

綜合損益表

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

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

		附註 NOTES	2018 千港元 HK\$'000	2017 千港元 HK\$'000
收入	Revenue	5	3,291,719	1,112,881
銷售成本	Cost of sales		(1,909,020)	(504,974)
毛利	Gross profit		1,382,699	607,907
其他收入及收益	Other income and gains	7	320,912	149,944
市場及分銷費用	Marketing and distribution expenses		(54,060)	(86,850)
行政費用	Administrative expenses		(342,400)	(305,972)
其他營運費用	Other operating expenses		(20,532)	(105,485)
持作買賣投資公允價值之 淨減少	Net decrease in fair value of held-for- trading investments		—	(15,444)
透過損益按公允價值處理 之金融資產之公允價值 淨減少	Net decrease in fair value of financial assets at fair value through profit or loss		(68,246)	—
透過損益按公允價值處理 之股本證券之公允價值 淨減少	Net decrease in fair value of equity securities at fair value through profit or loss		(29,597)	—
已竣工物業存貨轉撥至 投資物業之公允價值 收益	Fair value gain on transfer of inventories of completed properties to investment properties	18	229,137	115,313
投資物業公允價值之 增加	Increase in fair value of investment properties	18	201,283	338,453
已竣工物業存貨之(減值) 減值撥回	(Write-down of) reversal of write-down of inventories of completed properties		(4,014)	1,020
待發展物業 攤銷	Amortisation of properties for development		(26,111)	(35,802)
出售一間附屬公司之收益	Gain on disposal of a subsidiary	8	—	1,633,977
議價收購一間附屬公司之 收益	Gain on bargain purchase of a subsidiary	9	—	60,856
融資成本	Finance costs	10	(155,964)	(153,841)
應佔聯營公司溢利	Share of profit of associates		55,688	99,148
應佔合營企業溢利	Share of profit of joint ventures		378,774	253,219
除稅前溢利	Profit before tax		1,867,569	2,556,443
稅項	Taxation	11	(609,458)	(464,337)
本年度溢利	Profit for the year	12	1,258,111	2,092,106
本年度溢利應佔方：	Profit for the year attributable to:			
本公司股東	Owners of the Company		1,251,202	2,054,142
非控股權益	Non-controlling interests		6,909	37,964
			1,258,111	2,092,106
			港元 HK\$	港元 HK\$
每股盈利	Earnings per share	15		
基本	Basic		0.83	1.36

綜合損益及其他全面收益表

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

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

		2018 千港元 HK\$'000	2017 千港元 HK\$'000
本年度溢利	Profit for the year	1,258,111	2,092,106
其他全面(費用)收益	Other comprehensive (expense) income		
不會重新分類至損益的項目：	Items that will not be reclassified to profit or loss:		
換算為呈列貨幣所產生之滙兌差異	Exchange differences arising on translation to presentation currency	(314,492)	575,923
應佔聯營公司及合營企業之其他全面(費用)收益	Share of other comprehensive (expense) income of associates and joint ventures	(64,920)	113,986
透過其他全面收益按公允價值處理之股本工具投資公允價值之淨變動	Net change in fair value of investments in equity instruments at fair value through other comprehensive income	(66,636)	—
透過其他全面收益按公允價值處理之股本工具投資公允價值之變動之遞延稅項的影響	Deferred tax effect on change in fair value of investment in an equity instrument at fair value through other comprehensive income	3,603	—
於轉撥至投資物業時之物業及預付租賃款重估盈餘	Surplus on revaluation of properties and prepaid lease payments upon transfer to investment properties	4,210	10,007
於轉撥至投資物業時之物業重估之遞延稅項的影響	Deferred tax effect on revaluation of properties upon transfer to investment properties	(6,039)	(6,848)
		(444,274)	693,068
隨後可能重新分類至損益的項目：	Items that may be reclassified subsequently to profit or loss:		
換算海外業務所產生之滙兌差異	Exchange differences arising on translation of foreign operations	(67,605)	19,231
可供出售投資公允價值之淨變動	Net change in fair value of available-for-sale investments	—	(119,376)
可供出售投資之減值虧損分類至損益	Impairment loss on available-for-sale investments classified to profit or loss	—	78,168
可供出售投資公允價值之變動之遞延稅項的影響	Deferred tax effect on change in fair value of available-for-sale investments	—	2,338
其他	Others	763	—
		(66,842)	(19,639)
本年度其他全面(費用)收益	Other comprehensive (expense) income for the year	(511,116)	673,429
本年度全面收益總額	Total comprehensive income for the year	746,995	2,765,535
本年度全面收益(費用)總額應佔方：	Total comprehensive income (expense) for the year attributable to:		
本公司股東	Owners of the Company	759,152	2,725,766
非控股權益	Non-controlling interests	(12,157)	39,769
		746,995	2,765,535

綜合財務狀況表

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於二零一八年十二月三十一日

At 31st December, 2018

		附註 NOTES	2018 千港元 HK\$'000	2017 千港元 HK\$'000
非流動資產	Non-current assets			
物業、廠房及設備	Property, plant and equipment	17	234,312	258,871
投資物業	Investment properties	18	13,622,280	13,100,399
待發展物業	Properties for development	19	3,818,333	3,485,361
收購待發展物業之 按金	Deposits for acquisition of properties for development		193,245	236,196
土地使用權之預付租賃款	Prepaid lease payments on land use rights	20	39,212	58,281
其他資產－物業權益	Other assets – properties interests		17,225	18,142
於聯營公司之權益	Interests in associates	21	2,891,331	2,939,345
於合營企業之權益	Interests in joint ventures	22	5,304,245	2,950,262
應收貸款	Loans receivable	31	264,305	122,972
可供出售投資	Available-for-sale investments	23	–	292,370
透過損益按公允價值處理之 金融資產	Financial assets at fair value through profit or loss	24	114,790	–
透過其他全面收益按公允 價值處理之股本工具	Equity instruments at fair value through other comprehensive income	25	211,698	–
俱樂部會籍	Club memberships		10,500	–
遞延稅項資產	Deferred tax assets	42	116,962	98,698
			26,838,438	23,560,897
流動資產	Current assets			
物業存貨	Inventories of properties	26		
－發展中	– under development		1,797,689	1,762,245
－已竣工	– completed		3,993,950	3,557,462
其他存貨	Other inventories	27	415	1,952
聯營公司欠款	Amounts due from associates	28	202,792	223,992
合營企業欠款	Amounts due from joint ventures	29	1,333,437	1,789,769
非控股股東 欠款	Amounts due from non-controlling shareholders	30	18,391	18,832
應收貸款	Loans receivable	31	1,369,144	664,471
交易及其他應收賬款、 按金及預付款	Trade and other receivables, deposits and prepayments	32	331,494	441,271
土地使用權之預付租賃款	Prepaid lease payments on land use rights	20	892	898
持作買賣投資	Held-for-trading investments	33	–	81,527
透過損益按公允價值處理之 金融資產	Financial assets at fair value through profit or loss	24	229,885	–
透過損益按公允價值處理之 股本證券	Equity securities at fair value through profit or loss	34	49,390	–
預繳稅項	Prepaid tax		2,791	84,170
用作抵押之銀行存款	Pledged bank deposits	48	552,663	186,202
銀行結存及現金	Bank balances and cash		2,293,386	4,782,753
			12,176,319	13,595,544
流動負債	Current liabilities			
交易及其他應付賬款	Trade and other payables	35	1,859,071	1,536,349
合約負債	Contract liabilities	36	1,991,420	–
預售按金	Pre-sale deposits		–	2,491,148
稅項負債	Tax liabilities		1,431,416	1,182,993
付息借款	Interest-bearing borrowings	37	1,328,035	865,566
免息借款	Interest-free borrowings	38	950,768	20,281
			7,560,710	6,096,337

綜合財務狀況表(續)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

於二零一八年十二月三十一日

At 31st December, 2018

		附註 NOTES	2018 千港元 HK\$'000	2017 千港元 HK\$'000
流動資產淨值	Net current assets		4,615,609	7,499,207
總資產減流動負債	Total assets less current liabilities		31,454,047	31,060,104
股本及儲備	Capital and reserves			
股本	Share capital	39	3,788,814	3,788,814
儲備	Reserves	40	20,094,264	19,636,466
本公司股東應佔之權益	Equity attributable to owners of the Company		23,883,078	23,425,280
非控股權益	Non-controlling interests		1,369,933	1,459,760
權益總額	Total equity		25,253,011	24,885,040
非流動負債	Non-current liabilities			
付息借款	Interest-bearing borrowings	37	3,402,238	3,513,564
一名租戶之遞延租金收入	Deferred rental income from a tenant	41	24,800	33,845
租戶之租金按金	Rental deposits from tenants		22,145	15,932
遞延稅項負債	Deferred tax liabilities	42	2,751,853	2,611,723
			6,201,036	6,175,064
			31,454,047	31,060,104

刊載於第103頁至第271頁之綜合財務報表已於二零一九年三月十五日經董事會通過及授權刊發，並由下列董事代表簽署：

The consolidated financial statements on pages 103 to 271 were approved and authorised for issue by the Board of Directors on 15th March, 2019 and are signed on its behalf by:

Patrick Lee Seng Wei

李成偉

Director

董事

Edwin Lo King Yau

勞景祐

Director

董事

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

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

		本公司股東應佔 Attributable to owners of the Company								
		股本 Share capital 千港元 HK\$'000	特殊 資本儲備 Special capital reserve 千港元 HK\$'000	匯兌 浮動儲備 Exchange translation reserve 千港元 HK\$'000	重估儲備 Revaluation reserves 千港元 HK\$'000 (附註40) (附註ii) (note 40) (Note ii)	其他儲備 Other reserves 千港元 HK\$'000	累計溢利 Retained earnings 千港元 HK\$'000	總計 Total 千港元 HK\$'000	非控股權益 Non- controlling interests 千港元 HK\$'000	權益總額 Total Equity 千港元 HK\$'000
於二零一七年一月一日	At 1st January, 2017	3,788,814	1,417,669	232,124	97,985	(5,170)	15,981,789	21,513,211	538,184	22,051,395
換算為呈列貨幣所產生之 匯兌差異	Exchange differences arising on translation to presentation currency	-	-	575,005	-	-	-	575,005	918	575,923
換算海外業務所產生之 滙兌差異	Exchange differences arising on translation of foreign operations	-	-	19,231	-	-	-	19,231	-	19,231
應佔聯營公司及合營企業之 其他全面收益	Share of other comprehensive income of associates and joint ventures	-	-	113,986	-	-	-	113,986	-	113,986
可供出售投資公允價值之 淨變動	Net change in fair value of available-for-sale investments	-	-	-	(119,915)	-	-	(119,915)	539	(119,376)
可供出售投資之 減值虧損分類至損益	Impairment loss on available-for-sale investments classified to profit or loss	-	-	-	78,168	-	-	78,168	-	78,168
可供出售投資公允價值 之變動之遞延稅項的 影響	Deferred tax effect on change in fair value of available-for-sale investments	-	-	-	2,338	-	-	2,338	-	2,338
於轉撥至投資物業時之 物業及預付租賃款 重估盈餘	Surplus on revaluation of properties and prepaid lease payments upon transfer to investment properties	-	-	-	8,764	-	-	8,764	1,243	10,007
於轉撥至投資物業時之 物業重估之遞延 稅項的影響	Deferred tax effect on revaluation of properties upon transfer to investment properties	-	-	-	(5,953)	-	-	(5,953)	(895)	(6,848)
本年度溢利	Profit for the year	-	-	-	-	-	2,054,142	2,054,142	37,964	2,092,106
本年度全面收益(費用) 總額	Total comprehensive income (expense) for the year	-	-	708,222	(36,598)	-	2,054,142	2,725,766	39,769	2,765,535
收購一間附屬公司 (附註9)	Acquisition of a subsidiary (note 9)	-	-	-	-	-	-	-	177,895	177,895
於出售一間附屬公司時轉撥 (附註8)	Transfer on disposal of a subsidiary (note 8)	-	-	23,176	-	-	(23,176)	-	-	-
於出售一間聯營公司時轉撥	Transfer on disposal of an associate	-	-	(11,305)	-	-	11,305	-	-	-
部份出售一間仍具控股權之 附屬公司(附註i)	Partial disposal of a subsidiary without loss of control (Note i)	-	-	-	-	(325,131)	-	(325,131)	814,831	489,700
一間附屬公司的股份回購及 註銷	Share repurchased and cancelled of a subsidiary	-	-	-	-	1,134	-	1,134	(3,865)	(2,731)
股息分配 (附註16)	Dividend recognised as distribution (note 16)	-	-	-	-	-	(489,700)	(489,700)	-	(489,700)
股息分派予 非控股權益	Dividend distributed to non-controlling interests	-	-	-	-	-	-	-	(107,054)	(107,054)
於二零一七年十二月三十一日	At 31st December, 2017	3,788,814	1,417,669	952,217	61,387	(329,167)	17,534,360	23,425,280	1,459,760	24,885,040

綜合權益變動表(續)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)

截至二零一八年十二月三十一日止年度

For the year ended 31st December, 2018

		本公司股東應佔 Attributable to owners of the Company						非控股權益 Non-controlling interests		權益總額 Total Equity
		股本 Share capital	特殊 資本儲備 Special capital reserve	匯兌 浮動儲備 Exchange translation reserve	重估儲備 Revaluation reserves	其他儲備 Other reserves	累計溢利 Retained earnings	總計 Total		千港元 HK\$'000
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
				(附註40) (附註ii) (note 40) (Note ii)						
於二零一七年十二月三十一日 會計政策變動的影響(附註2)	At 31st December, 2017 Effect on changes in accounting policies (note 2)	3,788,814	1,417,669	952,217	61,387 (77,903)	(329,167)	17,534,360 77,903	23,425,280	1,459,760	24,885,040
於二零一八年一月一日(重列)	At 1st January, 2018 (restated)	3,788,814	1,417,669	952,217	(16,516)	(329,167)	17,612,263	23,425,280	1,459,760	24,885,040
換算為列貨幣所產生之 匯兌差異	Exchange differences arising on translation to presentation currency	-	-	(297,565)	-	-	-	(297,565)	(16,927)	(314,492)
換算海外業務所產生之 匯兌差異	Exchange differences arising on translation of foreign operations	-	-	(67,605)	-	-	-	(67,605)	-	(67,605)
應佔聯營公司及合營企業之 其他全面費用	Share of other comprehensive expense of associates and joint ventures	-	-	(64,920)	-	-	-	(64,920)	-	(64,920)
透過其他全面收益按公允價值處理之 股本工具投資公允 價值之淨變動	Net change in fair value of investments in equity instruments at fair value through other comprehensive income	-	-	-	(64,955)	-	-	(64,955)	(1,681)	(66,636)
透過其他全面收益按公允價值處理之 股本工具投資公允 價值之變動之遞延稅項的影響	Deferred tax effect on change in fair value of investment in an equity instrument at fair value through other comprehensive income	-	-	-	3,603	-	-	3,603	-	3,603
於轉撥至投資物業時之 物業及預付租賃款 重估盈餘	Surplus on revaluation of properties and prepaid lease payments upon transfer to investment properties	-	-	-	3,156	-	-	3,156	1,054	4,210
於轉撥至投資物業時之物業重估之 遞延稅項的影響	Deferred tax effect on revaluation of properties upon transfer to investment properties	-	-	-	(4,527)	-	-	(4,527)	(1,512)	(6,039)
其他	Others	-	-	-	-	763	-	763	-	763
本年度溢利	Profit for the year	-	-	-	-	-	1,251,202	1,251,202	6,909	1,258,111
本年度全面(費用)收益總額	Total comprehensive (expense) income for the year	-	-	(430,090)	(62,723)	763	1,251,202	759,152	(12,157)	746,995
於出售透過其他全面收益按公允價值 處理之股本工具時轉撥重估儲備至 累計溢利	Transfer of revaluation reserves to retained earnings upon disposal of equity instrument at fair value through other comprehensive income	-	-	-	4,601	-	(4,601)	-	-	-
股息分配(附註16)	Dividend recognised as distribution (note 16)	-	-	-	-	-	(301,354)	(301,354)	-	(301,354)
股息分派予非控股權益	Dividend distributed to non-controlling interests	-	-	-	-	-	-	-	(77,670)	(77,670)
於二零一八年十二月三十一日	At 31st December, 2018	3,788,814	1,417,669	522,127	(74,638)	(328,404)	18,557,510	23,883,078	1,369,933	25,253,011

附註：

- (i) 於截至二零一七年十二月三十一日止年度內，本集團透過分派特別股息(於附註16披露)分派於亞證地產有限公司(「亞證地產」)15.77%之權益。特別股息之公允價值與非控股權益賬面值增加之325,131,000港元差異已直接於權益內之其他儲備確認。
- (ii) 於二零一八年一月一日及二零一八年十二月三十一日，本集團重估儲備包括透過其他全面收益按公允價值處理之股本工具(於二零一八年一月一日採用香港財務報告準則第9號前以供出售(「可供出售」)投資作描述)公允價值調整所產生之投資重估儲備，以及於轉撥至投資物業時物業重估所產生之物業重估儲備。

Notes:

- (i) During the year ended 31st December, 2017, the Group distributed its 15.77% equity interest in Asiasec Properties Limited ("ASL") through distribution of special dividend as disclosed in note 16. The difference of HK\$325,131,000 between the fair value of the special dividend and the increase in carrying amount of the non-controlling interests had been recognised directly in equity under other reserves.
- (ii) Revaluation reserves of the Group as at 1st January, 2018 and 31st December, 2018 comprise the investment revaluation reserve arising from the fair value adjustment on equity instruments at fair value through other comprehensive income (previously described as available-for-sale ("AFS") investments prior to the adoption of HKFRS 9 on 1st January, 2018) and property revaluation reserve arising from revaluation of properties upon transfer to investment properties.

綜合現金流動表

CONSOLIDATED STATEMENT OF CASH FLOWS

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

	附註 NOTES	2018 千港元 HK\$'000	2017 千港元 HK\$'000
營運業務	OPERATING ACTIVITIES		
除稅前溢利	Profit before tax	1,867,569	2,556,443
調整：	Adjustments for:		
其他收入及收益	Other income and gains		
— 股息收入	— Dividend income	(3,767)	(3,253)
— 銀行存款及應收貸款	— Interest income on bank deposits and		
利息收入	loans receivable	(273,035)	(76,216)
— 來自合營企業之利息收入	— Interest income from joint ventures	(8,008)	(22,252)
可供出售投資之	Impairment loss on available-for-sale		
減值虧損	investments	—	78,168
持作買賣投資公允價值之	Net decrease in fair value of		
淨減少	held-for-trading investments	—	15,444
透過損益按公允價值處理之金融	Net decrease in fair value of financial		
資產之公允價值淨減少	assets at fair value through profit or loss	68,246	—
透過損益按公允價值處理之股本	Net decrease in fair value of equity securities		
證券之公允價值淨減少	at fair value through profit or loss	29,597	—
一名租戶之遞延租金收入	Deferred rental income from a tenant	(8,267)	(8,461)
已竣工物業存貨轉撥至	Fair value gain on transfer of inventories		
投資物業之公允價值	of completed properties to investment		
收益	properties	(229,137)	(115,313)
投資物業公允價值之增加	Increase in fair value of investment properties	(201,283)	(338,453)
已竣工物業存貨之	Write-down of (reversal of write-down of)		
減值(減值撥回)	inventories of completed properties	4,014	(1,020)
呆壞賬準備	Allowance for bad and doubtful debts	—	22,989
應佔聯營公司溢利	Share of profit of associates	(55,688)	(99,148)
應佔合營企業溢利	Share of profit of joint ventures	(378,774)	(253,219)
融資成本	Finance costs	155,964	153,841
折舊及攤銷	Depreciation and amortisation	47,272	58,677
出售一間附屬公司之收益	Gain on disposal of a subsidiary	8	(1,633,977)
議價收購一間附屬公司之收益	Gain on bargain purchase of a subsidiary	9	(60,856)
出售及註銷物業、廠房及設備之	(Gain) loss on disposal and write-off of property,		
(收益)虧損	plant and equipment	(78)	97
營運資金變動前之	Operating cash inflows before movements in		
營運現金流入	working capital	1,014,625	273,491
物業存貨減少(增加)	Decrease (increase) in inventories of properties	904,598	(829,008)
待發展物業及收購待發展	Increase in properties for development and deposits		
物業之按金增加	for acquisition of properties for development	(2,271,092)	(140,114)
其他存貨減少(增加)	Decrease (increase) in other inventories	1,537	(1,266)
交易及其他應收賬款、	Decrease (increase) in trade and other receivables,		
按金及預付款減少(增加)	deposits and prepayments	145,121	(38,781)
透過損益按公允價值處理之	Decrease in equity securities at fair value through		
股本證券減少	profit or loss	1,739	—
受規管之銀行存款減少	Decrease in restricted bank deposits	470,112	207,097
交易及其他應付賬款增加	Increase in trade and other payables	358,094	167,922
預售按金增加	Increase in pre-sale deposits	—	733,909
合約負債減少	Decrease in contract liabilities	(442,460)	—
租戶之租金按金增加(減少)	Increase (decrease) in rental deposits from tenants	6,579	(11,096)
來自營運業務之現金	Cash from operations	188,853	362,154
已付中國企業所得稅、土地增值稅	PRC Enterprise Income Tax, Land Appreciation Tax		
(「土地增值稅」)、海外稅項及	(“LAT”), overseas tax and Hong Kong Profits		
香港所得稅	Tax paid	(103,771)	(148,114)
中國企業所得稅退稅	PRC Enterprise Income Tax refunded	397	3,011
來自營運業務之現金淨值	NET CASH FROM OPERATING ACTIVITIES	85,479	217,051

綜合現金流動表(續)

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

截至二零一八年十二月三十一日止年度

For the year ended 31st December, 2018

	附註 NOTES	2018 千港元 HK\$'000	2017 千港元 HK\$'000
投資業務	INVESTING ACTIVITIES		
已收利息	Interest received	248,511	110,108
已收來自聯營公司的股息	Dividends received from associates	–	154,123
已收來自合營企業的股息	Dividends received from joint ventures	245,708	9,047
已收來自可供出售投資的股息	Dividends received from available-for-sale investments	–	3,253
已收來自透過其他全面收益按公允價值處理之股本工具的股息	Dividends received from equity instruments at fair value through other comprehensive income	2,101	–
已收來自透過損益按公允價值處理之金融資產的股息	Dividends received from financial assets at fair value through profit or loss	657	–
購買物業、廠房及設備	Purchase of property, plant and equipment	(5,073)	(21,659)
出售物業、廠房及設備所得	Proceeds on disposal of property, plant and equipment	476	737
購買投資物業	Purchase of investment properties	(4,016)	(694,722)
出售投資物業扣除增值稅所得	Proceeds from disposal of investment properties, net of value added tax	12,548	2,008
收購一間附屬公司所產生之現金流出淨值	Net cash outflow arising on acquisitions of a subsidiary	9	–
資本投入至聯營公司	Capital contribution to associates	–	(131,522)
收購一間合營企業	Acquisition of a joint venture	–	(11,717)
購買持作買賣投資	Purchase of held-for-trading investments	(1,495,701)	(18,072)
購買透過損益按公允價值處理之金融資產	Purchase of financial assets at fair value through profit or loss	–	(5,941)
購買透過其他全面收益按公允價值處理之股本工具	Purchase of equity instruments at fair value through other comprehensive income	(396,855)	–
來自透過其他全面收益按公允價值處理之股本工具的資本返還所得	Proceeds from return of capital of an equity instrument at fair value through other comprehensive income	(42,134)	–
出售持作買賣投資所得	Proceeds from disposal of held-for-trading investments	28,919	–
來自出售一間附屬公司之現金流入淨值	Net cash inflow from disposal of a subsidiary	–	11,260
有關出售附屬公司之按金退回	Deposits refunded in relation to disposal of subsidiaries	8	–
合營企業借款	Advances to joint ventures	–	1,071,943
合營企業還款	Repayment from joint ventures	–	(182,256)
聯營公司還款	Repayment from associates	(441,933)	(447,992)
歸還貸款	Loans repaid	61,182	266,230
給予貸款	Loans advanced	121,454	–
用作抵押之銀行存款之提取	Withdrawal of pledged bank deposits	265,678	364,047
用作抵押之銀行存款之存入	Placement of pledged bank deposits	(1,112,476)	(625,153)
		179,075	87,310
		(550,000)	(3,721)
用於投資業務之現金淨值	NET CASH USED IN INVESTING ACTIVITIES	(2,881,879)	(62,689)

綜合現金流動表(續)

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

截至二零一八年十二月三十一日止年度

For the year ended 31st December, 2018

		2018 千港元 HK\$'000	2017 千港元 HK\$'000
融資業務	FINANCING ACTIVITIES		
已付利息	Interest paid	(203,961)	(186,189)
已付股息	Dividend paid	(301,354)	–
已付予非控股股東股息	Dividends paid to non-controlling shareholders	(77,670)	(107,054)
新借銀行及其他貸款	New bank and other loans raised	1,557,395	2,681,230
歸還銀行及其他貸款	Repayment of bank and other loans	(1,087,483)	(1,868,741)
一間附屬公司的股份回購及註銷	Share repurchased and cancelled of a subsidiary	–	(2,731)
來自聯營公司借款	Advances from associates	6,128	–
來自合營企業借款	Advances from joint ventures	932,111	10,789
歸還合營企業借款	Repayment to joint ventures	(3,128)	–
歸還一個合營企業伙伴借款	Repayment to a joint venture partner	–	(70,588)
來自融資業務之現金淨值	NET CASH FROM FINANCING ACTIVITIES	822,038	456,716
現金及現金等值項目 (減少)增加淨額	NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(1,974,362)	611,078
於一月一日之現金及 現金等值項目	CASH AND CASH EQUIVALENTS AT 1ST JANUARY	4,194,781	3,559,907
外匯兌換率改變之影響	Effect of foreign exchange rate changes	(44,893)	23,796
於十二月三十一日之 現金及現金等值項目	CASH AND CASH EQUIVALENTS AT 31ST DECEMBER	2,175,526	4,194,781
現金及現金等值 項目結存分析	ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
銀行結存及現金	Bank balances and cash	2,293,386	4,782,753
減：受規管之銀行存款(附註)	Less: restricted bank deposits (Note)	(117,860)	(587,972)
		2,175,526	4,194,781

附註：受規管銀行存款包括在銀行結存及現金，該類銀行結存只能用於指定的物業發展項目。

Note: The restricted bank deposits are included in bank balances and cash which can only be applied in the designated property development projects.