特許秘書公會及英國特許秘書及行政人員公會會士。彼亦為香港稅務學會會員及註冊稅務師。洪先生於1990年取得由香港大學頒授的社會科學學士學位，並於2008年取得香港理工大學頒授的公司管治碩士學位。洪先生現為信達國際(股份代號：111)之獨立非執行董事。洪先生亦分別於2014年6月13日及2015年3月12日獲委任為世紀睿科控股有限公司(「世紀睿科」)(股份代號：1450)及華夏動漫形象有限公司(「華夏動漫」)(股份代號：1566)之獨立非執行董事。中國信達、世紀睿科及華夏動漫等公司股份於聯交所上市。洪先生於會計及審計領域擁有逾20年經驗。

PROFILE OF SENIOR MANAGEMENT 高級管理人員簡介

Kwok Chung Lun

Mr. Kwok, aged 61, joined the Company in July 1995. Mr. Kwok is one of the Deputy General Managers of the Company. He is responsible for the Group's property development and investment in the mainland China. He is also the Managing Director of Beijing East Gate Development Co., Ltd., which is a wholly owned subsidiary of the Company. Mr. Kwok pursued study in the People's University. Mr. Kwok has over 20 years of experience in property investment and development.

Mr. Kwok has retired on 31 December 2015.

Chow Kwok Wai

Mr. Chow, aged 49, is the company secretary and one of the Deputy General Managers of the Company. He is responsible for the finance and accounting matters of the Group. Mr. Chow joined the Company in October 1993 and was an executive director of the Company during the period from 20 April 2004 to 28 December 2013. Mr. Chow was appointed company secretary of the Company on 28 December 2013. Mr. Chow has worked in Price Waterhouse, which is now known as PriceWaterhouseCoopers and has accumulated valuable audit experience there. Mr. Chow received his bachelor degree in social sciences from the University of Hong Kong in 1990. Mr. Chow is a Fellow Member of the Association of Chartered Certified Accountants and a Fellow CPA of the Hong Kong Institute of Certified Public Accountants. He is also a Certified Tax Adviser and a Fellow Member of the Taxation Institute of Hong Kong. Mr. Chow has over 20 years of experience in accounting, financial management and corporate finance. Mr. Chow is also an independent non-executive director of Lijun International Pharmaceutical (Holding) Co., Ltd. (Stock code: 2005) which H shares are listed on the Stock Exchange and Youyuan International Holdings Limited (Stock code: 2268) which shares are listed on the Stock Exchange. He is also a non-executive director of Cinda International (Stock code: 111) which shares are listed on the Stock Exchange.

郭鐘麟

郭先生現年61歲，於1995年7月加盟本公司。郭先生現為本公司的其中一名副總經理，負責本集團於中國內地的房地產發展及投資業務。彼現為本公司全資附屬公司北京東環置業有限公司之董事總經理。郭先生於中國人民大學畢業，彼於物業投資及發展方面擁有逾20年經驗。

郭先生已於2015年12月31日退休。

周國偉

周先生現年49歲，現為本公司的公司秘書及其中一名副總經理。彼負責本公司之財務及會計事宜。周先生於1993年10月加入本公司並於2004年4月20日至2013年12月28日期間出任本公司執行董事職務。周先生曾於羅兵咸會計師事務所(現稱羅兵咸永道會計師事務所)任職並於該所累積了寶貴的核數經驗。周先生於1990年取得由香港大學頒授的社會科學學士學位。周先生現時為英國特許公認會計師公會資深會員及香港會計師公會資深會計師。彼亦為香港稅務學會資深會員及註冊稅務師。周先生在會計、財務管理及企業財務方面擁有逾20年經驗。周先生亦為利君國際醫藥(控股)有限公司(股份代號：2005)的獨立非執行董事，該公司之H股股份於聯交所上市及優源國際控股有限公司(股份代號：2268)的獨立非執行董事，該公司之股份於聯交所上市。彼亦為信達國際(股份代號：111)的非執行董事，該公司之股份於聯交所上市。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE 環境、社會及管治

The Group is committed to the long-term sustainability of its businesses and the communities with which it engages. The Group pursue this business approach by managing its businesses prudently and executing management decisions with due care and attention.

Stakeholder Engagement

The Group maintains a continuous dialogue with stakeholders that include customers, employees, regulators and the public. The Group seeks to balance the views and interests of these various stakeholders through constructive conversations with a view to charting a course for the long-term prosperity of the Group and the communities.

Customers

Customer feedback plays an important role in the operation of the Group. Various channels are established to maintain interactive communications between tenants and the Group.

Employees

Hard-working and dedicated employees are the backbone of a company. The Group treasures its loyal and industrious staff members. In addition, it adopts non-discriminatory hiring and employment practices and strives to provide a safe and healthy workplace.

Government & Public

Tough efforts are exerted to ensure compliance with the laws and regulations of the jurisdictions in which the Group operates. The public at large is also an important stakeholder of the Group. A stable and prosperous community is important to the steady growth and long-term future prospects of the Group.

本集團致力維持業務及所在社區的長遠可持續發展。本集團審慎地管理其業務，並以謹慎專注方式執行管理層的決策，以推動此業務模式。

持分者溝通

本集團與各持分者，包括客戶、僱員、監管機構及公眾人士保持持續緊密聯繫。本集團透過具建設性的溝通，努力平衡各持分者的意見及利益，從而為本集團與所在社區釐定長遠的發展方向。

客戶

本集團重視客戶對業務營運的意見。本集團已建立不同渠道維持租客與本集團之間的互動溝通。

僱員

勤奮而專注的僱員是公司的骨幹。本集團重視忠誠且勤奮的員工。此外，本集團採納非歧視性的招聘與聘用守則，並致力提供安全及健康的工作環境。

政府與公眾人士

本集團竭力遵守業務所在管轄區域的法律與法規。普羅大眾亦為本集團的重要持分者，而穩定繁榮的社區對本集團的穩定增長及未來長遠發展十分重要。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE 環境、社會及管治

Workplace Quality

As at 31 December 2015, the Group employed 1,399 staff members. Total employee costs for the year ended 31 December 2015, including directors' emoluments, amounted to approximately HK\$191.1 million.

The quality of the employees of the Group is crucial to maintaining a competitive position in the market. With this in mind, the Group seeks to attract and retain talented individuals committed to achieving goals and objectives in a work environment that nurtures values such as fair play, respect and integrity. The Group sees career development an important aspect of its staffs and provides ongoing training, according to the needs of the Group. Compensation packages are competitive, and individuals are rewarded according to performance plus an annually-reviewed framework of salary, working conditions, bonuses and incentive systems. Benefits include medical cover, mandatory provident funds, share options scheme.

The Group is committed to providing a healthy and safe workplace for all its employees and complying with all applicable health and safety laws and regulations. Health and safety considerations are incorporated into the design, operations and maintenance of the premises of the Group. Employees are provided appropriate job skills and safety training and are educated with regard to their responsibilities for achieving the health and safety objectives of the Group. The Group also communicates with its employees on occupational health and safety issues.

Environmental Protection

Energy saving measures are enforced in the Group's offices and commercial premises for the purpose of achieving reduction of electricity consumption and greenhouse gas emissions.

The Group adopted policies to promote recycling and use of eco-friendly stationery, plus a series of measures to save paper and energy, resulted in more efficient use of resources, as well as reduction of waste.

工作環境質素

於2015年12月31日，本集團僱用1,399名員工。截至2015年12月31日止年度，僱員薪酬成本總額(包括董事酬金)合共約191,100,000港元。

本集團的僱員質素對維持市場競爭性極為重要。因此，本集團致力吸納及挽留人才，讓他們於本集團著重公平、互相尊重及誠信等信念的工作環境中致力達致目標。本集團非常重視僱員的事業發展，並按本集團的需要提供持續培訓。本集團為僱員提供具競爭力的薪酬待遇，而回報與員工表現掛鉤，並每年檢討薪酬、工作情況、花紅及獎勵制度。福利包括醫療保障、強積金及認股權計劃。

本集團致力為其所有員工提供一個健康及安全的工作環境，並遵守一切適用的健康及安全法例及法規。健康及安全考慮已納入本集團辦公場所之設計、營運及維護內。僱員獲給予適當的工作技能及安全培訓，並獲教育有關達致本集團健康及安全目標的責任。本集團亦就職業健康及安全事宜與僱員溝通。

環境保護

本集團於其辦公室及商業物業實施節能措施，以減少電力消耗及溫室氣體排放。

本集團採納政策鼓勵循環再用及使用環保文具，加上一系列節約用紙及能源的措施達至更有效地使用資源及減少廢物。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE 環境、社會及管治

Operating Practices

The Group is committed to adhering to the highest ethical standards. All employees are given a code of conduct to which they are required to adhere. The code of conduct explicitly prohibits employees from soliciting, accepting or offering bribes or any form of advantage. The code of conduct also outlines the Group's expectations on staff with regard to conflicts of interest. All managers are expected to communicate and instill a culture of good corporate governance to their staffs.

營運守則

本集團一直堅持最高的道德標準。所有僱員獲發其必須遵守的員工守則。員工守則明確禁止僱員索取、接受或提供賄賂或任何其他形式的利益。員工守則亦列明本集團員工應如何處理利益衝突。所有管理人員亦須與員工溝通並竭力傳達良好的企業管治文化。

CORPORATE GOVERNANCE REPORT 企業管治報告

Corporate Governance Practices

The Company is committed to establish and maintain a standard of corporate governance that is consistent with market practices. Except for the deviation specified below, the Company has applied the principles and complied with all the code mandatory provisions set out in the Corporate Governance Code and Corporate Governance Report (the "CG Code") as set out in Appendix 14 of the Listing Rules for the year ended 31 December 2015.

Provision E.1.2 stipulates that the Chairman of the Board should attend the annual general meeting. Mr. Chen Xiaozhou, the Chairman of the Board was out of town and is unable to attend the annual general meeting of the Company held on 22 May 2015. The Chairman will endeavor to attend all future annual general meeting of the Company unless unexpected or special circumstances preventing him from doing so.

The following summarizes the Company's key corporate governance practices.

企業管治常規

本公司致力設立及維持一套符合市場慣例的企業管治標準。於截至2015年12月31日止年度，本公司已採納上市規則附錄14所載之企業管治守則及企業管治報告(「企業管治守則」)的原則，及已遵從所有適用之強制性守則條文，惟下文所述之遍離事項除外。

守則條文第E.1.2條要求董事會主席應出席股東週年大會。董事會主席陳孝周先生因身處國外緣故未能出席本公司於2015年5月22日舉行的股東週年大會。主席將竭力出席本公司於未來召開的所有股東週年大會，除非出現不可預見或特殊的情況導致其未能出席。

下文概括說明，本公司的重要公司管治措施。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors

Board Composition

The Board, led by the Chairman, steers the Group's business direction. The management, led by the Managing Director, which is also the Chief Executive Officer of the Group, is responsible for the Group's management and operations. The division of responsibilities between the Chairman and the Managing Director are clearly established and set out in writing. The role of the Chairman and the Managing Director are separated and are performed by different persons to avoid concentration of authorities to one single person.

The Board is responsible for formulating the Group's long-term strategies, setting business development goals, assessing the results of management policies, monitoring management's performance and ensuring the existence of an effective internal control system. The independent non-executive directors serve the important function of ensuring and monitoring the basis for an effective corporate governance framework.

The current Board comprises three executive directors, three non-executive directors and three independent non-executive directors, which composition is set out in the section headed Corporation Information on page 3 and the biographies of the directors are set out on page 30 to 34. The number of independent non-executive directors represent no less than one-third of the board members.

Members of the Board possess the appropriate expertise and skills to discharge their duties.

董事會

董事會組成

董事會由主席領導，負責帶領本集團的業務發展方向。管理層由董事總經理(彼同時亦為本集團的行政總裁)領導，負責本集團的管理及經營運作。主席和董事總經理有明確的分工，並已在董事會的職責約章中，作出明文規定。此外，董事會主席及董事總經理兩項職能，已予以分離，並分別由兩名人士擔任，以避免權力集中於單一人士。

董事會負責制定本集團的長期策略、訂立業務發展目標、評估管理措施之成效、監察管理層之表現及確保存在有效的內部監控系統。獨立非執行董事則對確保及監察企業管治架構是否行之有效起著重要作用。

現任董事會由三名執行董事、三名非執行董事及三名獨立非執行董事組成，其成員組合載列於第3頁之企業資料部份，而各董事之履歷詳情載列於第30頁至34頁。獨立非執行董事數目佔董事會成員數目不少於三分之一。

董事會各成員均具備適當的專業知識及技能以履行其職責。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Board Composition (Continued)

The Company's directors, Messrs. Chen Xiaozhou and Gu Jianguo are also directors and/or senior officers within the group of China Cinda, Messrs. Gao Jian Min and Liu Tianni are also directors and shareholders of Silver Grant Group Limited ("SG Group") and Mr. Chen Qiming is also a director and/or senior officer within the group of CGN Power. China Cinda, SG Group and CGN Power are substantial shareholders of the Company. Save for the aforesaid, there is no relationship between members of the Board, in terms of financial, business, family or other material/relevant relationship.

To assist the Board in discharging its duties and to fulfil the requirements of the CG Code, three standing board committees were set up under the Board: Audit Committee, Remuneration Committee and Nomination Committee. When it become necessary, the Board will set up ad hoc board committee to handle specific issues and report back to the Board.

The Board considers that each independent non-executive director is independent in character and judgment and that they all meet the specific independence criteria as required by the Listing Rules. The Company has received from each independent non-executive director an annual confirmation confirming his independence pursuant to Rule 3.13 of the Listing Rules.

All directors are regularly updated on governance and regulatory matters. There are established procedures for directors to obtain independent professional advice, at the expense of the Company, in the furtherance of their duties.

董事會(續)

董事會組成(續)

本公司董事，陳孝周先生及顧建國先生，同時亦是中國信達集團內的董事及／或高級職員，高建民先生和劉天倪先生同時亦是銀建集團有限公司(「銀建集團」)之董事及股東及陳啓明先生同時亦是中廣核電力集團內的董事及／或高級職員。中國信達、銀建集團及中廣核電力均為本公司之主要股東。除前文所述者外，董事會成員之間，並不存在任何關係，包括財務、業務、家屬或其他重大／相關的關係。

為協助董事會履行其職責，以及為符合企業管治守則的規定，董事會下設三個常設附屬委員會：審核委員會、薪酬委員會及提名委員會。在必要的時候，董事會還會設立臨時附屬委員會，處理專項工作，並向董事會負責。

董事會認為，每位獨立非執行董事均具有獨立的個性及判斷能力，並且他們都符合上市規則所定明，有關獨立性的特定標準。本公司已接獲每名獨立非執行董事，根據上市規則第3.13條有關其獨立身分的年度確認函。

全體董事均定期獲得有關管治及監管等事宜的更新資訊。董事可按照既定程序，尋求獨立專業意見，以協助履行其職責；相關費用由本公司承擔。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Board Composition (Continued)

Should a potential conflict of interest involving a substantial shareholder of the Company or a director arise, the matter will be discussed in a physical Board meeting, as opposed to being dealt with by a written resolution. Independent non-executive directors with no conflict of interest will be present at meetings dealing with such conflict issues.

Independent non-executive directors are explicitly identified in all corporate communications containing the names of the directors. An updated list of directors identifying the independent non-executive directors and the role and the functions of the directors is maintained on the website of the Company and the website of the Stock Exchange.

All directors are appointed for a specific term of service no longer than three years. They are also subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with Article 102 of the Company's Articles of Association.

The full board will meet regularly and at least four times throughout a year to review the overall strategy and to monitor the operations as well as the financial performance of the Group. Notice of at least 14 days will be given to all directors in respect of full board meeting and the directors can include matters for discussion in the agenda if necessary. Agenda and the accompanying board papers in respect of full board meeting are sent out in full to all directors no less than three days before the meeting. Minutes of full board meeting and meeting of board committee are properly kept. All directors have access to relevant and timely information. They also have access to the advice and services of the company secretary of the Company, who is responsible for providing the directors with Board papers and related materials. Where queries are raised by the directors, prompt and full responses will be given if possible.

董事會(續)

董事會組成(續)

倘若本公司主要股東或董事出現潛在利益衝突，有關事宜將於董事會實際會議上討論，而不會透過提呈書面決議案方式處理。並無涉及利益衝突的獨立非執行董事將會出席會議，處理有關衝突事宜。

所有載有董事姓名的公司通信均明確列示獨立非執行董事身份。列示獨立非執行董事的身份及董事角色及職能的最新董事名單留存於本公司網站及聯交所網站。

所有董事之委任均設有最長不超過三年的固定任期。他們亦須根據本公司組織章程細則第102條規定，於本公司週年大會上輪值告退並重選連任。

全體董事將定期，並最少每年召開四次全體董事會議，檢討整體策略與監察本集團的經營與財務表現。就召開全體董事會議而言，所有董事均獲發最少14天的會議通知，如有需要，董事可加入討論事項於有關議程。全體董事會議的議程及附連之會議文件，將在會議前的最少三天，送達所有董事。全體董事會議及董事會委員會會議之會議記錄均適當保存。所有董事均可獲得相關及適時的資料。彼等亦可獲得本公司的公司秘書提供的意見及服務，公司秘書負責向董事提供董事會文件及有關資料。倘若董事提出問題，本公司會盡快作出詳盡回應(如可以)。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

董事會(續)

Board Composition (Continued)

董事會組成(續)

During the year, four full board meetings were held and the attendance of each director is set out below:

於年內，共召開四次全體董事會會議，每位董事的出席率載列如下：

Name of Director 董事姓名	Number of Meeting attended/held 出席會議次數／全部會議次數	Attendance rate 出席率
Executive directors 執行董事		
Gao Jian Min 高建民	4/4	100%
Liu Tianni 劉天倪	2/4	50%
Gu Jianguo 顧建國	3/4	75%
Non-executive directors 非執行董事		
Chen Xiaozhou 陳孝周	4/4	100%
Hui Xiao Bing 惠小兵	0/4	0%
Chen Qiming 陳啓明	2/4	50%
Independent non-executive directors 獨立非執行董事		
Liang Qing 梁青	3/4	75%
Zhang Lu 張璐	4/4	100%
Hung Muk Ming 洪木明	4/4	100%

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Board Composition (Continued)

According to the Articles of Association of the Company, the Board has the power to appoint any person as a director either to fill a casual vacancy or as an addition to the Board. The director so appointed shall hold office until the next general meeting (in the case of filling a casual vacancy) or until the next annual general meeting (in the case of new addition to the Board) following his appointment and shall then be eligible for re-election. In other cases, all directors, including the Chairman, Vice Chairmen and Managing Director, shall retire by rotation at least once every three years at annual general meetings and be eligible for re-election.

Board Diversity Policy

The Board adopted the board diversity policy in August 2013. The policy sets out the approach to achieve and maintain diversity on the Board in order to enhance the effectiveness of the Board.

The Company considered diversity of board members can be achieved through consideration of a number of aspects, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. All Board appointments will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board.

The Board developed measurable objectives to implement the board diversity policy, where selection of candidates will be based on a range of diversity perspectives as set out above, and the ultimate decision will be based on merit and contribution that the selected candidate will bring to the Board.

董事會(續)

董事會組成(續)

根據本公司組織章程細則，董事會有權委任任何人士擔任董事職務以填補空缺或增加董事會席位。據此而獲委任的董事只可任職至下一次股東大會(如屬填補臨時空缺)或直至下屆股東週年大會(如屬增加現有董事會的名額)，並於其時有資格重選連任。在其他情況，所有董事(包括主席、副主席及董事總經理)須至少每三年一次輪流於股東週年大會告退，但可膺選連任。

董事會多元化政策

董事會於2013年8月採納董事會多元化政策。該政策載列達到及維持董事會多元化的方法，以提高董事會之有效性。

本公司認為透過從多個方面進行考慮(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、知識及服務任期)，即可達到董事會成員多元化。董事會所有委任將以用人唯才為原則，並在考慮人選時以客觀條件充分顧及董事會多元化之裨益。

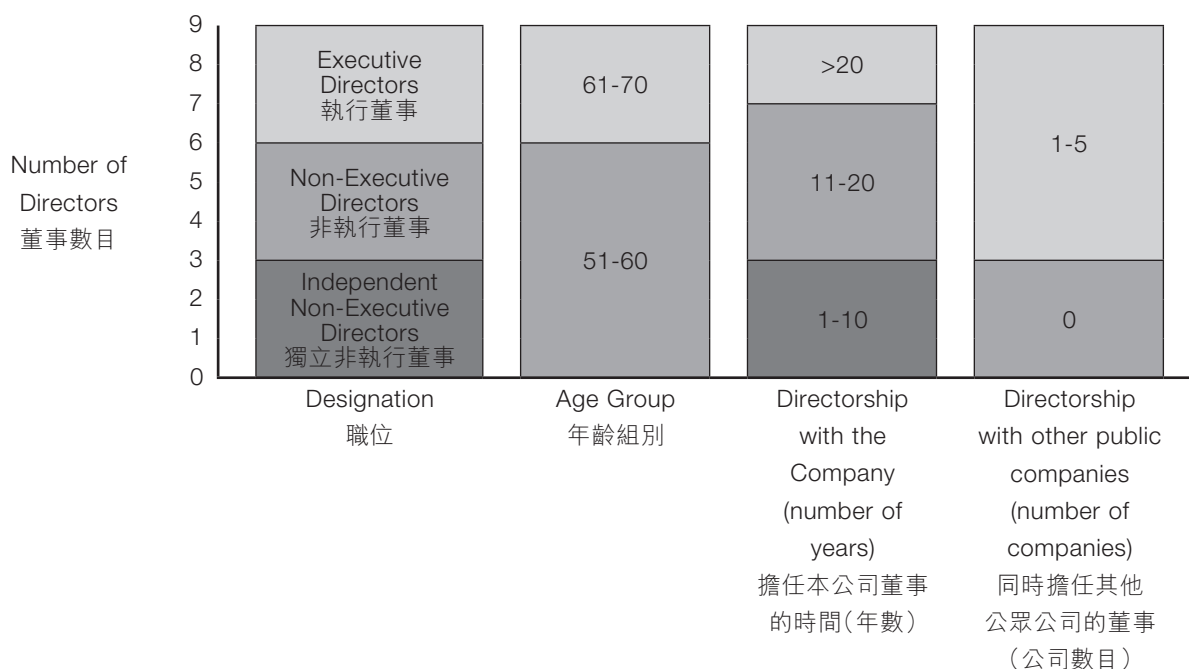
董事會制訂了可計量目標，以實行董事會多元化政策，甄選人選將按上文所載之一系列多元化範疇為基準，最終將按人選之長處及可為董事會提供之貢獻而作決定。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Board Diversity Policy (Continued)

An analysis of the board diversity based on a range of diversity perspectives is set out below:



董事會(續)

董事會多元化政策(續)

按一系列多元化範疇為基準作出之董事會成員多元化分析載列如下：

Corporate Governance Committee

The CG Code recommends listed company to set up a corporate governance committee to look after issues relating to corporate governance. However, the Directors consider that it is more appropriate and more efficient for the Company to retain in the Board the function of overseeing corporate governance issues. The Directors will continuously review and improve the Company's and the Group's corporate governance practices to ensure that business activities and decision-making processes are regulated in a proper and prudent manner.

企業管治委員會

企業管治守則建議上市公司應設立企業管治委員會負責處理與企業管治相關之事宜。然而，董事會認為把處理企業管治相關事宜的職能保留在董事會將為更有效率及更適合本公司。董事會將會持續檢討及改善本公司及本集團的企業管治措施，以確保業務活動及決策過程，受到合適及審慎之規管。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Corporate Governance Committee (Continued)

During the year and up to the date of this report, the corporate governance duties performed by the Board were mainly set out below:

- reviewed the corporate governance practices;
- reviewed the continuous professional development and training of the directors;
- reviewed compliance with the CG Code and disclosure in the Corporate Governance Report.

Securities Dealing by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (“Model Code”) as set out in Appendix 10 to the Listing Rules as its own code of conducts regarding directors’ securities transactions. All directors have confirmed that, following specific enquiry by the Company, they have complied with the required standards set out in the Model Code throughout the year ended 31 December 2015.

The Company has also adopted codes of conduct regarding securities transactions by relevant employees (as defined in the CG Code) on terms no less exacting than the required standards set out in the Model Code.

Audit Committee

The Company established an audit committee (the “Audit Committee”) in 1999. The composition and professional qualifications of the members of the Audit Committee complies with the requirements under Rules 3.21 of the Listing Rules. The Audit Committee has written terms of reference that conform to the provisions of the CG Code. The written terms of reference is set out in detail on the websites of the Company and the Stock Exchange.

董事會(續)

企業管治委員會(續)

年內及截至本報告日期，由董事會執行的主要管治職能載列如下：

- 檢討企業管治常規；
- 檢討董事的持續專業發展及培訓事宜；
- 檢討遵守企業管治守則的情況及企業管治報告所載的披露。

董事進行證券交易

本公司已採納上市規則附錄10所載之上市發行人董事進行證券交易的標準守則(「標準守則」)，作為本公司規管董事證券交易操守之守則。經本公司具體查詢後，所有董事已確認彼等在截至2015年12月31日止的整個年度內已遵守標準守則所訂之規定。

本公司已採納不遜於標準守則所訂的標準作為本公司規管有關僱員(定義見企業管治守則)進行的證券交易的守則。

審核委員會

本公司已於1999年成立審核委員會(「審核委員會」)。審核委員會之組成及各成員的專業資格均符合上市規則第3.21條之要求。審核委員會的書面職權範圍書符合企業管治守則之守則條文。書面職權範圍書之詳情已登載於本公司網站及聯交所網站。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Audit Committee (Continued)

The current Audit Committee comprises three independent non-executive directors, namely Mr. Hung Muk Ming (Committee chairman), Mr. Liang Qing and Mr. Zhang Lu.

The Audit Committee meets at least two times each year to review the reporting of financial and other information to shareholders, the system of internal controls, risk management and the effectiveness and objectivity of the audit process. The Audit Committee also provides an important link between the Board and the Company's external auditors in matters coming within the scope of its terms of reference and keeps under review the independence and objectivity of the external auditors.

During the year, the work performed by the Audit Committee includes the review of the annual results for the year ended 31 December 2014, the internal control system of the Group for 2014 and the interim results for the period ended 30 June 2015. On 21 March 2016, the Group's annual results for the year ended 31 December 2015 have also been reviewed by the Audit Committee.

The Audit Committee together with the Board have reviewed the effectiveness of the Group's internal control system and considered that it is effective and adequate for the time being.

董事會(續)

審核委員會(續)

現任審核委員會由三位獨立非執行董事，洪木明先生(委員會主席)、梁青先生及張璐先生組成。

審核委員會每年最少召開兩次會議，檢討向股東匯報的財務及其他資料、內部監控系統、風險管理及核數程序的效力及客觀性。審核委員會亦會在其職權範圍內所涉及的事宜上擔當董事會與本公司外部核數師之間的重要聯繫，並對外部核數師的獨立性及客觀性做出檢討。

在年內，審核委員會所做的工作包括審閱截至2014年12月31日止年度之業績、2014年度本集團的內部監控系統及截至2015年6月30日止期間之中期業績。於2016年3月21日，本集團截至2015年12月31日止之年度業績，亦經已由審核委員會審閱。

審核委員會聯同董事會已審閱本集團內部監控系統的成效，並且認為就目前而言屬有效及足夠。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Audit Committee (Continued)

During the year, two audit committee meetings were held and the attendance of each member is set out below:

Name of director 董事姓名	Number of meetings attended/held 出席會議次數／全部會議次數	Attendance rate 出席率
Hung Muk Ming 洪木明	2/2	100%
Liang Qing 梁青	2/2	100%
Zhang Lu 張璐	2/2	100%

Remuneration Committee

The Company established a remuneration committee (the "Remuneration Committee") in 2005 and adopted a written terms of reference which conform to the provisions of the CG Code. The written terms of reference is set out in detail on the websites of the Company and the Stock Exchange. The current Remuneration Committee comprises two independent non-executive directors namely, Mr. Zhang Lu (Committee chairman) and Mr. Liang Qing.

董事會(續)

審核委員會(續)

審核委員會年內共召開兩次會議，各成員之出席率載列如下：

薪酬委員會

本公司已於2005年成立薪酬委員會(「薪酬委員會」)並採納符合企業管治常規守則的書面職權範圍書。書面職權範圍書之詳情已登載於本公司網站及聯交所網站。現任薪酬委員會由兩名獨立非執行董事張璐先生(委員會主席)及梁青先生組成。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Remuneration Committee (Continued)

The principal duties of the Remuneration Committee are to ensure that there is no director or any of his associates is involved in deciding his own remuneration and that the Company has an equitable and competitive remuneration policy to attract and retain talent persons to serve the Company. The Board has adopted the model where the Remuneration Committee performs an advisory role to the Board (i.e. make recommendations to the Board on the remunerations packages of individual director and senior management). The Remuneration Committee is also responsible for making recommendations to the Board on the Company's policy and structure for all directors' and senior managements' remuneration and making recommendations to the Board on the remuneration of non-executive directors.

The remuneration package for each employee is structured according to his quality and qualification. The remuneration package will contain a combination or modification of some or all of the following four main components:

1. Basic salary

Basic salary ranges for each position are established with reference to the responsibilities and the duties attached to the position. The actual salary for the person filling the position is determined based on the experience and ability of the individual selected for the position.

The basic salary ranges are reviewed periodically by reference to the general market and by comparison to comparable positions at competitors in the relevant industry. The actual salaries of employees are reviewed annually and may be adjusted from time to time based on the cost of living and financial performance of the Company.

Salaries are base remuneration and not intended to reward performance, either individually or corporately. Performance is rewarded through the other components of the remuneration plan.

董事會(續)

薪酬委員會(續)

薪酬委員會的主要職責為確保沒有董事或其聯繫人士參與制定該董事自己的酬金以及確保本公司存在一套公平且具競爭性的薪酬政策以便吸引及挽留卓越的人才為本公司服務。董事會已採納薪酬委員會作為董事會顧問的方式(即就個別董事及高級管理人員的薪酬組合向董事會提出建議)。薪酬委員會亦負責就董事及高級管理人員的全體薪酬政策及架構向董事會提出建議，亦就非執行董事的薪酬向董事會提出建議。

每位員工的薪酬待遇按個別人士的質素與專業資格釐定。薪酬待遇由以下四大項目中其中一部分或全部組成，亦可能有所修改：

1. 基本薪金

基本薪金是按個別職位及責任而釐定。而擔任該職務的人士實際可取得的基本薪金，則按個別受聘人士的經驗及能力而定。

基本薪金會定期參考一般市場及有關行業的競爭機構中同類職位的薪酬後作出檢討。僱員的實際基本薪金則每年進行檢討，並可按生活指數及本公司的財務表現不時作出調整。

基本薪金屬基本薪酬，並非按個別僱員或公司表現而作出的獎賞。薪酬政策中另有其他獎勵性質的項目。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Remuneration Committee (Continued)

2. Incentive bonus

Incentive bonus is linked to individual and corporate performance. The incentive bonus for each employee is determined with reference to his position and his/her performance during the year.

3. Share option

Share options to subscribe for shares in the Company are granted to employees from time to time at the discretion of the Board, in order to retain valuable employees and to motivate future performance of the employees.

Share options granted to individual employee are determined with reference to his position, his performance and his ability to contribute to the overall success of the Group.

However, the Group does not have any Share Option Scheme in force for the time being.

4. Other benefits

The Group offers other customary and/or mandatory benefits to employees, such as statutory retirement scheme, employee compensation and medical insurance, paid annual leaves and child education allowance, with reference to the prevailing practices in relevant jurisdictions.

The Remuneration Committee meets regularly to review the Company's human resources matters and remuneration policies. During the year, two Remuneration Committee meetings were held in the presence of all committee members.

董事會(續)

薪酬委員會(續)

2. 獎勵性花紅

獎勵性花紅與個別僱員及公司表現掛鈎。每名僱員所得的獎勵性花紅會按其職位及他／她於年內的表現而訂定。

3. 購股權

董事會可不時酌情向僱員授出購股權，以認購本公司股份，以挽留有貢獻的員工並激勵員工繼續努力工作。

個別員工獲授的購股權數目會按其職位、表現及對公司整體成就所作的貢獻而釐定。

然而，本集團目前並無實施任何購股權計劃。

4. 其他福利

本集團亦會參考有關司法管轄區當前的慣例向僱員提供慣常的及／或強制性的福利，如法定退休金計畫、僱員賠償、勞工及醫療保險、有薪年假及子女教育津貼。

薪酬委員會定期召開會議審閱本公司的人力資源事宜及薪酬政策。薪酬委員會年內召開兩次會議，全體委員會成員均有出席會議。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Remuneration Committee (Continued)

The Remuneration Committee has reviewed and made recommendation to the Board on the approval of the annual salary adjustments for the year 2016 and the payment of discretionary performance bonus and director fees to the executive and non-executive directors for year ended 31 December 2015 after taking into consideration the results of the Group, the performance of the directors, the senior management and the employees and the prevailing market practices.

Details of the directors' emoluments and the five highest paid employees as required to be disclosed pursuant to Appendix 16 to the Listing Rules are set out in notes 10 and 11 to the consolidated financial statements.

Nomination Committee

The Company established a nomination committee on 15 February 2012 ("Nomination Committee") and adopted written terms of reference for the Nomination Committee. The written terms of reference is set out in detail on the websites of the Company and the Stock Exchange. The current Nomination Committee comprises the chairman of the Board who also act as the chairman of the committee and two independent non-executive directors namely, Mr. Zhang Lu and Mr. Hung Muk Ming.

The Nomination Committee is responsible for all matters relating to the appointment of directors either to fill casual vacancy or as an addition to the existing Board. Pursuant to the Articles of Association of the Company, any director appointed to fill casual vacancy shall hold office only until to the next general meeting or as an addition to the existing Board shall hold office only until to the next annual general meeting and shall then be eligible for re-election at such meeting. Every director shall be subject to retirement by rotation at least every three years and shall be eligible for re-election in accordance with the Articles of Association of the Company.

董事會(續)

薪酬委員會(續)

薪酬委員會已審閱並在經考慮本集團的業績、董事、高級管理層及僱員的表現以及當前的市場狀況後，就批准2016年之年度薪金調整以及截至2015年12月31日止年度按表現酌情發放之花紅及執行董事及非執行董事之袍金向董事會作出建議。

根據上市規則附錄16條須予披露的董事酬金及五名最高薪酬僱員之詳情載列於綜合財務報表附註10及11。

提名委員會

本公司已於2012年2月15日成立提名委員會(「提名委員會」)，並就提名委員會採納書面職權範圍書。書面職權範圍書之詳情已登載於本公司網站及聯交所網站。提名委員會目前由董事會主席同時擔任委員會主席以及兩名獨立非執行董事張璐先生及洪木明先生組成。

提名委員會須負責有關填補空缺或增加現有董事會席位而委任董事之所有事項。根據本公司組織章程細則，任何董事獲委任以填補空缺只可任職至下一次股東大會或如屬增加增加現有董事會席位只可任職直至下屆股東周年大會並於其時有資格重選連任。各董事須最少每三年輪值告退，並可根據公司組織章程細則有資格重選連任。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Nomination Committee (Continued)

The Nomination Committee is responsible for identifying suitably qualified candidates and making recommendations to the Board for its consideration. The process for selecting and recommending candidates for directorship includes the consideration of referrals and the engagement of external recruitment professionals. The selection criteria are based mainly on the assessment of their characters and their professional qualifications and experience relevant to the Company's business.

The Nomination Committee is also responsible for reviewing the structure, size and composition (including the skills, knowledge and experience) of the Board periodically, assessing the independence of independent non-executive directors and making recommendation to the Board on the appointment and re-appointment of directors and succession planning for directors.

During the year, one Nomination Committee meeting was held in the presence of all committee members for the purpose of reviewing the Board structure and the diversity of Board members.

Directors' and Officers' Liability Insurance and Indemnity

The Company has arranged appropriate liability insurance to indemnify its directors and officers in respect of legal actions against the directors.

董事會(續)

提名委員會(續)

提名委員會須負責物色合適之合資格人選及向董事會作出推薦意見以供考慮。甄選及推薦董事人選之程序包括考慮獲引薦人士及委任專業人事顧問進行招聘。甄選條件主要是考慮彼等的品格以及彼等的專業資格及經驗是否適用於本集團業務。

提名委員會同時亦負責定期檢討董事會的架構、規模及組合(包括技能、知識及經驗)，評估獨立非執行董事的獨立性以及向董事會就委聘及重聘董事及董事的繼任計劃作出建議。

年內提名委員會召開一次會議，全體委員會成員均有出席會議並就董事會架構及董事會成員多元化進行了檢討。

董事及管理人員的責任保險及彌償保證

本公司已安排適當責任保險以就針對董事的法律訴訟向董事及管理人員作出彌償保證。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

Induction and Training

Each newly appointed director, executive or non-executive, is provided with a director's induction package to ensure that he has a proper understanding of his duties and responsibilities. The director's induction package include an overview of the Group's business operation and governance policies, the director's responsibilities and duties, relevant regulatory requirements and briefing with the senior management of the Group.

Pursuant to the CG Code, all directors should participate in continuous professional development to develop and refresh their knowledge and skills. This is to ensure their contribution to the Board remains informed and relevant. During the year, all directors had participated in appropriate continuous professional development activities by way of attending training and/or reading materials relevant to the Company's business or to the director's duties and responsibilities. All directors have confirmed that, following specific enquiry by the Company, they have complied with the continuous professional development requirement of the CG Code for the year ended 31 December 2015.

董事會(續)

就職及培訓

每一位新委任之董事，不論是執行或非執行，均獲發一套董事就職簡介以確保其已恰當地知悉其職責及責任。該份董事就職簡介包括本集團的經營業務及企業管治措施的概覽、董事責任及職責、有關的監管規定以及與本集團高級管理層的簡報。

根據企業管治守則的規定，所有的董事均需要參與持續專業發展，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。年內，所有董事均已透過出席培訓及／或閱讀與本公司業務或與董事職責及責任相關的材料參與適當的持續專業發展活動。經本公司具體查詢後，所有董事均已確認彼等於截至2015年12月31日止年度已遵守企業管治守則規定的持續專業發展要求。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board of Directors (Continued)

董事會(續)

Induction and Training (Continued)

就職及培訓(續)

The training attended by each director of the current Board during the year is summarized below.

現任董事會獲取持續專業發展的方式概述如下。

Name of director	董事姓名	Type of trainings (Note 1) 培訓方式(附註1)	Training matters (Note 2) 培訓事項(附註2)
Executive directors			
	執行董事		
Gao Jian Min	高建民	a, b	i, ii, iv
Liu Tianni	劉天倪	a, b	i, ii, iv
Gu Jianguo	顧建國	a, b	i, ii, iii, iv
Non-executive directors			
	非執行董事		
Chen Xiaozhou	陳孝周	a, b	i, ii, iii, iv
Hui Xiao Bing	惠小兵	a, b	i, ii, iv
Chen Qiming	陳啓明	a, b	i, ii, iii, iv
Independent non-executive directors			
	獨立非執行董事		
Liang Qing	梁青	a, b	i, ii, iii
Zhang Lu	張璐	a, b	i, ii, iv
Hung Muk Ming	洪木明	a, b	i, ii, iii

Note 1:

- a: attending seminar or training session
- b: reading newspaper, journals and updates relating to economy, general business or directors' duties and responsibilities, etc.

附註1:

- a: 出席研討會及培訓課程
- b: 閱讀與經濟、一般業務或董事職責及責任等相關的報紙、雜誌及最新資料等

Note 2:

- i. corporate governance
- ii. regulatory
- iii. finance and accounting
- iv. managerial

附註2:

- i. 企業管治
- ii. 監管
- iii. 財務及會計
- iv. 管理

The Company also received confirmation from the Company Secretary that he has taken no less than 15 hours relevant professional training during the year.

本公司同時已取得公司秘書確認其於年內已進行不少於15小時的相關專業培訓。

CORPORATE GOVERNANCE REPORT 企業管治報告

General Meetings

During the year, the Company has convened one general meeting representing the Annual General Meeting. The attendance of each director is set out below.

股東大會

年內，本公司召開一次股東大會亦即是股東周年大會。各董事出席情況載列如下。

Directors	董事	Number of general meetings attended/held 出席大會次數／全部大會次數	Attendance rate 出席率
Executive directors	執行董事		
Gao Jian Min	高建民	1/1	100%
Liu Tianni	劉天倪	0/1	0%
Gu Jianguo	顧建國	0/1	0%
Non-executive directors	非執行董事		
Chen Xiaozhou	陳孝周	0/1	0%
Hui Xiao Bing	惠小兵	0/1	0%
Chen Qiming	陳啓明	0/1	0%
Independent non-executive directors	獨立非執行董事		
Liang Qing	梁青	0/1	0%
Zhang Lu	張璐	0/1	0%
Hung Muk Ming	洪木明	1/1	100%

Auditor's Remuneration

The Group's consolidated financial statements for the year ended 31 December 2015, were audited by Deloitte Touche Tohmatsu ("Deloitte") at a total fees of HK\$2.8 million including under-provided audit fee for previous year. The said audit fee was approved by the Audit Committee and endorsed by the Board. In addition, the Group also paid fees of not more than HK\$0.1 million in aggregate to Deloitte Touche Tohmatsu for the provision of taxation services during the 2015.

The Audit Committee considers that the taxation services did not (in terms of the nature of the services and the amount of fees paid in relation to the audit fees) affect the independence of Deloitte.

核數師酬金

本集團截至2015年12月31日止年度綜合財務報表由德勤關黃陳方會計師行(「德勤」)審核，核數費用總額為2,800,000港元，包括前年度少提的核數費。該項核數費用已獲得審核委員會批准並得到董事會背書認可。此外，本集團於2015年度內，亦有向德勤支付總額不多予100,000港元的稅務服務費用。

審核委員會認為該等稅務服務費用(就服務性質及相對於核數費用的總額而言)並沒有對德勤的獨立性構成影響。

CORPORATE GOVERNANCE REPORT 企業管治報告

Remuneration of Senior Management

The remuneration of the members of the senior management by band for the year ended 31 December 2015 is set out below:

Remuneration Bands (HK\$)	薪酬組別(港元)	Number of persons 人數
2,500,001 to 3,000,000	2,500,001 至 3,000,000	1
7,500,001 to 8,000,000	7,500,001 至 8,000,000	1

Note: The members of the senior management disclosed above refer to those employees other than directors.

Directors' Responsibility Statement

The Board acknowledges its responsibilities for the preparation of the financial statements of the Company for each financial year, which give a true and fair view of the state of the affairs, results and cash flow of the Group for that year in compliance with the relevant laws and disclosure provision of the Listing Rules.

In preparing the financial statements for the year ended 31 December 2015, the directors have selected suitable accounting policies and applied them consistently; adopted appropriate Hong Kong Financial Reporting Standards and Hong Kong Accounting Standards; made adjustments and estimates that are prudent and reasonable; and have prepared the consolidated financial statements on the going concern basis. Up to the date of this report, the directors are not aware of any material uncertainties that will seriously affect the going concern basis of the Group.

The directors are also responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Company. The directors also have general responsibilities for setting up an appropriate internal control system, which is mainly to safeguard the assets of the Group and to prevent and detect fraud and other irregularities. The directors have reviewed the internal control system of the Group and are satisfied that the internal control system of the Group is functioning properly.

高級管理人員薪酬

截至2015年12月31日止年度，高級管理人員之薪酬組別如下：

註：上述所披露的高級管理人員乃指董事以外的僱員。

董事關於賬目的責任聲明

董事會確認其對各財政年度所編制的本公司財務報表的責任，該等財務報表應遵從有關法律及上市規則的披露規定，真確地反映本集團於該年度的業務狀況、業績及現金流。

在編制截至2015年12月31日止年度之綜合財務報表時，董事已選取合適的會計政策，並貫徹應用；採用適當的香港財務報告準則及香港會計準則；作出審慎及合理的調整估計；及按持續經營基準編制財務報表。截至本報告日止，董事並不獲悉任何將會嚴重地影響持續經營基準的重大不確定因素。

董事亦負責保存適當的會計紀錄，使於任何時間能合理準確地反映本集團的財務狀況。董事亦有一般責任設立適當的內部監控系統，其主要目的為保障本集團資產與防止及揭發舞弊以及其他不當的行為。董事已檢討過本集團的內部監控系統並認為本集團的內部監控系統行之有效。

CORPORATE GOVERNANCE REPORT 企業管治報告

Shareholders' Rights

Set out below is a summary of certain rights of the shareholders of the Company as required to be disclosed pursuant to the mandatory disclosure requirements under the CG Code.

Convening General Meeting on Request

Shareholder(s) may request the Directors to convene an extraordinary general meeting pursuant to Sections 566 to 568 of the Companies Ordinance.

In accordance with Section 566 of the Companies Ordinance, the Directors are required to call a general meeting if the Company has received requests to do so from members of the Company representing at least 5% of the total voting rights of all the members having a right to vote at general meeting. Such requests must state the general nature of the business to be dealt with at the meeting, and may include the text of a resolution that may properly be moved and is intended to be moved at the meeting. Such requests may be sent to the Company in hard copy form (by depositing at the registered office of the Company at Suite 4901, 49th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong for the attention of the Board) or in electronic form (by email: cs@silvergrant.com.hk); and must be authenticated by the person or persons making it. In accordance with Section 567 of the Companies Ordinance, the Directors must call a meeting within 21 days after the date on which they become subject to the requirement under Section 566 of the Companies Ordinance and such meeting must be held on a date not more than 28 days after the date of the notice convening the meeting.

股東權利

根據企業管治守則的強制性披露規定須予披露的本公司股東的若干權利摘要如下。

應請求召開股東大會

股東可於根據公司條例第566至568條要求董事召開股東特別大會。

根據公司條例第566條，如本公司收到佔全體有權在股東大會上投票之股東之總投票權最少5%之本公司股東之要求，要求召開股東大會，則董事須召開股東大會。有關要求須述明有待在大會上處理之事務之一般性質，及可包含可在該大會上恰當地動議並擬在該大會上動議之決議案之文本。有關要求可採用印本形式(透過送達本公司之註冊辦事處，地址為香港灣仔港灣道1號會展廣場辦公大樓49樓4901室，註明董事會為收件人)或電子形式(透過電郵至cs@silvergrant.com.hk)送交本公司；及須經提出該要求之人士認證。根據公司條例第567條，董事須於彼等受到公司條例第566條規定所規限之日期後之21日內召開大會，而該大會須在召開大會通知日期後之28日內舉行。

CORPORATE GOVERNANCE REPORT 企業管治報告

Shareholders' Rights (Continued)

Convening General Meeting on Request (Continued)

If the directors do not within 21 days from the date of the deposit of the requisition proceed duly to convene an EGM for a day not more than 28 days after the date on which the notice convening the EGM is given, the shareholder(s) concerned, or any of them representing more than one-half of the total voting rights of all of them, may themselves convene an EGM, provided that the EGM so convened shall not be held after the expiration of three months from the said date.

The EGM convened by shareholders shall be convened in the same manner, as nearly as possible, as that in which general meetings are to be convened by the directors.

Procedures for Directing Shareholders' Enquires to the Board

Shareholders can raise enquiries to the Board. All enquiries shall be in writing and sent by post to the registered office of the Company at Suite 4901, 49/F, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong for the attention of the Company Secretary.

股東權利(續)

應請求召開股東大會(續)

倘董事在該份請求書存放日期起計21天內，未有在召開股東特別大會通告發出日期後28天內妥為安排召開股東特別大會，則該等股東或佔該等全體股東總表決權一半以上的任何股東，可自行召開股東特別大會，但如此召開的股東特別大會不得在上述日期起計三個月屆滿後舉行。

由股東召開的股東特別大會，須盡可能以接近本公司董事召開股東大會的相同方式召開。

向董事會傳達股東查詢的程序

股東可向董事會作出查詢。所有查詢均須為書面形式，並以郵遞方式送達本公司註冊辦事處(地址為香港灣仔港灣道1號會展廣場辦公大樓49樓4901室)，由公司秘書收啟。

Shareholders' Rights (Continued)

Putting Forward Proposals at Annual General Meetings

To put forward a resolution at an annual general meeting, shareholders are requested to follow the requirements and procedures set out in Sections 615 and 616 of the Companies Ordinance.

Section 615 of the Companies Ordinance provides that the Company must give notice of a resolution if it has received requests that it do so from (a) the members of the Company representing at least 2.5% of the total voting rights of all the members who have a right to vote on the resolution at the annual general meeting to which the requests relate; or (b) at least 50 members who have a right to vote on the resolution at the annual general meeting to which the requests relate. Such requests (a) may be sent to the Company in hard copy form (by depositing at the registered office of the Company at Suite 4901, 49th Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong for the attention of the Board) or in electronic form (by email: cs@silvergrant.com.hk); (b) must identify the resolution of which notice is to be given; (c) must be authenticated by the person or persons making it; and (d) must be received by the Company not later than (i) 6 weeks before the annual general meeting to which the requests relate; or (ii) if later, the time at which notice is given of that meeting. Section 616 of the Companies Ordinance provides that the Company that is required under Section 615 of the Companies Ordinance to give notice of a resolution must send a copy of it at the Company's own expense to each member of the Company entitled to receive notice of the annual general meeting (a) in the same manner as the notice of the meeting; and (b) at the same time as, or as soon as reasonably practicable after, it gives notice of the meeting.

股東權利(續)

於股東週年大會上提出議案

倘擬於股東週年大會上提呈一項決議案，股東須依照公司條例第615條及616條進行。

公司條例第615條訂明，本公司如收到以下股東之要求，要求發出某決議案之通知，則須發出該通知(a)佔全體有權在該要求所關乎之股東週年大會上，就該決議案投票之股東之總投票權最少2.5%之本公司股東；或(b)最少50名有權在該要求所關乎之股東週年大會上就該決議案投票之股東。有關要求(a)可採用印本形式(透過送達本公司之註冊辦事處，地址為香港灣仔港灣道1號會展廣場辦公大樓49樓4901室，註明董事會為收件人)或電子形式(透過電郵至 cs@silvergrant.com.hk)送交本公司；(b)須指出有待發出通知所關乎之決議案；(c)須經提出該要求之人士認證；及(d)須於不遲過以下時間送抵本公司：(i)該要求所關乎之股東週年大會舉行前之6個星期之前；或(ii)該大會通知發出之時。公司條例第616條訂明，根據公司條例第615條須就某決議案發出通知之本公司須(a)按發出大會通知之同樣方式；及(b)在發出該大會通知之同時，或在發出該大會通知後，在合理切實可行之範圍內盡快，自費將該決議案之通知之文本，送交每名有權收到股東週年大會通知之本公司股東。

CORPORATE GOVERNANCE REPORT 企業管治報告

Shareholders' Rights (Continued)

Proposing Director for Election at General Meetings

In respect of proposing a person for election as a director of the Company at general meetings, please refer to the procedures available on the website of the Company at www.silvergrant.com.hk.

Constitutional Documents

During the year, there is no change in the Company's constitutional document.

Communication with Shareholders

The Company endeavours to maintain a high level of transparency in communicating with shareholders and investors at large. In order to enhance the transparency of shareholders' voting in general meeting, separate resolutions are proposed at general meeting on each substantially separate issue, including the election of individual director and all resolutions are voted on by poll. The Company will engage external scrutineer to count the vote. The poll voting results will be published on the Stock Exchange's website and on the Company's website at a later time on the same business day. In addition, the requirement for resolutions to be voted by poll is stated in the circular or annual report to be despatched to shareholders. Moreover, at general meeting but before voting, the chairman of the meeting will explain to shareholders the described procedures for conducting a poll.

The Company has maintained a website at <http://www.silvergrant.com.hk> which enables shareholders, investors and the general public to have an open access to the information of the Company. Financial information and all corporate communications of the Company are made available on the Company's website and are updated regularly.

Shareholders who wish to raise any queries with the Board may write to the Company Secretary at Suite 4901, 49/F, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong.

股東權利(續)

在股東大會上建議選舉董事

就擬在股東大會上建議選舉本公司董事的人士而言，請參閱本公司網站 www.silvergrant.com.hk 所載之程序。

憲章文件

於本年度內，本公司的憲章文件並無變動。

與股東的溝通

本公司在與股東及大眾投資者溝通時，一直盡量保持透明度。此外，為了加強股東大會上股東投票的透明度，所有涉及實際獨立事宜的決議案包括選舉個別董事等均以獨立決議案提呈於股東大會上，而所有議案均採取按點票進行表決。為此，本公司會委任外部監票員進行點票工作，點票方式的投票結果亦會於有關大會結束後的同一個工作日稍後時間上載及刊登於聯交所網頁及本公司網頁。此外，有關議案採取按點票方式進行表決的規定也會列於寄給股東的通函或年報內。同時於股東大會舉行但進行表決之前，會議主席會首先向股東解釋以按點票方式進行表決的詳細程序。

本公司常設一個網站於 <http://www.silvergrant.com.hk>，以為股東、投資者及公眾人士提供一個公開渠道取得本公司之資料。本公司財務資料及所有與股東之間的公司通訊均已上載於本公司網站，並且會定期作出更新。

倘若股東需要向董事會提出查詢，可隨時致函本公司公司秘書，地址為：香港灣仔港灣道1號會展廣場辦公大樓49樓4901室。

DIRECTORS' REPORT 董事會報告

The Board present their annual report and the audited consolidated financial statements for the year ended 31 December 2015.

Principal Activities

The Company is an investment holding company and engaged in property investment and securities trading. The Company and its subsidiaries are principally engaged in property investment, other investments, distressed assets business and production and trading of petrochemical products. Details of the principal activities of the Company's subsidiaries and the Group's associates are set out in note 45 to the consolidated financial statements.

Results and Appropriations

The results of the Group and appropriations of the Company for the year ended 31 December 2015 are set out in the consolidated statement of profit or loss on page 76.

In light of the loss incurred for the year, the Board has resolved not to recommend payment of a final dividend for the year ended 31 December 2015.

董事會謹提呈截至2015年12月31日止年度之年報及經審核綜合財務報表。

主要業務

本公司為一家投資控股公司並從物業投資及證券買賣業務。本公司及其附屬公司的主要業務為從物業投資、其他投資，不良資產業務及石油化工產品生產及銷售。本公司各附屬公司及本集團各聯營公司的主要業務詳情載列於綜合財務報表附註45。

業績及分配

截至2015年12月31日止年度，本集團的業績及本公司的分配載於第76頁之綜合損益表。

鑒於年內錄得虧損，董事會已通過決議，不建議派付截至2015年12月31日止年度末期股息。

DIRECTORS' REPORT 董事會報告

Business Review

The business review of the Group for the year ended 31 December 2015 is set out below:

業務審視

本集團截至2015年12月31日止年度的業務審視分別載如下：

	Section in the Annual Report 載列於年報之部份	Page No. of the Annual Report 年報之頁數
a.	Fair view of the Company's business 對本公司業務的中肯審視	Managing Director's Statements 董事總經理報告 5 to 29 5至29
b.	Description of the principal risks and uncertainties facing the Company 對本公司面對的主要風險及不明朗因素的描述	Directors' Report 董事會報告 63 to 64 63至64
c.	Particulars of important events affecting the Company that have occurred since the year ended 31 December 2015 在截至2015年12月31日止年度終結後發生的、對本公司有影響的重大事件的詳情	Directors' Report 董事會報告 63 to 64 63至64
d.	Indication of likely future development in the Company's business 本公司業務相當可能有的未來發展的揭示	Managing Director's Statements 董事總經理報告 22 to 25 22至25
e.	Analysis using financial key performance indicators 運用財務關鍵表現指標進行的分析	Managing Director's Statements, Financial Summary 董事總經理報告、 財務概要表 2 to 3 2至3
f.	Discussion on the Company's environmental policies and performance 對本公司的環境政策及表現的探討	Environmental, Social and Governance 環境、社會及管治 36 to 38 36至38
g.	An account of the Company's key relationships with its employees, customers and suppliers and others that have a significant impact on the Company and on which the Company's success depend 本公司與其僱員、顧客及供應商的重要關係的說明以及本公司與符合以下說明的其他人士的重要關係的說明：該人士對本公司有重大影響，而該公司的興盛繫於該人士	Environmental, Social and Governance 環境、社會及管治 36 to 38 36至38
h.	Discussion on the Company's compliance with the relevant laws and regulations that have significant impact on the Company 對本公司遵守對本公司有重大影響的有關法律及規例的情況的探討	Managing Director's Statements, Corporate Governance Report, Directors' Report 董事總經理報告、 企業管治報告、 董事會報告 5 to 29, 39 to 60, 61 to 73 5至29 39至60 61至73

DIRECTORS' REPORT 董事會報告

Key Risk Factors

The following paragraphs list out the key risks and uncertainties facing the Group. It is a non-exhaustive list and there may be other risks and uncertainties further to the key risk areas outlined below. Besides, this annual report does not constitute a recommendation or an advice for anyone to invest in the securities of the Company and investors are advised to make their own judgment or consult their own investment advisors before making any investment in the securities of the Company.

Risk Pertaining to the Property Market on the Mainland

The Group has material interests in residential and commercial property investment on the mainland and is therefore subject to the risks associated with China's property market. The Group's operations on the mainland may also be exposed to the risks of policy change, interest rate change, demand-supply imbalance, and the overall economic conditions, which may pose an adverse impact on the Group's business, financial condition or results of operations.

Operational Risks

The Group's operation is subject to a number of risk factors distinctive to direct investment, property investment and property related businesses. Default on the part of our buyers, tenants and strategic business partners, and inadequacies or failures of internal processes, people and systems or other external factors may have various levels of negative impact on the results of operations. Additionally, accidents may happen despite systems and policies set up for their prevention, which may lead to financial loss, litigation or damage in reputation.

主要風險因素

以下列出本集團面對的主要風險及不明朗因素。此處未能詳錄所有因素；除下列主要範疇外，亦可能存在其他風險及不明朗因素。此外，本年報不對任何人就投資本公司證券作出任何建議或意見。投資者在投資本公司證券之前，應自行判斷或徵詢其投資顧問的意見。

內地房地產市場的相關風險

本集團在內地於住宅和商用物業的投資項目中持有重大權益，因而受到中國房地產市場的相關風險所影響。政策轉變、利率轉變、供求失衡及整體經濟狀況都可能對集團在內地的業務造成風險，對集團的業務、財務狀況或營運業績造成負面影響。

營運風險

本集團的營運受到直接投資、地產投資及地產相關業務多種特有的風險因素所影響。來自買家、租戶及策略性業務夥伴的失責行為、內部流程、人為及系統性不足或失誤，或其他外圍因素對營運可能構成不同程度的負面影響。另外，即使集團已制定了防範意外的系統和政策，意外仍然可能發生，因而引致財政損失、訴訟或聲譽受損。

DIRECTORS' REPORT 董事會報告

Policy Risks

The Group's principal operating activities are in the mainland China. The mainland market operates a system of planned economy. New laws and regulations are launched from time to time to regulate and/or promote economic activities. The enactment of any new regulatory policies may have various levels of negative impact on the results of operations.

International Crude Oil Prices Risks

A principal operation of the Group is the manufacturing and sale of petrochemical products. Crude oil is the critical raw material for production process. Significant fluctuations in international crude oil prices and persistent drop in international crude oil prices will have a material adverse impact on the operating result in respect of sales of petrochemical products.

Past Performance and Forward Looking Statements

The performance and the results of operation of the Group as set out in this annual report are historical in nature and past performance is not a guarantee of future performance. This annual report may contain forward-looking statements and opinions that involve risks and uncertainties. Actual result may also differ materially from expectations discussed in such forward-looking statements and opinions. Neither the Group nor the directors, employees or agents of the Group assume any obligations or liabilities in the event that any of the forward-looking statements or opinions does not materialize or turns out to be incorrect.

政策風險

本集團主要於中國內地從事經營活動。內地市場採用計劃經濟系統。新的法律及規則將不時推出作為調節及／或鼓勵經濟活動。新出台任何新的規劃政策將可能會對本集團的營運業績帶來不同程度負面影響。

國際原油價格風險

本集團其中一項主要營運乃生產及銷售石油化工產品。原油則是生產程序的關鍵原材料。倘若國際原油價格大幅波動甚至長期下跌將會對石油化工產品銷售之經營業績帶來重大的負面影響。

過往表現及前瞻性陳述

本集團在本年報所載的業務表現及營運業績僅屬歷史數據，過往表現並不保證日後表現。本年報或載有前瞻性陳述及意見而當中涉及風險及不明朗因素。實際業務表現可能與前瞻性陳述及意見中論及的預期表現有重大差異。集團、其董事、僱員及代理均不承擔倘因任何前瞻性陳述或意見不能實現或變得正確而引致的任何責任。

DIRECTORS' REPORT 董事會報告

Fixed Assets

The Group's leasehold land and buildings were revalued at 31 December 2015. Surplus on revaluation of the leasehold land and buildings amounted to approximately HK\$12,659,000 has been credited to the asset revaluation reserve.

During the year, the Group revalued all of its investment properties at 31 December 2015. The net increase in fair value of investment properties, which has been charged directly to the consolidated statement of profit or loss, amounted to approximately HK\$36,893,000.

Details of the valuation and movements of the investment properties and property, plant and equipment of the Group during the year are set out in notes 16 and 17 to the consolidated financial statements respectively.

Details of the major investment properties of the Group at 31 December 2015 are set out in the section under "Summary of Investment Properties" of this Annual Report.

Charitable Donations

Donations to charitable organisations by the Group during the year ended 31 December 2015 amounted to RMB680,000 (equivalent approximately HK\$850,000).

Share Capital

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

Distributable Reserves of the Company

The Company's reserves available for distribution to shareholders as at 31 December 2015 comprised the retained profits of approximately HK\$503,765,000.

Equity Linked Agreements

No equity linked agreements were entered into during the year or subsisted at the end of the year.

固定資產

本集團的租賃土地及樓宇於2015年12月31日之價值經已作出重估。租賃土地及樓宇重估收益金額約12,659,000港元已計入資產重估儲備。

於年內，本集團經已重估其所有投資物業於2015年12月31日之價值。投資物業公允值增加之淨額約為36,893,000港元，並經已直接於綜合損益表中扣除。

有關本集團的投資物業及物業、廠房及設備於年內之估值詳情及變動，經已分別載於綜合財務報表附註16及17。

有關本集團主要投資物業於2015年12月31日之詳情，已載於本年報之「投資物業概要」部分。

慈善捐款

本集團於2015年12月31日之年內對慈善機構之捐款金額為人民幣680,000（相當約850,000港元）。

股本

本公司股本於年內之變動詳情載於綜合財務報表附註33。

本公司的可供分派儲備

本公司於2015年12月31日的可供分派予股東之儲備包括保留溢利約503,765,000港元。

股票掛鈎協議

本公司於本年度終結日或年內任何時間概無訂立任何股票掛鈎協議。

DIRECTORS' REPORT 董事會報告

Directors

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

Executive directors

Gao Jian Min (*Managing Director*)
Liu Tianni (*Deputy Managing Director*)
Gu Jianguo

Non-executive directors

Chen Xiaozhou (*Chairman*)
Hui Xiao Bing (*Vice Chairman*)
Chen Qiming (*Vice Chairman*)

Independent non-executive directors

Liang Qing
Zhang Lu
Hung Muk Ming

The term of office of each director, including the non-executive directors and independent non-executive directors, is the period up to his retirement by rotation in accordance with the Company's Articles of Association.

In accordance with the provisions of the Company's Articles of Association, Messrs. Gao Jian Min, Hui Xiao Bing and Zhang Lu shall retire by rotation at the forthcoming annual general meeting, and they, being eligible, offer themselves for re-election. The remaining directors shall remain in office.

Directors of Subsidiaries

Other than the Directors named in the section headed "Directors", the persons who have served on the boards of the subsidiaries of the Company during the year and up to the date of this report included Mr. Gao Jian Min, Mr. Liu Tianni, Mr. Sung Yeung Leon, Mr. Chow Kwok Wai, Mr. Kwok Chung Lun, Mr. 湯俊宏, Mr. Chen Yongcun, Ms. Fu Bo, Ms. 張淑華, Ms. Wong Wa, Mr. 高子翰, Mr. 張東林, Mr. 薛福志, Ms. 張振秀, Mr. 張和平, Mr. 趙建東, Mr. 陳峰, Mr. Ma Hon Yeung, Mr. 歐陽向群, Mr. 李志強, Mr. 王平, Mr. 徐昊, Ms. 李雪梅, Mr. 季濤, Ms. 周曉霞, Ms. 倪琳, Mr. Lu Chuan and Ms. Zhu Feng.

董事

年內及截至本報告刊發日期當日之本公司董事如下：

執行董事

高建民(*董事總經理*)
劉天倪(*副董事總經理*)
顧建國

非執行董事

陳孝周(*主席*)
惠小兵(*副主席*)
陳啓明(*副主席*)

獨立非執行董事

梁青
張璐
洪木明

每位董事包括非執行董事及獨立非執行董事的任期為直至其根據本公司的組織章程細則輪值告退當日為止之期間。

按照本公司組織章程細則之條文，高建民先生、惠小兵先生及張璐先生均須於應屆股東週年大會上輪值告退，而彼等均符合資格並尋求膺選連任。其餘董事將會繼續留任。

附屬公司之董事

除於「董事」一節所提及的董事姓名外，年內及截至本報告刊發日期當日擔任本公司附屬公司董事會的人士包括高建民先生、劉天倪先生、宋陽先生、周國偉先生、郭鐘麟先生、湯俊宏先生、陳永存先生、傅波女士、張淑華女士、黃華女士、高子翰先生、張東林先生、薛福志先生、張振秀女士、張和平先生、趙建東先生、陳峰先生、馬漢揚先生、歐陽向群先生、李志強先生、王平先生、徐昊先生、李雪梅女士、季濤先生、周曉霞女士、倪琳女士、呂川先生及朱楓女士。

DIRECTORS' REPORT 董事會報告

Directors' Service Contracts

Other than as disclosed in the section headed "CONNECTED TRANSACTION" below, no director proposed for re-election at the forthcoming annual general meeting has a service contract, which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

Change in Profile of Directors

Change in director's biographical details which is required to be disclosed pursuant to Rules 13.51(2) and 13.51B(1) of the Listing Rules, is set out below:

Chen Xiaozhou

With effect from 19 January 2015, Mr. Chen Xiaozhou ceased to act as the executive director and the chairman of the board of Cinda International Holdings Limited (Stock code: 111) which shares are listed on the Stock Exchange.

Liang Qing

Mr. Liang Qing ceased to act as a director and the general manager of China Minmetal H.K. (Holdings) Limited with effect from 1 January 2015 following his retirement.

Hung Muk Ming

With effect from 12 March 2015, Mr. Hung Muk Ming was appointed independent non-executive director of China Animation Characters Company Limited (Stock code: 1566), which shares are listed on the Stock Exchange.

董事之服務合約

除下文「關連交易」部份所披露者外，於即將舉行之股東週年大會膺選連任之董事概無與本集團訂立於一年之內不作出賠償(法定賠償除外)則不可終止之服務合約。

董事簡介之變動

根據上市規則第13.51(2)及13.51B(1)條規定，須予披露之董事簡介之變動載列如下：

陳孝周

從2015年1月19日起，陳孝周先生已辭任信達國際控股有限公司(股份代號：111)之執行董事及董事會主席職務，該公司之股份於聯交所上市。

梁青

因彼退休的原因，梁青先生從2015年1月1日起，辭任中國五礦香港控股有限公司之董事及總經理職務。

洪木明

從2015年3月12日起，洪木明先生獲委任為華夏動漫形象有限公司(股份代號：1566)之獨立非執行董事，該公司之股份於聯交所上市。

DIRECTORS' REPORT 董事會報告

Directors' Interest in Shares

As at 31 December 2015, none of the directors and the chief executive of the Company nor any of its associates had any interests or short positions in any shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO") as recorded in the register as required to be kept by the Company under 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. None of the directors or their spouses or children under the age of 18, had been granted any right to subscribe for the equity or debt securities of the Company or any of its associated corporation, or had exercised any such right during the year.

Arrangements to Purchase Shares or Debentures

At no time during the year was the Company, its parent company or any of its subsidiaries or fellow subsidiaries, a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debenture of, the Company or any other body corporate, and neither the directors nor the chief executive nor any of their spouse or children under the age of 18, had any right to subscribe for the securities of the Company, or had exercised any such right.

Directors' Interests in Transactions, Arrangements or Contracts of Significance

Other than as disclosed in the section headed "CONNECTED TRANSACTION" below, no transactions, arrangements or contracts of significance to which the Company, its parent company or any of its subsidiaries or fellow subsidiaries was a party and in which a director of the Company or his connected entities had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

董事之股份權益

於2015年12月31日，本公司的董事及行政總裁及其任何關聯人士概無於本公司或其任何相聯法團(定義見證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份及債權證中，擁有根據證券及期貨條例第352條須存置於本公司的登記冊或根據上市發行人董事進行證券交易的標準守則須以其他方式知會本公司及聯交所的權益或淡倉。概無董事或彼等的配偶或十八歲以下的子女獲授任何權利以認購本公司或其任何相聯法團的股本或債券，或於年內已行使任何上述權利。

購買股份或債權證的安排

本公司、其母公司或其任何附屬公司或同系附屬公司概無於年內的任何時間以訂約一方身分訂立任何安排以促使本公司的董事可籍購入本公司或任何其他法人實體的股份或債權證以得益，及亦無董事或行政總裁或任何彼等配偶或十八歲以下子女，擁有任何權利可認購本公司證券或曾行使任何該等權利。

董事於重大交易，安排或合約的利益

除於下文「關連交易」部分所披露者外，本公司、其母公司或其任何附屬公司或同系附屬公司於年結日或於年內任何時間，概無以訂約一方身分訂立任何本公司董事或其關連實體於其中擁有(不論是直接或間接的)重大利益的重大交易，安排或合約。

DIRECTORS' REPORT 董事會報告

Management Contracts

No contracts, other than employment contracts, concerning the management and administration of the whole or any part of the Company's business was entered into during the year or subsisted at the end of the year.

Permitted Indemnity Provision

Pursuant to the Company's articles of association, subject to the statutes, every director of the Company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he may sustain or incur in or about the execution of the duties of his office or otherwise in relation thereon. The Company has arranged appropriate liability insurance to indemnify its directors and officers in respect of legal actions against the directors.

Substantial Shareholders

As at 31 December 2015, persons other than a director or chief executive of the Company having interest in 5% or more of the issued share capital of the Company as recorded in the register required to be kept by the Company under Section 336 of SFO were as follows:

Long positions in shares and underlying shares of the Company as at 31 December 2015 are set out below:

管理合約

在本年內，除僱員聘任合約外，本公司並無就全盤業務或其中任何重要部份簽訂或存有管理及行政合約。

獲准許之彌償條文

根據本公司之組織章程細則，本公司之每名董事均有權就所有在執行其職位或與此有關之職責時蒙受或招致或與之有關之損失或法律責任，獲得本公司從其資產中賠償。本公司已安排適當責任保險以就針對董事的法律訴訟向董事及管理人員作出彌償保證。

主要股東

於2015年12月31日，於本公司根據證券及期貨條例第336條規定須予存置的登記冊記錄所顯示，除本公司董事或最高行政人員以外，擁有佔本公司已發行股本5%或以上權益的人士如下：

於2015年12月31日，於本公司股份及相關股份的好倉載列如下：

Name of substantial shareholder 主要股東名稱	Capacity 身份	Number of ordinary shares 普通股股份數目	Total interests 權益總額	Percentage of the issued share capital 佔全部已發行 股本百分比
Silver Grant Group Limited 銀建集團有限公司	Beneficial owner 實益擁有人	277,114,022	277,114,022 (Note i) (附註i)	12.02%
China Cinda Asset Management Co., Ltd 中國信達資產管理股份有限公司	Interest of controlled corporation 受控制法團權益	438,056,000	438,056,000 (Note ii) (附註ii)	19.01%
China Guangdong Nuclear Power Holding Co., Ltd. 中國廣東核電集團有限公司	Interest of controlled corporation 受控制法團權益	364,140,000	364,140,000 (Note iii) (附註iii)	15.80%

DIRECTORS' REPORT 董事會報告

Substantial Shareholders (Continued)

Notes:

- i. Messrs. Gao Jian Min and Liu Tianni, both of whom are directors of the Company, each has a 30% interest in Silver Grant Group Limited as at 31 December 2015.
- ii. The following is a breakdown of the interests in shares of the Company held by China Cinda Asset Management Co., Ltd:

Name of controlled corporation 受控法團名稱	Name of controlling shareholder 控權股東名稱	Percentage of control 控制百分率	Total interest in shares 股份權益總數	
			Direct interest 直接權益	Indirect interest 間接權益
Well Kent International Investment Company Limited 華建國際投資有限公司	China Cinda Asset Management Co., Ltd 中國信達資產管理股份有限公司	100%	—	438,056,000
Regent Star International Limited 星耀國際有限公司	Well Kent International Investment Company Limited 華建國際投資有限公司	100%	438,056,000	—

- iii. The following is a breakdown of the interests in shares of the Company held by China Guangdong Nuclear Power Holding Co., Ltd.:

Name of controlled corporation 受控法團名稱	Name of controlling shareholder 控權股東名稱	Percentage of control 控制百分率	Total interest in shares 股份權益總數	
			Direct interest 直接權益	Indirect interest 間接權益
CGNPC International Limited 中廣核國際有限公司	China Guangdong Nuclear Power Holding Co., Ltd. 中國廣東核電集團有限公司	99.99%	364,140,000	—

Other than as disclosed above, the register required to be kept under Section 336 of the SFO showed that the Company had not been notified of any other interest or short position in the shares and underlying shares of the Company as at 31 December 2015.

主要股東(續)

附註：

- i. 高建民先生及劉天倪先生，彼等均為本公司董事，於2015年12月31日各自擁有銀建集團有限公司30%權益。
- ii. 以下為中國信達資產管理股份有限公司所持有本公司之股份權益細節：

- iii. 以下為中國廣東核電集團有限公司所持有本公司之股份權益細節：

除上文所披露者外，根據證券及期貨條例第336條規定須予存置的登記冊所顯示，本公司並無接獲有關於2015年12月31日在本公司股份及相關股份中擁有任何其他權益或淡倉的申報。

DIRECTORS' REPORT 董事會報告

Annual Confirmation of Independence

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

Connected Transaction

A service agreement dated 28 December 2004 was entered into between Mr. Gao Jian Min ("Mr. Gao") and the Company. Pursuant to the terms and conditions set out therein, the Company agreed to employ and Mr. Gao agreed to serve the Company as a Managing Director by providing the Company with the services as described in the service agreement for a term of three years from 28 December 2004 to 27 December 2007, which term shall continue thereafter until determined by either party giving to the other not less than 3-months prior written notice.

Buy-Back, Sales or Redemption of Listed Securities

During the year, neither the Company nor any of its subsidiaries bought back, sold or redeemed any of its listed securities.

獨立性的年度確認

本公司已取得各獨立非執行董事根據上市規則第3.13條項下就其獨立性所作出的年度確認函。本公司認為所有獨立非執行董事均為獨立的。

關連交易

於2004年12月28日，高建民先生（「高先生」）與本公司簽訂一份服務協議。根據該協議所載之條款及條件，本公司同意聘請高先生，而高先生同意受聘出任本公司董事總經理職務，為本公司提供服務協議內所羅列之服務，任期三年，由2004年12月28日至2007年12月27日止。該任期將維持有效直至任何一方給予對方不少於三個月之書面事前通知終止為止。

回購、出售或贖回上市證券

年內，本公司或其任何附屬公司概無回購、出售或贖回本公司任何上市證券。

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 and is based on their merit, qualifications and competence.

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

Annual General Meeting

The annual general meeting of the Company will be held at Boardroom 3 & 4, Mezzanine Floor, Renaissance Harbour View Hotel Hong Kong, 1 Harbour Road, Wanchai, Hong Kong on Monday, 23 May 2016 at 11:00 a.m. (the "Annual General Meeting").

Sufficiency of Public Float

Based on the information that is publicly available to the Company and within the knowledge of its directors, during the year and up to the date of this report, there is sufficient public float, as not less than 25% of the Company's issued shares as required under the Listing Rules.

Major Customers and Suppliers

The Group's revenue comprises rental income from leasing of properties, dividend income from listed and unlisted securities, income from property management and income from production and trading of petrochemical products.

The accumulated amount of purchases and revenue attributable to the Group's five largest suppliers and customers were less than 30% of the Group's total purchases and revenue for the year.

酬金政策

本集團僱員的酬金政策乃由薪酬委員會按僱員的功績、資歷及能力制定。

本公司董事的酬金乃由薪酬委員會經考慮本公司的經營業績、個人表現及可供比較的市場慣例後釐定。

股東週年大會

本公司將於2016年5月23日(星期一)上午十一時假座香港灣仔港灣道一號香港萬麗海景酒店閣樓會議廳三及四舉行股東週年大會(「股東週年大會」)。

公眾持股量的足夠性

根據本公司取得的公開資料及就董事所知悉，於年內及截至本報告日，本公司的已發行股份有足夠並超過上市規則項下規定之25%公眾持股量。

主要客戶及供應商

本集團的收入包含出租物業之租金收入、上市及非上市證券之股息收入、物業管理收入及石油化工產品生產及銷售收入。

年內，本集團於五大供應商及客戶的累積採購額及收入分別佔本集團的採購總額及收入總額不足30%。

DIRECTORS' REPORT 董事會報告

Closure of Register of Members

To ascertain shareholders' entitlement to attend and vote at the Annual General Meeting, the register of members will be closed from Thursday, 19 May 2016 to Monday, 23 May 2016, both days inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the Annual General Meeting, all duly completed transfer forms accompanied by the relevant share certificates must be lodged with the Share Registrar of the Company, Tricor Secretaries Limited, at Level 22, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Wednesday, 18 May 2016.

Event after the Reporting Period

No significant event occurring after the end of 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.

By order of the Board

Gao Jian Min

Executive Director & Managing Director

Hong Kong, 21 March 2016

暫停辦理股份過戶登記

為確定有權出席股東週年大會及投票之股東，本公司將於2016年5月19日(星期四)起至2016年5月23日(星期一)止期間(首尾兩天包括在內)暫停辦理本公司股份過戶登記手續，期間不會登記任何股份轉讓。為確保符合資格出席股東週年大會及投票之股東，所有填妥之股份過戶文件連同有關股票，最遲須於2016年5月18日(星期三)下午四時三十分前送達本公司股份過戶登記處，卓佳秘書商務有限公司，地址為香港皇后大道東183號合和中心22樓。

本報告期後事項

有關本報告期後並無發生重大事項。

核數師

有關續聘德勤•關黃陳方會計師行為本公司核數師之決議案將於股東週年大會提呈。

承董事會命

執行董事兼董事總經理

高建民

香港，2016年3月21日

Deloitte.

德勤

To the members of
Silver Grant International Industries Limited
(incorporated in Hong Kong with limited liability)

We have audited the consolidated financial statements of Silver Grant International Industries Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 76 to 210, which comprise the consolidated statements of financial position as at 31 December 2015, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Directors' Responsibility 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 Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the HKICPA. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

致
銀建國際實業有限公司列位股東
(在香港註冊成立的有限責任公司)

本核數師(以下簡稱「我們」)已審核列載於第76頁至第210頁銀建國際實業有限公司(以下簡稱「貴公司」)及其附屬公司(以下合稱「貴集團」)的綜合財務報表，此綜合財務報表包括於2015年12月31日的 貴公司綜合財務狀況表與截至該日止年度的綜合損益表、綜合權益變動表和綜合現金流量表，以及主要會計政策概要及其他附註解釋。

董事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(「香港會計師公會」)頒佈的香港財務報告準則及香港公司條例編製及真實而公平地列報該等綜合財務報表。這責任包括設計、實施及維護與編製及真實而公平地列報綜合財務報表的相關內部控制，以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述；選擇和應用適當的會計政策；及按情況下作出合理的會計估計。

核數師的責任

我們的責任是根據我們的審核對該等綜合財務報表作出意見。我們的報告僅按照香港公司條例第405條，為股東(作為一個團體)而編製，並不為其他任何目的。我們並不就本報告的內容對任何其他人士承擔任何義務或接受任何責任。我們已根據香港會計師公會頒佈的香港審計準則進行審核。這些準則要求我們遵守道德規範，並規劃及執行審核，以合理確定此等綜合財務報表是否不存在重大錯誤陳述。

INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the consolidated financial statements that give a true and fair view 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Group as at 31 December 2015 and of its financial performance and cash flows for the year then ended in accordance with the Hong Kong Financial Reporting Standards and have been properly prepared in accordance with the Hong Kong Companies Ordinance.

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong
21 March 2016

審核涉及執行程序以獲取有關綜合財務報表所載金額及披露資料的審核憑證。所選定的程序取決於核數師的判斷，包括評估由於欺詐或錯誤而導致綜合財務報表存有重大錯誤陳述的風險。在評估該等風險時，核數師考慮與該公司編製及真實而公平地列報綜合財務報表相關的內部控制，以設計適當的審核程序，但並非為對 貴公司的內部控制的效能發表意見。審核亦包括評價 貴公司董事所採用的會計政策的合適性及作出的會計估計的合理性，以及評價綜合財務報表的整體列報方式。

我們相信，我們所獲得的審核憑證是充足和適當地為我們的審核意見提供基礎。

意見

我們認為，該等綜合財務報表已根據香港財務報告準則真實而公平地反映 貴集團於2015年12月31日的事務狀況及貴集團截至該日止年度的財務表現及現金流量，並已按照香港公司條例妥為編制。

德勤 • 關黃陳方會計師行
執業會計師

香港
2016年3月21日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS 綜合損益表

For the year ended 31 December 2015

截至2015年12月31日止年度

		Notes 附註	2015 HK\$'000 千港元	2014 HK\$'000 千港元
Property management fee income	物業管理費收入	7	220,376	203,107
Rental income	租金收入	7	86,107	81,575
Sales of petrochemical products	石油化工產品銷售	7	30,759	123,050
			337,242	407,732
Cost of sales and services	銷售及服務成本		(228,997)	(284,388)
			108,245	123,344
Dividend income from listed and unlisted securities	上市及非上市證券股息收入	7	2,796	16,495
Other income, gains and losses	其他收入、收益及虧損	8	118,923	241,567
Change in fair value of held-for-trading investments	持作買賣投資公允值變動		(41,956)	8,535
Administrative expenses	行政費用		(297,833)	(269,526)
Other expenses	其他費用	13	(19,124)	(51,908)
Gain on disposal of available-for-sale investments	出售可供出售投資收益		758	36,617
Impairment loss recognised on available-for-sale investments	可供出售投資確認之減值虧損		(4,323)	(53,285)
Change in fair value of investment properties	投資物業之公允值變動	16	36,893	(29,858)
Change in fair value of loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款之公允值變動	25	41,822	51,824
Impairment loss on other receivable	其他應收款之減值虧損		—	(86,044)
Finance costs	財務費用	9	(47,990)	(36,543)
Change in fair value of structured finance securities	結構性金融證券之公允值變動		73	503
Gain on disposal of associates	出售聯營公司之收益	20	—	151,405
Loss on disposal of a subsidiary	出售一家附屬公司之虧損	39	(5,856)	—
Share of results of associates	攤佔聯營公司業績		(12,384)	(55,585)
(Loss) profit before taxation	除稅前(虧損)溢利		(119,956)	47,541
Taxation	稅項	12	(9,861)	78,940
(Loss) profit for the year	年內(虧損)溢利	13	(129,817)	126,481
(Loss) profit for the year attributable to:	年內(虧損)溢利應佔：			
Owners of the Company	本公司擁有人		(65,777)	109,367
Non-controlling interests	非控制權益		(64,040)	17,114
			(129,817)	126,481
(Loss) earnings per share (in HK dollar)	每股(虧損)盈利(以港元列示)			
— Basic	— 基本	14	(0.029)	0.047

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

For the year ended 31 December 2015

截至2015年12月31日止年度

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
(Loss) profit for the year	年內(虧損)溢利	(129,817)	126,481
Other comprehensive income (expense)	其他全面收益(支出)		
<i>Items that will not be reclassified to profit or loss:</i>	<i>將不可轉入損益表之項目：</i>		
Gain arising on revaluation of leasehold properties	重估租賃物業產生之收益	12,659	19,733
Exchange differences arising on translation	換算產生之滙兌差額	(397,163)	(59,337)
Income tax related to items that will not be reclassified	不可重列項目之相關所得稅	(1,020)	(1,687)
		(385,524)	(41,291)
<i>Items that may be reclassified subsequently to profit or loss:</i>	<i>可於期後轉入損益表之項目：</i>		
Fair value loss arising on revaluation of available-for-sale investments	可供出售投資重估產生之公允值虧損	(19,102)	(7,326)
Impairment loss on available-for-sale investments recycled to profit for the year	可供出售投資減值虧損回撥至年內溢利	4,323	15,536
Reclassified to profit or loss upon disposal of available-for-sale investments	於出售可供出售投資時重列至損益表	(758)	—
Share of other comprehensive expense of associates	攤佔聯營公司其他全面支出	(10,535)	(1,415)
Reclassification adjustments relating to foreign operations disposed of during the year	於年內出售海外營運相關的重列調整	—	(804)
		(26,072)	5,991
Other comprehensive expense for the year (net of tax)	年內其他全面支出(除稅後)	(411,596)	(35,300)
Total comprehensive (expense) income for the year	年內全面(支出)收益總額	(541,413)	91,181
Total comprehensive (expense) income attributable to:	全面(支出)收益總額應佔：		
Owners of the Company	本公司擁有人	(453,500)	75,677
Non-controlling interests	非控制權益	(87,913)	15,504
		(541,413)	91,181

CONSOLIDATED STATEMENT OF FINANCIAL POSITION 綜合財務狀況表

At 31 December 2015

於2015年12月31日

		Notes 附註	2015 HK\$'000 千港元	2014 HK\$'000 千港元
ASSETS	資產			
Non-current assets	非流動資產			
Investment properties	投資物業	16	2,443,340	2,479,864
Property, plant and equipment	物業、廠房及設備	17	3,956,367	3,468,227
Land use rights	土地使用權	18	199,615	216,309
Goodwill	商譽	19	46,463	46,463
Interests in associates	聯營公司權益	20	743,526	562,375
Structured finance securities	結構性金融證券	22	6,728	6,655
Available-for-sale investments	可供出售投資	23	310,179	352,258
Loan receivables	應收貸款	24	—	570,342
Loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款	25	736,866	733,844
			8,443,084	8,436,337
Current assets	流動資產			
Inventories	存貨	26	107,214	20,979
Held-for-trading investment	持作買賣投資	27	112,998	—
Trade receivables	應收賬款	28	12,950	12,776
Deposits, prepayments and other receivables	按金、預付款及其他應收款	29	503,776	275,286
Amounts due from an associate	應收一家聯營公司款	21	1,149,637	900,572
Loan receivables	應收貸款	24	270,012	228,137
Pledged bank deposits	抵押銀行存款	30	29,988	33,762
Bank balances and cash	銀行結餘及現金	30	459,665	1,685,638
			2,646,240	3,157,150
Assets classified as held-for-sale	列作持作銷售之資產	31	205,628	337,560
			2,851,868	3,494,710
TOTAL ASSETS	資產總值		11,294,952	11,931,047

CONSOLIDATED STATEMENT OF FINANCIAL POSITION 綜合財務狀況表

At 31 December 2015

於2015年12月31日

		Notes 附註	2015 HK\$'000 千港元	2014 HK\$'000 千港元
EQUITY	股本			
Capital and reserves	資本及儲備			
Share capital	股本	33	3,626,781	3,626,781
Reserves	儲備	34	3,163,397	3,732,139
Equity attributable to owners of the Company	本公司擁有人應佔股本		6,790,178	7,358,920
Non-controlling interests	非控制權益		370,889	458,802
TOTAL EQUITY	股本總值		7,161,067	7,817,722
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Borrowings	借貸	35	1,236,320	1,471,787
Deferred tax liabilities	遞延稅項負債	36	196,128	185,889
			1,432,448	1,657,676
Current liabilities	流動負債			
Trade and bills payables	應付賬款及票據	37	273,792	114,257
Accrued charges, rental deposits and other payables	應計費用、租務按金及其他應付款	38	838,834	1,007,006
Borrowings	借貸	35	1,369,567	1,100,618
Taxation payable	應付稅項		16,828	27,268
Liabilities associated with assets classified as held-for-sale	列作持作銷售之資產之連帶負債	31	2,499,021	2,249,149
			202,416	206,500
			2,701,437	2,455,649
TOTAL LIABILITIES	負債總值		4,133,885	4,113,325
TOTAL EQUITY AND LIABILITIES	股本及負債總值		11,294,952	11,931,047
Net current assets	淨流動資產		150,431	1,039,061
Total assets less current liabilities	資產總值減流動負債		8,593,515	9,475,398

The consolidated financial statements on pages 76 to 210 were approved and authorised for issue by the board of directors on 21 March 2016 and are signed on its behalf by:

第76頁至第210頁之綜合財務報表已獲董事會於2016年3月21日認可及授權發行並經下列授權代表簽署確認：

Liu Tianni 劉天倪
Director 董事

Gao Jian Min 高建民
Director 董事

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 綜合權益變動報表

For the year ended 31 December 2015

截至2015年12月31日止年度

		Equity attributable to owners of the Company 本公司擁有人應佔股本									
		Share capital	Share premium	Asset revaluation reserve	Capital redemption reserve	Investment revaluation reserve	Translation reserve	Retained profits	Total	Non-controlling interests	Total equity
		股本	股份溢價	資產重估儲備	資本贖回儲備	投資重估儲備	滙兌儲備	保留盈利	合計	非控制權益	股本總值
		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
At 1 January 2014	於2014年1月1日	460,970	3,151,819	187,298	13,992	7,344	932,760	2,644,302	7,398,485	449,898	7,848,383
Profit for the year	年內溢利	—	—	—	—	—	—	109,367	109,367	17,114	126,481
Other comprehensive income (expense) for the year	年內其他全面收益(支出)	—	—	18,046	—	8,210	(58,621)	(1,325)	(33,690)	(1,610)	(35,300)
Total comprehensive income (expense) for the year	年內全面收益(支出)總額	—	—	18,046	—	8,210	(58,621)	108,042	75,677	15,504	91,181
Transfer upon abolition of par value under the new Hong Kong Companies Ordinance (Note 33)	新香港公司條例項下取消面值劃轉(附註33)	3,165,811	(3,151,819)	—	(13,992)	—	—	—	—	—	—
Dividend (Note 15)	股息(附註15)	—	—	—	—	—	—	(115,242)	(115,242)	—	(115,242)
Dividend paid to non-controlling interests of a subsidiary	對一家附屬公司之非控制權益之已付股息	—	—	—	—	—	—	—	—	(6,600)	(6,600)
At 31 December 2014	於2014年12月31日	3,626,781	—	205,344	—	15,554	874,139	2,637,102	7,358,920	458,802	7,817,722
Loss for the year	年內虧損	—	—	—	—	—	—	(65,777)	(65,777)	(64,040)	(129,817)
Other comprehensive income (expense) for the year	年內其他全面收益(支出)	—	—	11,639	—	(15,537)	(383,825)	—	(387,723)	(23,873)	(411,596)
Total comprehensive income (expense) for the year	年內全面收益(支出)總額	—	—	11,639	—	(15,537)	(383,825)	(65,777)	(453,500)	(87,913)	(541,413)
Dividend (Note 15)	股息(附註15)	—	—	—	—	—	—	(115,242)	(115,242)	—	(115,242)
At 31 December 2015	於2015年12月31日	3,626,781	—	216,983	—	17	490,314	2,456,083	6,790,178	370,889	7,161,067

Note: Fair value change of available-for-sale investment measured at fair value is recognised in other comprehensive income and accumulated in investment revaluation reserve, until the available-for-sale investment is disposed of or is determined to be impaired, at which time the cumulative gain or loss previously accumulated in investment revaluation reserve is reclassified to profit or loss.

附註：按公允值計量之可供出售投資之公允值變動於其他全面收益確認並累積於投資重估儲備，直至該可供出售投資被出售或被定為減值時，之前於投資重估儲備確認的累計收益或虧損將會劃轉至損益表。

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2015

截至2015年12月31日止年度

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
OPERATING ACTIVITIES	經營業務		
(Loss) profit before taxation	除稅前(虧損)溢利	(119,956)	47,541
Adjustments for:	調整：		
Share of results of associates	攤佔聯營公司業績	12,384	55,585
Depreciation of property, plant and equipment	物業、廠房及設備折舊	39,814	42,341
Release of land use rights	土地使用權攤銷	4,487	4,550
Finance costs	財務費用	47,990	36,543
Dividend income from listed and unlisted securities	上市及非上市股息收入	(2,796)	(16,495)
Interest income	利息收入	(124,029)	(167,110)
Gain on disposal of available-for-sale investments	出售可供出售投資收益	(758)	(36,617)
Impairment loss recognised on available-for-sale investments	可供出售投資確認之減值虧損	4,323	53,285
Impairment loss on other receivable	其他應收款確認之減值虧損	—	86,044
Impairment loss recognised on interest receivable	應收利息確認之減值虧損	—	10,393
Loss on disposal of a subsidiary	出售一家附屬公司的虧損	5,856	—
Gain on disposal of associates	出售聯營公司收益	—	(151,405)
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備之虧損淨額	566	258
Change in fair value of investment properties	投資物業之公允值變動	(36,893)	29,858
Change in fair value of loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款之公允值變動	(41,822)	(51,824)
Change in fair value of structured finance securities	結構性金融證券之公允值變動	(73)	(503)
Change in fair value of held-for-trading investments	持作買賣投資之公允值變動	41,956	(8,535)

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2015

截至2015年12月31日止年度

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Operating cash flows before movements in working capital	營運資金變動前的 經營業務現金流	(168,951)	(66,091)
Increase in inventories	存貨增加	(87,438)	(576)
(Increase) decrease in held-for-trading investments	持作買賣投資(增加)減少	(154,954)	28,367
Increase in trade receivables	應收賬款增加	(907)	(164)
(Increase) decrease in deposits, prepayments and other receivables	按金、預付款及其他 應收款(增加)減少	(101,074)	12,118
Increase in trade payables	應付賬款增加	166,087	20,140
Increase (decrease) in accrued charges, rental deposits and other payables	應計費用、租務按金及 其他應付款增加(減少)	12,521	(29,038)
Cash used in operations	經營業務所用之現金	(334,716)	(35,244)
Dividend received	已收股息	2,796	16,495
Interest paid	已付利息	(47,990)	(36,543)
Tax paid	已付稅款	(9,866)	(16,523)
NET CASH USED IN OPERATING ACTIVITIES	經營業務所用之淨現金	(389,776)	(71,815)

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2015

截至2015年12月31日止年度

		Notes 附註	2015 HK\$'000 千港元	2014 HK\$'000 千港元
INVESTING ACTIVITIES	投資業務			
Addition of available-for-sale investments	增加可供出售投資		(69,295)	—
Purchase of property, plant and equipment	購入物業、廠房及設備		(54,378)	(832,089)
Settlement of construction costs payable	支付建造成本		(892,394)	—
Dividend received from associates	已收聯營公司股息		—	6,692
Interest received	已收利息		33,043	81,252
Interest income received from loan receivable with embedded derivative	已收附有嵌入式衍生工具之 應收貸款利息收入		38,800	38,800
Payments received for assets classified as held-for-sale	列作持作銷售資產之已收款項		127,180	140,084
Repayment from an associate	一家聯營公司還款		23,478	138,149
Advance to an associate	墊支一家聯營公司款項		(273,622)	(346,031)
Advance to third parties	墊支第三方		(106,332)	(57,039)
Repayment from a third party	還款予一名第三方		12,582	101,394
Advance of loan receivables	墊支應收貸款		—	(518,986)
Receipt of loan receivables	收取應收貸款		482,676	683,107
Proceeds on disposal of property, plant and equipment	出售物業、廠房及設備所得 款項		58	5
Proceeds on disposal of available-for-sale investments	出售可供出售投資 所得款項		25,371	118,151
Proceeds on disposal of a subsidiary	出售一家附屬公司所得款項	39	56,394	—
Proceeds received in respect to disposal of jointly controlled entity in the prior year	於前年度出售合營公司之所得 款項		—	39,642
Capital injection to an associate	向一家聯營公司之資本投入	20	(225,984)	(142,137)
Proceeds on disposal of associates	出售聯營公司所得款項		—	1,123,055
Withdrawal of pledged bank deposits	提取抵押銀行存款		3,774	48,547

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2015

截至2015年12月31日止年度

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
NET CASH (USED IN) FROM INVESTING ACTIVITIES	投資業務(所用)所得淨現金	(818,649)	622,596
FINANCING ACTIVITIES	融資業務		
Other loans raised	其他貸款融資	573,105	543,485
Repayment of other loans	償還其他貸款	(488,949)	(140,000)
Bank loans raised	銀行貸款融資	1,499,339	1,728,984
Repayment of bank loans	償還銀行貸款	(1,438,443)	(1,533,908)
Dividend paid	已付股息	(115,242)	(115,242)
Dividend paid to non-controlling interests of a non-wholly owned subsidiary	對一家非全資擁有之附屬公司之非控制權益之已付股息	—	(6,600)
NET CASH FROM FINANCING ACTIVITIES	融資業務所得淨現金	29,810	476,719
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等值(減少)增加淨額	(1,178,615)	1,027,500
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	現金及現金等值年初數額	1,685,638	669,760
Effect of foreign currency rate changes	外幣匯率變動之影響	(47,358)	(11,622)
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	現金及現金等值年末數額	459,665	1,685,638
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS	現金及現金等值結餘分析		
Bank balances and cash	銀行結餘及現金	459,665	1,685,638

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

For the year ended 31 December 2015

截至2015年12月31日止年度

1. General

The Company is a public limited company incorporated in Hong Kong and its shares are listed on 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 section headed “Corporate Information” in the annual report.

The functional currency of the Company is Renminbi (“RMB”), which is the currency of the primary economic environment in which the subsidiaries of the Company operate. For the convenience of the financial statements users, the consolidated financial statements are presented in Hong Kong dollars (“HKD”), as the Company’s shares are listed on the Stock Exchange.

The Company is an investment holding company and is engaged in property investment and securities trading and investments. The Company and its subsidiaries (collectively referred as the “Group”) are principally engaged in property investment, other investments, the distressed assets business and production and trading of petrochemical products. Details of the principal activities of the Company’s subsidiaries and the Group’s associates are set out in note 45.

1. 一般事項

本公司為一家於香港註冊成立的公眾有限公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。本公司註冊辦事處及主要營業地點的地址於本年報的「企業資料」部份披露。

由於人民幣作為本公司之附屬公司經營之主要經濟環境之貨幣，本公司之功能貨幣為人民幣。由於本公司之股票於聯交所上市，為便利財務報告使用者，本綜合財務報表以港幣呈列。

本公司為一家投資控股公司，並從事物業投資及證券買賣及投資。本公司及其附屬公司（統稱為「本集團」）主要從事物業投資、其他投資、不良資產業務及石油化工產品生產及銷售。本公司各附屬公司及本集團各聯營公司的詳情載列於附註45。

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

For the year ended 31 December 2015

截至2015年12月31日止年度

2. Application of New and Revised Hong Kong Financial Reporting Standards (“HKFRSs”)

Application of new and revised HKFRSs

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

Amendments to HKAS 19	Defined benefit plans: Employee contributions
Amendments to HKFRSs	Annual improvements to HKFRSs 2010 – 2012 cycle
Amendments to HKFRSs	Annual improvements to HKFRSs 2011 – 2013 cycle

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

2. 應用新訂及經修訂之香港財務報告準則(「香港財務報告準則」)

應用新訂及經修訂之香港財務報告準則

於本年度，本集團已首次採用下列由香港會計師公會(「香港會計師公會」)頒佈的新訂及經修訂香港財務報告準則：

香港會計準則第19號 (修訂本)	界定福利計劃：僱員供款
香港財務報告準則 (修訂本)	2010年—2012年週期 之香港財務報告準則 年度改進
香港財務報告準則 (修訂本)	2011年—2013年週期 之香港財務報告準則 年度改進

於本年度應用香港財務報告準則之修訂對本集團在本年度及過往年度的財務表現及狀況及／或此等綜合財務報所載之披露並無重大影響。

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

For the year ended 31 December 2015

截至2015年12月31日止年度

2. Application of New and Revised Hong Kong Financial Reporting Standards (“HKFRSs”)

(Continued)

New and revised HKFRSs in issue but not yet effective

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

HKFRS 9	Financial instruments ²
HKFRS 15	Revenue from contracts with customers ²
Amendments to HKFRS 11	Accounting for acquisitions of interests in joint operations ¹
Amendments to HKAS 1	Disclosure initiative ¹
Amendments to HKAS 16 and HKAS 38	Clarification of acceptable methods of depreciation and amortisation ¹
Amendments to HKAS 16 and HKAS 41	Agriculture: Bearer plants ¹
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associate or joint venture ³
Amendments to HKFRS 10, HKFRS 12 and HKAS 28	Investment entities: Applying the consolidation exception ¹
Amendments to HKAS 27	Equity method in separate financial statements ¹
Amendments to HKFRSs	Annual improvements to HKFRSs 2012 – 2014 cycle ¹

¹ Effective for annual periods beginning on or after 1 January 2016, with earlier application permitted.

² Effective for annual periods beginning on or after 1 January 2018, with earlier application permitted.

³ Effective for annual periods beginning on or after a date to be determined.

2. 應用新訂及經修訂之香港財務報告準則(「香港財務報告準則」)(續)

已頒佈但尚未生效之新訂及經修訂香港財務報告準則

本集團尚未提早應用下列已頒佈但尚未生效之新訂及經修訂香港財務報告準則：

香港財務報告準則第9號	金融工具 ²
香港財務報告準則第15號	來自客戶合約的收益 ²
香港財務報告準則第11號(修訂本)	收購合營業務權益會計處理 ¹
香港會計準則第1號(修訂本)	首次披露 ¹
香港會計準則第16號及香港會計準則第38號(修訂本)	澄清可接納折舊及攤銷方法 ¹
香港會計準則第16號及香港會計準則第41號(修訂本)	農業：不動產廠房 ¹
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營公司或合營公司之間的資產出售或貢獻 ³
香港財務報告準則第10號、香港財務報告準則第12號及香港會計準則第28號(修訂本)	投資實體：應用合法除外 ¹
香港會計準則第27號(修訂本)	獨立財務報表內的權益法 ¹
香港財務報告準則準則(修訂本)	2012年—2014年週期之香港財務報告之年改進 ¹

¹ 於2016年1月1日或之後開始之年度期間生效。

² 於2018年1月1日或之後開始之年度期間生效。

³ 於待定日子或之後開始之年度期間生效。

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

For the year ended 31 December 2015

截至2015年12月31日止年度

2. Application of New and Revised Hong Kong Financial Reporting Standards (“HKFRSs”)

(Continued)

HKFRS 9 Financial instruments

HKFRS 9 issued in 2009 introduces new requirements for the classification and measurement of financial assets. HKFRS 9 was subsequently amended in 2010 to include requirements for the classification and measurement of financial liabilities and for derecognition, and further amended in 2013 to include the new requirements for general hedge accounting. Another revised version of HKFRS 9 was issued in 2014 mainly to include a) impairment requirements for financial assets and b) limited amendments to the classification and measurement requirements by introducing a “fair value through other comprehensive income” (FVTOCI) measurement category for certain simple debt instruments.

Key requirements of HKFRS 9 are described as follows:

- All recognised financial assets that are within the scope of HKAS 39 “Financial instruments: Recognition and measurement” are subsequently measured at amortised cost or fair value. Specifically, debt investments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal outstanding are generally measured at amortised cost at the end of subsequent accounting periods. Debt instruments that are held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets, and that have contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding, are measured at FVTOCI. All other debt investments and equity investments are measured at their fair values at the end of subsequent reporting periods. In addition, under HKFRS 9, entities may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognised in profit or loss.

2. 應用新訂及經修訂之香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號金融工具

於2009年頒佈之香港財務報告準則第9號引入金融資產分類及計量之新規定。香港財務報告準則第9號其後於2010年經修訂，以包括有關分類及計量金融負債及終止確認之規定，並進一步於2013年修訂已包括一般對沖會計的新規定。於2014年頒佈之香港財務報告準則第9號另一個經修訂版本主要加入a)有關金融資產之減值規定；及b)藉為若干簡單債務工具引入「透過其他全面收入按公平價值列賬」(「透過其他全面收入按公平價值列賬」)計量類別，對分類及計量規定作出有限修訂。

香港財務報告準則第9號之主要規定載述如下：

- 所有屬香港會計準則第39號「金融工具：確認及計量」範圍內之已確認金融資產其後均須按攤銷成本或公允值計量。具體而言，目的是收取合約現金流量之業務模式內持有之債務投資，及合約現金流量僅為償還本金及尚未償還本金利息之債務投資，一般於其後會計期間結算日按攤銷成本計量。以業務模式持有的債權產品，目的是以收取合約現金流及出售財務資產，財務資產之合約條款引起現金流之指定日期僅為償還本金及尚未償還的本金利息是以透過其他全面收入按公平價值列賬。所有其他債務投資及股本投資均於其後報告期末按公允值計量。此外，根據香港財務報告準則第9號，實體可作出不可撤回之選擇，以於其他全面收益呈列股本投資(並非持作買賣者)公允值之其後變動，只有股息收入一般於損益表確認。

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

For the year ended 31 December 2015

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2. Application of New and Revised Hong Kong Financial Reporting Standards (“HKFRSs”)

(Continued)

HKFRS 9 Financial instruments (Continued)

- With regard to the measurement of financial liabilities designated as at fair value through profit or loss, HKFRS 9 requires that the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is presented in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. Changes in fair value of financial liabilities attributable to changes in the financial liabilities' credit risk are not subsequently reclassified to profit or loss. Under HKAS 39, the entire amount of the change in the fair value of the financial liability designated as fair value through profit or loss was presented in profit or loss.
- 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. 應用新訂及經修訂之香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號金融工具(續)

- 就指定為於損益表按公允值處理的金融負債之計量而言，香港財務報告準則第9號規定該金融負債之信貸風險變動以致該負債公允值變動之金額於其他全面收益內呈列，除非於其他全面收益中確認該負債信貸風險變動影響會導致或擴大損益上之會計錯配。金融負債之信貸風險引致之金融負債公允值變動其後不會重新分類至損益表。根據香港會計準則第39號，指定為於損益表按公允值處理的金融負債之整筆公允值變動金額於損益表呈列。
- 就金融資產的減值而言，與香港會計準則第39號項下按已產生信貸虧損模式計算相反，香港財務報告準則第9號規定按預期信貸虧損模式計算。預期信貸虧損模式需要實體於各報告日期將預期信貸虧損及該等預期信貸虧損的變動入賬，以反映信貸風險自初次確認以來的變動。換言之，毋須再待發生信貸事件即可確認信貸虧損。

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2. Application of New and Revised Hong Kong Financial Reporting Standards (“HKFRSs”)

(Continued)

HKFRS 9 Financial instruments (Continued)

The directors of the Company have reviewed the Group’s financial assets as at 31 December 2015 and anticipate that the application of HKFRS 9 in the future may result in provision of twelve months and lifetime expected credit losses on financial assets and is not likely to have other material impact on the results and financial position of the Group based on an analysis of the Group’s existing business model.

HKFRS 15 Revenue from Contracts with Customers

HKFRS 15 was issued which establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. HKFRS 15 will supersede the current revenue recognition guidance including HKAS 18 Revenue, HKAS 11 Construction Contracts and the related Interpretations when it becomes effective.

The core principle of HKFRS 15 is that an entity should recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the standard introduces a 5-step approach to revenue recognition:

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

2. 應用新訂及經修訂之香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號金融工具(續)

本公司董事已檢討本集團於2015年12月31日的金融資產，並預期日後應用香港財務報告準則第9號或會導致就金融資產計提十二個月及存續期預期信用損失撥備，而根據對本集團的現有業務模式進行的分析，不大可能對本集團的業績及財務狀況有任何其他重大影響。

香港財務報告準則第15號來自客戶合約的收益

香港財務報告準則第15號頒佈及制定一項單一全面模式供實體用作將自客戶合約所產生之收益入賬。於香港財務報告準則第15號生效後，其將取代現時載於香港會計準則第18號收益、香港會計準則第11號建築合約及相關詮釋之收益確認指引。

香港財務報告準則第15號之核心原則為實體所確認描述向客戶轉讓承諾貨品或服務之收益金額，應為能反映該實體預期就交換該等貨品或服務有權獲得之代價。具體而言，該準則引入五個確認收益之步驟：

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

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2. Application of New and Revised Hong Kong Financial Reporting Standards (“HKFRSs”)

(Continued)

HKFRS 15 Revenue from Contracts with Customers

(Continued)

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

The directors of the Company anticipate that the application of HKFRS 15 in the future may impact on the amounts reported and disclosures made in the Group’s consolidated financial statements. However, it is not practicable to provide a reasonable estimate of the effect of HKFRS 15 until the Group performs a detailed review.

The directors of the Company anticipate that the application of the other new and revised HKFRSs will have 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.

3. Significant Accounting Policies

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA and the Hong Kong Companies Ordinance. 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 (“CO”).

2. 應用新訂及經修訂之香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第15號來自客戶合約的收益(續)

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

本公司董事預期於將來應用的香港財務報告準則第15號對本集團的綜合財務報表的報告金額及披露會影響。但是，本集團作出詳細檢討前為香港財務報告準則第15號的影響作出合理的估算是

本公司董事預期應用該等準則的其他新訂及經修訂將不會對本集團在本年度及過往年度的財務表現及狀況及／或此等綜合財務報表之披露造成重大影響。

3. 主要會計政策

綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則以及香港公司條例編製。此外，綜合財務報表載有香港聯合交易所有限公司證券上市規則(「上市規則」)及香港公司條例(「公司條例」)規定之適用披露資料。

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

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3. Significant Accounting Policies (Continued)

The provisions of the new Hong Kong Companies Ordinance (Cap 622) regarding preparation of accounts and directors' reports and audits became effective for the Company for the financial year ended 31 December 2015. Further, the disclosure requirements set out in the Listing Rules regarding annual accounts have been amended with reference to the new CO to streamline with HKFRSs. Accordingly, the presentation and disclosure of information in the consolidated financial statements for the financial year ended 31 December 2015 have been changed to comply with these new requirements. Comparative information in respect of the financial year ended 31 December 2014 are presented or disclosed in the consolidated financial statements based on the new requirements. Information previously required to be disclosed under the predecessor CO or Listing Rules but not under the new CO or amended Listing Rules are not disclosed in the consolidated financial statements.

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

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

3. 主要會計政策(續)

根據新香港公司條例(第622章)有關編製本公司賬目及董事會報告及審核報告的規定已於截至2015年12月31日止財政年度生效。此外，上市規則內有關年度賬目的披露規定已就新香港公司條例作出修訂，並隨著香港財務報告準則得以簡化。因此，截至2015年12月31日止財政年度綜合財務報表的呈列及資料披露已予更改以遵從新規定。截至2014年12月31日止財政年度的比較資料已根據新規定於綜合財務報表內呈列及披露。本綜合財務報表不會披露前香港公司條例或上市規則之前所要求披露但根據新香港公司條例或已修訂的上市規則並無要求披露的資料。

除物業及若干金融工具是於各報告期末以重估值或公允值(如適用)計量外，本綜合財務報表是按歷史成本為基準編制。所採納之主要會計政策如下：

歷史成本一般乃按交換貨品及服務所付出代價之公允值釐定。

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

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3. Significant Accounting Policies (Continued)

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, 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”.

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)

公允值為於計量日期市場參與者間於有秩序交易中出售資產所收取或轉讓負債所支付之價格，而不論該價格為可直接觀察或可使用其他估值技術估計。於估計資產或負債之公允值時，本集團會考慮該等市場參與者於計量日期對資產或負債定價時所考慮之資產或負債之特點。於該等綜合財務報表中作計量及／或披露目的之公允值乃按此基準釐定，惟香港財務報告準則第2號範圍內以股份為基礎的支付交易、香港會計準則第17號「租賃」範圍內之租賃交易及與公允值類似但並非公允值之計量（如香港會計準則第2號「存貨」之可變現淨值或香港會計準則第36號「資產減值」之使用價值）除外。

此外，就財務呈報目的而言，公允值計量根據公允值計量輸入數據之可觀察程度及輸入數據對公允值計量之整體重要性分類為第1、第2或第3類，載述如下：

- 第1類輸入數據乃於計量日期實體可得之相同資產或負債在活躍市場之報價（未經調整）；
- 第2類輸入數據乃根據第1類所列報價以外之可直接或間接觀察資產或負債之輸入數據；及
- 第3類輸入數據乃資產或負債之不可觀察輸入數據。

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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 where 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 subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date of the Group gains control until the date when the Group ceases to control the subsidiary.

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

本綜合財務報表包括本公司及被本公司及其附屬公司控制的各公司的財務報表。本公司可取得控制權：

- 對被投資公司擁有控制權；
- 承擔參與被投資公司之變動回報之風險或享有權利；及
- 擁有運用其權力以影響其回報之能力。

倘根據事實及情況，上述三個控制權因素中之一個或以上發生變化，則本集團重新評估其是否擁有被投資公司之控制權。

綜合附屬公司於本集團取得附屬公司之控制權時開始，並於本集團失去附屬公司之控制權時終止。尤其是，於本年度收購或出售附屬公司之收入及費用，乃由本集團收購生效日期或截至出售生效日期(視情況而定)計入綜合損益表內。

為使附屬公司之會計政策與本集團之會計政策一致，附屬公司之財務報表會在有需要之情況下作出調整。

所有集團公司之間的資產及負債、權益、收入、費用及有關本集團成員公司之間交易的現金流量均於綜合賬目時悉數抵銷。

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

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3. Significant Accounting Policies (Continued)

Basis of consolidation (Continued)

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interest. Total comprehensive income of subsidiaries are 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.

Changes in the Group's ownership interests in existing subsidiaries

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

3. 主要會計政策(續)

綜合賬目基準(續)

於附屬公司之非控制權益與本集團於當中之權益分開呈列。

損益及其他全面收益之各項目歸屬於本公司擁有人及非控制權益。附屬公司之全面收益總額歸屬於本公司擁有人及非控制權益，即使此舉導致非控制權益出現虧損結餘。

本集團於現有附屬公司所有權權益之變動

本集團於現有附屬公司所有權權益之變動並不導致本集團失去對附屬公司的控制權，並以權益交易入賬。本集團之權益及非控股權益之賬面值均予以調整，以反映彼等於附屬公司相關權益之變動。經調整之非控股權益金額與已支付或已收取代價之公允值間之任何差額乃直接於權益確認，並歸屬於本公司股東。

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

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3. Significant Accounting Policies (Continued)

Changes in the Group's ownership interests in existing subsidiaries (Continued)

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

Business combinations

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

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

3. 主要會計政策(續)

本集團於現有附屬公司所有權權益之變動(續)

倘本集團失去對一間附屬公司之控制權，收益或虧損乃於損益內確認，並為：(i)所收取代價之公允值及任何保留權益的公允值總和與(ii)附屬公司的資產(包括商譽)之先前賬面值及負債及任何非控股權益之間的差額。早前於其他全面收益確認之有關附屬公司的全部金額將會以猶如本集團已直接出售相關附屬公司資產或負債之方式入賬(即如適用香港財務報告準則所指定/許可，重新分類至損益或轉撥至另一類別權益)。於失去控制權當日仍保留於前附屬公司之任何投資公允值，則根據香港會計準則第39號被視為其後入賬時初步確認之公允值(如適用)及於聯營公司或合資企業投資的初步確認成本。

業務合併

收購業務採用收購法入賬。業務合併之轉讓代價按公允值計量，而計算方法為本集團所轉讓之資產於收購日之公允值、本集團對所被購者原擁有人產生之負債及本集團發行股本權益的總額以置換被購者之控制權。有關收購涉及之費用一般於產生時於損益表中確認。

於收購日期，所收購之可識別資產及所承擔之負債乃按彼等之公允值確認。

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3. Significant Accounting Policies (Continued)

Business combinations (Continued)

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

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets.

The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at their fair value or, when applicable, on the basis specified in another HKFRS.

Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business (see the accounting policy above) less accumulated impairment losses, if any, and is presented separately in the consolidated statement of financial position.

3. 主要會計政策(續)

業務合併(續)

商譽之計算是以所轉讓之代價、於被購者中非控股權益所佔金額及收購方以往持有的被購者股權之公允值(如有)之總和，扣除於收購日期可供識別資產及承擔的負債之淨額後，所超出之差額計量。倘經重新評估後，被購者的可識別淨資產與所承擔的負債於收購日期之淨額、非控股權益於被購者中所佔金額以及收購方以往持有的被購者股權之公允值(如有)之總和高於轉讓之代價，則該差額即時於損益表內確認為折價購買收益。

非控股權益屬現時擁有者權益且於清盤時賦予其持有人可按比例分佔該實體之淨資產，可初步按公允值或非控股權益應佔被購者可識別淨資產的已確認金額按比例計量。

計量基準視乎每項交易而作出選擇。其他種類的非控股權益乃按其公允值或(如適用)其他香港財務報告準則規定之基準計量。

商譽

因收購業務而產生之商譽是按收購業務當日達成(見上述會計政策)的成本值減任何累計減值虧損，如有，並會於綜合財務狀況表內獨立呈列。

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3. Significant Accounting Policies (Continued)

Goodwill (Continued)

For the purposes of impairment testing, goodwill is allocated to each of the relevant cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination.

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

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the amount of profit or loss on disposal.

Investments in associates

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.

3. 主要會計政策(續)

商譽(續)

就減值測試而言，商譽乃被分配至預期從合併的協同效應中受益之各有關現金產生單位，或一組現金產生單位。

已獲配商譽之現金產生單位每年及凡單位有可能出現減值跡象時進行減值測試。於報告期間因收購而產生的商譽，獲分配商譽的現金產生單位需要於報告期間完結前進行減值測試。當現金產生單位之可回收金額少於其賬面值時，減值虧損首先被分配以削減分配至該單位的商譽，不足的則以單位內各資產之賬面值為基準按比例分配至並削減該單位之其他資產之賬面值。涉及商譽之任何減值虧損乃直接於損益表內確認。已確認之商譽減值虧損於其後期間不予以撥回。

於出售有關現金產生單位時，計量出售收益應包括相關應佔商譽的金額。

聯營公司投資

聯營公司指本集團對其行使重大影響力的實體。重大影響指有權參與投資對象之財務及營運政策之制定，但並非對該等政策有控制權或共同控制權。

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3. Significant Accounting Policies (Continued)

Investments in associates (Continued)

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associates 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 is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), 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 that associate.

An investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, 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.

3. 主要會計政策(續)

聯營公司投資(續)

聯營公司之業績、資產及負債乃採用權益會計法計入該等綜合財務報表。以權益法入賬之聯營公司之財務報表在類似情況下以本集團相似交易及事件之統一方法入賬。根據權益法，於聯營公司的投資初步按成本於綜合財務狀況表確認，其後作出調整，以確認本集團所佔該聯營公司之損益及其他全面收益。當本集團所佔聯營公司的虧損超越本集團於該聯營公司的權益(包括實質上構成本集團對該聯營公司淨投資的任何長期權益)，本集團將不再確認額外應佔虧損。僅於本集團具有法定或推定責任或代表該聯營公司付款時，方會確認額外虧損。

於聯營公司之投資採用權益法自被投資公司成為聯營公司當日起入賬。收購於聯營公司之投資時，投資成本超過本集團應佔被投資公司之可識別資產及負債之公允值淨額之任何部份均確認為商譽，並計入投資之賬面值。本集團應佔可識別資產及負債之公允值淨額超過投資成本之任何部份(經重新評估後)於收購投資之期間即時於損益中確認。

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3. Significant Accounting Policies (Continued)

Investments in associates (Continued)

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

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate, or when the investment (or a portion thereof) is classified as held for sale. When the Group retains an interest in the former associate and the retained interest is a financial asset, 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 in accordance with HKAS 39. The difference between the carrying amount of the associate at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of a part interest in the associate or joint venture is included in the determination of the gain or loss on disposal of the associate. 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 had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

3. 主要會計政策(續)

聯營公司投資(續)

香港會計準則第39號之規定獲應用以釐定是否需要就本集團於聯營公司之投資確認任何減值虧損。於有需要時，投資之全部賬面值(包括商譽)會根據香港會計準則第36號「資產減值」作為單一資產進行減值測試，方法為將可收回金額(即使用價值與公允值減出售成本之較高者)與賬面值進行比較，任何已確認減值虧損構成投資賬面值之一部份。有關減值虧損之任何撥回於該項投資可收回金額其後增加時根據香港會計準則第36號「資產減值」確認。

於該項投資不再為聯營公司，或該項投資(或其部份)被分類為持作出售當日起，本集團終止使用權益法。當本集團保留於前聯營公司的權益，而保留權益為金融資產，本集團按該日之公允值計量保留權益，而該公允值被視為根據香港會計準則第39號初步確認時之公允值。該聯營公司於終止使用權益法當日之賬面值與任何保留權益之公允值及任何出售該聯營公司部份權益之任何所得款項之間之差額，在釐定出售該聯營公司之盈虧時計算在內。此外，本集團就該聯營公司而先前在其他全面收益確認之所有金額，是以假設該聯營公司已直接出售相關資產或負債所須採用之相同方式入賬。因此，倘該聯營公司先前於其他全面收益確認之盈虧將於出售相關資產或負債時重新分類至損益表，則本集團會於終止使用權益法時將盈虧由權益重新分類至損益表(作為重新分類調整)。

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3. Significant Accounting Policies (Continued)

Investments in associates (Continued)

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

Non-current assets held for sale

Non-current assets 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 sale is highly probable and the non-current asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such assets. 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.

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

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 fair value. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

3. 主要會計政策(續)

聯營公司投資(續)

當集團實體與本集團之聯營公司有交易往來時，與該聯營公司進行交易所產生之損益以與本集團無關之該聯營公司權益為限於本集團之綜合財務報表內確認。

持作銷售之非流動資產

倘非流動資產之賬面值將主要是透過一項出售交易而非透過持續使用收回，則分類為持作銷售。是項條件僅於銷售極可能達成而該非流動資產可於現況下即時出售唯可受制於出售比等資產的一般性條件及慣例方算符合。管理層必須致力促成出售，即預期分類日期起計一年內完成銷售方符合確認資格。

分類為持作銷售之非流動資產乃按其過往賬面值與公允值之較低者減出售成本計量。

投資物業

投資物業是指持作賺取租金及／或資本增值的物業。

投資物業於首次確認時按成本包括任何相關的直接支出計量。於首次確認後，投資物業是以公允值計量。投資物業的公允值變動所產生的收益或虧損於產生期間直接確認於損益表。

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3. Significant Accounting Policies (Continued)

Investment properties (Continued)

All of the Group's property interests held under operating leases to earn rentals or for capital appreciation purposes are accounted for as investment properties and are measured using the fair value model.

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 asset (calculated as the difference between the net sales proceeds and the carrying amount of the asset) is included in the profit or loss in the period in which the property to derecognised.

Property, plant and equipment

Property, plant and equipment including leasehold land (classified as finance lease) and buildings held for use in production or supply of goods or services, or for administrative purposes (other than construction in progress) are stated in the consolidated statement of financial position at cost or fair value less subsequent accumulated depreciation and accumulated impairment loss, if any.

Construction in progress includes property, plant and equipment in the course of construction for production or for its own use purposes. Construction in progress is carried at cost less any recognised impairment loss. Construction in progress is classified to the appropriate category of property, 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)

投資物業(續)

所有本集團以營運租約方式持有作收租或資本增值用途的物業列賬為投資物業及以公允值模式計量。

當投資物業被出售或該投資物業永久不再被使用，或預期出售該物業將不會產生未來經濟利益時，該項投資物業不再被確認。因不再確認為資產而產生的任何收益或虧損(按出售所得款項淨額與資產的賬面值之差額計算)於物業不再確認期間於損益表內入賬。

物業、廠房及設備

物業、廠房及設備包括持有作為生產、提供貨品或服務或行政管理用途(在建工程除外)的租賃土地(分類為融資租賃)及樓宇乃按成本或公允值減去其後累計折舊及累計減值虧損(如有)載入綜合財務狀況表。

在建工程指正在建造以供生產或自用之物業、廠房及設備。在建工程以成本減累計減值虧損列賬。在建工程於完成後可供用於擬定用途時重新分類為物業、廠房及設備之適當類別。此等資產之折舊基準與其他物業資產相同，乃於資產可供於擬定用途時開始計提。

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3. Significant Accounting Policies (Continued)

Property, plant and equipment (Continued)

The cost of an item of property, plant and equipment includes the costs of testing whether the asset is functioning properly, after deducting the net proceeds from selling any items produced while bringing the asset to that location and condition (such as samples produced when testing equipment).

Leasehold land and buildings held for use in the production or supply of goods or services, or for administrative purposes, are stated in the consolidated statement of financial position at their revalued amount, being the fair value at the date of revaluation less any subsequent accumulated impairment losses and subsequent accumulated depreciation. Revaluations are performed with sufficient regularity such that the carrying amount does not differ materially from that which would be determined using fair values at the end of the reporting period.

Any revaluation increase arising on revaluation of leasehold land and buildings is recognised in other comprehensive income and accumulated in asset revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously charged. A decrease in net carrying amount arising on revaluation of an asset is recognised in profit or loss to the extent that it exceeds the balance, if any, on the asset revaluation reserve relating to a previous revaluation of that asset. On the subsequent sale or retirement of a revalued asset, the attributable revaluation surplus is transferred to retained profits.

3. 主要會計政策(續)

物業、廠房及設備(續)

物業、廠房及設備之成本包括資產有效地使用之測試成本，減去從出售令資產達致其現時位置及狀況之淨所得款(如當測試設備之樣本生產)

持有用作生產或提供貨品或服務用途，或用作行政管理用途的租賃土地及樓宇，乃按其重估值於綜合財務狀況表內列賬，而重估值即指重估當日之公允價值減去任何其後之累積減值虧損及其後之累積折舊。由於定期進行重估，賬面值與於本報告期末所釐定之公允價值沒有重大差距。

重估租賃土地及樓宇所產生的任何重估盈餘是撥入資產重估儲備，惟倘有關盈餘用作沖回該項資產於過往已確認為支出的重估值減，在該情況下則盈餘是計入損益表，但限於過往已確認為支出的金額。因重估資產而減少的賬面淨值是當作開支處理，若有因過往重估該項資產而產生的重估儲備結餘，則以該結餘扣減後之餘額作開支處理。於隨後出售或報廢該重估資產時，相關重估盈餘將劃轉至保留溢利。

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3. Significant Accounting Policies (Continued)

Property, plant and equipment (Continued)

Depreciation is recognised so as to write off the cost or fair value of property, plant and equipment other than construction in progress less 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.

If an item of property, 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 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.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in profit or loss in the period in which the item is derecognised.

Revenue recognition

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

3. 主要會計政策(續)

物業、廠房及設備(續)

除在建工程外之折舊乃按物業、廠房及設備預計可使用年限減剩餘價值，以直線法撇銷其成本或公允值。在各報告期末將檢討預計可使用年限、剩餘價值及折舊方法，據此產生的估計變動之影響以後續方式列賬，以預期基準估計任何變動之影響進行檢討。

倘若一項物業、廠房及設備因為由自用物業，在改變其用途後成為投資物業，在其轉變當日，其賬面值及公允值的差額會在其他全面溢利及累計在物業重估儲備中。後繼買賣或資產廢置，其相關的重估儲備會直接撥入保留盈利。

當物業、廠房及設備被出售或預期繼續使用該資產不會為將來帶來經濟利益時，該項物業、廠房及設備不再被確認。因不再確認為資產而產生的任何收益或虧損(按出售所得款項淨額與資產的賬面值之差額計算)於不再確認年度的損益表內入賬。

收入的確認

收入按已收或應收款項之公允值計量，並代表貨物銷售及於正常經營過程中提供之服務的應收款項，惟須扣除折扣及與銷售相關的稅項。

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3. Significant Accounting Policies (Continued)

Revenue recognition (Continued)

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Other interest income from a financial asset 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.

Commission income and consultancy income are recognised when services are provided.

Revenue from the sale of petrochemical products is recognised when the goods are delivered and titles have passed, at which time all the following conditions are satisfied:

- the Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the economic benefits associated with the transaction will flow to the Group; and
- the cost incurred or to be incurred in respect of the transaction can be measured reliably.

3. 主要會計政策(續)

收入的確認(續)

來自金融資產之利息收入於經濟利益可能流入本集團，且收入之金額能可靠地計量時確認。來自金融資產之其他利息收入以時間基準並參照未償還本金及適用之實際利率計算，而該利率乃透過金融資產之預期年期完全貼現估計未來現金收入至於首次確認時之資產之賬面淨值之利率。

佣金收入及顧問費收入於提供服務時確認。

石油化工產品銷售之收入於貨品已付運及擁有權已過戶，及任何時間符合以下所有條件時予以確認：

- 本集團將貨品擁有權之主要風險及回報轉嫁予買方；
- 本集團對所售貨品不再具有一般與擁有權相關的程度的持續管理參與權，亦無實際控制權；
- 收入金額能可靠計量；
- 與交易相關的經濟利益可能流入本集團；及
- 交易已產生或將予產生的成本能可靠計量。

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3. Significant Accounting Policies (Continued)

Revenue recognition (Continued)

Property management fee income is recognised when management service is rendered.

Rental income under operating leases is recognised on a straight line basis over the term of the leases.

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established (provided that it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably).

Financial instruments

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

3. 主要會計政策(續)

收入的確認(續)

物業管理費收入於提供管理服務時確認。

營運租約之租金收入於租約期限內以直線基準確認。

投資所得股息收入乃於股東收取該項付款之權利獲確立時確認(若經濟利益可能流入本集團，且收入的金額能可靠地計量)。

金融工具

金融資產及金融負債於集團實體成為該工具合約條文之訂約方後，於綜合財務狀況表中確認。金融資產及金融負債初步按公允值計量。因收購或發行金融資產及金融負債(於損益表按公允值處理的金融資產及金融負債除外)而直接產生之交易費用於初次確認時加入金融資產及金融負債(如適用)之公允值或自金融資產及金融負債(如適用)之公允值扣除。因收購於損益表按公允值處理的金融資產或金融負債而直接產生之交易費用即時於損益表確認。

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

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets

The Group's financial assets are classified into one of three categories: financial assets at fair value through profit or loss ("FVTPL"), loans and receivables, and available-for-sale 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.

Effective interest method

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

Interest income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL, of which interest income is included in net gains or losses.

3. 主要會計政策(續)

金融工具(續)

金融資產

本集團之金融資產分類為以下三個類別之其中一類：於損益表按公允值處理的金融資產、貸款及應收款項及可供出售的金融資產。分類取決於金融資產的性質及目的並於初次確認時決定。所有日常買賣之金融資產於交易日確認及終止確認。日常買賣指須根據市場規則或慣例訂立之時限交收資產之金融資產買賣。

實際利率法

實際利率法是計算金融資產的攤銷成本及於相關期間攤分利息收入的方法。實際利率是指於金融資產預期有效期或於首次確認時之賬面淨值之較短期間(如適用)確實地折現估計未來收取現金(包括構成整體部分的實際利率、點子、交易成本及其他溢價或折扣所付或所收的所有費用)之利率。

除被分類為於損益表按公允值處理的金融資產(其利息收入包括於淨收益或虧損中)，債權產品之利息收入以實際利率基準確認。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Financial assets at FVTPL

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

A financial asset is classified as held for trading if:

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

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

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- the financial asset forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

於損益表按公允值處理的金融資產

當金融資產是持作買賣或指定於損益表按公允值處理，即金融資產被分類為於損益表按公允值處理。

金融資產於以下情況下界定為持作買賣：

- 購入之目的主要為於短期內出售；或
- 於首次確認時屬於由本集團統一管理的一項可識別金融工具組合的一部分並且於最近期間確實存在短期套利紀錄；或
- 屬於未有指定類型的衍生工具並實際是一項對沖工具。

除持作買賣用途之金融資產外，其他金融資產於首次確認時在下屬情況下可能被指定為於損益表按公允值處理：

- 此分類能抵銷或大幅減少計量或減少引起確認的不一致性；或
- 此金融資產是屬於一組金融資產或一組金融負債或兩者之一部份，該組金融資產或金融負債是根據本集團成文的風險管理及投資策略來管理並按公允值衡量其表現，且內部使用作分類資料亦建基於此；或

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Financial assets at FVTPL (Continued)

- it forms part of a contract containing one or more embedded derivatives, and HKAS 39 “Financial instruments: Recognition and measurement” permits the entire combined contract (asset or liability) to be designated as at FVTPL.

Financial assets at FVTPL are measured at fair value, with any gain or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial assets. Fair value is determined in the manner described in note 6.

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 receivables, deposits and other receivables, amounts due from an associate, pledged bank deposits, bank balances and cash and loan receivables) are measured at amortised cost using the effective interest method, less any identified impairment losses (see accounting policy on impairment loss on financial assets below).

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

於損益表按公允值處理的金融資產(續)

- 此金融資產是包含一個或多個嵌入式衍生工具之合約的組成部份，並且香港會計準則第39號「金融工具：確認及計量」容許整個結合式合約(資產或負債)指定為於損益表按公允值處理。

於損益表按公允值處理的金融資產以公允值計量，重新計量所產生的任何收益或虧損將於損益表確認。於損益表確認的淨收益或虧損並不包括來自該金融資產的股息或利息。釐定公允值的方式已載列於附註6。

貸款及應收款項

貸款及應收款項為沒有活躍市場報價而附帶固定或可釐定付款額之非衍生性質金融資產。於首次確認後，貸款及應收款項(包括應收賬款，按金及其他應收款項、應收聯營公司款、抵押銀行存款、銀行結餘及現金及應收貸款)採用實際利率法以攤銷成本，扣減任何已識別減值虧損列賬(見下述財務資產減值之會計政策)。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Available-for-sale financial assets

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

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

Dividends on available-for-sale equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established.

For available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured, they are measured at cost less any identified impairment losses at the end of the reporting period (see accounting policy on impairment loss on financial assets below).

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

可供出售之金融資產

可供出售之金融資產為指定可供出售的非衍生項目，或未有分類為於損益表按公允值處理之金融資產、貸款及應收賬款或持有至到期日之投資。

於活躍市場買賣之股本證券及本集團持有分類為可供出售之債務證券乃於各報告期末按公允值計量。以實際利息法計量、與利息收入有關之可供出售債務證券之賬面值變動及可供出售股本投資乃於損益表中確認。可供出售金融資產之其他賬面值變動乃於其他收益中確認，並累積於投資重估儲備。投資被出售或被定為減值時，之前於投資重估儲備確認之累計收益或虧損將會劃轉至損益表(見下文有關金融資產減值虧損之會計政策)。

當本集團收取股息之權利被確定時，可供出售股本工具之股息於損益表中確認。

就沒有活躍市場的市場報價且其公允值無法可靠地計量的可供出售之股本投資而言，該等投資於本報告期末按成本扣減任何已識別減值虧損計量(見以下關於財務資產減值虧損之會計政策)。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of the 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 available-for-sale 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.

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

- significant financial difficulty of the issuer or counterparty; or
- default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

For certain categories of financial asset, such as trade receivables which are assessed not to be impaired individually are, in addition, subsequently assessed for impairment on a collective basis. 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, observable changes in national or local economic conditions that correlate with default on receivables.

3. 主要會計政策(續)

金融工具(續)

金融資產之減值

除了於損益表按公允值處理的金融資產外，金融資產於各本報告期末評估減值指標。倘若有客觀佐證顯示，因一項或多項事故於首次確認金融資產後出現而導致該金融資產被視為減值，其估計未來現金流量已受影響。

就可供出售之股本投資而言，相關投資的公允值出現重大或長期下跌並低於該項投資的成本，則被視為減值的客觀佐證。

就所有其他金融資產而言，減值之客觀佐證可以包括：

- 發行人或交易方出現重大財政困難；或
- 拖欠或逾期支付利息或本金；或
- 可能出現借貸人將陷入破產或財務重組。

若干類別的金融資產如應收賬款，不會就減值作單獨考核而是另外在其後以整體性基準進行減值考核。一組應收款項的減值之客觀性佐證可以包括本集團以往收款的經驗、組合內逾期付款次數的增加並超逾平均的信用期、能察覺的國家性或地區性經濟狀況引致應收款項無法收回。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Impairment of financial assets (Continued)

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, other receivables, amounts due from associates/subsidiaries, 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 other receivables, trade receivables, amounts due from associates/subsidiaries are 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 available-for-sale 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)

金融資產之減值(續)

就按攤銷成本列賬之金融資產而言，減值虧損金額確認是按資產賬面值與按金融資產原實際利率折讓之估計未來現金流量之現值的差額計算。

就按成本列賬之金融資產而言，減值虧損數額按資產賬面值與按類似金融資產之現行市場回報率折讓估計未來現金流量之現值間之差額計算。有關減值虧損不會於繼後期間回撥。

金融資產之賬面值因其減值虧損而直接減少，惟應收賬款、其他應收款及應收聯營公司款／附屬公司款之賬面值則透過使用撥備賬減少。所有撥備賬賬面值之變動於損益表內確認。倘應收賬款、其他應收款及應收聯營公司款／附屬公司款應收賬款被認為不可收回，則於撥備賬內撇銷。其後收回之已撇銷數額計入損益表。

當可供出售金融資產被視為減值時，之前於其他全面溢利確認之累計收益或虧損將會於減值發生之期間劃轉至損益表。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Impairment of financial assets (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 loss was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the asset 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 available-for-sale investments previously recognised in profit or loss are not 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 available-for-sale 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.

Financial liabilities and equity instruments

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

3. 主要會計政策(續)

金融工具(續)

金融資產之減值(續)

就按攤銷成本列賬之金融資產而言，倘若於後期減值虧損之金額減少及該減少能客觀地與確認減值後發生的事項相關，則以前已確認之減值虧損可於損益表內撥回，惟減值撥回當日之資產賬面值不得超過如無確認減值時之攤銷成本。

可供出售投資以前於損益確認之減值虧損將不會於損益表撥回。減值虧損後的任何公允值增幅直接於其他全面溢利確認及累計於其他儲備中。就可供出售債務投資而言，倘若該投資之公允值增幅能客觀地與確認減值虧損後發生的事項相關，則相關減值虧損會於其後於損益表撥回。

金融負債及股本工具

由集團公司發行之金融負債及股本權益工具，按所訂立之合約安排性質，及金融負債及股本權益工具之定義而分類為金融負債或股本。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial liabilities and equity instruments (Continued)

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 recorded at the proceeds received, net of direct issue costs.

Effective interest method

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

Interest expense is recognised on an effective interest basis.

Other financial liabilities

Other financial liabilities including borrowings, trade and bills payables, other payables and amounts due to subsidiaries are subsequently measured at amortised cost, using the effective interest method.

3. 主要會計政策(續)

金融工具(續)

金融負債及股本工具(續)

股本工具

股本權益工具為帶有集團資產剩餘權益(經扣除其所有負債後)之任何合約。

由本公司發行之股本工具乃按已收取所得款項減直接發行費用記錄。

實際利率法

實際利率法是計算金融負債的攤銷成本及於相關期間攤分利息費用的方法。實際利率是指於金融負債預期有效期或於首次確認時賬面淨值之較短期間(如適用)確實地折現估計未來支付現金(包括構成整體部份的實際利率、交易成本及其他溢價或折扣所付或所收的所有費用及點子)之利率。

利息費用乃按實際利率基準而確認。

其他金融負債

其他金融負債包括借貸、應付票據及賬款、其他應付款項及應付附屬公司款，於其後採用實際利率法按攤銷成本計量。

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3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risk and rewards of ownership of the asset to another entity.

On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

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

Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are calculated using the 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 sales.

3. 主要會計政策(續)

金融工具(續)

終止確認

倘若從資產收取現金流量之合約權利已到期，或者將金融資產擁有權上所有風險及報酬轉讓給另一個實體，則本集團將終止確認該金融資產。

於終止確認金融資產時，資產賬面值與已收及應收代價及已直接於其他全面溢利及累積於股本權益被確認之累計損益的總差額，將於損益表內確認。

若本集團之責任獲解除、取消或屆滿時，本集團將終止確認金融負債。終止確認之金融負債賬面值與已付及應付代價的差額，乃於損益表內確認。

存貨

存貨按成本與可變現淨值之較低者入賬。存貨之成本採用加權平均法計算。可變現淨值為存貨之估計銷售價減所有估計完成成本及因銷售產生之必要成本。

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3. Significant Accounting Policies (Continued)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

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 are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognised as deferred income in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets. 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)

借貸費用

因收購、建築及生產為合資格資產(即須一段長時間始能達至其擬定用途或予以銷售的資產)所產生的直接應計借貸成本被加至有關資產之成本中，直至當此等資產大致上已完成並可作其預計用途或銷售時。當指定借貸尚未支付合資格資產開支而用作臨時投資時，所賺取的投資收入會從資產借貸成本中扣除。

所有其他借貸成本於產生期間在損益表內被確認。

政府補貼

除非能合理確定本集團將符合補貼附帶之條件及將會收取有關補貼，否則政府補貼不予確認。

政府補貼乃就本集團擬將利用補貼補償之相關成本確認為開支之期間按系統化基準於損益表中確認。具體而言，首要條件為本集團應購買、建造或以其他方式收購非流動資產之政府補貼於綜合財務狀況表內確認為遞延收入，並於相關資產之可使用年內按有系統及合理基準轉撥至損益表。作為開支或已產生的虧損之補償，或是以給予本集團即時財務資助為目的而發放，且無未來相關成本之政府補助，在應收期間內於損益表中確認。

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3. Significant Accounting Policies (Continued)

Impairment of assets other than goodwill (see the accounting policy in respect of goodwill above)

At the end of the reporting period, the Group reviews the carrying amounts of its assets with finite useful lives to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. When it is not possible to estimate the recoverable amount of an individual asset, 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 to sell 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 for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount.

An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount under another standard, in which case the impairment loss is treated as a revaluation decrease under that standard.

3. 主要會計政策(續)

除商譽外之資產減值虧損(見上述有關商譽之會計政策)

於本報告期末，本集團檢測其有限可使用年限資產之賬面值以決定該等資產有否出現任何減值虧損跡象。如有任何跡象產生，該資產之可回收金額需估算以決定減值虧損(如有)之程度。當不可能估算單一資產之可產生回收金額，本集團估算該資產屬於之現金產生單位之可回收金額。當合理的及一致之分配基準可識別時，公司資產可分配於個別現金產生單位，或其分配於現金產生單位之最少團體以識別為合理及一致之分配基準。

可回收金額是公允值減出售之成本及使用價值之較高者。於評估使用價值，估計將來現金流量以稅前貼現率去計算其現值以反映現時市場評估金錢的時間價值及該資產之風險，將來現金流量之估計並不可調整。倘若資產之可回收金額(或現金產生單位)之估計是少於其賬面值，則該資產之賬面值(或現金產生單位)需減少到其可回收金額。

一項減值虧損即時在損益表內被確認，除非有關資產是根據另一項準則以重估值列賬，則有關減值虧損將根據該準則而被視為重估值減少。

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3. Significant Accounting Policies (Continued)

Impairment of assets other than goodwill (see the accounting policy in respect of goodwill above) (Continued)

Where an impairment loss subsequently reverses, the carrying amount of the assets (or cash-generating unit) 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 in prior years. A reversal of an impairment loss is recognised as income immediately, unless the relevant asset is carried at a revalued amount under another standard, in which case the reversal of the impairment loss is treated as a revaluation increase under that standard.

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 (loss) profit before taxation as reported in the consolidated statement of profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes 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)

除商譽外之資產減值虧損(見上述有關商譽之會計政策)(續)

當減值虧損於其後撥回，有關資產(或現金產生單位)賬面值將予調升至經修正之估計可收回金額，惟僅限於經調升後之賬面值不會超過有關資產於先前年度未有減值虧損前之賬面值。減值虧損之撥回即時被確認為收入，除非有關資產是根據另一項準則以重估值列賬，則有關減值虧損之撥回將根據該準則被視為重估值增加。

稅項

利得稅支出指即期應付稅項與遞延稅項總額。

即期應付稅項乃按年內應課稅前溢利計算。應課稅(虧損)溢利不包括其他年度的應課稅收入或可扣減開支項目，亦不包括可作免稅或不可作稅項扣減之項目，故與綜合損益表所呈報的溢利淨額不同。本集團即期稅項負債乃按於本報告期末已頒佈或實質已頒佈之稅率計算。

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

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and investment in a joint venture, 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.

3. 主要會計政策(續)

稅項(續)

遞延稅項乃確認為就綜合財務報表內資產及負債的賬面值與計算應課稅溢利所採用的相應稅基之暫時差異。遞延稅項負債一般就所有應課稅暫時差異確認。遞延稅項資產則基本上於可扣減暫時差異有可能用以抵銷應課稅溢利時確認。如暫時差異由商譽或由初次確認一項不影響應課稅溢利或會計溢利之交易之其他資產及負債(業務合併除外)所產生，相關資產及負債不予確認。

遞延稅項負債須就投資於附屬公司、聯營公司及投資於合營公司所產生的應課稅暫時差異予以確認，除非本集團可控制暫時差異的回撥時間，而此暫時差異在可預見的將來很可能不會回撥。有關投資之暫時差異而產生之遞延稅項資產只會於當有足夠應課稅溢利而很大機會可以利用暫時差異之好處時被確認及此暫時差異於可見將來很可能會回撥。

遞延稅項資產的賬面值於各本報告期末進行檢討，並於沒可能會有足夠應課稅溢利恢復全部或部份資產價值時作出調減。

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3. Significant Accounting Policies (Continued)

Taxation (Continued)

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. 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 purpose 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 consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

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

3. 主要會計政策(續)

稅項(續)

遞延稅項資產及負債，乃依據於本報告期末已頒佈或實質上已頒佈之稅率(及稅務法例)，按預期適用於償還負債或變現資產期間之稅率計算。遞延稅項負債及資產之計量反映出倘按本集團預期於報告日期收回或結算其資產及負債賬面值計算的稅項結果。

就計量按公允值模式計量之投資物業遞延稅項而言，除非假設在若干情況下被駁回，該等物業之賬面值乃假設完全是透過出售予以回收。當投資物業可予折舊及於業務模式(其業務目標是隨時間而非透過銷售消耗投資物業所包含之絕大部分經濟利益)方式持有時，有關假設會被推翻。

除非與於其他全面收益或直接於股本中確認之項目有關，即期及遞延稅項則亦分別直接於其他全面收益或股本中確認，否則即期及遞延稅項於損益表中確認。由初次計算業務合併而引起之即期稅項或遞延稅項，該稅項影響應計入業務合併計算。

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3. Significant Accounting Policies (Continued)

Foreign currencies

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

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

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations and those denominated in RMB are translated into the presentation currency of the Group (i.e. HKD) 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)

外幣

於編製各個別集團公司的財務報表時，以該公司功能貨幣以外貨幣(外幣)進行之交易乃按其功能貨幣(即該公司主要經營的經濟環境之貨幣)於交易日起當時之匯率記錄。於各本報告期末，以外幣列值的貨幣項目以本報告期末的匯率重新換算。按公允值列賬而以外幣為單位之非貨幣項目按釐定公允值當日適用之匯率再次換算。以外幣公允值列賬之非貨幣項目則以釐定該公允值當日的匯率重新換算。以外幣歷史成本列賬之非貨幣項目則不予重新換算。

結算貨幣項目所產生的滙兌差額於產生期間計入損益表。由於重新換算按公允值列賬之非貨幣項目所產生的滙兌差額計入產生期間的損益，惟重新換算非貨幣項目產生的相關的差額相關的收益或虧損並已直接於其他全面溢利確認者除外，在該情況下，滙兌差額亦直接於其他全面溢利確認。

就呈列綜合財務報表而言，本集團海外業務之資產及負債並且是以人民幣計價均按報告期末之匯率換算為本集團之呈列貨幣(即港元)。收入及開支則按年內平均匯率換算。所產生之滙兌差額(如有)均於其他全面收益內確認，及累積於滙兌儲備項下之股權(適當分配至非控制權益)。

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3. Significant Accounting Policies (Continued)

Foreign currencies (Continued)

On the disposal of a foreign operation (i.e. partial disposal of an interest in a joint arrangement 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.

Leasing

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

The Group as lessor

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

The Group as lessee

Operating lease payments are recognised as an expense on a straight-line basis over the lease term. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

3. 主要會計政策(續)

外幣(續)

於出售一項海外業務時(即部份出售於一家包括有海外業務的合營公司的權益並保留權益作為金融資產)，本公司擁有人應佔該海外業務的所有於權益累積的滙兌差額均轉撥至損益表。

租賃

融資租賃指租賃條款將擁有資產的風險及回報絕大部份轉移至承租人之租賃。所有其他租賃均分類為營運租賃。

本集團作為出租人

營運租賃之租金收入乃按有關租約年期以直線基準於損益表內確認。

本集團作為承租人

營運租賃費用乃於有關租約年期內以直線基準確認為支出。作為促使訂立營運租賃的已收及應收獎勵之利益於租約年期內以直線基準確認於租金開支中扣減。

倘獲取促使訂立營運租賃之租賃獎勵，該等獎勵確認為負債。獎勵之利益總額以直線基準確認為租金開支扣減。

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3. Significant Accounting Policies (Continued)

Leasing (Continued)

Leasehold land and building

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

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “land use rights” 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 lease payments cannot be allocated reliably between the land and building elements, the entire lease is generally classified as a finance lease and accounted for as property, plant and equipment.

Retirement benefit costs

Payments to the state-managed retirement benefit schemes for staff in the People’s Republic of China, excluding Hong Kong and Macau (the “PRC”), and to the Mandatory Provident Fund Scheme for staff in Hong Kong are defined contribution retirement benefit payments and are recognised as expense when employees have rendered service entitling them to the contributions.

3. 主要會計政策(續)

租賃(續)

租賃土地及樓宇

倘租約包括土地及樓宇部份，則本集團根據對各部份之擁有權附帶之絕大部份風險及回報是否已轉讓予本集團之評估，獨立評估將各部份分類為融資或營運租賃，除非顯然兩個部份均為營運租賃，則在該情況下，整份租約分類為營運租賃。具體而言，最低租賃付款(包括任何一次過預付款項)乃按租賃土地部份及樓宇部份於租約開始時之租賃權益相對公允值比例於土地及樓宇部份之間分配。

倘能夠可靠地分配租賃款項，則作為營運租賃入賬之租賃土地權益於綜合財務狀況表內呈列為「土地使用權」，並按直線基準於租期內攤銷(分類及按公允值模式入賬列作投資物業除外)。當租賃款項未能於土地及樓宇部份之間可靠地分配，整份租約一般分類為融資租賃，並作為物業、廠房及設備入賬。

退休福利成本

就中華人民共和國，不包括香港及澳門(「中國」)員工參與的由國家管理的退休福利計劃及香港員工參與的強制性公積金計劃所作出之供款屬固定供款退休福利供款於僱員在提供其服務後即有權享受該等供款時確認為費用。

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4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgments, 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 ongoing basis. Revision to accounting estimate is 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 the revision affects both current and future periods.

Critical judgment in applying accounting policies

The following are the critical judgments that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

4. 重大會計判斷及估計不確定之主要來源

應用本集團的會計政策(如附註3所述)時,本公司董事須就未能輕易地從其他來源確定的資產及負債之賬面值作出判斷、估計及假設。該等估計及相關假設乃根據被視作合適的過往經驗及其他因素作出。實際結果可能與此等估計不同。

該等估計及相關假設會持續作出檢討。倘修訂僅影響該修訂期,會計估計的修訂於該修訂期內確認倘該修訂只影響該期間;或倘該修訂影響本期間及未來期間,則於修訂期及未來期間確認。

應用會計政策的重大判斷

以下是本公司董事於應用本集團會計政策時所作出的重大判斷,並對綜合財務報表內確認的金額構成最重大的影響。

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4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty (Continued)

Critical judgments in applying accounting policies (Continued)

Deferred taxation on investment properties

For the purpose of measuring deferred taxation arising from investment properties that are measured using the fair value model, the directors of the Company have reviewed the Group's investment property portfolios and concluded that the Group's investment properties of HK\$2,443,340,000 (2014: HK\$2,479,864,000), representing properties for commercial use are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, in measuring the Group's deferred taxation on investment properties, the directors of the Company have determined that the presumption that the carrying amounts of these investment properties measured using the fair value model are recovered entirely through sale is rebutted. Accordingly, deferred taxation in relation to these investment properties has been measured based on the tax consequences of recovering the carrying amounts entirely through use.

The remaining investment properties of the Group with fair value of HK\$205,628,000 (2014: HK\$337,560,000), representing the Group's residential properties, in the opinion of the directors of the Company, these properties were held under a business whose objective is to recover through sale. Accordingly, deferred taxation in relation to these investment properties has been measured based on the tax consequences of recovering the carrying amounts entirely through sale.

4. 重大會計判斷及估計不確定之主要來源(續)

應用會計政策的重大判斷(續)

投資物業的遞延稅項

就計量投資物業產生的遞延稅項(採用公允值模式計量者)而言，本公司董事已審閱本集團的投資物業組合，並認為本集團的投資物業為2,443,340,000港元(2014年：2,479,864,000港元)作商業用途的物業乃按隨時間而銷售消耗投資物業內含的絕大部分經濟利益為目的商業模式持有。因此，計量本集團投資物業的遞延稅項時，本公司董事已釐定採用公允值模式計量的該等投資物業的賬面值全部透過銷售收回的假設已被駁回。因此，有關此等投資物業的遞延稅項已根據全部透過銷售收回賬面值的稅務結果計量。

本集團餘下投資物業(即本集團的住宅物業)的公允值為205,628,000港元(2014年：337,560,000港元)，本公司董事認為，此等物業乃一項業務項下持有，其目標為透過銷售收回。因此，有關此等投資物業的遞延稅項已根據賬面值全部透過銷售收回的稅務結果計量。

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4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty (Continued)

Critical judgments in applying accounting policies (Continued)

Land appreciation tax (“LAT”)

The Group is subject to LAT in the PRC. However, the implementation and settlement of the tax varies amongst different tax jurisdiction in various cities in the PRC. Accordingly, significant judgment is required in determining the amount of land appreciation and its related income tax provision. The Group recognised LAT under deferred taxation, and the provision of the LAT was included under deferred taxation charged to profit or loss when the management considered that the investment properties are ready for realisation through sale. The Group recognised the LAT based on management’s best estimates. The final tax outcome could be different from the amounts that were initially recorded, and these differences will impact the income tax expenses and the related deferred taxation in the periods in which such tax is finalised with the local authorities when the investment properties were disposed.

Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

4. 重大會計判斷及估計不確定之主要來源(續)

應用會計政策的重大判斷(續)

土地增值稅(「土增稅」)

本集團須於中國繳納土增稅。然而，中國各個城市之稅務機關對稅法的執行及稅款徵收均存在差異。因此，於釐定土地增值金額及其相關所得稅撥備時須作出重大判斷。本集團於遞延稅項下確認土增稅，而土增稅撥備乃於管理層認為投資物業可供透過銷售變現時計入於損益表扣除之遞延稅項下。本集團基於管理層之最佳估計確認土增稅。最終稅項結果或會有別於初步記錄之金額，而該等差異將影響於投資物業實際售出時與地方主管部門確定最終稅款期間之所得稅支出及有關遞延稅項。

估計不確定的主要來源

以下是於本報告期末關於對未來的重要假設及其他估計不確定的主要來源，該等假設及估計存在可能導致下一個財政年度的資產及負債之賬面值有重大調整風險。

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4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty (Continued)

Key sources of estimation uncertainty (Continued)

Recoverability of amount due from an associate

As the end of the reporting period, the Group has HK\$1,149,637,000 (2014: HK\$900,572,000) amounts due from an associate. The Group assesses the recoverability of the amounts due from an associate on individual basis, when there is objective evidence of impairment loss on amounts due from an associate, the Group estimates the future cash flows of amounts due from an associate for impairment testing purpose. The amount of the impairment loss is measured as the difference between the amount due from an associate's carrying amount and the present value of estimated future cash flows (excluded 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 the actual future cash flows are less than expected, a material impairment loss may arise in future financial periods.

Fair value of investment properties

At the end of the reporting period, the Group's investment properties are stated at fair value of HK\$2,443,340,000 (2014: HK\$2,479,864,000) based on the valuation performed by independent qualified professional valuers. In determining the fair value, the valuers have based on market value basis which involves, inter-alia, certain estimates, including comparable market transactions. In relying on the valuation, management has exercised their judgment and is satisfied that the method of valuation is reflective of the current market conditions.

4. 重大會計判斷及估計不確定之主要來源(續)

估計不確定的主要來源(續)

可收回的應收聯營公司款

於本報告期末，本集團的應收聯營公司款為1,149,637,000港元(2014年：900,572,000港元)。本集團按個別準則評估可收回的應收聯營應收款，當有客觀證據於應收聯營公司款需要作減值，本集團按減值測試目的評估應收聯營公司款之未來現金流減值金額按應收聯營公司款的賬面值及估計未來現金流的現值(不包括未實現之除賬損失)於金融資產的原本有效利率(即有效利率之初值)的折扣值之分別作計算。當未來現金流預期減少，於未來的財政時期或會出現重大之減值。

投資物業的公允值

於本報告期末，本集團的投資物業乃基於獨立合資格專業估值師的評估按公允值列賬為2,443,340,000港元(2014年：2,479,864,000港元)，在釐定公允值，估值師根據市值作基準，當中包括，尤其是，若干估計包括可比較的市場交易。於信賴有關評估時，管理層亦運用其判斷及滿意有關的評估方法已有效地反映現時的市場狀況。

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4. Critical Accounting Judgments and Key Sources of Estimation Uncertainty (Continued)

Key sources of estimation uncertainty (Continued)

Determination of fair value of loan receivable with embedded derivative

The Group's investments in loan receivable with embedded derivative represented debt securities with embedded conversion right to convert into equity shares of underlying companies. The Group designated this investment as financial assets at FVTPL. The fair value of the loan receivable with embedded derivative was determined by directors of the Company with reference to the valuation report provided by an independent professional valuer. Details of the assumptions used to determine the fair value by the independent professional valuer were set out in note 25.

Estimated impairment of goodwill

In impairment testing, the Group determines the recoverable amount of the cash generating unit to which the assets belongs. Determining whether impairment needs to be provided requires an estimation of future cash flows expected to arise from the cash generating units. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the cash generating unit and a suitable discount rate in order to calculate the present value. Where the actual future cash flows are less than expected, a material impairment loss may arise. Details of the recoverable amount calculation for cash generating units are set out in note 19.

4. 重大會計判斷及估計不確定之主要來源(續)

估計不確定的主要來源(續)

釐定附有嵌入式衍生工具之應收貸款之公允值

本集團於附有嵌入式衍生工具之應收貸款之投資指附有嵌入式轉換權可轉換為相關公司權益股份之債務證券。本集團將該投資指定為於損益表按公允值處理的金融資產。該等附有嵌入式衍生工具之應收貸款之公允值是本公司董事基於獨立專業估值師提供之估值報告釐定。獨立專業估值師用以釐定公允值之假設之詳情載列於附註25。

商譽之預期減值

於減值測試中，本集團決定該資產屬於之現金產生單位之可回收金額。於決定是否需要提供減值要求估計該現金產生單位預計之將來現金流量。使用價值計算要求本集團估計現金產生單位之預計將來現金流量及合適之貼現率以計算現值。當實際將來現金流量少於估計，會產生重大減值虧損。現金產生單位之可回收金額之計算詳情載列於附註19。

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5. 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 shareholders 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 net debt, which includes borrowings, net of cash and cash equivalents, and equity attributable to owners of the Company, comprising issued share capital, reserves and retained profits.

Management of the Group reviews the capital structure on a continuous basis taking into account the cost of capital and the risk associated with the capital. The Group will balance its overall capital structure through new share issues and the issue of new debt or the redemption of the existing debt.

6. Financial Instruments

Categories of financial instruments

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Financial assets	金融資產		
FVTPL	於損益表按公允值處理		
— Held-for-trading	— 持作買賣	112,998	—
— Designated as FVTPL	— 指定為於損益表按公允值處理	743,594	740,499
Loans and receivables	貸款及應收款項	2,415,713	3,694,196
Available-for-sale financial assets	可供出售金融資產	310,179	352,258
Financial liabilities	金融負債		
Amortised cost	攤銷成本	3,691,632	3,673,547

5. 資本風險管理

本集團透過使用最理想的債務與資本結餘管理其資本以保障集團內的公司能夠以持續經營方式持續並同時達至股東回報最大化。本集團的整體策略與以往年度維持一致。

本集團之資本結構由包括淨債務包括借貸、現金淨額及現金等值及本公司股本持有人應佔股本，其中包括已發行股本、儲備及保留盈利組成。

本集團管理層以持續性方式檢測集團的資本結構並同時考慮資金成本以及資金附帶的風險。本集團將透過發行新股份及發行新債務或贖回現有債務等方式致力平衡整體的資本結構。

6. 金融工具

金融工具之類別

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6. Financial Instruments (Continued)

Financial risk management objectives and policies

The Group's major financial instruments include structured finance securities, available-for-sale investments, held-for-trading investment, loan receivable with embedded derivative, amounts due from an associate, trade receivables, deposits and other receivables, loan receivables, pledged bank deposits, bank balances, trade and bills payables, accrued charges, other payables and borrowings. The risks associated with these financial instruments and 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.

There has been no significant change to the Group's exposure to market risks or the manner in which it manages and measures the risk from prior year.

Market risks

Interest rate risk management

The Group's fair value interest rate risk as at 31 December 2015 and 2014 relates primarily to its fixed-rate amounts due from associates, fixed-rate pledged bank deposits, fixed-rate loan receivables, fixed-rate other receivables, fixed-rate other payable and fixed-rate borrowings.

The Group's cash flow interest rate risk as at 31 December 2015 primarily relates to its bank balances carried at prevailing deposit rate, variable-rate loan receivable and floating-rate borrowings (2014: bank balances carried at prevailing deposit rate, variable rate loan receivable and floating-rate borrowings).

6. 金融工具(續)

金融風險管理目標及政策

本集團之主要金融工具包括結構性金融證券、可供出售投資、持作買賣投資、附有嵌入式衍生工具之應收貸款、應收聯營公司賬款、應收賬款、按金及其他應收款項、應收貸款、抵押銀行存款、銀行結餘、應付賬款及票據、其他應付款及應計費用及借貸。與該等金融工具相關之風險及如何減低該等風險之政策載於下文。管理層會管理及監察該等風險，以確保及時與有效地採取適當措施。

本集團所面對的市場風險或管理及計量市場風險的方法與以往年度並無重大改變。

市場風險

利率風險管理

本集團於2015年及2014年12月31日之公允值利率風險基本上是源自以固定利率計算之聯營公司款、抵押銀行存款、應收貸款、其他應收款、其他應付款及借款。

本集團於2015年12月31日之現金流利率風險基本上是基於其當前存款利率之銀行結餘，按浮動利率計息的借貸。(2014年：基於其當前存款利率之銀行結餘，按浮動利率計息的應收貸款及借貸。)

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6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Interest rate risk management (Continued)

The Group has not used any interest rate swaps in order to mitigate its exposure associated with fluctuations relating to interest cash flows. However, management monitors interest rate exposure and will consider other necessary actions when significant interest rate exposure is anticipated. In addition, the Group has concentration risk on its floating-rate loan receivables, bank balances and borrowings which expose the Group significantly towards the change in Hong Kong Interbank Offered Rates (“HIBOR”) and the People’s Bank of China (“PBOC”) interest rate.

The sensitivity analysis below has been determined based on the exposure to the floating-rate borrowings and other payable to non-controlling shareholder of a subsidiary, variable-rate loan receivables and variable-rate bank balances at the end of the reporting period and the reasonable possible change taking place at the beginning of each year and held constant throughout the year. The directors of the Company remained using 150 (2014: 150) basis points for assessing interest rate risk on the above balances (except for bank balances) after considering the impact of the volatile financial market conditions. The directors of the Company used 10 (2014: 10) basis points for assessing interest rate risk on bank balances because they considered that the fluctuations on the interest rate on bank balances would be less significant. If interest rates had been 150 basis points (2014: 150 basis points) higher/lower for the above balances (except for bank balances) and 10 basis points (2014: 10 basis points) higher/lower for bank balances and all other variables were held constant, the potential effect on post-tax loss (2014: post-tax profit) for the year is as follows:

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

利率風險管理(續)

本集團並無運用任何利率換期對沖利率現金利息帶來波動之風險，然而，管理層對利率風險進行監察並在預期面臨重大利率風險時考慮是否需採取其他必要的對應行動。另外，本集團風險集中於按浮動利率計息之應收貸款、銀行結餘及借貸，其於香港銀行同業拆息（「香港銀行同業拆息」）及中國人民銀行（「人民銀行」）利率改變對本集團有重大影響。

以下的敏感性分析乃基於按浮動利率計息的借貸及其他應付款予一家附屬公司之非控制股東、按浮動利率計息的應收貸款及按浮動利率計息的銀行結餘於本報告期末的風險以及每年年初發生的合理可能變化並且其於整個年度內維持不變的假設計算所得。本公司董事考慮到金融市場環境反覆變化的影響而維持敏感度率150（2014年：150）基點以作評核以上結餘（銀行結餘除外）的利率風險。本公司董事以10（2014年：10）基點作評核銀行結餘之利率風險，因為考慮到利率於銀行結餘的波動較次要。倘若利率於上述結餘（銀行結餘除外）出現150基點（2014年：150基點）的上升／下降及10基點（2014年：10基點）的上升／下降於銀行結餘並假設其他一切不變，對年內除稅後虧損（2014：除稅後溢利）的潛在影響如下：

	2015 HK\$'000 千港元	2014 HK\$'000 千港元
Increase in post-tax loss (2014: decrease in post-tax profit) for the year	(26,909)	(21,809)
年內除稅後虧損增加(2014年：除稅後溢利減少)		

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6. Financial Instruments (Continued)

Financial risk management objectives and policies

(Continued)

Market risks (Continued)

Foreign currency risk management

The major financial assets and liabilities of the Group are denominated in currencies other than the functional currency of the respective group entities. Other than the items stated below, the directors of the Company consider that the Group's exposure to foreign currency exchange risk is insignificant as the majority of the Group's transactions are denominated in the functional currency of each individual group entity. The equivalent amounts of HKD are set out below:

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

外幣風險管理

以集團公司功能貨幣以外貨幣為計價單位的本集團主要金融資產及金融負債。除下述項目外，本公司董事認為本集團所面臨的外幣匯率風險並不顯著，因本集團的主要交易是以各獨立集團公司的功能貨幣為交易單位。其等值之港元數額列載如下：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Bank balances and cash	銀行結餘及現金		
— HKD	— 港元	9,134	4,285
— United States dollars	— 美元	3,002	2,994
		12,136	7,279
Borrowings	借貸		
— HKD	— 港元	680,000	590,000
Other payables	其他應付款		
— HKD	— 港元	34,417	29,161

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6. Financial Instruments (Continued)

Financial risk management objectives and policies

(Continued)

Market risks (Continued)

Foreign currency risk management (Continued)

Basis of sensitivity analysis:

Sensitivity analysis is prepared to demonstrate the effect of foreign exchange differences by 10% change in exchange rate of the functional currency (mainly RMB) against the relevant foreign currencies of the Company and respective subsidiaries, assuming all other variables were held constant. A positive number below indicates an increase in post-tax profit where the functional currencies weaken 10% against the relevant foreign currencies of the Company and respective subsidiaries. For a 10% strengthening of the functional currencies of the Company and respective subsidiaries, there would be an equal and opposite impact on the loss/profit for the year.

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

外幣風險管理(續)

敏感度分析基準：

假設其他可變因素維持不變，感敏度分析揭示外幣滙兌差額改變10%功能貨幣(以人民幣為主)之滙兌率對本公司及相關附屬公司。以下之正數表示當功能貨幣對其相關附屬公司相對外幣弱10%時稅後利潤之增加。當功能貨幣比本公司之相關附屬公司強10%，會引致對本年除稅虧損/利潤有相同及反方向的影響。

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Increase in post-tax loss (2014: decrease in post-tax profit) for the year	年內除稅後虧損增加(2014年：除稅後溢利減少)	(58,640)	(51,092)

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6. Financial Instruments (Continued)

Financial risk management objectives and policies

(Continued)

Market risks (Continued)

Price risk management

Equity investments

As at 31 December 2015, the Group is exposed to price risk through its available-for-sale equity investments and held-for-trading investments (2014: available-for-sale investments). For available-for-sale investments measured at cost less impairment, as the fair value could not be measured reliably, they have not been included in the sensitivity analysis.

The sensitivity analysis below has been determined based on the exposure to equity price risks at end of the reporting period. If the prices of the respective available-for-sale investments in listed equity securities, certain unlisted equities which measured at fair value, held-for-trading investments had been 10% (2014: 10%) higher/lower, assuming all other variables were held constant, the impact to the Group would be:

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

價格風險管理

股本投資

於2015年12月31日，本集團於其可供出售股權投資及持作買賣投資(2014年：可供出售股權投資)面臨價格風險。而以成本扣減值計量的可供出售投資並沒有包括於敏感度分析，因其公允值並不能可靠計量。

下述的敏感度分析乃就於本報告期末之權本價格風險而釐定。倘若相關上市股本證券之可供出售投資、非上市股本按市計算及持作買賣投資之價格增加或減少10%(2014年：10%)，假設其他所有可變因素維持不變，對本集團的影響將會是：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Held-for-trading investments:	持作買賣投資：		
Decrease in post-tax loss for the year	減少年內除稅後虧損	9,435	—
Available-for-sale investments:	可供出售投資：		
Decrease in other comprehensive expense (net of tax)	減少其他全面支出 (除稅後)	3,418	7,865

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6. Financial Instruments (Continued)

Financial risk management objectives and policies

(Continued)

Market risks (Continued)

Price risk management (Continued)

Equity investments (Continued)

10% (2014: 10%) change in equity investment price represents the directors of the Company's assessment of the reasonable possible change in price.

As at 31 December 2015, the Group is exposed to concentration risk on the available-for-sale investments in listed equity securities and held-for-trading investments (2014: available-for-sale investments) as they comprise equity shares issued by several companies listed Hong Kong.

Loan receivable with embedded derivative

As at 31 December 2015 and 2014, the Group was exposed to price risk through its loan receivable with embedded derivative.

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

價格風險管理(續)

股本投資(續)

10% (2014年: 10%)於股本投資價格代本公司表董事判斷價格可能出現的合理變動。

於2015年12月31日，本集團就可供出售投資於上市股本證券及持作買賣投資而言，存在過度集中的風險(2014：持作買賣投資)。因該等投資乃為於中國及香港上市的若干公司發行股份權益。

附有嵌入式衍生工具之應收貸款

於2015及2014年12月31日，本集團透過其附有嵌入式衍生工具之應收貸款面對價格風險。

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6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Price risk management (Continued)

Loan receivable with embedded derivative (Continued)

The sensitivity analysis below had been determined based on the exposure to price risk at end of the reporting period. If the prices of the listed equity securities, which were used as key input in the valuation of loan receivable with embedded derivative (particulars are set out in note 25), had been 10% higher/lower, assuming all other variables were held constant, the impact to the Group would be:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Decrease in post-tax loss (2014: increase in post-tax profit) for the year	年內減少除稅後虧損 (2014年：增加除稅後溢利)	6,412	8,164
Increase in post-tax loss (2014: decrease in post-tax profit) for the year	年內增加除稅後虧損 (2014年：減少除稅後溢利)	(1,467)	(8,320)

In the opinion of the directors of the Company, the sensitivity analysis above is unrepresentative of the inherent market risk as the pricing model used in the fair value valuation of the loan receivable with embedded derivative involves multiple variables and certain variables are interdependent.

As at 31 December 2015 and 2014, the Group were also exposed to interest rate risk through its loan receivable with embedded derivative.

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

價格風險管理(續)

附有嵌入式衍生工具之應收貸款(續)

下述的敏感度分析乃按於報告期末之價格風險而釐定。倘若用作附有嵌入式衍生工具之應收貸款估值(詳情載於附註25)主要輸入數據之上市股本證券價格上升/下跌10%，假設所有其他可變因素維持不變，對本集團的影響將會是：

根據本公司之董事意見，以上之敏感度分析不代表固有的市場風險，因用於計量附有嵌入式衍生工具之應收貸款的計價模式包含多項變數且若干變數相屬互動的。

於2015及2014年12月31日，本集團須承受涉及附有嵌入式衍生工具之應收貸款之利率風險。

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

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6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Price risk management (Continued)

Loan receivable with embedded derivative (Continued)

The sensitivity analysis below had been determined based on the exposure to interest rate risk at end of the reporting period. If the interest rate, which was also used as key input in the valuation of loan receivable with embedded derivative (particulars are set out in note 25), had been 150 basis points higher/lower, assuming all other variables were held constant, the impact to the Group would be:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Increase in post-tax loss (2014: decrease in post-tax profit) for the year	年內增加除稅後虧損 (2014年：減少除稅後溢利)	(9,310)	(16,508)
Decrease in post-tax loss (2014: increase in post-tax profit) for the year	年內減少除稅後虧損 (2014年：增加除稅後溢利)	10,616	8,328

In the opinion of the directors of the Company, the sensitivity analysis above is unrepresentative of the inherent market risk as the pricing model used in the fair value valuation of the loan receivable with embedded derivative involves multiple variables and certain variables are interdependent.

6. 金融工具(續)

金融風險管理目標及政策(續)

市場風險(續)

價格風險管理(續)

附有嵌入式衍生工具之應收貸款(續)

下述的敏感度分析乃按於報告期末之利率風險而釐定。倘利率其亦用作附有嵌入式衍生工具之應收貸款估值(詳情載於附註25)的主要輸入數據上升/下降150基點，假設所有其他可變因素維持不變，其對本集團的影響將會是：

根據本公司之董事意見，因以上之敏感度分析不代表固有的市場風險，用於計量附有嵌入式衍生工具之應收貸款的計價模式包含多項變數且若干變數相屬互動的。

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6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

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 management monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

Liquidity tables

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities based on the agreed repayment terms. 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. The table includes both interest and principal cash flows. To the extent that interest flows are floating-rate, the undiscounted amount is derived from existing interest rate at the end of the reporting period.

		On demand or less than				Total contractual undiscounted	
		6 months 按要求或 少於6個月 HK\$'000 千港元	6 months to 1 year 6個月至1年 HK\$'000 千港元	1-2 years 1至2年 HK\$'000 千港元	2-5 years 2至5年 HK\$'000 千港元	cash flow 未折現之 現金流總額 HK\$'000 千港元	Carrying value 賬面值 HK\$'000 千港元
As at 31 December 2015	於2015年12月31日						
Trade and bills payables	應付賬款及票據	273,792	—	—	—	273,792	273,792
Other payables	其他應付款	811,953	—	—	—	811,953	811,953
Borrowings	借貸	719,183	764,834	747,746	582,167	2,813,930	2,605,887
		1,804,928	764,834	747,746	582,167	3,899,675	3,691,632

6. 金融工具(續)

金融風險管理目標及政策(續)

流動資金風險

為管理流動資金風險，本集團監察並維持管理層認為之一定水平的現金及現金等值結餘以滿足集團之運作及去除現金流動帶來之影響。董事監察貸款的使用情況並保障遵守貸款條款。

流動資金列表

下述列表詳列本集團基於以特定還款條約之非衍生工具金融負債的剩餘到期合同。該列表是基於金融負債之不折現現金流及基於本集團可被要求於最早還款日製作。列表包括利息及本金的現金流。若利息流為浮動利率，不折現值以現行利率於本報告期末計算。

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6. Financial Instruments (Continued)

Financial risk management objectives and policies

(Continued)

Liquidity risk (Continued)

Liquidity tables (Continued)

6. 金融工具(續)

金融風險管理目標及政策(續)

流動資金風險(續)

流動資金列表(續)

		On demand or less than 6 months 按要求或 少於6個月 HK\$'000 千港元	6 months to 1 year 6個月至1年 HK\$'000 千港元	1-2 years 1至2年 HK\$'000 千港元	2-5 years 2至5年 HK\$'000 千港元	Total contractual undiscounted cash flow 未折現之 現金流總額 HK\$'000 千港元	Carrying value 賬面值 HK\$'000 千港元
As at 31 December 2014	於2014年12月31日						
Trade payables	應付賬款	114,257	—	—	—	114,257	114,257
Other payables	其他應付款	986,885	—	—	—	986,885	986,885
Borrowings	借貸	858,928	370,085	686,790	1,047,830	2,963,633	2,572,405
		1,960,070	370,085	686,790	1,047,830	4,064,775	3,673,547

Bank loans with a repayment on demand clause are included in the “on demand or less than 6 months” time band in the above maturity analysis. As at 31 December 2015, the aggregate carrying amounts of these bank loans of the Group amounted to HK\$257,274,000 (2014: HK\$236,905,000) respectively. Taking into account the Group’s financial position, the directors of the Company do not believe that it is probable that the banks will exercise their discretionary rights to demand immediate repayment. The directors of the Company believe that such bank loans of the Group will be repaid in accordance with the scheduled repayment dates set out in the loan agreements in note 35. The aggregate principal and interest cash outflows of the Group will amount to HK\$258,070,000 (2014: HK\$238,507,000).

The amounts included above for variable interest rate instruments for non-derivative financial liabilities are subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

包含按要求還款條文之銀行貸款計入上述到期期限分析之「按要求或少於6個月」時段內。於2015年12月31日該等本集團銀行貸款之賬面值總額為257,274,000港元(2014年：236,905,000港元)。經考慮本集團之財務狀況，本公司董事並不相信銀行可能會行使其酌情權要求即時還款。本公司董事相信，該等本集團銀行貸款將會按照附註35呈列之貸款協議所載之預定還款日期償還。屆時，本集團之本金及利息總現金流出為258,070,000港元(2014：238,507,000港元)。

若變動利率與本報告期末所定之估計利率有差異，以上非衍生金融負債之可變利率之金額將會改變。

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6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Credit risk

The Group's maximum exposure to credit risk in the event of the counterparties failure to perform their obligations as 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. The Group has significant concentration of credit risk in respect of amounts due from one (2014: one) associate of HK\$1,149,637,000 (2014: HK\$900,572,000), loan receivables from one (2014: four) independent third parties of total HK\$270,012,000 (2014: HK\$798,479,000), loan receivable with embedded derivative from one (2014: one) independent third party of HK\$736,866,000 (2014: HK\$733,844,000), loan interest receivables from two (2014: two) independent third parties of total HK\$47,864,000 (2014: HK\$8,984,000) and amount due from one (2014: one) third party of HK\$152,932,000 (2014: HK\$57,039,000). In order to minimise the credit risk, the Group reviews the recoverable amount of each individual debt throughout the year to ensure that adequate impairment losses are made for irrecoverable amounts at the end of the reporting period. In this regard, the Group considers that the Group's credit risk are significantly reduced.

The Group has a concentration of credit risk on liquid funds deposited with a few major banks. However, the credit risk on liquid funds is limited because the counterparties are banks with good reputation.

Fair value measurement of financial instruments

Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

Some of the Group's assets and financial liabilities 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 and financial liabilities are determined (in particular, the valuation technique(s) and inputs used).

6. 金融工具(續)

金融風險管理目標及政策(續)

信貸風險

於本報告期末，就交易對手未能履行其責任而導致本集團已確認的各種金融資產需要面對之最大信貸風險，為該等資產分別於綜合財務狀況表列載之賬面值。就其他應收款而言，本集團有重大的信貸過度集中風險，應收一家(2014年：一家)聯營公司款1,149,637,000港元(2014年：900,572,000港元)、由應收一名(2014年：四名)獨立第三方貸款總數270,012,000港元(2014年：798,479,000港元)、由一名(2014年：一名)獨立第三方附有嵌入式衍生工具之應收貸款為736,866,000港元(2014年：733,844,000港元)、應收兩名(2014年：兩名)獨立第三方的貸款利息總數為47,864,000港元(2014年：8,984,000港元)及應收一名(2014年：一名)獨立第三方款152,932,000港元(2014年：57,039,000港元)。為達至減低信貸風險，本集團檢測各獨立的應收賬項於本報告期末的可回收金額以確保已就不可回收金額提撥足夠的減值虧損。故此，本集團認為，本集團之信貸風險已大幅減少。

本集團因資金存放於幾家主要銀行而存在信貸風險過度集中。然而流動資金之信貸風險僅為有限，因為交易對手均為擁有良好商譽的銀行。

金融工具之公允值計量

本集團及本公司金融資產及金融負債之公允值乃按經常性基準以公允值計量

本集團部份金融資產及金融負債於每個報告期末是以公允值計量。下表提供如何釐定該等金融資產及金融負債的公允值的信息(特別是估值採用的方法及因素)。

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6. Financial Instruments (Continued)

Fair value measurement of financial instruments (Continued)

Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (Continued)

Financial assets/ financial liabilities 金融資產／金融負債	Fair value as at 公允值於		Fair value hierarchy 公允值等級	Valuation technique(s) and key input(s) 估值方法及關鍵因素
	2015 HK\$'000 千港元	2014 HK\$'000 千港元		
1) Held-for-trading investment 持作買賣投資	112,998	—	Level 1 第1類	Quoted bid prices in an active market 於活躍市場之買入報價
2) Listed available-for-sale financial assets 上市可供出售金融資產	—	24,613	Level 1 第1類	Quoted bid prices in an active market 於活躍市場之買入報價
3) Unlisted available-for-sale financial asset (Note) 非上市可供出售金融資產(附註)	34,177	54,037	Level 1 第1類	By reference to the quoted bid prices in an active market of the respective listed securities. 參閱相關上市股份於活躍市場之買入報價。
4) Structured finance securities 結構性金融證券	6,728	6,655	Level 3 第3類	Valuation provided by counterparty financial institution. Major assumptions are stated in note 22. 由交易對手金融機構提供之估值。主要假設列 於附註22。
5) Loan receivable with embedded derivative 附有嵌入式衍生工具之應收貸款	736,866	733,844	Level 3 第3類	Loan — discounted cash flow method was used to capture the present value of the expected future economic benefits that will flow to the Group, based on an appropriate discount rate; 貸款一採用現金流折現法取得預期將流進本集團之 經濟收益的折現值，以合適之折現率計算。 Embedded derivative — binominal model. Details of key inputs are set out in note 25. 嵌入式衍生工具 — 二項法。關鍵因素呈列 於附註25。

Note: Restricted shares of a company with its other shares listed in the Stock Exchange of Hong Kong.

There is no transfer between Level 1 and Level 2 in the period.

6. 金融工具(續)

金融工具之公允值計量(續)

本集團及本公司金融資產及金融負債之公允值乃按經常性基準以公允值計量(續)

附註：公司的有限制股份與其他股份於香港聯合交易所上市。

期內，第1類及第2類之間並無轉移。

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6. Financial Instruments (Continued)

Fair value measurement of financial instruments (Continued)

Fair value of the Group's financial assets and financial liabilities that are not measured at fair value on a recurring basis (Continued)

The management of the Group estimates the fair value of its financial assets and financial liabilities measured at amortised cost using the discounted cash flows analysis.

The management of the Group considers that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.

Fair value measurements and valuation process

The executive directors of the Company are responsible to determine the appropriate valuation techniques and inputs for fair value measurements.

Some of the Group's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or a liability, the Group uses market-observable data or information provided by counterparty financial institutions to the extent it is available. Where Level 1 inputs are not available or counterparty financial institutions cannot provide sufficient information in relation to fair value, the management of the Group will engage third party qualified valuers to perform the valuation. The finance manager reports to management of the Group semi-annually to explain the cause of fluctuations in the fair value of the assets.

Fair value hierarchy as at 31 December 2015 and 2014.

6. 金融工具(續)

金融工具之公允值計量(續)

本集團金融資產及金融負債之公允值乃按經常性基準以公允值計量(續)

本集團管理層採用折現現金流量分析，估計其按攤銷成本計量之金融資產及金融負債之公允值。

本集團管理層認為，於綜合財務報表按攤銷成本入賬之金融資產及金融負債之賬面值與其公允值相若。

公允值計量及估值程序

本公司之執行董事負責釐定適用於計量公允值之估值技術及輸入值。

本集團之部份資產是以公允值計量財務報告之目的。估計一項資產或負債之公允值時，本集團採用可取得之可觀察市場數據或金融機構交易對手提供之資料。倘並無第1類輸入值或金融機構交易對手未能提供足夠有關公允值之資料，本集團管理層將聘用第三方合資格估值師以進行估值。財務經理會每半年向本集團管理層報告，解釋有關資產公允值波動之原因。

於2015年及2014年12月31日的公允值等級。

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6. Financial Instruments (Continued)

6. 金融工具(續)

Fair value measurement of financial instruments (Continued)

金融工具之公允值計量(續)

Fair value measurements and valuation process (Continued)

公允值計量及估值程序(續)

		31 December 2015				31 December 2014			
		於2015年12月31日				於2014年12月31日			
		Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
		第1類	第2類	第3類	總額	第1類	第2類	第3類	總額
		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
Financial assets at FVTPL	於損益表按公允值處理的 金融資產								
Structured finance securities	結構性金融證券	—	—	6,728	6,728	—	—	6,655	6,655
Loan receivable with embedded derivative	附有嵌入式衍生工具 之應收貸款	—	—	736,866	736,866	—	—	733,844	733,844
Non-derivative financial assets held-for-trading	持作買賣投資之非衍生 金融資產	112,998	—	—	112,998	—	—	—	—
Available-for-sale financial assets	可供出售金融資產								
Listed equity securities	上市股本證券	—	—	—	—	24,613	—	—	24,613
Unlisted equity securities	非上市股本證券	34,177	—	—	34,177	54,037	—	—	54,037
Total	總額	147,175	—	743,594	890,769	78,650	—	740,499	819,149

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For the year ended 31 December 2015

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6. Financial Instruments (Continued)

Reconciliation of Level 3 fair value measurements of financial assets and financial liabilities

6. 金融工具(續)

第3類金融資產及金融負債之公允值計算調整

		Loan receivable with embedded derivative	Structured finance securities	Total
		附有嵌入式 衍生工具之 應收貸款 HK\$'000 千港元	結構性 金融證券 HK\$'000 千港元	總額 HK\$'000 千港元
At 1 January 2014	於2014年1月1日	720,820	6,152	726,972
Total gains or losses:	收益或虧損總額：			
— Change in fair value (Note)	— 公允值變動(附註)	51,824	503	52,327
Coupon interest	票面利息	(38,800)	—	(38,800)
At 31 December 2014	於2014年12月31日	733,844	6,655	740,499
Total gains or losses:	收益或虧損總額：			
— Change in fair value (Note)	— 公允值變動(附註)	41,822	73	41,895
Coupon interest	票面利息	(38,800)	—	(38,800)
At 31 December 2015	於2015年12月31日	736,866	6,728	743,594

Note: Changes in fair value are recognised in the consolidated statement of profit or loss. The total gain for the year included in profit or loss of HK\$41,895,000 (2014: HK\$52,327,000) relates to the loan receivable with embedded derivative and structured finance securities held at the end of the reporting period.

附註：公允值變動已於綜合損益表中計入。於本報告期間包括損益中關於附有嵌入式衍生工具之應收貸款41,895,000港元(2014年：52,327,000港元)之收入或虧損總額。

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

For the year ended 31 December 2015

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7. Revenue and Segment Information

Revenue from major products, investments and services is analysed as follows:

7. 收入及分部資料

由主要產品、投資及服務的收入分析如下：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Property management fee income	物業管理費收入	220,376	203,107
Rental income	租金收入	86,107	81,575
Dividend income from listed and unlisted securities	上市及非上市證券股息收入	2,796	16,495
Sales of petrochemical products	石油化工產品銷售	30,759	123,050
		340,038	424,227

The Group is currently organised into six operating divisions: distressed asset business, investments (including the results from held-for-trading investments, available-for-sale investments, structured finance securities, loan receivable with embedded derivative and loan receivables), sales of properties, property leasing, property management and production and trading of petrochemical products. These operating divisions are the basis of the internal reports about components of the Group that are regularly reviewed by the executive directors of the Company, being the chief operating decision maker, in order to allocate resources to segments and to assess their performance. No operating segments identified by the chief operating decision maker have been aggregated in arriving at the reportable segments of the Group.

No segment assets or liabilities is presented as the chief operating decision maker does not regularly review segment assets and liabilities.

本集團現時由六個營運部門組成：不良資產業務、投資（包括持作買賣投資、可供出售投資、結構性金融證券、附有嵌入式衍生工具之應收貸款及應收貸款之業績）、物業銷售、物業租賃、物業管理及石油化工產品生產及銷售。此等營運部門是由本公司之執行董事，即主要營運決策者在決定分部資源分配及評估其表現上所定期審閱本集團各個組成部分之內部報告作為識別經營分部之基礎。在設定本集團之呈報分部時，主要營運決策者所識別的經營分部概未彙集計算。

由於主要營運決策者並無定期審閱分部資產及負債，所以並沒有呈列分部資產及負債。

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

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7. Revenue and Segment Information (Continued)

7. 收入及分部資料(續)

Segment revenues and results

分部收入及業績

The following is an analysis of the Group's revenue and results by operating and reportable segment:

以下是本集團收入及業績按經營及報告分部之分析：

		Year ended 31 December 2015 截至2015年12月31日止年度						
		Distressed assets business 不良資產 業務	Investments 投資	Sales of properties 物業銷售	Property leasing 物業租賃	Property management 物業管理	Production and trading of petrochemical products 石油化工 產品生產 及銷售	Consolidated 綜合
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Revenue	收入	—	2,796	—	86,107	220,376	30,759	340,038
Segment (loss) profit	分部(虧損)溢利	(4)	34,499	(39)	68,737	(19,130)	(150,190)	(66,127)
Other unallocated income, gains and losses	其他未分配收入、 收益及虧損							73,373
Corporate expenses	公司費用							(66,828)
Finance costs	財務費用							(47,990)
Share of results of associates	攤佔聯營公司業績							(12,384)
Loss before taxation	除稅前虧損							(119,956)

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7. Revenue and Segment Information (Continued)

7. 收入及分部資料(續)

Segment revenues and results (Continued)

分部收入及業績(續)

		Year ended 31 December 2014 截至2014年12月31日止年度						
		Distressed assets business 不良資產 業務 HK\$'000 千港元	Investments 投資 HK\$'000 千港元	Sales of properties 物業銷售 HK\$'000 千港元	Property leasing 物業租賃 HK\$'000 千港元	Property management 物業管理 HK\$'000 千港元	Production and trading of petrochemical products 石油化工 產品生產 及銷售 HK\$'000 千港元	Consolidated 綜合 HK\$'000 千港元
Revenue	收入	—	16,495	—	81,575	203,107	123,050	424,227
Segment (loss) profit	分部(虧損)溢利	(7)	177,462	(39)	(17,527)	(24,647)	(28,080)	107,162
Other unallocated income, gains and losses	其他未分配收入、 收益及虧損							117,395
Corporate expenses	公司費用							(84,888)
Finance costs	財務費用							(36,543)
Share of results of associates	攤佔聯營公司業績							(55,585)
Profit before taxation	除稅前溢利							47,541

The accounting policies of the operating segments are the same as the Group's accounting policies described in note 3.

經營分部之會計準則與本集團於附註3形容之會計準則是一致的。

Segment (loss) profit represents the results of each segment without allocation of items which are not actively reviewed by the chief operating decision maker, including other unallocated income, gains and losses, comprising interest income other than those from loan receivables, net foreign exchange loss, net loss on disposal of corporate property, plant and equipment and certain miscellaneous unallocated income. The unallocated corporate expenses, finance costs and share of results of associates are not allocated into individual segment as they are under central management. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

分部(虧損)溢利指各分部的業績，主要營運決策者並無主動檢討之項目，當中包括，其他未分配收入、收益及虧損，包含除應收貸款以外之利息收入、滙兌虧損淨額、出售公司物業、廠房及設備之虧損淨額及若干未分配雜項收入。由於未予分配公司費用，財務費用及攤佔聯營公司業績是基於中央管理下並不分類為獨立分部。這乃就資源分配及分部表現評估向主要營運決策者呈報之方法。

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For the year ended 31 December 2015

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7. Revenue and Segment Information (Continued)

7. 收入及分部資料(續)

Other segment information

其他分部資料

		Year ended 31 December 2015 截至2015年12月31日止年度							
		Distressed assets business	Investments	Sales of properties	Property leasing	Property management	Production and trading of petrochemical products 石油化工 產品生產 及銷售	Unallocated	Consolidated
		不良資產業務	投資	物業銷售	物業租賃	物業管理	產品生產 及銷售	未予分配	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
Amounts included in the measure of segment profit or loss or segment assets: 包括於量度分部溢利或虧損或分部資產之金額：									
Depreciation	折舊	-	-	-	(785)	(1,845)	(28,298)	(8,886)	(39,814)
Release of land use rights	土地使用權攤銷	-	-	-	-	-	(4,487)	-	(4,487)
Change in fair value of structured finance securities	結構性金融證券之 公允值變動	-	73	-	-	-	-	-	73
Change in fair value of loan receivable with embedded derivative	附有嵌入式衍生工具之應收貨 款之公允值變動	-	41,822	-	-	-	-	-	41,822
Interest income from loan receivables	應收貸款之利息收入	-	41,300	-	-	-	-	-	41,300
Change in fair value of held-for-trading investments	持作買賣投資公允值變動	-	(41,956)	-	-	-	-	-	(41,956)
Gain on disposal of available-for-sale investments	出售可供出售投資收益	-	758	-	-	-	-	-	758
Change in fair value of investment properties	投資物業公允值變動	-	-	-	36,875	-	-	18	36,893
Impairment loss recognised on available-for-sale investments	可供出售投資確認之減值虧損	-	(4,323)	-	-	-	-	-	(4,323)
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備產生之 虧損淨額	-	-	-	(156)	(109)	-	(301)	(566)
Amounts regularly provided to the chief operating decision maker: 定期提供給主要營運決策者之金額：									
Capital additions	資本添置	-	-	-	78	4,236	761,765	-	766,079
— property, plant and equipment	— 物業、廠房及設備	-	-	-	78	4,236	761,765	-	766,079
Interest in associates	聯營公司權益	-	-	60,674	-	-	682,852	-	743,526
Share of results of associates	攤佔聯營公司業績	-	-	(18,266)	-	-	5,882	-	(12,384)

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7. Revenue and Segment Information (Continued)

7. 收入及分部資料(續)

Other segment information (Continued)

其他分部資料(續)

	Year ended 31 December 2014 截至2014年12月31日止年度							
	Distressed assets business	Investments	Sales of properties	Property leasing	Property management	Production and trading of petrochemical products 石油化工 產品生產 及銷售	Unallocated	Consolidated
	不良資產業務	投資	物業銷售	物業租賃	物業管理	石油化 工及銷 售	未予分 配	綜合
	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元

Amounts included in the measure of segment profit or loss or segment assets:

包括於量度分部溢利或虧損或分部資產之金額：

Depreciation	折舊	—	—	—	(795)	(1,384)	(29,113)	(11,049)	(42,341)
Release of land use rights	土地使用權攤銷	—	—	—	—	—	(4,550)	—	(4,550)
Change in fair value of structured finance securities	結構性金融證券之 公允價值變動	—	503	—	—	—	—	—	503
Change in fair value of loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款之公允價值變動	—	51,824	—	—	—	—	—	51,824
Interest income from loan receivables	應收貸款之利息收入	—	62,709	—	—	—	—	—	62,709
Change in fair value of held-for-trading investments	持作買賣投資公允價值變動	—	8,535	—	—	—	—	—	8,535
Gain on disposal of available-for-sale investments	出售可供出售投資收益	—	36,617	—	—	—	—	—	36,617
Change in fair value of investment properties	投資物業公允價值變動	—	—	—	(30,378)	—	—	520	(29,858)
Impairment loss recognised on available-for-sale investments	可供出售投資確認之 減值虧損	—	(53,285)	—	—	—	—	—	(53,285)
Impairment loss on other receivable	其他應收款之減值虧損	—	(86,044)	—	—	—	—	—	(86,044)
Impairment loss on interest receivable	應收利息款之減值虧損	—	(10,393)	—	—	—	—	—	(10,393)
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備 產生之虧損淨額	—	—	—	(160)	(98)	—	—	(258)

Amounts regularly provided to the chief operating decision maker:

定期提供給主要營運決策者的金額：

Capital additions	資本添置	—	—	—	2,093	3,889	1,225,845	4	1,231,831
— property, plant and equipment	— 物業、廠房及設備	—	—	—	—	—	479,489	—	562,375
Interest in associates	聯營公司權益	—	—	82,866	—	—	68,081	—	(55,585)
Share of results of associates	攤佔聯營公司業績	—	—	(26,257)	—	—	—	(97,409)	—

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7. Revenue and Segment Information (Continued)

Information about a major customer

Revenue from a customer of the corresponding year contributing over 10% of the total sales of the Group are as follows:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Customer A ¹	客戶甲 ¹	N/A 不適用	45,856

¹ Revenue from production and trading of petrochemical products.

Except for disclosed as above, there is no other customers contributing over 10% of total revenue of the Group for the years ended 31 December 2015 and 2014.

Geographical information

The Group's operations are located in the PRC and Hong Kong. The Group's revenue from external customers is based on the location of the Group's operations to derive the revenue and information about its non-current assets by geographical location of the assets are detailed below:

		Revenue 收入		Non-current assets 非流動資產	
		2015 HK\$'000 千港元	2014 HK\$'000 千港元	2015 HK\$'000 千港元	2014 HK\$'000 千港元
Hong Kong	香港	3,731	16,040	283,499	278,833
PRC	中國	336,307	408,187	7,105,812	6,494,405
		340,038	424,227	7,389,311	6,773,238

Note: Non-current assets excluded financial instruments.

7. 收入及分部資料(續)

一名主要客戶的資料

於相對的年度由一名客戶的收入貢獻超過本集團總銷售之10%如下：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Customer A ¹	客戶甲 ¹	N/A 不適用	45,856

¹ 石油化工產品生產及銷售收入。

除以上所披露外，截至2015年及2014年12月31日止年度並沒有其他客戶貢獻超過總收入之10%。

地域資料

本集團之營運地點是中國及香港。本集團由外在顧客中之收入是基於本集團之營運地點以取得收入及該非流動資產以地域分類的資料載列如下：

附註：非流動資產不包括金融工具。

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8. Other Income, Gains and Losses

8. 其他收入、收益及虧損

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Interest income	利息收入		
— bank deposits	— 銀行存款	13,234	8,961
— amounts due from an associate	— 應收一家聯營公司款	55,763	85,858
— loan receivables	— 應收貸款	41,300	62,709
— others	— 其他	13,732	9,582
Consultancy income	顧問費收入	—	543
Commission income	佣金收入	3,290	3,093
Net foreign exchange loss	滙兌虧損淨額	(8,878)	(272)
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備之虧損淨額	(566)	(258)
Government grant (Note)	政府補貼(附註)	1,225	58,628
Others	其他	(177)	12,723
		118,923	241,567

Note: During the year ended 31 December 2015, amount mainly represents for non-recurring reward received from PRC tax bureau to recognise the Group's significant contribution of tax in prior years.

During the year ended 31 December 2014, amount represents unconditional government grant provided by the Management Committee of Taizhou Binjiang Industrial Area, a PRC government authority, to a subsidiary of the Group, Taizhou United East Petrochemical Company Limited ("TZ United East"), to compensate certain expenses and losses incurred by TZ United East.

附註：於2015年12月31日止年度內，金額主要為收取中國稅務機關給予的非經常性獎勵，以確認本集團過往年度所作出的重大稅務貢獻。

於2014年12月31日止年度內，金額為收取泰州濱江工業園區管理委員會(屬一中國政府機關)無條件給予一家附屬公司泰州東聯化工有限公司(「泰州東聯化工」)的政府補貼作為補償泰州東聯化工的若干費用及虧損。

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9. Finance Costs

9. 財務費用

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Interest on bank loans wholly repayable within five years	須於五年內悉數償還的銀行借款利息	121,416	116,892
Interest on other loans wholly repayable within five years	須於五年內悉數償還的其他借貸利息	37,755	36,017
Total	總額	159,171	152,909
Less: Amounts capitalised in the cost of qualifying assets	減：資本化為合資格資產成本金額	(111,181)	(116,366)
		47,990	36,543

Borrowing costs capitalised during the both years are specifically related to expenditure on qualifying assets.

於兩年內資本化之借貸成本為與合資格資產之特定開支有關。

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10. Directors' and Chief Executive's Remuneration

10. 董事及行政總裁酬金

The emoluments paid or payable to each of the directors and the chief executive were as follows:

已付或須付予各董事及行政總裁的酬金如下：

Name of directors	董事姓名	2015				Total 總額 HK\$'000 千港元
		Fees 袍金 HK\$'000 千港元	Salaries and other benefits 薪金及其他福利 HK\$'000 千港元	MPF contribution 強積金供款 HK\$'000 千港元	Performance bonus 表現花紅 HK\$'000 千港元 (Note d) (附註d)	
Chen Xiaozhou	陳孝周	500	—	—	—	500
Hui Xiao Bing	惠小兵	500	—	—	—	500
Gao Jian Min (Note a)	高建民(附註a)	500	4,530	18	700	5,748
Liu Tianni	劉天倪	400	—	—	—	400
Gu Jianguo	顧建國	400	—	—	—	400
Chen Qiming	陳啓明	500	—	—	—	500
Liang Qing (Note c)	梁青(附註c)	400	—	—	—	400
Zhang Lu	張璐	400	—	—	—	400
Hung Muk Ming	洪木明	300	—	—	—	300
Total	總額	3,900	4,530	18	700	9,148

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10. Directors' and Chief Executive's Remuneration (Continued)

10. 董事及行政總裁酬金(續)

Name of directors	董事姓名	Fees 袍金 HK\$'000 千港元	Salaries and other benefits 薪金及 其他福利 HK\$'000 千港元	2014		Total 總額 HK\$'000 千港元
				MPF contribution 強積金 供款 HK\$'000 千港元	Performance bonus 表現花紅 HK\$'000 千港元 (Note d) (附註d)	
Chen Xiaozhou	陳孝周	500	—	—	—	500
Hui Xiao Bing	惠小兵	500	—	—	—	500
Gao Jian Min (Note a)	高建民(附註a)	500	3,715 (Note b) (附註b)	17	1,000	5,232
Liu Tianni	劉天倪	400	—	—	—	400
Gu Jianguo	顧建國	400	—	—	—	400
Chen Qiming	陳啓明	500	—	—	—	500
Liang Qing (Note c)	梁青(附註c)	400	—	—	—	400
Zhang Lu	張璐	400	—	—	—	400
Hung Muk Ming	洪木明	300	—	—	—	300
Total	總額	3,900	3,715	17	1,000	8,632

No directors of the Company waived any emoluments in both years.

本公司董事於兩個年度並沒有放棄任何袍金。

Notes:

附註：

- Mr. Gao Jian Min is also the Chief Executive of the Company and his emoluments disclosed above include those for services rendered by him as the chief executive.
- The amount includes the estimated value of quarters provided amounting to approximately HK\$Nil (2014: HK\$1,115,000).
- Mr. Liang Qing was appointed as a director of the Company on 28 February 2014.
- The performance related incentive payments are determined having regard to the performance of individuals and market trends.

- 高建民先生同時亦為本公司之行政總裁及上文所披露其袍金已包括彼作為行政總裁所提供服務的酬金。
- 金額包括提供宿舍的估計價值約為無(2014年：1,115,000港元)。
- 梁青先生於2014年2月28日獲委任本公司董事。
- 按表現發放之花紅乃經參考個人表現及市場趨勢後釐定。

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11. Employees' Remuneration

The five highest paid individuals of the Group included one (2014: one) director and the chief executive, details of whose emolument are set out in note 10 above. The emoluments of the remaining four (2014: four) individuals are as follows:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Salaries and other benefits	薪金及其他福利	16,499	6,757
Performance related incentive payments	按表現發放之獎金	2,100	7,625
Retirement benefit costs	退休福利成本	54	67
		18,653	14,449

Their emoluments are within the following bands:

彼等的酬金介乎下列區間：

		Number of employees 僱員人數	
		2015	2014
HK\$2,500,001 to HK\$3,000,000	2,500,001 港元至 3,000,000 港元	2	2
HK\$3,000,001 to HK\$3,500,000	3,000,001 港元至 3,500,000 港元	—	1
HK\$5,000,001 to HK\$6,000,000	5,000,001 港元至 6,000,000 港元	1	1
HK\$7,500,001 to HK\$8,000,000	7,500,001 港元至 8,000,000 港元	1	—
		4	4

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12. Taxation

12. 稅項

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Tax charge (credit) comprises:	稅項支出(收入)包括：		
PRC Enterprise Income Tax — current tax	中國企業所得稅 — 即期	1,838	16,866
PRC Enterprise Income Tax — (over) underprovision in prior year	中國企業所得稅 — 前年度 (超額)提撥不足	(1,196)	1,309
		642	18,175
Deferred taxation (Note 36): — current year	遞延稅項：(附註36) — 本年度	9,219	(97,115)
Tax charge (credit) attributable to the Company and its subsidiaries	本公司及其附屬公司應佔 稅項支出(收入)	9,861	(78,940)

Hong Kong Profits Tax is calculated at 16.5% on the estimated assessable profits for both years. No provision for Hong Kong Profits Tax has been made as the Company and its subsidiaries in Hong Kong incurred tax losses.

The taxation charge of the PRC Enterprise Income Tax for the year has been made based on the Group's estimated assessable profits calculated in accordance with the relevant income tax laws applicable to the subsidiaries in the PRC.

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of PRC subsidiaries is 25% from 1 January 2008 onwards.

兩個年度之香港利得稅乃以預計應課稅溢利按16.5%計提。由於本公司及其於香港之附屬公司錄得稅務虧損，故並沒有提撥香港利得稅。

年內之中國企業所得稅乃本集團於中國之附屬公司以估計的應課稅溢利按適用的所得稅法例計算所得之稅項支出。

根據中華人民共和國企業所得稅稅法(「所得稅法」)及所得稅法的實施細則，從2008年1月1日起，於中國之附屬公司適用之稅率為25%。

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12. Taxation (Continued)

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

12. 稅項(續)

年內稅項可與綜合損益表中除稅前(虧損)溢利對賬如下：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
(Loss) profit before taxation	除稅前(虧損)溢利	(119,956)	47,541
Taxation at the PRC Enterprise Income Tax rate of 25%	按中國企業所得稅稅率25%之稅項	(29,989)	11,885
Tax effect of expenses not deductible for tax purpose	就稅務用途不得扣減開支的稅務影響	16,742	90,163
Tax effect of income not taxable for tax purpose	就稅務用途無須課稅收入的稅務影響	(42,799)	(116,626)
Tax effect of share of results of associates	攤佔聯營公司業績的稅務影響	3,096	13,896
Tax effect of tax losses not recognised	未確認稅項虧損的稅務影響	54,788	17,548
Tax effect of PRC LAT (Note)	中國土增稅的稅務影響 (附註)	—	(89,521)
Tax effect of change in investment properties for value	投資物業價值變動的稅務影響	9,219	(7,594)
(Over) underprovision in prior year	以前年度(超額)提撥不足	(1,196)	1,309
Income tax expenses (credit) for the year	年內所得稅支出(收入)	9,861	(78,940)

Note: The Group recognised the LAT on the investment properties which are ready for realisation through sale at the end of the reporting period based on the management's best estimate. During the year ended 31 December 2014, the Group disposed of certain investment properties and finalised the LAT calculation of the disposed investment properties with PRC local authorities. HK\$89,521,000 represented the difference between the LAT recognised in prior years and the actual LAT payment.

附註：本集團根據管理層以最佳的估算確認於本報告期末可供其出售之投資物業之土地增值稅。於截至2014年12月31日之年度內，本集團出售若干投資物業並與中國政府當地機構確定對該出售之投資物業的土地增值稅的計算。金額89,521,000港元乃以前年度所確認的土地增值稅與實際支付的土地增值稅之差額。

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12. Taxation (Continued)

The following is an analysis of the tax effect relating to other comprehensive income:

12. 稅項(續)

以下是有關其他全面收益稅務影響之分析：

		2015			2014		
		Before-tax amount	Tax expense	Net-of-tax amount	Before-tax amount	Tax expense	Net-of-tax amount
		除稅前金額	稅務支出	除稅後金額	除稅前金額	稅務支出	除稅後金額
		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
Exchange difference arising on translation	換算產生之滙兌差額	(397,163)	—	(397,163)	(59,337)	—	(59,337)
Fair value loss on available-for-sale investments	可供出售投資之公允價值虧損	(19,102)	—	(19,102)	(7,326)	—	(7,326)
Reclassification of revaluation reserve upon disposal of available-for-sale investments	於出售可供出售投資時重列至重估儲備	(758)	—	(758)	—	—	—
Impairment loss on available-for-sale investments recycled to profit for the year	年內回撥損益之可供出售投資減值虧損	4,323	—	4,323	15,536	—	15,536
Reclassification adjustment — transfer to profit or loss on disposal of foreign operations	重列調整 — 出售海外營運時劃轉至損益表	—	—	—	(804)	—	(804)
Gain arising on revaluation of leasehold properties	重估租賃物業產生之收益	12,659	(1,020)	11,639	19,733	(1,687)	18,046
Share of other comprehensive expense of associates	攤佔聯營公司之其他全面支出	(10,535)	—	(10,535)	(1,415)	—	(1,415)
		(410,576)	(1,020)	(411,596)	(33,613)	(1,687)	(35,300)

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13. (Loss) Profit for the Year

(Loss) profit for the year has been arrived at after charging (crediting):

13. 年內(虧損)溢利

年內(虧損)溢利經已扣除(計入):

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Auditor's remuneration	核數師酬金	2,800	2,800
Cost of inventories recognised as an expense	存貨成本計入費用	52,818	117,523
Depreciation for property, plant and equipment	物業、廠房及設備之折舊	39,814	42,341
Release of land use rights	土地使用權攤銷	4,487	4,550
Operating lease rentals in respect of land and buildings	土地及樓宇之營運租約租金	598	467
Staff costs including directors' and chief executive's remuneration set out in note 10	員工費用包括載列於附註10之董事及行政總裁酬金	191,114	192,036
Rental income under operating leases for investment properties, less outgoings of HK\$5,572,000 (2014: HK\$3,255,000)	投資物業項下營運租約之租金收入，扣除開支5,572,000港元(2014年：3,255,000港元)	(80,535)	(78,320)

Other expenses

Starting from the second half of the year ended 31 December 2013, the Group's subsidiary TZ United East voluntarily suspended production due to shortage of raw materials. Direct costs, such as wages, depreciation expenses, consumables and other direct attributable costs incurred by TZ United East during this suspension period were recognised to profit or loss as other expenses for both years.

其他費用

於2013年12月31日止年度下半年開始，本集團之附屬公司泰州東聯化工因原材料短缺而自願暫停生產。泰州東聯化工於暫停生產期間發生的直接成本如薪金、折舊支出、消耗品及其他直接相關成本於兩年內於損益表確認為其他費用。

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14. (Loss) Earnings Per Share

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

14. 每股(虧損)盈利

本公司擁有人應佔的每股基本(虧損)盈利乃根據下列數據計算所得：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
(Loss) earnings:	(虧損)盈利：		
(Loss) earnings for the purpose of basic (loss) earnings per share ((loss) profit for the year attributable to owners of the Company)	用以計算每股基本(虧損)盈利之(虧損)盈利(本公司擁有人應佔年內(虧損)溢利)	(65,777)	109,367
		2015 In thousand 千股	2014 In thousand 千股
Number of shares:	股份數目：		
Weighted average number of shares for the purpose of basic (loss) earnings per share	用以計算每股基本(虧損)盈利之加權平均股份數目	2,304,850	2,304,850

The Company has no potential ordinary shares for the year ended 31 December 2015 and 2014.

於截至2015年及2014年12月31日止年度，本公司並無潛在普通股股份。

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15. Dividend

15. 股息

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Dividend recognised as distribution during the year:	年內確認分派的股息：		
Final dividend of 2014, paid HK\$0.05 (2014: final dividend of 2013, paid HK\$0.05) per share	已付之2014年末期股息每股0.05港元(2014年：已付之2013年末期股息每股0.05港元)	115,242	115,242

No final dividend for the year ended 31 December 2015 was recommended by the Board (2014: final dividend of HK\$0.05 per share and amounting to approximately HK\$115,242,000).

董事會不建議派付截至2015年12月31日止年度末期股息(2014年度末期股息每股0.05港元，派息總額約115,242,000港元)。

16. Investment Properties

16. 投資物業

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Fair Value	公允值		
At the beginning of the year	於年初	2,479,864	2,805,540
Exchange adjustments	滙兌調整	(142,417)	(24,674)
Reclassified as assets classified as held-for-sale	重列為列作持作銷售之資產	—	(271,144)
Reclassified from property, plant and equipment (Note)	從物業、廠房及設備轉入(附註)	69,000	—
Net increase (decrease) in fair value recognised in profit or loss	於損益表確認之公允值增加(減少)淨額	36,893	(29,858)
At the end of the year	於年末	2,443,340	2,479,864
Unrealised gain on property revaluation included in profit or loss	包括於損益表物業重估之未變現收益	36,893	67,188

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16. Investment Properties (Continued)

At 31 December 2015, the legal title of the Group's investment properties with carrying value of approximately HK\$23,901,000 (2014: HK\$24,883,000) situated in the PRC has not been passed to the Group.

Note: A residential property, which was used as staff quarter in prior years, of the Group has rented out for rental income during year ended 31 December 2015. Hence the residential property was reclassified from property, plant and equipment to investment property. As at date of reclassification, the fair value of the investment property was HK\$69,000,000.

The carrying value of the investment properties comprises:

16. 投資物業(續)

於2015年12月31日，本集團位於中國賬面值約為23,901,000港元(2014年：24,883,000港元)的投資物業之業權仍未過戶至本集團。

附註：本集團於以前年度用作員工宿舍之住宅物業於2015年12月31日已出租作租金收入。因此，住宅物業由物業、廠房及設備重列至投資物業。於重列當日，投資物業之公允值為69,000,000港元。

投資物業之賬面值包括：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Held under long-term lease/land use right:	以長期租約／土地使用權方式持有：		
— situated in the PRC	— 位於中國	31,637	32,928
— situated in Hong Kong	— 位於香港	70,000	—
		101,637	32,928
Held under medium-term lease/land use right:	以中期租約／土地使用權方式持有：		
— situated in the PRC	— 位於中國	2,341,703	2,446,936
		2,443,340	2,479,864

All the investment properties are held for rental income under operating leases.

所有投資物業均以營運租約持有作收租用途。

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16. Investment Properties (Continued)

Fair value measurements and valuation process

The fair value of the investment properties of the Group at 31 December 2015 and 2014 have been arrived at on the basis of valuations carried out on the respective dates by Vigers Appraisal & Consulting Limited (“Vigers”) and A-Plus Surveyors Limited (“A-Plus”), both are independent qualified professional valuer not connected to the Group. Vigers and A-Plus are members of the Institute of Valuers of Hong Kong.

The fair value was determined by reference to comparable sales transactions available in the relevant market or by investment approach, where the market rentals of all lettable units of the properties are assessed and discounted at the market yield expected by investors for these types of properties. The market rentals are assessed by reference to the rentals achieved in the lettable units of the properties as well as other lettings of similar properties in the neighbourhood. The capitalisation rate adopted is made by reference to the yields derived from analysing the sales transactions of similar commercial properties in Hong Kong and adjusted to take into account the market expectation from property investors to reflect factors specific to the Group’s investment properties.

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

The investment properties measured at fair value subsequently to initial recognition, are grouped to Level 3 based on the degree to which the inputs to the fair value are observable and the significance of these inputs.

There was no transfer into or out of Level 3 for both years.

16. 投資物業(續)

公允值計量及估值程序

本集團的投資物業於2015年及2014年12月31日之公允值乃基於威格斯資產評估顧問有限公司(「威格斯」)及恒信測量師行有限公司(「恒信」)，兩者與本集團並無關連的獨立合資格專業估值師就該日的價值進行評估所得。威格斯及恒信是估值師學會成員。

公允值是參考於相關市場之可供比較的銷售交易或投資方式藉評估所有可出租物業單位之市場租金及使用投資者就此類物業所預期的市場回報率折現釐定。市場租金評估是參考已完成出租物業單位之租金及其他鄰近相近之出租物業。資本化利率是參考分析於香港之相似商業物業之銷售交易及調整物業投資者對市場的期望從而反映本集團投資物業之特別因素。

就估算物業之公允值而言，物業之現有用途是最高及最佳用途。

首次確認後之投資物業以公允值計算，並根據可觀察公允值之信息之程度及該信息之重要性之程度分類為第3類。

於兩個年度並沒有第3類的轉換出入。

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16. Investment Properties (Continued)

Fair value measurements and valuation process (Continued)

At the end of the reporting period, the management of the Group works closely with the independent qualified professional valuer to establish and determine the appropriate valuation techniques and inputs of the valuation. Where there is a material change in the fair value of the assets, the causes of the fluctuations will be reported to the management of the Group.

Information about fair value measurements using significant unobservable input (Level 3)

The following table shows the valuation techniques used in the determination of fair value for investment properties and the key unobservable inputs used in the valuation models.

Description 項目	Fair value at 31 December 於12月31日之公允值		Valuation techniques 評估技術	Unobservable inputs 不可被觀察之信息	Range of unobservable inputs 不可被觀察之信息範圍		Relationship of unobservable inputs to fair value 不可被觀察之信息與公允值之關係
	2015 HK\$'000 千港元	2014 HK\$'000 千港元			2015	2014	
Office 辦公室	24,373	25,222	Investment approach 投資方法	(i) Capitalisation rate 資本化利率	4% — 6%	4% — 6%	Slightly higher the capitalisation rate, slightly lower the fair value 資本化利率微高，公允值微低
				(ii) Market rent 市場租金	RMB68 — RMB78 per square meter per month 每月每平方米人民幣68元 — 人民幣78元	RMB58 — RMB64 per square meter per month 每月每平方米人民幣58元 — 人民幣64元	Slightly higher the market rent, slightly higher the fair value 市場租金微高，公允值微高
Carpark 停車場	163,680	172,370	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB5,053 — RMB7,446 per square meter 每平方米人民幣5,053元 — 人民幣7,446元	RMB5,053 — RMB6,117 per square meter 每平方米人民幣5,053元 — 人民幣6,117元	Slightly higher the adjusted price slightly higher the fair value 經調整價微高，公允值微高

16. 投資物業(續)

公允值計量及估值程序(續)

於報告期末，本集團之管理層與獨立合資格專業估值師緊密合作於建立及釐定適當評估技術及評估信息。若資產之公允值有重大變動，其變動之成因將會向本集團之管理層呈報。

關於用重大不可被觀察之信息計量公允值之資料(第3類)

下表顯示用於投資物業公允值計量之評估技術及用於評估模式中主要不可被觀察之信息。

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16. Investment Properties (Continued)

Fair value measurements and valuation process

(Continued)

Information about fair value measurements using significant unobservable input (Level 3) (Continued)

16. 投資物業(續)

公允值計量及估值程序(續)

關於用重大不可被觀察之信息計量公允值之資料(第3類)(續)

Description 項目	Fair value at 31 December 於12月31日之公允值		Valuation techniques 評估技術	Unobservable inputs 不可被觀察之信息	Range of unobservable inputs 不可被觀察之信息範圍		Relationship of unobservable inputs to fair value 不可被觀察之信息與公允值之關係
	2015 HK\$'000 千港元	2014 HK\$'000 千港元			2015	2014	
Commercial A 商業甲	1,015,532	1,039,290	Investment approach 投資方法	(i) Capitalisation rate 資本化利率	4% — 6%	4% — 6%	Slightly higher the capitalisation rate, slightly lower the fair value 資本化利率微高，公允值微低
				(ii) Market rent 市場租金	RMB70 — RMB135 per square meter per month 每月每平方米人民幣70元 — 人民幣135元	RMB67 — RMB132 per square meter per month 每月每平方米人民幣67元 — 人民幣132元	Slightly higher the market rent, slightly higher the fair value 市場租金微高，公允值微高
Residential A 住宅甲	1,145,854	1,218,099	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB43,333 — RMB47,482 per square meter 每平方米人民幣43,333元 — 人民幣47,482元	RMB41,441 — RMB43,165 per square meter 每平方米人民幣41,441元 — 人民幣43,165元	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允值微高
Residential B 住宅乙	70,000	—	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	HK\$18,121 — HK\$26,979 per square feet 每平方呎18,121港元 — 26,979港元	—	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允值微高
Commercial B 商業乙	23,901	24,883	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB39,167 — RMB50,641 per square meter 每平方米人民幣39,167元 — 人民幣50,641元	RMB30,904 — RMB47,987 per square meter 每平方米人民幣30,904元 — 人民幣47,987元	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允值微高

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16. Investment Properties (Continued)

Fair value measurements and valuation process (Continued)

Information about fair value measurements using significant unobservable input (Level 3) (Continued)

As at 31 December 2015, certain of the Group's investment properties were held under a business model whose objective is to recover through sale, of which HK\$205,628,000 (2014: HK\$337,560,000) has been reclassified as assets held-for-sale upon meeting the conditions for such classification.

At the end of the reporting period, the fair value of the investment properties reclassified as assets classified as held-for-sale is arrived at by reference to the selling price agreed with independent third parties during the year ended 31 December 2015 and 2014.

All 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.

16. 投資物業(續)

公允值計量及估值程序(續)

關於用重大不可被觀察之信息計量公允 值之資料(第3類)(續)

於2015年12月31日，本集團持有部份之若干投資物業是以出售為目標之商業模式，其中205,628,000港元(2014年：337,560,000港元)符合該調整之條件而轉入列作持作銷售之資產。

於報告期末，由投資物業重列為列作持作銷售的資產之公允值是以於截至2015年及2014年12月31日之年度內與獨立第三方議定的銷售價而釐定。

所有本集團以營運租約方式持有作收租或資本增值用途的物業權益均以公允值模式計量，並分類及列賬為投資物業。

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17. Property, Plant and Equipment

17. 物業、廠房及設備

		Leasehold land and buildings 租賃土地 及樓宇 HK\$'000 千港元	Leasehold improvements 租賃物業裝修 HK\$'000 千港元	Furniture and fixtures 傢俬及設備 HK\$'000 千港元	Office equipment 辦公室設備 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Plant and machinery 廠房及機器 HK\$'000 千港元	Construction in progress 在建工程 HK\$'000 千港元	Total 合計 HK\$'000 千港元
COST OR VALUATION	成本值或估值								
At 1 January 2014	於2014年1月1日	334,520	7,882	13,553	16,703	31,047	212,706	1,778,850	2,395,261
Exchange adjustments	滙兌調整	(254)	—	(113)	(138)	(244)	(3,572)	(16,037)	(20,358)
Additions	添置	—	—	2,171	754	9,412	—	1,219,494	1,231,831
Disposals	出售	—	—	(157)	(1,295)	(1,507)	—	—	(2,959)
Revaluation	重估	9,563	—	—	—	—	—	—	9,563
At 31 December 2014	於2014年12月31日	343,829	7,882	15,454	16,024	38,708	209,134	2,982,307	3,613,338
Exchange adjustments	滙兌調整	(986)	—	(797)	(803)	(1,962)	(11,853)	(173,516)	(189,917)
Reclassified to investment properties (Note 16)	重列至投資 物業(附註16)	(69,000)	—	—	—	—	—	—	(69,000)
Additions	添置	—	—	973	1,715	2,592	173	760,626	766,079
Disposals	出售	—	—	(979)	(1,214)	(1,100)	(2,258)	—	(5,551)
Revaluation	重估	4,187	—	—	—	—	—	—	4,187
At 31 December 2015	於2015年12月31日	278,030	7,882	14,651	15,722	38,238	195,196	3,569,417	4,119,136
Comprising:	包括:								
At cost	按成本值	—	7,882	14,651	15,722	38,238	195,196	3,569,417	3,841,106
At professional valuation – 2015	按2015年之專業估值	278,030	—	—	—	—	—	—	278,030
		278,030	7,882	14,651	15,722	38,238	195,196	3,569,417	4,119,136
DEPRECIATION	折舊								
At 1 January 2014	於2014年1月1日	3,560	7,625	7,389	11,270	21,109	67,421	—	118,374
Exchange adjustments	滙兌調整	(125)	—	(61)	(98)	(172)	(2,283)	—	(2,739)
Provided for the year	年度準備	11,328	257	451	1,430	2,743	26,132	—	42,341
Eliminated on disposals	出售時撇銷	—	—	(147)	(1,193)	(1,356)	—	—	(2,696)
Eliminated on revaluation	重估時撇銷	(10,169)	—	—	—	—	—	—	(10,169)
At 31 December 2014	於2014年12月31日	4,594	7,882	7,632	11,409	22,324	91,270	—	145,111
Exchange adjustments	滙兌調整	(271)	—	(379)	(655)	(1,262)	(6,190)	—	(8,757)
Provided for the year	年度準備	9,614	—	723	1,329	3,662	24,486	—	39,814
Eliminated on disposals	出售時撇銷	—	—	(884)	(1,096)	(990)	(1,957)	—	(4,927)
Eliminated on revaluation	重估時撇銷	(8,472)	—	—	—	—	—	—	(8,472)
At 31 December 2015	於2015年12月31日	5,465	7,882	7,092	10,987	23,734	107,609	—	162,769
CARRYING VALUES	賬面值								
At 31 December 2015	於2015年12月31日	272,565	—	7,559	4,735	14,504	87,587	3,569,417	3,956,367
At 31 December 2014	於2014年12月31日	339,235	—	7,822	4,615	16,384	117,864	2,982,307	3,468,227

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17. Property, Plant and Equipment (Continued)

The above items of property, plant and equipment, except for construction in progress, are depreciated on a straight-line over the following years:

Leasehold land and buildings	50 years or over the lease term, whichever is shorter
Leasehold improvements	3 years
Furniture and fixtures	10 years
Office equipment	5 years
Motor vehicles	6 – 10 years
Plant and machinery	10 – 15 years

At 31 December 2015, the legal titles of the Group's properties and a container terminal with carrying value of approximately HK\$33,805,000 (2014: HK\$35,194,000) and HK\$106,809,000 (2014: HK\$111,736,000) situated in the PRC have not been passed to the Group.

The carrying value of the leasehold properties comprises:

17. 物業、廠房及設備(續)

除在建工程外以上物業、廠房及設備之項目是以下述之年份以直線法折舊：

租賃土地及樓宇	50年或以租約年期以短為準
租賃物業裝修	3年
傢俬及設備	10年
辦公室設備	5年
汽車	6 — 10年
廠房及機器	10 — 15年

於2015年12月31日，本集團位於中國之物業及集裝箱碼頭之賬面值約為33,805,000港元(2014年：35,194,000港元)及106,809,000港元(2014年：111,736,000港元)之業權仍未過戶至本集團。

租賃物業之賬面值包括：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Long-term leasehold properties situated in Hong Kong	在香港的長期租賃物業	211,550	276,350
Properties under medium-term land use right situated in the PRC	在中國以中期土地使用權持有的物業	61,015	62,885
		272,565	339,235

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17. Property, Plant and Equipment (Continued)

The fair values of the Group's leasehold land and buildings at 31 December 2015 and 2014 have been arrived at on the basis of valuations carried out on the respective dates by Vigers and A-Plus. The valuations were arrived at using direct comparison method by reference to sales evidence as available on the market. The revaluation surplus on revaluation of the leasehold land and buildings amounted to approximately HK\$12,659,000 (2014: HK\$19,733,000) was credited to asset revaluation reserve.

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

The leasehold land and buildings measured at fair value subsequent to initial recognition are grouped to Level 3 based on the degree to which the inputs to the fair value are observable and the significance of these inputs.

There was no transfer into or out of Level 3 for both years.

17. 物業、廠房及設備(續)

本集團的租賃土地及樓宇於2015年及2014年12月31日之公允值乃基於威格斯及恆信就該日所作出之價值評估所得。評估值乃使用直接比較法經參照合適的市場可取得的銷售證據而釐定。租賃土地及樓宇重估盈利金額約為12,659,000港元(2014年：19,733,000港元)港元已計入資產重估儲備。

就估算物業之公允值而言，物業之現有用途是最高及最佳用途。

首次確認後之租賃土地及樓宇物業以公允值計算，並根據可觀察公允值之信息之程度及該信息之重要性之程度分類為第3類。

於兩個年度並沒有第3類的轉換出入。

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17. Property, Plant and Equipment (Continued)

Information about fair value measurements using significant unobservable input (Level 3)

The following table shows the valuation techniques used in the determination of fair values for the Group's major leasehold land and buildings and the key unobservable inputs used in the valuation models.

17. 物業、廠房及設備(續)

關於用重大不可被觀察之信息計量公允價值之資料(第3類)

下表顯示用於本公司及本集團之主要租賃土地及樓宇公允價值計量之評估技術及用於評估模式中主要不可被觀察之信息。

Description 項目	Fair value 公允價值		Valuation techniques 評估技術	Unobservable inputs 不可被觀察之信息	Range of unobservable inputs 不可被觀察之信息範圍		Relationship of unobservable inputs to fair value 不可被觀察之信息與公允價值之關係
	2015 HK\$'000 千港元	2014 HK\$'000 千港元			2015	2014	
Office A 辦公室甲	33,805	35,194	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB39,167 — RMB50,641 per square meter 每平方米人民幣 39,167元 — 人民幣50,641元	RMB32,089 — RMB47,987 per square meter 每平方米人民幣 32,089元 — 人民幣47,987元	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允 價值微高
Office B 辦公室乙	195,000	190,800	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	HK\$37,474 — HK\$44,409 per square feet 每平方呎37,474 港元 — 44,409 港元	HK\$35,211 — HK\$44,409 per square feet 每平方呎 35,211港元 — 44,409港元	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允 價值微高
Residential 住宅	35,331	103,193	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	HK\$3,309 — HK\$11,772 per square feet 每平方呎3,309 港元 — 11,772 港元	HK\$3,000 — HK\$25,838 per square feet 每平方呎3,000 港元 — 25,838 港元	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允 價值微高
Car park 停車場	430	406	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB191,158 — RMB227,000 per car park space 每個停車場單位 人民幣191,158 元 — 人民幣 227,000元	RMB210,000 — RMB220,000 per car park space 每個停車場單位 人民幣210,000 元 — 人民幣 220,000元	Slightly higher the adjusted price rate, slightly higher the fair value 經調整價微高，公允 價值微高

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17. Property, Plant and Equipment (Continued)

Information about fair value measurements using significant unobservable input (Level 3) (Continued)

Certain leasehold interest in land cannot be allocated reliably between the land and buildings elements, the leasehold interest in land continues to be accounted for as property, plant and equipment.

If leasehold properties had not been revalued, they would have been included at a historical cost basis at the following amounts:

17. 物業、廠房及設備(續)

關於用重大不可被觀察之信息計量公允價值之資料(第3類)(續)

若干租賃土地之權益無法可靠地分配至土地及樓宇部分，則土地之租賃權益將繼續列賬為物業、廠房及設備。

倘租賃物業未予重估，則該等物業會以歷史成本基準列賬如下：

		HK\$'000 千港元
Cost as at 1 January 2015	成本於2015年1月1日	174,674
Accumulated depreciation and impairment losses	累計折舊及減值虧損	(116,595)
Reclassified to investment property (Note 16)	重列至投資物業(附註16)	(5,406)
Carrying value at 31 December 2015	賬面值於2015年12月31日	52,673
Carrying value at 31 December 2014	賬面值於2014年12月31日	65,979

18. Land Use Rights

18. 土地使用權

		HK\$'000 千港元
COST	成本	
At 1 January 2014	於2014年1月1日	222,835
Exchange adjustments	滙兌調整	(1,976)
Released for the year	年度攤銷	(4,550)
At 31 December 2014	於2014年12月31日	216,309
Exchange adjustments	滙兌調整	(12,207)
Released for the year	年度攤銷	(4,487)
At 31 December 2015	於2015年12月31日	199,615

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18. Land Use Rights (Continued)

The land use rights of the Group were held under medium-term lease in the PRC and released over the term of the lease of 50 years.

18. 土地使用權(續)

本集團之土地使用權是位於中國以中期租賃持有並以租賃期50年攤銷。

19. Goodwill

19. 商譽

		HK\$'000 千港元
COST	成本	
At 1 January 2014 and 31 December 2014 and 2015	於2014年1月1日及2014年及2015年12月31日	72,987
IMPAIRMENT	減值	
At 1 January 2014 and 31 December 2014 and 2015	於2014年1月1日及2014年及2015年12月31日	(26,524)
CARRYING VALUE	賬面值	
At 31 December 2014 and 2015	於2014年及2015年12月31日	46,463

Included in the carrying value of goodwill as at 31 December 2015, HK\$7,001,000 (2014: HK\$7,001,000) has been allocated to the CGU for property management ("Unit A") and HK\$39,462,000 (2014: HK\$39,462,000) has been allocated to cash-generating units for production and trading of petrochemical products ("Unit B").

包含於2015年12月31日之商譽，賬面值7,001,000港元(2014年：7,001,000港元)是分配至物業管理之現金單位賬面值(「單位A」)及39,462,000港元(2014年：39,462,000港元)是分配至生產及銷售石油化工產品之現金產生單位之賬面值(「單位B」)。

The recoverable amount of Unit A has been determined based on a value in use calculation. That calculation uses cash flow projections based on financial budgets approved by management covering a five-year period based on an estimated growth rate of 3% (2014: 3%) with a discount rate of 12% (2014: 12%). Cash flows for further five years are extrapolated at zero growth rate. Another key assumption for the value in use calculation is the budgeted revenue and gross margin, which is determined based on the unit's past performance and management's expectations for the market development.

單位A之可回收金額乃基於使用價值計算釐定。計算方法使用經管理層批核、基於估計3%(2014年：3%)年增長率以12%(2014年：12%)貼現率計算的五年財政預算所得的現金流預測。其後五年之現金流推定為零增長率計算。使用價值的另一項主要假定為預算收入及毛盈利率，乃按該單位過往之表現及管理層對市場發展之預期釐定。

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19. Goodwill (Continued)

The recoverable amount of Unit B has been determined based on a value in use calculation. That calculation uses cash flow projections based on financial budgets approved by management covering a five-year period based on the estimated production capacity of Unit B with a discount rate of 12.9% (2014: 12.4%). Cash flows after the five years period are extrapolated at 2% (2014: 2%) growth rate. Another key assumption for the value in use calculation is the budgeted revenue and gross margin, which is determined based on the unit's past performance and management's expectations for the market development.

In the opinion of the directors of the Company, there is no impairment required as at the end of the reporting period.

20. Interests in Associates

Cost of investments in associates — unlisted
Share of post acquisition profits and other
comprehensive income, net of dividends
received

聯營公司投資成本值— 非上市
攤佔收購後盈利及其他全面
收益、扣除已收股息

Details of each of the Group's associates at the end of the reporting period are set out in note 45(b).

19. 商譽(續)

單位B之可回收金額乃基於使用價值計算釐定。計算方法使用經管理層批核、基於估計單位B之生產能力以12.9% (2014年：12.4%)。貼現率計算的5年財政預算所得的現金流預測。其後5年之現金流推定為2% (2014年：2%) 年增長率。使用價值計算的另一項主要假定為預算收入及毛利率，乃按該單位過往之表現及管理層對市場發展之預期釐定。

本公司之董事意見認為於本報告期末並沒有減值之需要。

20. 聯營公司權益

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Cost of investments in associates — unlisted	聯營公司投資成本值— 非上市	579,417	375,348
Share of post acquisition profits and other comprehensive income, net of dividends received	攤佔收購後盈利及其他全面收益、扣除已收股息	164,109	187,027
		743,526	562,375

本集團之聯營公司的詳情載列於附註45(b)。

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20. Interests in Associates (Continued)

Summarised financial information of associates

Summarised financial information in respect of each of the Group's associate is set out below. The summarised financial information below represents amounts shown in the associate's financial statements prepared in accordance with HKFRSs.

All of these associates are accounted for using the equity method in these consolidated financial statements.

20. 聯營公司權益(續)

聯營公司財務資料摘要

本集團每家聯營公司之財務資料摘要載列如下。以下之財務資料摘要代表顯示於聯營公司之財務報表之金額是根據香港財務報告準則以而編製。

所有該等聯營公司是採用會權益法計入綜合財務報表內。

		Zhong Hai You Qi (Taizhou) Petrochemical Company Limited (“Zhong Hai You Qi”) 中海油氣(泰州)石化 有限公司(「中海油氣」)		Cinda Jianrun Property Company Limited (“Cinda Jianrun”) 信達建潤地產有限公司 (「信達建潤」)	
		2015 HK\$'000 千港元	2014 HK\$'000 千港元	2015 HK\$'000 千港元	2014 HK\$'000 千港元
Current assets	流動資產	1,914,324	2,614,183	1,380,123	1,204,987
Non-current assets	非流動資產	4,340,338	2,163,385	36	77
Current liabilities	流動負債	(1,283,788)	(2,038,238)	(1,177,912)	(928,775)
Non-current liabilities	非流動負債	(2,901,626)	(1,286,335)	—	—
Revenue	收入	5,103,393	6,752,683	—	—
Profit (loss) for the year	年內溢利(虧損)	17,826	206,306	(60,888)	(87,523)
Other comprehensive (expense) income for the year	年內其他全面(支出)收益	(33,182)	(3,391)	1,384	(987)
Total comprehensive (expense) income for the year	年內全面(支出)收益總額	(15,356)	202,915	(59,504)	(88,510)
Dividend received from associates during the year	年內收取聯營公司之股息	—	6,692	—	—

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20. Interests in Associates (Continued)

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

20. 聯營公司權益(續)

上述財務資料摘要與於綜合財務報表確認之聯營公司權益賬面值的調節表：

		Zhong Hai You Qi 中海油氣		Cinda Jianrun 信達建潤		Total 總額	
		2015 HK\$'000 千港元	2014 HK\$'000 千港元	2015 HK\$'000 千港元	2014 HK\$'000 千港元	2015 HK\$'000 千港元	2014 HK\$'000 千港元
Net assets	淨資產	2,069,248	1,452,995	202,247	276,289	2,271,495	1,729,284
Proportion of the Group's ownership interest	本集團之擁有權益所佔比例	33.00% (Note) (附註)	33.00%	30.00% (Note) (附註)	30.00%	N/A 不適用	N/A 不適用
Carrying amount of the Group's interest	本集團權益賬面值	682,852	479,488	60,674	82,887	743,526	562,375

Note: Zhong Hai You Qi is an associate of Tai Zhou Dong Thai Petrochemical Company Limited ("TZ Dong Thai"), a non-wholly owned subsidiary of the Group. During the year ended 31 December 2015, the Group and other shareholders of Zhong Hai You Qi made additional capital injection to Zhong Hai You Qi. The additional capital injected by the Group was RMB189,148,000 (equivalent to approximately HK\$225,984,000). There is no change in proportion of shareholding after this capital injection.

附註：中海油氣是本集團非全資擁有附屬公司、泰州東泰石化有限公司(「泰州東泰」)的聯營公司。於2015年12月31日之年內，本集團及其他中海油氣股東對中海油氣作額外資本投入。本集團投入額外資本人民幣189,148,000元(相當於約225,984,000港元)。該資本投入後並沒有股權比例變動。

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20. Interests in Associates (Continued)

Summarised financial information of associates (Continued)

In prior year, the Group held 49% equity interest in Yang Quan Coal Industry (Group) Tiantai Investment Limited ("Yangquan Tiantai") and accounted for the investment as an associate. In December 2014, the Group disposed of its entire interest in Yangquan Tiantai to Yang Quan Coal Industry (Group) Co., Ltd. for a consideration of RMB873,300,000 (equivalent to approximately HK\$1,116,662,000). This transaction resulted in the recognition of a gain on disposal of associate during the year ended 31 December 2014, calculated as follows:

20. 聯營公司權益(續)

聯營公司財務資料摘要(續)

於前年度，本集團持有49%之陽泉煤業集團天泰投資有限責任公司(「陽泉天泰」)之股本權益並以聯營公司入賬。於2014年12月，本集團以代價人民幣873,300,000元(相當於約1,116,662,000港元)出售所有陽泉天泰之權益予陽泉煤業(集團)有限公司。於截至2014年12月31日此交易導致確認一筆出售聯營公司之收益，並計算如下：

		HK\$'000 千港元
Proceeds of disposal	出售之款項	1,116,662
Less: Carrying amount of the 49% investment on the date of loss of significant influence	減：於失去重大影響力當日之49%投資之賬面值	(955,884)
Add: Reclassification of cumulative translation on reserve upon disposal of Yangquan Tiantai to profit or loss	加：於出售陽泉天泰累計滙兌儲備重列至損益表	25
Gain on disposal of associate	出售聯營公司之收益	160,803

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20. Interests in Associates (Continued)

Summarised financial information of associates (Continued)

In prior year, the Group held 50% equity interest in Beijing East Bay Investment Consultancy Company Limited (the "East Bay") and accounted for the investment as an associate. In December 2014, the Group disposed of its entire interest in East Bay to an independent third party for a consideration of RMB5,000,000 (equivalent to approximately HK\$6,393,000). This transaction resulted in the recognition of a loss on disposal of associate during the year ended 31 December 2014, calculated as follows:

		HK\$'000 千港元
Proceeds of disposal	出售之款項	6,393
Less: Carrying amount of the 50% investment on the date of loss of significant influence	減：失去重大影響力當日之50%投資之賬面值	(16,570)
Add: Reclassification of cumulative translation on reserve upon disposal of East Bay to profit or loss	加：於出售北京東灣之累計滙兌儲備重列到損益表	779
Loss on disposal of associate	出售聯營公司之虧損	(9,398)

21. Amounts Due from an Associate

The amount as at 31 December 2015 and 2014 are unsecured, interest-free and are expected to realise in the next 12 months from the end of the reporting period, except that as at 31 December 2015, an amount of HK\$389,391,000 (2014: HK\$413,080,000) bears interest at 13.5% (2014: 20.5%) per annum.

20. 聯營公司權益(續)

聯營公司財務資料摘要(續)

於前年度，本集團持有北京東灣投資顧問有限公司(「北京東灣」)50%股本權益並以聯營公司入賬。於2014年12月，本集團以人民幣5,000,000元(相當於約6,393,000港元)之代價出售其東灣之權益予一獨立第三方。於截至2014年12月31日之年內此交易確認出售聯營公司之虧損計算如下：

21. 應收一家聯營公司款

除於2015年12月31日，金額389,391,000港元(2014年：413,080,000港元)是以年利率13.5%(2014年：20.5%)計收利息外，於2015年及2014年12月31日之金額均為無抵押、免息及預期於本報告期末後12個月內償還。

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22. Structured Finance Securities

The structured finance securities represent a debt security with interest payments based on the return from United States Treasury Bond and distribution from preference shares in a private company which invests in a portfolio of asset-backed securities. Expected maturity date of the debt security is Year 2021. The structured finance securities contain an embedded early redemption option and the return which is determined by reference to the distribution from the private company which is dependent on the annual default rate of its underlying asset-backed securities and the return from United States Treasury Bond. The Group designated the entire structured finance securities as financial assets at FVTPL at initial recognition.

The fair value of the structured finance securities is determined by the directors of the Company with reference to the valuation provided by the counterparty financial institution at the end of the reporting period. This fair value is determined by reference to the value of a comparable new issue of the similar structured finance securities under the market situation as at 31 December 2015 and 2014. The major assumptions adopted for the valuation of the structured finance securities are as follows:

- (1) The estimation of risk free rate by reference to the yield of United States Treasury Bond with same remaining duration as the structured finance securities adjusted by the issuer's credit rating; and
- (2) The estimation of the default rate of the underlying asset-backed securities by reference to the historical default rate of asset-backed securities with similar characteristics.

22. 結構性金融證券

結構性金融證券指債務證券，其利息款項乃根據美國國庫債券及來自一家私人公司優先股份之分派計算，該私人公司投資於一組資產擔保證券。該債券證券之預期到期日為2021年。由於結構性金融證券嵌入提早贖回權及回報以私人公司之分派決定並取決於其相關資產擔保證券之年違約率及美國國庫債券之回報，本集團將整份結構性金融證券於首次確認時確認為於損益表按公允值處理的金融資產。

於本報告期末，結構性金融證券的公允值乃由本公司董事參照交易對手金融機構提供的估值而釐定。該引用價格乃通過根據於2015年及2014年12月31日的市場狀況下新發行具有可比性的類似結構性金融證券之價值估計得出。以下為結構性金融證券估值所採用的主要假設：

- (1) 有關無風險年利率的估算乃參照具相同剩餘年期之美國國庫債券之收益率並經調整發行信貸評級因素而作出；及
- (2) 有關資產擔保證券之年違約率的估算乃參照具有類似特性之資產擔保證券之過往年違約率而作出。

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23. Available-for-sale Investments

23. 可供出售投資

Available-for-sale investments comprise:

可供出售投資包括：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Listed investments:	上市投資：		
Equity securities listed in Hong Kong at fair value	於香港上市之股本證券按公允值計	—	24,613
Unlisted investments:	非上市投資：		
Unlisted equity securities, at cost (Note)	非上市股本證券，按成本計(附註)	272,459	307,993
Club debentures, at cost	會所債券，按成本計	5,613	5,613
Unlisted equity securities, at fair value	非上市股本證券按公允值計	34,177	54,037
		312,249	367,643
Less: Impairment loss recognised	減：已確認減值虧損	(2,070)	(39,998)
Total investments at cost	總投資按成本計	310,179	327,645
Total	合計	310,179	352,258

Note:

Unlisted equity investments represent investments in unlisted equity securities issued by private entities. The business of these companies include, but not limited to power and financial services (2014: power, winery and financial services). They are measured at cost less impairment at the end of the reporting period because the range of reasonable fair value estimates is so significant that the directors of the Company are of the opinion that their fair values cannot be measured reliably.

During the year ended 31 December 2015, the Group acquired 4% equity interest of Beijing TeraSolar Photothermal Technologies Co., Ltd ("Beijing TeraSolar"), an unlisted entity, for a total consideration of HK\$69,295,000 (equivalent to RMB58,000,000) (Detailed in note 41).

During the year ended 31 December 2015, HK\$62,250,000 unlisted equity available-for-sale investment was disposed of as part of the disposal of a subsidiary (Detailed in note 39).

During the year ended 31 December 2014, gain on disposal of unlisted available-for-sale investments of HK\$36,406,000 has been recognised in profit or loss. Of the total gain on disposal, HK\$9,101,000 represents for the tax borne by the purchaser on behalf of the Group.

During the year ended 31 December 2014, Kuenkel-Wagner Prozesstechnologie GmbH ("KW"), a Germany based mechanical engineering company specialised in founding technology, which was the major subsidiary of Modern Season Limited ("MSL") was liquidated. Hence, the Group's unlisted equity investment, in MSL, amounted to HK\$37,928,000, was fully impaired.

附註：

非上市股本證券乃指投資於由私人實體發行之非上市股本證券。該等公司之業務包括但不限於電力及金融服務行業(2014年：電力、釀酒及金融服務行業)。由於估計所得的合理公允值範圍太大，本公司董事意見認為其公允值無法可靠地計量，因此該等投資乃於報告期末以成本扣除減值計量。

於截至2015年12月31日之年度內，本集團以總代價69,295,000港元(相當於人民幣58,000,000元)購入4%非上市公司北京兆陽光熱技術有限公司(「兆陽光熱」)股本權益(詳情載列於附註41)。

於截至2015年12月31日之年度內，非上市股本可供出售投資62,250,000港元是通過出售附屬公司股本權益之部份(詳情載列於附註39)。

於截至2014年12月31日之年度內，出售非上市可供出售投資之收益為36,406,000港元已於損益表中確認。總出售收益之約9,101,000港元為買方代本集團承擔之稅金。

截至2014年12月31日止年度內，Kuenkel-Wagner Prozesstechnologie GmbH (「KW」)為一家以德國為總部並專注於鑄造技術的機器工程製造商，並為Modern Season Limited (「MSL」)的主要附屬公司已清盤。因此，本集團於MSL之非上市股權投資金額約37,928,000港元已全數減值。

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24. Loan Receivables

24. 應收貸款

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Fixed-rate loan receivables (Note a (i) & (ii))	定息應收貸款(附註a (i) 及(ii))	—	697,085
Variable-rate loan receivables (Note a (i) & b)	浮息應收貸款(附註a (i) 及b)	270,012	101,394
		270,012	798,479
Analysed for reporting purposes as:			
Current	流動	270,012	228,137
Non-current	非流動	—	570,342
		270,012	798,479

Notes:

附註：

- (a) (i) As at 31 December 2014, HK\$570,342,000 was secured by the equity interest of the borrower, carries fixed interest rates at 10% per annum. During the year ended 31 December 2015, the Group renewed the borrowing agreement with the borrower to revise the interest rate to floating interest at 25% above the PBOC interest rate. As at 31 December 2015, the outstanding amount was HK\$270,012,000.
- (ii) As at 31 December 2014, HK\$126,743,000 was unsecured, carry fixed interest rate of 5% interest per annum and repayable in year 2015. The balance was fully settled during the year ended 31 December 2015.
- (b) As at 31 December 2014, the balances were unsecured, carry interest rate at the standard lending rate quoted by the PBOC per annum. Included in the variable-rate loan receivables, HK\$101,394,000 was due from a non-controlling shareholder of a subsidiary, which could exercise significant influence over this subsidiary.

- (a) (i) 於2014年12月31日，570,342,000港元由借款人之股本權益作抵押，以固定年利率10%計息。於截至2015年12月31日之年度內，本集團與借方將借款合同續約以更新浮動利率至人民銀行基準利率上浮25%。於2015年12月31日，欠款金額為270,012,000港元。
- (ii) 於2014年12月31日，126,743,000港元為無抵押、以固定年利率5%計息並於2015年償還。餘額已於2015年12月31日之年內全數償還。
- (b) 於2014年12月31日，餘額為無抵押，並以人民銀行頒報之標準借貸年利率計息。浮息應收貸款中包括101,394,000港元乃是應收一名對該附屬公司有重大影響之附屬公司的非控制股東。

Loan receivables as at the end of the reporting period are neither past due nor impaired. The Group did not provide impairment loss for loan receivables. In the opinion of the directors of the Company, no impairment loss is considered necessary in respect of these balances as they have assessed the financial strength and repayment ability for the borrowers.

於本報告期末之應收貸款均屬未到期及無須減值。本集團沒有為應收貸款計提減值虧損。本公司董事已評估借款人之財務狀況及還款能力，其意見認為並沒有為該餘額作減值虧損之需要。

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25. Loan Receivable with Embedded Derivative

During the year ended 31 December 2012, the Company and China Uranium Development Company Limited (“CUDC Limited”), a subsidiary of China Guangdong Nuclear Power Holding Co., Ltd., a shareholder with significant influence over the Company, entered into a subscription agreement (the “Subscription Agreement”). Pursuant to the Subscription Agreement, the Company acquired an exchangeable bond (the “Bond”) issued by CUDC Limited with an aggregate principal amount of HK\$776,000,000 at a consideration of HK\$776,000,000. The Bond is exchangeable into shares of HK\$0.01 each in the issued share capital of CGN Mining Company Limited (“CGN Mining”), a company listed on the Stock Exchange, at the exchange price of HK\$1.41 per share. The Company has the right to exchange all or any part of the principal amount of the Bond in amount being not less than HK\$1 million and up to an aggregate of 20 time of exchange prior to the maturity date. The subscription was completed on 1 June 2012 (the “Completion Date”).

CUDC Limited has an option to pay cash instead of accepting the conversion in an amount equal to the closing price as of the date of exercise of the conversion right by the Company multiplied by the number of shares that would have been converted into.

The Bond carries fixed interest rate at 5% per annum and is matured on the date falling on the fifth anniversary of the Completion Date. The principal would be repayable on the maturity date if the conversion right is not exercised. Interest is payable annually in arrears. The Group designated the entire loan receivable with embedded derivative as financial assets at FVTPL at initial recognition.

25. 附有嵌入式衍生工具之應收貸款

於截至2012年12月31日之年度內，本公司與對本公司有重大影響力之中國廣東核電集團有限公司之附屬公司中國鈾業發展有限公司(「中國鈾業」)訂立一項認購協議(「認購協議」)。根據認購協議，本公司購入由中國鈾業發行、本金總額776,000,000港元之可換股債券(「債券」)，代價為776,000,000港元。債券可按交換價每股1.41港元置換為中廣核礦業有限公司(「中廣核礦業」，於聯交所上市之公司)之已發行股本中每股面值0.01港元之股份。本公司有權可於到期前置換全部或任何部份之債券本金額，惟每次置換之金額不得少於1,000,000港元及置換次數合共最多為20次。認購事項已於2012年6月1日完成(「完成日期」)。

中國鈾業可選擇支付現金以取代接納兌換，金額為相等於本公司行使兌換權當日之收市價乘以透過兌換可得之股份數目。

債券以固定年利率5%計息，並於完成日期起計的第五週年當日到期。倘兌換權未獲行使，則本金須於到期日償付。利息按年以下期方式支付。於首次確認時本集團將整筆附有嵌入式衍生工具之應收貸款指定為於損益表按公允值處理之金融資產。

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25. Loan Receivable with Embedded Derivative (Continued)

The fair value of the liability component of the Bond was determined based on the present value of the estimated future cash flows discounted at the prevailing market rate of interest of similar instruments. The fair value of the embedded options was calculated using binomial model. The inputs into the valuation of the Bond were as follows:

		2015	2014
Stock price	股價	HK\$0.60 港元	HK\$0.75 港元
Conversion price	兌換價	HK\$1.41 港元	HK\$1.41 港元
Risk free rate (Note a)	無風險利率(附註a)	0.288%	0.745%
Expected volatility (Note b)	預期波幅(附註b)	69.290%	47.358%
Discount rate	貼現率	12.305%	11.650%

Notes:

- (a) The risk free rate is determined by reference to the Hong Kong Exchange Fund Note with similar time to maturities.
- (b) The expected volatility is the average of the adjusted annualised standard derivation of the continuously compounded rates of daily return on the daily adjusted share price of CGN Mining and implied volatility of Hang Seng Index.

As at 31 December 2015, the fair value of the Bond was HK\$736,866,000 (2014: HK\$733,844,000), with a fair value gain of HK\$41,822,000 (2014: HK\$51,824,000) credited to profit or loss.

25. 附有嵌入式衍生工具之應收貸款 (續)

債券負債部份之公允值乃根據估計未來現金流量按類似工具之當前市場利率貼現釐定。嵌入式購股權之公允值乃使用二項模式計算。評估債券採用的數據如下：

附註：

- (a) 無風險利率乃參照相符合到期日的香港外匯基金票據釐定。
- (b) 預期波幅為中廣核礦業每日經調整股價之連續複式每日回報率之經調整年度化標準導子以及恆生指數內含波幅兩者之平均數。

於2015年12月31日，債券之公允值為736,866,000港元(2014年：733,844,000港元)，於損益表中計入的公允值收益為41,822,000港元(2014年：51,824,000港元)。

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26. Inventories

26. 存貨

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Consumables	消耗品	46,951	3,924
Raw materials	原材料	60,263	14,882
Finished goods	成品	—	2,173
		107,214	20,979

27. Held-for-trading Investment

27. 持作買賣投資

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Equity securities listed in Hong Kong, at fair value	於香港上市的股本證券， 按公允值計	112,998	—

Fair value of listed held-for-trading investment was based on quoted market bid price in the active market.

持作買賣投資之公允值是由活躍市場之買入報價釐定。

28. Trade Receivables

28. 應收賬款

The Group allows a credit period of 30 to 60 days to its trade customers.

本集團給予其貿易客戶30至60日信用期。

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28. Trade Receivables (Continued)

The following is an aged analysis of trade receivables presented based on the invoice dates at the end of the reporting period, which approximated the respective revenue recognition dates:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
0 to 30 days	0至30日	1,611	3,454
31 to 90 days	31日至90日	2,551	3,251
91 to 180 days	91日至180日	5,065	3,218
181 to 360 days	181日至360日	3,723	2,853
		12,950	12,776

The Group's trade receivables that are neither past due nor impaired are those debtors with satisfactory credit quality under the management's assessment and with good past repayment records.

Included in the Group's trade receivable balance are debtors with aggregate carrying amount of HK\$11,339,000 (2014: HK\$9,322,000) which are past due at the end of the reporting period for which the Group has not provided for impairment loss. The Group does not hold any collateral over these balances. The average age of these receivable is 145 days (2014: 114 days).

Aging of trade receivables which are past due but not yet impaired:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
31 to 90 days	31日至90日	2,551	3,251
91 to 180 days	91日至180日	5,065	3,218
181 to 360 days	181日至360日	3,723	2,853
		11,339	9,322

The Group did not provide impairment loss for the trade receivables.

28. 應收賬款(續)

下列是按發票日為基準之應收賬款與相對之收入確認日期相約之應收賬款於本報告期末之賬齡分析：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
0 to 30 days	0至30日	1,611	3,454
31 to 90 days	31日至90日	2,551	3,251
91 to 180 days	91日至180日	5,065	3,218
181 to 360 days	181日至360日	3,723	2,853
		12,950	12,776

本集團之應收賬款均屬於未到期或無須作出減值的，即基於管理層評估後認為是具有良好的信貸質素及還款記錄的債務人。

本集團之應收賬款賬面值包括11,339,000港元(2014年：9,322,000港元)於本報告期末已到期但本集團並沒有作減值虧損。本集團並沒有對該餘額持有任何抵押，該應收賬款之平均賬齡為145日(2014年：114日)。

應收賬款已到期但並未被減值之賬齡分析：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
31 to 90 days	31日至90日	2,551	3,251
91 to 180 days	91日至180日	5,065	3,218
181 to 360 days	181日至360日	3,723	2,853
		11,339	9,322

本集團並無就應收賬款提撥減值虧損。

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29. Deposits, Prepayments and Other Receivables

29. 按金、預付款及其他應收款

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Dividend receivable from an available-for-sale investment	可供出售投資之應收股息	—	15,345
Value-added tax receivable (Note)	可收回之增值稅(附註)	278,950	170,078
Loan interest receivables	應收貸款利息	47,864	8,984
Others	其他	176,962	80,879
		503,776	275,286

Note: Amount being the value-added tax recoverable from the purchase of property, plant and equipment and raw materials by a subsidiary, TZ United East. The amount will be subsequently utilised to offset the value added tax generated from sales of goods in the future.

附註：此乃一家附屬公司，泰州東聯化工購買物業、廠房及設備及原材料之可收回之增值稅。該金額將於泰州東聯化工將來用以抵扣銷售貨品產生之增值稅。

30. Pledged Bank Deposits/Bank Balances and Cash

30. 抵押銀行存款／銀行結餘及現金

The Group's pledged bank deposits carry fixed interest rate with effective interest at an average of 2.57% (2014: 2.80%) per annum and an original maturity of one year or less. Pledged bank deposits represent deposits pledged to banks to secure settlements for certain of Group's purchase of property, plant and equipment and raw materials.

本集團之抵押銀行存款以平均2.57%實際固定年利率計息(2014年：2.80%)及開首到期日為一年或以內。抵押銀行存款為用以保證本集團支付購買若干物業、廠房及設備及原材料之還款而抵押予銀行之存款。

The Group's bank balances and cash comprise cash and short-term bank deposits carrying prevailing market deposit rates with effective interest at an average of 0.14% (2014: 0.18%) per annum and an original maturity of three months or less. Included in the Group's bank balances and cash at 31 December 2015 was an aggregate amount of approximately HK\$434,267,000 (2014: HK\$1,676,628,000) respectively which was denominated in RMB and is not freely convertible into other currencies.

本集團之銀行結餘及現金包括現金及開首到期日為三個月或以內，以現行實際平均市場存款年利率0.14%(2014年：0.18%)計息的短期銀行存款。本集團於2015年12月31日之銀行結餘及現金包括有約434,267,000港元(2014年：1,676,628,000港元)是以人民幣為計價單位，並且是不能自由兌換為其他貨幣。

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31. Assets Classified as Held-for-sale/Liabilities Associated with Assets Classified as Held-For-sale

31. 列作持作銷售之資產／列作持作銷售之資產之連帶負債

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Assets classified as held-for-sale	列作持作銷售之資產		
— Investment properties	— 投資物業	205,628	337,560
Liabilities associated with assets classified as held-for-sale	列作持作銷售資產之連帶之負債		
— Considerations received	— 收到之代價	202,416	206,500

The disposal is pending for the approval from the relevant regulatory authority and delivery to the respective buyers.

該出售正等待有關監管機構之批准及交割至相關買家。

32. Pledge of Assets

At 31 December 2015, the Group pledged certain investment properties, leasehold land and buildings, land use rights and loan receivable with embedded derivative with an aggregate carrying value at the end of the reporting period of approximately HK\$2,294,026,000 (2014: HK\$2,397,212,000), HK\$195,000,000 (2014: HK\$259,800,000), HK\$199,615,000 (2014: HK\$216,309,000) and HK\$736,866,000 (2014: nil) respectively to secure general banking facilities granted to the Group (note 35) and other payable to an independent third party (note 38).

At 31 December 2015, the Group pledged HK\$29,988,000 (2014: HK\$33,762,000) bank deposits to secure settlements for certain of Group's purchase of raw materials (2014: property, plant and equipment).

32. 資產抵押

於2015年12月31日，本集團已將其於本報告期末累計賬面總額分別約為2,294,026,000港元(2014年：2,397,212,000港元)、195,000,000港元(2014年：259,800,000港元)及199,615,000港元(2014年：216,309,000)及736,866,000港元(2014年：無)之若干投資物業、租賃土地及樓宇、土地使用權及附有嵌入式衍生工具之應收貸款抵押作為本集團獲授予一般性銀行融資的條件(附註35)及其他應付款予一名獨立第三方(附註38)。

於2015年12月31日，本集團將其29,988,000港元(2014年：33,762,000港元)之銀行存款抵押以擔保本集團購入若干原材料(2014年：物業、廠房及設備)之還款。

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33. Share Capital

33. 股本

		Number of shares	Nominal value
		股份數目	票面值
		<i>In thousand</i>	<i>HK\$'000</i>
		千股	千港元
Authorised:			
法定股本：			
At 1 January 2014	於2014年1月1日		
— Ordinary shares of HK\$0.2 each	— 每股面值0.2港元之普通股	4,000,000	800,000
At 31 December 2014 and 2015 (Note a)	於2014年及2015年12月31日 (附註a)	—	—
Issued and fully paid:			
已發行及已繳足股本：			
At 1 January 2014	於2014年1月1日		
— Ordinary shares of HK\$0.2 each	— 每股面值0.2港元之普通股	2,304,850	460,970
Transfer from share premium and capital redemption reserve upon abolition of par value (Note b)	取消面值後從股份溢價賬及 資本贖回儲備轉入(附註b)	—	3,165,811
At 31 December 2014 and 2015	於2014年及2015年12月31日		
— Ordinary shares with no par value	— 沒有面值之普通股	2,304,850	3,626,781

Notes:

附註：

- (a) Under the Hong Kong Companies Ordinance (Cap. 622), with effect from 3 March 2014, the concept of authorised share capital no longer exists and the Company's shares no longer have a par value. There is no impact on the number of shares in issue or the relative entitlement of any of the shareholders as a result of this transition.
- (b) In accordance with the transitional provisions set out in section 37 of schedule 11 to Hong Kong Companies Ordinance (Cap. 622), on 3 March 2014 any amount standing to the credit of the share premium account and capital redemption reserve have become part of the Company's share capital.

- (a) 根據香港公司條例(第622章)於2014年3月3日生效後，法定股本的概念已不存在及本公司之股份不再有票面值。因此過渡對繳足之股份數目及任何股東之相關權利並沒有影響。
- (b) 根據香港公司條例(第622章)之法例第11章37條之過渡守則條文，任何股溢價與資本贖回儲備之貸方結餘數額於2014年3月3日已成為本公司股本之一部份。

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34. Reserves

34. 儲備

		Attributable to owners of the Company 本公司 擁有人應佔 HK\$'000 千港元	Non- controlling interests 非控股權益 HK\$'000 千港元	Total 總額 HK\$'000 千港元
Asset revaluation reserve	資產重估儲備			
At 1 January 2014	於2014年1月1日	187,298	—	187,298
Gain on revaluation of leasehold properties	重估租賃物業收益	19,733	—	19,733
Deferred tax liability arising on revaluation of leasehold properties	重估租賃物業產生之遞延稅項負債	(1,687)	—	(1,687)
At 31 December 2014	於2014年12月31日	205,344	—	205,344
Gain on revaluation of leasehold properties	重估租賃物業收益	12,659	—	12,659
Deferred tax liability arising on revaluation of leasehold properties	重估租賃物業產生之遞延稅項負債	(1,020)	—	(1,020)
At 31 December 2015	於2015年12月31日	216,983	—	216,983
Investment revaluation reserve	投資重估儲備			
At 1 January 2014	於2014年1月1日	7,344	—	7,344
Change in fair value arising on revaluation of available-for-sale investments	重估可供出售投資產生之公允值變動	(7,326)	—	(7,326)
Impairment loss on available-for-sale investment recycled to profit for the year	年內回撥損益之可供出售投資減值虧損	15,536	—	15,536
At 31 December 2014	於2014年12月31日	15,554	—	15,554
Change in fair value arising on revaluation of available-for-sale investments	重估可供出售投資產生之公允值變動	(19,102)	—	(19,102)
Reclassified to profit or loss upon disposal of available-for-sale investment	於出售可供出售投資重列至損益表	(758)	—	(758)
Impairment loss on available-for-sale investment recycled to profit for the year	年內回撥損益之可供出售投資減值虧損	4,323	—	4,323
At 31 December 2015	於2015年12月31日	17	—	17
Translation reserve	滙兌儲備			
At 1 January 2014	於2014年1月1日	932,760	37,784	970,544
Exchange difference arising on translation	換算產生之滙兌差額	(56,402)	(2,935)	(59,337)
Reclassification of cumulative translation reserve upon disposal of foreign operations to profit or loss	出售海外營運相關的累計滙兌儲備重列至損益表	(804)	—	(804)
Share of reserves of associates	攤佔聯營公司儲備	(1,415)	—	(1,415)
At 31 December 2014	於2014年12月31日	874,139	34,849	908,988
Exchange difference arising on translation	換算產生之滙兌差額	(373,290)	(23,873)	(397,163)
Share of reserves of associates	攤佔聯營公司儲備	(10,535)	—	(10,535)
At 31 December 2015	於2015年12月31日	490,314	10,976	501,290

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35. Borrowings

35. 借貸

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Bank loans — secured	銀行貸款 — 有抵押	2,132,782	2,141,991
Other loans — unsecured	其他貸款 — 無抵押	473,105	403,485
Bank overdraft	銀行透支	—	26,929
		2,605,887	2,572,405
Carrying amount repayable:	應償還之賬面金額：		
Within one year	一年之內	1,112,293	863,713
More than one year, but not exceeding two years	一年以上但 不超過二年	770,370	584,588
More than two years, but not more than five years	二年以上但 不超過五年	465,950	887,199
		2,348,613	2,335,500
Add: Carrying amount of bank loans containing a repayment on demand clause (shown under current liabilities) with scheduled repayment set out in the loan agreements due:	加：包含按要求的還款 條款並於貸款協議所載之 預定還款之銀行貸款之 賬面金額 (列為流動負債)：		
— within one year	— 一年之內	252,764	229,631
— more than one year, but not exceeding two years	— 一年以上但 不超過二年	2,829	2,764
— more than two years, but not more than five years	— 二年以上但 不超過五年	1,681	4,510
		2,605,887	2,572,405
Less: Amounts due within one year shown under current liabilities	減：於一年之內到期並列為 流動負債之金額	(1,369,567)	(1,100,618)
Amounts shown under non-current liabilities	列為非流動負債之金額	1,236,320	1,471,787

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35. Borrowings (Continued)

Bank borrowings are secured by certain investment properties, leasehold land and buildings, land use rights and loan receivable with embedded derivative. Details are disclosed in note 32.

Bank loans of the Group of HK\$650,000,000 (2014: HK\$440,000,000) are denominated in HKD, which are not denominated in the functional currency of the Group. The bank loans carry floating rates at HIBOR plus 2.0% to 2.5% (2014: HIBOR plus 2.0% to 2.5%), i.e. effective interest rate of 2.553% to 3.351% (2014: 2.228% to 3.045%) per annum respectively. Bank loans of the group entities other than the Company of HK\$7,274,000 (2014: HK\$9,976,000) are denominated in HKD, functional currency of the relevant group entities, and carry a floating rate of prime rate minus 2.7% (2014: prime rate minus 2.7%) per annum or effective interest rate of 2.3% (2014: 2.3%) per annum respectively. The remaining bank loans of the Group are denominated in RMB, functional currency of the relevant group entities and carry floating interest rate ranging from 105% to 110% (2014: 105% to 135%) of PBOC three-year interest rate or effective interest rate of 5.64% to 5.91% (2014: 6.36% to 8.84%) per annum.

As at 31 December 2015, other loan of HK\$30,000,000 (2014: HK\$150,000,000) was denominated in HKD, which is not denominated in the functional currency of the Company, and was borrowed from a shareholder of the Company which is unsecured, bears fixed interest at 4.0% per annum and repayable on demand. The remaining other loans of HK\$443,105,000 (2014: HK\$253,485,000) were denominated in RMB, functional currency of the relevant group entities, which are unsecured, bear fixed interest ranged from 5.35% to 8% (2014: 7%) per annum respectively and repayable on demand.

As at 31 December 2014, bank overdraft of the Group of HK\$26,929,000 was denominated in HKD, which was not denominated in the functional currency of the relevant group entity, and carried floating interest rate of prime rate minus 1.5% per annum or effective interest rate of 3.5% per annum respectively.

35. 借貸(續)

銀行借貸由若干投資物業，租賃土地、樓宇，土地使用權及附有嵌入式衍生工具之應收貸款作抵押。詳情載列於附註32。

本集團的銀行貸款650,000,000港元(2014年：440,000,000港元)乃以港元為單位，而港元並非本集團之功能貨幣。銀行貸款以浮動利率按香港銀行同業拆息加2.0%至2.5%(2014年：銀行同業拆息加2.0%至2.5%)，實際年利率分別為2.553%至3.351%(2014年：2.228%至3.045%)。除本公司外，集團公司之銀行貸款7,274,000港元(2014年：9,976,000港元)以相關集團公司的功能貨幣港元為單位，分別以浮動利率按最優惠利率減2.7%(2014年：最優惠利率減2.7%)或實際年利率2.3%(2014年：2.3%)計息。本集團的其餘銀行貸款以相關集團公司的功能貨幣人民幣為單位，並按人民銀行三年之浮動利率上浮5%至10%區間(2014年：上浮5%至35%)或以實際年利率區間由5.64%至5.91%(2014年：6.36%至8.84%)計息。

於2015年12月31日，其他貸款之30,000,000港元(2014年：150,000,000港元)是以港元為單位，而港元並非本公司之功能貨幣及由本公司的一名股東借出，並無抵押，按固定年利率4.0%計息及於需要時還款。及其餘的其他貸款443,105,000港元(2014年：253,485,000港元)以相關集團實體的功能貨幣人民幣為單位為無抵押，分別按固定年利率5.35%至8%區間(2014年：7%)及於需要時還款。

於2014年12月31日，本集團之銀行透支26,929,000港元以港元為單位，而以相關集團公司的功能貨幣為單位，及分別以浮動利率按最優惠利率減1.5%或實際年利率3.5%計息。

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36. Deferred Taxation

The followings are the major deferred tax assets and liabilities recognised and movements thereon during the current and prior years:

36. 遞延稅項

以下為於本年度及以往年度的主要已確認遞延稅項資產與負債及其於本期間及以往年度的變動：

		Accelerated tax depreciation 加速稅務折舊 HK\$'000 千港元	Revaluation of properties 物業重估 HK\$'000 千港元	Tax losses 稅務虧損 HK\$'000 千港元	Total 總額 HK\$'000 千港元
At 1 January 2014	於2014年1月1日	(55)	(283,072)	1,808	(281,319)
Credit to profit or loss for the year (Note 12)	於本年度損益表計入 (附註12)	—	97,115	—	97,115
Charge to other comprehensive income for the year	於本年度其他全面收益扣除	—	(1,685)	—	(1,685)
At 31 December 2014	於2014年12月31日	(55)	(187,642)	1,808	(185,889)
Charge to profit or loss for the year (Note 12)	於本年度損益表計入 (附註12)	—	(9,219)	—	(9,219)
Charge to other comprehensive income for the year	於本年度其他全面收益扣除	—	(1,020)	—	(1,020)
At 31 December 2015	於2015年12月31日	(55)	(197,881)	1,808	(196,128)

At the end of the reporting period, the Group had unused tax losses of approximately HK\$698,533,000 (2014: HK\$479,381,000) available for offset against future profits. A deferred tax asset has been recognised in respect of approximately HK\$10,957,000 (2014: HK\$10,957,000) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$687,576,000 (2014: HK\$468,424,000) due to unpredictability of future profit streams and such tax losses may be carried forward indefinitely.

於本報告期末，本集團有可扣減未來溢利的未動用稅務虧損約698,533,000港元(2014年：479,381,000港元)。該等虧損中約10,957,000港元(2014年：10,957,000港元)已確認遞延稅項資產。鑒於未來收益的不可預測性及稅務虧損可無限期地承上結轉並無就其餘687,576,000港元(2014年：468,424,000港元)確認為遞延稅項資產。

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36. Deferred Taxation (Continued)

Under the EIT Law, withholding tax is imposed on dividends declared to overseas investors in respect of profits earned by PRC subsidiaries from 1 January 2008 onwards. Deferred taxation has not been provided for in the consolidated financial statements in respect of temporary differences attributable to accumulated profits of the PRC subsidiaries amounting to HK\$2,372,651,000 (2014: HK\$2,413,868,000) as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

37. Trade and Bills Payables

The following is an aged analysis of trade and bills payables presented based on the invoice date at the end of the reporting period:

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
0 to 30 days	0至30日	40,880	30,931
31 to 90 days	31日至90日	11,451	15,122
91 to 180 days	91日至180日	148,842	8,438
181 to 360 days	181日至360日	14,236	9,253
Over 360 days	超過360日	58,383	50,513
		273,792	114,257

As at 31 December 2015, the balance includes an aggregated amount of HK\$142,294,000 in relation to the purchase of raw materials from an associate, which are non-interest bearing, repayable within one year and secured by the Group's pledged bank deposits of HK\$29,988,000.

36. 遞延稅項(續)

於所得稅法下，由2008年1月1日開始，中國附屬公司所得溢利而分派予海外投資者之股息需徵收預扣稅。由於本集團能夠控制撥回暫時差異的時間及於可見的將來暫時差異的時間將不會撥回，因此，於中國附屬公司的2,372,651,000港元(2014年：2,413,868,000港元)累計溢利之暫時差異而產生的遞延稅項並未計入綜合財務報表內。

37. 應付賬款及票據

下述是按發票日為基準之應付賬款及票據於本報告期末之賬齡分析：

於2015年12月31日，有關從一家聯營公司購入原材料之餘額中包括總金額142,294,000港元為無利息，於一年內償還並以本集團之抵押銀行存款29,988,000港元作抵押。

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38. Accrued Charges, Rental Deposits and Other Payables

At 31 December 2015, the balance includes an amount of HK\$45,042,000 (2014: HK\$47,782,000) payable to an independent third party in relation to purchase of land use right in the PRC. The amount is secured by certain investment properties of HK\$61,051,000 (2014: HK\$63,878,000), bears fixed interest at 4.68% per annum for both years and is repayable on demand.

At 31 December 2015, the balance includes an aggregated amount of HK\$48,820,000 (2014: HK\$41,400,000) payable to five (2014: one) non-controlling shareholders of two (2014: one) subsidiaries. These non-controlling shareholders are able to exercise significant influence over respective subsidiaries. The amount of HK\$37,500,000 (2014: HK\$41,400,000) is unsecured, non-interest bearing and repayable on demand. The remaining balance represents the interest payables to a non-controlling shareholder.

At 31 December 2015, the balance includes an aggregated amount of HK\$507,826,000 (2014: HK\$688,519,000) payable to independent third parties in relation to construction costs payable for property, plant and equipment in the PRC. The amounts are unsecured, non-interest bearing and are repayable within one year from the end of the reporting period.

As at 31 December 2014, the balance includes an aggregated amount of HK\$33,762,000 in relation to construction costs payable for property, plant and equipment in the PRC, which are non-interest bearing, repayable within one year and secured by the Group's pledged bank deposits of HK\$33,762,000.

38. 應計費用、租務按金及其他應付款

於2015年12月31日之結餘包括就於中國收購土地使用權而應付予獨立第三方的款項，金額為45,042,000港元(2014年：47,782,000港元)。該金額由若干投資物業約61,051,000港元(2014年：63,878,000港元)作抵押，兩個年度按固定年利率4.68%計息及應要求隨時需予歸還。

於2015年12月31日之餘額包括一項總金額為48,820,000港元(2014年：41,400,000港元)之兩家(2014年：一家)附屬公司之五個(2014年：一個)非控制股東款。該非控制股東有給予行使重大影響予相關附屬公司。該金額37,500,000港元(2014年：41,400,000港元)為無抵押，免息及應要求隨時需予歸還。餘額為應付利息支付予非控制股東。

於2015年12月31日，餘額包括總金額為507,826,000港元(2014年：688,519,000港元)應付予第三者有關位於中國之物業、廠房及設備之應付工程成本。該金額為無抵押，免息及需於報告期後一年內償還。

於2014年12月31日，有關支付位於中國之物業、廠房及設備之工程成本之餘額中包括33,762,000港元為無利息，於一年內償還並以本集團之抵押銀行存款33,762,000港元作抵押。

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39. Disposal of a Subsidiary

During the year ended 31 December 2015, the Group disposed of its entire interest in a wholly-owned subsidiary, Champion Glory Holdings Limited ("Champion Glory") (the "Champion Glory Disposal"). The net loss on disposal of the Group was as follows:

Analysis of assets and liabilities which control was lost:

		HK\$'000 千港元
Available-for-sale investment — at cost	可供出售投資 — 成本	62,250

Net loss on disposal of subsidiary:

出售附屬公司之淨虧損

		HK\$'000 千港元
Cash consideration received	收回現金代價	56,394
Net asset disposal of	出售之淨資產	(62,250)
Net loss on disposal	出售之淨虧損	5,856

Net loss on disposal of HK\$5,856,000 was included in profit or loss in the consolidated statement of profit or loss and other comprehensive income.

出售之淨虧損5,856,000港元已包括在綜合損益表及其他全面收益表。

Net cash inflow arising from the Champion Glory Disposal at the date of disposal:

於出售日由出售Champion Glory引起之現金淨流入如下：

		2015 HK\$'000 千港元
Total cash consideration received	收回總現金代價	56,394
Net cash inflow arising on the disposal for the year ended 31 December 2015	於截至2015年12月31日年度內出售之現金淨流入	56,394

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40. Operating Lease Arrangements

As lessor

Property rental income earned by the Group during the year was approximately HK\$86,107,000 (2014: HK\$81,575,000). The properties held have committed tenants for lease terms ranged from 1 year to 9 years (2014: 1 year to 8 years).

At the end of the reporting period, the Group had contracted with tenants for the following future minimum lease payments:

40. 營運租約安排

以出租人身份

本集團於年內賺取的物業租金收入約為86,107,000港元(2014年: 81,575,000港元)。持有之物業有已有訂約租客，租期範圍由1年至9年(2014年: 1年至8年)不等。

於本報告期末，本集團與租客訂立合同收取下述未來最低租金：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Within one year	一年內屆滿	70,382	91,016
In the second to fifth year inclusive	第二至第五年 (包括首尾兩年在內)	69,948	44,081
After five years	五年以後	2,047	2,086
		142,377	137,183

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41. Capital Commitments

41. 資本承擔

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Capital commitments in respect of property, plant and equipment:	關於購入物業、廠房及設備之資本承擔：		
– contracted for but not provided in the consolidated financial statements	— 已落實但並未於綜合財務報表中反映	—	47,402
– authorised but not contracted for	— 已批准但未訂約	174,683	150,837
		174,683	198,239
Capital commitments in respect of unlisted equity securities:	關於非上市股本證券之資本承擔：		
– contracted for but not provided in the consolidated financial statements (Note a & b)	— 已落實但並未於綜合財務報表中反映(附註a及b)	248,507	—

Notes:

附註：

- (a) During the year ended 31 December 2015, the Group entered into a shareholders' agreement with several parties to incorporate a jointly-controlled entity, namely Zhongxin Zhangbei Solar Energy Thermal Power Generation Co., Ltd ("Solar Energy Thermal Power") to invest in a solar energy project. Total capital of Solar Energy Thermal Power would be RMB1,000,000,000 of which the Group has committed to inject RMB150,000,000 (equivalent to HK\$179,212,000), represents 15% equity interest of Solar Energy Thermal Power. As at 31 December 2015, the establishment of Solar Energy Thermal Power has yet completed and the Group has yet to pay its committed amount.
- (b) During the year ended 31 December 2015, the Group entered into a capital injection agreement with Beijing TeraSolar, which is principally engaged in construction, management and technical consultancy of concentrated solar power projects, pursuant to which, the Group agreed to subscribe 8% of the enlarged share capital of Beijing TeraSolar for a total consideration of RMB116,000,000 (equivalent to HK\$138,590,000). During the year ended 31 December 2015, the Group has paid HK\$69,295,000 and subscribed 4% of the enlarged capital of Beijing TeraSolar. The remaining HK\$69,295,000 will be paid upon the request of Beijing TeraSolar.

- (a) 於截至2015年12月31日止年度內，本集團與若干公司共同簽訂合營股東協議成立合營公司，中信張北太陽能熱發電有限公司(「太陽能熱發電公司」)投資太陽能熱發電項目。太陽能熱發電公司總資本將達人民幣1,000,000,000元，本集團承擔注資人民幣150,000,000元(相當於179,212,000港元)，為太陽能熱發電公司15%股本權益。於2015年12月31日，太陽能熱發電公司的成立程序並未完成，因此本集團尚未繳付有關金額。
- (b) 於截至2015年12月31日止年度內，本集團簽訂協議投資兆陽光熱，其主要從事建設、管理及提供技術顧問於太陽能熱發電項目。本集團同意認購兆陽光熱增資後8%股權，總金額為人民幣116,000,000元(相當於138,590,000港元)。於截至2015年12月31日止年度內，本集團已付69,295,000港元並持有兆陽光熱增資後4%股權。其餘69,295,000港元將按兆陽光熱要求再支付。

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42. Retirement Benefits Plans

The Group operates a Scheme for all qualifying employees in Hong Kong. The assets of the Scheme are held separately from those of the Group and are held in funds under the control of trustees.

The employees of the subsidiaries in the PRC are members of retirement benefits schemes operated by the PRC government. The relevant PRC subsidiaries are required to contribute a specified percentage of payroll costs to the retirement scheme to fund the benefits. The only obligation of the Group with respect to the retirement benefit plan is to make the specified contributions.

The total cost charged to profit or loss of HK\$11,663,000 (2014: HK\$11,249,000) represents contributions to these schemes by the Group in respect of the current accounting period. As at 31 December 2015 and 2014, no contributions due in respect of the reporting period had not been paid over to the scheme.

42. 退休福利計劃

本集團為所有於香港僱用的合資格員工推行一項計劃。該計劃項下之資產與本集團資產已分割，並且是由信託人控制的基金持有。

位於中國之附屬公司的僱員乃由中國政府運作的退休福利計劃之成員。有關的中國附屬公司需要就退休計劃按人工成本之指定百分比作出供款，以資助該等福利。本集團關於退休福利計劃之唯一責任是作出該指定供款。

於本會計期間計入損益表之成本總額約為11,663,000港元(2014年：11,249,000港元)，代表本集團就該等計劃項下的供款。於2015年及2014年12月31日，就相關報告期間，並無該等計劃項下到期之供款未予支付。

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43. Related Party Transactions

During the year, the Group entered into the following transactions with related parties:

43. 關聯方交易

年內，本集團與關聯方進行下述交易：

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Interest income from an associate	一家聯營公司的利息收入	55,763	85,858
Interest income on loan to non-controlling shareholders of subsidiaries, which can exercise significant influence over respective subsidiaries	對附屬公司可行使重大影響之附屬公司非控制股東之借款利息收入	4,269	2,530
Purchase of property, plant and equipment from non-controlling shareholder of a subsidiary which can exercise significant influence over this subsidiary	由對附屬公司可行使重大影響之附屬公司非控制股東購置物業、廠房及設備	46,250	63,371
Rental income from associates	聯營公司的租金收入	—	99
Other income from a substantial shareholder	由一家主要股東之其他收入	—	11,522
Dividend paid to non-controlling shareholder of a subsidiary, which can exercise significant influence over subsidiary	股息支付予對附屬公司可行使重大影響之附屬公司非控制股東	—	6,600
Interest expense to a substantial shareholder	一家主要股東之利息支出	9,635	3,754
Purchase of raw material from an associate	由一家聯營公司購入原材料	1,565,491	—

Details of balances with related parties and other transactions with related parties are set out in the consolidated statement of financial position and notes 21, 25, 35 and 38.

與關聯公司結餘及與關聯方之其他交易詳情載列於綜合財務狀況表及附註21、25、35及38。

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44. Major Non-cash Transactions

During the year ended 31 December 2015, HK\$69,000,000 property, plant and equipment was reclassified to investment property due to change of management's intention (Detailed in note 16).

During the year ended 31 December 2015, HK\$507,826,000 (2014: HK\$688,519,000) in relation to the addition of property, plant and equipment was not settled as at 31 December 2015 and was included in accrued charges, rental deposits and other payables. Details are set out in note 38.

During the year ended 31 December 2015, amount of approximately HK\$55,763,000 (2014: HK\$85,858,000) on relation to interest income generated from loan advanced to an associate, which was not settled as at 31 December 2015 and was included in amounts due from associates as at 31 December 2015 and 2014.

During the year ended 31 December 2015, amount of approximately HK\$35,223,000 (2014: nil) in relation to interest income generated from loan receivable to a third party, which was not settled as at 31 December 2015 and was included in deposits, prepayment and other receivables as at 31 December 2015.

During the year ended 31 December 2014, addition of property, plant and equipment of HK\$91,722,000 was settled by deposits paid for acquisition of property, plant and equipment in the prior year.

44. 主要非現金交易

於截至2015年12月31日止年度內，物業、廠房及設備69,000,000港元因管理層更改用途重列至投資物業(詳情載列於附註16)。

於截至2015年12月31日止年度內，有關添置物業、廠房及設備中之507,826,000港元(2014年：688,519,000港元)於2015年12月31日尚未支付並已包括於應計費用、租務按金及其他應付款內。詳情載列於附註38。

於截至2015年12月31日止年度內，有關墊支予一家聯營公司而產生之利息收入金額約55,763,000港元(2014年：85,858,000港元)於2015年12月31日尚未支付並已計入於2015年及2014年12月31日之應收聯營公司款內。

於截至2015年12月31日止年度內，有關第三者應收貸款之利息收入之約35,223,000港元(2014年：無)於2015年12月31日尚未支付並已包括按金、預付款及其他應收款內。

於截至2014年12月31日止年度內添置物業、廠房及設備91,722,000港元以前年度購置物業、廠房及設備的按金支付。

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45. Particulars of Principal Subsidiaries and Associates

(a) Particulars of the Company's subsidiaries at 31 December 2015 and 2014 are as follows:

Name of company 公司名稱	Country/place of incorporation/ establishment 註冊/成立 國家/所在地	Nominal value of issued ordinary share capital/ registered capital 已發行普通股股本/ 註冊資本面值	Proportion of nominal value of issued ordinary share capital/ registered capital held by the Company 本公司所持有已發行普通股股本/ 註冊資本面值比例				Principal activities 主要業務
			2015		2014		
			Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
Beijing East Gate Development Co., Ltd. ("Beijing East Gate") 北京東環置業有限公司(「北京東環」)	PRC (Note i) 中國(附註i)	US\$100,413,500 100,413,500美元	—	100%	—	100%	Property development and investment 物業發展及投資
Beijing Yinda Property Management Limited ("Yinda") 北京銀達物業管理有限責任公司(「銀達」)	PRC (Note ii) 中國(附註ii)	RMB10,000,000 人民幣10,000,000元	—	90%	—	90%	Property management 物業管理
Beijing Ju Fu Real Estate Development Company Limited ("Beijing Ju Fu") 北京巨福房地產開發有限公司(「北京巨福」)	PRC (Note iii) 中國(附註iii)	RMB105,000,000 人民幣105,000,000元	—	90%	—	90%	Property development and investment 物業發展及投資
Greenhill Property Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	—	100%	—	Investment holding 投資控股
Likesway Limited 利時成有限公司	Hong Kong 香港	HK\$2 2港元	100%	—	100%	—	Property holding and investment 持有物業及投資
Real China Development Limited 泰境發展有限公司	Hong Kong 香港	HK\$2 2港元	100%	—	100%	—	Property holding and investment 持有物業及投資
Silver Grant Hainan Investment (BVI) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	—	100%	—	Inactive 暫無業務
Silver Grant Infra-Structure Investment (BVI) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	—	100%	—	Investment holding 投資控股
Ju Fu San Yan Jing Investment Company Limited 巨福三眼井投資有限公司	Hong Kong 香港	HK\$2 2港元	—	100%	—	100%	Investment holding 投資控股

45. 主要附屬公司及聯營公司

(a) 本公司的主要附屬公司於2015年及2014年12月31日的詳情如下：

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45. Particulars of Principal Subsidiaries and Associates (Continued)

45. 主要附屬公司及聯營公司(續)

(a) Particulars of the Company's subsidiaries at 31 December 2015 and 2014 are as follows:
(Continued)

(a) 本公司的主要附屬公司於2015年及2014年12月31日的詳情如下:(續)

Name of company 公司名稱	Country/place of incorporation/ establishment 註冊/成立 國家/所在地	Nominal value of issued ordinary share capital/ registered capital 已發行普通股股本/ 註冊資本面值	Proportion of nominal value of issued ordinary share capital/ registered capital held by the Company 本公司所持有已發行普通股股本/ 註冊資本面值比例				Principal activities 主要業務
			2015		2014		
			Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
Silver Grant International Securities Investment Limited 銀建國際證券投資有限公司	Hong Kong 香港	HK\$2 2港元	—	100%	—	100%	Securities trading 證券買賣
Silver Grant Securities Investment (BVI) Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	—	100%	—	Investment holding 投資控股
Straight View Investment Limited 藝景投資有限公司	Hong Kong 香港	HK\$100 100港元	100%	—	100%	—	Investment holding 投資控股
SYJ Holding Limited	British Virgin Islands 英屬處女群島	HK\$2,170 2,170港元	100%	—	100%	—	Investment holding 投資控股
Twin Sparkle Limited 康而富有限公司	Hong Kong 香港	HK\$2 2港元	100%	—	100%	—	Property holding and investment 持有物業及投資
Winner Property Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	—	100%	—	100%	Investment holding 投資控股
Sun Steed International Investments Limited 日駿國際投資有限公司	British Virgin Islands 英屬處女群島	US\$100 100美元	100%	—	100%	—	Investment holding 投資控股
Silver Grant International Petrochemical Limited 銀建國際石化有限公司	Hong Kong 香港	HK\$100 100港元	—	100%	—	100%	Investment holding 投資控股
TZ Dong Thai ^a 泰州東泰	PRC (Note iii) 中國(附註 iii)	RMB230,000,000 人民幣230,000,000元	—	69.78%	—	69.78%	Investment holding and investment 投資控股及投資
TZ United East [#] 泰州東聯化工	PRC (Note iv) 中國(附註 iv)	RMB463,645,186 人民幣463,645,186元	—	66.77%	—	66.77%	Production and trading of petrochemical products 生產及銷售石油化工產品

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45. Particulars of Principal Subsidiaries and Associates (Continued)

45. 主要附屬公司及聯營公司(續)

(a) Particulars of the Company's subsidiaries at 31 December 2015 and 2014 are as follows:
(Continued)

(a) 本公司的主要附屬公司於2015年及2014年12月31日的詳情如下:(續)

Name of company 公司名稱	Country/place of incorporation/ establishment 註冊/成立 國家/所在地	Nominal value of issued ordinary share capital/ registered capital 已發行普通股股本/ 註冊資本面值	Proportion of nominal value of issued ordinary share capital/ registered capital held by the Company 本公司所持有已發行普通股股本/ 註冊資本面值比例				Principal activities 主要業務
			2015		2014		
			Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
Xin Jiang Zhong Qing Luan Chuang Technology Company Limited ("Zhong Qing") 新疆中青聯創科技有限公司(「中青」)	PRC (Note iv) 中國(附註iv)	RMB5,000,000 人民幣5,000,000元	—	60%	—	60%	Investment holding 投資控股
Fast Winner Investments Limited	British Virgin Islands 英屬處女群島	US\$1,000 1,000美元	100%	—	100%	—	Inactive 暫無業務
Aesco Limited	Hong Kong 香港	HK\$200,000 200,000港元	100%	—	100%	—	Investment holding 投資控股
Beijing Runda International Investment Management Limited ("Beijing Runda") 北京潤達國際投資管理有限公司 (「北京潤達」)	PRC (Note iii) 中國(附註iii)	RMB100,000,000 人民幣100,000,000元	—	100%	—	100%	Investment holding 投資控股
Long Bright Capital Limited 長輝資本有限公司	British Virgin Islands 英屬處女群島	US\$100 100美元	70%	—	70%	—	Investment holding 投資控股
Konson Investment Limited 港丰投資有限公司	Hong Kong 香港	HK\$100 100港元	—	70%	—	70%	Investment holding 投資控股
Fast Growing International Limited	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	—	100%	—	Investment holding 投資控股
Champion Glory	British Virgin Islands 英屬處女群島	US\$1 1美元	—	—	100%	—	Investment holding 投資控股
Taizhou Yinjian [^] 泰州銀建	PRC (Note iii) (Note v) 中國(附註iii)(附註v)	RMB100,000,000 人民幣100,000,000元	—	100%	—	—	Environmental conservation and renewable energy investment 環境保育及再生能源投資

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45. Particulars of Principal Subsidiaries and Associates (Continued)

(a) Particulars of the Company's subsidiaries at 31 December 2015 and 2014 are as follows: (Continued)

[^] The names in English are for identification only.

[#] Three out of five directors of this subsidiary are appointed by the Group. The Group control 60% of the voting right in general meeting.

Notes:

- (i) It is registered as a wholly foreign-owned enterprise.
- (ii) It is a sino-foreign equity joint venture company established in the PRC. Under the joint venture agreement, the Group is responsible to contribute RMB9,000,000 to the registered capital of Yinda and share 90% of the profits and losses of Yinda.
- (iii) These subsidiaries are registered domestic enterprises.
- (iv) It is a sino-foreign equity joint venture company established in the PRC.
- (v) It is an indirect wholly owned subsidiary of the Group established during the year in the PRC.

None of the subsidiaries had issued any debt securities at the end of the year.

Other than the investment holding companies incorporated in the British Virgin Islands which have no principal place of operation, and Beijing East Gate, Yinda, Beijing Ju Fu, TZ Dong Thai, TZ United East, Taizhou Yinjian, Zhong Qing and Beijing Runda which operate principally in the PRC, all other subsidiaries principally operate in Hong Kong.

45. 主要附屬公司及聯營公司(續)

(a) 本公司的主要附屬公司於2015年及2014年12月31日的詳情如下：(續)

[^] 英文名稱僅供參考。

[#] 該附屬公司的五名董事的其中三名由本集團委任。本集團於股東大會上控制60%投票權。

附註：

- (i) 此附屬公司是以一家全外資擁有企業方式註冊。
- (ii) 這是一家於中國成立之中外合資企業。根據合營合同，本集團負責出資人民幣9,000,000元作為銀達之註冊資本，並且有權分享銀達90%損益。
- (iii) 該等附屬公司為註冊內資企業。
- (iv) 該附屬公司為於中國成立之中外合資企業。
- (v) 該本集團間接全資擁有之附屬公司於年內在中國成立。

於年末，並無附屬公司有發行任何形式的債券。

除英屬處女群島註冊成立之投資控股公司並無主要營業地點以及北京東環、銀達、北京巨福、泰州東泰、泰州東聯化工、泰州銀建、中青及北京潤達主要是於中國營運外，所有其他附屬公司均主要於香港經營。

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45. Particulars of Principal Subsidiaries and Associates (Continued)

45. 主要附屬公司及聯營公司(續)

(b) Particulars of the Group's associates at 31 December 2015 and 2014 are as follows:

(b) 本集團之聯營公司於2015年及2014年12月31日的詳情如下：

Name of company 公司名稱	Form of business structure 業務型態	Country of incorporation/ establishment 註冊/成立 國家地點/ 所在地	Principal place of business 主要營業地點	Class of shares held 所持股份類別	Proportion of nominal value of issued ordinary share capital/registered capital held by 所持有已發行普通股股本/ 註冊資本面值比例		Principal activities 主要業務
					2015	2014	
Cinda Jianrun 信達建潤	Domestic enterprise 內資企業	PRC 中國	PRC 中國	Registered capital 註冊資本	30%	30%	Property development and operation, property management and construction 物業發展及營運、物業管理及建造
Zhong Hai You Qi 中海油氣	Domestic enterprise 內資企業	PRC 中國	PRC 中國	Registered capital 註冊資本	23.03%	23.03%	Production and trading of petroleum and petrochemical products 生產及銷售石油及石油化工產品

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45. Particulars of Principal Subsidiaries and Associates (Continued)

45. 主要附屬公司及聯營公司(續)

(c) Details of non-wholly owned subsidiaries that have material non-controlling interests

(c) 存在重大非控制權益之非全資擁有附屬公司之詳情

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

下表列出存在重大非控制權益之非全資擁有附屬公司之詳情：

Name of subsidiary 附屬公司名稱	Place of incorporation and principal place of business 成立所在地及主要營運地點	Proportion of ownership interests and voting rights held by non-controlling interests 非控制權益之擁有權益之比例及投票權		(Loss) profit allocated to non-controlling interests 分配予非控制權益之(虧損)溢利		Accumulated non-controlling interests 累計之非控制權益	
		2015	2014	2015	2014	2015	2014
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元		
TZ Dong Thai 泰州東泰	PRC 中國	30.22%	30.22%	(800)	19,409	184,808	197,578
TZ United East 泰州東聯化工	PRC 中國	33.23%	33.23%	(61,528)	(7,666)	166,076	238,604
Individually immaterial subsidiaries with non-controlling interests 存在非控制權益之個別非重大附屬公司				(1,712)	3,349	19,702	22,620
						370,586	458,802

Summarised financial information in respect of each of the Group's subsidiaries that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

有關擁有重大非控制權益之本集團各附屬公司之財務資料摘要載列如下。以下的財務資料摘要表示內部抵銷前之金額。

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45. Particulars of Principal Subsidiaries and Associates (Continued)

45. 主要附屬公司及聯營公司(續)

(c) Details of non-wholly owned subsidiaries that have material non-controlling interests (Continued)

(c) 存在重大非控制權益之非全資擁有附屬公司之詳情(續)

TZ Dong Thai

泰州東泰

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Current assets	流動資產	443,431	251,968
Non-current assets	非流動資產	679,687	477,716
Current liabilities	流動負債	(505,691)	(70,003)
Non-current liabilities	非流動負債	—	—
Equity attributable to owners of the Company	本公司擁有人應佔股本	(432,619)	(462,103)
Non-controlling interest	非控制權益	(184,808)	(197,578)
Revenue	收入	—	—
Expenses	支出	(12,652)	(12,669)
(Loss) profit for the year	年內(虧損)溢利	(2,649)	64,226
(Loss) profit for the year attributable to:	年內(虧損)溢利應佔：		
Owners of the Company	本公司擁有人	(1,849)	44,817
Non-controlling interests	非控制權益	(800)	19,409
(Loss) profit for the year	年內(虧損)溢利	(2,649)	64,226
Total comprehensive (expense) income attributable to:	全面(支出)收益總額應佔：		
Owners of the Company	本公司擁有人	(29,484)	(41,001)
Non-controlling interests	非控制權益	(12,770)	(17,756)
Total comprehensive (expense) income for the year	年內全面(支出)收益總額	(42,254)	58,757
Net cash outflow from operating activities	經營業務之淨現金流出	(1,025)	(5,898)
Net cash outflow from investing activities	投資業務之淨現金流出	(124,590)	(70,628)
Net cash inflow (outflow) from financing activities	融資業務之淨現金流入(流出)	155,421	(74,955)
Net cash inflow (outflow)	淨現金流入(流出)	29,806	(151,481)

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45. Particulars of Principal Subsidiaries and Associates (Continued)

45. 主要附屬公司及聯營公司(續)

(c) Details of non-wholly owned subsidiaries that have material non-controlling interests (Continued)

(c) 存在重大非控制權益之非全資擁有附屬公司之詳情(續)

TZ United East

泰州東聯化工

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
Current assets	流動資產	489,733	352,626
Non-current assets	非流動資產	3,926,161	3,377,100
Current liabilities	流動負債	(3,077,833)	(1,729,597)
Non-current liabilities	非流動負債	(838,219)	(1,282,000)
Equity attributable to owners of the Company	本公司擁有人應佔股本	(333,766)	(479,525)
Non-controlling interest	非控制權益	(166,076)	(238,604)
Revenue	收入	30,759	123,050
Expenses	支出	(222,552)	(206,780)
Loss for the year	年內虧損	(185,181)	(23,071)
Loss for the year attributable to:	年內虧損應佔：		
Owners of the Company	本公司擁有人	(123,653)	(15,405)
Non-controlling interests	非控制權益	(61,528)	(7,666)
Loss for the year	年內虧損	(185,181)	(23,071)
Total comprehensive expense attributable to:	全面支出總額應佔：		
Owners of the Company	本公司擁有人	(145,759)	(17,605)
Non-controlling interests	非控制權益	(72,528)	(8,761)
Total comprehensive expense for the year	年內全面支出總額	(218,287)	(26,366)
Net cash outflow from operating activities	經營業務之淨現金流出	(353,212)	(45,138)
Net cash outflow from investing activities	投資業務之淨現金流出	(806,824)	(871,631)
Net cash inflow from financing activities	融資業務之淨現金流入	939,445	775,324
Net cash outflow	淨現金流出	(220,591)	(141,445)

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45. Particulars of Principal Subsidiaries and Associates (Continued)

(c) Details of non-wholly owned subsidiaries that have material non-controlling interests (Continued)

TZ United East (Continued)

Change in ownership interest in a subsidiary

As at 31 December 2014, the Group injected additional capital of RMB200,000,000 (equivalent to approximately HK\$252,417,000) to TZ United East, increasing its controlling interest from 50% to 66.77%. The difference of HK\$1,325,000 between the decrease in the non-controlling interests and the capital injected was debited to retained earnings.

45. 主要附屬公司及聯營公司(續)

(c) 存在重大非控制權益之非全資擁有附屬公司之詳情(續)

泰州東聯化工(續)

附屬公司的股權轉變

截至2014年12月31日，本集團對泰州東聯化工投入額外資本人民幣200,000,000元(相當於約252,417,000港元)，增加其控制權益由50%至66.77%。由非控制權益減少及資本投入之差額1,325,000港元已計入保留溢利中。

46. Statement of Financial Position and Reserves of the Company

46. 本公司財務狀況及儲備表

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
ASSETS			
Non-current assets			
Investment properties	投資物業	93,901	24,883
Property, plant and equipment	物業、廠房及設備	35,067	105,747
Unlisted investments in subsidiaries	投資於非上市附屬公司	735,073	734,119
Amounts due from subsidiaries	應收附屬公司款	2,344,091	2,339,202
Structured finance securities	結構性金融證券	6,728	6,655
Available-for-sale investments	可供出售投資	36,957	81,430
Loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款	736,866	733,844
		3,988,683	4,025,880
Current assets			
Held-for-trading investments	持作買賣投資	112,998	—
Deposits, prepayments and other receivables	按金、預付款及其他應收款	711	11,336
Amounts due from subsidiaries	應收附屬公司款	869,680	1,083,975
Amounts due from associates	應收聯營公司款	10,410	4,410
Bank balances and cash	銀行結餘及現金	17,767	2,360
		1,011,566	1,102,081
TOTAL ASSETS	資產總值	5,000,249	5,127,961

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

For the year ended 31 December 2015

截至2015年12月31日止年度

46. Statement of Financial Position and Reserves of the Company (Continued)

46. 本公司財務狀況及儲備表(續)

		2015 HK\$'000 千港元	2014 HK\$'000 千港元
EQUITY	股本		
Capital and reserves	資本及儲備		
Share capital	股本	3,626,781	3,626,781
Reserves	儲備	590,324	276,807
TOTAL EQUITY	股本總值	4,217,105	3,903,588
LIABILITIES	負債		
Non-current liabilities	非流動負債		
Borrowings	借貸	400,000	160,000
Deferred tax liabilities	遞延稅項負債	8,863	8,863
		408,863	168,863
Current liabilities	流動負債		
Accrued charges, rental deposits and other payables	應計費用、租務按金及其他應付款	34,417	29,161
Amounts due to subsidiaries	應付附屬公司款	59,864	596,349
Borrowings	借貸	280,000	430,000
		374,281	1,055,510
TOTAL LIABILITIES	負債總值	783,144	1,224,373
TOTAL EQUITY AND LIABILITIES	股本及負債總值	5,000,249	5,127,961
Net current assets	淨流動資產	637,285	46,571
Total assets less current liabilities	資產總值減流動負債	4,625,968	4,072,451

The financial statements were approved and authorised for issue by the board of directors on 21 March 2016 and are signed on its behalf by:

財務報表已獲董事會於2016年3月21日認可及授權發行並經下列授權代表簽署確認：

Liu Tianni 劉天倪
Director 董事

Gao Jian Min 高建民
Director 董事

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

For the year ended 31 December 2015

截至2015年12月31日止年度

46. Statement of Financial Position and Reserves of the Company (Continued)

46. 本公司財務狀況及儲備表(續)

Movement in the Company's reserve

本公司股權之變動

		Attributable to owners of the Company 本公司擁有人應佔						
		Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Asset revaluation reserve 資產重估儲備 HK\$'000 千港元	Capital redemption reserve 資本贖回儲備 HK\$'000 千港元	Investment revaluation reserve 投資重估儲備 HK\$'000 千港元 (Note) (附註)	Retained profits 保留盈利 HK\$'000 千港元	Total 合計 HK\$'000 千港元
At 1 January 2014	於2014年1月1日	460,970	3,151,819	81,169	13,992	7,327	136,255	3,851,532
Profit for the year	年內溢利	—	—	—	—	—	153,717	153,717
Other comprehensive income for the year	年內其他全面收益	—	—	5,371	—	8,210	—	13,581
Total comprehensive income for the year	年內全面收益總額	—	—	5,371	—	8,210	153,717	167,298
Transfer upon abolition of par value under the new Hong Kong Companies Ordinance (Note 33)	新香港公司條例項下取消面值時劃轉(附註33)	3,165,811	(3,151,819)	—	(13,992)	—	—	—
Dividend (Note 15)	股息(附註15)	—	—	—	—	—	(115,242)	(115,242)
At 31 December 2014	於2014年12月31日	3,626,781	—	86,540	—	15,537	174,730	3,903,588
Profit for the year	年內溢利	—	—	—	—	—	444,277	444,277
Other comprehensive income (expense) for the year	年內其他全面收益(支出)	—	—	19	—	(15,537)	—	(15,518)
Total comprehensive income (expense) for the year	年內全面收益(支出)總額	—	—	19	—	(15,537)	444,277	428,759
Dividend (Note 15)	股息(附註15)	—	—	—	—	—	(115,242)	(115,242)
At 31 December 2015	於2015年12月31日	3,626,781	—	86,559	—	—	503,765	4,217,105

Note:

Fair value change of available-for-sale investment measured at fair value is recognised in other comprehensive income and accumulated in investment revaluation reserve, until the available-for-sale investment is disposed of or is determined to be impaired, at which time the cumulative gain or loss previously accumulated in investment revaluation reserve is reclassified to profit or loss.

附註:

按公允值計量之可供出售投資之公允值變動於其他全面收益確認並累積於投資重估儲備，直至該可供出售投資被出售或被定為減值時，之前於投資重估儲備確認的累計收益或虧損將會劃轉至損益表。

FINANCIAL SUMMARY 財務概要表

For the year ended 31 December 2015

截至2015年12月31日止年度

		Year ended 31 December 截至12月31日止年度				2015
		2011	2012	2013	2014	HK\$ Million
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	百萬元
		百萬元	百萬元	百萬元	百萬元	百萬元
Results	業績					
Revenue	收入	462.6	555.0	400.8	424.2	340.0
Profit (loss) for the year attributable to owners of the Company	本公司擁有人應佔年內溢利(虧損)	375.6	103.8	65.0	109.4	(65.8)

		At 31 December 於12月31日				2015
		2011	2012	2013	2014	HK\$ Million
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	百萬元
		百萬元	百萬元	百萬元	百萬元	百萬元
Assets and liabilities	資產及負債					
Investment properties and property, plant and equipment	投資物業及物業、廠房及設備	3,510.6	4,205.0	5,082.4	5,948.1	6,399.7
Land use rights	土地使用權	70.3	221.2	222.8	216.3	199.6
Goodwill	商譽	46.5	46.5	46.5	46.5	46.5
Structured finance securities	結構性金融證券	6.2	6.5	6.2	6.6	6.7
Interest in a joint venture	合營公司權益	83.1	89.4	—	—	—
Interests in associates	聯營公司權益	2,197.9	1,457.4	1,458.5	562.4	743.5
Available-for-sale investments	可供出售投資	727.8	699.6	480.1	352.3	310.2
Deposits paid for purchase of land use rights and property, plant and equipments	購買土地使用權及物業、廠房及設備之按金	35.7	—	91.7	—	—
Loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款	—	736.2	720.8	733.8	736.9
Loan receivables — non-current	應收貸款 — 非流動	—	622.5	127.9	570.3	—
Net current assets	淨流動資產	1,998.9	885.0	1,072.7	1,039.1	150.4
		8,677.0	8,969.3	9,309.6	9,475.4	8,593.5
Share capital	股本	461.0	461.0	461.0	3,626.8	3,626.8
Reserves	儲備	6,832.0	6,794.2	6,937.5	3,732.1	3,163.4
Equity attributable to owners of the Company	本公司擁有人應佔股本	7,293.0	7,255.2	7,398.5	7,358.9	6,790.2
Non-controlling interests	非控制權益	503.9	409.8	449.9	458.8	370.9
Non-current liabilities	非流動負債	880.1	1,304.3	1,461.2	1,657.7	1,432.4
		8,677.0	8,969.3	9,309.6	9,475.4	8,593.5

SUMMARY OF INVESTMENT PROPERTIES 投資物業概要

For the year ended 31 December 2015

截至2015年12月31日止年度

The following is a list of the Group's investment properties at 31 December 2015:

下列為本集團於2015年12月31日的投資物業清單：

Investment properties in the PRC

位於中國之投資物業

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 Sq. ft. 平方呎
1. Basement 1, Basement 2, Level 0 and Level 1 to 3 of East Gate Plaza, 19 Dongzhong Street, Dongcheng District, Beijing, The PRC 中國北京市東城區東中街19號東環廣場地庫1層、地庫2層、夾層及1層至3層	Medium term lease 中期	Commercial 商業	700,427
2. Level 4 to 31 of South Apartment Tower (including 401, 402, 403, 405, 406, 407, 408, 501, 502, 503, 505, 506, 507, 508, 30/F and 31/F) East Gate Plaza, 39 Dongzhong Street, Dongcheng District, Beijing, The PRC 中國北京市東城區東中街39號東環廣場南座公寓樓第4至31層(包括401, 402, 403, 405, 406, 407, 408, 501, 502, 503, 505, 506, 507, 508, 30樓及31樓)	Long lease 長期	Residential 住宅	31,171
3. Level 4 to 31, North Apartment Tower, East Gate Plaza, 19 Dongzhong Street, Dongcheng District, Beijing, The PRC 中國北京市東城區東中街19號東環廣場北座公寓樓第4至31層	Long lease 長期	Residential 住宅	339,993
4. Portion of Level 2-5, 6 and 8 of Hua Po Lou, No. 28 Dong Zhong Jie Jia, Dongcheng District, Beijing, The PRC. (Note) 中國北京市東城區東中街甲28號華波樓第2至5、6及8層部分(附註)	Medium term lease 中期	Commercial 商業	10,540

Note: The legal title of the properties have not been passed to the Group at 31 December, 2015.

附註：此等物業之產權於2015年12月31日尚未過戶予本集團。

Investment properties in the Hong Kong

位於香港之投資物業

Location 地點	Lease term 租約期限	Purpose 用途	Gross area 建築面積 Sq. ft. 平方呎
Flat B, 9 Floor, 6A Bowen Road, Hong Kong 香港寶雲道6A 9樓B室	Long lease 長期	Residential 住宅	3,007



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