



SILVER GRANT INTERNATIONAL INDUSTRIES LIMITED

銀建國際實業有限公司

股份代號 Stock code: 171



2013 Annual Report 年報

CONTENTS 目錄

		<i>Page</i> 頁次
Financial Highlights	財務摘要	2
Corporate Information	企業資料	3
Managing Director's Statements	董事總經理報告	5
Profile of Directors	董事簡介	25
Profile of Senior Management	高級管理人員簡介	31
Corporate Governance Report	企業管治報告	32
Directors' Report	董事會報告	53
Independent Auditor's Report	獨立核數師報告	62
Consolidated Statement of Profit or Loss	綜合損益表	65
Consolidated Statement of Profit or Loss and Other Comprehensive Income	綜合損益表及其他全面收益表	66
Consolidated Statement of Financial Position and Statement of Financial Position	綜合財務狀況表及財務狀況表	67
Consolidated Statement of Changes in Equity	綜合權益變動報表	70
Consolidated Statement of Cash Flows	綜合現金流量表	71
Notes to the Consolidated Financial Statements	綜合財務報表附註	75
Financial Summary	財務概要表	215
Summary of Investment Properties	投資物業概要	216

FINANCIAL HIGHLIGHTS 財務摘要

		2013 HK\$m 百萬港元	2012 HK\$m 百萬港元	Changes 變動 % 百分比
Profit for the year Attributable to Owners of the Company	本公司擁有人應佔年內溢利	65	104	(38%)
Total Assets	資產總值	11,104	10,108	10%
Equity Attributable to Owners of the Company	本公司擁有人應佔股本	7,398	7,255	2%
Pledged Bank Deposits, Bank Balances and Cash	抵押銀行存款、銀行結餘及現金	752	748	1%

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 Earnings Per Share	每股基本盈利	0.028	0.045	(38%)
Net Assets Per Share (Note 1)	每股資產淨值(附註1)	3.21	3.15	(2%)
P/E Ratio (Note 1)	市盈率(附註1)	39.3x	35.6x	10%
Return on Capital Employed (Note 2)	股本回報率(附註2)	0.9%	1.4%	(36%)
Return on Total Assets (Note 3)	總資產回報率(附註3)	0.6%	1.0%	(40%)
Gearing Ratio (Note 4)	借貸比率(附註4)	26.9%	19.4%	39%
Adjusted Gearing Ratio (Note 5)	經調整借貸比率(附註5)	17%	9.0%	89%
Current Ratio (Note 6)	流動比率(附註6)	1.6x	1.8x	(11%)
Interest Coverage (Note 7)	利息償付比率(附註7)	3.2x	4.3x	(26%)

Notes:

- Based on 2,304,849,611 shares issued and fully paid as at 31 December, 2013 (2012: 2,304,849,611 shares) and the market closing price of HK\$1.10 (2012: HK\$1.60) per share.
- Calculated as profit for the year attributable to owners of the Company over equity attributable to owners of the Company.
- Calculated as 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 profit for the year before finance costs and taxation over finance costs.

附註：

- 基於2013年12月31日已發行及已繳足股份2,304,849,611股(2012年：2,304,849,611股)及收市價每股1.10港元(2012年：1.60港元)計算所得。
- 以本公司擁有人應佔年內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

171

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

171

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Review of Results

Profit for the year attributable to Owners of the Company decreased by 37% to approximately HK\$65.0 million (2012: HK\$103.8 million). Basic earnings per share also decreased proportionately by 38% to approximately HK\$0.028 (2012: HK\$0.045).

The decrease was mainly attributable to the following three principal factors:

First of all, the Group recognised significant impairment loss amounting to approximately HK\$151.0 million in aggregate in respect of available-for-sale investments out of which approximately HK\$126.0 million was attributable to the Company's investment in Winsway Coking Coal Holdings Limited ("Winsway Coking Coal"). The Company holds approximately 146.5 million shares in Winsway Coking Coal, which market closing price dropped to a level significantly below the Company's carrying cost during the year and at the end of the reporting period rendering the recognition of an impairment loss in 2013. To mitigate the anticipated drop in profit, the Group continued to dispose certain available-for-sale investments and recognised profit of approximately HK\$163.7 million which mainly represented the gain on the disposal of 8.0 million shares of China UnionPay Company Limited ("CUP"). However, the profit realised from disposal of available-for-sale investments are much less than that in the previous year. Profit realised in the previous year mainly represented the gain on the disposal of the entire equity interest in Shenzhen Zhongqingbao Interaction Network Co., Ltd. ("Zqgame") amounting to approximately HK\$255.0 million.

Secondly, the Group's principal associate Yangquan Coal Industry (Group) Tiantai Investment Limited ("Yangquan Tiantai") incurred significant operating loss in 2013 in light of the persistently low coal prices and incompleteness in the coal mines' renovation works. The Group's share of loss from Yangquan Tiantai increased by 74% to approximately HK\$138.3 million (2012: HK\$79.3 million).

業績回顧

本公司擁有人應佔年內溢利減少37%至約65,000,000港元(2012年: 103,800,000港元)。每股基本盈利亦以相同的比例減少38%至約0.028港元(2012年: 0.045港元)。

下跌主要是下述三大主要原因所導致:

首先,本集團就可供出售投資確認一筆總金額約151,000,000港元的顯著的減值虧損,其中約126,000,000港元源自本公司於永暉焦煤股份有限公司(「永暉焦煤」)之投資。本公司持有約146,500,000股永暉焦煤股份,其市場收市價於年內及報告期末下跌至一個嚴重低於本公司賬面成本的水平而導致需要於2013年確認減值虧損。為抵銷預期溢利下跌的影響,本集團繼續出售若干可供出售投資並且確認溢利約163,700,000港元,主要為出售8,000,000股中國銀聯股份有限公司(「中國銀聯」)股份所得之收益。然而,年內從出售可供出售投資錄得的盈利遠低於去年金額。去年確認之溢利主要為出售深圳市中青寶互動網絡股份有限公司(「中青寶」)全部股份權益所得之收益,金額約255,000,000港元。

其次,由於煤炭價格持續處於低價位水平加上煤礦的技改重建工程還沒有完成等原因,本集團主要聯營公司陽泉煤業集團天泰投資有限公司(「陽泉天泰」)於2013年錄得重大經營虧損。本集團攤佔陽泉天泰虧損增加74%至約138,300,000港元(2012年: 79,300,000港元)。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Review of Results (Continued)

Lastly, there was a one-time gain on disposal of a subsidiary amounting to approximately HK\$126.3 million in the previous year. The Group disposed its entire investment in a subsidiary, which owned the Group's associate, CGNPC Huamei Investment Limited ("CGNPC Huamei").

Sales of Petrochemical Products/Cost of Sales and Services

Sales of petrochemical products and cost of sales and services decreased significantly was mainly due to Tai Zhou United East Petrochemical Company Limited ("TZ United East") suspended its productions for approximately six months during the year in light of the shortage of raw materials.

Other Income, Gains and Losses

Increase was mainly due to a government grant amounting to approximately HK\$73.7 million was recognised by TZ United East to compensate certain expenses and losses incurred by TZ United East in the current year.

Other Expenses

It represented the direct costs such as wages, depreciation expenses, consumables and other direct attributable costs incurred by TZ United East during suspended period of operations.

Gain on Disposal of Available-for-sale Investments/ Profit for the year attributable to Non-controlling Interests

The gains in the current and the prior year were generated from different investments. The magnitude of profits so realised were different. The decrease in profit for the year attributable to non-controlling interest was mainly contributed by share of the significant gain amounting to approximately HK\$255.0 million from the disposal of Zqgame held under a non-wholly owned subsidiary in previous year.

業績回顧(續)

最後，去年錄得金額約126,300,000港元之一次性的出售一家附屬公司收益。本集團於去年出售持有本集團聯營公司中廣核華美投資有限公司(「中廣核華美」)的附屬公司全部投資。

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顯著減少主要是泰州東聯化工有限公司(「泰州東聯化工」)於年內因缺乏原材料的情況下而暫停生產約6個月所致。

其他收入、收益及虧損

增加主要是泰州東聯化工年內確認一筆政府補貼約73,700,000港元作為補償泰州東聯化工於年內發生的若干費用及虧損所致。

其他費用

為泰州東聯化工於暫停生產期間發生的直接費用如薪金、折舊支出、消耗品及其他直接相關的成本。

出售可供出售投資收益／非控制權益之年內應佔溢利

本年度及去年之收益乃來自不同的投資。套現所得的收益也不同。非控制權益年內應佔溢利減少主要是攤佔一家非全資擁有的附屬公司於去年出售中青寶而確認約255,000,000港元巨額收益貢獻所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Review of Results (Continued)

Gain on Disposal of a Subsidiary

The one-time gain represented the gain recognised upon the disposal of the Group's entire investment in a subsidiary, which owned the Group's associate, CGNPC Huamei in last year.

Investment Properties

Decrease was mainly due to sales of flat units in East Gate Plaza during the year.

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 by TZ United East during the year.

Amounts due from Associates

The increase was mainly due to short-term advance of working capital made to certain associates by the year end of 2013.

Loan Receivable with Embedded Derivative

It represented the investment in the five-year exchangeable bond with 5% coupon interest issued by China Uranium Development Company Limited acquired in 2012.

業績回顧(續)

出售一家附屬公司收益

該一次性的收益為於去年出售本集團一家附屬公司之全部投資所確認的收益，該附屬公司持有本集團的聯營公司中廣核華美。

投資物業

減少主要是年內銷售東環廣場單位所致。

物業、廠房及設備

增加是由於年內泰州東聯化工的100萬噸年重油制烯烴裝置的在建工程添置所致。

應收聯營公司款

增加主要是於2013年年末墊付短期營運資金予若干聯營公司所致。

附有嵌入式衍生工具的應收貸款

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。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Review of Results (Continued)

業績回顧(續)

Loan Receivables

應收貸款

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Carrying balances under non-current assets	非流動資產項下賬面結餘	127,877	622,559
Carrying balances under current assets	流動資產項下賬面結餘	843,340	238,806
Total	總額	971,217	861,365

These were loans made to certain independent borrowers for the purpose of utilizing a portion of the Group's idle funds for better returns and to increase interest income in the current low deposit rates era. The increase was mainly due to the advancement of a loan in the amount of RMB100.0 million (equivalent to approximately HK\$127.9 million) to a third party by the year end of 2013. The term of the loans is 24 months from drawdown date and bears interest charged at the rate of 5% per annum.

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大回報及增加利息收入。增加主要於2013年年末向一名第三方墊付人民幣100,000,000元(相當於約127,900,000港元)貸款所致。貸款之期限為自提款日起計24個月並且按照年利率5%計收利息。

Deposits, Prepayments and Other Receivables

按金、預付款及其他應收款

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Carrying balances under non-current assets	非流動資產項下賬面結餘	91,722	—
Carrying balances under current assets	流動資產項下賬面結餘	467,838	254,398
Total	總額	559,560	254,398

The increase was mainly due to the advance of RMB80.0 million (equivalent to approximately HK\$102.3 million) working capital to a third party by the year end of 2013, which was fully repaid in March 2014, and input VAT incurred by TZ United East amounting to approximately HK\$136.8 million. The input VAT represented the value added tax incurred on the manufacturing stage pending for future deduction upon sales of the manufactured goods.

增加主要是於2013年年末墊付人民幣80,000,000元(相當於約102,300,000港元)營運資金予一名第三方，其後已於2014年3月全數歸還。此外，泰州東聯化工發生進項增值稅稅金約136,800,000港元。該進項增值稅為生產階段產生的增值稅並可在未來銷售製成品時作抵銷扣減所用。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Review of Results (Continued)

Available-for-sale Investments

The decrease in the aggregated carrying balances was mainly due to the decrease in the market value of investments in Winsway Coking Coal and partial disposal of the shares in CUP.

Borrowings

Carrying balances under non-current liabilities	非流動負債項下賬面結餘
Carrying balances under current liabilities	流動負債項下賬面結餘
Total	總額

Increase in total borrowings was mainly due to the building loans raised by TZ United East in the construction of its 1.0 million tons per year heavy oil production facility during the year.

Accrued Charges, Rental Deposits and Other Payables

Increase was mainly due to the retention money amounting to approximately HK\$380.5 million in aggregate payable in respect of the construction of the 1.0 million tons per year heavy oil production facility.

業績回顧(續)

可供出售投資

賬面結餘總額減少主要是永暉焦煤之市值下跌以及出售部分中國銀聯股份所致。

借貸

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Carrying balances under non-current liabilities	非流動負債項下賬面結餘	1,179,897	972,985
Carrying balances under current liabilities	流動負債項下賬面結餘	808,728	434,698
Total	總額	1,988,625	1,407,683

借貸總額增加主要是由於泰州東聯化工年內提用建築貸款用於建造其100萬噸年重油制烯烴裝置所致。

應計費用、租務按金及其他應付款

增加主要是泰州東聯化工的100萬噸年重油制烯烴裝置涉及的工程履約款之應付款總額約380,500,000港元所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects

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\$70.1 million (2012: HK\$36.4 million). Increase in rental income was mainly due to recovery in occupation rate following the completion of the renovation works in East Gate Plaza. However, the property leasing segment recorded a decrease in segment profit. The main reason was that the revaluation of investment properties had generated a gain of approximately HK\$44.0 million in the prior year whereas there was a loss of approximately HK\$2.4 million in the current year.

Property Management

Property management fee income of Beijing Yinda Property Management Limited ("Yinda") for the current year amounted to approximately HK\$207.9 million (2012: HK\$178.0 million), representing an increment of approximately 17%. Segment profit was approximately HK\$4.6 million (2012: loss of HK\$4.5 million). The main reason was that Yinda concluded 3 new management projects by the end of 2012 and another 3 new management projects during the first-half of 2013. At the end of the reporting period, there were 26 projects (2012: 22 projects) under the management of Yinda, with managed gross floor area in excess of 4.0 million square meters (2012: 3.0 million square meters).

Property Development

Cinda Jianrun Property Company Limited ("Cinda Jianrun") is a 30% owned associate of the Group. In light of the depressed property market and the tight regulatory measures enforced, Cinda Jianrun has suspended the negotiations for the property development opportunity located in the Chao Yang District of Beijing in 2011 and waiting for any indication of improvements. Subsequently, the Directors believe that the prolonged measures against the property market will be tightened even further and that the property development sector will be adversely affected particularly after the promulgation of the new five guidelines in 2012. After re-assessment of the situation, Cinda Jianrun has decided to abort the property development project. In this regard, Cinda Jianrun will gradually realise its short and medium term investments and distribute the funds so realised back to its shareholders.

業務回顧及展望

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70,100,000港元(2012年: 36,400,000港元)。租金收入增加主要是東環廣場改造工程完結後出租率獲得改善所致。可是物業租賃分部於年內錄得分部溢利減少。主要原因是重估投資物業於去年產生收益約44,000,000港元，而於本年度卻錄得虧損約2,400,000港元。

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約為207,900,000港元(2012年: 178,000,000港元)，增幅約17%。分部盈利為約4,600,000港元(2012年: 虧損4,500,000港元)。主要原因是銀達於2012年年末新增3個管理項目以及於2013年上半年再新增3個管理項目所致。於本報告期末，經銀達管理的項目組合共有26個(2012年: 22個)，所管理的樓面總面積逾4,000,000平方米(2012年: 3,000,000平方米)。

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。鑒於低迷的房地產市場及嚴峻的監管措施，信達建潤於2011年已擱置磋商發展位於北京市朝陽區的物業發展項目並等待市場出現向好的信號。其後，董事注意到長時間施予房地產市場的監管措施將會進一步加強，同時將嚴重地影響物業開發板塊，尤其是在2012年末新國五條出台後。經重新衡量當前情況後，信達建潤決定終止該項物業發展項目。據此，信達建潤將逐步套現其短及中期投資並向其股東分派套現所得資金。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (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 2013, the carrying value of these strategic investments was approximately HK\$480.1 million in aggregate (2012: HK\$699.6 million) with individual allocation detailed below:

		2013 HK\$ million 百萬港元	2012 HK\$ million 百萬港元
Winsway Coking Coal	永暉焦煤	71.9	190.5
CUP	中國銀聯	57.5	115.7
SINOMA	中材股份	38.5	63.5
Bai Nian De Cheng	百年德誠	57.5	99.5
JC International	江銅國際	124.6	124.6
West King	昊王投資	62.2	62.2
KW	KW	37.9	37.9
Kema Yinxiang	科馬印象	24.3	—
Others	其他	5.7	5.7
		480.1	699.6

Winsway Coking Coal (Hong Kong: 1733)

The Group is interested in approximately 146.5 million shares in Winsway Coking Coal. As the market closing price of Winsway Coking Coal had dropped to a level significantly below the Company's carrying cost during the year and at the end of the reporting period rendering the recognition of an impairment loss. An impairment loss of approximately HK\$126.0 million was recognised in 2013. Based on the closing price of HK\$0.49 per share at 31 December 2013, the carrying value of the Winsway Coking Coal shares amounted to approximately HK\$71.9 million. Compared with the balance as at 31 December 2012, the decrease in the carrying amount was due to recognition of the impairment loss.

業務回顧及展望(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2013年12月31日，該等策略性投資之賬面值總額約為480,100,000港元(2012年：699,600,000港元)，其各自的份額詳列如下：

永暉焦煤(香港：1733)

本集團持有約146,500,000股永暉焦煤股份。由於永暉焦煤的市場收市價於年內及報告期末下跌至一個嚴重低於本公司賬面成本的水平而導致需要確認減值虧損，於2013年已確認減值虧損金額約126,000,000港元。按照2013年12月31日之收市價每股0.49港元計算，永暉焦煤股份之公允值總額約為71,900,000港元。與2012年12月31日之結餘比較，賬面值減少的原因是確認減值虧損所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Financial Investments (Continued)

CUP

CUP is the largest bank card association and credit card issuers in the Mainland China having a very bright business prospect. At 1 January 2013, the Group held investment of RMB93.0 million (equivalent to approximately HK\$115.7 million) in CUP (and is beneficially interested in approximately 15.5 million shares). During the year, the Group disposed a beneficial interest of 8.0 million shares in CUP and realised a profit of approximately HK\$163.7 million. Compared with the balance as at 31 December 2012, the decrease in the carrying amount was due to the above disposal.

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. Due to the fact that the market value of the SINOMA shares was significantly lower than the carrying value for a long time. The Group recognised an impairment loss of HK\$25.0 million in 2013. Compared with the balance as at 31 December 2012, the decrease in the carrying amount was due to the recognition of the impairment loss.

Bai Nian De Cheng

At 1 January 2013, the Group held investment in 北京百年德誠創業投資中心 ("Bai Nian De Cheng") amounting to RMB80.0 million (equivalent to approximately HK\$99.5 million). Bai Nian De Cheng is a closed-end fund which is discretionary operated by a professional fund manager. The fund will invest principally in equity interests, loan capital and convertible notes of target investees which have potential for separate listing. The Group made the investment for the purpose of leveraging the expertise and the business network of the fund manager. During the year, Bai Nian De Cheng redeemed a portion of the fund units held by the Group at cost amounting to RMB35.0 million in aggregate (equivalent to approximately HK\$44.8 million). The decrease in the carrying amount was due to the above redemption.

業務回顧及展望(續)

金融投資(續)

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者，具有非常亮麗的業務前景。於2013年1月1日，本集團持有人民幣93,000,000元(相當於約115,700,000港元)(並且實益擁有約15,500,000股)投資於中國銀聯。年內，本集團透過出售8,000,000股中國銀聯股份之實際權益，確認盈利約163,700,000港元。與2012年12月31日之結餘比較，賬面值減少的原因是上述出售股份所致。

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。由於中材股份之市值長時間大幅低於賬面值，本集團因而於2013年度確認減值虧損25,000,000港元。與2012年12月31日之結餘比較，賬面值減少的原因是確認減值虧損所致。

百年德誠

於2013年1月1日，本集團持有北京百年德誠創業投資中心(「百年德誠」)人民幣80,000,000元(相當於約99,500,000港元)的投資。百年德誠是一個由專業基金經理獨立管理的私募基金。該基金將主要投資於具有獨立上市潛力的目標投資方的股本權益、債權及可換股票據。本集團投資該基金的目的，是藉以享受該基金經理的專業技能及商業網絡所能帶來的成果。年內，百年德誠以成本價贖回本集團持有的部分基金單位，金額共人民幣35,000,000元(相當於約44,800,000港元)。賬面值減少是上述贖回行動所致。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Financial Investments (Continued)

West King

On 1 September 2011, the Company acquired 20% equity interest in West King (Hong Kong) Investment Limited ("West King") at a consideration of RMB50.0 million (equivalent to approximately HK\$62.2 million). Since the Group does not have significant influence in West King, the Group therefore accounted for its investment in West King as an investment rather than as an associate. Based in Yinchuan, West King is a wine brewer in the north-western district on the Mainland China and operates a well-known brand named "老銀川" in that district. Its white wine and health wine have a relatively high market share in the western district.

JC International

The Group invested RMB100.0 million (equivalent to approximately HK\$124.6 million) for an indirect 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.

During the year, the Group received dividend income amounting to approximately RMB8.4 million (equivalent to approximately HK\$10.7 million) from JC International.

KW

KW is a Germany based mechanical engineering company specialised in foundry technology. KW is principally engaged in the manufacturing of casting moulds and the development of automated production lines.

業務回顧及展望(續)

金融投資(續)

吳王投資

於2011年9月1日，本公司以總代價人民幣50,000,000元(相當於約62,200,000港元)投資持有香港吳王投資有限公司(「吳王投資」)20%股權。由於本集團對吳王投資並不享有重大影響力，因此，本集團以投資而非聯營公司方式列帳其於吳王投資的投資。位於銀川的吳王投資主要於國內西北部地區從事釀酒業務，於該地區經營銷售著名品牌《老銀川》。其白酒及保健酒等產品在西部地區佔有相對較高的市場份額。

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。

年內，本集團從江銅國際收取股息收入約人民幣8,400,000元(相當於約10,700,000港元)。

KW

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。KW的主要業務是從事生產鍛造模具以及開發自動化生產線。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Financial Investments (Continued)

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.

During the year, the Group disposed 31% equity interest in Kema Yinxiang to the joint venture partner at a total consideration of RMB31.0 million which amount approximate to the net asset value attributable to the 31% equity interest. Immediate before the disposal, Kema Yinxiang paid out all of its distributable profit to the joint venture partners. Accordingly, the Group received dividends income amounting to approximately RMB19.9 million (equivalent to approximately HK\$25.5 million). In addition, a loss of disposal approximately HK\$3.4 million was recognised in 2013 which represented the Group's share of certain non-distributable statutory reserves in Kema Yinxiang. The Group retained 19% equity interest in Kema Yinxiang as a strategic investment.

Natural Resources Venture

Yangquan Tiantai

Yangquan Tiantai is a 49% owned associate of the Group. The remaining 51% equity of Yangquan Tiantai is held by Yang Quan Coal Industry (Group) Co., Ltd. (“Yangquan Coal”). Yangquan Coal is a company listed on the Shanghai Stock Exchange, whose controlling shareholder is Yang Quan Coal (Group) Corporation, which is one of the five largest coal enterprises in the Shanxi Province, China.

業務回顧及展望(續)

金融投資(續)

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、生產及銷售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，可以組合成具有不同風格且為度身定造的衛生間。

於年內，本集團把其於科馬印象的31%股本權益出售予合營伙伴，總代價人民幣31,000,000元，該金額與該31%股本權益對應的資產淨值相約。於出售之前，科馬印象把其全部可分配利潤分派予合營股東。因此，本集團收取股息約人民幣19,900,000元(相當於約25,500,000港元)。同時，本集團於2013年就該項出售確認虧損約3,400,000港元，該金額相當於本集團攤佔科馬印象若干不可分配的法定公積金。本集團保留科馬印象19%權益作為一項策略性投資。

天然資源項目

陽泉天泰

陽泉天泰為本集團持股49%之聯營公司。其餘51%股本權益由陽泉煤業(集團)股份有限公司(「陽泉煤業」)持有。陽泉煤業為一家於上海證券交易所上市之企業，其控股股東為中國山西省內前五大煤炭企業之一，即陽泉煤業(集團)有限公司。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Natural Resources Venture (Continued)

Yangquan Tiantai (Continued)

Yangquan Tiantai is recognised by the Steering Office for the Consolidation of Coal Enterprises of the Shanxi Province as a designated entity to undertake the mergers and restructuring of the coal industry in the Shanxi Province, and has been actively and legitimately participated in the consolidation, exploitation, utilisation, investment and construction projects in respect of coal resources.

Through acquisition and consolidation in the Pingding, Ningwu, Yicheng and Puxian districts, Yangquan Tiantai now owns 12 coal mines with an annual production capacity ranging from 600,000 to 3,000,000 tons each. The proven reserve of these coal mines and the designed annual production capacity controlled by Yangquan Tiantai is 305,820,000 tons and 6,260,000 tons respectively.

In light of the currently nationwide pile up of coal inventories which has affected and caused coal prices to drop continuously to a level approximate to mining cost. For the purpose of minimizing operating costs, and to avoid the current situation of selling coals at a loss faced by many coal mines, Yangquan Tiantai has deliberately slow down the construction and redevelopment works of its coal mines during the year. Despite this, Yangquan Tiantai still incurred an operating loss in the current year. The Group shared a loss amounting to approximately HK\$138.3 million (2012: HK\$79.3 million) from Yangquan Tiantai.

To tackle the problem of being a loss burden from Yangquan Tiantai, the Board is seriously evaluating various proposals regarding a possible restructuring of Yangquan Tiantai.

業務回顧及展望(續)

天然資源項目(續)

陽泉天泰(續)

陽泉天泰為山西省煤礦企業兼併重組整合領導組辦公室認可的整合主體，於山西省進行煤炭業的合併及重組，並依法積極參與煤炭資源整合、開發、利用、對外投資和項目建設等業務。

陽泉天泰於平定、寧武、翼城及蒲縣地區透過合併重組方式，已整合出12座每座具備600,000至3,000,000噸年產能的大型煤礦。該等煤礦的全部已探明的煤炭資源存量以及陽泉天泰設計年產能分別約為305,820,000噸及6,260,000噸。

鑒於目前煤炭庫存出現全國性的大量囤積，影響並導致煤炭價格持續下跌至非常接近開採成本的水平，陽泉天泰於年內刻意放慢煤礦的技改及重建工程；以達到儘量減低經營成本之目的；同時也避免了目前許多煤礦經營者在虧損狀態下銷售煤炭的情況。縱然如此，陽泉天泰於本年度仍然錄得經營虧損。本集團因此攤佔陽泉天泰虧損金額約138,300,000港元(2012年：79,300,000港元)。

為解決來自陽泉天泰這虧損包袱的困局，董事會正積極地評估若干有關重組陽泉天泰的建議方案。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Petrochemical Products

TZ United East

TZ United East was a 50% owned joint venture of the Group. Upon obtaining control of the board of director of TZ United East by the Group in September 2011, it was accounted for as a subsidiary. TZ United East's principal business is the manufacturing and trading of organic solvent methyl ethyl ketone. The current annual production capacity of TZ United East is 110,000 tons.

The operating results of TZ United East are summarised below:

業務回顧及展望(續)

石油化工產品

泰州東聯化工

泰州東聯化工原為本集團持股50%合營公司，於2011年9月在本集團取得泰州東聯化工董事會控制權後，改以附屬公司形式入賬。泰州東聯化工主業務為生產及銷售有機溶劑甲乙酮。泰州東聯化工目前擁有110,000噸年生產能力。

泰州東聯化工的經營業績摘要如下：

		2013 Tons 噸	2012 Tons 噸	Changes 變動 % 百分比
Raw material processed	原料加工	12,000	30,700	(61%)
Products sold	銷售產品	10,200	34,900	(71%)
		HK\$ million 百萬港元	HK\$ million 百萬港元	Changes 變動 % 百分比
Revenue	收入	110.5	324.4	(66%)
Net profit (loss)	淨溢利(虧損)	6.6	(42.1)	116%

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Petrochemical Products (Continued)

TZ United East (Continued)

Commencing 1 January 2013, the enactment of the sales tax policy has brought a majority of the raw materials for the production of petrochemical products into the new tax bracket. Besides, the persistently sluggish economy pressed demand and also push down selling prices. The selling price of methyl ethyl ketone were very volatile during 2013. It has dropped continuously from the level of RMB 10,000 per ton at the beginning of the year to RMB 8,000 per ton in the middle of the year and then rose back to a level of RMB9,000 per ton by the end of the year. The average selling price is very close to the cost of production and has seriously affected the profitability of petrochemical producers. Moreover, 中石化陽子石化公司 had changed its crude oil processing mechanism and ceased to supply TZ United East the principal raw material C4 for methyl ethyl ketone production. TZ United East need to source C4 from other suppliers at higher prices, which raised cost of production further. In this regard, TZ United East deliberately chose to suspend production for a period of approximately six months in aggregate in light of shortage of a raw material and thus incurred operating loss during the year. In light of incurring continuous losses, TZ United East made application to the Management Committee of Taizhou Binjiang Industry Area and received a one-off government grant amounting to approximately RMB57.7 million (equivalent to approximately HK\$73.7 million) to compensate for certain operating costs and losses incurred. As a result, TZ United East was capable to maintain a profitable position for the current year.

In order to secure a stable supply of C4, TZ United East has commenced its construction of a 1,000,000 tons per year heavy oil production facility (named the Binjiang Project) and has concentrated its effort in pushing the construction progress during the year. It is expected that the Binjiang Project will step into the test-running stage soon and will commence full production by the end of the third quarter of 2014. The Binjiang Project is capable of producing more than 200,000 tons C4 per year and will fundamentally solve the raw material sourcing problem of methyl ethyl ketone production. It will restore and even strengthen the market competitiveness of methyl ethyl ketone products.

業務回顧及展望(續)

石油化工產品(續)

泰州東聯化工(續)

自2013年1月1日開始執行的消費稅政策，將生產石油化工產品的大部份原材料納入徵稅範圍。此外，市場持續不景氣壓縮了需求且同時也推低銷售價格，甲乙酮售價於2013年年內非常波動，從年初的每噸人民幣10,000元水平不斷下降至年中的每噸人民幣8,000元，然後於年末又回升到每噸人民幣9,000元水平，平均銷售價格非常接近生產成本，因此嚴重地影響了石油化工企業的盈利率。此外，中石化揚子石化公司因加工技術路線的調整，停止向泰州東聯化工供應生產甲乙酮的主要原材料炭四，泰州東聯化工因此需要向其他供應商以較高價格取得炭四，進一步推高了生產成本，故此泰州東聯化工於年內在原材料短缺期間刻意選擇暫停生產，累計約達6個月並因而於年內錄得經營虧損。由於持續錄得經營虧損，泰州東聯化工向泰州濱江工業園區委員會作出申請並取得了一次性的政府補貼約人民幣57,700,000元(相當於約73,700,000港元)，補償年內發生的若干生產成本及虧損。因此，泰州東聯化工於本年度能夠維持盈利狀況。

為穩定炭四的供應，泰州東聯化工已展開建設每年100萬噸的重油制烯烴裝置(定名為「濱江項目」)，並於年內集中精力加快項目的建造進度。濱江項目即將進入測試生產階段，並預期將於2014年第三季度末開始全面投產營運。濱江項目投產後，可每年生產20萬噸以上的炭四，從根本上解決生產甲乙酮的原材料來源的問題，恢復以致加強甲乙酮產品的市場競爭力。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Petrochemical Products (Continued)

TZ United East (Continued)

The construction of the Binjiang Project is close to completion and is in need of a further capital investment amounting to approximately RMB200.0 million. The Board is considering various ways of financing. No conclusion is reached for the time being.

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 summarised below:

業務回顧及展望(續)

石油化工產品(續)

泰州東聯化工(續)

濱江項目的建設工程已接近完成，並將額外需要約人民幣2億元支付建設工程尾款。董事會現正就該筆用款考慮各種融資方案。唯目前尚未敲定最終的融資方式。

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：

		2013 Tons 噸	2012 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	1,200,500	1,287,900	(7%)
		HK\$ million 百萬港元	HK\$ million 百萬港元	Changes 變動 % 百分比
Revenue	收入	6,667.9	7,523.9	(11%)
Net profit	淨溢利	207.1	91.4	127%
Profit contribution	盈利貢獻	47.7	21.0	127%

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Business Review & Prospects (Continued)

Petrochemical Products (Continued)

Zhong Hai You Qi (Continued)

During the year, international crude oil prices were trading at approximately US\$80-101 per barrel. And at majority of the time was trading near the lower end of the range which is less than that of approximately US\$90-105 per barrel in the prior year rendering rooms of profitability to Zhong Hai You Qi. In addition, Zhong Hai You Qi had benefited from its differentiated product structure strategy which focuses on manufacturing products with high profit margin and achieved improvement in operating results. If there is no significant increase in crude oil prices, it is expected the profit of Zhong Hai You Qi will be increased further.

Growth Strategies

To expand its existing investments in power and petrochemical products remain the growth strategy of the Group. The Board believes that this growth strategy will eventually bring in extension in the source of recurring income and expansion in the magnitude of recurring earnings.

The United States' economy has been broadly on course of sustainable recovery which will result in a gradual termination of the quantitative easing policies later this year or early next year. Inevitably, the global financial markets will be affected and damp the still fragile economic recovery momentum in other part of the world outside of the United States.

In the Mainland China, the sluggish world economy has severely affected the export-related sectors. To warrant a sustainable growth, the policy emphasis of the State Council for the time being is to boost domestic consumption through urbanisation. This is only a little help to the Group's core businesses.

業務回顧及展望(續)

石油化工產品(續)

中海油氣(續)

年內國際原油價格在每桶約80-101美元區間波動，並且大部分時間在接近區間的下限運行，價格較去年同期每桶約90-105美元為低，為中海油氣締造盈利空間。此外得利於中海油氣努力實施差別化產品策略，生產重點放於高毛利率產品，致使經營業績錄得較好表現。在原油價格沒有出現大幅上漲的前提下，預計於未來年度，中海油氣可望進一步提高盈利水平。

發展策略

本集團維持透過擴大其於電力及石化產品方面的現有投資規模作為其增長策略。董事會相信該增長策略最終可延展經常性收益的來源及擴大經常性盈利的金額。

美國經濟大致上處於持續復甦的軌道，將於2014年稍後時間或明年逐步終止量化寬鬆政策。全球金融市場將無可避免地受到影響並且抑制美國以外全球其他地區仍然疲弱的經濟復甦動力。

在中國大陸，疲弱的環球經濟嚴重地影響出口相關板塊。為保障可持續增長，國務院目前的政策重點是透過城鎮化鼓勵國內消費市場。這政策對本集團之主營業務幫助有限。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Growth Strategies (Continued)

In short term, the Group's operations and results will inevitably face a period of difficult times. On one hand, the Board does not anticipate that the Group's financial investments will have unexpected performance in the near future. On the other hand, the nationwide pile up of coal inventories in the coal sector has caused a continuous drop in coal prices to a level approximate to the cost of production. Many coal mines are even operating at loss. The Board is figuring out appropriate actions to tackle these problems.

In the medium to long term, the Board believes that the Group will be rewarded with higher returns in the future by keep investing in bad times.

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 in light of the continuous and mild appreciation of the RMB to HKD exchange rate. In addition, the Board does not anticipate that there is any material exchange exposure in respect of other currencies.

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.

發展策略(續)

短期而言，本集團之營運及業績將無可避免地面對一段艱難時間。一方面，董事會並不預期本集團之金融投資於短期內可以有超符預期的表現。另一方面，全國性層面的大量煤炭庫存已造成煤炭價格持續下跌至一個與生產成本相約的水平。個別煤礦甚至於虧損的情況下營運。董事會現正積極採取適當措施解決有關問題。

中至長期而言，董事會相信在低迷時期繼續作出投資，於未來將可為本集團帶來較高的投資回報。

財務回顧

匯兌風險

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，在人民幣兌港元匯率持續及輕微升值的前題下，源於人民幣匯率兌港元之變動所導致的匯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匯兌風險。

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。

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\$1,988.6 million in aggregate. The composition of these borrowings is summarised below:

		HK\$ million 百萬港元	Percentage 百分比
Short term borrowings	短期借貸	808.7	41%
Long term borrowings	長期借貸	1,179.9	59%
Total	總額	1,988.6	100%

Interests for all borrowings were charged at floating rates ranging from 2.30% per annum to 7.53% per annum.

At the end of the reporting period, the Group's cash and bank balances was approximately HK\$752.1 million in aggregate. The Group's net borrowings and net current assets were approximately HK\$1,236.5 million and HK\$1,072.7 million respectively. Despite the balance of net current assets is less than the balance of net borrowings, the Group has unutilized banking facilities of approximately HK\$1,477.7 million, the Board is still confident that the Group has adequate working capital to meet daily operations and there is no anticipated liquidity problem. Besides, the Board plans to raise the Group's working capital level by realizing the Group's investments.

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 26.9% (2012: 19.4%) and 1.6x (2012: 1.8x) respectively.

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1,988,600,000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	短期借貸	808.7	41%
Long term borrowings	長期借貸	1,179.9	59%
Total	總額	1,988.6	100%

所有借貸之利息均是以浮動利率計算，利率區間由年利率2.30%至年利率7.53%。

於本報告期末，本集團之現金及銀行結餘總額約為752,100,000港元。本集團之淨借貸及淨流動資產分別約為1,236,500,000港元及1,072,700,000港元。儘管淨流動資產結餘少於淨借貸結餘，本集團尚有備用銀行信貸額度約1,477,700,000港元，董事會對本集團擁有足夠的流動資金應付日常營運所需仍然有信心並且不存在流動性問題。此外，董事會已有計劃透過套現本集團投資以提高本集團的營運資金水平。

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26.9%(2012年：19.4%)及1.6x(2012年：1.8x)。

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 was approximately HK\$7,398.5 million (2012: HK\$7,255.1 million).

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 2012. Increase in shareholders' fund was mainly due to the fact that profit for the year attributable to owners of the Company amounting to approximately HK\$65.0 million and the exchange gain arising on translation amounting to approximately HK\$172.1 million was more than the amount of dividend paid.

Human Resources

At the end of the reporting period, the Group employed approximately 1,520 (2012: 1,330) 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 increased by 13% to approximately HK\$165.4 million (2012: HK\$146.5 million). The reason for the increment was mainly due to the effect of annual salary adjustment and the increase in number of employees in TZ United East hired for the Binjiang Project.

Final Dividend

The Board has resolved to recommend the payment of a final dividend of HK\$0.05 per share for the year ended 31 December 2013 (2012: HK\$0.05 per share). The final dividend, subject to approval by shareholders at the forthcoming annual general meeting, will be payable on 4 July 2014 to shareholders on the register of members of the Company on 30 May 2014. The total amount of dividend payable is approximately HK\$115.2 million.

股本結構

於本報告期末，本集團之股東資金為約 7,398,500,000 港元 (2012 年：7,255,100,000 港元)。

年內，本公司向本公司股東支付截至 2012 年 12 月 31 日止年度之末期股息，金額約 115,200,000 港元。股東資金增加主要是本公司擁有人應佔年內溢利金額約 65,000,000 港元及來自換算產生的滙兌收益金額約 172,100,000 港元的總額大於支付股息的金額所致。

人力資源

於本報告期末，本集團於香港及中國僱用約 1,520 名 (2012 年：1,330 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增加 13% 至約 165,400,000 港元 (2012 年：146,500,000 港元)。員工支出增加的主要原因是年度薪酬調整產生的影響以及泰州東聯化工就其濱江項目所需而增聘員工人數所致。

末期股息

董事會已通過決議，建議派付截至 2013 年 12 月 31 日止年度末期股息，每股 0.05 港元 (2012 年：每股 0.05 港元)。是項末期股息待取得股東於即將召開的股東週年大會上批准後，將於 2014 年 7 月 4 日支付於 2014 年 5 月 30 日名列本公司股東名冊之股東。應付股息總額約為 115,200,000 港元。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

Closure of Register of Members

To ascertain shareholders' entitlement to attend and vote at the forthcoming annual general meeting, the register of members will be closed from Wednesday, 21 May 2014 to Friday, 23 May 2014, both days inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the forthcoming 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 Tuesday, 20 May 2014.

Subject to the approval of the shareholders at the forthcoming annual general meeting, the proposed final dividend will be payable to the shareholders whose names appear on the register of members of the Company on 30 May 2014. To ascertain the shareholders' entitlement to the proposed final dividend, the register of members of the Company will be closed on Friday, 30 May 2014 during that date no transfer of shares will be registered. In order to be eligible to receive the proposed final dividend, 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 Thursday, 29 May 2014.

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.

暫停辦理股份過戶登記

為確定有權出席應屆股東週年大會及投票之股東，本公司將於2014年5月21日(星期三)起至2014年5月23日(星期五)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。為確保符合資格出席應屆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2014年5月20日(星期二)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。

待獲得股東於應屆股東週年大會通過後，所建議之末期股息將派發予於2014年5月30日當日名列本公司股東名冊之股東。為確定股東享有收取建議派發末期股息之權利，本公司將於2014年5月30日(星期五)暫停辦理股份過戶登記手續，當日不會登記任何股份轉讓。為確保符合資格收取建議之末期股息，所有填妥之股份過戶文件連同有關股票必須於2014年5月29日(星期四)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。

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回顧年度內已遵守該標準守則之規定。

MANAGING DIRECTOR'S STATEMENTS 董事總經理報告

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 Mr. Kang Dian for his past contribution and service to the Group and welcome Mr. Liang Qing to join the Board. Moreover, 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

Managing Director

Hong Kong, 21 March 2014

購回、出售或贖回本公司之上市證券

於年內，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

本人謹代表董事會，向康典先生過往對本集團作出之貢獻及服務，致以衷心謝意，並歡迎梁青先生加入董事會。此外，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

銀建國際實際有限公司

董事總經理

高建民

香港，2014年3月21日

PROFILE OF DIRECTORS 董事簡介

Executive Directors

Gao Jian Min *Managing Director*

Mr. Gao, aged 54, 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 Motor”) (Stock code: 1122), the H shares of both companies are listed on 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 50, was appointed as 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 degree in science. He has over 15 years of experience in corporate administration and trade businesses. Mr. Liu is also the independent non-executive director of Chongqing Iron & Steel Company Limited (Stock code: 1053) and Qingling Motor (Stock code: 1122), the H shares of both companies are listed on the Stock Exchange.

執行董事

高建民 *董事總經理*

高先生現年54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，該兩家公司之H股股份均於聯交所上市。高先生於清華大學畢業，持有工程學學士學位。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50歲，於2001年5月26日獲委任為本公司之執行董事。劉先生為本公司副董事總經理。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。彼於北京師範大學畢業，持有理學碩士學位。彼於行政管理及貿易方面有逾15年經驗。劉先生亦為重慶鋼鐵股份有限公司（股份代號：1053）及慶鈴汽車（股份代號：1122）之獨立非執行董事，該公司之H股股份於聯交所上市。

PROFILE OF DIRECTORS 董事簡介

Executive Directors (Continued)

Gu Jianguo

Mr. Gu, aged 51, 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"). China Cinda is a substantial shareholder of the Company. Mr. Gu obtained a master degree and a Ph. D degree in 1991 and 1994 respectively. He has over 20 years of experiences in commercial and investment banking, business management, and financial accounting and management. 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.

Non-executive Directors

Chen Xiaozhou *Chairman*

Mr. Chen, aged 51, 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. He is currently the chairman of Well Kent International Investment Company Limited ("Well Kent"), which is a subsidiary of China Cinda and the chairman and executive director of Cinda International (Stock code: 111), which shares are listed on the Stock Exchange and was a non-executive director of China National Materials Co., Ltd. (Stock code: 1893) until 12 July 2011, the H shares of which are listed on the Stock Exchange. Mr. Chen obtained a master degree in economics from the Research Institute of the People's Bank of China in 1988 and obtained a master degree in commerce from the University of New South Wales, Australia in 2003. Mr. Chen has over 20 years of experience in the banking and finance sectors.

執行董事(續)

顧建國

顧先生現年51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」)副總裁。中國信達為本公司之一名主要股東。顧先生分別於1991年及1994年取得碩士及博士銜。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。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。

非執行董事

陳孝周 *主席*

陳先生現年51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。彼目前為中國信達附屬公司華建國際投資有限公司(「華建」)之主席以及信達國際(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及直至2011年7月11日止曾為中國中材股份有限公司(股份代號：1893)之非執行董事，該公司之H股股份於聯交所上市。陳先生於1988年獲得中國人民銀行金融研究所經濟學碩士學位，並於2003年獲得澳洲新南威爾士大學商學碩士學位。陳先生於銀行及金融業擁有逾20年經驗。

PROFILE OF DIRECTORS 董事簡介

Non-executive Directors (Continued)

Hui Xiao Bing *Vice-chairman*

Mr. Hui, aged 60, was appointed as 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 ex-deputy managing director of China Everbright Financial Holdings Limited. Mr. Hui was also the ex-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 51, was appointed as 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 of science in engineering from the East China University of Metallurgy in 1984 and a master in economics from the University of International Business and Economics in 2003. Mr. Chen has over 15 years of experience in the power industry. Mr. Chen joined China Guangdong Nuclear Power Holding Co., Ltd. ("CGNPC", together with its subsidiaries, "CGNPC Group"), 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 CGNPC, 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 CGNPC.

非執行董事(續)

惠小兵 *副主席*

惠先生現年60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，亦為中國建設銀行深圳市分行前行長。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51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。陳先生在發電行業具備逾15年經驗。陳先生於1996年加入本公司之主要股東中國廣東核電集團有限公司(「中廣核」)，連同其附屬公司，統稱「中廣核集團」，曾出任多個職位，包括中廣核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，中廣核工程有限公司合同與採購部經理、中廣核資本營運部副總經理及總經理。

PROFILE OF DIRECTORS 董事簡介

Independent Non-executive Directors

Kang Dian

Mr. Kang, aged 65, was appointed as an independent non-executive director of the Company on 8 May 1998. He was also a member of the Audit Committee and Remuneration Committee of the Company. He is presently the chairman and an executive director of New China Life Insurance Company Limited (Stock code: 1336), which H shares are listed on the Stock Exchange. Mr. Kang graduated from the Beijing Institute of Iron and Steel Engineering (now known as the University of Science & Technology of Beijing), with a bachelor degree majoring in engineering in 1982. In 1984, He also received a master degree on economics from the Graduate School of Academy of Social Science of China in 1984. From 1994 to 2000, Mr. Kang was the director and vice-president of Guangdong Enterprise (Holdings) Limited. From 1990 to 1994, Mr. Kang was the vice-president of China National Packaging Co.. From 1987 to 1990, Mr. Kang was the vice-president of China Agribusiness Trust & Investment Co.. Mr. Kang is also the Consultant to the Finance & Securities Commission of All China Lawyers Association since 1996. Mr. Kang is an independent non-executive director of China Galaxy Futures Company Limited. Mr. Kang was the chairman of the Supervision Board of Shenzhen Development Bank Company Limited from June 2005 to December 2009. Mr. Kang has resigned as an independent non-executive director and a member of the Audit Committee and Remuneration Committee of the Company on 28 February 2014.

獨立非執行董事

康典

康先生現年65歲，於1998年5月8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及薪酬委員會成員。彼現為新華人壽保險股份有限公司之董事長。康先生於1982年在中國北京鋼鐵學院(現為中國北京科技大學)畢業，榮獲工學士學位。於1984年，康先生畢業於中國社會科學研究生院，並取得經濟學碩士學位。康先生由1994年至2000年期間出任粵海企業(集團)有限公司(一家綜合企業的控股公司)之董事及副總裁職務；由1990年至1994年期間，康先生為中國包裝公司的副總裁；而由1987年至1990年期間，康先生出任中國農業信託投資公司的副總裁職務。康先生從1996年開始擔任中國全國律師協會轄下之財務及證券委員會之顧問。康先生為銀河期貨經紀有限公司之獨立非執行董事。於2002年6月11日至2008年6月10日期間，康先生曾為比亞迪股份有限公司(股份代號：1211)之獨立非執行董事，該公司之H股股份於聯交所上市。於2005年6月至2009年12月期間，康先生曾為深圳發展銀行股份有限公司監事會主席。康先生自2014年2月28日起辭任本公司獨立非執行董事及審核委員會及薪酬委員會成員。

PROFILE OF DIRECTORS 董事簡介

Independent Non-executive Directors (Continued)

Zhang Lu

Mr. Zhang, aged 61, was appointed as 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. He is presently 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. Mr. Zhang graduated from the Sichuan International Studies University in 1979. 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 60, was appointed 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 is currently a director and the general manager of China Minmetal H.K. (Holdings) Limited. 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(續)

張璐

張先生現年61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。張先生現為天津信唐貨幣經紀有限責任公司(中信信託為主的中外合資公司)之總經理，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。張先生於1979年畢業於四川外語學院。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60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。梁先生現任中國五礦香港控股有限公司董事及總經理。梁先生同時為江西銅業之執行董事，該公司之H股(編號：358)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 49, was appointed as 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. From 2 December 2008 till now, Mr. Hung is an independent non-executive director of Cinda International (Stock code: 111), whose shares are 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49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1990零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。自2008年12月2日起至今，洪先生出任信達國際(股份代號111)之獨立非執行董事，該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 59, 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.

Chow Kwok Wai

Mr. Chow, aged 47, is 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59歲，於1995年7月加盟本公司。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。

周國偉

周先生現年47歲，現為本公司的其中一名副總經理，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。

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 2013.

Provision A.1.1 stipulated that the Board should meet regularly and board meetings should be held at least four times a year at approximately quarterly intervals. During the year, a total of three regular meetings of the Board were held across the year. The Board considers that the three meetings were sufficient to deal with matters of the Company. Apart from Board meetings, consent of directors on issues was also sought through circulating resolutions in writing.

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 had an urgent business appointment and did not attend the annual general meeting of the Company held on 20 May 2013. 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2013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。

根據企業管治守則第A.1.1條，董事會應定期開會，董事會會議應每年至少舉行四次，大約每季一次。於年內，本公司合共召開三次董事會定期。董事會認為以上三次會議足夠處理本公司事宜。除董事會會議外，本公司亦就有關事宜以傳閱書面決議方式尋求董事批准。

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突發的業務活動緣故未能出席本公司於2013年5月20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 pages 25 to 30. 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，並分別由不同人士擔任，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頁之公司資料部份，而各董事之履歷詳情載列於第25頁至30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 Asset Management Co., Ltd. ("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 China Guangdong Nuclear Power Holdings Co., Ltd. ("CGNP Holdings"). China Cinda, SG Group and CGNP Holdings 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，同時亦是中國信達資產管理股份有限公司(「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國廣東核集團有限公司(「中廣核集團」)集團內的董事及／或高級職員。中國信達、銀建集團及中廣核集團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，每名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 indentifying the independent non-executive directors and the role and the functions of the directors is maintained on the website of the Company at www.silvergrant.com.hk 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 101 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www.silvergrant.com.hk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之組織章程細則第101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3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材料。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, three full board meetings were held and the attendance of each director is set out below:

於年內，共召開三次全體董事會議，每名董事的出席率載列如下：

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
Executive directors 執行董事		
Gao Jian Min 高建民	3/3	100%
Liu Tianni 劉天倪	2/3	67%
Gu Jianguo 顧建國	2/3	67%
Non-executive directors 非執行董事		
Chen Xiaozhou 陳孝周	2/3	67%
Hui Xiao Bing 惠小兵	1/3	33%
Chen Qiming 陳啓明	2/3	67%
Independent non-executive directors 獨立非執行董事		
Kang Dian 康典	0/3	0%
Zhang Lu 張璐	3/3	100%
Hung Muk Ming 洪木明	3/3	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)或直至今屆股東週年大會(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。

董事會成員多元化政策

董事會於2013年8月採納董事會成員多元化政策。該政策載列達到及維持董事會成員多元化之方法，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成員多元化之裨益。

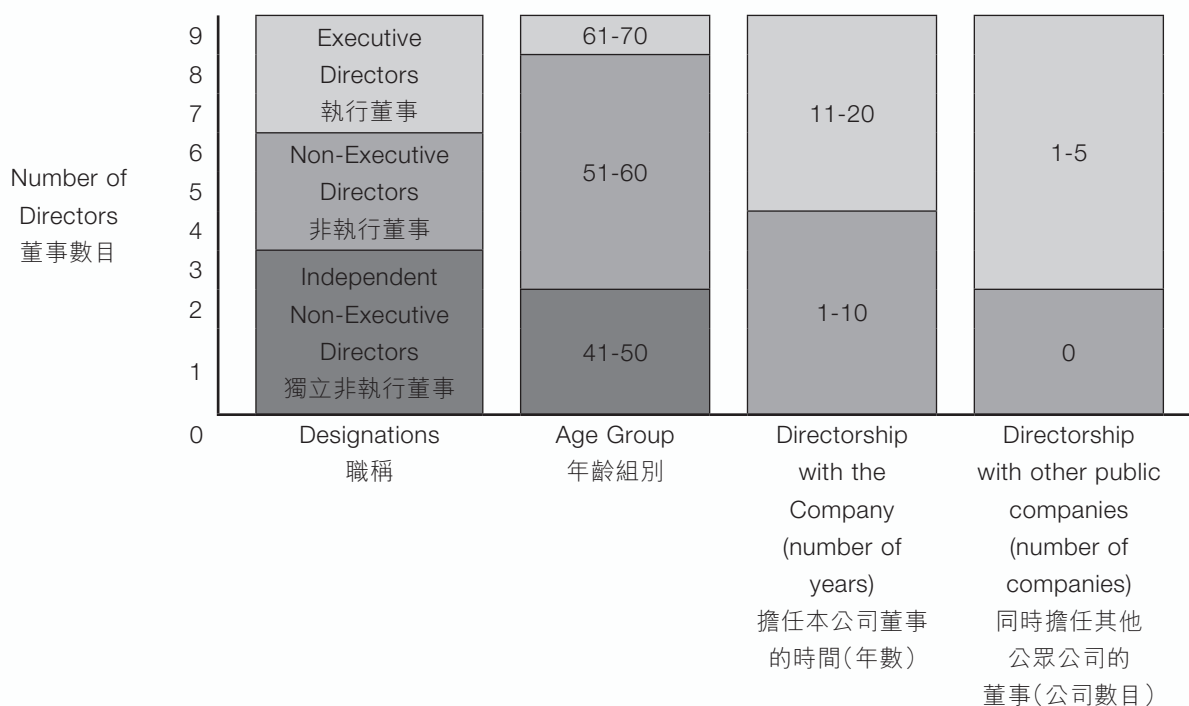
董事會制訂了可計量目標，以實行董事會成員多元化政策，甄選人選將按上文所載之一系列多元化範疇為基準，最終將按人選之長處及可為董事會提供之貢獻而作決定。

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)

董事會成員多元化政策(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 functions 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 2013.

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 website of the Company.

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企業管治職能載列如下：

- 檢討企業管治措施；
- 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2013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。

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 (who become a committee member with effect from 28 February 2014) and Mr. Zhang Lu. Mr. Kang Dian ceased to be a committee member on 28 February 2014 upon his resignation on the same date.

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 2012, the internal control system of the Group for 2012 and the interim results for the period ended 30 June 2013. On 21 March 2014, the Group's annual results for the year ended 31 December 2013 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名獨立非執行董事，洪木明先生(委員會主席)、梁青先生(彼於2014年2月28日開始出任委員會成員)及張璐先生組成。康典先生因彼於2014年2月28日辭職而於同日停止擔任委員會成員。

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止2012年12月31日止年度之業績、2012年度本集團的內部監控系統及截止2013年6月30日止期間之中期業績。於2014年3月21日，本集團截至2013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%
Kang Dian 康典	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 terms of reference was revised on 15 February 2012. The written terms of reference is set out in detail on the website of the Company. The current Remuneration Committee comprises two independent non-executive directors namely, Mr. Zhang Lu (Committee chairman) and Mr. Liang Qing (who become a committee member with effect from 28 February 2014). Mr. Kang Dian ceased to be a committee member on 28 February 2014 upon his resignation on the same date.

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。職權範圍書於2012年2月15日作出修訂。書面職權範圍書之詳情已登載於本公司網站。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(彼於2014年2月28日開始出任委員會成員)組成。康典先生因彼於2014年2月28日辭職而於同日停止擔任委員會成員。

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名董事的個人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。

每名員工的薪酬待遇按個別人士的質素與其所具備的專業資格釐定。薪酬待遇由以下四大項目中的其中一部分或全部組成，亦可能有所增減修訂：

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 the employee's 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.

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, one Remuneration Committee meetings was 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該名僱員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，供認購本公司股份，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。

4. 其他福利

本集團亦會參考有關司法管轄權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一次會議，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 approved the annual salary adjustments for the year 2014 and the payment of discretionary performance bonus and director fees to the executive and non-executive directors, for year ended 31 December 2013 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.

For the year ended 31 December 2013, the remuneration of the members of the senior management by band is set out below:

Remuneration band (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	2

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 website of the Company. 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，批准了2014年之年度薪金調整以及截至2013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。

截至2013年12月31日止年度高級管理人員之薪酬組別如下：

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。現任提名委員會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3年輪值告退，並可根據本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.

On 28 February 2014, Mr. Liang Qing was nominated and appointed as independent non-executive director of the Company.

During the year, one Nomination Committee meeting was held in the presence of all committee 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。

於2014年2月28日，梁青先生獲提名及委任為本公司獨立非執行董事。

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。

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 to 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 2013.

董事會(續)

就職及培訓

每一名新委任之董事，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止2013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.

現任董事會於年內每名董事所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	b		i, ii, iv	
Liu Tianni	劉天倪	b		i, ii, iv	
Gu Jianguo	顧建國	a, b		i, ii, iv	
Non-executive directors		非執行董事			
Chen Xiaozhou	陳孝周	a, b		i, ii, iv	
Hui Xiao Bing	惠小兵	b		i, ii, iv	
Chen Qiming	陳啓明	a, b		i, ii, iv	
Independent non-executive directors		獨立非執行董事			
Kang Dian	康典	b		i, ii, iv	
Zhang Lu	張璐	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.

Note 2.

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

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

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

附註2.

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

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 i.e. 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，即股東周年大會。各董事出席情況載列如下。

Directors	董事	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	1/1	100%
Chen Qiming	陳啓明	0/1	0%
Independent non-executive directors	獨立非執行董事		
Kang Dian	康典	0/1	0%
Zhang Lu	張璐	1/1	100%
Hung Muk Ming	洪木明	1/1	100%

AUDITOR'S REMUNERATION

The Group's consolidated financial statements for the year ended 31 December 2013, were audited by Deloitte Touche Tohmatsu ("Deloitte") at a total fees of HK\$2.3 million. 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\$0.2 million in aggregate to Deloitte for the provision of taxation services during the 2013.

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2013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2,300,000港元。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2013年度內，亦有向德勤支付總額不多於200,000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 emolument paid to senior management was amongst the five highest paid individuals of the Group and is set out in note 11.

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 2013, 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

支付予高級管理人員之酬金包括在本集團5名最高薪人士之內並且已載列於附註11。

董事責任聲明

董事會確認其對各財政年度所編製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。

在編製截至2013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及估計；及按持續經營基準編製財務報表。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 of General Meeting on Request

Shareholders may request the Directors to convene an extraordinary general meeting pursuant to Section 113 of the Companies Ordinance (Chapter 32 of the Laws of Hong Kong) before 3 March 2014 and to call a general meeting pursuant to Section 566 to 568 of the New Companies Ordinance ("New CO") from 3 March 2014 and onwards.

In accordance with Section 566 of the New CO, 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 New CO, 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 New CO 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。

應要求召開股東大會

股東可於2014年3月3日前根據公司條例(香港法例第32章)第113條要求董事召開股東特別大會，並於2014年3月3日及以後根據新公司條例(「新公司條例」)第566至568條要求董事召開股東大會。

根據新公司條例第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。根據新公司條例第567條，董事須於彼等受到新公司條例第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)

Putting Forward Proposals at Annual General Meeting

To put forward a resolution at an annual general meeting, shareholders are requested to follow the requirements and procedures set out in Section 115A of the Companies Ordinance (Chapter 32 of the Laws of Hong Kong) before 3 March 2014 and Sections 615 and 616 of the New CO from 3 March 2014 and onwards.

Section 615 of the New CO 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 New CO provides that the Company that is required under Section 615 of the New CO 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建議

於2014年3月3日前股東須依照公司條例(香港法例第32章)第115A條所載之規定及程序提出決議案，於2014年3月3日及以後，須依照新公司條例第615及616條所載之規定及程序於股東週年大會上提出決議案。

新公司條例第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。新公司條例第616條訂明，根據新公司條例第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 significant change in the Company's constitutional documents.

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)

在股東大會上建議候選董事

就擬在股東大會上建議候選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。

組織章程文件

於本年度內，本公司的組織章程文件並無重大變動。

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，本公司於股東大會上對所有涉及具體事項的決議案包括選舉個別董事等均分開進行議案表決，而所有議案均採取按點票方式進行表決。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營業日內的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載列於寄給股東的通函或年報內。同時於股東大會舉行但投票進行之前，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 directors present their annual report and the audited consolidated financial statements for the year ended 31 December 2013.

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, joint venture are set out in note 51 to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group and appropriations of the Company for the year ended 31 December 2013 are set out in the consolidated statement of profit or loss on page 65.

The Board recommend the payment of a final dividend of HK\$0.05 per share to the shareholders on the register of members on 30 May 2014, amounting to approximately HK\$115,242,000.

FIXED ASSETS

The Group's leasehold land and buildings were revalued at 31 December 2013. Surplus on revaluation of the leasehold land and buildings amounted to approximately HK\$14,824,000 has been credited to the asset revaluation reserve.

During the year, the Group and the Company revalued all of its investment properties at 31 December 2013. The net decrease in fair value of investment properties, which has been debited directly to the consolidated statement of profit or loss, amounted to approximately HK\$2,439,000.

董事會謹提呈截至2013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事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、合營公司的主要業務詳情載列於綜合財務報表附註51。

業績及分配

截至2013年12月31日止年度，本集團的業績及本公司的分配載於第65頁之綜合損益表。

董事會建議派發末期股息，每股0.05港元予2014年5月30日名列股東名冊之股東，合共約115,242,000港元。

固定資產

本集團的租賃土地及樓宇於2013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14,824,000港元已計入資產重估儲備。

於年內，本集團及本公司經已重估其所有投資物業於2013年12月31日之價值。投資物業公允值減少之淨額約為2,439,000港元，並經已直接於綜合損益表中扣除。

DIRECTORS' REPORT 董事會報告

FIXED ASSETS *(Continued)*

Details of the valuation and movements of the investment properties and property, plant and equipment of the Group and of the Company 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 2013 are set out in the section under "Summary of Investment Properties" of this Annual Report.

SHARE CAPITAL

Details of movements during the year in the share capital of the Company are set out in note 37 to the consolidated financial statements.

DISTRIBUTABLE RESERVES OF THE COMPANY

The Company's reserves available for distribution to shareholders as at 31 December 2013 comprised the retained profits of approximately HK\$136,255,000.

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

固定資產(續)

有關本集團及本公司的投資物業及物業、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2013年12月31日之詳情，已載於本年報之「投資物業概要」部分。

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37。

本公司的可供分派儲備

本公司於2013年12月31日的可供分派予股東之儲備包括保留溢利約136,255,000港元。

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

DIRECTORS' REPORT 董事會報告

DIRECTORS (Continued)

Non-executive directors

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

Independent non-executive directors

Liang Qing (appointed on 28 February 2014)
Zhang Lu
Hung Muk Ming
Kang Dian (resigned on 28 February 2014)

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, Mr. Liang Qing who was appointed as a director on 28 February 2014 will hold office only until the forthcoming annual general meeting. Messrs. Liu Tianni, Zhang Lu and Hung Muk Ming 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' 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).

董事(續)

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(於2014年2月28日獲委任)
張璐
洪木明
康典(於2014年2月28日辭任)

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，於2014年2月28日委任為董事之梁青先生只可任職直至應屆股東周年大會為止。劉天倪先生、張璐先生及洪木明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。

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。

DIRECTORS' REPORT 董事會報告

DIRECTORS' INTEREST IN SHARES

As at 31 December 2013, 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 ("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 of Hong Kong Limited (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 or any of its 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.

董事之股份權益

於2013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香港聯合交易所有限公司(「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

本公司或其任何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。

DIRECTORS' REPORT 董事會報告

DIRECTORS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

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

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2013, 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 2013 are set out below:

董事於重大合約的權益

除於下文「關連交易」部分所披露者外，本公司或其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於其中擁有（不論是直接或間接的）重大利益的重大合約。

主要股東

於2013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2013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	253,848,022	253,848,022 (Note i) (附註i)	11.01%
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 2013.
- 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 2013.

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2013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2013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 Rules Governing the Listing of Securities ("Listing Rules") on the Stock Exchange. 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.

PURCHASE, SALES OR REDEMPTION OF LISTED SECURITIES

During the year, neither the Company nor any of its subsidiaries purchased, 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聯交所證券上市規則(「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。

購回、出售或贖回上市證券

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。

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.

The Company has adopted a share option scheme as an incentive to directors and eligible employees, details of the scheme is set out in note 48 to the consolidated financial statements.

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 Friday, 23 May 2014 at 10:00 a.m..

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。

本公司經已採納一項購股權計劃，作為董事及合資格僱員的一項鼓勵，該計劃之詳情載列於綜合財務報表附註48。

股東週年大會

本公司將於2014年5月23日(星期五)上午十時正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。

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 forthcoming annual general meeting, the register of members will be closed from Wednesday, 21 May 2014 to Friday, 23 May 2014, both days inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the forthcoming 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 Tuesday, 20 May 2014.

Subject to the approval of the shareholders at the forthcoming annual general meeting, the proposed final dividend will be payable to the shareholders whose names appear on the register of members of the Company on 30 May 2014. To ascertain the shareholders' entitlement to the proposed final dividend, the register of members of the Company will be closed on Friday, 30 May 2014 during that date no transfer of shares will be registered. In order to be eligible to receive the proposed final dividend, 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 Thursday, 29 May 2014.

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
Chen Xiao Zhou
Chairman

Hong Kong, 21 March 2014

暫停辦理股份過戶登記

為確定有權出席應屆股東週年大會及投票之股東，本公司將於2014年5月21日(星期三)起至2014年5月23日(星期五)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。為確保符合資格出席應屆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2014年5月20日(星期二)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。

待獲得股東於應屆股東週年大會通過後，所建議之末期股息將派發予於2014年5月30日當日名列本公司股東名冊之股東。為確定股東享有收取建議派發末期股息之權利，本公司將於2014年5月30日(星期五)暫停辦理股份過戶登記手續，當日不會登記任何股份轉讓。為確保符合資格收取建議之末期股息，所有填妥之股份過戶文件連同有關股票必須於2014年5月29日(星期四)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本公司的股東週年大會提呈。

承董事會命
主席
陳孝周

香港，2014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 65 to 214, which comprise the consolidated and Company's statements of financial position as at 31 December 2013, 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.

致

銀建國際事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65頁至第214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2013年12月31日的 貴公司綜合財務狀況表及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。

INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

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 141 of the Hong Kong Companies Ordinance and for no other purpose. We do not assume responsibility toward 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.

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.

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141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。

審核涉及執行政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。

INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

OPINION

In our opinion, the consolidated financial statements give a true and fair view of the state of affairs of the Company and of the Group as at 31 December 2013 and of the Group's profit 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 2014

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 貴公司及貴集團於2013年12月31日的事務狀況及貴集團截至該日止年度的溢利及現金流量，並已按照香港公司條例妥為編製。

德勤 • 關黃陳方會計師行

執業會計師

香港

2014年3月21日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS 綜合損益表

For the year ended 31 December 2013

截至2013年12月31日止年度

		Notes 附註	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Property management fee income	物業管理費收入	7	207,897	178,011
Rental income	租金收入	7	70,101	36,352
Sales of petrochemical products	石油化工產品銷售	7	110,489	324,434
			388,487	538,797
Cost of sales and services	銷售及服務成本		(270,424)	(477,569)
			118,063	61,228
Dividend income from listed and unlisted securities	上市及非上市證券股息收入	7	12,281	11,246
Other income, gains and losses	其他收入、收益及虧損	8	298,453	189,787
Change in fair value of held-for-trading investments	持作買賣投資公允值變動		20,222	12,629
Administrative expenses	行政費用		(235,108)	(216,071)
Other expenses	其他費用	13	(39,262)	—
Gain on disposal of available-for-sale investments	出售可供出售投資收益		163,683	309,637
Impairment loss recognised on available-for-sale investments	可供出售投資確認之減值虧損		(151,010)	(133,646)
Change in fair value of investment properties	投資物業之公允值變動	16	(2,439)	44,013
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	28	23,442	(39,822)
Finance costs	財務費用	9	(36,209)	(49,897)
Change in fair value of structured finance securities	結構性金融證券之公允值變動		(381)	323
Loss on disposal of a joint venture	出售一家合營公司之虧損	22	(3,352)	—
Gain on disposal of a subsidiary	出售一家附屬公司收益	44	—	126,306
Share of results of associates	攤佔聯營公司業績		(61,594)	(77,831)
Share of result of a joint venture	攤佔一家合營公司業績		866	5,541
Profit before taxation	除稅前溢利		107,655	243,443
Taxation charge	稅項支出	12	(14,365)	(62,126)
Profit for the year	年內溢利	13	93,290	181,317
Profit for the year attributable to:	年內溢利應佔：			
Owners of the Company	本公司擁有人		64,973	103,785
Non-controlling interests	非控制權益		28,317	77,532
			93,290	181,317
Earnings per share (in HK dollar)	每股盈利(以每港元列示)			
— Basic	— 基本	14	0.028	0.045

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 2013

截至2013年12月31日止年度

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Profit for the year	年內溢利	93,290	181,317
Other comprehensive income	其他全面收益		
<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	14,824	48,124
Exchange differences arising on translation	換算產生之滙兌差額	179,404	45,330
Income tax related to items that will not be reclassified	不可重列項目之相關所得稅	(670)	(6,412)
		193,558	87,042
<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	(118,683)	(85,467)
Reclassification adjustment – transfer to profit or loss on disposal of available-for-sale investments	重列調整 — 出售可供出售投資時劃轉至損益表	—	(254,954)
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	126,010	133,646
Share of other comprehensive income of associates and a joint venture	攤佔聯營公司及合營公司其他全面收益	4,464	1,378
Income tax relating to items that may be reclassified subsequently	可於期後重列項目之相關所得稅	—	21,112
		11,791	(184,285)
Other comprehensive income (expense) for the year (net of tax)	年內其他全面收益(支出) (除稅後)	205,349	(97,243)
Total comprehensive income for the year	年內全面收益總額	298,639	84,074
Total comprehensive income attributable to:	全面收益總額應佔：		
Owners of the Company	本公司擁有人	258,582	77,456
Non-controlling interests	非控制權益	40,057	6,618
		298,639	84,074

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AND STATEMENT OF FINANCIAL POSITION 綜合財務狀況表及財務狀況表

At 31 December 2013

於2013年12月31日

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
		Notes 附註			
ASSETS	資產				
Non-current assets	非流動資產				
Investment properties	投資物業	16	2,805,540	2,955,920	24,363
Property, plant and equipment	物業、廠房及設備	17	2,276,887	1,249,130	103,804
Land use rights	土地使用權	18	222,835	221,203	—
Goodwill	商譽	19	46,463	46,463	—
Unlisted investments in subsidiaries	投資於非上市附屬公司	20	—	—	727,823
Amounts due from subsidiaries	應收附屬公司款	20	—	—	2,341,293
Interests in associates	聯營公司權益	21	1,458,534	1,457,381	—
Interest in a joint venture	合營公司權益	22	—	89,417	—
Structured finance securities	結構性金融證券	25	6,152	6,533	6,152
Available-for-sale investments	可供出售投資	26	480,103	699,574	151,004
Loan receivables	應收貸款	27	127,877	622,559	—
Loan receivable with embedded derivative	附有嵌入式衍生工具之應收貸款	28	720,820	736,178	720,820
Deposits paid for acquisition of property, plant and equipment	購買物業、廠房及設備之按金		91,722	—	—
			8,236,933	8,084,358	4,075,259
					4,367,021
Current assets	流動資產				
Inventories	存貨	30	20,586	20,751	—
Investment in distressed assets through establishment of a special purpose vehicle	通過成立特殊目的載體投資不良資產	29	—	6,403	—
Held-for-trading investments	持作買賣投資	31	19,845	53,099	3,575
Trade receivables	應收賬款	32	12,612	8,344	—
Deposits, prepayments and other receivables	按金、預付款及其他應收款	33	467,838	254,398	87,287
Amounts due from subsidiaries	應收附屬公司款	20	—	—	550,088
Amounts due from associates	應收聯營公司款	23	612,264	511,445	3,410
Amount due from a joint venture	應收一家合營公司款	24	—	68,523	—
Loan receivables	應收貸款	27	843,340	238,806	—
Pledged bank deposits	抵押銀行存款	34	82,309	—	—
Bank balances and cash	銀行結餘及現金	34	669,760	747,615	80,819
			2,728,554	1,909,384	725,179
Assets classified as held-for-sale	列作持作銷售之資產	35	138,930	114,629	—
			2,867,484	2,024,013	725,179
					987,829
TOTAL ASSETS	資產總值		11,104,417	10,108,371	4,800,438
					5,354,850

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AND STATEMENT OF FINANCIAL POSITION 綜合財務狀況表及財務狀況表

At 31 December 2013

於2013年12月31日

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
		Notes 附註			
EQUITY	股本				
Capital and reserves	資本及儲備				
Share capital	股本	37	460,970	460,970	460,970
Reserves	儲備	38	6,937,515	6,794,175	3,596,476
Equity attributable to Owners of the Company	本公司擁有人應佔股本		7,398,485	7,255,145	4,057,446
Non-controlling interests	非控制權益		449,898	409,841	—
TOTAL EQUITY	股本總值		7,848,383	7,664,986	3,851,532
LIABILITIES	負債				
Non-current liabilities	非流動負債				
Borrowings	借貸	39	1,179,897	972,985	240,000
Deferred tax liabilities	遞延稅項負債	40	281,319	331,343	8,586
			1,461,216	1,304,328	248,586
Current liabilities	流動負債				
Trade payables	應付賬款	41	93,290	105,711	—
Accrued charges, rental deposits and other payables	應計費用、租務按金及其他應付款	42	728,024	467,242	20,154
Amounts due to subsidiaries	應付附屬公司款	43	—	—	600,166
Borrowings	借貸	39	808,728	434,698	80,000
Taxation payable	應付稅項		25,846	16,777	—
			1,655,888	1,024,428	700,320
Liabilities associated with assets classified as held-for-sale	列作持作銷售之資產之連帶負債	35	138,930	114,629	—
			1,794,818	1,139,057	700,320
TOTAL LIABILITIES	負債總值		3,256,034	2,443,385	948,906

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AND STATEMENT OF FINANCIAL POSITION 綜合財務狀況表及財務狀況表

At 31 December 2013

於2013年12月31日

	The Group 本集團		The Company 本公司	
	2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
TOTAL EQUITY AND LIABILITIES 股本及負債總值	11,104,417	10,108,371	4,800,438	5,354,850
Net current assets 淨流動資產	1,072,666	884,956	24,859	18,734
Total assets less current liabilities 資產總值減流動負債	9,309,599	8,969,314	4,100,118	4,385,755

The consolidated financial statements on pages 65 to 214 were approved and authorised for issue by the board of directors on 21 March 2014 and are signed on its behalf by:

第65頁至第214頁之綜合財務報表已獲董事會於2014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 2013

截至2013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 股本	Share premium 股份溢價	Asset revaluation reserve 資產重估儲備	Capital redemption reserve 資本贖回儲備	Investment revaluation reserve 投資重估儲備	Translation reserve 滙兌儲備	Retained profits 保留盈利	Total 合計	Non-controlling interests 非控制權益	Total equity 股本總值
		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 (Note) (附註)	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
At 1 January 2012	於2012年1月1日	460,970	3,151,819	131,432	13,992	115,978	712,712	2,706,028	7,292,931	503,909	7,796,840
Profit for the year	年內溢利	-	-	-	-	-	-	103,785	103,785	77,532	181,317
Other comprehensive income for the year	年內其他全面收益	-	-	41,712	-	(115,961)	47,920	-	(26,329)	(70,914)	(97,243)
Total comprehensive income for the year	年內全面收益總額	-	-	41,712	-	(115,961)	47,920	103,785	77,456	6,618	84,074
Dividend (note 15)	股息(附註 15)	-	-	-	-	-	-	(115,242)	(115,242)	-	(115,242)
Dividend paid to non-controlling interests of non-wholly owned subsidiaries	對非全資擁有之附屬公司之非控制權益已付股息	-	-	-	-	-	-	-	-	(189,305)	(189,305)
Additional contribution by non-controlling interests of a subsidiary	一家附屬公司之非控制權益之額外貢獻	-	-	-	-	-	-	-	-	88,619	88,619
At 31 December 2012	於2012年12月31日	460,970	3,151,819	173,144	13,992	17	760,632	2,694,571	7,255,145	409,841	7,664,986
At 1 January 2013	於2013年1月1日	460,970	3,151,819	173,144	13,992	17	760,632	2,694,571	7,255,145	409,841	7,664,986
Profit for the year	年內溢利	-	-	-	-	-	-	64,973	64,973	28,317	93,290
Other comprehensive income for the year	年內其他全面收益	-	-	14,154	-	7,327	172,128	-	193,609	11,740	205,349
Total comprehensive income for the year	年內全面收益總額	-	-	14,154	-	7,327	172,128	64,973	258,582	40,057	298,639
Dividend (note 15)	股息(附註 15)	-	-	-	-	-	-	(115,242)	(115,242)	-	(115,242)
At 31 December 2013	於2013年12月31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

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 2013

截至2013年12月31日止年度

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
OPERATING ACTIVITIES	經營業務		
Profit before taxation	除稅前溢利	107,655	243,443
Adjustments for:	調整：		
Share of results of associates	攤佔聯營公司業績	61,594	77,831
Share of result of a joint venture	攤佔一家合營公司業績	(866)	(5,541)
Depreciation of property, plant and equipment	物業、廠房及設備折舊	44,321	43,741
Release of land use rights	土地使用權攤銷	4,590	1,797
Finance costs	財務費用	36,209	49,897
Change in fair value of held-for-trading investments	持作買賣投資公允值變動	(20,222)	(12,629)
Dividend income	股息收入	(12,281)	(11,246)
Interest income	利息收入	(201,447)	(140,295)
Gain on disposal of available-for-sale investments	出售可供出售投資收益	(163,683)	(309,637)
Impairment loss recognised on available-for-sale investments	可供出售投資確認之減值虧損	151,010	133,646
Loss on disposal of a joint venture	出售一家合營公司的虧損	3,352	—
Gain on disposal of a subsidiary	出售一家附屬公司收益	—	(126,306)
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備之虧損淨額	84	216
Change in fair value of investment properties	投資物業之公允值變動	2,439	(44,013)
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	(23,442)	39,822
Change in fair value of structured finance securities	結構性金融證券之公允值變動	381	(323)
Written back of allowance for inventories	存貨撥備回撥	—	(8,774)

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2013

截至2013年12月31日止年度

		2013 HK\$'000 千港元	2012 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	(10,306)	(68,371)
Decrease in inventories	存貨減少	788	38,951
Decrease in held-for-trading investments	持作買賣投資減少	53,530	17,131
(Increase) decrease in trade receivables	應收賬款(增加)減少	(4,018)	4,371
(Increase) decrease in deposits, prepayments and other receivables	按金、預付款及其他 應收款(增加)減少	(39,919)	34,905
Decrease in trade payables	應付賬款減少	(15,594)	(30,053)
Decrease in accrued charges, rental deposits and other payables	應計費用、租務按金及 其他應付款減少	(870)	(4,057)
Cash used in operations	經營業務所用之現金	(16,389)	(7,123)
Dividend received	已收股息	12,281	11,246
Interest paid	已付利息	(36,209)	(49,897)
Tax paid	已付稅款	(15,540)	(62,919)
NET CASH USED IN OPERATING ACTIVITIES	經營業務所用之淨現金	(55,857)	(108,693)

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2013

截至2013年12月31日止年度

	Note	2013	2012
	附註	HK\$'000	HK\$'000
		千港元	千港元
INVESTING ACTIVITIES			
Receipt of cash upon liquidation of a special purpose vehicle	29	6,403	—
Deposits paid for acquisition of property, plant and equipment		(91,722)	—
Purchase of property, plant and equipment		(750,224)	(535,570)
Additions of investment properties		—	(72,730)
Purchase of available-for-sale investments		—	(160,975)
Payment for land use right		—	(116,271)
Addition of loan receivable with embedded derivative		—	(776,000)
Dividend received from associates		31,078	44,403
Dividend received from a joint venture		25,457	—
Interest received		62,403	134,139
Interest income received from loan receivable with embedded derivative		38,800	—
Payments received for assets classified as held-for-sale		230,446	106,078
Placement of a deposit to secure other loan		—	(31,095)
Repayment from associates		15,345	371,892
Advance to associates		(15,150)	(118,159)
Repayment from a joint venture		70,450	35,027
Advance to a joint venture		—	(51,306)
Advance to a third party		(102,302)	—
Advance of loan receivables		(412,985)	(809,126)
Receipt of loan receivables		327,366	58,458
Proceeds on disposal of property, plant and equipment		30	75
Proceeds on disposal of available-for-sale investments		228,900	392,897
Capital injection to an associate		(50,432)	(17,490)
Disposal of a subsidiary	44	—	776,424
Placement of pledged bank deposits		(82,309)	—

CONSOLIDATED STATEMENT OF CASH FLOWS 綜合現金流量表

For the year ended 31 December 2013

截至2013年12月31日止年度

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
NET CASH USED IN INVESTING ACTIVITIES	投資業務所用淨現金	(468,446)	(769,329)
FINANCING ACTIVITIES	融資業務		
Other loans raised	其他貸款融資	447,570	278,756
Bank loans raised	銀行貸款融資	972,085	792,170
Repayment of bank loans	償還銀行貸款	(859,882)	(610,835)
Dividend paid	已付股息	(115,242)	(115,242)
Dividend paid to non-controlling interests of non-wholly owned subsidiaries	對非全資擁有之附屬公司之非控制權益之已付股息	—	(189,305)
Decrease in other payables for distribution from recovery of distressed assets	回收不良資產其他應付款分配之減少	(15,683)	(3,904)
Additional contribution by non-controlling interests of a subsidiary	一家附屬公司之非控制權益之額外貢獻	—	88,619
Repayments to non-controlling shareholders of subsidiaries	還款予附屬公司之非控制股東	—	(25,733)
Advances from non-controlling shareholders of subsidiaries	附屬公司之非控制股東墊支	—	46,356
NET CASH FROM FINANCING ACTIVITIES	融資業務所得淨現金	428,848	260,882
NET DECREASE IN CASH AND CASH EQUIVALENTS	現金及現金等值減少淨額	(95,455)	(617,140)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	現金及現金等值年初數額	747,615	1,345,763
Effect of foreign currency rate changes	外幣匯率變動之影響	17,600	18,992
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	現金及現金等值年末數額	669,760	747,615
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	669,760	747,615

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

For the year ended 31 December 2013

截至2013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, a joint venture and a special purpose vehicle are set out in notes 51 and 52.

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，為財務報告使用者方便，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、合營公司及特殊目的載體詳情載列於附註51及52。

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

For the year ended 31 December 2013

截至2013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 HKFRSs	Annual improvements to HKFRSs 2009 – 2011 cycle
Amendments to HKFRS 7	Disclosures – Offsetting financial assets and financial liabilities
Amendments to HKFRS 10, HKFRS 11 and HKFRS 12	Consolidated financial statements, joint arrangements and disclosure of interests in other entities: Transition guidance
HKFRS 10	Consolidated financial statements
HKFRS 11	Joint arrangements
HKFRS 12	Disclosure of interests in other entities
HKFRS 13	Fair value measurement
HKAS 19 (as revised in 2011)	Employee benefits
HKAS 27 (as revised in 2011)	Separate financial statements
HKAS 28 (as revised in 2011)	Investments in associates and joint ventures
Amendments to HKAS 1	Presentation of items of other comprehensive income
HK(IFRIC) – INT 20	Stripping costs in the production phase of a surface mine

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。

香港財務報告準則(修訂本)	2009年至2011年香港財務報告準則週期之年度改進
香港財務報告準則第7號(修訂本)	披露 — 抵銷金融資產及金融負債
香港財務報告準則第10號、香港財務報告準則第11號及香港財務報告準則第12號(修訂本)	綜合財務報表、合營安排及在其他實體中之權益披露：過度指引
香港財務報告準則第10號	綜合財務報表
香港財務報告準則第11號	合營安排
香港財務報告準則第12號	在其他實體中之權益披露
香港財務報告準則第13號	公允值計量
香港會計準則第19號(2011年修訂)	僱員福利
香港會計準則第27號(2011年修訂)	獨立財務報表
香港會計準則第28號(2011年修訂)	於聯營公司及合營公司之投資
香港會計準則第1號(修訂本)	其他全面收益項目之呈列
香港(國際財務報告詮釋委員會) — 詮釋第20號	地表採礦生產階段之剝採成本

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

(Continued)

Except as described below, the application of the new and revised 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.

New and revised Standards on consolidation, joint arrangements, associates and disclosures

In the current year, the Group has applied for the first time the package of five standards on consolidation, joint arrangements, associates and disclosures comprising HKFRS 10 “Consolidated financial statements”, HKFRS 11 “Joint arrangement”, HKFRS 12 “Disclosure of interests in other entities”, HKAS 27 (as revised in 2011) “Separate financial statements” and HKAS 28 (as revised in 2011) “Investments in associates and joint ventures”, together with the amendments to HKFRS 10, HKFRS 11 and HKFRS 12 regarding transitional guidance.

The impact of the application of these standards is set out below:

Impact of the application of HKFRS 12

HKFRS 12 is a new disclosure standard and is applicable to entities that have interests in subsidiaries, joint arrangements, associates and/or unconsolidated structured entities. In general, the application of HKFRS 12 has resulted in more extensive disclosures in the consolidated financial statements (please see notes 20, 21, 22 and 51 for details).

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)

除下文所披露者外，於本年度應用新訂及經修訂之香港財務報告準則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所載之披露並無重大影響。

綜合、合營安排、聯營公司及披露的新訂及經修訂準則

於本年度，本集團首次應用涉及綜合、合營安排、聯營公司及披露等一籃子共五項準則，包括香港財務報告準則第10號「綜合財務報表」、香港財務報告準則第11號「合營安排」、香港財務報告準則第12號「在其他實體中之權益披露」、香港會計準則第27號(於2011年修訂)「獨立財務報表」和香港會計準則第28號(於2011年修訂)「於聯營公司及合營公司之投資」連同香港財務報告準則第10號、香港財務報告準則第11號和香港財務報告準則第12號修訂本的過渡性指引。

應用該等準則的影響如下所示：

應用香港財務報告準則第12號的影響

香港財務報告準則第12號為披露準則，適用於於附屬公司、合營安排、聯營公司及／或未綜合結構實體擁有權益之實體。整體而言，應用香港財務報告準則第12號使得綜合財務報表的披露更為全面(詳情請見附註20、21、22及51)。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

(Continued)

HKFRS 13

The Group has applied HKFRS 13 for the first time in the current year. HKFRS 13 establishes a single source of guidance for, and disclosures about, fair value measurements. The scope of HKFRS 13 is broad: the fair value measurement requirements of HKFRS 13 apply to both financial instrument items and non-financial instrument items for which other HKFRSs require or permit fair value measurements and disclosures about fair value measurements, except for share-based payment transactions that are within the scope of HKFRS 2 “Share-based payment”, leasing transactions that are within the scope of HKAS 17 “Leases”, and measurements that have some similarities to fair value but are not fair value (e.g. net realisable value for the purposes of measuring inventories or value in use for impairment assessment purposes).

HKFRS 13 defines the fair value of an asset as the price that would be received to sell an asset (or paid to transfer a liability, in the case of determining the fair value of a liability) in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. Fair value under HKFRS 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. Also, HKFRS 13 includes extensive disclosure requirements.

HKFRS 13 requires prospective application. In accordance with the transitional provisions of HKFRS 13, the Group has not made any new disclosures required by HKFRS 13 for the 2012 comparative period (please see notes 6, 16 and 17 for the 2013 disclosures). Other than the additional disclosures, the application of HKFRS 13 has not had any material impact on the amounts recognised in the 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」)(續)

香港財務報告準則第13號

本集團於本年度首次應用香港財務報告準則第13號。香港財務報告準則第13號公允值計量及相關披露確立單一指引。香港財務報告準則第13號含蓋範圍廣泛：香港財務報告準則第13號之公允值計量規定適用於其他香港財務報告準則規定或允許進行公允值計量及披露公允值計量的金融工具項目和非金融工具項目；但不包括符合香港財務報告準則第2號「以股份為基礎的支付」範疇內的以股份為基礎的支付、符合香港會計準則第17號「租賃」範疇內的租賃交易及與公允值存在相似性但非公允值的計量(例如計量存貨價值的可變現淨值或衡量減值虧損目的所採用的在用價值)。

香港財務報告準則第13號定義公允值為計量日在主要(或最有利)市場的當前情況下透過有序交易出售一項資產所得到(或轉讓負債所付出、如屬釐定一項負債的公允值)的作價。香港財務報告準則第13號項下之公允值屬一項退出價格，無論該價格是否輕易取得或者是利用其他估價方法取得。此外，香港財務報告準則第13號制訂有全面披露規定。

香港財務報告準則第13號規定需要追溯應用。根據香港財務報告準則第13號的過度性條文，本集團並無就2012年的比較同期作出香港財務報告準則第13號規定的披露(請見詳情載列於2013年附註6、16及17)。除需要額外作出披露外，應用香港財務報告準則第13號未對綜合財務報表中所確認的金額產生任何重大影響。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

(Continued)

Amendments to HKAS 1 “Presentation of items of other comprehensive income”

The Group has applied the amendments to HKAS 1 “Presentation of items of other comprehensive income”. Upon the adoption of the amendments to HKAS 1, the Group’s “statement of comprehensive income” is renamed as the “statement of profit or loss and other comprehensive income” and the “income statement” is renamed as the “statement of profit or loss”. The amendments to HKAS 1 retain the option to present profit or loss and other comprehensive income in either a single statement or in two separate but consecutive statements. Furthermore, the amendments to HKAS 1 require additional disclosures to be made in the other comprehensive income section such that items of other comprehensive income are grouped into two categories: (a) items that will not be reclassified subsequently to profit or loss and (b) items that may be reclassified subsequently to profit or loss when specific conditions are met. Income tax on items of other comprehensive income is required to be allocated on the same basis — the amendments do not change the option to present items of other comprehensive income either before tax or net of tax. The amendments have been applied retrospectively, and hence the presentation of items of other comprehensive income has been modified to reflect the changes. Other than the above mentioned presentation changes, the application of the amendments to HKAS 1 does not result in any impact on profit or loss, other comprehensive income and total comprehensive income.

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)

香港會計準則第1號(修訂本)「其他全面收益項目之呈列」

本集團已採用香港會計準則第1號(修訂本)「其他全面收益項目之呈列」。採納香港會計準則第1號(修訂本)後，本集團的「全面收益表」更名為「損益及其他全面收益表」，另外「收益表」更名為「損益表」。香港會計準則第1號(修訂本)保留選項可把「損益及其他全面收益表」以單一報表呈列或以兩份獨立但連續的報表呈列。此外，香港會計準則第1號(修訂本)規定於其他全面收益部分需予作出額外披露，使其他全面收益項目可劃分為兩類：(a)其後不會重新分類至損益的項目及(b)於符合特定條件時，其後可重新分類至損益的項目。其他全面收益項目對應的所得稅須按相同基準予以分配，除稅後呈列其他全面收益項目的選擇權。由於已追溯應用有關修訂，因此，其他全面收益項目的呈列已作修訂以反映變動。除上述呈列變動外，採用國際會計準則第1號(修訂本)並無對損益、其他全面收益及全面收益總額造成任何影響。

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

For the year ended 31 December 2013

截至2013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:

Amendments to HKFRSs	Annual improvements to HKFRSs 2010 – 2012 cycle ⁴
Amendments to HKFRSs	Annual improvements to HKFRSs 2011 – 2013 cycle ²
HKFRS 9	Financial instruments ³
Amendments to HKFRS 9 and HKFRS 7	Mandatory effective date of HKFRS 9 and transition disclosures ³
Amendments to HKFRS 10, HKFRS 12 and HKAS 27	Investment entities ¹
Amendments to HKAS 19	Defined benefit plans: Employee contributions ²
Amendments to HKAS 32	Offsetting financial assets and financial liabilities ¹
Amendments to HKAS 36	Recoverable amount disclosures for non-financial assets ¹
Amendments to HKAS 39	Novation of derivatives and continuation of hedge accounting ¹
HK(IFRIC) – Int 21	Levies ¹

¹ Effective for annual periods beginning on or after 1 January 2014.

² Effective for annual periods beginning on or after 1 July 2014.

³ Available for application — the mandatory effective date will be determined when the outstanding phases of HKFRS 9 are finalised.

⁴ Effective for annual periods beginning on or after 1 July 2014, with limited exceptions.

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(修訂本)	2010年至2012年香港財務報告準則週期之年度改進 ⁴
香港財務報告準則(修訂本)	2011年至2013年香港財務報告準則週期之年度改進 ²
香港財務報告準則第9號	金融工具 ³
香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	香港財務報告準則第9號之強制生效日期及過渡披露 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27號(修訂本)	投資實體 ¹
香港會計準則第19號(修訂本)	界定福利計劃：僱員供款 ²
香港會計準則第32號(修訂本)	抵銷金融資產及金融負債 ¹
香港會計準則第36號(修訂本)	非金融資產之可收回金額披露 ¹
香港會計準則第39號(修訂本)	衍生工具之更替及對沖會計法之延續 ¹
香港(國際財務報告詮釋委員會) – 詮釋第21號	徵費 ¹

¹ 於2014年1月1日或之後開始之年度期間生效。

² 於2014年7月1日或之後開始之年度期間生效。

³ 可供應用 — 強制生效日期將待香港財務報告準則第9號之未完結階段落實時釐定。

⁴ 除少數例外情況外，於2014年7月1日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 2013

截至2013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 the requirements for the classification and measurement of financial liabilities and for derecognition.

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. 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。

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。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 2013

截至2013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 (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.

The directors of the Company anticipate that the adoption of HKFRS 9 in the future may have a significant impact on the amounts reported in respect of the Group's financial assets, for example, certain of the Group's and the Company's available-for-sale investments currently measured at cost less impairment may have to be measured at fair value at the end of subsequent reporting periods, with changes in the fair value being recognised in profit or loss. However, it is not practicable to provide a reasonable estimate of that effect until a detailed review has been completed.

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。

本公司董事預計採納香港財務報告準則第9號可能會對有關本集團金融資產之已呈報金額構成重大影響，例如，本集團及本公司若干現時按成本扣除減值計量之可供出售投資可能須於其後報告期末按公允值計量，而公允值變動則於損益表確認。然而，在詳細檢討完成前對該影響作出合理估計並不可行。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

(Continued)

Amendments to HKAS 36 Recoverable amount disclosures for non-financial assets

The amendments to HKAS 36 remove the requirement to disclose the recoverable amount of a cash-generating unit (“CGU”) to which goodwill or other intangible assets with indefinite useful lives had been allocated when there has been no impairment or reversal of impairment of the related CGU. Furthermore, the amendments introduce additional disclosure requirements regarding the fair value hierarchy, key assumptions and valuation techniques used when the recoverable amount of an asset or CGU was determined based on its fair value less costs of disposal.

The directors of the Company do not anticipate that the application of these amendments to HKAS 36 will have a significant impact on the Group’s consolidated financial statements.

Other than as described above, 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 and the Company’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」)(續)

香港會計準則第36號(修訂本)非金融資產之可收回金額披露

香港會計準則第36號(修訂本)取消當獲分配商譽或具有無限使用年期之其他無形資產之現金產生單位並無出現減值或減值撥回時，就有關現金產生單位可收回金額作出披露之規定。此外，當資產或現金產生單位之可收回金額乃按照其公允值減出售成本釐定，該等修訂引入有關公允值等級、主要假設及所用估值技術之額外披露規定。

本公司董事預計應用香港會計準則第36號(修訂本)不會對本集團之綜合財務報表構成重大影響。

除上述者外，本公司董事預計應用其他新訂及經修訂香港財務報告準則不會對本年度及過往年度本集團及本公司之財務表現及狀況及／或該等綜合財務報表所載披露事項構成重大影響。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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.

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.

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

3. 主要會計政策

本綜合財務報表是根據香港會計師公會頒佈的香港財務報告準則以及香港公司條例而編制。此外，本綜合財務報表亦按聯交所證券上市規則規定的要求作出相關披露。

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。

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號之可變現淨值或香港會計準則第36號之使用價值)除外。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

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.

The principal accounting policies are set out below:

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including special purpose 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.

3. 主要會計政策(續)

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。

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(包括特殊目的載體)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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Basis of consolidation (Continued)

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 effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies 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.

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.

3. 主要會計政策(續)

綜合賬目基準(續)

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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Basis of consolidation (Continued)

Changes in the Group's ownership interests in existing subsidiaries

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, as the cost on initial recognition of an investment in an associate or a joint venture.

3. 主要會計政策(續)

綜合賬目基準(續)

本集團於現有附屬公司所有者權益之變動

倘本集團失去對一家附屬公司之控制權，將會據此而於損益表確認一筆收益或虧損並且其計算方法為(i)已收取代價之公允值及任何保留權益之公允值總額與(ii)該資產(包括商譽)以往的賬面金額以及該附屬公司之負債及任何非控股權益的差額。以前已於其他全面收益確認並且與該附屬公司相關的所有金額則會以猶如本集團已直接出售相關資產或股債的方式入賬(即撥歸至損益表或依據適用的香港財務報告準則所指定/允許方式劃撥至其他科目的股本)。於失去控制權當日仍保留於前附屬公司的任何投資之公允值，則根據香港會計準則第39號規定被視為其後於入賬時採用的初步確認公允值，或(如適用)作為於聯營公司或合營公司投資的初步確認成本。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

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.

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.

3. 主要會計政策(續)

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。

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之負債之淨額後，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之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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Business combinations (Continued)

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.

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

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.

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.

3. 主要會計政策(續)

業務合併(續)

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。

當業務合併是透過分階段完成，本集團之以往持有被購方之股本權益需於收購日(即本集團取得控制權之日期)以公允值重新計量，因此產生的盈利或虧損，如有，都於損益表確認。在收購日前被購方權益於其他全面溢利確認之金額應重列至損益表(此方法適用於出售該權益)。

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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Goodwill (Continued)

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 subsidiaries

Investments in subsidiaries are stated in the Company's statement of financial position at cost (including deemed capital contribution), less any identified impairment loss. Income from investments in subsidiaries is accounted for by the Company when the Company's right to receive the dividend payment has been established.

Investments in associates and a joint venture

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)

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。

附屬公司投資

附屬公司投資是按成本(包括視作之資本注資)扣減已識別的減值虧損後列賬於本公司的財務狀況表中。本公司計算附屬公司投資的收入是基於本公司獲確認後收取派付股息的權利。

聯營公司及合營公司投資

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Investments in associates and a joint venture (Continued)

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

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

3. 主要會計政策(續)

聯營公司及合營公司投資(續)

合營公司為一項合營安排，據此，對該安排擁有共同控制權之各方對合營安排之淨資產享有權利。共同控制權乃合約上協定分享安排之控制權，於需要分享控制權之各方一致同意對有關活動作出決定時方會存在。

聯營公司及合營公司之業績、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及合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，於聯營公司或合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或合營公司的虧損超越本集團於該聯營公司或合營公司的權益(包括實質上構成本集團對該聯營公司或合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或合營公司付款時，方會確認額外虧損。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Investments in associates and a joint venture (Continued)

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

The 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.

3. 主要會計政策(續)

聯營公司及合營公司投資(續)

於聯營公司或合營公司之投資採用權益法自被投資公司成為聯營公司或合營公司當日起入賬。收購於聯營公司或合營公司之投資時，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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Investments in associates and a joint venture (Continued)

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment (or a portion thereof) is classified as held for sale. When the Group retains an interest in the former associate or joint venture 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 or joint venture 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 or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

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

3. 主要會計政策(續)

聯營公司及合營公司投資(續)

於該項投資不再為聯營公司或合營公司，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或合營公司的權益，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。該聯營公司或合營公司於終止使用權益法當日之賬面值與任何保留權益之公允值及任何出售該聯營公司或合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或合營公司之盈虧時計算在內。此外，本集團就該聯營公司或合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或合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，倘該聯營公司或合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)。

當集團實體與本集團之聯營公司或合營公司有交易往來時，與該聯營公司或合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或合營公司權益為限於本集團之綜合財務報表內確認。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

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 to sell.

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.

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 disposal proceeds and the carrying amount of the asset) is included in the profit or loss.

3. 主要會計政策(續)

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。

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)於損益表內入賬。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

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.

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.

3. 主要會計政策(續)

物業、廠房及設備

物業、廠房及設備包括持有作為生產、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。

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值沒有重大差距。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Property, plant and equipment (Continued)

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.

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.

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.

3. 主要會計政策(續)

物業、廠房及設備(續)

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。

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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

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.

The income from investment in distressed assets through establishment of a special purpose vehicle is recognised on a time basis by reference to the estimated future cash flows and at the effective interest rate. The effective interest rate is the rate that exactly discounts the estimated future cash inflows arising from recoveries or collection, net of the estimated future cash outflows arising from directly attributable costs such as management fee and incentive bonus through the expected life of the distressed assets, to the assets' net carrying amounts on initial recognition.

Other 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.

3. 主要會計政策(續)

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。

通過成立特殊目的載體投資不良資產之收入以時間基準並參照估計未來現金流量及按實際利率計算。實際利率乃透過不良資產之預期可使用年期完全貼現因回收或收集而產生之估計未來現金流入，扣除因直接應佔成本(如管理費及獎勵花紅)產生之估計未來現金流入淨額至於首次確認時之資產賬面淨值之利率。

來自金融資產之其他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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Revenue recognition (Continued)

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 costs incurred or to be incurred in respect of the transaction can be measured reliably.

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).

3. 主要會計政策(續)

收入的確認(續)

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。

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)。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Financial instruments

Financial assets and financial liabilities are recognised in the 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.

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.

3. 主要會計政策(續)

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則於損益表確認。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

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.

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.

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Financial assets at FVTPL (Continued)

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

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

Financial assets at FVTPL are measured at fair value, with any gains 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.

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)

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
- 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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

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 associates/a joint venture/subsidiaries, 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).

Loans and receivables — investment in distressed assets through establishment of a special purpose vehicle

Investment in distressed assets through establishment of a special purpose vehicle is stated at amortised cost using effective interest method less impairment allowance. The impairment allowances are made on the interest in distressed assets when there is objective evidence of impairment as a result of the occurrence of certain loss events that will impact the estimated future cash flows, and are measured as the difference between the carrying amount of the investment in distressed assets through establishment of a special purpose vehicle and the present value of the estimated future cash flows discounted at the original effective interest rate. The adjustment is recognised as impairment loss in profit or loss. Where the actual future net cash flows are more than expected, the revised cash flow will be discounted using the original effective interest rate. The adjustment to the carrying amount is credited in profit or loss to reflect the revised cash flows discounted using the original effective interest rate.

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

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／一家合營公司／附屬公司款、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)。

貸款及應收款項 — 通過成立特殊目的載體投資不良資產

通過成立特殊目的載體投資不良資產乃以實際利率法以攤銷成本扣除減值撥備列賬。當有客觀佐證顯示因若干可導致虧損事件的發生而將影響減少估計的未來現金流量時，則對不良資產權益計提減值撥備，並按通過成立特殊目的載體投資不良資產之賬面值與估計未來現金流量按原實際利率計算之折現值之差額釐定。調整於收益表確認為減值虧損。當實際將來淨現金流大於預期，該修正之現金流會以原實際利率折現計算。賬面值之調整將計入損益表內以反映以原實際利率折現計算之修正現金流之差額計量。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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)。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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/joint venture/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/joint venture/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／合營公司／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／合營公司／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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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 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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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.

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)

財務工具(續)

終止確認

倘若從資產收取現金流量之合約權利已到期，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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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期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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Impairment losses on 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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Impairment losses on 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 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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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.

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Foreign currencies (Continued)

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). 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.

3. 主要會計政策(續)

外幣(續)

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滙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滙率換算。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)。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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Leasing (Continued)

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.

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.

3. 主要會計政策(續)

租賃(續)

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為租金開支中扣減。

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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

3. Significant Accounting Policies (Continued)

Leasing (Continued)

Leasehold land and building (Continued)

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 right” in the consolidated statement of financial position and is amortized 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.

4. Critical Accounting Judgement 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.

3. 主要會計政策(續)

租賃(續)

租賃土地及樓宇(續)

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。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

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 is the critical judgment 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.

Deferred taxation on investment properties

For the purposes 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 and the Company's investment property portfolios and concluded that the Group's and the Company's investment properties of HK\$2,354,134,000 (2012: HK\$2,220,846,000) and HK\$24,363,000 (2012: HK\$23,233,000) respectively, 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 and the Company'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.

4. 重大會計判斷及估計不確定之主要來源(續)

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。

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及本公司的投資物業組合，並認為本集團及本公司的投資物業分別為2,354,134,000港元(2012年：2,220,846,000港元)及24,363,000港元(2012年：23,233,000港元)，即用作商業用途的物業乃按隨時間而非透過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，計量本集團及本公司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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

Deferred taxation on investment properties (Continued)

The remaining investment properties of the Group with fair value of HK\$590,336,000 (2012: HK\$849,703,000), 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 entirety through sale.

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)

投資物業的遞延稅項(續)

本集團餘下投資物業(即本集團的住宅物業)的公允值為590,336,000港元(2012年: 849,703,000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。

土地增值稅(「土地增值稅」)

本集團須於中國繳納土地增值稅。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地增值稅, 而土地增值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地增值稅。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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

Key sources of estimation uncertainty (Continued)

Fair value of investment properties

At the end of the reporting period, the Group's investment properties are stated at fair value of HK\$2,805,540,000 (2012: HK\$2,955,920,000) based on the valuation performed by an independent qualified professional valuer. 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.

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 28.

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)

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2,805,540,000港元(2012年：2,955,920,000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。

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28。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 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	19,845	53,099	3,575	6,045
— Designated as FVTPL	— 指定為於損益表按公允值處理	726,972	742,711	726,972	742,711
Loans and receivables	貸款及應收款項	2,811,536	2,453,991	3,062,625	3,600,517
Available-for-sale financial assets	可供出售金融資產	480,103	699,574	151,004	294,688
Financial liabilities	金融負債				
Amortised cost	攤銷成本	2,793,813	1,961,286	940,320	1,289,095

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

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies

The Group's and the Company's major financial instruments include structured finance securities, available-for-sale investments, investment in distressed assets through establishment of a special purpose vehicle, held-for-trading investments, loan receivable with embedded derivative, amounts due from subsidiaries, associates and a joint venture, trade receivables, deposits and other receivables, loan receivables, pledged bank deposits, bank balances, trade payables, accrued charges, other payables and amounts due to subsidiaries 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 and the Company'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 2013 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 (2012: fixed-rate loan receivables, fixed-rate other receivables, and fixed-rate other payable). The Company's fair value interest rate risk as at 31 December 2013 and 2012 relates primarily to its amounts due from subsidiaries.

The Group's cash flow interest rate risk as at 31 December 2013 and 2012 primarily relates to its bank balances carried at prevailing deposit rate, variable-rate loan receivables, floating-rate borrowings. The Company's cash-flow interest rate risk as at 31 December 2013 and 2012 principally related to its bank balances carried at prevailing deposit rate, amounts due from subsidiaries and floating-rate borrowings.

6. 金融工具(續)

金融風險管理目標及政策

本集團及本公司之主要金融工具包括結構性金融證券、可供出售投資、通過成立特殊目的載體投資不良資產、持作買賣投資、附有嵌入式衍生工具之應收貸款、應收附屬公司、聯營公司及一家合營公司款、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、應付賬款及其他應付款及應計費用、應付附屬公司款及借貸。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。

本集團及本公司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2013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(2012年：固定利率計算之應收貸款、其他應收款及其他應付款)。本公司於2013年及2012年12月31日之公允值利率風險基本上是源於應收附屬公司款。

本集團於2013年及2012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。本公司於2013年及2012年12月31日之現金流利率風險主要是基於其當前存款利率之銀行結餘，應收附屬公司款及按浮動利率計息的借貸。

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

For the year ended 31 December 2013
截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Interest rate risk management (Continued)

The Group and the Company have 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 analyses below have been determined based on the exposure to the floating-rate borrowings and other payable to non-controlling shareholder of a subsidiary, floating-rate amounts due from subsidiaries, variable-rate loan receivables and variable-rate bank balances at the end of the reporting period and the reasonably possible change taking place at the beginning of each year and held constant throughout the year. The directors of the Company remained using 150 (2012: 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 (2012: 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 (2012: 150 basis points) higher/lower for the above balances (except for bank balances) and 10 basis points (2012: 10 basis points) higher/lower for bank balances and all other variables were held constant, the potential effect on 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)

本集團及本公司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附屬公司款項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150基點(2012年：150)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(2012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(2012年：150)基點的上升/下降及10基點(2012年：10基點)的上升/下降於銀行結餘並假設其他一切不變，對年內溢利的潛在影響如下：

	The Group 本集團		The Company 本公司	
	2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Decrease in post-tax profit for the year 年內除稅後溢利減少	(36,743)	(5,671)	(1,808)	(1,899)

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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 amount 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：

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Amounts due from subsidiaries	應收附屬公司款				
— HKD	— 港元	—	—	1,273,399	1,533,428
Bank balances and cash	銀行結餘及現金				
— HKD	— 港元	80,811	4,447	78,756	2,340
— United States dollars	— 美元	3,009	6,911	93	4,205
		83,820	11,358	78,849	6,545
Other receivables	其他應收款				
— HKD	— 港元	86,044	105,589	86,044	105,589
Amounts due to subsidiaries	應付附屬公司款				
— HKD	— 港元	—	—	14,487	53,909
— United States dollars	— 美元	—	—	585,679	567,569
		—	—	600,166	621,478
Borrowings	借貸				
— HKD	— 港元	320,000	640,000	320,000	640,000
Other payables	其他應付款				
— HKD	— 港元	20,154	22,813	20,154	22,813

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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 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，敏感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%，會引致對本年除稅利潤有相同及反方向的影響。

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Profit or loss — post-tax	溢利或虧損 — 除稅後	(17,029)	(54,586)	49,797	36,127

Price risk management

Equity investments

As at 31 December 2013 and 2012, the Group is exposed to price risk through its available-for-sale equity investments and held-for-trading 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.

價格風險管理

股本投資

於2013年及2012年12月31日，本集團於其可供出售股權投資及持有作買賣投資面臨價格風險。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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Price risk management (Continued)

Equity investments (Continued)

The sensitivity analysis below has been determined based on the exposure to equity price risk at the end of the reporting period. If the prices of the respective available-for-sale investments in listed equity securities and held-for-trading investments had been 10% (2012: 10%) higher/lower, assuming all other variables were held constant, the impact to the Group and the Company 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(續)

股本投資(續)

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及持作買賣投資之價格增加或減少10% (2012年：10%)，假設其他所有可變因素維持不變，對本集團及本公司的影響將會是：

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Held-for-trading investments:	持作買賣投資：				
Increase/decrease in post-tax profit for the year	增加／減少年內除稅後溢利	1,985	5,310	358	604
Available-for-sale investments:	可供出售投資：				
Increase/decrease in other comprehensive income (net of tax)	增加／減少其他全面溢利(除稅後)	7,180	19,048	7,180	19,048

10% (2012: 10%) change in equity investment price represents the directors' of the Company assessment of the reasonably possible change in price.

10% (2012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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Price risk management (Continued)

Equity investments (Continued)

As at 31 December 2013 and 2012, the Group is exposed to concentration risk on the available-for-sale investments in listed equity securities and held-for-trading investments as they comprise equity shares issued by several companies listed in the PRC and Hong Kong.

Loan receivable with embedded derivative

As at 31 December 2013 and 2012, the Group and the Company were exposed to price risk through its loan receivable with embedded derivative.

The sensitivity analysis below had been determined based on the exposure to price risk at the end of the reporting period. If the prices of the listed equity securities, which was used as key input in the valuation of loan receivable with embedded derivative (particulars are set out in note 28), had been 10% higher/lower, assuming all other variables were held constant, the impact to the Group and the Company 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(續)

股本投資(續)

於2013年及2012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。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2013及2012年12月31日，本集團及本公司透過其附有嵌入式衍生工具之應收貸款面對價格風險。

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28)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，對本集團及本公司的影響將會是：

		The Group and the Company 本集團及本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Increase in post-tax profit for the year	增加年內除稅後溢利	2,531	11,393
Decrease in post-tax profit for the year	減少年內除稅後溢利	2,137	8,647

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Market risks (Continued)

Price risk management (Continued)

Loan receivable with embedded derivative (Continued)

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

As at 31 December 2013 and 2012, the Group and the Company were also exposed to interest rate risk through its loan receivable with embedded derivative.

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 28), had been 150 basis points higher/lower, assuming all other variables were held constant, the impact to the Group and the Company would be:

		The Group and the Company 本集團及本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Decrease in post-tax profit for the year	減少年內除稅後溢利	26,486	28,460
Increase in post-tax profit for the year	增加年內除稅後溢利	15,302	4,717

In the opinion of the directors of the Company, the sensitivity analysis above are 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)

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2013及2012年12月31日，本集團及本公司須承受涉及附有嵌入式衍生工具之應收貸款之利率風險。

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28)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，其對本集團及本公司的影響將會是：

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。

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

For the year ended 31 December 2013
截至2013年12月31日止年度

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 borrowings and ensures compliance with loan covenants.

Liquidity tables

The following table details the Group's and the Company'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 and the Company 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.

The Group

		On demand or Less than					Total contractual undiscounted cash flow 未折現之 現金流總額	Carrying value 賬面值
		6 months 按要求或 少於6個月	6 months to 1 year 6個月至1年	1-2 years 1至2年	2-5 years 2至5年	>5 years >5年		
		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	
As at 31 December 2013	於2013年12月31日							
Trade payables	應付賬款	93,290	—	—	—	93,290	93,290	
Other payables	其他應付款	711,898	—	—	—	711,898	711,898	
Borrowings	借貸	591,879	317,902	610,228	540,580	129,545	2,190,134	
		1,397,067	317,902	610,228	540,580	129,545	2,995,322	
							2,793,813	

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波動帶來之影響。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及本公司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及本公司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。

本集團

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

Liquidity tables (Continued)

The Group (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)

本集團(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 2012	於2012年12月31日						
Trade payables	應付賬款	105,711	—	—	—	105,711	105,711
Other payables	其他應付款	447,892	—	—	—	447,892	447,892
Borrowings	借貸	376,084	117,542	244,550	815,049	1,553,225	1,407,683
		929,687	117,542	244,550	815,049	2,106,828	1,961,286

The Company

本公司

		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 2013	於2013年12月31日						
Other payables	其他應付款	20,154	—	—	—	20,154	20,154
Amounts due to subsidiaries	應付附屬公司款	600,166	—	—	—	600,166	600,166
Borrowings	借貸	44,872	44,268	86,708	163,659	339,507	320,000
		665,192	44,268	86,708	163,659	959,827	940,320

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

For the year ended 31 December 2013
截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

Liquidity tables (Continued)

The Company (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)

本公司(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 2012	於2012年12月31日						
Other payables	其他應付款	22,814	—	—	—	22,814	22,814
Amounts due to subsidiaries	應付附屬公司款	626,281	—	—	—	626,281	626,281
Borrowings	借貸	305,481	25,177	89,135	250,353	670,146	640,000
		954,576	25,177	89,135	250,353	1,319,241	1,289,095

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 2013, the aggregate carrying amounts of these bank loans of the Group and the Company amounted to HK\$12,616,000 and HK\$nil (2012: HK\$265,196,000 and HK\$250,000,000) 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 and the Company will be repaid in accordance with the scheduled repayment dates set out in the loan agreements in note 39. The aggregate principal and interest cash outflows of the Group and the Company will amount HK\$13,304,000 and HK\$nil (2012: HK\$266,691,000 and HK\$250,484,000) respectively.

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.

包含按要還款條文之銀行貸款計入上述到期期限分析之「按要或於六個月」時段內。於2013年12月31日，該等本集團銀行貸款之賬面值總額分別為12,616,000港元及無(2012年：265,196,000港元及250,000,000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，該等本集團及本公司銀行貸款將會按照附註39呈列之貸款協議所載之預定還款日期償還。屆時，本集團及本公司之本金及利息總現金流出將分別為13,304,000港元及無(2012年：266,691,000港元及250,484,000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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Credit risk

The Group's and the Company'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 and Company's statement of financial position respectively. The Group has significant concentration of credit risk in respect of other receivables, especially for consideration receivables and accrued interest from disposal of available-for-sale investments of HK\$111,660,000 (2012: HK\$161,100,000), consideration receivable from disposal of a joint venture of HK\$39,642,000 (2012: nil), amounts due from three (2012: three) associates of HK\$612,264,000 (2012: HK\$511,445,000), loan receivables from four (2012: three) independent third parties of total HK\$971,217,000 (2012: HK\$861,365,000), loan receivable with embedded derivative from one independent third party of HK\$720,820,000 (2012: HK\$736,178,000), loan interest receivables from two (2012: two) independent third parties of total HK\$52,418,000 (2012: HK\$24,050,000) and amount due from one third party of HK\$102,302,000 (2012: nil). The Company has concentration risk with respect to its amounts due from twenty-three (2012: twenty-three) subsidiaries of HK\$2,891,381,000 (2012: HK\$3,453,483,000) and amount due from an associate of HK\$3,410,000 (2012: HK\$2,310,000). In order to minimise the credit risk, the Group and the Company review 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 and the Company consider that the Group's and the Company's credit risk are significantly reduced.

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及本公司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及本公司之財務狀況表列載之賬面值。就其他應收款項而言，本集團有重大的信貸過度集中風險，尤其是應收出售可供出售之投資買家的款項及應計利息111,660,000港元(2012年：161,100,000港元)、應收出售一家合營公司款39,642,000港元(2012年：無)、應收三家(2012年：三家)聯營公司款612,264,000港元(2012年：511,445,000港元)、由應收四名(2012年：三名)獨立第三方的貸款總數971,217,000港元(2012年：861,365,000港元)、由一名獨立第三方附有嵌入式衍生工具之應收貸款為720,820,000港元(2012年：736,178,000)、應收兩名(2012年：兩名)獨立第三方的貸款利息總數52,418,000港元(2012年：24,050,000港元)及應收一名獨立第三方款102,302,000港元(2012年：無)。本公司有集中信貸風險於二十三家(2012年：二十三家)應收附屬公司款為2,891,381,000港元(2012年：3,453,483,000港元)及應收一家聯營公司款為3,410,000港元(2012年：2,310,000港元)。為達至減低信貸風險，本集團及本公司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，本集團及本公司認為，本集團及本公司之信貸風險已大幅減少。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Financial risk management objectives and policies (Continued)

Credit risk (Continued)

The Group and the Company have 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 and the Company's financial assets and financial liabilities that are measured at fair value on a recurring basis

Some of the Group's and the Company's financial 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(續)

本集團與本公司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

本集團及本公司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)。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

Fair value measurement of financial instruments (Continued)

Fair value of the Group's and the Company's financial assets and financial liabilities that are measured at fair value on a recurring basis (Continued)

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)

Financial assets/ financial liabilities 金融資產/金融負債	THE GROUP 本集團		THE COMPANY 本公司		Fair value hierarchy 公允值等級	Valuation technique(s) and key input(s) 估值方法及關鍵因素
	Fair value as at 公允值於		Fair value as at 公允值於			
	2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元		
1) Held-for-trading investments 持作買賣投資	19,845	53,099	3,575	6,045	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	71,796	190,480	71,796	190,490	Level 1 第1類	Quoted bid prices in an active market 於活躍市場之買入報價
3) Structured finance securities 結構性金融證券	6,152	6,533	6,152	6,533	Level 3 第3類	Valuation provided by counterparty financial institution. Major assumptions are stated in note 25. 由交易對手金融機構提供之估 值。主要假設列於附註25。
4) Loan receivable with embedded derivative 附有嵌入式衍生工具之 應收貸款	720,820	736,178	720,820	736,178	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 — 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 28. 嵌入式衍生工具 — 二項法。關鍵 因素呈列於附註28。

There is no transfer between Level 1 and Level 2 in the period.

期內，第1類及第2類之間並無轉移。

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

For the year ended 31 December 2013
截至2013年12月31日止年度

6. Financial Instruments (Continued)

Fair value measurement of financial instruments (Continued)

Fair value of the Group's and the Company's financial assets and financial liabilities that are not measured at fair value on a recurring basis

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.

Valuation process

The executive directors of the Group are responsible to determine the appropriate valuation techniques and inputs for fair value measurements.

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 2013 and 2012.

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並非以公允值計量

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。

估值程序

本集團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。

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2013年及2012年12月31日的公允值等級。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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)

The Group

本集團

	31 December 2013 於2013年12月31日				31 December 2012 於2012年12月31日			
	Level 1 第1類	Level 2 第2類	Level 3 第3類	Total 總額	Level 1 第1類	Level 2 第2類	Level 3 第3類	Total 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	—	—	6,152	6,152	—	—	6,533	6,533
Loan receivable with embedded derivative	—	—	720,820	720,820	—	—	736,178	736,178
Non-derivative financial assets held-for-trading	19,845	—	—	19,845	53,099	—	—	53,099
Available-for-sale financial assets	可供出售金融資產							
Listed equity securities	71,796	—	—	71,796	190,480	—	—	190,480
Total	91,641	—	726,972	818,613	243,579	—	742,711	986,290

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

For the year ended 31 December 2013

截至2013年12月31日止年度

6. Financial Instruments (Continued)

6. 金融工具(續)

Fair value measurement of financial instruments

金融工具之公允值計量(續)

(Continued)

The Company

本公司

		31 December 2013				31 December 2012			
		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	—	—	6,152	6,152	—	—	6,533	6,533
Loan receivable with embedded derivative	附有嵌入式衍生工具之應 收貸款	—	—	720,820	720,820	—	—	736,178	736,178
Non-derivative financial assets held-for-trading	持作買賣投資之非衍生 金融資產	3,575	—	—	3,575	6,045	—	—	6,045
Available-for-sale financial assets	可供出售金融資產								
Listed equity securities	上市股本證券	71,796	—	—	71,796	190,480	—	—	190,480
Total	總額	75,371	—	726,972	802,343	196,525	—	742,711	939,236

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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

		The Group and The Company 本集團及本公司		
		Loan receivables with embedded derivative 附有嵌入式衍生工具之應收貸款 HK\$'000 千港元	Structured finance securities 結構性金融證券 HK\$'000 千港元	Total 總額 HK\$'000 千港元
At 1 January 2012	於2012年1月1日	—	6,210	6,210
Addition (Note 28)	增加(附註28)	776,000	—	776,000
Total gains or losses:	收益或虧損總額:			
— Change in fair value (Note)	— 公允值變動(附註)	(39,822)	323	(39,499)
At 31 December 2012	於2012年12月31日	736,178	6,533	742,711
Coupon interest	票面利息	(38,800)	—	(38,800)
Total gains or losses:	收益或虧損總額:			
— Change in fair value (Note)	— 公允值變動(附註)	23,442	(381)	23,061
At 31 December 2013	於2013年12月31日	720,820	6,152	726,972

Notes:

Change 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\$23,061,000 (2012: HK\$39,499,000) 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收益表中計入。

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23,061,000港元(2012: 39,499,000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 2013

截至2013年12月31日止年度

7. Revenue and Segment Information

Revenue is analysed as follows:

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Property management fee income	物業管理費收入	207,897	178,011
Rental income	租金收入	70,101	36,352
Dividend income from listed and unlisted securities	上市及非上市證券股息收入	12,281	11,246
Sales of petrochemical products	石油化工產品銷售	110,489	324,434
		400,768	550,043

The Group is currently organised into six operating divisions: distressed assets 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.

7. 收入及分部資料

收入分析如下：

	2013 HK\$'000 千港元	2012 HK\$'000 千港元
物業管理費收入	207,897	178,011
租金收入	70,101	36,352
上市及非上市證券股息收入	12,281	11,246
石油化工產品銷售	110,489	324,434
	400,768	550,043

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

For the year ended 31 December 2013

截至2013年12月31日止年度

7. Revenue and Segment Information (Continued)

7. 收入及分部資料(續)

Segment revenue 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 segments:

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 2013						
		截至2013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	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 產品生產 及銷售	綜合
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元
Revenue	收入	–	12,281	–	70,101	207,897	110,489	400,768
Results	業績							
Segment (loss) profit	分部(虧損)溢利	(239)	159,973	(41)	8,617	4,643	1,779	174,732
Other unallocated income, gains and losses	其他未分配收入、 收益及虧損							113,658
Corporate expenses	公司費用							(83,798)
Finance costs	財務費用							(36,209)
Share of results of associates	攤佔聯營公司業績							(61,594)
Share of result of a joint venture	攤佔一家合營公司 業績							866
Profit before taxation	除稅前溢利							107,655

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

For the year ended 31 December 2013
截至2013年12月31日止年度

7. Revenue and Segment Information (Continued)

7. 收入及分部資料(續)

Segment revenue and results (Continued)

分部收入及業績(續)

		Year ended 31 December 2012 截至2012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	—	11,246	—	36,352	178,011	324,434	550,043
Results	業績							
Segment (loss) profit	分部(虧損)溢利	(35)	248,027	(62)	25,603	(4,486)	(47,974)	221,073
Other unallocated income, gains and losses	其他未分配收入、 收益及虧損							98,116
Corporate expenses	公司費用							(79,865)
Finance costs	財務費用							(49,897)
Gain on disposal of a subsidiary	出售一家附屬公司 收益							126,306
Share of results of associates	攤佔聯營公司業績							(77,831)
Share of result of a joint venture	攤佔一家合營公司 業績							5,541
Profit before taxation	除稅前溢利							243,443

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 profit (loss) 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 gain, net loss on disposal of corporate property, plant and equipment and certain miscellaneous unallocated income and share of results of associates and a joint venture. The unallocated corporate expenses, finance costs loss on disposal of a joint venture gain on disposal of a subsidiary and reversal of revaluation deficit of leasehold properties used as the Company's head office 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.

分部溢利(虧損)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、滙兌收益淨額、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及攤佔聯營公司及合營公司業績。由於未予分配公司費用、財務費用、出售一家合營公司虧損、出售一家附屬公司的收益及用作本公司之總辦事處之租賃物業重估虧損撥回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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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 2013

截至2013年12月31日止年度

	Distressed assets business		Sales of properties	Property leasing	Property management	Production and trading of petrochemical products	Unallocated	Consolidated
	Investments					石化化工產品		
	不良資產業務	投資	物業銷售	物業租賃	物業管理	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	-	-	-	(644)	(1,474)	(30,540)	(11,663)	(44,321)
Release of land use rights	土地使用權攤銷	-	-	-	-	-	(4,590)	-	(4,590)
Change in fair value of structured finance securities	結構性金融證券之公允價值變動	-	(381)	-	-	-	-	-	(381)
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	-	23,442	-	-	-	-	-	23,442
Interest income from loan receivables	應收貸款之利息收入	-	81,724	-	-	-	-	-	81,724
Change in fair value of held-for-trading investments	持作買賣投資公允價值變動	-	20,222	-	-	-	-	-	20,222
Gain on disposal of available-for-sale investments	出售可供出售投資收益	-	163,683	-	-	-	-	-	163,683
Impairment loss recognised on available-for-sale investments	可供出售投資確認之減值虧損	-	(151,010)	-	-	-	-	-	(151,010)
Change in fair value of investment properties	投資物業公允價值變動	-	-	-	(3,569)	-	-	1,130	(2,439)
Net (loss) gain on disposal of property, plant and equipment	出售物業、廠房及設備產生之(虧損)收益淨額	-	-	-	(53)	(41)	-	10	(84)

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								
— property, plant and equipment	— 物業、廠房及設備	-	-	-	91	2,420	1,027,737	490	1,030,738
Interest in associates	聯營公司權益	-	-	110,120	-	-	278,549	1,069,865	1,458,534
Share of results of associates	攤佔聯營公司業績	-	-	5,281	-	-	68,363	(135,238)	(61,594)
Share of result of a joint venture	攤佔一家合營公司業績	-	-	-	-	-	-	866	866

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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 2012

截至2012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	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	—	—	(1,386)	(1,581)	(30,173)	(10,601)	(43,741)
Release of land use rights	土地使用權攤銷	—	—	—	—	(1,797)	—	(1,797)
Change in fair value of structured finance securities	結構性金融證券之 公允值變動	—	323	—	—	—	—	323
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	—	(39,822)	—	—	—	—	(39,822)
Interest income from loan receivables	應收貸款之利息收入	—	85,429	—	—	—	—	85,429
Change in fair value of held-for-trading investments	持作買賣投資公允值變動	—	12,629	—	—	—	—	12,629
Gain on disposal of available-for-sale investments	出售可供出售投資收益	—	309,637	—	—	—	—	309,637
Impairment loss recognised on available-for-sale investments	可供出售投資確認之 減值虧損	—	(133,646)	—	—	—	—	(133,646)
Change in fair value of investment properties	投資物業公允值變動	—	—	42,925	—	—	1,088	44,013
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	—	—	(26)	(60)	(129)	(1)	(216)
Written back of allowance for inventories	存貨撥備回撥	—	—	—	—	8,774	—	8,774

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							
— property, plant and equipment	— 物業、廠房及設備	—	—	44	1,944	646,911	72	648,971
— investment properties	— 投資物業	—	—	72,730	—	—	—	72,730
— land use rights	— 土地使用權	—	—	—	—	151,998	—	151,998
Interests in associates	聯營公司權益	—	107,571	—	—	179,654	1,170,156	1,457,381
Interest in a joint venture	合營公司權益	—	—	—	—	—	89,417	89,417
Share of results of associates	攤佔聯營公司業績	—	21,212	—	—	30,159	(129,202)	(77,831)
Share of result of a joint venture	攤佔一家合營公司業績	—	—	—	—	—	5,541	5,541

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

For the year ended 31 December 2013
截至2013年12月31日止年度

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:

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Customer A ¹	客戶甲 ¹	40,773	N/A 不適用

¹ Revenue from production and trading of petrochemical products.

Except for disclosed as above, there is no other customer contributing over 10% of total revenue of the Group for the year ended 31 December 2013 and 2012.

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	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Hong Kong	香港	11,473	4,320	270,099	267,742
PRC	中國	389,295	545,723	6,631,882	5,751,772
		400,768	550,043	6,901,981	6,019,514

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：

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Customer A ¹	客戶甲 ¹	40,773	N/A 不適用

¹ 石油化工產品生產及銷售收入。

除以上所披露外，截至2013年及2012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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

7. Revenue and Segment Information (Continued)

Revenue from major products, investments and services

Analysis of the Group's revenue from its major products, investments and services is provided in note 7.

7. 收入及分部資料(續)

主要產品、投資及服務之收入

本集團主要產品、投資及服務之收入分析載列於附註7。

8. Other Income, Gains and Losses

8. 其他收入、收益及虧損

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Interest income	利息收入		
— bank deposits	— 銀行存款	10,680	14,384
— amount due from an associate	— 應收一家聯營公司款	86,626	20,472
— loan receivables	— 應收貸款	81,724	85,429
— others	— 其他	22,417	20,010
Consultancy income	顧問費收入	463	40,551
Commission income	佣金收入	4,790	3,246
Net foreign exchange gain	滙兌收益淨額	7,405	1,841
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備之虧損淨額	(84)	(216)
Government grant (Note)	政府補貼(附註)	73,742	—
Others	其他	10,690	4,070
		298,453	189,787

Note: Amount represents unconditional government grant provided by the Management Committee of Taizhou Binjiang Industrial Area ("泰州濱江工業園區委員會"), a PRC government authority, to Taizhou United East Petrochemical Company Limited ("TZ United East"), a subsidiary, to compensate certain expenses and losses incurred by TZ United East. The grant was received in prior year and included in accrued charges, rental deposits and other payables as at 31 December 2012. The government grant was recognised in profit and loss as the Group incurred relevant expenses and losses during the year ended 31 December 2013.

附註：金額為收取泰州濱江工業園區委員會(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。該項補貼於去年收取並於2012年12月31日包括在應計費用、租務按金及其他應付款內。該項政府補貼於損益表確認因本集團於截至2013年12月31日之年度內發生相關費用及虧損。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

9. Finance Costs

9. 財務費用

		2013 HK\$'000 千港元	2012 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	74,450	46,521
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	40,875	10,435
Total	總額	115,325	56,956
Less: Amounts capitalised in the cost of qualifying assets	減：資本化為合資格資產成本金額	(79,116)	(7,059)
		36,209	49,897

Borrowing costs capitalised during the year are specifically related to expenditure on qualifying assets.

年內資本化之借貸成本為與合資格資產的特定開支有關。

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	2013				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 h) (附註 h)	
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	15	701	4,931
			(Note b) (附註 b)			
Liu Tianni	劉天倪	400	—	—	—	400
Gu Jianguo	顧建國	400	—	—	—	400
Chen Qiming (Note e)	陳啓明(附註 e)	500	—	—	—	500
Kang Dian (Note i)	康典(附註 i)	400	—	—	—	400
Zhang Lu	張璐	400	—	—	—	400
Hung Muk Ming	洪木明	300	—	—	—	300
Total	總額	3,900	3,715	15	701	8,331

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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	2012		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 h) (附註 h)	
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	3,357 (Note b) (附註 b)	14	1,402	5,273
Liu Tianni	劉天倪	400	—	—	—	400
Gu Jianguo	顧建國	400	—	—	—	400
Li Xianli (Note c)	李現立(附註 c)	—	81	1	—	82
Yang Zhao (Note c)	楊兆(附註 c)	—	—	—	—	—
Wen Jinsong (Note d)	溫勁松(附註 d)	400	1,115	12	982	2,509
Chen Qiming (Note e)	陳啓明(附註 e)	500	—	—	—	500
Zhang Zhongqiu (Note f)	張中秋(附註 f)	400	—	—	—	400
Chow Kwok Wai (Note g)	周國偉(附註 g)	400	1,651	14	982	3,047
Kang Dian (Note i)	康典(附註 i)	400	—	—	—	400
Zhang Lu	張璐	400	—	—	—	400
Hung Muk Ming	洪木明	300	—	—	—	300
Total	總額	5,100	6,204	41	3,366	14,711

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酬金。

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\$1,115,000 (2012: HK\$1,017,000).
- Mr. Li Xianli and Mr. Yang Zhao resigned as directors of the Company on 15 February 2012.
- Ms. Wen Jinsong was appointed as a director of the Company on 15 February 2012 and resigned as a director of the Company on 28 December 2012.
- Mr. Chen Qiming was appointed as a director of the Company on 15 February 2012.

- 高建民先生同時亦為本公司之行政總裁而上文所披露其酬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1,115,000港元(2012年：1,017,000港元)。
- 李現立先生及楊兆先生於2012年2月15日辭任本公司董事。
- 溫勁松女士於2012年2月15日獲委任為本公司董事並於2012年12月28日辭任本公司董事。
- 陳啓明先生於2012年2月15日獲委任為本公司董事。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

10. Directors' and Chief Executive's Remuneration (Continued)

Notes: (Continued)

- f. Mr. Zhang Zhongqiu resigned as a director of the Company on 28 December 2012.
- g. Mr. Chow Kwok Wai resigned as a director of the Company on 28 December 2012.
- h. The performance related incentive payments are determined having regard to the performance of individuals and market trends.
- i. Mr. Kang Dian resigned as a director of the Company on 28 February 2014.

11. Employees' Remuneration

The five highest paid individuals of the Group included one (2012: three) directors and the chief executive, details of whose emoluments are set out in note 10 above. The emoluments of the remaining four (2012: two) individuals are as follows:

10. 董事及行政總裁酬金(續)

附註：(續)

- f. 張中秋先生於2012年12月28日辭任本公司董事。
- g. 周國偉先生於2012年12月28日辭任本公司董事。
- h. 按表現發放之花紅乃經參考個人表現及市場趨勢後釐定。
- i. 康典先生於2014年2月28日辭任本公司董事。

11. 員工之酬金

本集團五名最高薪人仕包括一(2012年：三)名董事及行政總裁，彼等的酬金詳情載列於上文附註10。其餘四(2012年：兩)名人士的酬金如下：

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Salaries and other benefits	薪金及其他福利	7,146	3,094
Performance related incentive payments	按表現發放之獎金	3,338	1,963
Retirement benefit costs	退休福利成本	60	28
		10,544	5,085

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	
		2013	2012
HK\$2,000,001 to HK\$2,500,000	2,000,001 港元至 2,500,000 港元	1	—
HK\$2,500,001 to HK\$3,000,000	2,500,001 港元至 3,000,000 港元	3	2
		4	2

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

For the year ended 31 December 2013

截至2013年12月31日止年度

12. Taxation Charge

12. 稅項支出

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Tax charge comprises:	稅項支出包括：		
PRC Enterprise Income Tax — current tax	中國企業所得稅 — 即期	61,232	52,520
PRC Enterprise Income Tax — under(over) provision in prior year	中國企業所得稅 — 前年度提撥不足(超額提撥)	3,827	(1,125)
		65,059	51,395
Deferred Taxation: (note 40)	遞延稅項：(附註40)		
— current year	— 本年度	(50,694)	10,731
Tax charge attributable to the Company and its subsidiaries	本公司及其附屬公司應佔稅項支出	14,365	62,126

Hong Kong Profits Tax is calculated at 16.5% (2012: 16.5%) on the estimated assessable profits for the year. 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 Regulations of the EIT Law, the tax rate of PRC subsidiaries is 25% from 1 January 2008 onwards.

本年度之香港利得稅乃以本年之預計應課稅盈利按16.5%計提(2012年：16.5%)。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%。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

12. Taxation Charge (Continued)

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

12. 稅項支出(續)

年內稅項支出可與綜合損益表中除稅前溢利對賬如下：

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Profit before taxation	除稅前溢利	107,655	243,443
Taxation at the PRC Enterprise Income Tax rate of 25%	按中國企業所得稅稅率25%之稅項	26,914	60,861
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	47,559	47,290
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	(40,078)	(84,064)
Tax effect of share of results of associates	攤佔聯營公司業績的稅務影響	15,399	19,457
Tax effect of share of results of a joint venture	攤佔一家合營公司業績的稅務影響	(217)	(1,385)
Tax effect of tax losses not recognised	未確認稅項虧損的稅務影響	11,655	21,092
Tax effect of PRC LAT (Note)	中國土地增值稅的稅務影響(附註)	(50,694)	—
Under(over)provision in prior year	以前年度提撥不足(超額提撥)	3,827	(1,125)
Income tax expenses for the year	年內所得稅支出	14,365	62,126

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 2013, the Group disposed certain investment properties and finalised the LAT calculation of the disposed investment properties with PRC local authorities. HK\$50,694,000 represents 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2013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50,694,000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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

12. Taxation Charge (Continued)

The following is an analysis of the tax effect relating to other comprehensive income:

12. 稅項支出(續)

以下是有關其他全面收益稅務影響之分析：

		2013			2012		
		Before-tax amount	Tax expense	Net-of-tax amount	Before-tax amount	Tax credit (expense)	Net-of-tax amount
		除稅前金額	稅務支出	除稅後金額	除稅前金額	稅務抵扣(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	179,404	—	179,404	45,330	—	45,330
Fair value loss arising on revaluation available-for-sale investments	可供出售投資重估產生之公允價值虧損	(118,683)	—	(118,683)	(85,467)	(9,483)	(94,950)
Reclassification adjustment — transfer to profit or loss on disposal of available-for-sale investments	重列調整 — 出售可供出售投資時劃轉至損益表	—	—	—	(254,954)	30,595	(224,359)
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	126,010	—	126,010	133,646	—	133,646
Gain arising on revaluation of leasehold properties	重估租賃物業產生之收益	14,824	(670)	14,154	48,124	(6,412)	41,712
Share of other comprehensive income of associates and a joint venture	攤佔聯營公司及合營公司之其他全面收益	4,464	—	4,464	1,378	—	1,378
		206,019	(670)	205,349	(111,943)	14,700	(97,243)

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

For the year ended 31 December 2013

截至2013年12月31日止年度

13. Profit for the Year

Profit for the year has been arrived at after charging (crediting):

13. 年內溢利

年內溢利經已扣除(計入):

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Auditor's remuneration	核數師酬金	2,300	2,976
Cost of inventories recognised as an expense	存貨成本計入費用	116,826	348,166
Written back of allowance for inventories (included in cost of inventories recognised as an expense) (Note)	存貨之撥備回撥(包括已計入費用之存貨成本)(附註)	—	(8,774)
Depreciation for property, plant and equipment	物業、廠房及設備之折舊	44,321	43,741
Release of land use rights	土地使用權攤銷	4,590	1,797
Operating lease rentals in respect of land and buildings	土地及樓宇之營運租約租金	706	1,538
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	165,429	146,453
Rental income under operating leases for investment properties, less outgoings of HK\$4,093,000 (2012:HK\$199,000)	投資物業項下營運租約之租金收入，扣除開支4,093,000港元(2012年：199,000港元)	(66,008)	(36,153)

Note: During the year ended 31 December 2012, certain inventories previously provided for allowance were sold above cost and hence wrote back allowance for inventories of HK\$8,774,000.

附註：於截至2012年12月31日之年度內，若干於以前作減值之存貨以高於成本售出，因此存貨之撥備回撥金額為8,774,000港元。

Other expenses

During the year ended 31 December 2013, the Group's subsidiary TZ United East voluntarily suspended production for a period of six months due to shortage of a raw material. Direct costs, such as wages, depreciation expenses, consumables and other direct attributable costs incurred by TZ United East during this suspension period was recognised to profit or loss as other expenses.

其他費用

於截至2013年12月31日之年度內，本集團附屬公司泰州東聯化工因原材料短缺而自願暫停生產約六個月。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損益表確認為其他費用。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

14. Earnings per Share

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

14. 每股盈利

本公司擁有人應佔的每股基本盈利乃根據下列數據計算所得：

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Earnings:	盈利：		
Earnings for the purpose of basic earnings per share (profit for the year attributable to owners of the Company)	用以計算每股基本盈利之盈利 (本公司擁有人應佔年內溢利)	64,973	103,785
		2013 In thousand 千股	2012 In thousand 千股
Number of shares:	股份數目：		
Weighted average number of shares for the purpose of basic earnings per share	用以計算每股基本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 2013 and 2012.

於截至2013年及2012年12月31日止年度，本公司並無潛在普通股股份。

15. Dividend

15. 股息

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Dividend recognised as distribution during the year:	年內確認分派的股息：		
Final dividend of 2012, paid HK\$0.05 (2012: Final dividend of 2011, paid HK\$0.05) per share	已付之2012年末期股息每股0.05港元(2012年：已付之2011年末期股息每股0.05港元)	115,242	115,242

The final dividend of HK\$0.05 (2012: HK\$0.05) per share and amounting to approximately HK\$115,242,000 (2012: HK\$115,242,000) has been proposed by the Board and is subject to approval by the shareholders of the Company in the forthcoming annual general meeting.

董事會已建議派付末期股息每股0.05港元(2012年：0.05港元)，股息總額約為115,242,000港元(2012年：115,242,000港元)，惟須待本公司股東於應屆週年股東大會上批准。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

16. Investment Properties

16. 投資物業

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Fair Value	公允值				
At the beginning of the year	於年初	2,955,920	2,917,526	23,233	22,146
Exchange adjustments	滙兌調整	82,505	27,729	—	—
Additions	添置	—	72,730	—	—
Reclassified as assets classified as held-for-sale	重列為列作持作銷售之資產	(230,446)	(106,078)	—	—
Net (decrease) increase in fair value recognised in profit or loss	於損益表確認之公允值(減少)增加淨額	(2,439)	44,013	1,130	1,087
At the end of the year	於年末	2,805,540	2,955,920	24,363	23,233
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	77,180	70,700	1,130	1,087

At 31 December 2013, the legal title of the Group's and the Company's investment properties with a carrying value of approximately HK\$24,363,000 (2012: HK\$23,233,000) situated in the PRC has not been passed to the Group and the Company.

於2013年12月31日，本集團及本公司位於中國賬面值約為24,363,000港元(2012年：23,233,000港元)的投資物業之業權仍未過戶至本集團及本公司。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

16. Investment Properties (Continued)

The carrying value of the investment properties comprises:

16. 投資物業(續)

投資物業之賬面值包括：

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Held under long term lease/land use right: — situated in the PRC	以長期租約／土地使用權方式持有： — 位於中國	31,816	30,945	—	—
Held under medium term lease/land use right: — situated in the PRC	以中期租約／土地使用權方式持有： — 位於中國	2,773,724	2,924,975	24,363	23,233
		2,805,540	2,955,920	24,363	23,233

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

16. Investment Properties (Continued)

Fair value measurements and valuation process

The fair values of the investment properties of the Group and the Company at 31 December 2013 and 2012 have been arrived at on the basis of valuations carried out on respective dates by Vigers Appraisal & Consulting Limited (“Vigers”), an independent qualified professional valuer not connected with the Group. Vigers is member of the Institute of Valuers.

The fair value was arrived at 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 this type 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 is determined 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.

At the end of the reporting period, the directors of the Company work 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 directors of the Company.

16. 投資物業(續)

公允值計量及估值程序

本集團及本公司的投資物業於2013年及2012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」)，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。

於報告期末，本公司之董事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公司之董事呈報。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

16. Investment Properties (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 value for the Group's and the Company's investment properties and the key unobservable inputs used in the valuation models.

Description 項目	Fair value at 31 December 2013 於2013年 12月31日 之公允值 HK\$'000 千港元	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
The Group 本集團					
Office 辦公室	24,041	Investment approach 投資方法	(i) Capitalisation rate 資本化利率	4% — 6%	The higher the capitalisation rate, the lower the fair value 資本化利率越高，公允值越低
			(ii) Market rent 市場租金	RMB55 — RMB60 per square meter per month 每月每平方米人民幣55元 — 人民幣60元	The higher the market rent, the higher the fair value 市場租金越高，公允值越高
Carpark 停車場	170,078	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB24,000 — RMB30,000 per square meter 每平方米人民幣24,000元 — 人民幣30,000元	The higher the adjusted price rate, the higher the fair value 經調整價越高，公允值越高
Commercial A 商業甲	1,035,806	Investment approach 投資方法	(i) Capitalisation rate 資本化利率	4% — 6%	The higher the capitalisation rate, the lower the fair value 資本化利率越高，公允值越低
			(ii) Market rent 市場租金	RMB60 — RMB130 per square meter per month 每月每平方米人民幣60元 — 人民幣130元	The higher the market rent, the higher the fair value 市場租金越高，公允值越高
Residential 住宅	1,551,252	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB24,000 — RMB30,000 per square meter 每平方米人民幣24,000元 — 人民幣30,000元	The higher the adjusted price rate, the higher the fair value 經調整價越高，公允值越高

16. 投資物業(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)

下表顯示用於本集團及本公司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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

16. Investment Properties (Continued)

Information about fair value measurements using significant unobservable input (Level 3)

(Continued)

Description 項目	Fair value at 31 December 2013 於2013年 12月31日 之公允值 HK\$'000 千港元	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
The Group (Continued) 本集團(續)					
Commercial B 商業乙	24,363	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB29,000 — RMB42,000 per square meter 每平方米人民幣29,000元 — 人民幣42,000元	The higher the adjusted price, the higher the fair value 經調整價格越高，公允值越高
The Company 本公司					
Commercial B 商業乙	24,363	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB29,000 — RMB42,000 per square meter 每平方米人民幣29,000元 — 人民幣42,000元	The higher the adjusted price, the higher the fair value 經調整價格越高，公允值越高

As at 31 December 2013, certain of the Group's investment properties were held under a business model whose objective is to recover through sale, of which HK\$138,930,000 (2012: HK\$114,629,000) has been reclassified as assets classified as held-for-sale upon meeting the conditions for such classification and HK\$451,406,000 (2012: HK\$735,074,000) are included in the carrying amount of investment properties.

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 as stated in the sales and purchases agreements entered into with independent third parties during the year ended 31 December 2013 and 2012.

All the Group's and the Company'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)

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2013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138,930,000港元(2012年：114,629,000港元)符合該調整之條件而轉入列作持作銷售之資產及451,406,000港元(2012年：735,074,000港元)已包括在投資物業內。

於報告期末，由投資物業重列為列作持作銷售之資產之公允值是以於截至2013年及2012年12月31日之年度內與獨立第三方簽訂的買賣合同之銷售價而釐定。

所有本集團及本公司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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

17. Property, Plant and Equipment

17. 物業、廠房及設備

		Leasehold		Furniture	Office	Motor	Plant and	Construction	Total
		land and	Leasehold	and	equipment	vehicles	machinery	in progress	
		buildings	improvements	fixtures					
		租賃土地	租賃物業裝修	傢俬及設備	辦公室設備	汽車	廠房及機器	在建工程	合計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
THE GROUP	本集團								
COST OR VALUATION	成本值或估值								
At 1 January 2012	於2012年1月1日	289,624	7,882	13,232	13,381	27,045	201,877	87,680	640,721
Exchange adjustments	滙兌調整	264	—	119	123	230	3,703	838	5,277
Additions	添置	—	—	89	1,897	2,550	1,462	642,973	648,971
Disposals	出售	—	—	(21)	(817)	(654)	—	—	(1,492)
Revaluation	重估	39,095	—	—	—	—	—	—	39,095
At 31 December 2012	於2012年12月31日	328,983	7,882	13,419	14,584	29,171	207,042	731,491	1,332,572
Exchange adjustments	滙兌調整	784	—	353	392	728	5,664	20,956	28,877
Additions	添置	—	—	29	2,269	2,037	—	1,026,403	1,030,738
Disposals	出售	—	—	(248)	(542)	(889)	—	—	(1,679)
Revaluation	重估	4,753	—	—	—	—	—	—	4,753
At 31 December 2013	於2013年12月31日	334,520	7,882	13,553	16,703	31,047	212,706	1,778,850	2,395,261
Comprising:	包括:								
At cost	按成本值	—	7,882	13,553	16,703	31,047	212,706	1,778,850	2,060,741
At professional valuation	按2013年之								
— 2013	專業估值	334,520	—	—	—	—	—	—	334,520
		334,520	7,882	13,553	16,703	31,047	212,706	1,778,850	2,395,261
DEPRECIATION	折舊								
At 1 January 2012	於2012年1月1日	879	5,693	6,476	9,436	15,939	9,245	—	47,668
Exchange adjustments	滙兌調整	109	—	60	91	146	1,857	—	2,263
Provided for the year	年度準備	10,166	966	609	1,157	3,097	27,746	—	43,741
Eliminated on disposals	出售時撇銷	—	—	(16)	(748)	(437)	—	—	(1,201)
Eliminated on revaluation	重估時撇銷	(9,029)	—	—	—	—	—	—	(9,029)
At 31 December 2012	於2012年12月31日	2,125	6,659	7,129	9,936	18,745	38,848	—	83,442
Exchange adjustments	滙兌調整	354	—	190	279	492	932	—	2,247
Provided for the year	年度準備	11,152	966	309	1,542	2,711	27,641	—	44,321
Eliminated on disposals	出售時撇銷	—	—	(239)	(487)	(839)	—	—	(1,565)
Eliminated on revaluation	重估時撇銷	(10,071)	—	—	—	—	—	—	(10,071)
At 31 December 2013	於2013年12月31日	3,560	7,625	7,389	11,270	21,109	67,421	—	118,374
CARRYING VALUES	賬面值								
At 31 December 2013	於2013年12月31日	330,960	257	6,164	5,433	9,938	145,285	1,778,850	2,276,887
At 31 December 2012	於2012年12月31日	326,858	1,223	6,290	4,648	10,426	168,194	731,491	1,249,130

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

For the year ended 31 December 2013

截至2013年12月31日止年度

17. Property, Plant and Equipment (Continued)

17. 物業、廠房及設備(續)

		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	Office equipment 辦公室設備 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Total 合計 HK\$'000 千港元
THE COMPANY	本公司					
COST OR VALUATION	成本值或估值					
At 1 January 2012	於2012年1月1日	94,322	2,271	219	3,806	100,618
Revaluation	重估	4,539	—	—	—	4,539
At 31 December 2012	於2012年12月31日	98,861	2,271	219	3,806	105,157
Revaluation	重估	3,099	—	—	—	3,099
Disposals	出售	—	—	(39)	—	(39)
At 31 December 2013	於2013年12月31日	101,960	2,271	180	3,806	108,217
Comprising:	包括:					
At cost	按成本值	—	2,271	180	3,806	6,257
At professional valuation — 2013	按2013年之 專業估值	101,960	—	—	—	101,960
		101,960	2,271	180	3,806	108,217
DEPRECIATION	折舊					
At 1 January 2012	於2012年1月1日	—	2,271	202	1,380	3,853
Provided for the year	年度準備	3,171	—	15	291	3,477
Eliminated on revaluation	重估時撤銷	(3,171)	—	—	—	(3,171)
At 31 December 2012	於2012年12月31日	—	2,271	217	1,671	4,159
Provided for the year	年度準備	3,317	—	2	291	3,610
Eliminated on revaluation	重估時撤銷	(3,317)	—	—	—	(3,317)
Eliminated on disposals	出售時撤銷	—	—	(39)	—	(39)
At 31 December 2013	於2013年12月31日	—	2,271	180	1,962	4,413
CARRYING VALUES	賬面值					
At 31 December 2013	於2013年12月31日	101,960	—	—	1,844	103,804
At 31 December 2012	於2012年12月31日	98,861	—	2	2,135	100,998

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

For the year ended 31 December 2013

截至2013年12月31日止年度

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 2013, the legal titles of the Group's and the Company's properties with carrying value of approximately HK\$34,460,000 (2012: HK\$32,861,000) situated in the PRC have not been passed to the Group and the Company.

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2013年12月31日，本集團及本公司位於中國之物業之賬面值約為34,460,000港元(2012年：32,861,000港元)之業權仍未過戶至本集團及本公司。

租賃物業之賬面值包括：

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Long term leasehold properties situated in Hong Kong	在香港的長期租賃物業	268,300	266,400	67,500	66,000
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	62,660	60,458	34,460	32,861
		330,960	326,858	101,960	98,861

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

For the year ended 31 December 2013

截至2013年12月31日止年度

17. Property, Plant and Equipment (Continued)

The fair values of the Group's leasehold land and buildings at 31 December 2013 and 2012 have been arrived at on the basis of valuations carried out on respective dates by Vigers and A-Plus Surveyors Limited ("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\$14,824,000 (2012: HK\$48,124,000) was credited to asset revaluation reserve. A-Plus is an independent qualified professional valuer not connected with the Group and is a member of the Institute of Valuers.

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2013年及2012年12月31日之公允值乃基於威格斯及恆信測量師行有限公司(「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14,824,000港元(2012年：48,124,000港元)港元已計入資產重估儲備。恆信與本集團並無關連的獨立合資格專業估值師並且為估值師學會成員。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

17. Property, Plant and Equipment (Continued)

17. 物業、廠房及設備(續)

Information about fair value measurements using significant unobservable input (Level 3)

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)

The following table shows the valuation techniques used in the determination of fair values for the Group's and the Company's major leasehold land and buildings and the key unobservable inputs used in the valuation models.

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。

The Group

本集團

Description 項目	Fair value at 31 December 2013 於2013年12月31日 之公允價值 HK\$'000	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
Commercial 商業	34,460	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB29,000 — RMB42,000 per square meter 每平方米人民幣 29,000元 — 人民幣42,000元	The higher the adjusted price the higher the fair value 經調整價越高，公允價值越高
Office 辦公室	186,000	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB32,123 — RMB42,136 per square meter 每平方米人民幣 32,123元 — 人民幣42,136元	The higher the adjusted price the higher the fair value 經調整價越高，公允價值越高
Residential 住宅	99,205	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB8,012 — RMB242,000 per square meter 每平方米人民幣 8,012元 — 人民幣242,000元	The higher the adjusted price the higher the fair value 經調整價越高，公允價值越高
Car park 停車場	396	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB155,000 per carpark space 每個停車場單位 人民幣155,000元	The higher the adjusted price the higher the fair value 經調整價越高，公允價值越高

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

For the year ended 31 December 2013

截至2013年12月31日止年度

17. Property, Plant and Equipment (Continued)

17. 物業、廠房及設備(續)

Information about fair value measurements using significant unobservable input (Level 3)

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)

(Continued)

The Company

本公司

Description 項目	Fair value at 31 December 2013 於2013年12月31日 之公允價值 HK\$'000	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
Commercial 商業	34,460	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB29,000 — RMB42,000 per square meter 每平方米人民幣 29,000元 — 人民幣42,000元	The higher the adjusted price the higher the fair value 經調整價越高，公允價值越高
Residential 住宅	67,500	Comparison approach 比較方法	Adjusted transaction price 經調整交易價	RMB242,000 per square meter 每平方米人民幣 242,000元	The higher the adjusted price the higher the fair value 經調整價越高，公允價值越高

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.

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。

If leasehold properties had not been revalued, they would have been included on a historical cost basis at the following amounts:

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：

		The Group 本集團 HK\$'000 千港元	The Company 本公司 HK\$'000 千港元
Cost	成本	174,674	38,848
Accumulated depreciation and impairment losses	累計折舊及減值虧損	(97,367)	(23,502)
Carrying value at 31 December 2013	賬面值於2013年12月31日	77,307	15,346
Carrying value at 31 December 2012	賬面值於2012年12月31日	88,459	18,663

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

For the year ended 31 December 2013

截至2013年12月31日止年度

18. Land Use Rights

18. 土地使用權

		The Group 本集團 HK\$'000 千港元
COST	成本	
At 1 January 2012	於2012年1月1日	70,328
Exchange adjustments	滙兌調整	674
Addition	增加	151,998
Release for the year	年度攤銷	(1,797)
At 31 December 2012	於2012年12月31日	221,203
Exchange adjustments	滙兌調整	6,222
Release for the year	年度攤銷	(4,590)
At 31 December 2013	於2013年12月31日	222,835

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.

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。

As at 31 December 2012, the legal title of the Group's land use rights with carrying value of approximately HK\$151,744,000 situated in the PRC had not been passed to the Group. The legal title of the land use rights was transferred to the Group during the year ended 31 December 2013.

於2012年12月31日，本集團之位於中國之土地使用權賬面值約151,744,000港元之業權仍未過戶至本集團。於截至2013年12月31日之年度內，該土地使用權之業權已經過戶至本集團。

19. Goodwill

19. 商譽

		The Group 本集團 HK\$'000 千港元
COST	成本	
At 1 January 2012 and 31 December 2012 and 2013	於2012年1月1日及2012年及2013年12月31日	72,987
IMPAIRMENT	減值	
At 1 January 2012 and 31 December 2012 and 2013	於2012年1月1日及2012年及2013年12月31日	26,524
CARRYING VALUES	賬面值	
At 31 December 2012 and 2013	於2012年及2013年12月31日	46,463

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

For the year ended 31 December 2013

截至2013年12月31日止年度

19. Goodwill (Continued)

Included in the carrying value of goodwill as at 31 December 2013, HK\$7,001,000 (2012: HK\$7,001,000) has been allocated to the cash generating unit for property management ("Unit A") and HK\$39,462,000 (2012: HK\$39,462,000) has been allocated to cash generating unit for production and trading of petrochemical products ("Unit 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% (2012: 3%) with a discount rate of 12% (2012: 12%). Cash flows for further five years are extrapolated at zero growth rate. Another key assumption for the value in use calculations 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.

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 an estimated production capacity of Unit B with a discount rate of 11.8% (2012: 13.2%). Cash flows after the five years period are extrapolated at 2% (2012: 3%) growth rate. Another key assumption for the value in use calculations 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.

19. 商譽(續)

包含於2013年12月31日之商譽，賬面值7,001,000港元(2012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(2012年：39,462,000港元)是分配至生產及銷售石油化工產品之現金單位之賬面值(「單位B」)。

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%(2012年：3%)年增長率以12%(2012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。

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11.8%(2012年：13.2%)。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%(2012年：3%)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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

20. Unlisted investments in Subsidiaries and Amounts due from Subsidiaries

20. 投資於非上市附屬公司及應收附屬公司款

Unlisted investments in subsidiaries

投資於非上市附屬公司

		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Unlisted shares, at cost (including deemed capital contribution)	非上市股份，按成本值(包括視作資本貢獻)	727,823	585,941

Particulars of the Company's subsidiaries at 31 December 2013 are set out in note 51(a).

本公司的附屬公司於2013年12月31日之詳情載列於附註51(a)。

		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Amounts due from subsidiaries:	應收附屬公司款：		
Non-current:	非流動：		
Non-interest bearing amount (Note a)	毋須計息金額(附註a)	2,106,729	2,384,886
Amount bearing interest at prevailing Hong Kong prime lending rate	按香港當前優惠利率計息金額	169,690	169,690
Amount bearing interest at prevailing Hong Kong prime lending rate minus 1.5%	按香港當前優惠利率減1.5%計息金額	64,874	64,874
		2,341,293	2,619,450
Current (Note b):	流動(附註b)：		
Non-interest bearing amount	毋須計息金額	410,599	723,155
Amount bearing interest at prevailing Hong Kong prime lending rate	按香港當前優惠利率計息金額	19,911	—
Amount bearing interest at prevailing Hong Kong prime lending rate minus 1.5%	按香港當前優惠利率減1.5%計息金額	8,700	—
Amount bearing interest at the PBOC interest rate	按人民銀行指定之利率計息金額	110,878	110,878
		550,088	834,033
		2,891,381	3,453,483

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

For the year ended 31 December 2013

截至2013年12月31日止年度

20. Unlisted investments in Subsidiaries and Amounts due from Subsidiaries (Continued)

Amounts due from subsidiaries (Continued)

Notes:

- (a) The aggregated principal amount of the amounts due from subsidiaries is approximately HK\$2,106,729,000 (2012: HK\$2,827,159,000), which are unsecured, non-interest bearing and has no fixed repayment terms. In the opinion of the directors, the amount will not be repaid in the next 12 months from the end of the reporting period. The effective interest rate is 3.5% (2012: 3.5%) per annum.
- (b) The amounts are unsecured and expected to realise in the next 12 months from the end of the reporting period.

20. 投資於非上市附屬公司及應收附屬公司款(續)

應收附屬公司款(續)

附註：

- (a) 應收附屬公司款之本金總額約為2,106,729,000港元(2012年：2,827,159,000港元)為無抵押、免息及沒有固定還款期。董事意見認為該金額於本報告期末後的12個月內並不會歸還。該實際年利率為3.5%(2012年：3.5%)。
- (b) 金額為無抵押及預期於本報告期末後12個月內歸還。

21. Interests in Associates

21. 聯營公司權益

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Cost of investments in associates	聯營公司投資成本值		
— unlisted	— 非上市	1,492,469	1,402,393
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	(33,935)	54,988
		1,458,534	1,457,381

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

For the year ended 31 December 2013
截至2013年12月31日止年度

21. Interests in Associates (Continued)

Summarised financial information of material associates

Summarised financial information in respect of each of the Group's material associates 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.

21. 聯營公司權益(續)

主要聯營公司財務資料摘要

本集團每家主要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。

		Yang Quan Coal Industry (Group)		Zhong Hai You Qi (Taizhou) Petrochemical Company Limited		Others	
		Tiantai Investment Limited ("Yangquan Tiantai")		("Zhong Hai You Qi")		其他	
		陽泉煤業集團天泰投資 有限責任公司(「陽泉天泰」)		中海油氣(泰州)石化 有限公司(「中海油氣」)			
		2013	2012	2013	2012	2013	2012
		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
Current assets	流動資產	192,859	106,617	716,616	680,934	949,206	856,556
Non-current assets	非流動資產	5,742,275	4,773,571	1,131,233	855,104	1,400	7,999
Current liabilities	流動負債	(1,864,995)	(2,330,297)	(864,478)	(945,411)	(516,224)	(446,536)
Non-current liabilities	非流動負債	(1,756,467)	—	(139,282)	(46,219)	(13,354)	(12,989)
Non-controlling interests	非控制權益	(185,339)	(209,227)	—	—	—	—
Revenue	收入	56,496	—	6,667,881	7,523,870	6,858	3,076,994
(Loss) profit for the year	年內(虧損)溢利	(282,316)	(161,863)	207,161	91,393	23,979	(104,067)
Other comprehensive income for the year	年內其他全面收益	—	—	6,890	2,164	4,185	1,296
Total comprehensive (expense) income for the year	年內全面(支出)收益總額	(282,316)	(161,863)	214,051	93,557	28,164	(102,771)
Dividend received from the associate during the year	年內收取聯營公司之股息	—	—	25,320	24,627	5,758	19,776

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

For the year ended 31 December 2013

截至2013年12月31日止年度

21. Interests in Associates (Continued)

Summarised financial information of material associates (Continued)

Reconciliation of the above summarised financial information to the carrying amount of the interests in the associates recognised in the consolidated financial statements:

		Yangquan Tiantai 陽泉天泰		Zhong Hai You Qi 中海油氣		Others 其他		Total 總額	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Net assets	淨資產	2,128,333	2,340,664	844,089	544,408	421,028	405,030	3,393,450	3,290,102
Proportion of the Group's ownership interest	本集團之擁有權益所佔比例	49.00%	49.00%	33.00% (Note) (附註)	33.00% (Note) (附註)	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
Carrying value of the Group's interest	本集團權益賬面值	1,042,883	1,146,925	278,549	179,655	137,102	130,801	1,458,534	1,457,381

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.

21. 聯營公司權益(續)

主要聯營公司財務資料摘要(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：

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

22. Interest in a Joint Venture

22. 合營公司權益

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Cost of unlisted investments in a joint venture	非上市合營公司投資成本	—	62,189
Share of post-acquisition profits and other comprehensive income	攤佔收購後溢利及其他全面收益	—	27,228
		—	89,417

At 31 December 2012, the amount represented the Group's 50% equity interest in Kema Yinxiang Industries Ltd. ("Kema Yinxiang"). During the year ended 31 December 2013, the Group disposed of its 31% equity interest in Kema Yinxiang to Beijing Kema Lavatory Design Development Engineering Co., Ltd, another equity holder of Kema Yinxiang, at a consideration of RMB31,000,000 (equivalent to approximately HK\$39,642,000). After the disposal, the Group retained 19% equity interests in Kema Yinxiang and has neither joint control nor significant influence over Kema Yinxiang and accordingly, the retained equity interest of HK\$24,297,000 is reclassified as available-for-sales investment.

The difference between the carrying amount of the joint venture at the date the equity method was discontinued, and the retained equity interest and consideration for the disposal amounting to HK\$3,352,000 was recognised in loss on disposal of a joint venture.

During the year ended 31 December 2013, dividend of HK\$25,457,000 (2012: nil) was received from Kema Yinxiang.

Particulars of the joint venture of the Group as at 31 December 2012 are set out in note 51(c).

於2012年12月31日，金額代表本集團在科馬印象實業有限公司(「科馬印象」)之50%股本權益。於截至2013年12月31日之年度內，本集團以代價人民幣31,000,000元(相當於約39,642,000港元)出售其31%科馬印象股本權益予科馬印象之另一股本權益擁有人、北京科馬衛生間設計開發工程有限公司。出售後，本集團保留科馬印象之19%股本權益，並且對科馬印象沒有共同控制權亦沒有重大影響力，故此保留股本權益之24,297,000港元重列為可供出售投資。

於終止權益法當日，合營公司賬面值與保留股本權益及出售代價之金額之差額為3,352,000港元已確認為出售一家合營公司之虧損。

於截至2013年12月31日之年度內，已收取科馬印象25,457,000港元(2012年：無)之股息。

本集團之合營公司於2012年12月31日之詳情載列於附註51(c)。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

22. Interest in a Joint Venture (Continued)

The summarised financial information in respect of the joint venture is set out below. The summarised financial information below represented amounts shown in joint venture prepared in accordance with HKFRSs.

22. 合營公司權益(續)

有關於合營公司之財務資料摘要載列如下。下述財務資料摘要代表根據香港財務報告準則製訂之合營公司金額。

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Non-current assets	非流動資產	N/A 不適用	47,344
Current assets	流動資產	N/A 不適用	329,828
Current liabilities	流動負債	N/A 不適用	(197,202)
Non-controlling interests	非控制權益	N/A 不適用	(1,136)
Revenue	收入	94,565	156,388
Profit for the period/year	期內/年內溢利	1,732	11,082
Other comprehensive income for the period/year	期內/年內其他 全面收益	1,428	430
Group's share of profit and other comprehensive income of joint venture for the period/year	本集團攤佔合營公司期內/ 年內之溢利及其他 全面收益	1,580	5,756

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

上述財務資料摘要與於綜合財務報表確認之合營公司權益賬面值的調節表：

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Net assets	淨資產	N/A 不適用	178,834
Proportion of the Group's ownership interest	本集團之擁有權益所佔比例	N/A 不適用	50%
Carrying value of the Group's interest	本集團權益之賬面值	N/A 不適用	89,417

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

For the year ended 31 December 2013

截至2013年12月31日止年度

23. Amounts due from Associates

The Group and the Company

The amount as at 31 December 2013 and 2012 are unsecured, interest-free and are expected to realise in the next 12 months from the end of the reporting period, except that at 31 December 2013, an amount of HK\$416,778,000 (2012: nil) bears interest at 20.5% per annum.

24. Amount due from a Joint Venture

The Group

The amount at 31 December 2012 was unsecured, interest-free and was expected to realise in the next 12 months from the end of the reporting period. The balance was fully settled during the year ended 31 December 2013.

25. Structured Finance Securities

The Group and the Company

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 securities is 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.

23. 應收聯營公司款

本集團及本公司

除於2013年12月31日，一筆金額416,778,000港元(2012年：無)是以年利率20.5%計收利息外，於2013年及2012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。

24. 應收一家合營公司款

本集團

於2012年12月31日之金額為無抵押、免息及預期於報告期末後12個月內償還。該餘額已於截至2013年12月31日之年度內全數歸還。

25. 結構性金融證券

本集團及本公司

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

25. Structured Finance Securities (Continued)

The Group and the Company (Continued)

The fair value of the structured finance securities is determined by the directors 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 2013 and 2012. 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.

25. 結構性金融證券(續)

本集團及本公司(續)

於本報告期末，結構性金融證券的公允價值乃由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2013年及2012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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

26. Available-for-sale Investments

Available-for-sale investments comprise:

26. 可供出售投資

可供出售投資之組合為：

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Equity securities listed in Hong Kong at fair value	於香港上市之股本證券按公允值計	71,796	190,480	71,796	190,480
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)	429,764	505,551	103,498	103,498
Club debentures, at cost	會所債券，按成本計	5,613	5,613	2,780	2,780
		435,377	511,164	106,278	106,278
Less: Impairment loss recognised	減：已確認減值虧損	(27,070)	(2,070)	(27,070)	(2,070)
Total investments at cost	總投資按成本計	408,307	509,094	79,208	104,208
Total	合計	480,103	699,574	151,004	294,688

Note:

Unlisted equity securities represent investments in unlisted equity securities issued by private entities. The business of these companies include, but not limited to 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 2013, gain on disposal of unlisted available-for-sale investments of HK\$163,683,000 (2012: 54,683,000) has been recognised in profit or loss. Of the total gain on disposal recognised for the year ended 31 December 2013, HK\$40,921,000 represents for the tax borne by the purchaser on behalf of the Group.

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、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2013年12月31日之年度內，出售非上市可供出售投資之收益為163,683,000港元(2012年：54,683,000港元)已於損益表中確認。於截至2013年12月31日確認之總出售收益之40,921,000港元為買方代本集團承擔之稅金。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

27. Loan Receivables

27. 應收貸款

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Fixed-rate loan receivables (Note a)	定息應收貸款(附註a)	804,977	637,484
Variable-rate loan receivables (Note b)	浮息應收貸款(附註b)	166,240	223,881
		971,217	861,365
Analysed for reporting purposes as:			
Current	以呈報目的分析如下： 流動	843,340	238,806
Non-current	非流動	127,877	622,559
		971,217	861,365

Notes:

- (a) (i) HK\$669,427,000 (2012: HK\$622,559,000) is secured by the equity interest of the borrower, carries fixed interest rates at 10% (2012: 10%) per annum and repayable in 2014.
- (ii) HK\$127,877,000 (2012: nil) is unsecured, carry fixed interest rate of 5% per annum and repayable in 2015.
- (iii) HK\$7,673,000 (2012: HK\$14,925,000) is secured by pledged unlisted investments and the Group is permitted to obtain the title of these unlisted investments if the borrower defaults the payment as requested by the Group. This loan receivable carries fixed interest rate at 15% (2012: 15%) per annum and is repayable on demand.
- (b) The balances are unsecured, carry interest rate at the standard lending rate quoted by the PBOC per annum. As 31 December 2013, included in the variable-rate loan receivables, HK\$38,363,000 (2012: HK\$37,313,000) is due from a non-controlling shareholder of a subsidiary, which can exercise significant influence over this subsidiary.

附註：

- (a) (i) 669,427,000 港元(2012年：622,559,000 港元)由借款人之股本權益作抵押，以固定年利率10%(2012年：10%)計息並將於2014年償還。
- (ii) 127,877,000 港元(2012年：無)為無抵押、以固定年利率5%計息並將於2015年償還。
- (iii) 7,673,000 港元(2012年：14,925,000 港元)以非上市投資作抵押。如借款人不履行本集團還款要求，本集團獲允許取得該非上市投資之擁有權。該應收貸款以15%(2012年：15%)固定年利率計息及於要求時償還。
- (b) 餘額為無抵押，並以人民銀行頒報之標準借貸利率計息。於2013年12月31日，浮息應收貸款中包括38,363,000 港元(2012年：37,313,000 港元)乃是應收一名對該附屬公司有重大影響之附屬公司非控制股東結欠之貸款。

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

28. 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.

28. 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。

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

For the year ended 31 December 2013
截至2013年12月31日止年度

28. 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:

		2013	2012
Stock price	股價	HK\$0.62 港元	HK\$0.86 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)	0.817%	0.290%
Expected volatility (Note b)	預期波幅(附註b)	47.028%	50.906%
Discount rate	貼現率	7.820%	7.550%

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.

At 31 December 2013, the fair value of the Bond was HK\$720,820,000 (2012: HK\$736,178,000), with a fair value gain of HK\$23,442,000 (2012: loss of HK\$39,822,000) credited/charged to profit or loss.

28. 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2013年12月31日，債券之公允值為720,820,000港元(2012年：736,178,000港元)，錄得公允值收益23,442,000港元(2012年：虧損39,822,000港元)並於損益表中計入／扣除。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

29. Investment in Distressed Assets through Establishment of a Special Purpose Vehicle

29. 通過成立特殊目的載體投資不良資產

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Cash collected from distressed assets but not yet transferred to the Group	不良資產收回現金但並未轉入本集團	—	6,403

The Group

Dongxin Union Asset Management Corporation Limited (“Dongxin Union”) was established on 25 October 2006 by Silver Grant International Assets Investment Limited (“SGIAIL”), a wholly owned subsidiary of the Company and China Orient Asset Management Corporation (“China Orient”). The shareholding of Dongxin Union owned by SGIAIL and China Orient were 46.17% and 53.83% respectively, this shareholding structure remained unchanged since Dongxin Union’s establishment. The operation license of Dongxin Union was expired on 31 December 2011 and the liquidation process was completed during the year ended 31 December 2013.

Dongxin Union owned two distressed assets portfolios, namely, the “First Orient Portfolio” and the “Second Orient Portfolio”. China Orient was responsible to manage the First Orient Portfolio and Second Orient Portfolio. China Orient was entitled to a management fee equal to 10% of the gross amount recovered from the First Orient Portfolio and Second Orient Portfolio. The proportion of sharing of the recovered amounts for the First Orient Portfolio and Second Orient Portfolio were based on a pre-determined scale stated in the respective cooperation memorandum entered between SGIAIL and China Orient.

本集團

東信聯合資產管理有限公司(「東信聯合」)於2006年10月25日由本公司之全資附屬公司銀建國際資產投資有限公司(「銀建資產投資」)與中國東方資產管理公司(「中國東方」)共同成立。東信聯合之權益由東信聯合及銀建資產投資分別擁有46.17%及53.83%，該權益結構自東信聯合成立後維持不變。東信聯合的營業執照已於2011年12月31日終止及清算程序已於截至2013年12月31日之年度內完成。

東信聯合擁有兩項不良資產組合，名為「東方資產包一」及「東方資產包二」。中國東方負責管理東方資產包一及東方資產包二。中國東方有權收取按東方資產包一及東方資產包二回收毛額10%計算的管理費。東方資產包一及東方資產包二之回收金額之分成比例是依據各自的資產合作備忘錄所訂明的機可執行。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

29. Investment in Distressed Assets through Establishment of a Special Purpose Vehicle

(Continued)

The Group (Continued)

As at 31 December 2012, the carrying amount of HK\$6,403,000 represented cash collected by China Orient from distressed assets but not yet transfer to the Group and deposited in bank accounts. The effective interest rate from such bank deposits was approximately 0.35% per annum. The cash was transferred back to the Group during the year ended 31 December 2013 upon the completion of the liquidation of Dongxin Union.

Particulars of Dongxin Union are set out in note 52.

The Group is actively seeking opportunity for investment potential in other distressed assets. In this regards, the Group's distressed assets business is not considered as discontinued operation.

30. Inventories

29. 通過成立特殊目的載體投資不良資產(續)

本集團(續)

於2012年12月31日，由中國東方從不良資產已收回的現金但尚未劃轉至本集團並且存放於東信聯合之銀行賬戶的金額為6,403,000港元。該銀行存款之實際存款年利率約0.35%。該現金已於截至截至2013年12月31日止之年度內於完成東信聯合清算後已劃轉至本集團。

有關東信聯合之摘要載列於附註52。

本集團正積極尋求其他不良資產之投資機會。因此，本集團之不良資產業務並不認為是終止經營業務。

30. 存貨

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Consumables	消耗品	551	456
Raw materials	原材料	15,743	6,119
Finished goods	成品	4,292	14,176
		20,586	20,751

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

For the year ended 31 December 2013

截至2013年12月31日止年度

31. Held-for-trading Investments

31. 持作買賣投資

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 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	18,268	51,190	3,575	6,045
Equity securities listed outside Hong Kong, at fair value	於香港以外上市的股本證券，按公允值計	1,577	1,909	—	—
		19,845	53,099	3,575	6,045

32. TRADE RECEIVABLES

32. 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。

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:

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：

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
0 to 30 days	0至30日	3,499	2,060
31 to 90 days	31日至90日	3,595	2,048
91 to 180 days	91日至180日	2,857	2,255
181 to 360 days	181日至360日	2,661	1,981
		12,612	8,344

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.

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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

32. Trade Receivables (Continued)

Included in the Group's trade receivable balance are debtors with a carrying amount of HK\$9,113,000 (2012: HK\$6,284,000) 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 109 days (2012: 139 days).

Aging of trade receivables which are past due but not yet impaired:

32. 應收賬款(續)

本集團之應收賬款賬面值包括9,113,000港元(2012年: 6,284,000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109日(2012年: 139日)。

應收賬款已到期但並未被減值之賬齡分析：

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
31 to 90 days	31日至90日	3,595	2,048
91 to 180 days	91日至180日	2,857	2,255
181 to 360 days	181日至360日	2,661	1,981
		9,113	6,284

The Group did not provide impairment loss for the trade receivables.

本集團並無就應收賬款提撥減值虧損。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

33. Deposits, Prepayments and Other Receivables

33. 按金、預付款及其他應收款

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Consideration receivables and accrued interest from disposal of available-for-sale investments (Note a)	出售可供出售投資之應收代價及應計利息(附註a)	111,660	161,100	86,044	84,944
Amount due from a shareholder (Note b)	應收一名股東款(附註b)	—	17,343	—	17,343
Pledged deposits for other loan (Note c)	其他貸款之抵押按金(附註c)	—	31,095	—	31,095
Consideration receivable from disposal of a joint venture (Note d)	出售合營公司之應收代價(附註d)	39,642	—	—	—
Value-added tax recoverable (Note e)	可收回之增值稅(附註e)	136,848	—	—	—
Loan interest receivables	應收貸款利息	52,418	24,050	—	—
Others	其他	127,270	20,810	1,243	4,885
		467,838	254,398	87,287	138,267

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

For the year ended 31 December 2013

截至2013年12月31日止年度

33. Deposits, Prepayments and Other Receivables (Continued)

Notes:

- (a) At 31 December 2013, HK\$86,044,000 (2012: HK\$84,944,000) of the consideration receivables for the disposal of available-for-sale investment of the Group and the Company is unsecured, bears variable interest ranging from 3.33% to 25% (2012: 3.33% to 25%) per annum and repayable within one year and the remaining HK\$25,616,000 (2012: HK\$76,156,000) of the consideration receivables of the Group is unsecured, bears fixed interest at 15% (2012: 15%) per annum and repayable within one year.
- (b) The shareholder has significant influence over the Company. It was unsecured, interest free and repayable on demand. The amount was fully settled during the year ended 31 December 2013.
- (c) During the year ended 31 December 2012, the Group obtained an HKD denominated other loan of HK\$30,000,000 from a shareholder of the Company, which can exercise significant influence over the Company. Pursuant to the loan agreement, the Group paid a RMB deposit of RMB25,000,000 (equivalent to HK\$31,095,000) to this shareholder as a security of the loan. This deposit was non-interest bearing. Such arrangement was aimed to satisfy the Group's immediate HKD cash needs. The deposit was refunded upon settlement in the relevant loan during the year ended 31 December 2013.
- (d) Amount being the consideration receivable from the disposal of the Group's partial interest in Kema Yinxiang (as detailed in note 22). The amount has been fully settled subsequent to the end of the reporting period.
- (e) Amount being the value-added tax recoverable from the purchase of property, plant and equipment 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.

33. 按金、預付款及其他應收款(續)

附註：

- (a) 於2013年12月31日，本集團及本公司之出售可供出售投資之應收代價86,044,000港元(2012年：84,944,000港元)為無抵押、以浮動年利率3.33%至25%計息(2012年：3.33%至25%)及以一年內歸還及本集團餘下之應收代價25,616,000港元(2012年：76,156,000港元)為無抵押、以固定年利率15%計息(2012年：15%)及以一年內歸還。
- (b) 該股東對本公司有重大影響力。此為無抵押，免息及於要求時償還。該金額於截至2013年12月31日之年度內已全數歸還。
- (c) 於截至2012年12月31日之年度內，本集團由一家對本公司可行使重大影響力之本公司之股東取得以港元計量之其他貸款30,000,000港元。根據該貸款協議，本集團支付人民幣按金25,000,000元(相當於31,095,000港元)予該股東作為貸款之抵押。此按金為無息的。該項安排目的旨在滿足本集團之即時港幣現金需要。該按金已於截至2013年12月31日之年度內於相關貸款歸還時退回。
- (d) 此乃出售本集團於科馬印象的部份權益之應收代價款項(詳細載列於附註22)。該金額已於本報告期後已全數獲歸還。
- (e) 此乃一家附屬公司泰州東聯化工購買物業、廠房及設備之可收回之增值稅。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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

34. Pledged Bank Deposits/ Bank Balances and Cash

The Group

The Group's pledged bank deposits carry fixed interest rate with effective interest at an average of 2.8% (2012: nil) per annum and an original maturity of one year or less. Pledged bank deposits represents deposits pledged to banks to secure settlements for certain of Group's purchase of property, plant and equipment.

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 0.36% (2012: 0.35%) per annum and an original maturity of three months or less. Included in the Group's bank balances and cash at 31 December 2013 was an aggregate amount of approximately HK\$657,684,000 (2012: HK\$735,131,000) which was denominated in RMB and is not freely convertible into other currencies.

The Company

The Company'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% (2012: 0.35%) per annum and an original maturity of three months or less. Included in the Company's bank balances and cash at 31 December 2013 was an aggregate amount of approximately HK\$1,969,000 (2012: HK\$640,000) which was denominated in RMB and are not freely convertible into other currencies.

34. 抵押銀行存款／銀行結餘及現金

本集團

本集團之抵押銀行存款以平均2.8%實際固定年利率計息(2012年：無)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、廠房及設備之還款而抵押予銀行之存款。

本集團之銀行結餘及現金包括現金及開首到期日為3個月或以內，以現行實際平均市場存款年利率0.36%(2012年：0.35%)計息的短期銀行存款。本集團於2013年12月31日之銀行結餘及現金包括有約657,684,000港元(2012年：735,131,000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。

本公司

本公司銀行結餘及現金包括現金及開首到期日為3個月或以內，以現行實際平均市場存款年利率0.14%(2012年：0.35%)計息之短期銀行存款。於2013年12月31日，本公司之銀行結餘及現金分別包括總額約1,969,000港元(2012年：640,000港元)以人民幣為計價單位，並且不能自由兌換為其他貨幣。

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

For the year ended 31 December 2013
截至2013年12月31日止年度

35. Assets Classified as Held-for-sale/Liabilities Associated with Assets Classified as Held-for-sale

35. 列作持作銷售之資產／列作持作銷售之資產之連帶負債

		The Group 本集團	
		2013 HK\$'000 千港元	2012 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	138,930	114,629
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	138,930	114,629

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。

36. Pledge of Assets

The Group

At 31 December 2013, the Group pledged certain investment properties, leasehold land and buildings and land use right with an aggregate carrying value at the end of the reporting period of approximately HK\$2,360,486,000 (2012: HK\$2,225,249,000), HK\$253,500,000 (2012: HK\$252,000,000) and HK\$69,947,000 (2012: HK\$69,005,000) respectively to secure general banking facilities granted to the Group and other payable to an independent third party (note 42).

36. 資產抵押

本集團

於2013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2,360,486,000港元(2012年：2,225,249,000港元)、253,500,000港元(2012年：252,000,000港元)及69,947,000港元(2012年：69,005,000港元)之若干投資物業、租賃土地及樓宇及土地使用權抵押作為本集團獲授予一般性銀行融資的條件及其他應付款予一名獨立第三方(附註42)。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

36. Pledge of Assets (Continued)

The Group (Continued)

At 31 December 2013, the Group pledged its 11% equity interest in an associate, Yangquan Tiantai to Yang Quan Coal Industry (Group) Co., Ltd (“Yang quan Coal”), the controlling shareholder of Yangquan Tiantai and in return, Yangquan Coal provided a guarantee of RMB298,000,000 to Yangquan Tiantai to obtain a bank borrowing of RMB100,000,000.

At 31 December 2013, the Group pledged HK\$82,309,000 bank deposits to secure settlements for certain of Group’s purchase of property, plant and equipments.

At 31 December 2012, as set out in note 33(c), the Group and the Company paid a deposit of approximately HK\$31,095,000 to a shareholder of the Company, which can exercise significant influence over the Company, to secure other loan of HK\$30,000,000 advanced by this shareholder. The pledge was discharged during the year ended 31 December 2013 subsequent to the settlement of other loan.

The Company

At 31 December 2013, the Company pledged certain leasehold land and buildings with an aggregate carrying value at the end of the reporting period of approximately HK\$67,500,000 (2012: HK\$66,000,000) to secure general banking facilities granted to the Company.

36. 資產抵押(續)

本集團(續)

於2013年12月31日，本集團將其於聯營公司陽泉天泰之11%股本權益抵押予陽泉天泰之控股股東、陽泉煤業(集團)股份有限公司(「陽泉煤業」)，以換取陽泉煤業提供人民幣298,000,000元保證予陽泉天泰以獲得人民幣100,000,000元之銀行貸款。

於2013年12月31日，本集團將其82,309,000港元之銀行存款抵押以保障本集團購入若干物業、廠房及設備之還款。

於2012年12月31日於附註33(c)載列，本集團及本公司向一家對本公司可行使重大影響力之本公司股東支付一筆按金31,095,000港元以抵押由該股東授出30,000,000港元之其他貸款。該抵押已於截至2013年12月31日之年度內就其他貸款歸還時已解除。

本公司

於2013年12月31日，本公司已將其於本報告期末的累計賬面總額約為67,500,000港元(2012年：66,000,000港元)之若干租賃土地及樓宇抵押作為本公司獲授予一般性銀行融資的條件。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

37. Share Capital

37. 股本

		Number of shares 股份數目		Nominal value 票面值	
		2013 In thousand 千股	2012 In thousand 千股	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Ordinary shares of HK\$0.20 each	每股面值0.20港元之普通股				
<i>Authorised:</i>	<i>法定股本：</i>				
At the beginning and the end of the year	於年初及於年末	4,000,000	4,000,000	800,000	800,000
<i>Issued and fully paid:</i>	<i>已發行及已繳足股本：</i>				
At the beginning of the year and at the end of the year	於年初及年末	2,304,850	2,304,850	460,970	460,970

There was no movement in the share capital during both years.

於兩個年度內股本並沒有變動。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

38. Reserves

The Group

38. 儲備

本集團

		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 2012	於2012年1月1日	131,432	—	131,432
Gain on revaluation of leasehold properties	重估租賃物業收益	48,124	—	48,124
Deferred tax liability arising on revaluation of leasehold properties	重估租賃物業產生之遞延稅項負債	(6,412)	—	(6,412)
At 31 December 2012	於2012年12月31日	173,144	—	173,144
Gain on revaluation of leasehold properties	重估租賃物業收益	14,824	—	14,824
Deferred tax liability arising on revaluation of leasehold properties	重估租賃物業產生之遞延稅項負債	(670)	—	(670)
At 31 December 2013	於2013年12月31日	187,298	—	187,298
Investment revaluation reserve	投資重估儲備			
At 1 January 2012	於2012年1月1日	115,978	69,702	185,680
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	(109,304)	23,837	(85,467)
Deferred tax liability arising on revaluation of available-for-sale investments	重估可供出售投資產生之遞延稅項負債	12,670	8,442	21,112
Transfer to profit or loss on disposal of available-for-sale investments	出售可供出售投資時劃轉至損益表	(152,973)	(101,981)	(254,954)
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	133,646	—	133,646
At 31 December 2012	於2012年12月31日	17	—	17
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	(118,683)	—	(118,683)
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	126,010	—	126,010
At 31 December 2013	於2013年12月31日	7,344	—	7,344
Translation reserve	滙兌儲備			
At 1 January 2012	於2012年1月1日	712,712	27,256	739,968
Exchange difference arising on translation	換算產生之滙兌差額	46,542	(1,212)	45,330
Share of reserves of associates	攤佔聯營公司儲備	1,163	—	1,163
Share of reserves of a joint venture	攤佔一家合營公司儲備	215	—	215
At 31 December 2012	於2012年12月31日	760,632	26,044	786,676
Exchange difference arising on translation	換算產生之滙兌差額	167,664	11,740	179,404
Share of reserves of associates	攤佔聯營公司儲備	3,750	—	3,750
Share of reserves of a joint venture	攤佔一家合營公司儲備	714	—	714
At 31 December 2013	於2013年12月31日	932,760	37,784	970,544

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

For the year ended 31 December 2013

截至2013年12月31日止年度

38. Reserves (Continued)

The Company

The distributable reserves of the Company as at 31 December 2013 amounted to approximately HK\$136,255,000 (2012: HK\$355,635,000), being its retained profits at that date.

38. 儲備(續)

本公司

本公司於2013年12月31日之可分派儲備，即其於該日的保留溢利，總額約為136,255,000港元(2012年：355,635,000港元)。

		Share premium	Asset revaluation reserve	Capital redemption reserve	Investment revaluation reserve	Retained profits	Total
		股份溢價	資產重估儲備	資本贖回儲備	投資重估儲備	保留溢利	合計
		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
At 1 January 2012	於2012年1月1日	3,151,819	67,844	13,992	11,412	619,234	3,864,301
Gain on revaluation of leasehold land and buildings	重估租賃土地及樓宇產生之盈利	—	7,710	—	—	—	7,710
Deferred tax liabilities arising on revaluation of leasehold land and buildings	重估租賃土地及樓宇產生之遞延稅項負債	—	(524)	—	—	—	(524)
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	—	—	—	(145,058)	—	(145,058)
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	—	—	—	133,646	—	133,646
Other comprehensive income (expense) for the year	年內其他全面收益(支出)	—	7,186	—	(11,412)	—	(4,226)
Loss for the year	年內虧損	—	—	—	—	(148,357)	(148,357)
Total comprehensive income (expense) for the year	年內全面收益(支出)總額	—	7,186	—	(11,412)	(148,357)	(152,583)
Dividend	股息	—	—	—	—	(115,242)	(115,242)
At 31 December 2012	於2012年12月31日	3,151,819	75,030	13,992	—	355,635	3,596,476

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

For the year ended 31 December 2013

截至2013年12月31日止年度

38. Reserves (Continued)

38. 儲備(續)

The Company (Continued)

本公司(續)

		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	Retained profits 保留溢利 HK\$'000 千港元	Total 合計 HK\$'000 千港元
At 31 December 2012	於2012年12月31日	3,151,819	75,030	13,992	—	355,635	3,596,476
Gain on revaluation of leasehold land and buildings	重估租賃土地及樓宇 產生之盈利	—	6,416	—	—	—	6,416
Deferred tax liabilities arising on revaluation of leasehold land and buildings	重估租賃土地及樓宇 產生之遞延 稅項負債	—	(277)	—	—	—	(277)
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	—	—	—	(118,683)	—	(118,683)
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	—	—	—	126,010	—	126,010
Other comprehensive income for the year	年內其他全面收益	—	6,139	—	7,327	—	13,466
Loss for the year	年內虧損	—	—	—	—	(104,138)	(104,138)
Total comprehensive income (expense) for the year	年內全面收益(支出) 總額	—	6,139	—	7,327	(104,138)	(90,672)
Dividend	股息	—	—	—	—	(115,242)	(115,242)
At 31 December 2013	於2013年12月31日	3,151,819	81,169	13,992	7,327	136,255	3,390,562

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

For the year ended 31 December 2013

截至2013年12月31日止年度

39. Borrowings

39. 借貸

		The Group 本集團		The Company 本公司	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Bank loans — secured	銀行貸款 — 有抵押	1,285,300	1,128,927	320,000	610,000
Other loan — secured	其他貸款 — 有抵押	—	30,000	—	30,000
Other loan — unsecured	其他貸款 — 無抵押	703,325	248,756	—	—
		1,988,625	1,407,683	320,000	640,000
Carrying amount repayable:	應償還之賬面金額：				
Within one year	一年之內	796,112	169,502	80,000	70,000
More than one year, but not exceeding two years	一年以上但不超過二年	553,146	191,940	80,000	80,000
More than two years, but not more than five years	二年以上但不超過五年	498,874	781,045	160,000	240,000
Over five years	超過五年	127,877	—	—	—
		1,976,009	1,142,487	320,000	390,000
Add: Carrying amount of bank loans containing a repayment on demand clause (shown under current liabilities) with scheduled repayment set out in loan agreements due:	加：包含按要求還款條文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	2,640	252,580	—	250,000
— more than one year, but not exceeding two years	— 一年以上但不超過二年	2,702	2,640	—	—
— more than two years but not more than five years	— 二年以上但不超過五年	7,274	8,294	—	—
— more than five years	— 超過五年	—	1,682	—	—
		1,988,625	1,407,683	320,000	640,000
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	(808,728)	(434,698)	(80,000)	(320,000)
Amounts shown under non-current liabilities	列為非流動負債之金額	1,179,897	972,985	240,000	320,000

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

For the year ended 31 December 2013

截至2013年12月31日止年度

39. Borrowings (Continued)

Bank borrowings are secured by certain investment properties, leasehold land and buildings and land use right. Details are disclosed in note 36.

Other loan of HK\$30,000,000 as at 31 December 2012 was borrowed from a shareholder of the Company and was secured by a deposit as disclosed in note 36.

Other loan of approximately HK\$255,755,000 (2012: HK\$248,756,000) is borrowed from a financial institution and is under corporate guarantee provided by a non-controlling shareholder of a subsidiary which can exercise significant influence over this subsidiary. The non-controlling shareholder of a subsidiary does not charge the Group for the corporate guarantee provided.

Bank loans of the Group and the Company of HK\$320,000,000 (2012: HK\$610,000,000) are denominated in HKD, which are not denominated in the functional currency of the Company. The bank loans carry floating rates at HIBOR plus 2.5% (2012: HIBOR plus 2.5%), i.e. effective interest rate of 3.036% to 3.045% (2012: 2.28% to 3.045%) per annum respectively. Bank loans of the group entities other than the Company of HK\$12,616,000 (2012: HK\$15,196,000) are denominated in HKD, functional currency of the relevant group entities, and carry a floating rate of prime rate minus 2.7% (2012: prime rate minus 2.7%) per annum or effective interest rate of 2.3% (2012: 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 at 105% (2012: 105%) of the PBOC three-year interest rate or effective interest rate ranging of 6.3% to 7.53% (2012: 5.85% to 7.25%) per annum.

The secured other loan of the Group and the Company of HK\$30,000,000 as at 31 December 2012 was denominated in HKD, which is not denominated in the functional currency of the Company. This other loan is non-interest bearing and fully repaid during the year ended 31 December 2013. The unsecured other loan of HK\$255,755,000 (2012: HK\$248,756,000) of the Group is denominated in RMB, functional currency of the relevant group entity, and carries floating interest rate at 110% of PBOC three-year interest rate or effective interest rate of 6.765% per annum. The remaining other loan of HK\$447,570,000 (2012: nil) of the Group is denominated in RMB, functional currency of the relevant group entity and carries fixed interest rate at 7.2% per annum.

39. 借貸(續)

銀行借貸由若干投資物業，租賃土地及樓宇及土地使用權作抵押。詳情載列於附註36。

於2012年12月31日其他貸款之30,000,000港元是由本公司的一名股東借出及由以一筆按金作抵押並於附註36中披露。

其他借貸約255,755,000港元(2012年：248,756,000港元)是由一家金融機構借出及由一家附屬公司之可行使重大影響非控制股東對該附屬公司作企業擔保。該附屬公司之非控制股東並沒有向本集團提供企業擔保而作出收費。

本集團及本公司的銀行貸款320,000,000港元(2012年：610,000,000港元)乃以港元為單位，而港元並非本公司之功能貨幣。銀行貸款以浮動利率按香港銀行同業拆息加2.5%(2012年：銀行同業拆息加2.5%)，實際年利率分別為3.036%至3.045%(2012年：2.28%至3.045%)。除本公司外，集團公司之銀行貸款12,616,000港元(2012年：15,196,000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%(2012年：最優惠利率減2.7%)或實際年利率2.3%(2012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%(2012年：上浮5%)或以實際年利率區間由6.3%至7.53%(2012年：5.85%至7.25%)計息。

於2012年12月31日本集團及本公司已抵押的其他貸款30,000,000港元以港元為單位，而港元並非本公司之功能貨幣。此筆其他貸款乃不計息，並已於截至2013年12月31日之年度內悉數償還。本集團的無抵押的其他貸款255,755,000港元(2012年：248,756,000港元)以相關集團實體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10%或以實際年利率6.765%計息。本集團的餘下其他貸款447,570,000港元(2012年：無)以相關集團實體的功能貨幣人民幣為單位及以固定年利率7.2%計息。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

40. Deferred Taxation

The followings are the major deferred tax assets and liabilities recognised and movements thereon during the current and prior years:

The Group

		Accelerated tax depreciation	Revaluation of properties	Revaluation of available- for-sale investments	Tax losses	Total
		加速稅務折舊 HK\$'000 千港元	物業重估 HK\$'000 千港元	重估可供 出售投資 HK\$'000 千港元	稅務虧損 HK\$'000 千港元	總額 HK\$'000 千港元
At 1 January 2012	於2012年1月1日	(55)	(315,953)	(21,112)	1,808	(335,312)
Charge to profit or loss for the year (Note 12)	於本年度損益表扣除 (附註12)	—	(10,731)	—	—	(10,731)
Credit to profit or loss for the year (Note a)	於本年度損益表計入 (附註a)	—	—	30,595	—	30,595
Charge to other comprehensive income for the year	於本年度其他全面收益 扣除	—	(6,412)	(9,483)	—	(15,895)
At 31 December 2012	於2012年12月31日	(55)	(333,096)	—	1,808	(331,343)
Credit to profit or loss for the year (Note 12)	於本年度損益表計入 (附註12)	—	50,694	—	—	50,694
Charge to other comprehensive income for the year	於本年度其他全面收益 扣除	—	(670)	—	—	(670)
At 31 December 2013	於2013年12月31日	(55)	(283,072)	—	1,808	(281,319)

Note:

- (a) Amount represents release of deferred tax to profit or loss as deferred taxation credit upon disposal of the available-for-sale investments. The deferred taxation credit is set off against by the release of deferred taxation charge recycled from the investment revaluation reserve to profit or loss relating to the tax effect on revaluation of the relevant available-for-sale investments upon disposal.

40. 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：

本集團

附註：

- (a) 該金額代表出售可供出售投資時將遞延稅項劃轉損益表之遞延稅項計入。此遞延稅項計入是以從投資重估儲備回撥之遞延稅項扣除有關重估相關可供出售投資於出售時之稅務影響。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

40. Deferred Taxation (Continued)

40. 遞延稅項(續)

The Company

本公司

		Accelerated tax depreciation	Revaluation of properties	Total
		加速稅務折舊	物業重估	總額
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
At 1 January 2012	於2012年1月1日	(55)	(7,730)	(7,785)
Charge to other comprehensive income for the year	於本年度其他全面收益扣除	—	(524)	(524)
At 31 December 2012	於2012年12月31日	(55)	(8,254)	(8,309)
Charge to other comprehensive income for the year	於本年度其他全面收益扣除	—	(277)	(277)
At 31 December 2013	於2013年12月31日	(55)	(8,531)	(8,586)

At the end of the reporting period, the Group had unused tax losses of approximately HK\$409,189,000 (2012: HK\$362,569,000) available for offset against future profits. A deferred tax asset has been recognised in respect of approximately HK\$10,957,000 (2012: HK\$10,957,000) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$398,232,000 (2012: HK\$351,612,000) 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409,189,000港元(2012年：362,569,000港元)。該等虧損中約10,957,000港元(2012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398,232,000港元(2012年：351,612,000港元)確認為遞延稅項資產。

At the end of the reporting period, the Company had unused tax losses of approximately HK\$194,444,000 (2012: HK\$135,789,000) available for offset against future profits. No deferred tax asset has been recognised due to the unpredictability of future profit stream.

於本報告期末，本公司有可扣減未來溢利的未動用稅務虧損約194,444,000港元(2012年：135,789,000港元)。鑒於未來收益的不可預測性，並無確認任何遞延稅項資產。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

40. Deferred Taxation (Continued)

The Company (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\$1,574,158,000 (2012: HK\$1,258,985,000) 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.

41. Trade Payables

The Group

The following is an aged analysis of trade payables presented based on the invoice date at the end of the reporting period:

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
0 to 30 days	0至30日	43,603	29,738
31 to 90 days	31日至90日	6,898	9,296
91 to 180 days	91日至180日	5,435	5,140
181 to 360 days	181日至360日	17,232	5,664
Over 360 days	超過360日	20,122	55,873
		93,290	105,711

40. 遞延稅項(續)

本公司(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1,574,158,000港元(2012年：1,258,985,000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。

41. 應付賬款

本集團

下述是按發票日為基準之應付賬款於本報告期末之賬齡分析：

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

For the year ended 31 December 2013

截至2013年12月31日止年度

42. Accrued Charges, Rental Deposits and Other Payables

The Group

At 31 December 2013, the balance includes an amount of HK\$48,210,000 (2012: HK\$46,891,000) 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\$62,532,000 (2012: HK\$58,582,000), bears fixed interest at 4.68% per annum for both years and is repayable on demand.

At 31 December 2013, the balance includes an aggregated amount of HK\$64,684,000 (2012: HK\$72,796,000) payable to two (2012: three) non-controlling shareholders of two subsidiaries (2012: three). These non-controlling shareholders are able to exercise significant influence over respective subsidiaries. The amounts are unsecured, non-interest bearing and repayable on demand.

At 31 December 2013, the balance includes an aggregated amount of HK\$380,499,000 (2012: HK\$113,401,000) 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 2013, the balance includes an aggregated amount of approximately HK\$82,309,000 (2012: nil) 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\$82,309,000.

At 31 December 2012, the balance included a deposit of HK\$32,338,000 received from an independent third party in relation to a cancelled disposal transaction of leasehold properties. The amount is unsecured, non-interest bearing and is repayable on demand.

42. 應計費用、租務按金及其他應付款

本集團

於2013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48,210,000港元(2012年：46,891,000港元)。該金額由若干投資物業約62,532,000港元(2012年：58,582,000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2013年12月31日之餘額包括一項總金額為64,684,000港元(2012年：72,796,000港元)之兩家(2012年：三家)附屬公司之兩個(2012年：三個)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。該金額為無抵押，免息及應要求隨時需予歸還。

於2013年12月31日，餘額包括總金額為380,499,000港元(2012年：113,401,000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。該金額無抵押，免息及需於報告期後一年內償還。於2013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82,309,000港元(2012年：無)為無利息，於一年內償還並以本集團之抵押銀行存款82,309,000港元作抵押。

於2012年12月31日，餘額包括取消出售租賃物業交易收取之金額約為32,338,000港元由獨立第三方繳付之訂金。該金額為無抵押、免息及應債權人要求需即時歸還。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

43. Amounts due to Subsidiaries

The Company

The amounts are unsecured, non-interest bearing and repayable on demand.

43. 應付附屬公司款

本公司

金額為無抵押、免息及應要求隨時需予歸還。

44. Disposal of a Subsidiary

(a) During the year ended 31 December 2012, the Group disposed of its entire interest in Gold Sky Capital Limited to CGNPC International Limited, a shareholder of the Company who can exercise significant influence over the Company, at a consideration of HK\$776,424,000. The net assets of the subsidiary disposed of was as follows:

44. 出售一家附屬公司

(a) 於截至2012年12月31日之年度內，本集團以代價776,424,000港元出售其於Gold Sky Capital Limited之全部權益予一家可對本公司可行使重大影響力之本公司股東中廣核國際有限公司。已出售附屬公司之淨資產載列如下：

		HK\$'000 千港元
Interest in an associate	聯營公司權益	650,118
Gain on disposal	出售之收益	126,306
Consideration	代價	776,424

The disposed subsidiary contributed loss of HK\$53,558,000 which mainly represented share of loss of an associate for the year ended 31 December 2012. The disposed subsidiary had no material impact on the Group's cash flows for the year ended 31 December 2012.

該已出售之附屬公司貢獻53,558,000港元之虧損，其主要代表於截至2012年12月31日止年度之攤佔聯營公司虧損。該已出售之附屬公司對本集團於截至2012年12月31日止年度之現金流並沒有重大影響。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

45. Operating Lease Arrangements

The Group

The Group as lessor

Property rental income earned by the Group during the year was approximately HK\$70,101,000 (2012: HK\$36,352,000). The properties held have committed tenants for lease terms ranged from 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:

45. 營運租約安排

本集團

本集團以出租人身分

本集團於年內賺取的物業租金收入約為70,101,000港元(2012年: 36,352,000港元)。持有之物業有已有訂約租客，租期範圍由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：

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Within one year	一年內屆滿	55,013	39,704
In the second to fifth year inclusive	第二至第五年 (包括首尾兩年在內)	46,075	45,303
After five years	五年以後	6,452	9,597
		107,540	94,604

The Company

The Company had no operating lease commitment at the end of the reporting periods.

本公司

本公司於兩個報告期末並沒有營運租約安排。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

46. Capital Commitments

46. 資本承擔

		The Group 本集團	
		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Capital commitments in respect of the acquisition 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之資本承擔	821,866	503,997
— authorised but not contracted for	— 已批准但未訂約	313,299	—

The Company

The Company had no capital commitment at the end of the reporting periods.

本公司

本公司於兩個報告期末並沒有資本承擔。

47. Retirement Benefits Plans

The Group operates a Mandatory Provident Fund Scheme (the "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. Contributions are made based on a percentage of the employees basic salary with a cap of HK\$1,250 per month starting from 1 June 2012 (prior to 1 June 2012: HK\$1,000 per month).

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 make contributions to the state retirement scheme in the PRC based on 20% of the monthly salaries of their current employees to fund the benefits. The employees are entitled to retirement pension calculated with reference to their basic salaries on retirement and their length of service in accordance with the relevant government regulations. The PRC government is responsible for the pension liability to the retired staff.

47. 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強制性公積金計劃(「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。供款是按僱員基本薪酬的一個百份比作出，由2012年6月1日起上限為每月1,250港元(2012至6月1日之前：每月1,000港元)。

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國家管理的退休計劃為其在職僱員按每月工資的20%作出供款，以資助該等福利。僱員有權享受退休長俸，數額乃根據相關的政府規定，經參照他們退休當時的基本工資及服務年資計算所得。支付退休僱員長俸福利的責任是由中國政府負責。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

47. Retirement Benefits Plans (Continued)

The total cost charged to profit or loss of approximately HK\$16,363,000 (2012: HK\$12,082,000) represents contributions to these schemes by the Group in respect of the current accounting period. As at 31 December 2013 and 2012, no contributions due in respect of the reporting period had not been paid over to the scheme.

48. Share Options

On 27 May 2002, the shareholders of the Company approved the adoption of a share option scheme (the "Share Option Scheme") with effect from 27 May 2002. During the year ended 31 December 2012, the Share Option Scheme was expired. No share option was outstanding as at 31 December 2013 and 2012. The Share Option Scheme was adopted for the primary purpose of giving incentives to the directors and eligible employees of the Group.

47. 退休福利計劃(續)

於本期計入損益表之成本總額約為16,363,000港元(2012年：12,082,000港元)，代表本集團就該等計劃項下的供款。於2013年及2012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。

48. 購股權

於2002年5月27日，本公司股東批准自2002年5月27日起採納之購股權計劃(「購股權計劃」)。於截至2012年12月31之日年度內，該購股權計劃已經終止。於2013年及2012年12月31日均無任何未予行使的購股權。採納購股權計劃之主要目的為獎勵本集團董事及合資格僱員。

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

For the year ended 31 December 2013
截至2013年12月31日止年度

49. Related Party Transactions

The Group

During the year, the Group entered into the following transactions with related parties:

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Interest income from an associate	一家聯營公司的利息收入	86,626	20,472
Interest income on loan to non-controlling shareholders of subsidiaries, which can exercise significant influence over respective subsidiaries (note 27b)	對相關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(附註27b)	2,543	10,422
Property management fee income from an associate	一家聯營公司的物業管理費收入	87	85
Rental income from associates	聯營公司的租金收入	136	7,982
Rental income from a joint venture	一家合營公司的租金收入	1,051	315

Details of balances with related companies and other transactions with related parties are set out in the consolidated statement of financial position and notes 23, 24, 27, 28, 29, 33, 39 and 42.

The Company

Details of balances with subsidiaries and related companies are set out in the statement of financial position and in notes 20, 23, 28, 33, 39 and 43.

Except for the directors' and chief executive's remuneration and the remuneration of the five highest paid individuals of the Group as disclosed in notes 10 and 11 respectively during the year, there is no other remuneration of key management.

The remuneration of directors and the chief executive is determined by the remuneration committee having regard to the performance of individuals and market trends.

49. 關聯方交易

本集團

年內，本集團與關聯方進行下述交易：

	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Interest income from an associate	86,626	20,472
Interest income on loan to non-controlling shareholders of subsidiaries, which can exercise significant influence over respective subsidiaries (note 27b)	2,543	10,422
Property management fee income from an associate	87	85
Rental income from associates	136	7,982
Rental income from a joint venture	1,051	315

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23、24、27、28、29、33、39及42。

本公司

與附屬公司及關聯公司結餘詳情載列於財務狀況表及附註20、23、28、33、39及43。

除附註10及11分別披露年內支付予董事及行政總裁的酬金及本集團五名最高薪人仕之酬金外，並無其他主要管理人員的酬金。

董事及行政總裁之酬金乃由薪酬委員會經考慮個人表現及市場趨勢而釐定。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

50. Major Non-cash Transactions

During the year ended 31 December 2013, HK\$380,499,000 (2012: HK\$113,401,000) in relation to the addition of property, plant and equipment was not settled as at 31 December 2013 and was included in accrued charges, rental deposits and other payables. Details are set out in note 42.

During the year ended 31 December 2013, the Group disposed certain unlisted available-for-sale investments for a total consideration of HK\$269,821,000, which includes HK\$40,921,000 related tax expenses borne by the purchaser on behalf of the Group.

During the year ended 31 December 2013, amount of approximately HK\$86,626,000 in relation to interest income generated from loan advanced to an associate, which was not settled as at 31 December 2013 and was included in amounts due from associates as at 31 December 2013.

During the year ended 31 December 2013, the Group disposed of its 31% interest in Kema Yinxiang, for a total consideration of HK\$39,642,000, which was not settled as at 31 December 2013 and were included in other receivables as at 31 December 2013.

During the year ended 31 December 2013, a government grant of HK\$73,742,000 which was received in prior year and included in accrued charges, rental deposits and other payables as at 31 December 2012 was recognised as other income.

The Group utilised approximately HK\$35,727,000 of deposits paid for land use right in settling the purchase of land use right during the year ended 31 December 2012.

50. 主要非現金交易

於截至2013年12月31日之年度內，有關添置物業、廠房及設備中之380,499,000港元(2012年：113,401,000港元)於2013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42。

於截至2013年12月31日之年度內，本集團以總代價269,821,000港元出售若干未上市之可供出售投資，其中包括買方代本集團承擔之有關稅項支出40,921,000港元。

於截至2013年12月31日之年度內，有關墊支予一家聯營公司而產生之利息收入金額約86,626,000港元於2013年12月31日尚未支付並已計入於2013年12月31日之應收聯營公司款內。

於截至2013年12月31日之年度內，本集團以總代價39,642,000港元出售其於科馬印象31%權益，該金額於2013年12月31日尚未支付並已計入於2013年12月31日之其他應收款內。

於去年收取並已計入於截至2012年12月31日之年度內應計費用、租務按金及其他應付款內之政府補貼73,742,000港元已於截至2013年12月31日止年度內確認為其他收入。

於截至2012年12月31日之年度內，本集團動用就土地使用權支付的按金約35,727,000港元，用作支付購買土地使用權。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

50. Major Non-cash Transactions (Continued)

During the year ended 31 December 2012, the Group disposed of an available-for-sale investments and the consideration of HK\$84,944,000 was not settled as at 31 December 2012 and was included in other receivables.

During the year ended 31 December 2012, the Group disposed of certain held-for-trading investments which were held on behalf of by a shareholder. The proceed of HK\$17,343,000 was not yet settled and included in amount due from a shareholder as at 31 December 2012. The shareholder has significant influence over the Company.

51. Particulars of Subsidiaries, Associates and Joint Venture

(a) Particulars of the Company's major subsidiaries at 31 December 2013 and 2012 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
			2013		2012		
			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

50. 主要非現金交易(續)

於截至2012年12月31日之年度內，本集團出售一項可供出售投資，其代價84,944,000港元於2012年12月31日尚未償付，並已計入於其他應收款內。

於截至2012年12月31日之年度內，本集團出售若干持作買賣投資，該等投資乃由一名股東代為持有。所得款項17,343,000港元尚未予支付，並已計入於2012年12月31日之應收股東款項。該股東對本公司具有重大影響力。

51. 附屬公司、聯營公司及合營公司摘要

(a) 本公司的主要附屬公司於2013年及2012年12月31日的詳情如下：

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(a) Particulars of the Company's major subsidiaries at 31 December 2013 and 2012 are as follows: (Continued)

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
			2013		2012		
			Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
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 利時威有限公司	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
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

51. 附屬公司、聯營公司及合營公司摘要(續)

(a) 本公司的主要附屬公司於2013年及2012年12月31日的詳情如下：(續)

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(a) Particulars of the Company's major subsidiaries at 31 December 2013 and 2012 are as follows: (Continued)

51. 附屬公司、聯營公司及合營公司摘要(續)

(a) 本公司的主要附屬公司於2013年及2012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
			2013		2012		
			Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
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
Tai Zhou Dong Thai Petrochemical Company Limited ("TZ Dong Thai") [^] 泰州東泰石化有限公司 (「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)	RMB308,100,000 人民幣308,100,000元	—	50%	—	50%	Production and trading of petrochemical products 生產及銷售石油化工產品
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

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(a) Particulars of the Company's major subsidiaries at 31 December 2013 and 2012 are as follows: (Continued)

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
			2013		2012		
			Directly 直接	Indirectly 間接	Directly 直接	Indirectly 間接	
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 Holdings Ltd	British Virgin Islands 英屬處女群島	US\$1 1美元	100%	—	100%	—	Investment holding 投資控股

[^] The names in English are for identification only.

[#] Five out of nine directors of this subsidiary are appointed by the Group. The Group controls 55.6% of the voting right in general meeting.

[^] 英文名稱僅供參考。

[#] 該附屬公司的九名董事的其中五名由本集團委任。本集團於股東大會上控制55.6%投票權。

51. 附屬公司、聯營公司及合營公司摘要(續)

(a) 本公司的主要附屬公司於2013年及2012年12月31日的詳情如下：(續)

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

- (a) Particulars of the Company's major subsidiaries at 31 December 2013 and 2012 are as follows:(Continued)

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.

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, Zhong Qing and Beijing Runda which operate principally in the PRC, all other subsidiaries principally operate in Hong Kong.

51. 附屬公司、聯營公司及合營公司摘要(續)

- (a) 本公司的主要附屬公司於2013年及2012年12月31日的詳情如下:(續)

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。

於年末，並無附屬公司有發行任何形式的債券。

除於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、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。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(b) Particulars of the Group's associates at 31 December 2013 and 2012 are as follows:

Name of company 公司名稱	Form of business structure 業務型態	Place/ 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
					2013		2012		
					The Group 本集團	The Company 本公司	The Group 本集團	The Company 本公司	
Cinda Jianrun Property Company Limited [^] 信達建潤地產有限公司	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
Yanguar Tiantai 陽泉天泰	Domestic enterprise 內資企業	PRC 中國	PRC 中國	Registered capital 註冊資本	49%	—	49%	—	Development of under ground coking coal mine 地下焦煤發展
Beijing East Bay Investment Consultancy Company Limited [^] 北京東灣投資顧問 有限公司	Domestic enterprise 內資企業	PRC 中國	PRC 中國	Registered capital 註冊資本	50%	—	50%	—	Consultancy service 顧問服務

[^] The name in English is for identification only.

[^] 英文名稱僅供參考。

51. 附屬公司、聯營公司及合營公司摘要(續)

(b) 本集團之聯營公司於2013年及2012年12月31日的詳情如下：

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(c) Particulars of the Group's joint venture at 31 December 2013 and 2012 are as follows:

Name of entity 公司名稱	Form of business structure 業務型態	Place of establishment 註冊成立地點	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 registered capital held by 所持有已發行註冊資本比例				Principal activities 主要業務
					2013		2012		
					The Group 本集團	The Company 本公司	The Group 本集團	The Company 本公司	
Kema Yinxiang 科馬印象	Domestic enterprise 內資企業	PRC 中國	PRC 中國	Registered capital 註冊資本	- (Note) (附註)	-	50%	-	Design and trading of washroom facilities 設計及銷售浴室用品

Note: During the year ended 31 December 2013, the Group disposed of its 31% equity interest in Kema Yinxiang and the remaining 19% equity interest in Kema Yinxiang was classified as available-for-sale investments.

The above table lists the major subsidiaries, associates and joint venture of the Group which, in the opinion of the directors, principally affected the results or assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particular excessive length.

51. 附屬公司、聯營公司及合營公司摘要(續)

(c) 本集團及本公司合營公司於2013年及2012年12月31日的詳情如下：

附註：於截至2013年12月31日之年度內，本集團出售其於科馬印象之31%股本權益及餘下之科馬印象19%股本權益重列至可供出售投資。

上表所列乃董事意見認為主要影響本集團業績或資產之本集團之主要附屬公司、聯營公司及合營公司。提供其他附屬公司之詳情，董事意見認為屬過於冗長。

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(d) Details of non-wholly owned subsidiaries that have material non-controlling interests

The table below shows details of non-wholly-owned subsidiaries of the Group that have material non-controlling interests:

51. 附屬公司、聯營公司及合營公司摘要(續)

(d) 存在重大非控制權益之非全資擁有附屬公司之詳情

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		Profit allocated to non-controlling interests 分配予非控制權益之溢利		Accumulated non-controlling interests 累計之非控制權益	
		2013	2012	2013	2012	2013	2012
		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%	21,368	10,512	179,821	153,940
TZ United East 泰州東聯化工	PRC 中國	50%	50%	3,315	(21,038)	246,039	236,047
Individually immaterial subsidiaries with non-controlling interests 存在非控制權益之個別非重大附屬公司				3,634	88,058	24,038	19,854
						449,898	409,841

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

(d) Details of non-wholly owned subsidiaries that have material non-controlling interests (Continued)

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.

TZ Dong Thai

51. 附屬公司、聯營公司及合營公司摘要(續)

(d) 存在重大非控制權益之非全資擁有附屬公司之詳情(續)

有關存在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。

泰州東泰

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Current assets	流動資產	329,079	340,916
Non-current assets	非流動資產	271,488	173,069
Current liabilities	流動負債	(5,527)	(4,586)
Non-controlling interest	非控制權益	179,821	153,940
Equity attributable to owners of the Company	本公司擁有人應佔股本	415,219	355,459
Revenue	收入	—	—
Expenses	支出	(10,936)	(8,760)
Profit for the year	年內溢利	70,708	34,786
Profit for the year attributable to:	年內溢利應佔：		
Owners of the Company	本公司擁有人	49,340	24,274
Non-controlling interests	非控制權益	21,368	10,512
Profit for the year	年內溢利	70,708	34,786
Total comprehensive income attributable to:	全面收益總額應佔：		
Owners of the Company	本公司擁有人	49,340	24,274
Non-controlling interests	非控制權益	21,368	10,512
Total comprehensive income for the year	年內全面收益總額	70,708	34,786
Net cash inflow from operating activities	經營業務之淨現金流入	5,078	10,110
Net cash outflow from investing activities	投資業務之淨現金流出	(29,750)	(61,934)
Net cash inflow from financing activities	融資業務之淨現金流入	1,205	2,805
Net cash outflow	淨現金流出	(23,467)	(49,019)

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

For the year ended 31 December 2013

截至2013年12月31日止年度

51. Particulars of Subsidiaries, Associates and Joint Venture (Continued)

51. 附屬公司、聯營公司及合營公司摘要 (續)

(d) Details of non-wholly owned subsidiaries that have material non-controlling interests (Continued)

(d) 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

		2013 HK\$'000 千港元	2012 HK\$'000 千港元
Current assets	流動資產	416,043	285,655
Non-current assets	非流動資產	2,280,810	1,148,362
Current liabilities	流動負債	(1,358,885)	(462,493)
Non-current liabilities	非流動負債	(845,890)	(499,430)
Non-controlling interest	非控制權益	246,039	236,047
Equity attributable to owners of the Company	本公司擁有人應佔股本	246,039	236,047
Revenue	收入	110,489	324,434
Expenses	支出	(171,517)	(363,517)
Profit (loss) for the year	年內溢利(虧損)	6,630	(42,076)
Profit (loss) for the year attributable to:	年內溢利(虧損)應佔：		
Owners of the Company	本公司擁有人	3,315	(21,038)
Non-controlling interests	非控制權益	3,315	(21,038)
Profit (loss) for the year	年內溢利(虧損)	6,630	(42,076)
Total comprehensive income (expense) attributable to:	全面收益(支出)總額應佔：		
Owners of the Company	本公司擁有人	3,315	(21,038)
Non-controlling interests	非控制權益	3,315	(21,038)
Total comprehensive income (expense) for the year	年內全面收益(支出)總額	6,630	(42,076)
Net cash (outflow) inflow from operating activities	經營業務之淨現金(流出)流入	(95,061)	1,889
Net cash outflow from investing activities	投資業務之淨現金流出	(949,866)	(648,769)
Net cash inflow from financing activities	融資業務之淨現金流入	982,815	787,526
Net cash (outflow) inflow	淨現金(流出)流入	(62,112)	140,646

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

For the year ended 31 December 2013

截至2013年12月31日止年度

52. Particulars of the Special Purpose Vehicle

Particulars of the special purpose vehicle which hold the Group's investment in distressed assets at 31 December 2013 and 2012 is as follows:

52. 特殊目的載體摘要

持有本集團投資不良資產的特殊目的載體於2013年及2012年12月31日的詳情如下：

Name of entity 公司名稱	Form of business structure 業務型態	Place of establishment 註冊成立地點	Principal place of business 主要營業地點	Class of shares held 所持股份類別	Proportion of registered capital held by 所持有註冊資本比例		Proportion of registered capital held by 所持有註冊資本比例		Principal activities 主要業務
					2013		2012		
					The Group 本集團	The Company 本公司	The Group 本集團	The Company 本公司	
Dongxin Union 東信聯合	Sino-foreign equity joint venture 中外合資合營公司	PRC 中國	PRC 中國	Registered capital 註冊資本	—	—	46.17%	—	Liquidated during the year ended 31 December 2013 已於截至2013年12月31日之年度內清盤

FINANCIAL SUMMARY 財務概要表

For the year ended 31 December 2013

截至2013年12月31日止年度

		Year ended 31 December 截至12月31日止年度				2013
		2009	2010	2011	2012	HK\$ Million
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	百萬港元
		百萬港元	百萬港元	百萬港元	百萬港元	
Results	業績					
Revenue	收入	329.3	290.6	462.6	550.0	400.8
Profit for the year attributable to owners of the Company	本公司擁有人應佔年內溢利	406.3	530.8	375.6	103.8	65.0

		At 31 December 於12月31日				2013
		2009	2010	2011	2012	HK\$ Million
		HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million	百萬港元
		百萬港元	百萬港元	百萬港元	百萬港元	
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	2,511.7	2,801.8	3,510.6	4,205.0	5,082.4
Land use rights	土地使用權	26.8	—	70.3	221.2	222.8
Goodwill	商譽	7.0	7.0	46.5	46.5	46.5
Structured finance securities	結構性金融證券	9.0	5.1	6.2	6.5	6.2
Interest in a joint venture	合營公司權益	198.4	266.3	83.1	89.4	—
Interests in associates	聯營公司權益	133.0	1,492.3	2,197.9	1,457.4	1,458.5
Available-for-sale investments	可供出售投資	435.5	1,038.6	727.8	699.6	480.1
Deposit paid for land use rights	土地使用權之按金	—	—	35.7	—	—
Deposit paid for acquisition of property, plant and equipment	購買物業、廠房及設備之按金	—	—	—	—	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
Loan receivables — non-current	應收貸款 — 非流動	339.7	295.9	—	622.5	127.9
Other receivables — non-current	其他應收款 — 非流動	142.1	—	—	—	—
Net current assets	淨流動資產	1,826.1	1,871.0	1,998.9	885.0	1,072.7
		5,629.3	7,778.0	8,677.0	8,969.3	9,309.6
Share capital	股本	364.1	437.0	461.0	461.0	461.0
Reserves	儲備	4,805.3	6,603.3	6,832.0	6,794.2	6,937.5
Equity attributable to owners of the Company	本公司擁有人應佔股本	5,169.4	7,040.3	7,293.0	7,255.2	7,398.5
Non-controlling interests	非控制權益	93.2	268.2	503.9	409.8	449.9
Non-current liabilities	非流動負債	366.7	469.5	880.1	1,304.3	1,461.2
		5,629.3	7,778.0	8,677.0	8,969.3	9,309.6

SUMMARY OF INVESTMENT PROPERTIES 投資物業概要

For the year ended 31 December 2013

截至2013年12月31日止年度

The following is a list of the Group's investment properties at 31 December 2013:

下列為本集團於2013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, 605, 608, 705, 708, 801, 803, 805, 901, 902, 903, 905, 1001, 1008, 1102, 1201, 1205, 1206, 1207, 1302, 1308, 1401, 1408, 1501, 1505, 1601, 1603, 1605, 1606, 1702, 1708, 1801, 1805, 1807, 1808, 1901, 1903, 1906, 1907, 2107, 2206, 2303, 2305, 2307, 2406, 2408, 2502, 2503, 2507, 2601, 2605, 2701, 2702, 2703, 2803, 2805, 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, 605, 608, 705, 708, 801, 803, 805, 901, 902, 903, 905, 1001, 1008, 1102, 1201, 1205, 1206, 1207, 1302, 1308, 1401, 1408, 1501, 1505, 1601, 1603, 1605, 1606, 1702, 1708, 1801, 1805, 1807, 1808, 1901, 1903, 1906, 1907, 2107, 2206, 2303, 2305, 2307, 2406, 2408, 2502, 2503, 2507, 2601, 2605, 2701, 2702, 2703, 2803, 2805, 30樓及31樓)	Long lease 長期	Residential 住宅	149,247
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. 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	Medium term lease (Note) 中期(附註)	Commercial 商業	10,540

Note: The legal title of the properties have not been passed to the Group at 31 December, 2013.

附註：此等物業之產權於2013年12月31日尚未過戶予本集團。



SILVER GRANT INTERNATIONAL
INDUSTRIES LIMITED

銀建國際實業有限公司

股份代號 Stock code: 171

Suite 4901, 49th Floor
Office Tower, Convention Plaza
1 Harbour Road, Wanchai
Hong Kong

香港灣仔港灣道1號
會展廣場辦公大樓
49樓4901室