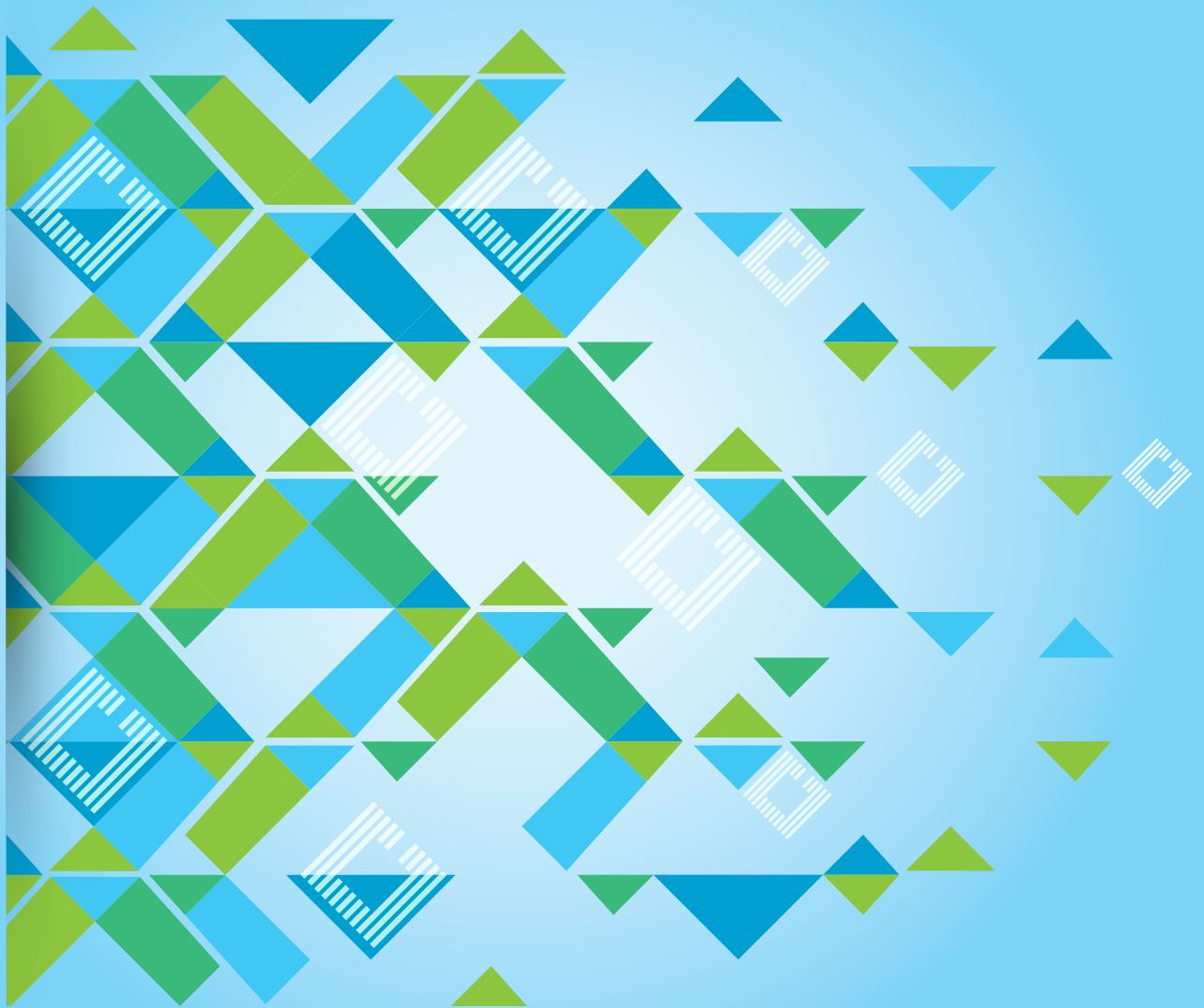


中國基建投資有限公司

China Infrastructure Investment Limited

Stock Code 股份代號 : 600



ANNUAL REPORT
年度報告 **2016**

CONTENTS

目錄

Corporate Information	公司資料	2
Chairman's Statement	主席報告	4
Management Discussion and Analysis	管理層討論與分析	7
Corporate Governance Report	企業管治報告	13
Environmental, Social and Governance Report	環境、社會及管治報告	29
Directors and Senior Management	董事及高級管理層	38
Directors' Report	董事會報告	42
Independent Auditors' Report	獨立核數師報告	52
Consolidated Statement of Profit or Loss and Other Comprehensive Income	綜合損益及其他全面收益表	64
Consolidated Statement of Financial Position	綜合財務狀況表	66
Consolidated Statement of Changes in Equity	綜合權益變動表	68
Consolidated Statement of Cash Flows	綜合現金流量表	70
Notes to the Consolidated Financial Statements	綜合財務報表附註	72
Five Years Financial Summary	五年財務摘要	174
Group Properties	集團物業	175

CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

EXECUTIVE DIRECTORS:

Mr. YE De Chao (Chairman)
Mr. XU Xiao Jun (Chief Executive Officer)
Mr. JI Xu Dong

INDEPENDENT NON-EXECUTIVE DIRECTORS:

Mr. HE Jin Geng
Mr. YU Hong Gao
Ms. CHEN Yang

COMPANY SECRETARY

Mr. TSO Ping Cheong Brian

AUDIT COMMITTEE

Mr. HE Jin Geng (Chairman)
Mr. YU Hong Gao
Ms. CHEN Yang

REMUNERATION COMMITTEE

Mr. YU Hong Gao (Chairman)
Mr. YE De Chao
Mr. HE Jin Geng
Ms. CHEN Yang

NOMINATION COMMITTEE

Mr. YE De Chao (Chairman)
Mr. HE Jin Geng
Mr. YU Hong Gao
Ms. CHEN Yang

CORPORATE GOVERNANCE COMMITTEE

Mr. XU Xiao Jun (Chairman)
Mr. HE Jin Geng
Mr. YU Hong Gao
Ms. CHEN Yang

董事會

執行董事：

業德超先生 (主席)
徐小俊先生 (行政總裁)
季旭東先生

獨立非執行董事：

何金耿先生
郁紅高先生
陳洋女士

公司秘書

曹炳昌先生

審核委員會

何金耿先生 (主席)
郁紅高先生
陳洋女士

薪酬委員會

郁紅高先生 (主席)
業德超先生
何金耿先生
陳洋女士

提名委員會

業德超先生 (主席)
何金耿先生
郁紅高先生
陳洋女士

企業管治委員會

徐小俊先生 (主席)
何金耿先生
郁紅高先生
陳洋女士

Corporate Information

公司資料

AUDITORS

Centurion ZD CPA Limited
Certified Public Accountants

REGISTERED OFFICE

Cayman Islands

The R&H Trust Co. Ltd.
Windward 1, Regatta Office Park
Grand Cayman
Cayman Islands

Hong Kong

Suite 607, 6/F., Ocean Centre
5 Canton Road, Tsim Sha Tsui
Kowloon, Hong Kong

SHARE REGISTRARS & TRANSFER OFFICE

Principal Share Registrar

The R&H Trust Co. Ltd.
Windward 1, Regatta Office Park
Grand Cayman
Cayman Islands

Hong Kong Branch Share Registrar

Boardroom Share Registrars (HK) Limited
31/F., 148 Electric Road
North Point
Hong Kong

BANKERS

Bank of Communications Company Limited
The Shanghai Commercial Bank Limited
Wing Hang Bank, Limited

STOCK CODE

00600

WEBSITE

<http://www.china-infrastructure.com>

核數師

中正達會計師事務所有限公司
執業會計師

註冊辦事處

開曼群島

The R&H Trust Co. Ltd.
Windward 1, Regatta Office Park
Grand Cayman
Cayman Islands

香港

香港九龍
尖沙咀廣東道5號
海洋中心6樓607室

股份過戶登記處

主要股份登記處

The R&H Trust Co. Ltd.
Windward 1, Regatta Office Park
Grand Cayman
Cayman Islands

香港股份過戶登記分處

寶德隆證券登記有限公司
香港
北角
電氣道148號31樓

往來銀行

交通銀行股份有限公司
上海商業銀行有限公司
永亨銀行有限公司

股票代碼

00600

網址

<http://www.china-infrastructure.com>

CHAIRMAN'S STATEMENT

主席報告

On behalf of the board of directors of China Infrastructure Investment Limited (the "Company"), I am pleased to present the final results of the Company and its subsidiaries (collectively the "Group") for the year ended 31 December 2016.

ANNUAL RESULTS

The revenue of the Group for the year ended 31 December 2016 was approximately HK\$15,691,000, as compared with approximately HK\$22,133,000 in 2015. The general and administrative costs of the Group had slightly increased from approximately HK\$11,544,000 for the year ended 31 December 2015 to approximately HK\$13,256,000 this year, due to increase of acquisition costs of the new project during the year. The loss attributable to owners of the Company for the year ended 31 December 2016 was approximately HK\$5,507,000, compared with the profit attributable to owners of the Company of approximately HK\$5,249,000 over the corresponding period of 2015.

The principal assets of Forward Investment (PRC) Company Limited ("Forward Investment") is the 100% equity interests in 南京泰和盈科置業有限公司 (Nanjing Taihe Yingke Property Company Limited*) ("Nanjing Taihe Yingke"), which main asset is a complex development project (the "Jiangning Project") located in Jiangning Development Zone, Nanjing, Jiangsu Province, the PRC. The Jiangning Project is designed as a composite complex comprising two towers of commercial space and service apartments. A six-storey tower with a planned gross floor area of 39,241.48 square metres is planned to house the commercial space, and an 18-storey tower with a planned gross floor area of 20,882.52 square metres is planned to house the service apartments. The total planned gross floor area of the Jiangning Project is approximately 74,642.00 square metres which includes a basement of approximately 14,518.00 square metres, and land use rights of approximately 20,050.90 square metres.

Up to the date of this report, the construction progress and the pre-sale of commercial building developed by Nanjing Taihe Yingke at Jiangning District of Nanjing performed well and in line with the expectation. The topping-up work of the commercial building had been completed in 2015 and the interior construction work had been

本人謹代表中國基建投資有限公司（「本公司」）之董事會，欣然提呈本公司及其附屬公司（統稱「本集團」）截至二零一六年十二月三十一日止年度的末期業績。

全年業績

於截至二零一六年十二月三十一日止年度，本集團錄得收益約為15,691,000港元，而二零一五年則約為22,133,000港元。由於年內新項目收購成本增加，因此本集團一般及行政成本由截至二零一五年十二月三十一日止年度之約11,544,000港元輕微增加至本年度之約13,256,000港元。於截至二零一六年十二月三十一日止年度，本公司擁有人應佔虧損約為5,507,000港元，而二零一五年同期則錄得本公司擁有人應佔溢利約為5,249,000港元。

泰和投資（中國）有限公司（「泰和投資」）之主要資產為南京泰和盈科置業有限公司（「南京泰和盈科」）之100%股權，而南京泰和盈科之主要資產為江寧項目，江寧項目是位於中國江蘇省南京江寧開發區之綜合發展項目（「江寧項目」）。江寧項目之設計為由兩幢商業及服務公寓大樓組成之綜合發展項目。規劃建築面積為39,241.48平方米之六層高大樓擬作商業用途，而規劃建築面積為20,882.52平方米之18層高大樓則擬作服務公寓。江寧項目之總規劃建築面積約為74,642.00平方米，包括約14,518.00平方米之地庫，以及約20,050.90平方米之土地使用權。

截至本報告日期，南京泰和盈科於南京江寧區開發之商業樓宇之建設進度及預售進展良好並符合預期。商業樓宇之封頂工作已於二零一五年完成，且其室內建造工程已於二零一六年竣工。商業樓宇首層及二層之裝修工

Chairman's Statement 主席報告

completed in 2016. The decoration work of the first and second floors of the commercial building had been completed during the year 2016 and it is expected that the decoration work of the third to sixth floors of the commercial building would be completed in 2017. Approximately 1,600 square meters of the gross floor area of the commercial building have been pre-sold with average selling price of approximately RMB37,100 per square meters. Approximately 5,400 square meters of the gross floor area of the commercial building has been rented out. The construction of the service apartment building had been completed and the construction completion acceptance was granted in the first half of 2014. Pre-sale of service apartment building had commenced in 2012. As at 31 December 2016, it was confirmed that 360 service apartment units with approximately 20,100 square meters of the gross floor area were sold with average selling price of approximately RMB12,300 per square meters.

Pursuant to the subscription agreement, this investment will provide the annual return undertaking of not less than 12% of the consideration which can generate stable revenue streams and cash surplus for the Group. On 15 May 2016, the guarantors of the subscription agreement had fulfilled their obligations regarding the return undertaking and compensated the shortfall of the profit guarantee for the year ended 31 December 2015, being HK\$36 million, to the Group.

On 9 September 2016, the Group had entered into an equity transfer agreement to acquire 51% of the entire equity interest in 天津俊華物流有限公司 (Tianjin Jun Hua Logistics Company Limited*) ("Tianjin Jun Hua Logistics"). Tianjin Jun Hua Logistics is principally engaged in the business of property rentals, development of a logistics base and operation of storage units. Tianjin Jun Hua Logistics owns a property with a land use area of 11,331.30 m², comprising of one building with one storey of 704.16 m² and another building with four storeys of 10,807.91 m², which is being developed into a logistics base at Tianjin Economic and Technological Development Zone, Tianjin. The property is located in the Tianjin Harbour, which is one of the main transportation hubs of the PRC. The Company is of the view that the acquisition allows the Group to invest in a property and logistics project located within a promising district. It is believed that the acquisition will provide a steady rental income stream to the Group amid the current low interest rate environment as well as appreciation potential of the value of the property owned by Tianjin Jun Hua Logistics. The acquisition was completed on 9 December 2016.

程已於二零一六年竣工，預期商業樓宇第三至六層之裝修工程將於二零一七年竣工。商業樓宇已預售約1,600平方米之建築面積，平均售價達每平方米約人民幣37,100元。商業樓宇已出租約5,400平方米之建築面積。服務公寓樓宇已竣工，並已於二零一四年上半年獲得竣工驗收。服務公寓樓宇之預售已於二零一二年開始。於二零一六年十二月三十一日，服務公寓單位已售出360套，建築面積合共約20,100平方米，平均售價達每平方米約人民幣12,300元。

根據認購合同，該項投資將會為本集團帶來不低於代價12%的年回報承諾，能為本集團提供穩固的收益以及現金盈餘。於二零一六年五月十五日，認購合同之擔保人已履行其對回報承諾之責任，向本集團補償截至二零一五年十二月三十一日止年度之溢利保證差額（即36,000,000港元）。

二零一六年九月九日，本集團訂立一份股權轉讓協議以收購天津俊華物流有限公司（「天津俊華物流」）全部股權之51%。天津俊華物流主要從事物業租賃、物流基地發展及倉儲單位營運業務。天津俊華物流擁有一處位於天津市天津經濟技術開發區的物業，土地使用面積為11,331.30平方米（包括一幢面積為704.16平方米的一層樓宇及另一幢面積為10,807.91平方米的四層樓宇），將開發為物流基地。該物業位於中國主要交通樞紐之一—天津港。本公司認為收購事項得以讓本集團投資於位處黃金地段之物業及物流項目。本公司認為，在目前低利率環境下加上天津俊華物流擁有之物業之升值潛力，收購事項將為本集團提供穩定租金收入來源。收購事項已於二零一六年十二月九日完成。

Chairman's Statement

主席報告

A disposal agreement dated 20 March 2013 in relation to the disposal of 49% equity interests in 北京中港綠能投資諮詢有限公司 (Beijing Zhonggang Green Energy Investment Consulting Co., Ltd.*) (the "Intermediate Holding Company") and the cancellation of the option to acquire the remaining 51% effective interest in the Intermediate Holding Company was entered into by the Company and the purchasers for an aggregate consideration of HK\$315 million (the "Changdongshun Disposal"). The reasons for the Changdongshun Disposal were mainly due to the performance of the management of the Changdongshun Group has failed to meet the expectations of the Directors, in particular, in respect of provision of financial information to the Company. A circular of the Company setting out the details of the Changdongshun Disposal was published on 26 June 2013. The Group had received from the Purchasers an aggregate of the whole amount of the consideration of HK\$315,000,000 for the Changdongshun Disposal, the whole amount of the advance amounting to HK\$11,270,000 by the Group to 北京昌東順燃氣有限公司 (Beijing Changdongshun Gas Limited*) ("Beijing Changdongshun") and the loan amounting to RMB10,000,000 provided by the Group to Beijing Changdongshun plus the loan's interests. By then, all the conditions precedent for the Changdongshun Disposal has been fulfilled. As at the date of this report, the Company is in the process of transferring the 49% equity interest in the Intermediate Holding Company to the Purchasers in order to complete the Changdongshun Disposal.

PROSPECTS

The management will continue to look for investment opportunities in relation to the real estate business and logistics services business in the PRC so as to expand the development portfolio of the Group in the future. In this regard, investment opportunities which offer satisfactory returns to the Shareholders within the acceptable risk profile of the Group and expected return will be considered. As a result, the Group will strive to identify suitable projects with potential for development and satisfactory returns across various sectors in the PRC market.

Ye De Chao

Chairman

31 March 2017

* *For identification purpose only*

本公司與買方於二零一三年三月二十日就出售北京中港綠能投資諮詢有限公司（「中層控股公司」）之49%股權以及註銷收購中層控股公司餘下51%實際權益之期權而訂立一項出售協議，總代價為315,000,000港元（「昌東順出售事項」）。進行昌東順出售事項之理由主要為昌東順集團之管理層表現未能符合董事之預期，尤其是在向本公司提供財務資料方面。載有昌東順出售事項詳情之本公司通函已於二零一三年六月二十六日刊發。本集團已從買方處收取昌東順出售事項之整筆總代價款項315,000,000港元、本集團向北京昌東順燃氣有限公司（「北京昌東順」）提供之整筆墊款11,270,000港元及本集團向北京昌東順提供之貸款人民幣10,000,000元本金連利息，至此，昌東順出售事項之所有先決條件均已完成。於本報告日期，本公司現正轉讓中層控股公司49%股權予買方以完成昌東順出售事項。

未來展望

管理層將於日後繼續尋求有關中國房地產業務及物流服務業務之投資機遇，以擴大本集團之投資發展項目的組合。就此，本集團將在可承受風險及預期回報範圍內尋求可為股東帶來理想回報之投資機會。因此，本集團將致力在中國市場上在不同的領域內尋找具發展潛質及理想回報的合適項目。

業德超

主席

二零一七年三月三十一日

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論與分析

BUSINESS REVIEW AND OUTLOOK

PRC PROJECTS

Properties development and investment

Forward Investment (PRC) Company Limited

The principal assets of Forward Investment (PRC) Company Limited (“Forward Investment”) is the 100% equity interests in 南京泰和盈科置業有限公司 (Nanjing Taihe Yingke Property Company Limited*) (“Nanjing Taihe Yingke”), which main asset is a complex development project (the “Jiangning Project”) located in Jiangning Development Zone, Nanjing, Jiangsu Province, the PRC. The Jiangning Project is designed as a composite complex comprising two towers of commercial space and service apartments. A six-storey tower with a planned gross floor area of 39,241.48 square metres is planned to house the commercial space, and an 18-storey tower with a planned gross floor area of 20,882.52 square metres is planned to house the service apartments. The total planned gross floor area of the Jiangning Project is approximately 74,642.00 square metres which includes a basement of approximately 14,518.00 square metres, and land use rights of approximately 20,050.90 square metres.

Up to the date of this report, the construction progress and the pre-sale of commercial building developed by Nanjing Taihe Yingke at Jiangning District of Nanjing performed well and in line with the expectation. The topping-up work of the commercial building had been completed in 2015 and the interior construction work had been completed in 2016. The decoration work of the first and second floors of the commercial building had been completed during the year 2016 and it is expected that the decoration work of the third to sixth floors of the commercial building would be completed in 2017. Approximately 1,600 square meters of the gross floor area of the commercial building have been pre-sold with average selling price of approximately RMB37,100 per square meters. Approximately 5,400 square meters of the gross floor area of the commercial building has been rented out. The construction of the service apartment building had been completed and the construction completion acceptance was granted in the first half of 2014. Pre-sale of service apartment building had commenced in 2012. As at 31 December 2016, it was confirmed that 360 service apartment units with approximately 20,100 square meters of the gross floor area were sold with average selling price of approximately RMB12,300 per square meters.

業務回顧及展望

中國項目

物業發展及投資

泰和投資(中國)有限公司

泰和投資(中國)有限公司(「泰和投資」)之主要資產為南京泰和盈科置業有限公司(「南京泰和盈科」)之100%股權，而南京泰和盈科之主要資產為江寧項目，江寧項目是位於中國江蘇省南京江寧開發區之綜合發展項目(「江寧項目」)。江寧項目之設計為由兩幢商業及服務公寓大樓組成之綜合發展項目。規劃建築面積為39,241.48平方米之六層高大樓擬作商業用途，而規劃建築面積為20,882.52平方米之18層高大樓則擬作服務公寓。江寧項目之總規劃建築面積約為74,642.00平方米，包括約14,518.00平方米之地庫，以及約20,050.90平方米之土地使用權。

截至本報告日期，南京泰和盈科於南京江寧區開發之商業樓宇之建設進度及預售進展良好並符合預期。商業樓宇之封頂工作已於二零一五年完成，且其室內建造工程已於二零一六年竣工。商業樓宇首層及二層之裝修工程已於二零一六年竣工，預期商業樓宇第三至六層之裝修工程將於二零一七年竣工。商業樓宇已預售約1,600平方米之建築面積，平均售價達每平方米約人民幣37,100元。商業樓宇已出租約5,400平方米之建築面積。服務公寓樓宇已竣工，並已於二零一四年上半年獲得竣工驗收。服務公寓樓宇之預售已於二零一二年開始。於二零一六年十二月三十一日，服務公寓單位已售出360套，建築面積合共約20,100平方米，平均售價達每平方米約人民幣12,300元。

Management Discussion and Analysis

管理層討論與分析

Pursuant to the subscription agreement, this investment will provide the annual return undertaking of not less than 12% of the consideration which can generate stable revenue streams and cash surplus for the Group. On 15 May 2016, the guarantors of the subscription agreement had fulfilled their obligations regarding the return undertaking and compensated the shortfall of the profit guarantee for the year ended 31 December 2015, being HK\$36 million, to the Group.

天津俊華物流有限公司 (Tianjin Jun Hua Logistics Company Limited*)

On 9 September 2016, the Group had entered into an equity transfer agreement to acquire 51% of the entire equity interest in Tianjin Jun Hua Logistics Company Limited (“Tianjin Jun Hua Logistics”). Tianjin Jun Hua Logistics is principally engaged in the business of property rentals, development of a logistics base and operation of storage units. Tianjin Jun Hua Logistics owns a property with a land use area of 11,331.30 m², comprising of one building with one storey of 704.16 m² and another building with four storeys of 10,807.91 m², which is being developed into a logistics base at Tianjin Economic and Technological Development Zone, Tianjin. The property is located in the Tianjin Harbour, which is one of the main transportation hubs of the PRC. The Company is of the view that the acquisition allows the Group to invest in a property and logistics project located within a promising district. It is believed that the acquisition will provide a steady rental income stream to the Group amid the current low interest rate environment as well as appreciation potential of the value of the property owned by Tianjin Jun Hua Logistics. The acquisition was completed on 9 December 2016.

Infrastructure

新安中京燃氣有限公司 (Xinan Zhongjing Gas Company Limited*)

Xinan Zhongjing Gas Company Limited (“Xinan Zhongjing”) is engaged in the operation of natural gas supply network in 新安產業集聚區 (Xinan Industrial Consolidation Park*), Xinan County, Luoyang City, Henan Province, the PRC. The first phase of pipeline construction was completed in June 2012 and ventilation test was successfully completed in October 2012. Xinan Zhongjing is required to obtain a gas operating license in accordance with the relevant laws and regulations, before it can formally commence operation.

根據認購合同，該項投資將會為本集團帶來不低於代價 12% 的年回報承諾，能為本集團提供穩固的收益以及現金盈餘。於二零一六年五月十五日，認購合同之擔保人已履行其對回報承諾之責任，向本集團補償截至二零一五年十二月三十一日止年度之溢利保證差額（即 36,000,000 港元）。

天津俊華物流有限公司

二零一六年九月九日，本集團訂立一份股權轉讓協議以收購天津俊華物流有限公司（「天津俊華物流」）全部股權之 51%。天津俊華物流主要從事物業租賃、物流基地發展及倉儲單位營運業務。天津俊華物流擁有一處位於天津市天津經濟技術開發區的物業，土地使用面積為 11,331.30 平方米（包括一幢面積為 704.16 平方米的一層樓宇及另一幢面積為 10,807.91 平方米的四層樓宇），將開發為物流基地。該物業位於中國主要交通樞紐之一—天津港。本公司認為收購事項得以讓本集團投資於位處黃金地段之物業及物流項目。本公司認為，在目前低利率環境下加上天津俊華物流擁有之物業之升值潛力，收購事項將為本集團提供穩定租金收入來源。收購事項已於二零一六年十二月九日完成。

基礎設施

新安中京燃氣有限公司

新安中京燃氣有限公司（「新安中京」）從事經營位於中國河南省洛陽市新安縣之新安產業集聚區內之天然氣供應網絡。首期管道建設已於二零一二年六月完工，而通氣測試則於二零一二年十月順利完成。根據相關法律及法規，新安中京須取得燃氣經營許可證才能正式經營業務。

Management Discussion and Analysis 管理層討論與分析

As of the date of this report, the license application is still under process but the relevant authorities have not yet given a timetable for approval of the gas operating license as the application involves several different governmental departments and the schedule of these governmental departments are uncertain. As such, the management of Xinan Zhongjing has tried to approach some other natural gas companies for strategic cooperation opportunities. In the Xinan Zhongjing management's point of view, with the assistance of the strategic partners, it can facilitate the gas operating license application process. The management of Xinan Zhongjing is under negotiation with some potential strategic partners but no binding agreement is closed as at the date of this report.

北京昌東順燃氣有限公司 (Beijing Changdongshun Gas Limited*)

A disposal agreement dated 20 March 2013 in relation to the disposal of 49% equity interests in the Intermediate Holding Company and the cancellation of the option to acquire the remaining 51% effective interest in the Intermediate Holding Company was entered into by the Company and the purchasers for an aggregate consideration of HK\$315 million (the "Changdongshun Disposal"). The reasons for the Changdongshun Disposal were mainly due to the performance of the management of the Changdongshun Group has failed to meet the expectations of the Directors, in particular, in respect of provision of financial information to the Company. A circular of the Company setting out the details of the Changdongshun Disposal was published on 26 June 2013. The Group had received from the Purchasers an aggregate of the whole amount of the consideration of HK\$315,000,000 for the Changdongshun Disposal, the whole amount of the advance amounting to HK\$11,270,000 by the Group to Beijing Changdongshun Gas Limited ("Beijing Changdongshun") and the loan amounting to RMB10,000,000 provided by the Group to Beijing Changdongshun plus the loan's interests. By then, all the conditions precedent for the Changdongshun Disposal has been fulfilled.

截止本報告日期，許可證申請仍在辦理中，但有關當局尚未提供批准燃氣經營許可證之時間表，原因是有關申請涉及多個不同的政府部門，而此等政府部門之時間表未能確定。有鑒於此，新安中京管理層曾嘗試與一些其他天然氣公司接洽，以尋求策略性合作機會。新安中京管理層認為，策略夥伴的幫助有助加快燃氣經營許可證之申請流程。新安中京管理層正與一些潛在策略夥伴磋商，但截至本報告日期尚未達成任何具約束力協議。

北京昌東順燃氣有限公司

本公司與買方於二零一三年三月二十日就出售中層控股公司之49%股權以及註銷收購中層控股公司餘下51%實際權益之期權而訂立一項出售協議，總代價為315,000,000港元（「昌東順出售事項」）。進行昌東順出售事項之理由主要為昌東順集團之管理層表現未能符合董事之預期，尤其是在向本公司提供財務資料方面。載有昌東順出售事項詳情之本公司通函已於二零一三年六月二十六日刊發。本集團已從買方處收取昌東順出售事項之整筆總代價款項315,000,000港元、本集團向北京昌東順燃氣有限公司（「北京昌東順」）提供之整筆墊款11,270,000港元及本集團向北京昌東順提供之貸款人民幣10,000,000元本金連利息，至此，昌東順出售事項之所有先決條件均已完成。

Management Discussion and Analysis 管理層討論與分析

After receipts of the full payment of the consideration of the Changdongshun Disposal, the director of the Company contacted the Purchasers Mr. Wang Fa Hui (“Mr. Wang”) and Mr. Zhou Jian Hong (“Mr. Zhou”) to proceed the work for transfer of shares in order to complete the Changdongshun Disposal. During the time doing the preparation work for transfer of shares, Mr Wang and Mr. Zhou had informed the Company that there was a disagreement between them on the proportion of shares to be transferred to each of them. They needed some time to come to a compromise before proceeding the share transfer. The director of the Company regularly contacts with Mr. Wang and Mr. Zhou to update the latest development of the negotiations between them and always urges them to confirm the proportion of shares in order to complete the transaction as early as possible. Mr. Wang and Mr. Zhou had once promised the director of the Company that they would confirm the proportion of shares each of them would hold and then continue to proceed the share transfer by the latest the end of June 2017. However, Mr. Wang and Mr. Zhou still have not resolved their disagreement as of the date of this report.

The Audit Committee and the Independent Non-Executive Directors are of the view that, as the whole amount of the consideration of the transaction had been received by the Company at the moment, the risks bore by the Company is relatively small. However, as long as the Changdongshun Disposal is not completed and the financial information of the Changdongshun Group is not provided by the Purchasers, the financial position of the Group cannot be truly and fairly reflected. Therefore the Audit Committee and the Independent Non-Executive Directors advised the management to transfer the shares and complete the Changdongshun Disposal as early as possible.

OUTLOOK

The management will continue to look for investment opportunities in relation to the real estate business and logistics services business in the PRC so as to expand the development portfolio of the Group in the future. In this regard, investment opportunities which offer satisfactory returns to the Shareholders within the acceptable risk profile of the Group and expected return will be considered. As a result, the Group will strive to identify suitable projects with potential for development and satisfactory returns across various sectors in the PRC market.

於收取昌東順出售事項之全部代價款項後，本公司董事聯絡買方王發輝先生（「王先生」）及周建宏先生（「周先生」）進行股份轉讓事宜以完成昌東順出售事項。於籌備股份轉讓事宜之際，王先生及周先生知會本公司，彼等對將分別向其轉讓之股份比例存有分歧。彼等於進行股份轉讓前需要更多時間達成一致意見。本公司董事定期聯絡王先生及周先生以知悉彼等之最新磋商情況，並一直催促彼等確定股份比例以盡早完成交易。王先生及周先生曾向本公司董事承諾，彼等最遲於二零一七年六月底前將確定彼等各自之持股比例，其後繼續進行股份轉讓。然而截至本報告日期，王先生及周先生尚未消除彼等之分歧。

審核委員會及獨立非執行董事認為，由於本公司已於當時收取交易代價之全部款項，故本公司所承擔的風險相對輕微。然而，倘昌東順出售事項未能完成，而買方亦不願意提供昌東順集團之財務資料，本集團的財務狀況將不能真實而公平地被反映。因此，審核委員會及獨立非執行董事建議盡早處理股份轉讓並完成昌東順出售事項。

未來展望

管理層將於日後繼續尋求有關中國房地產業務及物流服務業務之投資機遇，以擴大本集團之投資發展項目的組合。就此，本集團將在可承受風險及預期回報範圍內尋求可為股東帶來理想回報之投資機會。因此，本集團將致力在中國市場上在不同的領域內尋找具發展潛質及理想回報的合適項目。

Management Discussion and Analysis

管理層討論與分析

HUMAN RESOURCES

At 31 December 2016, the Group had a total of 11 staff in Hong Kong and the PRC. The Group remunerates employees based on their performance, experience and prevailing industry practices so as to retain the competent and talented employees. The Company has a share option scheme for the purpose of providing incentives and rewards to the eligible persons including the employees of the Company for their contributions to the long term success and prosperity of the Group.

FINANCIAL REVIEW

RESULTS

The revenue of the Group for the year ended 31 December 2016 was approximately HK\$15,691,000, as compared with approximately HK\$22,133,000 for the year ended 31 December 2015. The loss attributable to owners of the Company for the year ended 31 December 2016 was approximately HK\$5,507,000 as compared with the profit attributable to owners of the Company of approximately HK\$5,249,000 for the year ended 31 December 2015. This was mainly due to increase of impairment loss recognised in respect of intangible assets for the year ended 31 December 2016.

CAPITAL STRUCTURE

The capital structure of the Group consisted of debt (which included borrowings), cash and bank balances, loan receivables, and equity attributable to owners of the Company, comprising issued share capital and reserves of the Group.

LIQUIDITY AND FINANCIAL RESOURCES

The Group monitors its liquidity requirements on a short to medium term basis and arranges refinancing of the Group's borrowings when appropriate. At 31 December 2016, the underlying current ratio, defined as current assets over current liabilities, was approximately 2.77 (2015: 3.33). At 31 December 2016, the underlying gearing ratio, defined as the total borrowings over total equity (including non-controlling interests), was approximately 32% (2015: 0%) while the current liabilities to the total assets ratio was approximately 24% (2015: 20%).

人力資源

於二零一六年十二月三十一日，本集團於香港及中國合共有11名員工。本集團按照僱員表現、資歷及現行行業慣例釐定僱員薪酬，以挽留幹練及有才能之僱員。本公司設有一項購股權計劃，旨在獎勵及回報向本集團之長遠成功及繁榮作出貢獻之合資格人士（包括本公司僱員）。

財務回顧

業績

截至二零一六年十二月三十一日止年度，本集團錄得收益約為15,691,000港元，而截至二零一五年十二月三十一日止年度則約為22,133,000港元。截至二零一六年十二月三十一日止年度，本公司擁有人應佔虧損約為5,507,000港元，而截至二零一五年十二月三十一日止年度本公司擁有人應佔溢利則約為5,249,000港元，主要是由於在截至二零一六年十二月三十一日止年度就無形資產確認減值虧損增加。

資本架構

本集團之資本架構包括債務（其包括借貸）、現金及銀行結餘、應收貸款以及本公司擁有人應佔權益（包括本集團已發行股本及儲備）。

流動資金及財務資源

本集團按中短期基準監控流動資金需求，並於適當時為本集團借貸安排再融資。於二零一六年十二月三十一日，相關流動比率（即流動資產除以流動負債）約為2.77（二零一五年：3.33）。於二零一六年十二月三十一日，相關資本負債比率（即總借貸除以總權益（包括非控股股東權益））約為32%（二零一五年：0%），而流動負債對總資產之比率約為24%（二零一五年：20%）。

Management Discussion and Analysis

管理層討論與分析

At 31 December 2016, the Group's equity attributable to owners of the Company was approximately HK\$788,184,000, a decrease of approximately 10.76% over last year end which was approximately HK\$883,179,000. The net current assets at 31 December 2016 was approximately HK\$608,352,000 (2015: HK\$509,570,000) while cash and bank balances at 31 December 2016 was approximately HK\$54,006,000 (2015: HK\$90,669,000).

CONTINGENT LIABILITIES

The Group had no material contingent liabilities as at 31 December 2016.

CHARGE ON ASSETS

At 31 December 2016, investment properties of approximately HK\$61,122,000 and land use rights of approximately HK\$1,881,000 were pledged as securities for borrowings.

FOREIGN CURRENCIES

During the year, most of the business transactions, assets and liabilities of the Group were denominated in Hong Kong Dollars, Renminbi and United Stated Dollars. The Group had no material foreign exchange exposure risks during the year.

FINAL DIVIDEND

The Board has resolved not to propose any final dividend for the year ended 31 December 2016 (2015:nil).

於二零一六年十二月三十一日，本公司擁有人應佔本集團權益約為788,184,000港元，較去年底約883,179,000港元減少約10.76%。於二零一六年十二月三十一日之流動資產淨值約為608,352,000港元（二零一五年：509,570,000港元），而於二零一六年十二月三十一日之現金及銀行結餘約為54,006,000港元（二零一五年：90,669,000港元）。

或然負債

於二零一六年十二月三十一日，本集團並無重大或然負債。

資產抵押

於二零一六年十二月三十一日，本集團已抵押投資物業約61,122,000港元及土地使用權約1,881,000港元作為借貸之擔保。

外匯貨幣

於年內，本集團之大部份業務交易、資產及負債均以港元、人民幣及美金為計值單位。本集團於年內並無重大外匯風險。

末期股息

董事會議決不建議派發截至二零一六年十二月三十一日止年度之任何末期股息（二零一五年：無）。

CORPORATE GOVERNANCE REPORT

企業管治報告

The board of directors (the “Board”) and the Management of the Company are committed to the principles of corporate governance and to maximise shareholders’ value. These principles and objectives enhance the transparency, accountability and independence of the Company and its ability to attract investment and protect rights of shareholders. The Company continues to review the effectiveness of corporate structure so as to improve its corporate governance practices.

CORPORATE GOVERNANCE PRACTICES

The Company has adopted its own code on corporate governance practices which incorporates all the code provisions in the Corporate Governance Code (the “CG Code”) set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”). The Directors confirm that, throughout the financial year, the Company complied with the code provisions of the CG Code except for the following deviations:

Code provision A.4.1 of the CG Code stipulates that non-executive directors should be appointed for a specific term, subject to re-election. The term of office for non-executive Directors including independent non-executive Directors of the Company is not specific. It is provided in the Company’s articles of association that all the Directors are subject to retirement by rotation at least once every three years at the annual general meetings of the Company and are eligible for re-appointment. The Directors are of the view that such provision in the Company’s articles of association has been able to safeguard corporate governance.

DIRECTORS’ SECURITIES TRANSACTIONS

The Company has adopted a code of conduct governing directors’ securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) set out in Appendix 10 of the Listing Rules throughout the financial year. Having made specific enquiry of all Directors, the Directors confirmed that they have complied with the required standard set out in the Model Code and the Company’s code of conduct regarding directors’ securities transactions.

本公司董事會（「董事會」）及管理層秉持企業管治原則及致力令股東價值最大化。該等原則及目標可提高本公司之透明度、問責性及獨立性以及其吸引投資及保障股東權利之能力。本公司將繼續檢討企業架構之成效，以優化其企業管治常規。

企業管治常規

本公司已採納自訂企業管治常規守則，該守則已納入香港聯合交易所有限公司證券上市規則（「上市規則」）附錄14所載企業管治守則（「企業管治守則」）內之所有守則條文。董事確認，本公司已於整個財政年度內遵守企業管治守則所載之守則條文，惟偏離了以下守則條文：

企業管治守則守則條文A.4.1規定非執行董事應以特定任期委任，並須膺選連任。本公司非執行董事（包括獨立非執行董事）並無特定任期。本公司組織章程細則規定所有董事均須至少每三年在本公司股東週年大會上輪值退任一次及合資格於會上膺選連任。董事認為本公司組織章程細則內此等條文足以保障企業管治。

董事進行證券交易

本公司已於整個財政年度內就董事進行證券交易採納條款不遜於上市規則附錄10所載上市發行人董事進行證券交易的標準守則（「標準守則」）所載之規定標準之操守守則。本公司已向全體董事作出特定查詢，董事確認彼等一直遵照標準守則所載之規定標準及本公司之董事進行證券交易之操守守則。

BOARD OF DIRECTORS

Each Director has a duty to act in good faith and in the best interests of the Company and is accountable for the manner in which the affairs of the Company are managed, controlled and operated. The Directors are collectively responsible for the success of the Company. The Board, as at 31 December 2016, comprised:

- (a) three executive Directors, namely Mr. Ye De Chao (Chairman), Mr. Xu Xiao Jun (Chief Executive Officer) and Mr. Ji Xu Dong; and
- (b) three independent non-executive Directors, namely, Mr. He Jin Geng, Mr. Yu Hong Gao and Ms. Chen Yang and one of whom has appropriate professional qualifications, accounting and related financial expertise required under Rule 3.10(2) of the Listing Rules.

The Company considers that the Board has a range of the necessary skills and experiences for discharging their duties. All Directors have been kept informed of major changes on a timely basis that may affect the Company's business.

INDEPENDENT PROFESSIONAL ADVICE

The Directors may, in appropriate circumstances, take independent professional advice from external consultants including counsels, at the Company's expense. During the year under review, counsels were engaged to provide the Board with advice on legal matters.

BOARD MEETINGS

The Board meets regularly to formulate the objectives of the Company, make decisions on strategic plans and budgets, monitor the performance of the Senior Management, determine and review the strategy of the Company, oversee the Company's compliance with statutory and regulatory requirement and to ensure that there is a sound system of internal control and risk management with a goal of protecting the interests of all shareholders.

董事會

各董事均有責任以本公司之最佳利益為大前提忠誠行事，並且須就本公司之管理、監控及營運事宜承擔責任。董事共同就本公司之成功承擔責任。於二零一六年十二月三十一日，董事會由以下成員組成：

- (a) 三位執行董事，分別為業德超先生（主席）、徐小俊先生（行政總裁）及季旭東先生；及
- (b) 三位獨立非執行董事，分別為何金耿先生、郁紅高先生及陳洋女士，其中一位擁有上市規則第3.10(2)條規定之適當專業資格、會計及相關財務專業知識。

本公司認為，董事會各成員均具備多項必要之技能及經驗以履行彼等之職責。全體董事均及時獲知會各項可能影響本公司業務之重大變動。

獨立專業意見

董事可在合適情況下尋求外聘顧問（包括律師）之獨立專業意見，費用概由本公司承擔。於回顧年度內，已委聘律師就法律事宜向董事會提供意見。

董事會會議

董事會定期舉行會議，旨在制定本公司之目標、為策略性計劃及預算作出決定、監察高級管理層之表現、確立及審核本公司之策略、監察本公司遵守法定及監管規定之情況，以及確保本集團具備健全之內部監控及風險管理系統，以保障全體股東權益。

Corporate Governance Report

企業管治報告

Sufficient notices accompanying with agendas for regular and non-regular board meetings were given to all of the Directors so that full attendance could be attained and timely information was provided so that informed decisions could be made. The Board conducts meeting on a regular and ad hoc basis, as required by business needs.

The Board held totally 6 board meetings during the financial year and the attendance of individual director is recorded as follows:

Attendance Record of Board Meetings (1 January 2016 – 31 December 2016)

全體董事已就定期及非定期董事會議獲發足夠之通知及議程，以確保各董事均有出席該等會議及可在及時掌握有關資料的情況下作出知情決定。董事會定期舉行會議及在有業務需要時舉行特別會議。

於本財政年度內，董事會共舉行6次董事會會議，而個別董事之出席記錄如下：

董事會會議之出席記錄（二零一六年一月一日至二零一六年十二月三十一日）

		Attendance 出席次數	Attendance Rate 出席率
Number of board meetings	董事會會議次數	6	
Directors	董事		
<i>Executive Directors</i>	<i>執行董事</i>		
YE De Chao (<i>Chairman</i>)	業德超 (<i>主席</i>)	6/6	100%
XU Xiao Jun (<i>Chief Executive Officer</i>)	徐小俊 (<i>行政總裁</i>)	6/6	100%
JI Xu Dong	季旭東	4/6	67%
<i>Independent Non-executive Directors</i>	<i>獨立非執行董事</i>		
HE Jin Geng	何金耿	4/6	67%
YU Hong Gao	郁紅高	4/6	67%
CHEN Yang	陳洋	4/6	67%

INDEPENDENT NON-EXECUTIVE DIRECTORS

In compliance with Rules 3.10(1) and 3.10(2) of the Listing Rules, the Company has appointed at least three independent non-executive directors and one of whom must have appropriate professional qualifications or accounting or related financial management expertise. As at 31 December 2016, the independent non-executive Directors of the Company (the “INEDs”) represented at least one-third of the Board in compliance with Rule 3.10A of the Listing Rules.

The Board is aware of other commitments of the INEDs and is satisfied that these do not conflict with their duties as the Directors of the Company. The Company has received from each of the INEDs an annual confirmation of his independence as required under Rule 3.13 of the Listing Rules. Based on these confirmations, the Company considers that each of the INEDs is independent.

The terms and conditions of appointing the INEDs are available for inspection at the Company's registered office.

DIRECTORS' CONTINUOUS PROFESSIONAL DEVELOPMENT

Each newly appointed Director is provided with an induction package covering the Group's business and the statutory regulatory obligations of a director of a listed company so as to ensure that he/she has appropriate understanding of the business and operation of the Group and that he/she is fully aware of his/her responsibilities and obligations under the Listing Rules and the relevant regulatory requirements.

Code provision A.6.5 of the CG Code requires that all Directors of the Company should participate in continuous professional development to develop and refresh their knowledge and skills. This is to ensure that their contribution to the Board remains informed and relevant. During the year under review, all Directors of the Company participated in continuous professional development programmes and provided a record of training they received to the Company.

獨立非執行董事

為符合上市規則第3.10(1)及3.10(2)條，本公司已委任至少三名獨立非執行董事，且其中一名須具備適當之專業資格或會計或相關財務管理專長。為符合上市規則第3.10A條，於二零一六年十二月三十一日，本公司之獨立非執行董事（「獨立非執行董事」）佔董事會成員人數至少三分之一。

董事會知悉獨立非執行董事之其他責任，並信納該等責任與彼等擔任本公司董事之職責並無衝突。本公司已接獲各獨立非執行董事就其獨立性根據上市規則第3.13條規定發出之年度確認書。根據該等確認書，本公司認為各獨立非執行董事均為獨立人士。

委任獨立非執行董事之條款及條件於本公司之註冊辦事處可供查閱。

董事之持續專業發展

每位新委任董事均獲提供一份入職資料，涵蓋本集團業務以及作為上市公司董事在法定及監管規定上所須履行責任之資料，以確保其適當理解本集團之業務及營運，及其充分了解其於上市規則及相關監管規定下之職責及責任。

企業管治守則守則條文A.6.5規定，本公司所有董事均應參與持續專業發展，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。於回顧年度內，本公司所有董事均已參與持續專業發展課程，並向本公司提供彼等所接受培訓的記錄。

Corporate Governance Report

企業管治報告

The individual training record of each Director for the year ended 31 December 2016 is set out below.

截至二零一六年十二月三十一日止年度，各董事的個別培訓記錄列明如下。

Types of continuous professional development programmes 持續專業發展課程類別

<i>Executive Directors</i>		執行董事	
YE De Chao	業德超		A, B
XU Xiao Jun	徐小俊		B
JI Xu Dong	季旭東		B
<i>Independent Non-executive Directors</i>		獨立非執行董事	
HE Jin Geng	何金耿		B
YU Hong Gao	郁紅高		B
CHEN Yang	陳洋		B

A: attending seminars and/or conferences and/or forums

A: 出席講座及／或討論會及／或研討會

B: reading journals, newsletter, seminar materials and updates relating to the latest development of the Listing Rules, other applicable regulatory requirements and directors' duties and responsibilities

B: 閱讀有關上市規則、其他適用監管規定及董事職務及責任之最新發展的報刊、通訊、研討會材料與更新資料

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

主席兼行政總裁

In order to comply with code provision A.2.1 of the CG Code and to reinforce the respective independence and accountability, the role and function of the Chairman and the Chief Executive Officer of the Company are segregated.

為了遵守企業管治守則之守則條文A.2.1條規定及加強各自之獨立性及問責性，本公司主席與行政總裁之角色及職責應予以分離。

During the year under review, Mr. Ye De Chao was the Chairman of the Company while Mr. Xu Xiao Jun was the Chief Executive Officer of the Company. Their respective responsibilities are clearly established and defined by the Board in writing.

於回顧年度內，業德超先生乃本公司主席，而徐小俊先生則為本公司行政總裁。彼等各自之職責乃以書面形式明確列載，並經由董事會書面確定。

DELEGATION BY THE BOARD

The Board, headed by the Chairman, reserves for its decision all major matters of the Company, including: approval and monitoring of all policy matters, overall strategies and budgets, internal control and risk management systems, material transactions (in particular those that may involve conflict of interests), financial information, appointment of Directors and other significant financial and operational matters. The Board regularly reviews and ensures that corporate governance principles are in place and at good standard.

The daily management, administration and operation of the Group are delegated to the senior management. The delegated functions and responsibilities are periodically reviewed by the Board. Approval has to be obtained from the Board prior to any significant transactions entered into by the management.

BOARD COMMITTEES

The Board has established internal committees which are of no less compliance requirements than those set out in the CG Code of the Listing Rules, namely, Remuneration Committee, Nomination Committee, Audit Committee and Corporate Governance Committee. To further reinforce independence, these four committees are structured to include a majority of independent non-executive Directors.

REMUNERATION COMMITTEE

As at 31 December 2016, the Remuneration Committee was chaired by Mr. Yu Hong Gao, an independent non-executive Director with other committee members comprising two other independent non-executive Directors, namely Mr. He Jin Geng and Ms. Chen Yang and one executive Director, namely Mr. Ye De Chao. The Remuneration Committee comprises a majority of independent non-executive Directors that brings an independent and objective view to the remuneration packages of the executive Directors and Senior Management of the Company to provide a significant degree of protection to the shareholders. No director involved in deciding his/her own remuneration.

董事會授權

董事會乃由主席帶領，保留於本公司所有主要事項之決策權，包括：批准及監察所有政策事宜、整體策略及預算、內部監控及風險管理系統、重大交易（特別是可能涉及利益衝突之交易）、財務資料、委任董事以及其他重大財務及營運事宜。董事會定期檢討並確保已設立企業管治原則及維持良好標準。

本集團之日常管理、行政及營運已授予高級管理層負責。授權職能及職責由董事會定期檢討。管理層訂立任何重大交易前須取得董事會之批准。

董事會委員會

董事會已成立內部委員會（其遵守規定不比上市規則之企業管治守則所載之規定寬鬆），分別為薪酬委員會、提名委員會、審核委員會及企業管治委員會。為進一步加強獨立性，該四個委員會之成員大部分為獨立非執行董事。

薪酬委員會

於二零一六年十二月三十一日，薪酬委員會之主席為獨立非執行董事郁紅高先生，其他委員會成員包括其他兩名獨立非執行董事（即何金耿先生及陳洋女士）及一名執行董事（即葉德超先生）。薪酬委員會之大部分成員由獨立非執行董事擔任，薪酬委員會為本公司執行董事及高級管理層之薪酬待遇提供獨立及客觀之意見，以為股東提供較大程度之保障。概無董事參與釐定彼本身之薪酬。

Corporate Governance Report

企業管治報告

During the financial year, the Remuneration Committee reviewed the remuneration packages of the Directors and the Senior Management, including discretionary bonus, which were based on individual performance, skill and knowledge, involvement in the Group's affairs and performance and profitability of the Group.

The Remuneration Committee determines the specific remuneration packages of individual executive Directors and Senior Management, including benefits in kind, pension rights and compensation payments; and makes recommendations to the Board on the remuneration of non-executive Directors. The responsibilities of the Remuneration Committee are described in the terms of reference adopted. Details of the remunerations of the Directors are shown on pages 115 to 116 of this annual report. The Remuneration Committee had met once during the financial year and the attendance of individual member is recorded as below.

Attendance Record of Remuneration Committee Meeting (1 January 2016 – 31 December 2016)

於本財政年度內，薪酬委員會已根據個人表現、技能及知識、對本集團事務之參與程度、本集團之表現及盈利能力，審核董事及高級管理層之薪酬待遇，包括酌情花紅。

薪酬委員會釐定個別執行董事及高級管理層的特定薪酬待遇（包括非金錢利益、退休金權利及賠償金額）；以及就非執行董事的薪酬向董事會提出建議。薪酬委員會之責任載述於所採納之職權範圍內。董事薪酬詳情載於本年報第115至116頁。薪酬委員會於本財政年度內舉行了一次會議，個別成員之出席記錄載於下文。

薪酬委員會會議之出席記錄（二零一六年一月一日至二零一六年十二月三十一日）

		Attendance 出席次數	Attendance Rate 出席率
Number of remuneration committee meeting	薪酬委員會會議次數	1	
Members	成員		
<i>Independent Non-executive Directors</i>	<i>獨立非執行董事</i>		
YU Hong Gao (Chairman)	郁紅高 (主席)	1/1	100%
HE Jin Geng	何金耿	1/1	100%
CHEN Yang	陳洋	1/1	100%
<i>Executive Director</i>	<i>執行董事</i>		
YE De Chao	業德超	1/1	100%

NOMINATION COMMITTEE

As at 31 December 2016, the members of the Nomination Committee included three independent non-executive Directors, namely Mr. He Jin Geng, Mr. Yu Hong Gao and Ms. Chen Yang with Mr. Ye De Chao, an executive Director, as the Committee Chairman.

提名委員會

於二零一六年十二月三十一日，提名委員會之成員包括三名獨立非執行董事（即何金耿先生、郁紅高先生及陳洋女士），而執行董事業德超先生則為委員會主席。

Corporate Governance Report

企業管治報告

The Nomination Committee is responsible for making recommendations to the Board for its approval on the appointment of the Directors, evaluation of board composition and the management of board succession with reference to certain guidelines as endorsed by the Nomination Committee. These guidelines take account of appropriate industry experience, professional ethics and knowledge, personal skills and time commitments of members.

The Nomination Committee carries out the process of selecting and recommending candidates for directorship including the consideration of referrals and engagement of external recruitment professionals when necessary. The Chairman of the Nomination Committee, in consultation with the person responsible for human resources and the secretary of the Nomination Committee, should be primarily responsible for drawing up and approving the agenda for each Nomination Committee meeting. Potential candidates are then considered at the Nomination Committee meetings based on their experience, professional qualifications and their expected remuneration packages. The Nomination Committee held one meeting during the financial year and the attendance of individual member is recorded as below.

Attendance Record of Nomination Committee Meetings (1 January 2016 – 31 December 2016)

提名委員會負責就董事會批准董事之委任、評估董事會之組成及董事會成員繼任管理，參照提名委員會認可之若干指引向董事會提出推薦建議。該等指引涵蓋成員之適當行業經驗、專業操守及知識、個人技能及付出足夠時間之承諾。

提名委員會進行挑選及推薦董事人選之程序，包括考慮被推薦人選及在有需要時委聘外界招聘專才。提名委員會主席向負責人力資源之人員及提名委員會秘書諮詢意見後，主要負責訂立及批准每次提名委員會會議之議程。其後，各成員於提名委員會會議上將根據潛在候選人之經驗、專業資格及彼等所預期之薪酬待遇對有關潛在候選人作出考慮。提名委員會於本財政年度內舉行了一次會議，個別成員之出席記錄載於下文。

提名委員會會議之出席記錄（二零一六年一月一日至二零一六年十二月三十一日）

		Attendance 出席次數	Attendance Rate 出席率
Number of nomination committee meetings	提名委員會會議次數	1	
Members	成員		
<i>Independent Non-executive Directors</i>	<i>獨立非執行董事</i>		
HE Jin Geng	何金耿	1/1	100%
YU Hong Gao	郁紅高	1/1	100%
CHEN Yang	陳洋	1/1	100%
<i>Executive Director</i>	<i>執行董事</i>		
YE De Chao (Chairman)	業德超 (主席)	1/1	100%

AUDIT COMMITTEE

The Audit Committee reviews the Company's financial reports, internal controls and corporate governance issues, appointment of external auditors and review their independency and makes relevant recommendations to the Board. The written terms of reference which describes the authority and duties of the Audit Committee has been prepared and adopted with reference to "A Guide for The Formation of An Audit Committee" and "A Guide for Effective Audit Committee" published by the Hong Kong Institute of Certified Public Accountants, and amended in accordance with the CG Code.

As at 31 December 2016, all the committee members were independent non-executive Directors and one of whom possesses appropriate professional qualifications, accounting or related financial management expertise. The Chairman of the Audit Committee, Mr. He Jin Geng, is a qualified accountant and has the relevant financial experience. Other members were Mr. Yu Hong Gao and Ms. Chen Yang. None of the Audit Committee members were members of the former or existing auditors of the Company.

The Audit Committee held 2 meetings during the financial year and the attendance of individual member is recorded as below. During the meetings, the Audit Committee reviewed the accounting principles and practices adopted by the Group, the interim and annual reports of the Group and discussed with the external auditors on auditing, internal control and financial reporting matters.

Attendance Record of Audit Committee Meetings (1 January 2016 – 31 December 2016)

		Attendance 出席次數	Attendance Rate 出席率
Number of audit committee meetings	審核委員會會議次數	2	
Members	成員		
<i>Independent Non-executive Directors</i>	獨立非執行董事		
HE Jin Geng (Chairman)	何金耿 (主席)	2/2	100%
YU Hong Gao	郁紅高	2/2	100%
CHEN Yang	陳洋	2/2	100%

審核委員會

審核委員會審閱本公司之財務報告、內部監控及企業管治問題、外聘核數師委任及其獨立性並向董事會提出相關推薦建議。審核委員會之書面職權範圍列明審核委員會之權力與職責，乃參照香港會計師公會頒佈之《成立審核委員會指引》及《審核委員會有效運作指引》而制定及採納，並根據企業管治守則作出修訂。

於二零一六年十二月三十一日，所有委員會成員均為獨立非執行董事，其中一位具備適當專業資格、會計或相關財務管理之專業知識。審核委員會主席何金耿先生為合資格會計師及具備相關財務經驗。其他成員分別為郁紅高先生及陳洋女士。並無審核委員會成員為本公司前任或現任核數師成員。

審核委員會於本財政年度內舉行了兩次會議，個別成員之出席記錄載於下文。會上，審核委員會已審閱本集團所採納之會計原則及常規以及本集團之中期報告及年報，並與外聘核數師商討審核、內部監控及財務報告事宜。

審核委員會會議之出席記錄（二零一六年一月一日至二零一六年十二月三十一日）

CORPORATE GOVERNANCE COMMITTEE

As at 31 December 2016, the Corporate Governance Committee consisted of four members, namely Mr. He Jin Geng, Mr. Yu Hong Gao and Ms. Chen Yang, all being independent non-executive Directors and Mr. Xu Xiao Jun, being an executive Director. Mr. Xu Xiao Jun was the Chairman of the Corporate Governance Committee.

The Corporate Governance Committee is responsible for, including but not limited to, developing and reviewing the Company's policies and practices on corporate governance and making recommendations to the Board, reviewing and monitoring the training and continuous professional development of the Directors and Senior Management of the Company, reviewing and monitoring the Company's policies and practices on compliance with legal and regulatory requirements, developing, reviewing and monitoring the code of conduct applicable to the employees and the Directors of the Company, and reviewing the Company's compliance with the CG Code and disclosure in the Corporate Governance Report.

The Chairman of the Corporate Governance Committee should be primarily responsible for drawing up and approving the agenda for each Corporate Governance Committee meeting and ensure that all members of the Corporate Governance Committee should have sufficient information in a timely manner to enable effective discussion at the Corporate Governance Committee meeting. The Chairman should also brief all members on issues arising at each Corporate Governance Committee meeting. The Corporate Governance Committee held one meeting during the financial year and the attendance of individual member is recorded as below. During the meeting, the Corporate Governance Committee reviewed the training and continuous professional development of the Directors and Senior Management, the Company's policies and practices on compliance with legal and regulatory requirements and the Company's compliance with the CG Code and disclosure in the Corporate Governance Report of this annual report.

企業管治委員會

於二零一六年十二月三十一日，企業管治委員會由四名成員組成，包括獨立非執行董事何金耿先生、郁紅高先生及陳洋女士，以及執行董事徐小俊先生。徐小俊先生為企業管治委員會主席。

企業管治委員會之職責包括但不限於，制訂及檢討本公司的企業管治政策和常規，並向董事會提出推薦建議，檢討及監察本公司董事及高級管理層的培訓及持續專業發展，檢討及監察本公司在遵守法律及監管規定方面的政策及常規，制訂、檢討及監察適用於本公司僱員及董事的操守準則，以及檢討本公司遵守企業管治守則的情況及在企業管治報告內的披露。

企業管治委員會主席的主要責任是訂立及批准每次企業管治委員會會議的議程及確保所有企業管治委員會成員及時收到足夠資料，以便在企業管治委員會會議上進行有效討論。主席亦須向所有成員簡報每次企業管治委員會會議提出的事項。企業管治委員會於本財政年度內舉行了一次會議，個別成員之出席記錄載於下文。會上，企業管治委員會已檢討董事及高級管理層的培訓及持續專業發展、本公司在遵守法律及監管規定方面的政策及常規、以及本公司遵守企業管治守則的情況及在本年報的企業管治報告內的披露。

Corporate Governance Report

企業管治報告

Attendance Record of Corporate Governance Committee Meetings (1 January 2016 – 31 December 2016)

企業管治委員會會議之出席記錄（二零一六年一月一日至二零一六年十二月三十一日）

		Attendance 出席次數	Attendance Rate 出席率
Number of corporate governance committee meetings	企業管治委員會會議次數	1	
Members	成員		
<i>Independent Non-executive Directors</i>	獨立非執行董事		
HE Jin Geng	何金耿	1/1	100%
YU Hong Gao	郁紅高	1/1	100%
CHEN Yang	陳洋	1/1	100%
<i>Executive Director</i>	執行董事		
XU Xiao Jun (Chairman)	徐小俊 (主席)	1/1	100%

AUDITOR'S REMUNERATION

During the year ended 31 December 2016, the audit fees and non-audit fees payable/paid to the external auditors of the Group were HK\$1,200,000 (2015: HK\$1,150,000) and nil (2015: nil) respectively.

核數師薪酬

截至二零一六年十二月三十一日止年度，應付／已付本集團外聘核數師之審核費用及非審核費用分別為1,200,000港元（二零一五年：1,150,000港元）及零（二零一五年：零）。

DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors aim to present the consolidated financial statements of the Group in accordance with the statutory requirements and applicable accounting standards. The Directors ensure the publication of consolidated financial statements of the Group in a timely manner that the final and interim results of the Group are announced within the three months and two months limit respectively after the end of the relevant periods prescribed under the Listing Rules.

董事就綜合財務報表承擔之責任

董事旨在根據法定要求及適用會計準則呈列本集團之綜合財務報表。董事確保按時刊發本集團之綜合財務報表，致使本集團之末期及中期業績會分別於上市規則所訂明之有關期間結束後三個月及兩個月時限內公佈。

Corporate Governance Report

企業管治報告

The consolidated financial statements of the Group for the year ended 31 December 2016 have been reviewed by the Audit Committee and audited by the external auditors, Centurion ZD CPA Limited.

The Directors acknowledge their responsibilities for preparing the consolidated financial statements of the Group and presenting a balanced, clear and comprehensive assessment of the Group's performance and prospects. They are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the ability of the Group to continue as a going concern. The Statement of the Auditors about their reporting responsibilities on the consolidated financial statements is set out in the Independent Auditor's Report.

RISK MANAGEMENT AND INTERNAL CONTROL

The Board is overall responsible for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Group's strategic objectives, and ensuring that the Group established and maintained appropriate and effective risk management and internal control systems.

The Audit Committee reviews the risk management and internal controls that are significant to the Group on an on-going basis. The Audit Committee would consider the adequacy of resource, qualifications and experience and training of staff and external advisor of the Group's accounting, internal audit and financial reporting function.

The management of the Group is responsible for designing, maintaining, implementing and monitoring of the risk management and internal control system to ensure adequate control in place to safeguard the Group's assets and stakeholder's interest.

The Group has established risk management procedures to address and handle all the significant risks associated with the business of the Group. The Board would perform annual review on any significant change of the business environment and establish procedures to respond to the risks resulted from significant change of business environment. The risk management and internal control systems are designed to mitigate the potential losses of the business.

本集團截至二零一六年十二月三十一日止年度之綜合財務報表已由審核委員會審閱及由外聘核數師中正達會計師事務所有限公司審核。

董事確認編製本集團之綜合財務報表及呈列本集團表現及前景之平衡、清晰及完備之評估之責任。彼等並不知悉任何有關事件或狀況之重大不明朗因素，而該等事件或狀況可能對本集團持續經營之能力構成重大疑問。核數師就其於綜合財務報表之申報責任作出之聲明乃載於獨立核數師報告。

風險管理及內部監控

董事會全面負責評估及決定在達成本集團策略目標過程中所願意承擔的風險性質及程度，並確保本集團建立及維持恰當有效的風險管理及內部監控系統。

審計委員會持續檢討對本集團持續經營尤為重要的風險管理及內部監控。審計委員會將考慮本集團會計、內部審計及財務申報職能部門的資源、員工資質、經驗及培訓以及外部顧問的充足性。

本集團管理層負責設計、維持、執行及監督風險管理及內部監控系統，以確保有充足的監控措施保障本集團資產及權益持有人之權益。

本集團已建立風險管理程序以應對及處理與本集團業務有關的一切重大風險。董事會將對業務發展的任何重大變化進行年度審計，並建立程序應對業務發展之重大變化帶來的風險。風險管理及內部監控系統乃為降低業務之潛在風險而設計。

Corporate Governance Report

企業管治報告

The management would identify the risks associated with the business of the Group by considering both internal and external factors and events which include political, economic, technology, environmental, social and staff. Each of the risks has been assessed and prioritised based on their relevant impact and occurrence opportunity. The relevant risk management strategy would be applied to each type of risks according to the assessment results. Type of risk management strategy has been listed as follow:

- Risk retention and reduction: accept the impact of risk or undertake actions by the Group to reduce the impact of the risks;
- Risk avoidance: change business process or objective so as to avoid the risk;
- Risk sharing and diversification: diversify the effect of the risk or allocate to different location or product or market; and
- Risk transfer: transfer ownership and liability to a third party

The internal control systems are designed and implemented to reduce the risks associated with the business accepted by the Group and minimise the adverse impact results from the risks. The risk management and internal control system are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

For the financial year ended 31 December 2016, the Group has engaged an external advisory firm to undertake the internal audit function to ensure the effectiveness and efficiency of the risk management and internal control system of the Group. There is no significant deficiency and weakness on the internal control system being identified by the external advisory firm for the year ended 31 December 2016.

The Board considered that, for the year ended 31 December 2016, the risk management and internal control system and procedures of the Group, covering all material controls including financial, operational and compliance controls and risk management functions were reasonably effective and adequate.

管理層將考慮包括政治、經濟、科技、環境、社會及員工在內的內部及外部因素以及事件，以識別與本集團業務有關的風險。我們將根據各項風險的影響及其發生機率評估有關風險並決定優先應對次序。有關風險管理策略將根據評估結果應用至每種類型風險。風險管理策略可分為以下類型：

- 風險自留及降低風險：接受風險的影響或本集團採取措施降低風險的影響；
- 規避風險：改變業務流程或目標以規避風險；
- 分擔及分散風險：分散有關風險的影響或將其分攤至不同地區、產品或市場；及
- 轉移風險：將所有權及責任轉移至第三方

內部監控系統之設計及實施目的乃為降低本集團承擔的業務相關風險，以及儘可能降低有關風險帶來的不利影響。風險管理及內部監控系統的設計乃為管理而非消除無法達成業務目標的風險，且僅可提供合理而非絕對保證不會出現嚴重誤報或損失。

於截至二零一六年十二月三十一日止財政年度，本集團已委聘外部顧問機構開展內部審計工作，以確保本集團風險管理及內部監控系統的有效性及效率。截至二零一六年十二月三十一日止年度，外聘顧問機構並無發現內部監控系統存在重大缺陷或不足。

董事會認為，截至二零一六年十二月三十一日止年度，本集團的風險管理以及內部監控系統及程序涵蓋所有重大監控，包括財務、營運及合規監控及風險管理職能已屬合理有效及充分。

COMPANY SECRETARY

As at 31 December 2016, the company secretary of the Company, Mr. Tso Ping Cheong Brian, fulfills the requirement under Rules 3.28 and 3.29 of the Listing Rules. During the year ended 31 December 2016, Mr. Tso has duly complied with the relevant professional training requirement and he has taken no less than 15 hours of relevant professional training to update his skills and knowledge.

SHAREHOLDERS' RIGHTS

PROCEDURES FOR SHAREHOLDERS TO CONVENE AN EXTRAORDINARY GENERAL MEETING

In accordance with Article 57 of the articles of association of the Company, an extraordinary general meeting shall be convened on the written requisition of any 2 or more members holding at the date of the deposit of the requisition in aggregate not less than 25 per cent of such of the paid up capital of the Company as at the date of the deposit carries the right of voting at general meetings of the Company. Such requisition must state the objects of the meeting and must be signed by the requisitionists and deposited at the office. If the Directors do not within 21 days from the date of the deposit of such requisition proceed duly to convene an extraordinary general meeting, the requisitionists themselves may convene the extraordinary general meeting in the same manner, as nearly as possible, as that in which meetings may be convened by the Directors, and all reasonable expenses incurred by the requisitionists as a result of the failure of the Directors to convene such a meeting shall be reimbursed to them by the Company.

PROCEDURES FOR PUTTING FORWARD ANY SHAREHOLDERS' ENQUIRIES OR PROPOSALS TO THE BOARD

Shareholders may at any time send their enquiries or proposals to the Board/Company Secretary by email: hkoffice@china-infrastructure.com, by fax: (852) 2698 8188, or by mail to Suite 607, 6th Floor, Ocean Centre, 5 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong.

Shareholders may also make enquiries with the Board at the general meetings of the Company.

公司秘書

於二零一六年十二月三十一日，本公司的公司秘書曹炳昌先生符合上市規則第3.28條及3.29條的要求。於截至二零一六年十二月三十一日止年度，曹先生已遵守相關專業培訓要求，並已接受不少於十五個小時相關專業培訓以更新其技能及知識。

股東權利

股東召開股東特別大會之程序

根據本公司之組織章程細則第57條，在提出要求當日持有總共不少於本公司百分之二十五的繳足股本（附有在本公司股東大會上的表決權）的任何兩名或以上股東書面要求的情況下，須召開股東特別大會。該要求必須指明大會之目的，並須由遞呈要求人士簽署及遞交至辦事處。倘自遞呈該要求日期起21日內，董事未有正式召開股東特別大會，則遞呈要求人士可自行以盡可能接近董事會召開會議的相同方式召開股東特別大會，而遞呈要求人士因董事會未有召開該大會而招致的所有合理開支須由本公司向遞呈要求人士償付。

股東向董事會作出查詢或建議之程序

股東可隨時透過以下方式將其查詢或建議發送給董事會／公司秘書：發電郵至 hkoffice@china-infrastructure.com，或傳真至 (852) 2698 8188，或郵寄至香港九龍尖沙咀廣東道5號海洋中心6樓607室。

股東亦可在本公司之股東大會上向董事會作出查詢。

INVESTOR RELATIONS

The Company continues to pursue a proactive policy of promoting corporate transparency and communications with the shareholders, potential investors and investment community through its mandatory interim and final reports. The Senior Management responsible for investor relations holds meetings with press reporters and potential strategic investors to keep them abreast of the Company's development.

During the year under review, there were no changes in the articles of association of the Company ("Articles of Association"). An up to date version of the Articles of Association is available on the Company's website and the Stock Exchange's website. The shareholders may refer to the Articles of Association for further details of their rights.

COMMUNICATION WITH SHAREHOLDERS

The Board recognises the importance of good communications with all shareholders so that they can exercise their rights as shareholders in an informed basis. Besides regular distribution of financial reports, the Company has a corporate website to foster effective communications with the shareholders. It is maintained to disseminate Company's announcements and presentations, shareholders' information and other relevant financial and non-financial information on a timely basis.

Another dialogue with shareholders is the Company's general meetings which provide a useful forum for shareholders to exchange their views with the Board. The Company shall provide shareholders with relevant information on the resolution(s) proposed at a general meeting in a timely manner in accordance with the Listing Rules. The information provided shall be reasonably necessary to enable shareholders to make an informed decision on the proposed resolution(s). Shareholders are encouraged to participate in general meetings or to appoint proxies to attend and vote at the meetings for and on their behalf if they are unable to attend the meetings.

投資者關係

本公司一直秉承積極主動的政策，透過發佈強制性的中期報告及末期報告提升其企業透明度及加強與股東、潛在投資者及投資界之溝通。負責投資者關係的高級管理層與傳媒報導者及潛在策略投資者舉行會議，使彼等了解本公司之最新發展。

在回顧年內，本公司組織章程細則（「組織章程細則」）概無任何變動。組織章程細則的最新版本可在本公司網站及聯交所網站查閱。股東亦可參考組織章程以取得有關其權利的詳情。

與股東交流

董事會認同與全體股東保持良好交流，以使彼等能以知情方式行使其作為股東之權利之重要性。除定期發佈財務報告外，本公司設有公司網站，以加強與股東的有效溝通。維持該網站之目的為用於及時發佈本公司的公佈及簡報、股東資料及其他相關財務及非財務資料。

本公司的股東大會為另一個與股東溝通之方式，同時為股東與董事會交換意見提供一個有用的平台。本公司應按照上市規則的規定及時向股東提供在股東大會上建議的決議案的相關資料，所提供的應是合理需要的資料，以便股東能夠就建議的決議案作出知情決定。本公司鼓勵股東參與股東大會或在未能出席大會時委任代表出席及於會上代其投票。

Corporate Governance Report

企業管治報告

The Company held totally 1 general meeting during the financial year and the attendance of individual director is recorded as follows:

Attendance Record of General Meetings (1 January 2016 – 31 December 2016)

於本財政年度內，本公司共舉行1次股東大會，個別董事之出席記錄如下：

股東大會之出席記錄（二零一六年一月一日至二零一六年十二月三十一日）

**Annual
General
Meeting held on
24 June**
於
六月二十四日
舉行的股東
週年大會

Executive Directors

執行董事

YE De Chao (*Chairman*)

業德超 (主席)

✓

XU Xiao Jun (*Chief Executive Officer*)

徐小俊 (行政總裁)

✓

JI Xu Dong

季旭東

✓

Independent Non-executive Directors

獨立非執行董事

HE Jin Geng

何金耿

✓

YU Hong Gao

郁紅高

✓

CHEN Yang

陳洋

✓

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

This year is the first Environmental, Social and Governance “ESG” report prepared with accordance to Appendix 27 Environmental, Social and Governance Reporting Guide (the “ESG Reporting Guide”) set out by The Stock Exchange of Hong Kong Limited on Main Board (“Main Board Listing Rule”). The Board has reviewed and approved of the report and are pleased to present our performance and progress on environmental, social and governance for the year ended 31 December 2016.

The ESG report of the Group has been presented into two subject areas, Environmental and Social and each subject area will have various aspects to disclose the relevant policies and the status of compliance with relevant laws and regulations as addressed by the ESG Reporting Guide.

The Group understands the importance of ESG report and is committed to making continuous improvements in corporate social responsibility into our business in order to better meet the changing needs of an advancing society. The first ESG report of the Group it will present mainly policies, initiatives and performance. The following will show the ESG issues that found material for the Group and the relation to the ESG Reporting Guide:

本年度我們根據香港聯合交易所有限公司主板證券上市規則（「主板上市規則」）附錄27「環境、社會及管治報告指引」（「環境、社會及管治報告指引」）編製首份環境、社會及管治（「環境、社會及管治」）報告。董事會已審閱及批准本報告，並欣然呈列我們於截至二零一六年十二月三十一日止年度的環境、社會及管治表現及進展。

本集團之環境、社會及管治報告分為環境及社會兩個主要範疇，每個主要範疇涉及多個層面，以遵照環境、社會及管治報告指引披露有關政策及遵守有關法律法規的情況。

本集團知悉環境、社會及管治報告的重要性，並致力在業務過程中不斷提升企業社會責任，以更好地響應社會日新月異發展中不斷變化的需求。本集團的首份環境、社會及管治報告將主要呈列其政策、措施及表現。以下載列對本集團而言屬重大的環境、社會及管治議題以及與環境、社會及管治報告指引的關係：

ESG Reporting Guide 環境、社會及管治報告指引

A. Environmental

A.1 Emissions A.1 排放物

A.2 Use of resources A.2 資源使用

A.3 Environmental and natural resources A.3 環境及天然資源

B. Social

B.1 Employment B.1 僱傭

B.2 Health and safety B.2 健康與安全

B.3 Development and training B.3 發展及培訓

B.4 Labour standards B.4 勞工準則

B.5 Supply chain management B.5 供應鏈管理

B.6 Product responsibility B.6 產品責任

B.7 Anti-corruption B.7 反貪污

B.8 Community investment B.8 社區投資

Relevant ESG issues to the Group 與本集團相關的環境、社會及管治議題

A. 環境

Carbon dioxide emission and waste management
二氧化碳排放及廢棄物管理

Energy and water consumption
能源使用及用水

Measures in reducing environmental impact
減少環境影響的措施

B. 社會

Labour practices
勞工常規

Workplace health and safety
工作場所健康與安全

Employee development and training
僱員發展及培訓

Child labour and forced labor
童工及強制勞工

Relationship management in the view of long term co-operation
因應長期合作進行關係管理

Quality control and safety keeping practice
質量管理及安全防範常規

Anti-corruption and money laundering
反貪污及洗黑錢

Community involvement
參與社區

ABOUT THE GROUP

The Group is primarily an investment holding company and its investment portfolio includes (i) property investments; and (ii) natural gas business.

A. ENVIRONMENTAL

The Group has established environmental policies and has communicated measurable environmental objectives to employees. The Group actively encourages staffs to protect the environment through training, education and communication.

The Group always keeps itself up-to-date on developments in local legislation and standards for environmental protection. During the reporting period, the Group did not experience any cases of non-compliance relating to environmental laws and regulations in PRC and Hong Kong.

A.1 Emissions

The Group has conducted regular assessments on the air and greenhouse gas emission, as well as the generation and disposal of non-hazardous waste. Relevant departments are required to collect and analyse relevant data and take specific measures to reduce emissions.

Carbon dioxide emissions

The major source of carbon dioxide emissions is from the use of energy. The Group has established various energy-saving initiatives to the carbon footprint. (refer to A.2)

關於本集團

本集團為一間主要從事投資控股之公司，其附屬公司之投資組合包括(i)物業投資；及(ii)天然氣業務。

A. 環境

本集團已制定環境政策，並向僱員宣傳可量度的環境目標。本集團透過培訓、教育及宣傳，積極鼓勵員工保護環境。

本集團持續緊貼當地環境保護立法及標準的最新發展。於報告期間，本集團並無任何違反中國及香港有關環境法律及法規的不合規事件。

A.1 排放物

本集團定期對廢氣及溫室氣體排放，以及產生及處置無害廢棄物進行評估。有關部門會收集及分析相關數據，並採取相應的減排措施。

二氧化碳排放

二氧化碳排放的主要來源是使用能源。本集團已制定多項節能措施，以幫助減少碳足跡。(請參閱A.2)

Waste management

The waste management from the Group's business activities mainly consists of office paper during reporting period. No substantial hazardous waste was produced by the Group during the Reporting period. The Group has launched a number of waste management programme, including:

- Recycling of paper materials, printing cartridges and batteries;
- To encourage staff to mitigate paper consumption by double-sided printing and reusing paper printed on one side.

The Group is governed by, and has complied with, the Environmental Protection of the People's Republic of China Prevention 《中華人民共和國環境保護法》. The Group does not generate significant air emission or hazardous waste.

Our greenhouse gases emissions are indirectly, principally resulting from electricity consumed at the Group's workplace as well as from business travel by employees.

A.2 Use of Resources

Energy and water consumption

With the vision of helping to protect the planet and of incorporating environmental sustainability into its business functions and processes, the Group proactively seeks opportunities for increasing operating efficiency in order to minimize the use of resources.

The resources used by the Group are principally attributed to electricity and water consumed at its office. We would perform regular assessments of use of resources.

廢棄物管理

於報告期間，本集團業務活動產生的廢棄物主要為辦公紙張。本集團於報告期間並無產生大量有害廢棄物。本集團已推出多項廢棄物管理計劃，包括：

- 回收利用紙材、打印墨盒及電池；
- 鼓勵員工採用雙面打及重用已單面打印的紙張，以減少用紙。

本集團受《中華人民共和國環境保護法》規管，並遵守該法律。本集團並無產生大量廢氣排放或有害廢棄物。

我們的溫室氣體排放主要是本集團辦公場所用電及員工商務差旅產生的間接排放。

A.2 資源使用

能源使用及用水

為保護地球及將環境可持續發展融入各業務職能及流程中，本集團積極探尋機會提升營運效率，盡力減少資源使用。

本集團的能源使用主要源於其辦公室的用電及用水。我們會定期對資源使用情況進行評估。

Environmental, Social and Governance Report

環境、社會及管治報告

The Group has adopted green office practices to reduce natural resource consumption and the impact on the environment. For instance, offices are equipped teleconference and internet-meeting practices are encouraged to avoid unnecessary travel.

To achieve higher energy efficiency, the Group implemented the following key initiatives during the Reporting Period:

- To switch off lights and air-conditioning in the meeting room and computers at work stations where not in use;
- To select the best configuration for air-conditioning control programme, based on in-door requirement and out-door condition.

The total amount of usage of the Group is indirect and insubstantial since all energy resources are consumed for the offices' operation.

A.3 Environmental and Natural Resources

Measures in reducing environmental impact

This aspect is not applicable to the Company's operations, as the Company's environmental impact and use of natural resources is minimal.

B. SOCIAL

The Group believes that one of the key aspects of its success is the good relationship it maintains with employees. The Group provides competitive employee benefits and comprehensive training programmes in order to encourage employees to achieve their potential and put their abilities into good use.

本集團已推行多項綠色辦公室措施，以減少天然資源耗用及對環境的影響。例如，在辦公室配備電話會議設備，並鼓勵採用網上會議，避免不必要的差旅。

為提升能源利用率，本集團於報告期間實施下列主要舉措：

- 在閒置時關閉會議室的照明燈和空調及工作區的電腦；
- 選用根據室內要求及室外情況調控的程序，實現最優的空調配置。

由於所有能源使用均源於辦公室營運消耗，本集團的使用總量是間接耗用及總量不大。

A.3 環境及天然資源

減少環境影響的措施

由於本公司的環境影響及資源耗用甚少，此方面並不適用於本公司的業務營運。

B. 社會

本集團深信與員工保持良好關係是企業成功的關鍵。本集團提供具競爭力的薪酬福利及完善的培訓計劃，鼓勵員工發揮潛能及盡展所長。

B.1 Employment

Labour practices

The Group provides a number of staff activities to enhance employees' sense of belonging and to help create a friendly working environment.

The Group's practices and policies with respect to:

- compensation and dismissal;
- recruitment and promotion;
- working hours;
- rest periods;
- equal opportunities;
- diversity;
- anti-discrimination; and
- welfare and other benefits,

which have complied with Labor Law of the People's Republic of China《中華人民共和國勞動法》, Labor Contract Law of People's Republic of China《中華人民共和國勞動合同法》 and other relevant laws and regulations.

The Group also aims to promote the diversity of workforce, including in terms of age, gender and nationality, as well as culture of equal opportunity. The management would frequently review the Group's remuneration policy in relation to relevant market standards.

The Group's employees work under a 40-hour standard per week and it maintains a holiday policy and travel policy, as well as annual vacation leave, compensation leave, maternity leave, personal leave and sick leave.

B.1 僱傭

勞工常規

本集團為員工提供豐富的活動，以加強員工歸屬感及營造友好的工作環境。

本集團於下列方面的慣例及政策：

- 賠償及解僱；
- 招聘及晉升；
- 工作時間；
- 休假；
- 機會平等；
- 多元化；
- 反歧視；及
- 福利及其他福祉，

均符合《中華人民共和國勞動法》、《中華人民共和國勞動合同法》及其他相關法律及法規。

本集團亦致力提升員工多元性（包括年齡、性別及國籍）以及營造機會平等的文化。管理層定期參考有關市場標準，檢討本集團的薪酬政策。

本集團實行僱員每週工作40小時的標準工時制度，制定了休假管理政策及出差管理政策，提供年假、喪假、婚假、產假、事假和病假等休假福利。

B.2 Health and Safety

Workplace health and safety

The health and safety of employees have always been the Group's priority. The Group has established a set of policies which focused on keeping a safe and healthy workplace, including the following requirements:

- Relevant training and knowledge have been provided to employees in respect to risks associated with the construction.
- The warning wording has been posted into the obvious area of the construction site to emphasize the health and safety practice

With respect to occupational safety management, the Group has complied with all the corresponding local and Labour Law of the People's Republic of China《中華人民共和國勞動法》of occupational safety and health. Workplace is equipped with fire and safety equipment to prevent outbreak of fire accident and the validity of the fire facilities have been regularly checked. During the year, the Group has reported zero work related fatalities and work injuries.

B.3 Development and Training

Employee development and training

The Group has always believed that people development plays the fundamental role in placing a solid ground for business growth. The Group aims to regularly upgrade staffs' professional skills and knowledge, standards and integrated abilities. The Group also motivates employees' job enthusiasm and welcome challenges, thereby creating greater corporate value and future development.

The Group has various training programmes, internal and external, to fully develop its workforce. New employees are also provided with on-board training to help faster adapt to the operations of the Group.

B.2 健康與安全

工作場所健康與安全

員工的健康與安全一直是本集團的重中之重。本集團已制定一系列維持工作場所安全與健康的政策，當中規定：

- 為員工提供有關建築相關風險的相關培訓及資料。
- 於建築工地顯眼位置張貼警示標語，強調健康與安全常規。

於職業安全管理方面，本集團遵守當地法規及《中華人民共和國勞動法》中有關職業安全與健康的規定。工作場所配備消防及安全設備以防發生火災事故，並定期檢查消防設施是否可用。年內，本集團並無與工作相關的致命及工傷事故。

B.3 發展及培訓

員工發展及培訓

本集團一直相信，人才發展是為業務增長奠定堅實基礎的根本。本集團致力定期提升員工的專業技能及知識、標準及綜合能力。本集團亦激發員工的工作熱情及鼓勵員工勇迎挑戰，從而創造更大的企業價值，推動未來發展。

本集團設有各種內部及外部培訓計劃，促進員工全面發展。此外，我們亦為新員工提供入職培訓，幫助彼等更快適應本集團的營運。

B.4 Labour Standards

Child labour and forced labor

It is always the Group's policy to prohibit to employ any staffs who has under the legal working age for protecting minors.

Insurance and work security packages:

B.4 勞工準則

童工及強制勞工

本集團一直秉持嚴格禁止僱用未達法定工作年齡人員的政策，以保護未成年人。

保險及工作保障福利：

Hong Kong 香港	PRC 中國
Mandatory Provident Fund (MPF) 強制性公積金（強積金）	Medical Insurance 醫療保險
Medical Insurance 醫療保險	Unemployment Insurance 失業保險
Performance Bonus 績效花紅	Work-related Injury Insurance 工傷保險
Severance Payment/Long Service Payment 遣散費／長期服務金	Childbirth Insurance 生育保險
Maternity/Paternity Leave with Pay 有薪產假／侍產假	Housing Accumulation Funds 住房公積金
Employment Compensation Insurance 僱傭賠償保險	Health and Safety Endowment Insurance 健康與安全養老保險

The labour standards may be various in different jurisdictions that the group has operated and the Group is complied with the relevant labour standards of Labour Contract Law of the People's Republic of China 《中華人民共和國勞動合同法》 for the year ended 31 December 2016. There is a strict recruitment procedure through Human Resource Department and upon discovery of any child labour and use of forced labour, the person will be dismissed immediately and the Board will discuss and review the problem to prevent it from happening again. For the year ended 31 December 2016, there is no labour dispute between the company and its staff.

本集團經營所在的各個司法權區的勞工標準可能有所不同，於截至二零一六年十二月三十一日止年度，本集團已遵守《中華人民共和國勞動合同法》的有關勞工標準。人力資源部門實行嚴格的招聘程序，一旦發現有僱用童工及強制勞工的情況，會立即解僱有關人員且董事會事後會對有關問題進行討論及檢討，防止問題再次發生。截至二零一六年十二月三十一日止年度，本公司與員工之間並無任何勞資糾紛。

B.5 Supply Chain Management

The Group has business of trading of construction materials. During the year ended 31 December 2016, The Group has carefully selected its suppliers for providing the natural gas related products to ensure the quality of the products. The Group have established policy to maintain long term relationship with the major supplier.

B.6 Product Responsibility

The Group complies with various PRC regulations relevant to the operation of its business in areas, such as health and safety, advertising, privacy matter relating to its customers and services.

To ensure the health and safety of patrons and employees of the property in the construction and operation, the building of the Group would be tested and repaired to ensure the property's quality.

The Group strictly complies with the Advertising Law of the People's Republic of China and requires related parties to do likewise in the advertising contract.

The Group's employees are obligated to retain in confidence any and all information obtained in connection with their employment, including, but not limited to, trade secrets, client information and other proprietary information.

B.5 供應鏈管理

本集團從事買賣建造材料的業務。於截至二零一六年十二月三十一日止年度，本集團慎重選擇提供天然氣相關產品的供應商以確保產品質量。本集團已制定有關維持與主要供應商長期關係的政策。

B.6 產品責任

本集團遵守與其業務營運有關、涉及客戶及服務的健康與安全、廣告及私隱事宜等方面的中國法規。

為確保在建設和營運過程中保障顧客和員工的健康與安全，本集團的樓宇會進行測試及維修，以確保物業質量。

本集團嚴格遵守《中華人民共和國廣告法》，並於廣告合約中規定關聯方同樣遵守該法律。

本集團員工有義務對與其僱傭相關的任何及所有資料保密，包括但不限於商業秘密、客戶資料及其他專有資料。

B.7 Anti-Corruption

Anti-corruption and money laundering

The Group upholds a high standard of business integrity throughout its operations. A system with good moral integrity and anti-corruption mechanism is the cornerstone for the sustainable and healthy development of the Group.

With compliance with relevant laws and regulations of Criminal law of the People's Republic of China《中華人民共和國刑法》and the Anti-Unfair Competition Law of the People's Republic of China《中華人民共和國反不正當競爭法》, the Group also has policy to comply with guideline on anti-money laundering a counter terrorist financing. For the year ended 31 December 2016, such events have never happened in the Group.

B.8 Community Investment

Community involvement

The Group has contributed its part to build more environmental friendly energy infrastructure. The Group would also seek opportunity to contribute the social community in the coming future.

B.7 反貪污

反貪污及洗黑錢

本集團在業務營運過程中恪守嚴格的誠信經營標準。建立具良好道德誠信及反貪污機制的制度乃本集團可持續健康發展之基石。

本集團已遵照《中華人民共和國刑法》和《中華人民共和國反不正當競爭法》的相關法律及法規，設有相關政策以遵守反洗錢及反恐怖融資指引。截至二零一六年十二月三十一日止年度，本集團並無發生相關違規事件。

B.8 社區投資

社區參與

本集團為參與建設更多綠色能源基礎設施貢獻一分力量。此外，本集團於未來將尋求機會為社區貢獻力量。

DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層

EXECUTIVE DIRECTORS

Mr. YE De Chao, Chairman, aged 56, joined the Group as an Executive Director and Chief Executive Officer of the Company on 17 January 2012. Mr. Ye was appointed as the Vice Chairman of the Company since 1 August 2012 and was then redesignated as the Acting Chairman of the Company on 18 January 2013. Mr. Ye has been appointed as the Chairman of the Company on 28 February 2013. Mr. Ye has resigned as the Chief Executive Officer of the Company but will continue to serve as the Chairman of the Company effective from 9 March 2015. Mr. Ye is also the chairman of 南京泰和盈科置業有限公司 (Nanjing Taihe Yingke Property Company Limited*) which is an associated company of the Company, and the chairman of 南京萬利來房地產開發有限公司 (Nanjing Wanlilai Real Estate Development Company Limited*). Mr. Ye has over 20 years of experiences in business operation and management. Mr. Ye was an electric engineer of 中華人民共和國鐵道部上海鐵路局南京鐵路分局電力技術科 (Electric Technology Department, Nanjing Railway Sub-administration, Shanghai Railway Bureau, The Ministry of Railways of The People's Republic of China*). He obtained an undergraduate diploma from Southeast University in July 1992 and an EMBA from Cheung Kong Graduate School of Business, which is located in Beijing, the People's Republic of China, in September 2011. Mr. Ye is a director of certain subsidiaries of the Company.

Mr. XU Xiao Jun, Chief Executive Officer, aged 38, has been appointed as an executive Director of the Company on 2 August 2012. Mr. Xu has taken up the role as the Chief Executive Officer of the Company effective from 9 March 2015. Mr. Xu is the executive deputy general manager and legal representative of 南京泰和盈科置業有限公司 (Nanjing Taihe Yingke Property Company Limited*). Mr. Xu served as the deputy general manager and the director of the office of 南京萬利來房地產開發有限公司 (Nanjing Wanlilai Real Estate Development Company Limited*) during the periods from 2002 to 2009 and from 2000 to 2002 respectively. Save as being a colleague of Mr. Ye De Chao, an executive Director and Chairman of the Company at 南京泰和盈科置業有限公司 (Nanjing Taihe Yingke Property Company Limited*) and formerly at 南京萬利來房地產開發有限公司 (Nanjing Wanlilai Real Estate Development Company Limited*), Mr. Xu is not connected with any other directors, senior management or substantial or controlling shareholders of the Company. Mr. Xu is a director of certain subsidiaries of the Company.

董事及高級管理層

業德超先生，主席，現年56歲，於二零一二年一月十七日加入本集團擔任本公司執行董事及行政總裁。業先生自二零一二年八月一日起獲委任為本公司副主席，並自二零一三年一月十八日起轉任為本公司代理主席。業先生於二零一三年二月二十八日獲委任為本公司主席。業先生已於二零一五年三月九日辭任本公司行政總裁一職，但仍留任本公司主席。業先生現為本公司之聯營公司南京泰和盈科置業有限公司之董事長，並為南京萬利來房地產開發有限公司之董事長。業先生擁有20餘年的公司經營及管理經驗。業先生曾就職於中華人民共和國鐵道部上海鐵路局南京鐵路分局電力技術科任電力工程師。彼於一九九二年七月獲得東南大學大學本科學歷，並於二零一一年九月畢業於位於中國北京的長江商學院獲EMBA工商管理碩士學位。業先生亦為本公司數間附屬公司之董事。

徐小俊先生，行政總裁，現年38歲，於二零一二年八月二日獲委任為本公司執行董事。徐先生自二零一五年三月九日起擔任本公司行政總裁一職。徐先生為南京泰和盈科置業有限公司之常務副總經理兼法人代表。徐先生曾於二零零二年至二零零九年期間及二零零零年至二零零二年期間分別擔任南京萬利來房地產開發有限公司副總經理及辦公室主任。除身為本公司執行董事兼主席業德超先生在南京泰和盈科置業有限公司及曾經在南京萬利來開發有限公司之同事外，徐先生與本公司其他董事、高級管理層或主要或控股股東並無關連。徐先生亦為本公司數間附屬公司之董事。

Directors and Senior Management 董事及高級管理層

Mr. Ji Xu Dong, aged 52, has been appointed as an executive Director of the Company on 2 August 2012. Mr. Ji has studied the course in International Trade at Nanjing University. Mr. Ji has also attended the International Financial Investment Programme of Shanghai Jiao Tong University. Mr. Ji is the director and general manager of 南京市蔬菜副食品集團有限公司 (Nanjing Vegetable and Non-staple Food Group Company Limited*). He previously served as vice general manager of 南京市蔬菜副食品集團總公司 (Nanjing Vegetable and Non-staple Food Group*). Mr. Ji has obtained the independent director authentication from the Shanghai National Accounting Institute. Mr. Ji is a director of certain subsidiaries of the Company.

Save as disclosed above, no executive Directors of the Company have held any other directorships in listed public companies in the last three years and none of them are connected with any other directors, senior management or substantial or controlling shareholders of the Company.

There is currently no director service contract between the Company and any executive Director. There is no specific term in respect of their respective appointment, but subject to retirement by rotation at least once every three years at the annual general meetings of the Company. The executive Directors are not entitled to director's fee but will be entitled to discretionary bonus to be decided by the Board based on their contributions, the Company's annual business performance and the recommendation given by the Remuneration Committee of the Board. Details of directors' remuneration in 2016 are set out in note 7 to the consolidated financial statements.

季旭東先生，現年52歲，於二零一二年八月二日獲委任為本公司執行董事。季先生曾於南京大學修讀國際貿易課程。季先生亦曾在上海交通大學報讀國際金融投資課程。季先生現為南京市蔬菜副食品集團有限公司之董事兼總經理。此前彼曾擔任南京市蔬菜副食品集團總公司副總經理。季先生已取得上海國家會計學院獨立董事資格認證。季先生亦為本公司數間附屬公司之董事。

除上文披露者外，概無本公司執行董事在過去三年擔任任何其他上市公眾公司董事職務，及彼等與本公司其他董事、高級管理層或主要或控股股東並無任何關連。

目前本公司與執行董事並無訂立董事服務合約。彼等之委任並無固定任期，惟至少每三年須於本公司股東週年大會上輪值告退一次。執行董事並無收取董事袍金，惟其有權收取由董事會依據彼等的貢獻、本公司之年度業務表現及董事會屬下薪酬委員會之推薦建議而釐定之酌情花紅。二零一六年之董事酬金詳情載於綜合財務報表附註7。

Directors and Senior Management 董事及高級管理層

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. HE Jin Geng, aged 47, has been appointed as an independent non-executive Director of the Company on 1 August 2012. Mr. He holds a Doctorate Degree in Politics and Economics from Nanjing University. Mr. He currently serves as the general manager of 南京南醫醫療投資管理有限公司 (Nanjing South Hospital Medical Investment Management Company Limited*). He previously served as a director and president of 南京醫藥股份有限公司 (Nanjing Pharmaceutical Co., Ltd*) and as secretary of 浙江省三門縣六敖區團委 (Youth League of Liua District of Sanmen County of Zhejiang Province*), and also served different posts in 南京新港高科技股份有限公司 (Nanjing Xin Gang High-Tech Co., Ltd*), including deputy director of the office, secretary of the board of directors and deputy general manager. Mr. He is a fellow member of the Association of Chartered Certified Accountants.

Mr. YU Hong Gao, aged 54, has been appointed as an independent non-executive Director of the Company on 1 August 2012. Mr. Yu graduated from Nanjing University of Science and Technology and holds a Doctorate Degree. Mr. Yu previously served as deputy general manager of the Department of Entrusted Assets Management, general manager of Asset Management Department and general manager of Securities Investment Department of 華泰證券股份有限公司 (Huatai Securities Co., Ltd.*), deputy manager of the Investment Department of 江蘇省財政廳高新技術風險投資公司 (Jiangsu High-Tech Capital Venture Co., Ltd. of the Department of Finance of Jiangsu Province*), deputy head of 中信銀行南京分行城西支行 (Chengxi Sub-branch of China Citic Bank Nanjing Branch*), deputy general manager of Securities Investment Head Office and general manager of Assets Management Head Office of 信泰證券股份有限公司 (Xin Tai Securities Co., Ltd.*).

獨立非執行董事

何金耿先生，現年47歲，於二零一二年八月一日獲委任為本公司獨立非執行董事。何先生擁有南京大學政治經濟學博士學歷。何先生現任南京南醫醫療投資管理有限公司總經理，彼曾任南京醫藥股份有限公司董事及總裁、浙江省三門縣六敖區團委書記，南京新港高科技股份有限公司辦公室副主任、董事會秘書及副總經理。何先生為英國特許公認會計師公會之資深會員。

郁紅高先生，現年54歲，於二零一二年八月一日獲委任為本公司獨立非執行董事。郁先生畢業於南京理工大學，擁有博士研究生學歷。郁先生曾任華泰證券股份有限公司受託資產管理部副總經理、資產管理總部總經理及證券投資部總經理。彼曾任江蘇省財政廳高新技術風險投資公司投資部副經理，中信銀行南京分行城西支行副行長，信泰證券股份有限公司證券投資總部副總經理及資產管理總部總經理。

Directors and Senior Management 董事及高級管理層

Ms. CHEN Yang, aged 43, has been appointed as an independent non-executive Director of the Company on 5 September 2014. Ms. Chen graduated from Southeast University and holds a master degree. Ms. Chen currently serves as deputy general manager of Nanjing Yulan Road Branch of Dongguan Securities Co., Ltd.* (東莞證券有限責任公司南京玉蘭路證券營業部). She previously served as sales director of Nanjing Hongwu South Road Branch of Dongxing Securities Co., Ltd.* (東興證券股份有限公司南京洪武南路證券營業部), marketing manager of Nanjing Hanzhong Road Branch of Xiangcai Securities Co., Ltd.* (湘財證券股份有限公司南京漢中路證券營業部) and customer relationship manager of Nanjing Pacific South Road Branch of Guotai Junan Securities Co., Ltd.* (國泰君安證券股份有限公司南京太平南路證券營業部).

Save as disclosed above, no independent non-executive Director of the Company has held any other directorships in listed public companies in the last three years or is otherwise connected with any other directors, senior management or substantial or controlling shareholders of the Company.

There is currently no director service contract between the Company and each of the independent non-executive Directors of the Company. There is no specific term in respect of their respective appointment, but subject to retirement by rotation at least once every three years at the annual general meetings of the Company. Mr. He, Mr. Yu and Ms. Chen received director's fee of HK\$120,000, HK\$120,000 and HK\$120,000, respectively, in 2016.

* The English translation of the Chinese name(s), where indicated, is included for information purpose only, and should not be regarded as the official English name(s) of such Chinese name(s).

陳洋女士，現年43歲，於二零一四年九月五日獲委任為本公司獨立非執行董事。陳女士畢業於東南大學，擁有碩士研究生學歷。陳女士現任東莞證券有限責任公司南京玉蘭路證券營業部副總經理。彼曾任東興證券股份有限公司南京洪武南路證券營業部營銷總監、湘財證券股份有限公司南京漢中路證券營業部市場部經理及國泰君安證券股份有限公司南京太平南路證券營業部客戶主管。

除上文披露者外，概無本公司獨立非執行董事在過去三年擔任任何其他上市公司董事職務，彼等與本公司任何其他董事、高級管理層或主要或控股股東亦無任何關連。

本公司與本公司各獨立非執行董事現時並無訂立董事服務合約。彼等各自之委任並無固定任期，惟至少每三年須於本公司股東週年大會上輪值告退一次。於二零一六年，何先生、郁先生及陳女士收取董事袍金分別為120,000港元、120,000港元及120,000港元。

DIRECTORS' REPORT

董事會報告

The Directors submit herewith their annual report together with the audited consolidated financial statements for the year ended 31 December 2016.

PRINCIPAL ACTIVITIES

The Company is primarily an investment holding company and its investment portfolio includes (i) property investments; and (ii) natural gas businesses.

MAJOR CUSTOMERS AND SUPPLIERS

The aggregate revenue attributable to the Group's largest customer and five largest customers taken together accounted for approximately 99% and 99% respectively of the Group's total revenue for the year.

The aggregate cost of sales attributable to the Group's largest supplier and five largest suppliers taken together accounted for approximately 99% and 99% respectively of the Group's total cost of sales for the year.

Save otherwise disclosed, at no time during the year have the Directors, their associates or any shareholder of the Company (which to the knowledge of the Directors own more than 5% of the Company's share capital) had any interest in these major customers and suppliers.

FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the past five financial years is set out on page 174 of this annual report.

RESULTS AND DIVIDENDS

The results of the Group for the year ended 31 December 2016 are set out in the consolidated statement of profit or loss and other comprehensive income on pages 64 to 65 of this annual report.

The state of the Group's affairs as at 31 December 2016 are set out in the consolidated statement of financial position on pages 66 to 67 of this annual report.

董事謹此提呈彼等之年度報告，連同截至二零一六年十二月三十一日止年度之經審核綜合財務報表。

主要業務

本公司主要為一間投資控股公司，其投資組合包括(i)物業投資；及(ii)天然氣業務。

主要客戶及供應商

於本年度內，本集團之最大客戶之營業額及五大客戶之營業額總和分別佔本集團之總營業額約99%及99%。

於本年度內，本集團之最大供應商之銷售成本及五大供應商之銷售成本總和分別佔本集團之總銷售成本約99%及99%。

除另有披露外，於本年度內之任何時候，並無董事、彼等之聯繫人士或就董事所知擁有本公司股本5%以上之本公司任何股東擁有該等主要客戶及供應商之任何權益。

財務摘要

本集團於過去五個財政年度之業績、資產及負債之摘要載於本年報第174頁。

業績及股息

本集團截至二零一六年十二月三十一日止年度之業績載於本年報第64至65頁之綜合損益及其他全面收益表。

本集團於二零一六年十二月三十一日之事務狀況載於本年報第66至67頁之綜合財務狀況表。

Directors' Report

董事會報告

The board of directors does not recommend the payment of a dividend for the year ended 31 December 2016.

PROPERTY, PLANT AND EQUIPMENT

Details of significant changes in the property, plant and equipment of the Group during the year are set out in note 13 to the consolidated financial statements.

SHARE CAPITAL

Movements in share capital of the Group and the Company during the year are set out in note 27 to the consolidated financial statements.

RESERVES

Movements in reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity and in note 28 to the consolidated financial statements respectively.

PURCHASE, SALE AND REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed shares during the year ended 31 December 2016.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's articles of association or the laws of the Cayman Islands, which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

SUBSIDIARIES

Particulars of the Company's subsidiaries are set out in note 18 to the consolidated financial statements.

董事會不建議派發截至二零一六年十二月三十一日止年度之股息。

物業、廠房及設備

有關本集團物業、廠房及設備於年內之重大變動詳情載於綜合財務報表附註 13。

股本

有關本集團及本公司股本於年內之變動載於綜合財務報表附註 27。

儲備

有關本集團及本公司儲備於年內之變動分別載於綜合權益變動表及綜合財務報表附註 28。

購買、出售及贖回股份

本公司或其任何附屬公司於截至二零一六年十二月三十一日止年度內概無購買、出售或贖回本公司任何上市股份。

優先購買權

在本公司之組織章程細則或開曼群島法例中，並無有關優先購買權之條文，致使本公司須按比例向現有股東發售新股份。

附屬公司

有關本公司附屬公司之詳情載於綜合財務報表附註 18。

Directors' Report

董事會報告

INTEREST-BEARING BORROWINGS

Particulars of interest-bearing borrowings as at 31 December 2016 are set out in note 24 to the consolidated financial statements.

RETIREMENT SCHEMES

Details of the retirement benefits scheme of the Group are set out in note 26 to the consolidated financial statements.

CORPORATE GOVERNANCE

The Company is committed to maintain a high standard of corporate governance and has complied throughout the year with the Corporate Governance Code set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), except for the deviation of code provisions A.4.1.

Further information on the Company's corporate governance practices is set out in the Corporate Governance Report of this annual report.

DIRECTORS

The directors who held office during the year and at the date of this report are:

Executive Directors:

Mr. Ye De Chao, *Chairman*

Mr. Xu Xiao Jun, *Chief Executive Officer*

Mr. Ji Xu Dong

Independent Non-executive Directors:

Mr. He Jin Geng

Mr. Yu Hong Gao

Ms. Chen Yang

計息借貸

有關於二零一六年十二月三十一日之計息借貸之詳情載於綜合財務報表附註24。

退休計劃

有關本集團退休福利計劃之詳情載於綜合財務報表附註26。

企業管治

本公司致力維持高標準之企業管治，並於整個年度一直遵守香港聯合交易所有限公司證券上市規則（「上市規則」）附錄14所載之企業管治守則，除偏離守則條文A.4.1條外。

有關本公司企業管治常規之進一步資料載於本年報企業管治報告內。

董事

於年內及於本報告刊發日期之任職董事如下：

執行董事：

業德超先生，*主席*

徐小俊先生，*行政總裁*

季旭東先生

獨立非執行董事：

何金耿先生

郁紅高先生

陳洋女士

Directors' Report 董事會報告

In accordance with the provisions of the Company's articles of association, Mr. He Jin Geng, Mr. Yu Hong Gao and Ms. Chen Yang shall retire from the Board at the forthcoming annual general meeting of the Company and, being eligible, offer themselves for re-election.

The term of office of each non-executive Director is the period up to his/her retirement by rotation in accordance with the Company's articles of association.

DIRECTORS' SERVICE CONTRACTS

None of the Directors had any existing or propose service contract with the Company or any member of the Group which is not expiring or terminable by the Group within one year without payment of compensation (other than statutory compensation).

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SECURITIES

As at 31 December 2016, the interests and short positions of the Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which (a) were required to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), to be entered in the register referred to therein; or (b) were required, pursuant to Section 352 of the SFO, to be recorded in the register referred to therein; or (c) were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules, to be notified to the Company and the Stock Exchange were as follows:

按照本公司之組織章程細則之條文，何金耿先生、郁紅高先生及陳洋女士將於本公司即將舉行之股東週年大會上從董事會退任，且合資格並願意膺選連任。

各非執行董事之任期直至按照本公司之組織章程細則輪值告退之日為止。

董事之服務合約

概無董事與本公司或本集團任何成員公司訂有或擬訂立任何並非於一年內屆滿或本集團不可於一年內免付賠償（除法定之賠償外）予以終止之服務合約。

董事於證券之權益及淡倉

於二零一六年十二月三十一日，董事及本公司最高行政人員於本公司及其相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）之股份、相關股份及債券中擁有(a)根據證券及期貨條例第XV部第7及第8分部須知會本公司及香港聯合交易所有限公司（「聯交所」）須列入該條例所述登記冊的權益及淡倉（包括根據證券及期貨條例的有關條文彼等被當作或視為擁有之權益及淡倉）；或(b)根據證券及期貨條例第352條須列入該條例所述登記冊之權益及淡倉；或(c)根據上市規則附錄10所載上市發行人董事進行證券交易的標準守則須知會本公司及聯交所之權益及淡倉如下：

Directors' Report 董事會報告

LONG POSITION IN THE ORDINARY SHARES OF HK\$0.05 EACH ("SHARES") OF THE COMPANY

於本公司每股面值0.05港元之 普通股(「股份」)之好倉

Name of Director 董事姓名	Number of Shares held 持有之股份數目			% to the issued share capital of the Company 佔本公司 已發行股本 百分比(%)
	Personal Interests 個人權益	Corporate Interests 公司權益	Total 總數	
Mr. Ye De Chao 業德超先生	—	1,189,290,512 (Note) (附註)	1,189,290,512	27.85
Mr. Ji Xu Dong 季旭東先生	6,000	—	6,000	0.00014

Note: These Shares were held by Legendary Base International Limited, a company which was wholly-owned by Mr. Ye De Chao. Hence, he was deemed to have a beneficial interest in all these Shares.

附註：該等股份由業德超先生全資擁有之 Legendary Base International Limited 持有。因此，其被視為擁有所有該等股份之實益權益。

Save as disclosed above, as at 31 December 2016, none of the Directors or chief executive of the Company had any interest or short position in the Shares, underlying Shares or debentures of the Company or any of its associate corporation (within the meaning of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests and short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules, to be notified to the Company and the Stock Exchange.

除上述披露者外，於二零一六年十二月三十一日，董事或本公司最高行政人員概無於本公司或其任何相聯法團（定義見證券及期貨條例）之股份、相關股份或債券中擁有根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所之任何權益或淡倉（包括根據證券及期貨條例的有關條文彼等被當作或視為擁有之任何權益及淡倉），或根據證券及期貨條例第352條，須列入該條例所述登記冊之權益或淡倉，或根據上市規則附錄10所載上市發行人董事進行證券交易的標準守則須知會本公司及聯交所之權益或淡倉。

SHARE OPTION SCHEME

The Company adopted a share option scheme on 11 July 2008 (the "Share Option Scheme"). The purposes of the Share Option Scheme are to enable the Group and its Invested Entities (any entity in which any member of the Group holds an equity interest) to recruit and retain high calibre Eligible Persons and attract human resources that are valuable to the Group or Invested Entities, to recognise the contributions of the Eligible Persons to the growth of the Group or Invested Entities by rewarding them with opportunities to obtain ownership interest in the Company and to motivate and give incentives to these Eligible Persons to continue to contribute to the long term success and prosperity of the Group or Invested Entities. Pursuant to the Share Option Scheme, the Board may invite any Eligible Person including any director and employee of the Company to take up options to subscribe for shares of the Company. The Share Option Scheme shall be valid and effective for a period of ten years. No share options were outstanding nor granted during the year ended 31 December 2016.

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2016, so far as is known to the Directors or chief executive of the Company, the following persons (other than the Directors or chief executive of the Company) had an interest or short position in the Shares and underlying Shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO as recorded in the register required to be kept by the Company under Section 336 of the SFO:

購股權計劃

本公司於二零零八年七月十一日採納一項購股權計劃（「購股權計劃」）。購股權計劃之目的為讓本集團及其受投資實體（本集團任何成員公司持有股本權益之任何實體）招募及挽留能幹之合資格人士及吸納對本集團或受投資實體而言屬寶貴之人力資源，透過獎勵合資格人士獲取本公司擁有權權益之機會以表彰彼等對本集團或受投資實體增長之貢獻，並給予該等合資格人士獎勵以鼓勵彼等繼續為本集團或受投資實體之長期成功及蓬勃發展作出貢獻。根據購股權計劃，董事會可邀請任何合資格人士（包括本公司任何董事及僱員）接納可認購本公司股份之購股權。購股權計劃將於十年期限內有效及具效力。截至二零一六年十二月三十一日止年度，概無任何購股權尚未行使或獲授出。

主要股東

於二零一六年十二月三十一日，就董事或本公司最高行政人員所知，按本公司根據證券及期貨條例第336條須予存置之登記冊所記錄，下列人士（並不包括董事或本公司最高行政人員）於本公司股份及相關股份中擁有根據證券及期貨條例第XV部第2及第3分部之條文須向本公司披露之權益或淡倉：

LONG POSITION IN THE ORDINARY SHARES

於普通股之好倉

Name of shareholder	Capacity	Number of Shares	% to the issued share capital of the Company 佔本公司已發行股本百分比(%)
股東名稱	持有身份	股份數目	
Central Huijin Investment Ltd. (Note 1) 中央匯金投資有限責任公司(附註1)	Interests of controlled corporation 受控法團權益	1,189,290,512	27.85
China Construction Bank Corporation (Note 2) 中國建設銀行股份有限公司(附註2)	Interests of controlled corporation 受控法團權益	1,189,290,512	27.85
Legendary Base International Limited (Note 3) Legendary Base International Limited(附註3)	Beneficial owner 實益擁有人	1,189,290,512	27.85
Expert Ever Limited (Note 4) Expert Ever Limited(附註4)	Beneficial owner 實益擁有人	383,956,000	8.99
Zhang Xiaojun (Note 4) 張曉君(附註4)	Interests of controlled corporation 受控法團權益	383,956,000	8.99

Notes:

附註：

- | | |
|---|--|
| (1) China Construction Bank Corporation was owned as to 57.26% by Central Huijin Investment Ltd.. | (1) 中國建設銀行股份有限公司由中央匯金投資有限責任公司擁有57.26%股權。 |
| (2) According to the disclosure of interest form filed by China Construction Bank Corporation, China Construction Bank Corporation reported interests because Prosper Talent Limited, an indirect wholly-owned subsidiary of China Construction Bank Corporation, was reported to have direct interests in the Shares. So far as the Company was aware of, Prosper Talent Limited was a person having a security interest in the Shares under a share pledge. | (2) 根據中國建設銀行股份有限公司提交之權益披露表格，中國建設銀行股份有限公司申報權益乃因申報Prosper Talent Limited(為中國建設銀行股份有限公司之間接全資附屬公司)擁有股份之直接權益。就本公司所知，Prosper Talent Limited為股份抵押項下擁有股份抵押權益之人士。 |
| (3) Legendary Base International Limited is wholly-owned by Mr. Ye De Chao, who is a director of both the Company and Legendary Base International Limited. | (3) Legendary Base International Limited由本公司及Legendary Base International Limited董事葉德超先生全資擁有。 |
| (4) Expert Ever Limited was wholly-owned by Zhang Xiaojun. | (4) Expert Ever Limited由張曉君全資擁有。 |

Directors' Report 董事會報告

Save as disclosed above, as at 31 December 2016, no person (other than Directors or chief executive of the Company) had an interest or a short position in the Shares and underlying Shares as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of the Directors and Senior Management of the Group are set out on pages 38 to 41 of this annual report.

DIRECTORS' INTEREST IN CONTRACTS

Except for the transactions as disclosed in notes 7 and 32 to the consolidated financial statements, no other contracts of significance to which the Company, its holding company or 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.

MANAGEMENT CONTRACTS

No contract concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

CONNECTED TRANSACTION

On 27 September 2012, Keen Gate Developments Limited ("Keen Gate", a wholly-owned subsidiary of the Group), Mr. Ye De Chao (the Chairman, the Chief Executive Officer, an Executive Director and a substantial shareholder of the Company), Modern Admission Group Limited, Mr. Lee Kai Choi and Forward Investment (PRC) Company Limited ("Forward Investment") had entered into a subscription agreement (the "Subscription Agreement") in relation to the subscription of 40% equity interests in Forward Investment by Keen Gate (the "Subscription") at a consideration of HK\$300 million (the "Consideration"). The Subscription was completed on 10 December 2012. Pursuant to the Subscription Agreement, Mr. Ye De Chao, Modern Admission Group Limited and Mr. Lee Kai Choi (collectively,

除上文所披露者外，於二零一六年十二月三十一日，概無人士（並不包括董事或本公司最高行政人員）擁有記錄於本公司根據證券及期貨條例第336條須予存置之登記冊內之股份及相關股份之權益或淡倉。

董事及高級管理層履歷

本集團董事及高級管理層之履歷詳情載於本年報第38至41頁。

董事之合約權益

除綜合財務報表附註7及32所披露之交易外，本公司、其控股公司或附屬公司概無訂立任何本公司董事於其中直接或間接有重大權益且於年末或年內任何時間仍有效力之其他重要合約。

管理合約

年內，概無訂立或存在任何與本公司整體業務或其任何重大部分之管理及行政有關之合約。

關連交易

於二零一二年九月二十七日，建基發展有限公司（「建基」，本集團之全資附屬公司）、業德超先生（本公司主席、行政總裁、執行董事及主要股東）、Modern Admission Group Limited、李啟才先生及泰和投資（中國）有限公司（「泰和投資」）訂立認購協議（「認購協議」），內容有關由建基按代價300,000,000港元（「代價」）認購泰和投資之40%股權（「認購事項」）。認購事項於二零一二年十二月十日完成。根據認購協議，業德超先生、Modern Admission Group

Directors' Report

董事會報告

the “Guarantors”) jointly and severally undertake to Keen Gate that the return to Keen Gate, being the dividend receivable from the Group's equity interests in Forward Investment, shall not be less than 12% of the Consideration per annum. In the event the return to Keen Gate falls below such threshold, the Guarantors shall compensate Keen Gate on a dollar-for-dollar basis (the “Return Undertaking”) in cash on or before 15 May of each calendar year.

The Return Undertaking of approximately HK\$36 million for the year ended 31 December 2015 was paid by the Guarantors on 15 May 2016. In the opinion of the independent non-executive Directors (the “INEDs”) of the Company, the Guarantors had fulfilled their obligations under the guarantee for the year ended 31 December 2015.

For the year ended 31 December 2016, Forward Investment recorded a net profit of approximately HK\$16,672,000 and the Group's share of results on Forward Investment was approximately HK\$6,669,000. The Return Undertaking for the year ended 31 December 2016 would be approximately HK\$29,331,000. The Guarantors shall compensate Keen Gate the amount of approximately HK\$29,331,000 on or before 15 May 2017.

As at the date of this annual report, the Guarantors have not yet fulfilled their obligations under the guarantee by paying the compensation of approximately HK\$29,331,000 to Keen Gate. Pursuant to the Subscription Agreement, the Guarantors shall fulfill their obligations on or before 15 May 2017. The Directors of the Company will closely monitor the status of the fulfilment of the Guarantors' obligations regarding the Return Undertaking and will disclose to the public as when the Guarantors have fulfilled their obligations or when the Guarantors fail to fulfill their obligations on or before 15 May 2017 by publication of an announcement.

The INEDs of the Company had been informed that Forward Investment recorded a net profit of approximately HK\$16,672,000 and the Group's share of results on Forward Investment was approximately HK\$6,669,000 thus the Return Undertaking for the year ended 31 December 2016 would be approximately HK\$29,331,000. The INEDs of the Company will closely monitor the status of the fulfilment of the Guarantors' obligations regarding the Return Undertaking and will provide an opinion (the “INED Opinion”) on whether the Guarantors had fulfilled their obligations under the guarantee by compensating Keen Gate the amount of approximately HK\$29,331,000 on or before 15 May 2017 or not. The INED Opinion will be disclosed in the Company's next published annual report.

Limited 及李啟才先生 (統稱為「擔保人」) 共同及個別向建基承諾，建基之回報 (即本集團於泰和投資所擁有之股權之應收股息) 每年將不會少於代價之 12%。倘建基之回報少於該下限，擔保人須按等額基準於每曆年五月十五日或之前向建基作出現金補償 (「回報承諾」)。

擔保人已於二零一六年五月十五日支付截至二零一五年十二月三十一日止年度之回報承諾約 36,000,000 港元。本公司獨立非執行董事 (「獨立非執行董事」) 認為，擔保人已履行彼等於截至二零一五年十二月三十一日止年度於擔保項下之責任。

截至二零一六年十二月三十一日止年度，泰和投資錄得淨溢利約 16,672,000 港元及本集團應佔泰和投資之業績約 6,669,000 港元。截至二零一六年十二月三十一日止年度之回報承諾將約為 29,331,000 港元。擔保人須於二零一七年五月十五日或之前向建基補償約 29,331,000 港元。

截至本年報刊發日期，擔保人尚未向建基補償約 29,331,000 港元以履行彼等於擔保項下之責任。根據認購協議，擔保人須於二零一七年五月十五日或之前履行彼等之責任。本公司董事將會密切監察擔保人履行有關回報承諾責任的情況，並於擔保人完成履行彼等之責任之時或擔保人不能於二零一七年五月十五日或之前履行彼等之責任時，刊發公告以向公眾披露。

本公司之獨立非執行董事獲悉，泰和投資錄得淨溢利約 16,672,000 港元及本集團應佔泰和投資之業績約 6,669,000 港元，因此截至二零一六年十二月三十一日止年度之回報承諾約為 29,331,000 港元。本公司之獨立非執行董事將會密切監察擔保人履行有關回報承諾責任的情況，並於擔保人是否已於二零一七年五月十五日或之前履行彼等之擔保責任向建基補償約 29,331,000 港元之事項上提供意見 (「該獨立非執行董事意見」)。該獨立非執行董事意見將會於本公司下一次印發的年度報告中披露。

AUDIT COMMITTEE

The audit committee of the Company ("Audit Committee") presently comprises three independent non-executive Directors. The Audit Committee has reviewed with the management and the Company's external auditors the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting process including the review of the consolidated financial statements for the year ended 31 December 2016.

PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors as at the latest practicable date prior to issue of this report, the Company has maintained the prescribed amount of public float during the year and up to the date of this report as required under the Listing Rules.

AUDITORS

The consolidated financial statements have been audited by Centurion ZD CPA Limited whose term of office will expire upon the forthcoming annual general meeting of the Company. A resolution for the re-appointment of Centurion ZD CPA Limited as the auditors of the Company for the subsequent year is to be proposed at the forthcoming annual general meeting of the Company.

On behalf of the Board of Directors

Ye De Chao
Chairman

Hong Kong, 31 March 2017

審核委員會

本公司審核委員會（「審核委員會」）目前由三名獨立非執行董事組成。審核委員會已與管理層及本公司之外聘核數師審閱本集團所採納之會計原則及慣例，並討論審核、內部監控及財務申報程序，包括審閱截至二零一六年十二月三十一日止年度之綜合財務報表。

公眾持股量

按本公司可公開獲得之資料及就董事所知，於本報告刊發前之最後可行日期，本公司於年內及截至本報告日期止一直維持上市規則指定數額之公眾持股量。

核數師

綜合財務報表經由中正達會計師事務所有限公司審核，彼於本公司即將舉行之股東週年大會上任滿。本公司將於即將舉行之股東週年大會上提呈一項決議案重新聘任中正達會計師事務所有限公司為本公司來年之核數師。

代表董事會

主席
業德超

香港，二零一七年三月三十一日

INDEPENDENT AUDITORS' REPORT

獨立核數師報告



中正達會計師事務所有限公司
Centurion ZD CPA Limited
Certified Public Accountants (Practising)

**INDEPENDENT AUDITORS' REPORT TO THE
SHAREHOLDERS OF
CHINA INFRASTRUCTURE INVESTMENT LIMITED**
(incorporated in the Cayman Islands with limited liability)

QUALIFIED OPINION

We have audited the consolidated financial statements of China Infrastructure Investment Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 64 to 173, which comprise the consolidated statement of financial position as at 31 December 2016, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section of our report, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2016, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

致中國基建投資有限公司

列位股東之獨立核數師報告
(於開曼群島註冊成立之有限公司)

保留意見

核數師(「吾等」)已審核載於第64至173頁的中國基建投資有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)的綜合財務報表，此等綜合財務報表包括於二零一六年十二月三十一日的綜合財務狀況表以及截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

吾等認為，除本報告保留意見之基準一節所描述之事項的可能影響外，綜合財務報表乃根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」)真實而公平地反映貴集團於二零一六年十二月三十一日之綜合財務狀況以及貴集團截至該日止年度之綜合財務表現及綜合現金流量，並已根據香港公司條例之披露規定妥為編製。

BASIS FOR QUALIFIED OPINION

PRIOR YEAR'S AUDIT SCOPE LIMITATION AFFECTING OPENING BALANCE AND COMPARATIVE FIGURES

The auditor's report on the consolidated financial statements of the Group for the year ended 31 December 2015 contained a qualified opinion on the limitation on the audit scope in relation to non-current assets held for sale and details of which had been set out in the auditor's report dated 31 March 2016.

As the consolidated financial statements of the Group for the year ended 31 December 2015 formed the basis for the corresponding figures presented in the current year's consolidated financial statements, any adjustments found to be necessary in respect of the carrying amount of the non-current assets held for sale would have a significant effect on the opening balances and consequential effect on the consolidated financial position of the Group as at 31 December 2016 and the results and the related disclosures for the year ended 31 December 2016.

SCOPE LIMITATION — NON-CURRENT ASSETS HELD FOR SALE

The Group had interests in an associate in respect of 49% equity interests in Beijing Zhonggang Green Energy Investment Consulting Co., Ltd. and its subsidiaries (the "Associate") which has been classified as non-current assets held for sales since the Company announced to disposal of the Associate on 20 March 2013 ("Disposal"). As at the date of this report, the Disposal has not been completed.

Due to the fact that the directors of the Company were unable to obtain sufficient financial information of the Associate since 1 July 2012, the directors of the Company have not stated the assets of the Associate at the lower of carrying amount and fair value less cost to sell. Under these circumstances, the assets of the Associate classified as held for sales included in the consolidated statement of financial position as at 31 December 2013, 2014, 2015 and 2016 were measured at the carrying amount at cost since 1 July 2012.

保留意見之基準

影響年初結餘及比較數字之上一年度之審核範圍限制

核數師就 貴集團截至二零一五年十二月三十一日止年度之綜合財務報表作出之報告，載有其就持作銷售之非流動資產之審核範圍限制之保留意見；及有關詳情已載於日期為二零一六年三月三十一日之核數師報告內。

鑒於 貴集團截至二零一五年十二月三十一日止年度之綜合財務報表乃本年度綜合財務報表所列相應數字之基準，故持作銷售之非流動資產之賬面值作出必要調整會對 貴集團年初結餘產生重大影響，並對 貴集團於二零一六年十二月三十一日之綜合財務狀況以及截至二零一六年十二月三十一日止年度之業績及相關披露產生相應影響。

範圍限制 — 持作銷售之非流動 資產

貴集團於北京中港綠能投資諮詢有限公司及其附屬公司（「聯營公司」）擁有 49% 股權，自 貴公司於二零一三年三月二十日宣佈出售聯營公司（「出售事項」）時起，將其分類為持作銷售之非流動資產。截止本報告日期，出售事項尚未完成。

由於 貴公司董事無法充分獲得聯營公司二零一二年七月一日以後之財務資料，故 貴公司董事並未按賬面值與公平值減銷售成本之較低者呈列聯營公司之資產。因此，自二零一二年七月一日起，於二零一三年、二零一四年、二零一五年及二零一六年十二月三十一日綜合財務狀況表列賬之分類為持作銷售之聯營公司資產乃按成本之賬面值計量。

Independent Auditors' Report

獨立核數師報告

As a result, we were unable to obtain sufficient appropriate audit evidence in respect of the measurement and valuation of the non-current assets held for sales as at 31 December 2013, 2014, 2015 and 2016 and whether they were free from material misstatements.

Any adjustments found to be necessary in respect thereof would have a significant and consequential effect on the consolidated financial position of the Group as at 31 December 2016, the results and cash flows for the year ended 31 December 2016 and related disclosure thereof in the consolidated financial statements of the Group for the year ended 31 December 2016.

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

KEY AUDIT MATTERS

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

因此，吾等未能就於二零一三年、二零一四年、二零一五年及二零一六年十二月三十一日持作銷售之非流動資產之計量及估值以及其是否不存有重大錯誤陳述獲得充分適當之審核憑證。

對上述財務資料作出任何必要調整均會對貴集團於二零一六年十二月三十一日之綜合財務狀況、截至二零一六年十二月三十一日止年度之業績及現金流量以及貴集團截至二零一六年十二月三十一日止年度之綜合財務報表中的相關披露產生重大及相應影響。

吾等已根據香港會計師公會頒佈之香港核數準則（「香港核數準則」）進行審核。吾等於該等準則項下之責任乃於吾等之報告核數師就審核綜合財務報表須承擔的責任一節進一步闡述。吾等根據香港會計師公會頒佈之專業會計師道德守則（「守則」）獨立於貴集團，吾等亦已根據守則履行其他道德責任。吾等認為吾等所獲得的審核憑證屬充足及適當以為吾等之保留意見提供基準。

關鍵審核事項

關鍵審核事項為就吾等之專業判斷而言，對吾等審核本期間之綜合財務報表最為重要的事項。該等事項是在吾等審核整體綜合財務報表及出具意見時進行處理的，且吾等不會對該等事項提供單獨的意見。

Independent Auditors' Report

獨立核數師報告

Key audit matter 關鍵審核事項

Accounting for business combination

We identified the business combination as a key audit matter because, as disclosed in note 29, the consideration is RMB60,000,000 (equivalent to approximately HK\$66,678,000) and it involves significant amount of judgment.

吾等將業務合併確定為關鍵審核事項，原因為（誠如附註29所披露）代價達人民幣60,000,000元（相當於約66,678,000港元），且涉及大量判斷。

HKFRS 3 Business Combinations requires the Group to recognise the identifiable assets, liabilities and contingent liabilities at fair value at the date of acquisition, with the excess of the acquisition cost over the identified fair values recognised as goodwill. This requires a significant amount of management estimation, particularly in relation to the valuation of the assets and liabilities acquired. The goodwill recognised amounted to HK\$49,308,000.

香港財務報告準則第3號「業務合併」要求貴集團按收購日期之公平值確認可識別資產、負債及或然負債，而收購成本高出可識別公平值的部分確認為商譽。此要求管理層作出大量估計，尤其是關於所收購資產及負債之估值。已確認商譽為49,308,000港元。

How our audit addressed the key audit matter 吾等之審核如何處理關鍵審核事項

業務合併的會計法

We have reviewed the key assumptions made by management in accounting for the business combination including:

吾等已審閱管理層於入賬業務合併時所作的關鍵假設，包括：

- A review of the sale and purchase agreement to determine whether any appropriate intangible assets have been identified and that no unusual terms exist that have not been accounted for;
- 審閱買賣協議，以釐定是否識別到合適的無形資產及是否不存在尚未計及的異常條款；
- The identification and fair valuation of the assets and liabilities the Group acquired including any fair value adjustments; and
- 貴集團所收購資產及負債的識別及公平估值，包括任何公平值調整；及
- Valuation assumption such as discount and tax rate by reviewing assumptions used in such calculations and recalculating using external evidence.
- 透過審閱相關計算中的假設及使用外部憑證重新計算估值假設，例如：折現率及稅率。

Independent Auditors' Report

獨立核數師報告

Key audit matter 關鍵審核事項

Impairment assessment on goodwill

We identified impairment assessment on goodwill as a key audit matter because of its potential significance to the consolidated financial statements. The estimation of recoverable amounts of the cash-generating units to which goodwill was allocated involves a significant degree of judgement and estimation on future cash flow forecasts of the businesses to be made by management.

吾等將商譽減值評估確定為關鍵審核事項，原因為其可能對綜合財務報表產生重大影響。估計經分配商譽之現金產生單位之可收回金額涉及管理層對業務未來現金流量預測之重大判斷及估計。

Refer to note 15 and the Group's critical accounting estimates and judgements in relation to impairment of goodwill set out in note 35(B)(v) to the consolidated financial statements.

請參閱綜合財務報表附註15及附註35(B)(v)所載貴集團有關商譽減值之關鍵會計估計及判斷。

As at 31 December 2016, the Group had goodwill of HK\$49,308,000 relating to the acquisition of 天津俊華物流有限公司 (Tianjin Jun Hua Logistics Company Limited*). Goodwill is assessed annually for impairment.

於二零一六年十二月三十一日，貴集團就收購天津俊華物流有限公司產生商譽49,308,000港元。商譽乃每年作減值評估。

Management concluded that there was no impairment in respect of the cash-generating units to which goodwill was allocated. This conclusion was based on value-in-use calculations that require the estimation of recoverable amounts, as detailed in note 15 to the consolidated financial statements.

管理層認為，經分配商譽之現金產生單位並無減值。此結論乃基於要求估計可收回金額之使用價值計算法得出，詳情載於綜合財務報表附註15。

How our audit addressed the key audit matter 吾等之審核如何處理關鍵審核事項

商譽減值評估

Our procedures in relation to the management's impairment assessment included:

吾等有關管理層減值評估的程序包括：

- Assessing the valuation methodology;
- 評估估值方法；
- Assessing the reasonableness of key assumptions based on our knowledge of the business and industry; and
- 根據吾等的業務及行業知識評估關鍵假設的合理性；及
- Reconciling input data to supporting evidence, such as approved budgets and considering the reasonableness of these budgets.
- 對比輸入數據與支持憑證，例如經批准的預算及考慮該等預算的合理性。

Independent Auditors' Report

獨立核數師報告

Key audit matter 關鍵審核事項

Interests in associates

The Group's interests in associates, Forward Investment (PRC) Company Limited ("Forward Investment"), is accounted for under the equity method. The Group's share of the profit after tax and other comprehensive income from Forward Investment for the year ended 31 December 2016 was HK\$6,669,000 and the Group's share of Forward Investment's net assets was HK\$342,799,000 as at 31 December 2016. Refer to note 17 to the consolidated financial statements.

貴集團於聯營公司泰和投資(中國)有限公司(「泰和投資」)之權益乃按權益法入賬。截至二零一六年十二月三十一日止年度，貴集團應佔來自泰和投資之除稅後溢利及其他全面收益為6,669,000港元，而貴集團應佔泰和投資之資產淨值於二零一六年十二月三十一日為342,799,000港元。請參閱綜合財務報表附註17。

How our audit addressed the key audit matter 吾等之審核如何處理關鍵審核事項

於聯營公司之權益

Forward Investment is a significant associate of the Group. We have carried out audit on its financial statements. We have determined that the audit work performed and evidence obtained were sufficient for our audit purpose. We have interviewed with the Group's management and have discussed with them and evaluated any probable impacts on the Group's consolidated financial statements of the key audit matters relating to Forward Investment.

泰和投資乃 貴集團一間重要聯營公司。吾等已審核其財務報表，並釐定所進行的審核工作及所取得的憑證就吾等的審核目的而言為充分。吾等已訪問 貴集團管理層，並與彼等討論及評估有關泰和投資之關鍵審核事項對 貴集團綜合財務報表之任何可能影響。

Independent Auditors' Report

獨立核數師報告

Key audit matter 關鍵審核事項

Impairment assessment on other receivables, deposits and prepayment

As at 31 December 2016, other receivables, deposits and prepayment of the Group amounted to approximately HK\$624,780,000.

於二零一六年十二月三十一日，貴集團有其他應收款項、按金及預付款項約624,780,000港元。

In exercising impairment assessment of the other receivables, deposits and prepayment, the management applied own judgment and used subjective assumptions. It includes assessing customers with default risk, identifying indication of impairment based on creditworthiness of customers.

於對其他應收款項、按金及預付款項進行減值評估時，管理層已運用自身的判斷及採用主觀假設。其包括評估客戶的違約風險、基於客戶的信貸質素確認是否存在減值跡象。

The Group's impairment policy is disclosed in note 2(T) to the consolidated financial statements.

貴集團的減值政策於綜合財務報表附註2(T)披露。

How our audit addressed the key audit matter 吾等之審核如何處理關鍵審核事項

其他應收款項、按金及預付款項之減值評估

Our audit procedures in relation to management's assessment on recoverability of other receivables, deposits and prepayment included:

吾等有關管理層評估其他應收款項、按金及預付款項之可收回性的審核程序包括：

- Tested subsequent settlement with reference to the loan repayment schedule set out in the loan agreement. Where changes to repayment dates negatively impacted the carrying value of assets, we challenged management as to whether this indicated impairment had occurred.
- 根據貸款協議所載之還款表審核年結日後結算情況。如還款日期變更對資產賬面值產生不利影響，吾等將質詢管理層有否減值事件跡象。
- We checked historical repayment record to ascertain the recoverability.
- 吾等核對歷史還款記錄，以確定可收回性。
- We sent audit confirmation letters to majority of debtors to ascertain the existence and accuracy of the outstanding receivables.
- 吾等向大部分債務人發出審核確認函，以確定未償還應收款項之存在及準確性。
- We performed search and interview with selected debtors and found that no litigation/credit issue. There is no indication of impairment event during the year.
- 吾等調查並訪問所選債務人，並無發現任何訴訟／信貸問題。年內概無任何減值事件跡象。

Independent Auditors' Report

獨立核數師報告

Key audit matter 關鍵審核事項

Valuation of investment properties

We identified the valuation of investment properties as a key audit matter due to the key source of estimation uncertainty and the significant assumptions and judgements involved in the valuation.

吾等將投資物業估值確定為關鍵審核事項，原因為估值涉及估計不明朗因素之主要來源以及重大假設及判斷。

As disclosed in note 12 to the consolidated financial statements, the Group's investment properties amounted to HK\$61,122,000 as at 31 December 2016. There is no gain or loss on net changes in fair value of investment properties recognised in the consolidated statement of profit or loss and other comprehensive income for the year then ended.

誠如綜合財務報表附註12所披露，於二零一六年十二月三十一日，貴集團投資物業為61,122,000港元。截至該日止年度之綜合損益及其他全面收益表並無確認投資物業公平值變動淨額之收益或虧損。

The fair value of the Group's investment properties was determined by adopting the valuation techniques with significant unobservable inputs, assumptions of market conditions and judgements. The Group also worked closely with the independent qualified valuers to establish and determine the appropriate valuation techniques.

貴集團投資物業之公平值乃採用估值方法釐定，當中涉及重大不可觀察輸入數據、市況假設及判斷。貴集團亦與獨立合資格估值師密切合作以建立及確定合適的估值方法。

How our audit addressed the key audit matter 吾等之審核如何處理關鍵審核事項

投資物業估值

Our procedures in relation to assessing the appropriateness of the carrying values of the investment properties included:

吾等有關評估投資物業賬面值之合適性的程序包括：

- Reviewing the valuation report from independent qualified valuers and holding discussion with management and independent qualified valuers to understand the valuation basis, methodology used and underlying assumptions applied;
- 審閱來自獨立合資格估值師的估值報告，與管理層及獨立合資格估值師展開討論以了解所用的估值基礎、方法及相關假設；
- Evaluating management's process in respect of reviewing the valuation performed by independent qualified valuers;
- 評估管理層就審閱獨立合資格估值師所進行估值的程序；
- Evaluating of the competence, capabilities and objectivity of independent qualified valuers;
- 評估獨立合資格估值師的資歷、能力及客觀性；
- Selecting samples from the Group's investment property portfolio and obtaining the underlying data including comparables of market transactions being used by the independent qualified valuers and assessing whether they are appropriate; and
- 從貴集團的投資物業組合選取樣本，了解包括獨立合資格估值師所用的市場交易等相關數據，並評估其合適性；及
- Performing market research and analysis to assess whether the changes in fair value of investment properties resulted from the valuation was reasonable and consistent with market trends to our knowledge.
- 進行市場調查及分析，以評估由估值產生的投資物業公平值變動是否合理及與吾等知悉的市場趨勢一致。

Independent Auditors' Report

獨立核數師報告

OTHER MATTER

The consolidated financial statements of the Group for the year ended 31 December 2015 were audited by another auditor who expressed a qualified opinion on those consolidated financial statements on 31 March 2016 as a result of the limitation of scope based on reasons summarised in the basis for qualified opinion paragraphs thereon.

OTHER INFORMATION

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

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

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

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

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

其他事項

貴集團截至二零一五年十二月三十一日止年度之綜合財務報表乃由另一名核數師審核，該核數師已基於其報告保留意見之基準段落所概述之理由因範圍限制而於二零一六年三月三十一日就該等綜合財務報表發表保留意見。

其他資料

貴公司之董事負責編製其他資料。其他資料包括年報所載之資料，惟不包括綜合財務報表及吾等就此之核數師報告。

吾等有關綜合財務報表之意見並不涵蓋其他資料，吾等亦並不就此發表任何形式之核證結論。

就吾等對綜合財務報表之審核而言，吾等之責任是閱讀其他資料，從而考慮其他資料是否與綜合財務報表或吾等在審核過程中獲悉的資料存在重大不符，或存在重大錯誤陳述。倘若吾等基於已完成的工作認為其他資料出現重大錯誤陳述，吾等須報告此一事實。吾等就此並無須報告事項。

董事及治理層就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈之香港財務報告準則及香港公司條例之披露規定編製及真實而公允地列報綜合財務報表，並負責董事認為就確保綜合財務報表之編製不存在由於欺詐或錯誤而導致的重大錯誤陳述所必需之有關內部控制。

Independent Auditors' Report

獨立核數師報告

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the content of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

於編製綜合財務報表時，董事須負責評估貴集團持續經營的能力，並披露與持續經營有關的事項（如適用）。除非董事有意將貴集團清盤，或停止營運，或除此之外並無其他實際可行的辦法，否則董事須採用以持續經營為基礎的會計法。

治理層須負責監督貴集團的財務報告流程。

核數師就審核綜合財務報表須承擔的責任

吾等的目標，是對整體綜合財務報表是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並根據委聘之協定條款僅向閣下（作為整體）出具包括吾等意見的核數師報告，除此以外，吾等的報告書不作其他用途。吾等不就本報告之內容向任何其他人士負上或承擔責任。合理保證是高水平的保證，但不能保證按照香港核數準則進行的審核在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，倘合理預期彼等個別或匯總起來可能影響該等綜合財務報表使用者所作出的經濟決策，則有關的錯誤陳述可被視作重大。

吾等根據香港核數準則進行審核的工作之一，是運用專業判斷，在整個審核過程中抱持職業懷疑態度。吾等亦：

吾等根據香港核數準則進行審核的工作之一，是運用專業判斷，在整個審核過程中抱持職業懷疑態度。吾等亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審核程序以應對該等風險，以及取得充足和適當的審核憑證，作為吾等意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於因錯誤而導致的重大錯誤陳述的風險。

Independent Auditors' Report

獨立核數師報告

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.
- 了解與審核相關的內部控制，以設計適當的審核程序，但目的並非對 貴集團內部控制的效能發表意見。
- 評價董事所採用會計政策的恰當性及所作出會計估計和相關披露資料的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所得的審核憑證，決定是否存在與事件或情況有關的重大不確定性，而可能對 貴集團持續經營的能力構成重大疑慮。倘吾等認為存在重大不確定性，則有必要在核數師報告中提請使用者對綜合財務報表中的相關披露資料的關注。倘有關的披露資料不足，則修訂吾等的意見。吾等的結論乃基於截至核數師報告日期止所取得的審核憑證。然而，未來事件或情況可能導致 貴集團不能繼續持續經營。
- 評估綜合財務報表（包括披露資料）的整體列報方式、結構及內容，以及綜合財務報表是否公允反映有關交易和事項。
- 就 貴集團中實體或業務活動的財務資料獲取充分及適當的審核證據，以對綜合財務報表發表意見。吾等負責指導、監督及執行集團審核。吾等僅對吾等之審核意見承擔責任。

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

吾等與治理層溝通（其中包括）計劃的審核範圍、時間安排、重大審核發現等事項，包括吾等在審核期間識別出內部控制的任何重大缺陷。

Independent Auditors' Report

獨立核數師報告

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER MATTERS UNDER SECTIONS 407(2) AND 407(3) OF THE HONG KONG COMPANIES ORDINANCE

In respect alone of the matters described in the basis for qualified opinion's paragraph:

- we were unable to determine whether proper books of account had been kept; and
- we have not obtained all the information or explanations that, to the best of our knowledge and belief, are necessary and material for the purpose of the audit.

Centurion ZD CPA Limited

Certified Public Accountants (Practising)

Hong Kong, 31 March 2017

Chan Kam Fuk

Practising Certificate Number: P04257

Room 2105-06, 21/F., Office Tower
Langham Place, 8 Argyle Street
Mongkok, Kowloon
Hong Kong

吾等亦向治理層提交聲明，說明吾等已符合有關獨立性的相關職業道德要求，並與彼等溝通所有可能合理地被認為會影響吾等獨立性的關係及其他事項，以及相關防範措施（倘適用）。

從與治理層溝通的事項中，吾等決定哪些事項對本期綜合財務報表的審核最為重要，因而構成關鍵審核事項。吾等會在核數師報告中描述這些事項，惟法律法規不允許對某件事項作出公開披露，或在極端罕見的情況下，若有合理預期在吾等的報告中溝通某事項而造成的負面後果將會超過其產生的公眾利益，吾等將不會在此等情況下在報告中溝通該事項。

根據香港公司條例第407(2)條及407(3)條之報告事項

單就保留意見之基準一段所述的事項：

- 吾等未能確定賬冊是否已妥善存置；及
- 吾等並未取得吾等認為對進行審核而言屬必要之所有資料及解釋。

中正達會計師事務所有限公司

執業會計師

香港，二零一七年三月三十一日

陳錦福

執業證書編號：P04257

香港
九龍旺角
亞皆老街8號
朗豪坊辦公大樓
21樓2105-06室

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收益表

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

		Notes 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Revenue	收益	4	15,691	22,133
Costs of sales	銷售成本		(15,434)	(21,998)
Gross profit	毛利		257	135
Other income	其他收入	5	30,827	37,223
Share of results of associates	應佔聯營公司之業績	17	6,669	(777)
Other operating expenses	其他營運開支		(40,734)	(30,798)
General and administrative expenses	一般及行政費用		(13,256)	(11,544)
Loss from operations	經營虧損		(16,237)	(5,761)
Finance costs	財務成本	6(a)	(2,128)	—
Loss before taxation	除稅前虧損	6	(18,365)	(5,761)
Income tax	所得稅	9	9,394	8,394
(Loss)/Profit for the year	年內(虧損)/溢利		(8,971)	2,633
Attributable to:	應佔：			
— Owners of the Company	— 本公司擁有人		(5,507)	5,249
— Non-controlling interests	— 非控股股東權益		(3,464)	(2,616)
(Loss)/Profit for the year	年內(虧損)/溢利		(8,971)	2,633
(Loss)/Earnings per share (HK cents per share)	每股(虧損)/盈利 (每股港仙)	11		
Basic	基本		(0.13) cents 仙	0.12 cents 仙
Diluted	攤薄		(0.13) cents 仙	0.12 cents 仙

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

	Notes 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
(Loss)/Profit for the year	年內(虧損)/溢利	(8,971)	2,633
Other comprehensive loss:	其他全面虧損:		
<u>Items that may be reclassified to profit or loss</u>	<u>可能被重新分類為損益之項目</u>		
Net translation differences on foreign operations	換算海外業務之匯兌差額淨額	(81,986)	(31,153)
Share of other comprehensive income of associates	應佔聯營公司其他全面收益		
— Exchange reserve	— 匯兌儲備	(7,734)	(2,707)
Total comprehensive loss for the year, net of tax	年內其他全面虧損，稅後	(89,720)	(33,860)
Total comprehensive loss for the year	年內全面虧損總額	(98,691)	(31,227)
Attributable to:	應佔:		
— Owners of the Company	— 本公司擁有人	(94,995)	(28,846)
— Non-controlling interests	— 非控股股東權益	(3,696)	(2,381)
Total comprehensive loss for the year	年內全面虧損總額	(98,691)	(31,227)

The notes on pages 72 to 173 form an integral part of these consolidated financial statements.

第72至173頁之附註為此等綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31 December 2016 於二零一六年十二月三十一日

		Notes 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產			
Investment properties	投資物業	12	61,122	—
Property, plant and equipment	物業、廠房及設備	13	144	5,328
Land use rights	土地使用權	14	1,881	—
Goodwill	商譽	15	49,308	—
Intangible asset	無形資產	16	—	38,617
Interests in associates	於聯營公司之權益	17	342,799	343,864
			455,254	387,809
CURRENT ASSETS	流動資產			
Inventories	存貨	19	53	56
Trade and other receivables, deposits and prepayment	應收貿易賬款及 其他應收款項、 按金及預付款項	20	624,780	322,203
Cash and bank balances	現金及銀行結餘	21	54,006	90,669
			678,839	412,928
Assets classified as held for sale	分類為持作銷售資產	22	273,517	315,739
			952,356	728,667
CURRENT LIABILITIES	流動負債			
Trade and other payables	應付貿易賬款及 其他應付款項	23	(338,379)	(219,097)
Interest-bearing borrowings — current	計息借貸 — 流動	24	(5,378)	—
Tax payables	應付稅項		(247)	—
			(344,004)	(219,097)
NET CURRENT ASSETS	流動資產淨值		608,352	509,570
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		1,063,606	897,389

Consolidated Statement of Financial Position

綜合財務狀況表

At 31 December 2016 於二零一六年十二月三十一日

		Notes	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
		附註		
NON-CURRENT LIABILITIES	非流動負債			
Interest-bearing borrowings	計息借貸	24	(250,000)	—
Deferred tax liabilities	遞延稅項負債	25	(7,884)	(9,655)
			(257,884)	(9,655)
NET ASSETS	資產淨值		805,722	887,724
CAPITAL AND RESERVES	股本及儲備			
Share capital	股本	27(a)	213,496	213,496
Reserves	儲備		574,688	669,683
Total equity attributable to owners of the Company	本公司擁有人應佔權益總額		788,184	883,179
Non-controlling interests	非控股股東權益		17,538	4,545
TOTAL EQUITY	權益總額		805,722	887,724

Approved and authorised for issue by the board of directors on 31 March 2017.

於二零一七年三月三十一日經董事會批准並授權刊發。

Ye De Chao
業德超
Director
董事

Xu Xiao Jun
徐小俊
Director
董事

The notes on pages 72 to 173 form an integral part of these consolidated financial statements.

第72至173頁之附註為此等綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔								
		Share capital	Share premium	Capital reserve (note 1)	Capital redemption reserve (note 2)	Exchange reserve	Accumulated losses	Total	Non-controlling interests	Total equity
		股本	股份溢價	資本儲備 (附註1)	資本贖回儲備 (附註2)	匯兌儲備	累計虧損	合共	非控股股東權益	權益總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2015	於二零一五年一月一日	213,496	756,049	72	69	9,221	(66,882)	912,025	6,926	918,951
Exchange differences on translation of financial statements of overseas subsidiaries	換算海外附屬公司財務報表之匯兌差額	—	—	—	—	(31,388)	—	(31,388)	235	(31,153)
Share of other comprehensive income of associates	應佔聯營公司其他全面收益	—	—	—	—	(2,707)	—	(2,707)	—	(2,707)
Profit for the year	年內溢利	—	—	—	—	—	5,249	5,249	(2,616)	2,633
Total comprehensive loss for the year	年內全面虧損總額	—	—	—	—	(34,095)	5,249	(28,846)	(2,381)	(31,227)
At 31 December 2015	於二零一五年十二月三十一日	213,496	756,049	72	69	(24,874)	(61,633)	883,179	4,545	887,724

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔							Non-controlling interests 非控股股東權益	Total equity 權益總額
		Share capital 股本	Share premium 股份溢價	Capital reserve (note 1) 資本儲備 (附註1)	Capital redemption reserve (note 2) 資本贖回儲備 (附註2)	Exchange reserve 匯兌儲備	Accumulated losses 累計虧損	Total 合共		
		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	
At 1 January 2016	於二零一六年一月一日	213,496	756,049	72	69	(24,874)	(61,633)	883,179	4,545	887,724
Exchange differences on translation of financial statements of overseas subsidiaries	換算海外附屬公司財務報表之匯兌差額	—	—	—	—	(81,754)	—	(81,754)	(232)	(81,986)
Share of other comprehensive income of associates	應佔聯營公司其他全面收益	—	—	—	—	(7,734)	—	(7,734)	—	(7,734)
Loss for the year	年內虧損	—	—	—	—	—	(5,507)	(5,507)	(3,464)	(8,971)
Total comprehensive loss for the year	年內全面虧損總額	—	—	—	—	(89,488)	(5,507)	(94,995)	(3,696)	(98,691)
Acquisition of a subsidiary	收購一間附屬公司	—	—	—	—	—	—	—	16,689	16,689
At 31 December 2016	於二零一六年十二月三十一日	213,496	756,049	72	69	(114,362)	(67,140)	788,184	17,538	805,722

Notes:

- The capital reserve of the Group represents the excessive injection of the registered capital of a subsidiary.
- Capital redemption reserve represents the nominal value of shares repurchased out of distributable profit.

The notes on pages 72 to 173 form an integral part of these consolidated financial statements.

附註：

- 本集團資本儲備指附屬公司註冊資本之超額注資。
- 資本贖回儲備指以可分派溢利購回股份之面值。

第72至173頁之附註為本綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

			2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
		Notes 附註		
OPERATING ACTIVITIES	經營業務			
Loss before taxation	除稅前虧損		(18,365)	(5,761)
Adjustments for:	就下列作出調整：			
Amortisation and depreciation of non-current assets	非流動資產攤銷及折舊		2,182	3,690
Interest income	利息收入	5	(1,494)	(16)
Impairment loss recognised in respect of property, plant and equipment	就物業、廠房及設備確認之減值虧損	13	3,603	—
Impairment loss recognised in respect of intangible assets	就無形資產確認之減值虧損	16	37,131	30,798
Finance costs	財務成本	6(a)	2,128	—
Share of results of associates	應佔聯營公司之業績	17	(6,669)	777
Operating profit before changes in working capital	經營資金變動前之經營溢利		18,516	29,488
Increase in other receivables, deposits and prepayment	其他應收款項、按金及預付款項增加		(322,501)	(155,404)
Decrease in inventories	存貨減少		—	4
Decrease in asset held for sale	持作銷售資產減少		22,383	—
Increase in trade and other payables	應付貿易賬款及其他應付款項增加		103,409	209,437
Cash (used in)/generated from operations	經營(耗用)/產生之現金		(178,193)	83,525
Tax paid	已付稅項		—	—
Net cash (used in)/generated from operating activities	經營業務(耗用)/產生之現金淨額		(178,193)	83,525

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

		Notes 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
INVESTING ACTIVITIES	投資業務			
Interest received	已收利息	5	1,494	16
Payment for the purchase of property, plant and equipment	購入物業、廠房及設備之付款	13	(37)	—
Net cash outflow upon acquisition of a subsidiary	收購一間附屬公司後現金流出淨額	29	(66,257)	—
Net cash (used in)/generated from investing activities	投資業務(所用)/產生之現金淨額		(64,800)	16
FINANCING ACTIVITIES	融資業務			
Proceeds from new bank loans	新銀行貸款所得款項		250,000	—
Interest paid	已付利息	6(a)	(2,128)	—
Net cash generated from financing activities	融資業務產生之現金淨額		247,872	—
Net increase in cash and cash equivalents	現金及現金等值物增加淨額		4,879	83,541
Effect of foreign exchange rate changes	外幣匯率變動之影響		(41,542)	(13,066)
Cash and cash equivalents at beginning of year	於年初之現金及現金等值物	21	90,669	20,194
Cash and cash equivalents at the end of year	於年終之現金及現金等值物		54,006	90,669
Analysis of the balances of cash and cash equivalents	現金及現金等值物之結餘分析			
Cash and cash equivalents at the end of year	於年終之現金及現金等值物	21	54,006	90,669

The notes on pages 72 to 173 form an integral part of these consolidated financial statements.

第72至173頁之附註為此等綜合財務報表之一部分。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

1. GENERAL INFORMATION

China Infrastructure Investment Limited (the “Company”) was incorporated and registered in the Cayman Islands on 16 June 1992 as an exempted company with limited liability under the Companies Law, Cap 22 (Law 2 of 1961, as consolidated and revised) of the Cayman Islands. The shares of the Company are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The address of the registered office of the Company in the Cayman Islands is The R&H Trust Co. Ltd., Windward 1, Regatta Office Park, West Bay Road, Grand Cayman, Cayman Islands. The address of the registered office and the principal place of business of the Company in Hong Kong is Suite 607, 6/F., Ocean Centre, 5 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong.

The Company is an investment holding company. The principal activities of its subsidiaries are described in note 18.

The consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which is the same as the functional currency of the Company.

2. SIGNIFICANT ACCOUNTING POLICIES

(A) STATEMENT OF COMPLIANCE

The consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance (“CO”). These consolidated financial statements also comply with the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange (the “Listing Rules”).

1. 一般資料

中國基建投資有限公司（「本公司」）於一九九二年六月十六日根據開曼群島法例第22章公司法（一九六一年第二條法例，經綜合及修訂）在開曼群島註冊成立及登記為一間獲豁免有限公司。本公司股份於香港聯合交易所有限公司（「聯交所」）上市。本公司之開曼群島註冊辦事處地址為The R&H Trust Co. Ltd., Windward 1, Regatta Office Park, West Bay Road, Grand Cayman, Cayman Islands。本公司之香港註冊辦事處及主要營業地點位於香港九龍尖沙咀廣東道5號海洋中心6樓607室。

本公司為一間投資控股公司。其附屬公司之主要業務於附註18中列示。

本綜合財務報表以港元（「港元」）呈列，與本公司之功能貨幣相同。

2. 主要會計政策

(A) 遵例聲明

本綜合財務報表已根據香港會計師公會（「香港會計師公會」）頒佈之所有適用香港財務報告準則（「香港財務報告準則」，合共包括所有適用之個別香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋）、香港公認會計原則及香港公司條例（「公司條例」）之披露規定而編製。該等綜合財務報表亦符合聯交所證券上市規則（「上市規則」）的適用披露規定。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(A) STATEMENT OF COMPLIANCE (Continued)

The HKICPA has issued certain amendments and interpretations which are or have become effective. It has also issued certain new and revised HKFRSs which are first effective or available for early adoption for the current accounting period of the Company. The information on initial application of these developments to the extent that they are relevant to the Company for the current and prior accounting periods reflected in these consolidated financial statements are disclosed in note 3 to these consolidated financial statements.

(B) BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements for the year ended 31 December 2016 comprise the financial statements of the Company and its subsidiaries.

The measurement basis used in the preparation of the consolidated financial statements is the historical cost basis except that certain financial instruments and investment properties are measured at fair value and assets classified as held for sale are stated at the lower of carrying amount and fair value less costs to disposal as explained in the accounting policies set out below.

The preparation of consolidated financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

2. 主要會計政策 (續)

(A) 遵例聲明 (續)

香港會計師公會已頒佈多項現正生效或已經生效之修訂及詮釋，亦已頒佈多項於本公司之本會計期間首次生效或可供提早採納之新訂及經修訂香港財務報告準則。綜合財務報表附註3披露初次應用該等與本公司當前及以往會計期間有關，且已於此等綜合財務報表內反映之變動資料。

(B) 編製綜合財務報表之基準

截至二零一六年十二月三十一日止年度之綜合財務報表包括本公司及其附屬公司之財務報表。

綜合財務報表乃採用歷史成本法作估量基準編製，惟下文所載會計政策所說明之按公平值計量之若干金融工具及投資物業以及按賬面值與公平值減出售成本之較低者列賬之持作銷售資產則除外。

編製符合香港財務報告準則之綜合財務報表要求管理層須就應用政策及資產、負債、收入及開支之呈報金額作出判斷、估計及假設。估計及相關假設乃根據過往經驗及於有關情況視為合理之各種其他因素釐定，其結果構成了管理層在無法依循其他途徑即時得知資產與負債之賬面值時所作判斷之基準。實際結果可能有別於該等估計。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(B) BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

(Continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Certain comparative figures of prior years have been re-presented to conform with the current year's presentation.

(C) BUSINESS COMBINATIONS

Business combinations are accounted for using the acquisition method. The consideration transferred is measured at the acquisition date fair value which is the sum of the acquisition date fair values of assets transferred by the Group, liabilities assumed 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. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation at fair value or at the proportionate share of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at fair value. Acquisition-related costs are expensed as incurred.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

2. 主要會計政策 (續)

(B) 編製綜合財務報表之基準 (續)

估計及相關假設乃按持續經營基準審閱。會計估計之修訂，乃於估計修訂期間（倘有關修訂僅影響該段期間）或修訂期間及日後期間（倘修訂影響現行及日後期間）確認。

若干過往年度之比較數字已經重列，以符合本年度之呈列。

(C) 業務合併

業務合併按收購法列賬。轉讓代價乃按收購日期之公平值計量，該公平值為本集團轉讓的資產於收購日期的公平值、本集團自被收購方的前擁有人承擔的負債及本集團發行以換取被收購方控股權的股權的總和。就各業務合併而言，本集團選擇以公平值或被收購方可識別資產淨值的應佔比例，計算屬現時擁有人權益並賦予擁有人權利在清盤時按比例分佔資產淨值之於被收購方之非控股股東權益。非控股股東權益之一切其他部分乃按公平值計量。收購相關成本於產生時列為開支。

本集團收購一項業務時會根據合約條款、於收購日期之經濟狀況及有關條件評估取得的金融資產及承擔的金融負債，以進行適當分類及指定。此包括分離被收購方主合約中的嵌入式衍生工具。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(C) BUSINESS COMBINATIONS (Continued)

If the business combination is achieved in stages, the previously held equity interest is re-measured at its acquisition date fair value and any resulting gain or loss is recognised in the statements of profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with HKAS 39 either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognised is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the statements of profit or loss.

(D) SUBSIDIARIES AND NON-CONTROLLING INTERESTS

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

2. 主要會計政策 (續)

(C) 業務合併 (續)

倘業務合併為分階段實現，先前持有的股權應按收購日期的公平值重新計算，產生的任何收益或虧損於損益表中確認。

本集團將轉讓的任何或然代價將按收購日期的公平值確認。倘或然代價被視為一項資產或負債，則其公平值的後續變動將根據香港會計準則第39號於損益確認或自其它全面收益扣除。分類為權益的或然代價不再重新計量，而其後續的結算於權益中入賬。

所轉讓代價、於被收購方之任何非控股股東權益金額及於被收購方之任何先前股權於收購日期之公平值超逾所收購可識別資產淨值之公平值的部分列作商譽。倘所轉讓代價及所確認非控股股東權益總和低於議價購買中所收購附屬公司資產淨值之公平值，則有關差額直接於損益表內確認。

(D) 附屬公司及非控股股東權益

附屬公司乃本集團控制之實體。當本集團參與或有權透過參與實體而獲得可變回報及有能力透過其對該實體之權力影響該等回報時，則本集團控制該實體。於評估本集團是否有權力時，僅會考慮本集團及其他人士持有的實質權利。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(D) SUBSIDIARIES AND NON-CONTROLLING INTERESTS (Continued)

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases. Intra-group balances and transactions and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Non-controlling interests represent the equity in a subsidiary not attributable directly or indirectly to the Group, and in respect of which the Group has not agreed any additional terms with the holders of those interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meets the definition of a financial liability. For each business combination, the Group can elect to measure any non-controlling interests either at fair value or at their proportionate share of the subsidiary's net identifiable assets.

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from equity attributable to owners of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated statement of profit or loss and other comprehensive income as an allocation of the total profit or loss and total comprehensive income for the year between non-controlling interests and owners of the Company.

2. 主要會計政策 (續)

(D) 附屬公司及非控股股東權益 (續)

於附屬公司之投資自控制開始日期直至控制終止日合併入綜合財務報表。集團內公司間之結餘及交易及因集團內交易而產生之任何未變現溢利，均於編製綜合財務報表時全部撇銷。集團內公司間交易所產生之未變現虧損亦按照未變現溢利之方法同樣予以撇銷，惟僅限於沒有減值跡象之情況下。

非控股股東權益為並非由本集團直接或間接應佔之附屬公司權益，就此而言，本集團並未與該等權益持有人協定任何額外條款，以致本集團整體須承擔符合金融負債定義之該等權益之合約責任。就各業務合併而言，本集團可選擇按公平值或按彼等佔附屬公司的可識別淨資產之比例而計量任何非控股股東權益。

非控股股東權益在綜合財務狀況表內與本公司擁有人應佔權益分開呈列於權益內。於本集團業績內之非控股股東權益作為年內非控股股東權益與本公司擁有人之間在溢利或虧損總額及全面收益總額之分配，並在綜合損益及其他全面收益表內呈列。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(D) SUBSIDIARIES AND NON-CONTROLLING INTERESTS (Continued)

Changes in the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions, whereby adjustments are made to the amounts of controlling and non-controlling interests within consolidated equity to reflect the change in relative interests, but no adjustments are made to goodwill and no gain or loss is recognised.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interest in that subsidiary, with a resulting gain or loss being recognised in profit or loss. Any interest retained in that former subsidiary at the date when control is lost is recognised at fair value and this amount is regarded as the fair value on initial recognition of a financial asset or, when appropriate, the cost on initial recognition of an interest in an associate or a joint venture.

In the Company's statement of financial position, investments in subsidiaries are stated at cost less impairment losses, unless the investment is classified as held for sale (or included in a disposal group that is classified as held for sale).

(E) GOODWILL

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

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units that is expected to benefit from the synergies of the combination.

2. 主要會計政策 (續)

(D) 附屬公司及非控股股東權益 (續)

本集團將不導致喪失控股權之附屬公司權益的變動按權益交易方式入賬，即只調整在綜合權益內之控股及非控股股東權益之金額以反映其相關權益之變動，但不調整商譽及確認盈虧。

當本集團喪失對一附屬公司之控股權，將按出售該附屬公司之所有權益入賬，而所產生的盈虧確認於損益賬。任何在喪失控股權日仍保留該前附屬公司之權益按公平值確認，而此金額被視為初始確認一金融資產的公平值，或（如適用）按成本初始確認一聯營公司或合營企業權益。

於本公司財務狀況表內，於附屬公司之投資按成本減減值虧損列賬，除非投資分類為持作銷售（或計入分類為持作銷售之出售組別）。

(E) 商譽

收購業務產生的商譽於收購業務日期按成本減累計減值虧損（如有）列賬。

就減值測試而言，商譽會分配至預期可自合併的協同效益獲益的本集團各現金產生單位。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(E) GOODWILL (Continued)

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is indication that the unit may be impaired. If 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 profit or loss on disposal.

(F) INTERESTS IN ASSOCIATES

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. 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.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment is classified as held for sale, in which case it is accounted for in accordance with HKFRS 5 “Non-current Assets Held for Sale and Discontinued Operations”. Under the equity method, investments in associates are initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group’s share of the profit or loss and other comprehensive income of the associates.

2. 主要會計政策 (續)

(E) 商譽 (續)

經分配商譽的現金產生單位會每年或於有跡象顯示該單位可能出現減值時更頻繁進行減值檢測。倘現金產生單位的可收回金額低於其賬面值，則減值虧損會先用作減低任何分配至該單位的商譽的賬面值，其後則按該單位內各項資產賬面值的比例分配至該單位的其他資產。商譽的任何減值虧損將直接於損益賬確認。就商譽確認的減值虧損不會於往後期間撥回。

於出售相關現金產生單位時，釐定出售損益時會計入商譽應佔金額。

(F) 聯營公司權益

聯營公司指本集團能對其行使重大影響力而並非附屬公司或於合營企業的權益之實體。重大影響力指可參與受投資公司之財務及營運決策但不能控制或共同控制該等政策之權力。

聯營公司之業績以及資產及負債乃使用權益會計法計入該等綜合財務報表內，惟分類為持作銷售之投資除外，在該種情況下，其根據香港財務報告準則第5號「持作銷售之非流動資產及已終止經營業務」入賬。根據權益法，於聯營公司之投資最初按成本於綜合財務狀況表內確認，並於其後作出調整以確認本集團分佔聯營公司之損益及其他全面收益。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(F) INTERESTS IN ASSOCIATES (Continued)

When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

Any excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities of an associate recognised at the date of acquisition 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, liabilities and contingent liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss.

The requirements of HKAS 39 "Financial Instruments: Recognition and Measurement" 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.

2. 主要會計政策 (續)

(F) 聯營公司權益 (續)

倘本集團應佔聯營公司之虧損超過其於該聯營公司之權益(包括任何實質上構成本集團於該聯營公司之淨投資一部分之任何長期權益)，則本集團會終止確認其應佔之其後虧損。僅當本集團已產生法定或推定責任或代表該聯營公司支付款項時，本集團方會確認額外虧損。

收購成本高出本集團分佔聯營公司於收購日期確認的可識別資產、負債及或然負債公平淨值的任何差額確認為商譽，計入投資的賬面值。

經重新評估後，本集團分佔可識別資產、負債及或然負債公平淨值高出收購成本的任何差額即時於損益確認。

香港會計準則第39號「金融工具：確認及計量」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(即使用價值與公平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分。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號確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(F) INTERESTS IN ASSOCIATES (Continued)

Upon disposal of an associate that results in the Group losing significant influence over that associate, any retained investment is measured at fair value at that date and the fair value is regarded as its fair value on initial recognition as a financial asset in accordance with HKAS 39. The difference between the previous carrying amount of the associate attributable to the retained interest and its fair value is included in the determination of the gain or loss on disposal of the associate. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would be required if that associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when it loses significant influence over that associate.

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

(G) REVENUE RECOGNITION

Revenue comprises the fair value of the consideration received or receivable in the ordinary course of the Group's activities. Revenue is shown, net of business tax and after eliminating sales with the Group companies. Revenue is recognised in consolidated statement of profit or loss as follows:

2. 主要會計政策 (續)

(F) 聯營公司權益 (續)

倘出售聯營公司會導致本集團失去對該聯營公司的重大影響力，則任何保留投資會按當日之公平值計量，並以其根據香港會計準則第39號初步確認為金融資產之公平值作其公平值。先前已保留權益應佔聯營公司賬面值與其公平值之間之差額，乃於釐定出售該聯營公司之收益或虧損時計入。此外，本集團將先前於其他全面收益就該聯營公司確認之所有金額入賬，基準與倘該聯營公司直接出售相關資產或負債時所規定之基準相同。因此，倘該聯營公司先前已於其他全面收益確認收益或虧損，則將於出售相關資產或負債時重新分類至損益，當本集團失去對該聯營公司之重大影響力時，本集團將收益或虧損由權益重新分類至損益（作為重新分類調整）。

倘一間集團實體與本集團之聯營公司進行交易，則本集團之綜合財務報表確認與該聯營公司交易所產生之損益時，僅限於該聯營公司與本集團以外之權益。

(G) 收益確認

收益包括於本集團一般業務過程中之已收或應收代價之公平值。收益乃經扣除營業稅及撇銷集團內公司間銷售額後呈列。收益乃於綜合損益表內確認如下：

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(G) REVENUE RECOGNITION (Continued)

Sales of properties

Sales of properties are recognised upon the completion of sales contracts with customers; completion of construction of relevant properties; and registration of sales contracts with local authority is completed, whichever is the later. Deposits and instalments received on properties sold prior to the date of revenue recognition are included in the consolidated statement of financial position as advanced proceeds received from customers and grouped under current liabilities.

Sales of construction materials

Revenue from sales of construction materials is recognised when then risks and rewards of construction materials' ownership are transferred to customers, which is at the time of delivery and the title is passed to customers.

Rental income from investment properties

Rental income from investment properties is recognised in consolidated statement of profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in consolidated statement of profit or loss as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned.

Interest income

Interest income is recognised as it accrues using the effective interest method.

2. 主要會計政策 (續)

(G) 收益確認 (續)

物業銷售

物業銷售於客戶履行銷售合同；相關物業建設竣工；及銷售合同向當地部門辦妥登記（以較遲發生者為準）後確認收益。於收益確認日期前對已售物業收取之按金及分期付款將列賬於綜合財務狀況表流動負債項下作為自客戶預收賬款。

銷售建造材料

銷售建造材料的收益於建造材料的所有權的風險及回報轉讓予客戶時（為交付及所有權轉交予客戶之時）確認。

投資物業之租金收入

投資物業之租金收入按租賃條款涵蓋期間與分期付款等額之金額於綜合損益表內確認，惟另有替代基準較使用租賃資產之利益模式更具代表性者除外。獲授之租賃優惠於綜合損益表內確認作組成應收租賃付款總淨額之一部分。或然租金於其賺取之會計期間確認作收入。

利息收入

利息收入乃採用實際利率法於其產生利息時確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(H) LEASING

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

The Group as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

The Group as lessee other than operating lease of land use rights

Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately in profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Group's general policy on borrowing costs. Contingent rentals are recognised as expenses in the periods in which they are incurred.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed. 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, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

2. 主要會計政策 (續)

(H) 租賃

凡租賃之條款規定擁有權之大致所有風險及回報轉移至承租人者，該租賃即歸類為融資租賃。其他租賃全部列作經營租賃。

本集團作為出租人

經營租賃之租金收入乃按相關租期以直線法確認。於協商及安排經營租賃時引致之初步直接成本乃加至租賃資產之賬面值，並按租期以直線法確認。

除經營租賃土地使用權外，本集團作為承租人

租賃付款在財務費用與租賃承擔減少之間分配，從而達到負債餘額之常數定期利率。財務費用立即於損益賬確認，除非是直接歸屬於合資格資產，在該情況下其按照本集團的一般借貸成本政策資本化。或然租金於產生期間確認為開支。

經營租賃付款以直線法，按租期確認為開支，但如另有系統性基準較時間性模式更具代表性，租賃資產之經濟效益據此被消耗除外。經營租賃所產生之或然租金於產生期間確認為開支。

倘訂立經營租賃可以獲得租賃優惠，該等優惠作為負債確認。優惠整體利益以直線法沖減租金開支確認，惟另有系統性基準較時間性模式更具代表性，租賃資產之經濟效益據此被消耗除外。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(H) LEASING (Continued)

The Group as lessee under operating lease of land use rights

Land use rights under operating lease, which mainly comprised land use rights to be developed for investment properties and self-use buildings, are stated at cost and subsequently amortised in the consolidated statement of profit or loss and other comprehensive income on a straight-line basis over the operating lease periods, less accumulated impairment provision.

Leasehold land for own use

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

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as 'prepaid lease payments' in the consolidated statement of financial position and is amortised over the lease term on a straight-line basis. When the lease payments cannot be allocated reliably between the land and building elements, the entire lease is generally classified as a finance lease and accounted for as property, plant and equipment.

2. 主要會計政策 (續)

(H) 租賃 (續)

本集團根據經營土地使用權之經營租賃作為承租人

經營租賃項下之土地使用權主要包括將開發作投資物業及半自用樓宇之土地使用權，其按成本列賬並其後於經營租賃期內以直線法經扣減累計減值撥備後於綜合損益及其他全面收益表內攤銷。

自用租賃土地

當租賃包括土地及樓宇部分，本集團按照評估各部分擁有權附帶之風險與回報是否絕大部分轉移至本集團以把每個部分分開劃分為融資租賃或經營租賃，除非兩個部分被清楚確定為經營租賃，於此情況下，整份租賃歸類為經營租賃。尤其是，最低租賃款項（包括任何一次性預付款）在租賃期開始時，需按土地部分及樓宇部分之租賃權益之相對公平值之比例於租賃之土地及樓宇部分間分配。

當租賃款項能夠可靠分配時，作為經營租賃入賬之租賃土地權益在綜合財務狀況表中列為「預付租賃款項」，並按直線法在租期內攤銷。倘租賃款項無法在土地與樓宇部分之間作出可靠分配，則整份租賃通常乃分類為融資租賃，並入賬列為物業、廠房及設備。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(I) FOREIGN CURRENCIES

In preparing the financial statements of each individual group entity, transactions in currencies other than the entity's functional currency are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise except for:

- exchange differences on foreign currency borrowings relating to assets under construction for future productive use, which are included in the cost of those assets when they are regarded as an adjustment to interest costs on those foreign currency borrowings;
- exchange differences on transactions entered into in order to hedge certain foreign currency risks; and
- exchange differences on monetary items receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur (therefore forming part of the net investment in the foreign operation), which are recognised initially in other comprehensive income and reclassified from equity to profit or loss on repayment of the monetary items.

2. 主要會計政策 (續)

(I) 外幣

於編製各個別集團實體之財務報表時，以該實體之功能貨幣以外之貨幣進行之交易乃按於交易日期之匯率確認。於報告期末，以外幣定值之貨幣項目乃按該日之匯率重新換算。以外幣定值按公平值入賬之非貨幣項目乃按釐定公平值日期之匯率重新換算。按外幣過往成本計量之非貨幣項目毋須重新換算。

貨幣項目之匯兌差額在產生當期之損益賬確認，惟不包括：

- 有關用作未來生產用途之在建資產之外幣借款匯兌差額，該等差額於其被視為外幣借款利息成本的調整時計入該等資產之成本；
- 為對沖若干外幣風險而訂立之交易之匯兌差額；及
- 應收或應付海外業務之貨幣項目之匯兌差額，而其既無計劃結算或不大可能結算（因此構成海外業務淨投資之一部分），並於其他全面收益內初步確認及於償還貨幣項目時從權益重新分類至損益賬。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(I) FOREIGN CURRENCIES (Continued)

For the purposes of presenting consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of foreign currency translation reserve.

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, a disposal involving loss of joint control over a jointly controlled entity that includes a foreign operation, or a disposal involving loss of significant influence over an associate that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss.

In relation to a partial disposal of a subsidiary that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences is re-attributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (i.e. partial disposals of associates or jointly controlled entities that do not result in the Group losing significant influence or joint control), the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

2. 主要會計政策 (續)

(I) 外幣 (續)

就呈列綜合財務報表而言，本集團境外業務之資產及負債均以各報告期末之適用匯率換算為本集團之呈列貨幣（即港元）。收入及開支項目以期內平均匯率換算，除非期內匯率大幅波動則另作別論，在該等情況下，則會採用交易當日的匯率。所產生之匯兌差額（如有）則於其他全面收益中確認，並在權益的外幣匯兌儲備項下累計。

於出售海外業務（即出售本集團於海外業務之全部權益或涉及失去對一間附屬公司（包括海外業務）之控制權之出售、涉及失去對共同控制實體（包括海外業務）之共同控制權之出售、或涉及失去對一間聯營公司（包括海外業務）之重大影響力之出售）時，就本公司擁有人應佔該業務而於權益內累計之所有匯兌差額重新分類至損益賬。

有關部分出售並未導致本集團失去附屬公司控制權之附屬公司，則按此比例將累計匯兌差額重新歸類為非控股股東權益，而並不於損益賬內確認。就所有其他部分出售（即不會引致本集團失去重大影響力或共同控制權之聯營公司或共同控制實體部分出售）而言，按比例分佔之累計匯兌差額重新分類至損益賬。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(I) FOREIGN CURRENCIES (Continued)

Goodwill and fair value adjustments on identifiable assets acquired arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the rate of exchange prevailing at the end of each reporting period. Exchange differences arising are recognised in equity under the heading of foreign currency translation reserve.

(J) BORROWING COSTS

Borrowing costs are expensed in consolidated statement of profit or loss in the period in which they are incurred, except to the extent that they are capitalised as being directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

2. 主要會計政策 (續)

(I) 外幣 (續)

收購海外業務產生之已收購可識別資產商譽及公平值調整，被視為該海外業務之資產及負債，並按各報告期末適用之匯率換算。由此產生之匯兌差額於權益之外幣匯兌儲備項內確認。

(J) 借貸成本

借貸成本於其產生期間於綜合損益表內列作開支，惟借貸成本資本化為直接歸屬於資產收購、建造或生產除外（此需要相當長的時間準備擬定用途或銷售）。

借貸成本於資產出現支銷、借貸成本產生及準備資產擬定用途或出售之所需活動產生時資本化為合資格資產成本之一部分。倘準備合資格資產之擬定用途或銷售之所需活動大致中斷或完成時，則借貸成本之資本化宣告暫停或終止。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(K) EMPLOYEE BENEFITS

Short-term employee benefits and contributions to defined contribution retirement plans

Salaries, annual bonuses, paid annual leave, contributions to defined contribution retirement plans and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

Termination benefits

Termination benefits are recognised when, and only when the Group demonstrably commits itself to terminate employment or to provide benefits as a result of voluntary redundancy by having a detailed formal plan which is without realistic possibility of withdrawal.

(L) INCOME TAX

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 as reported in the consolidated profit or loss and other comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

2. 主要會計政策 (續)

(K) 僱員福利

短期僱員福利及界定供款退休計劃供款

薪金、年終花紅、有薪年假、界定供款退休計劃供款及非貨幣福利成本，均在僱員提供相關服務之年度應計。倘延遲付款或清償將會帶來嚴重影響，該等金額須按現值列賬。

終止僱用福利

終止僱用福利只會在本集團有正式之具體終止僱用計劃而並無撤回該計劃之實質可能性，並且明確表示會終止僱用或由於自願遣散而提供福利時予以確認。

(L) 所得稅

所得稅開支是指即期應付稅項及遞延稅項之總額。

即期應付稅項是根據本年度之應課稅溢利計算。應課稅溢利與綜合損益及其他全面收益上呈報之溢利存在差異是由於應課稅溢利不包括其他年度之應課稅收入或可扣稅支出項目，且不包括永遠毋須課稅及不可扣稅項目。本集團的即期稅項負債按報告期末已頒佈或實質頒佈的稅率計算。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(L) INCOME TAX (Continued)

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from 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 interests in joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each 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.

2. 主要會計政策 (續)

(L) 所得稅 (續)

遞延稅項乃根據綜合財務報表中資產及負債之賬面值及用於計算應課稅溢利的相應稅基之間的暫時差額確認。一般情況下，所有因應課稅暫時差額而產生之遞延稅項負債均予確認，遞延稅項資產一般按所有可扣稅暫時差額確認，惟須以應課稅溢利可能將用作抵銷可扣稅之暫時差額為限。如暫時差額是由商譽或因某交易初次確認（業務合併除外）其他資產及負債而產生，又不影響應課稅溢利及會計溢利，則不予以確認此等遞延稅項資產及負債。

除非本集團可控制有關暫時差額之回撥及暫時差額在可見將來都不可能回撥，否則遞延稅項負債均須就於附屬公司及聯營公司之投資以及合營企業之權益有關之應課稅暫時差額予以確認。與該等投資及權益相關的可扣稅暫時差額產生之遞延稅項資產僅於可能有足夠應課稅溢利用以動用暫時差額稅項優惠及預期於可預見將來可撥回時予以確認。

遞延稅項資產之賬面值於各報告期末檢討，並扣減至當不再可能有足夠應課稅溢利讓所有或部分遞延稅項資產被收回收止。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(L) INCOME TAX (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 rates (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 purposes of measuring deferred tax liabilities or deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

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.

2. 主要會計政策 (續)

(L) 所得稅 (續)

遞延稅項資產及負債乃按預期於負債獲償還或資產獲變現期間適用之稅率（以報告期末已頒佈或實質上已頒佈之稅率（及稅法）為基準）計算。遞延稅項負債及資產的計算，反映了本集團於報告期末所預期對收回或償還其資產及負債之賬面值的方式所產生的稅務結果。

就計量遞延稅項負債或遞延稅項資產而言，利用公平值模式計量的投資物業之賬面值乃假設通過銷售全數收回，除非該假設被推翻則除外。當投資物業可予折舊及於業務模式（其目標是隨時間而非透過銷售消耗投資物業所包含的絕大部分經濟利益）內持有時，有關假設會被推翻。

即期及遞延稅項於損益確認，惟當其與在其他全面收益中確認或直接在權益中確認之項目相關，則即期及遞延稅項亦分別於其他全面收益或直接於權益中確認。倘因業務合併之初步會計方法而產生即期稅項或遞延稅項，有關稅務影響會計入業務合併之會計方法內。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(M) PROPERTY, PLANT AND EQUIPMENT

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

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy. Such properties are classified to the appropriate categories 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.

Depreciation is recognised so as to write off the cost of assets (other than properties under construction) less their residual values over their 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.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

2. 主要會計政策 (續)

(M) 物業、廠房及設備

除下文所述的在建物業外，持作用於生產或供應產品或服務或作行政用途之物業、廠房及設備按成本減其後累計折舊及其後累計減值虧損（如有）於綜合財務狀況表中列賬。

用於生產、供應或行政用途之在建物業以成本減任何已確認減值虧損列賬。成本包括專業費及（就合資格資產而言）根據本集團會計政策之資本化借貸成本。該等物業完工後並達至擬定用途時被劃分為物業、廠房及設備之合適類別。與其他物業資產之基準一樣，該等資產可用作擬定用途時開始折舊。

資產（在建物業除外）之折舊乃按其可使用年期以直線法撇銷成本減殘值確認。於各報告期末，均會檢討估計可使用年期、殘值及折舊方法，而估計之任何改變的影響按未來使用基準入賬。

凡根據融資租賃持有之資產於其預計可使用年期按自有資產相同之基準折舊。然而，當擁有權未能在租期末合理地確定，則資產須以其租期或可使用年期（以較短者為準）折舊。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(M) PROPERTY, PLANT AND EQUIPMENT

(Continued)

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

(N) INVESTMENT PROPERTIES

Investment properties are properties held to earn rentals and/or for capital appreciation including properties under construction for such purpose.

Investment properties are initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at their fair values. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Construction costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction.

Property that is being constructed or developed for future use as investment property is classified as investment property. If the fair value cannot be reliably determined, the investment property under construction will be measured at cost until such time as fair value can be determined or construction is completed.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposals. Any gain or loss arising on derecognition of the property is included in the profit or loss in the period in which the property is derecognised.

2. 主要會計政策 (續)

(M) 物業、廠房及設備 (續)

物業、廠房及設備項目於出售或當預期持續使用該資產不再帶來未來經濟利益時終止確認。出售或廢棄物業、廠房及設備項目產生之任何收益或虧損按出售所得款項與資產賬面值間之差額計算，並於損益內確認。

(N) 投資物業

投資物業為持有以賺取租金及／或資本增值的物業（包括為此目的的在建物業）。

投資物業初步按成本（包括交易成本）計量。初步確認後，投資物業按其公平值計量。投資物業公平值變動產生的收益或虧損計入其產生期間的損益內。

在建投資物業產生的建築成本資本化為相關在建投資物業賬面值的一部分。

建設或發展供日後用作投資物業的物業分類為投資物業。倘公平值無法可靠釐定，則在建投資物業將按成本計量直至公平值能夠確定或建設完工為止。

投資物業於出售時或投資物業永久不再適用且預計出售不會產生未來經濟利益時終止確認。終止確認相關物業產生的任何收益或虧損於相關物業終止確認期間計入損益。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(0) STOCK OF PROPERTIES

Properties under development for sale

Properties under development for sale are stated at the lower of cost and net realisable value. Net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses and the anticipated costs to complete, or by management estimates based on prevailing market conditions.

Development cost of property comprises construction costs, depreciation of machinery and equipment, amortisation of land use rights and professional fees incurred during the development period. On completion, the properties are transferred to completed properties held for sale.

Completed properties held for sale

Completed properties held for sale remaining unsold at the year end are stated at the lower of cost and net realisable value.

Cost comprises development costs attributable to the unsold properties.

Net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses, or by management estimates based on prevailing market conditions.

2. 主要會計政策 (續)

(0) 物業存貨

作出售用途之在建物業

作出售用途之在建物業按成本與可變現淨值之較低者入賬。可變現淨值乃參考正常業務過程中出售物業之所得款項減適用之可變銷售費用及預期竣工成本，或管理層根據現行市場條件作出之估計釐定。

物業開發成本包括開發期間產生之建築成本、機器及設備折舊、土地使用權攤銷及專業費用。於物業竣工時，該等物業乃結轉為持作出售之竣工物業。

持作出售之竣工物業

於年末仍未出售的持作出售之竣工物業按成本與可變現淨值之較低者列賬。

成本包括仍未出售物業應佔之開發成本。

可變現淨值乃參考正常業務過程中出售物業之所得款項減適用之可變銷售費用，或管理層根據現行市場條件作出的估計釐定。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(P) INTANGIBLE ASSETS

Intangible assets acquired in a business combination are identified and recognised separately from goodwill where they satisfy the definition of an intangible asset and their fair values can be measured reliably. The cost of such intangible assets is their fair value at the acquisition date. Subsequent to initial recognition, intangible assets acquired in a business combination are carried at cost less accumulated amortisation and any accumulated impairment losses, on the same basis as intangible assets that are acquired separately.

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

(Q) IMPAIRMENT OF TANGIBLE AND INTANGIBLE ASSETS OTHER THAN GOODWILL

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible 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.

2. 主要會計政策 (續)

(P) 無形資產

倘業務合併過程中所收購之無形資產符合無形資產之定義，且其公平值能可靠計量，則有關資產會與商譽分開識別及確認。該等無形資產之成本為其於收購當日之公平值。於初步確認後，於業務合併所收購之無形資產按成本減累計攤銷及任何累計減值虧損入賬，採取與獨立收購無形資產之相同基準。

無形資產於出售或當預期使用或出售不會帶來未來經濟利益時終止確認。終止確認無形資產產生的收益及虧損按出售所得款項淨額與資產賬面值間的差額計算，並於終止確認資產時在損益內確認。

(Q) 商譽以外的有形及無形資產之減值

於各報告期末，本集團會對其有限可使用年期之有形及無形資產賬面值作出審閱，以釐定該等資產是否出現任何減值虧損跡象。倘出現有關跡象，則估計資產之可收回數額，以釐定減值虧損（如有）之程度。倘未能估計個別資產之可收回數額，則本集團估計該資產所屬之現金產生單位之可收回數額。在合理、一貫之分配基準可被確定之情況下，公司資產亦分配至個別現金產生單位，或分配至合理、一貫之分配基準可被確定之最小現金產生單位組別。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(Q) IMPAIRMENT OF TANGIBLE AND INTANGIBLE ASSETS OTHER THAN GOODWILL (Continued)

Intangible assets with finite useful lives are tested for impairment when there is an indication that the assets may be impaired.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

When an impairment loss subsequently reverses, the carrying amount of the asset 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 impairment loss is recognised immediately in profit or loss.

(R) INVENTORIES

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

2. 主要會計政策 (續)

(Q) 商譽以外的有形及無形資產之減值 (續)

有限可使用年期之無形資產於有跡象顯示該等資產可能已減值時予以減值測試。

當某資產的可收回金額估計比賬面值小時，資產的賬面值乃調低至其可收回金額。減值虧損即時確認為開支。

當減值虧損隨後沖回，資產的賬面值就會調升至其修訂後的估計可收回金額，但是調升後的賬面值不可超逾資產於以往年度倘無確認減值損失時原應釐定的賬面值。減值虧損沖回即時於損益確認。

(R) 存貨

存貨按成本及可變現淨值之較低者入賬。存貨成本按加權平均基準釐定。可變現淨值為存貨估計售價減所有估計完工成本及必要的銷售成本。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(S) PROVISIONS AND CONTINGENT LIABILITIES

Provisions are recognised for other liabilities of uncertain timing or amount when the Group or the Company has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditures expected to settle the obligation. Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(T) FINANCIAL INSTRUMENTS

Financial assets and financial liabilities are recognised on the statement of financial position when an entity becomes a party to the contractual provisions of the instruments.

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.

2. 主要會計政策 (續)

(S) 撥備及或然負債

倘因過往事件而導致本集團或本公司有法定或推定責任，且大有可能導致經濟利益須流出以履行該責任，並能可靠衡量估計所需承擔之數額，則須就未確定產生時間或金額之其他負債確認撥備。倘資金時間價值重大，則撥備按預期履行有關責任所需開支之現值入賬。除非經濟利益流出之可能性極低，否則在不大可能需要經濟利益流出或無法可靠地估計金額時須將該責任列作或然負債。除非經濟利益流出之可能性極低，否則須視乎某宗或多宗未來事件是否發生方可確定之潛在責任，亦列作或然負債。

(T) 金融工具

當實體成為金融工具合約規定之訂約方，金融資產及金融負債於財務狀況表內確認。

金融資產及金融負債初步按公平值計量。收購或發行金融資產及金融負債（以公平值計入損益賬之金融資產及金融負債除外）直接應佔之交易成本，於初步確認時從金融資產或金融負債之公平值加入或扣減（視情況而定）。收購以公平值計入損益賬之金融資產或金融負債直接應佔之交易成本，會立即於損益內確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (Continued)

Financial assets

The Group's financial assets are classified into financial assets at fair value through profit or loss ("FVTPL") and loans and receivables. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

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

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL.

2. 主要會計政策 (續)

(T) 金融工具 (續)

金融資產

本集團之金融資產歸類為以公平值計入損益賬（「以公平值計入損益賬」）之金融資產以及貸款及應收款項。分類視乎金融資產之性質及目的，並於初始確認時釐定。所有以常規方式購買或出售之金融資產，均按交易日基準進行確認或終止確認。以常規方式購買或出售是指要求在相關市場中之規則或慣例通常約定之時間內交付資產之金融資產買賣。

實際利率法

實際利率法乃計算債務工具之攤銷成本以及分配相關期間利息收入之方法。實際利率乃按債務工具之預計年期或適用之較短期間內最初確認賬面淨值準確貼現估計未來現金收入（包括所有構成實際利率整體部分在時點支付或收取的費用、交易成本及其他溢價或折讓）之利率。

債務工具（分類為以公平值計入損益賬之金融資產除外）之收入按實際利率法確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (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. Loans and receivables (including cash and bank balances and trade and other receivables but not the prepayment) are measured at amortised cost using the effective interest method, less any impairment (see accounting policy on impairment of financial assets below).

Interest income is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

Financial assets at FVTPL

Financial assets are classified as at FVTPL when the financial asset 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 it in the near future; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

2. 主要會計政策 (續)

(T) 金融工具 (續)

貸款及應收款項

貸款及應收款項為並無活躍市場報價而附帶固定或可確定付款之非衍生金融資產。貸款及應收款項（包括現金及銀行結餘以及應收貿易賬款及其他應收款項但不包括預付款）以實際利率法按已攤銷成本扣除任何減值（見下文有關金融資產減值的會計政策）列賬。

利息收入應用實際利率確認，惟確認利息影響不大之短期應收款項除外。

以公平值計入損益賬之金融資產

當金融資產為持作買賣或指定為以公平值計入損益賬之金融資產，則會分類為以公平值計入損益賬之金融資產。

倘金融資產屬下列情況，則分類為持作買賣：

- 主要為於不久將來出售而購入；或
- 於初步確認時，構成本集團合併管理之已識別金融工具組合一部分，且近期出現實際短期獲利規率；或
- 屬於未被指定之衍生工具，並可有效作為對沖工具。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (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 "Financial Instruments: Recognition and Measurement" permits the entire combined contract (asset or liability) to be designated as at FVTPL.

Financial assets at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial assets and is included in the "other revenue and net income" line item in the consolidated profit or loss and other comprehensive income.

2. 主要會計政策 (續)

(T) 金融工具 (續)

以公平值計入損益賬之金融資產 (續)

於下列情況，金融資產（持作買賣金融資產除外）可於初步確認時指定為以公平值計入損益賬：

- 有關指定對銷或大幅減少可能出現不一致之計量或確認；或
- 根據本集團既定風險管理或投資策略管理組成一組金融資產或金融負債或兩者其中部分之金融資產，並按公平值基準評估其表現，且有關分組之資料乃按該基準由內部提供；或
- 金融資產組成包含一項或以上嵌入式衍生工具之合約其中部分，且香港會計準則第39號「金融工具：確認及計量」准許整份合併合約（資產或負債）指定為以公平值計入損益賬。

以公平值計入損益賬之金融資產乃按公平值計量，而重新計量產生之任何收益或虧損於損益確認。於損益確認之收益或虧損淨額包括於金融資產賺取之任何股息或權益，並列入綜合損益及其他全面收益內「其他收益及收入淨額」項下。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (Continued)

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial assets, the estimated future cash flows of the investment have been affected.

Objective evidence of impairment could include:

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

For certain categories of financial assets, such as trade receivables, assets that are assessed not to be impaired individually are, in addition, 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 of 365 days, as well as observable changes in national or local economic conditions that correlate with default on receivables.

2. 主要會計政策 (續)

(T) 金融工具 (續)

金融資產減值

金融資產(以公平值計入損益賬之金融資產除外)於各報告期末評估是否有減值跡象。當有客觀證據顯示有關投資之預計未來現金流量因金融資產在初步確認後發生的一項或多項事件影響,則金融資產將視為出現減值。

減值的客觀證據可包括:

- 發行人或交易對手方面臨重大財務困難;或
- 違約,如欠繳或拖欠利息或本金付款;或
- 借款人可能將會破產或進行財務重組;或
- 因財務困難導致該金融資產的活躍市場消失。

就應收貿易賬款等若干金融資產類別而言,個別評估為並無減值之資產按集體基準評估減值。應收賬款組合之客觀減值證據可包括本集團之過往收款經驗、組合內延遲還款至超逾365日之平均信貸期之次數增加,以及與應收賬款拖欠有關之全國或地方經濟狀況明顯改變。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (Continued)

Impairment of financial assets (Continued)

For financial assets carried at amortised cost, the amount of the impairment loss recognised is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. When a trade receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

2. 主要會計政策 (續)

(T) 金融工具 (續)

金融資產減值 (續)

就以攤銷成本入賬之金融資產而言，減值虧損金額按資產賬面值與按金融資產之原實際利率對估計未來現金流量進行折現後之現值兩者之間之差額確認。

就所有金融資產而言，金融資產之賬面值直接按減值虧損減少，惟應收貿易賬款除外，其賬面值乃透過使用撥備賬目而減少。倘應收貿易賬款被認為無法收回，則於撥備賬目撇銷。其後收回之過往撇銷款項則借記入撥備賬目。撥備賬目之賬面值變動於損益內確認。

就按攤銷成本計量之金融資產而言，倘於往後期間，減值虧損金額減少，而該減少可客觀地與確認減值後發生之事件有關，則先前確認之減值虧損透過損益撥回，惟有關投資於撥回減值日期之賬面值不得超過在並無確認減值之情況下應有之攤銷成本。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (Continued)

Financial liabilities and equity instruments

Financial liabilities and equity instruments issued by an entity are as other financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

An equity instrument is any contract that evidences a residual interest in the assets of a company after deducting all of its liabilities. Equity instruments issued by a company are recorded at the proceeds received, net of direct issue costs.

The Group's financial liabilities (including trade and other payables but not the advanced proceeds received from customers) are subsequently measured at amortised cost, using the effective interest rate method.

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 through the expected life of the financial liability, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Interest expense is recognised on an effective interest basis other than financial liabilities classified as at FVTPL

Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in profit or loss over the period of the borrowings, together with any interest and fees payable, using the effective interest method.

2. 主要會計政策 (續)

(T) 金融工具 (續)

金融負債及股本工具

由實體發行之金融負債及股本工具乃根據合約安排之內容與金融負債及股本工具之定義列作其他金融負債或股本。

股本工具乃證明一家公司於扣減所有負債後之資產中擁有剩餘權益之任何合約。一家公司發行之股本工具按已收取的所得款項經扣除直接發行成本入賬。

本集團金融負債（包括應付貿易賬款及其他應付款項（但不包括自客戶預收賬款））隨後以實際利率法按攤銷成本計量。

實際利率法

實際利率法乃計算金融負債之攤銷成本以及分配相關期間利息開支之方法。實際利率乃按金融負債之預計年期或適用之較短期間內將估計未來現金付款準確貼現至初步確認時的賬面淨值之利率。

利息開支乃按實際利率基準予以確認，而分類為以公平值計入損益賬之金融負債除外。

計息借貸

計息借貸初步按公平值減應佔交易成本確認。於初始確認後，計息借貸按攤銷成本列賬，而初始確認金額與贖回價值之間之任何差額，連同任何應付利息及費用，採用實際利率法於借貸期內於損益確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(T) FINANCIAL INSTRUMENTS (Continued)

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group continues to recognise the asset to the extent of its continuing involvement and recognises an associated liability. If the Group retains substantially all the risks and rewards of ownership of a transferred financial assets, the Group continues to recognise the financial assets and also recognises a collateralised borrowing for the proceeds received.

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets.

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

For financial liabilities, they are removed from the consolidated statement of financial position when the obligation specified in the relevant contract is discharged, cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid or payable is recognised in profit or loss.

2. 主要會計政策 (續)

(T) 金融工具 (續)

終止確認

僅在獲取資產所產生現金流量的合同權利到期，或者將金融資產及該資產所有權之絕大部分風險及回報轉讓給另一個實體的情況下，本集團才終止確認一項金融資產。倘本集團並無轉移亦無保留擁有權之絕大部分風險及回報並繼續控制已轉讓資產，本集團繼續按持續參與之幅度將資產確認入賬並確認相關負債。倘本集團保留已轉讓金融資產擁有權之絕大部分風險及回報，本集團繼續確認金融資產，亦就已收取之所得款項確認有抵押借貸。

倘自資產收取現金流量之權利已屆滿，或金融資產已轉讓及本集團已轉移金融資產擁有權之絕大部分風險及回報，則該金融資產方被終止確認。

金融資產被終止確認後，該項資產賬面值與已收代價以及直接於權益項下確認之累計盈虧總額二者間之差額於損益確認。

當有關合約所訂明之責任獲解除、註銷或屆滿時，金融負債將自綜合財務狀況表移除。獲終止確認之金融負債之賬面值與已付或應付代價間之差額會於損益確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(U) CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks, and short term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows.

(V) DISCONTINUED OPERATIONS

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which represents a separate major line of business or geographical area of operations, or is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations, or is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. It also occurs when the operation is abandoned.

Where an operation is classified as discontinued, a single amount is presented on the face of the consolidated profit or loss and other comprehensive income which comprises:

- the post-tax profit or loss of the discontinued operation; and
- the post-tax profit or loss recognised on the measurement to fair value less costs to sell, or on the disposal, of the assets or disposal group(s) constituting the discontinued operation.

2. 主要會計政策 (續)

(U) 現金及現金等值物

現金及現金等值物包括銀行現金與手頭現金、銀行之活期存款及可兌換為已知數額現金之短期高流通量投資，而該等投資之價值變動風險較低，一般於購入起計三個月內到期。就綜合現金流量表而言，須按要求償還並組成本集團現金管理一部分之銀行透支，亦列入現金及現金等值物之一部分。

(V) 終止經營業務

終止經營業務為集團業務之一部分，其經營及現金流量可與集團其他業務清楚區分，以及代表一項按業務或經營地區劃分之獨立主要業務，或作為出售一項按業務或經營地區劃分之獨立主要業務之單一統籌計劃之一部分，或為一間單純為轉售而收購之附屬公司。

出售或符合分類為持作出售之準則（如為較早者）之業務，乃分類為終止經營業務。當業務被放棄時亦會出現終止經營業務。

倘業務被分類為終止經營業務，則會在綜合損益及其他全面收益表呈列一項單一數額，其包含：

- 終止經營業務之除稅後溢利或虧損；及
- 就資產或出售組別（構成終止經營業務）按公平值減銷售成本計量而確認或於出售時確認之除稅後溢利或虧損。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(W) ASSETS CLASSIFIED AS HELD FOR SALE

An asset (or disposal group) is classified as held for sale if it is highly probable that its carrying amount will be recovered through a sale transaction rather than through continuing use and the asset (or disposal group) is available for sale in its present condition. A disposal group is a group of assets to be disposed of together as a group in a single transaction, and liabilities directly associated with those assets that will be transferred in the transaction.

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

Immediately before classification as held for sale, the measurement of the non-current assets (and all individual assets and liabilities in a disposal group) is brought up-to-date in accordance with the accounting policies before the classification. Then, on initial classification as held for sale and until disposal, the non-current assets (except for certain assets as explained below), or disposal groups, are recognised at the lower of their carrying amount and fair value less costs to sell. The principal exceptions to this measurement policy so far as the financial statements of the group and the company are concerned are deferred tax assets, assets arising from employee benefits, financial assets (other than investments in subsidiaries, associates and joint ventures) and investment properties. These assets, even if held for sale, would continue to be measured in accordance with the policies set out elsewhere.

2. 主要會計政策 (續)

(W) 分類為持作銷售資產

當資產（或出售組別）之賬面值很有可能是透過銷售交易而非通過持續使用收回及當該資產（或出售組別）達到可出售狀態，則會分類為持作出售。出售組別指在一次交易中一同出售及於該交易中與該等資產直接相關之負債一同轉出之一組資產。

當集團承諾進行涉及失去一間附屬公司控制權之出售計劃時，不論該集團是否將於出售後保留該附屬公司之非控股股東權益，該附屬公司之所有資產及負債於符合上述有關分類為持作出售之條件時會分類為持作出售。

緊接分類為持作出售之前，非流動資產（及出售組別中所有個別資產及負債）之計算均已根據被分類前所採用之會計政策更新。其次，初次分類為持作出售及直至出售期間，非流動資產（下文所述若干資產除外）或出售組別按其賬面值及公平值減銷售成本中的較低者確認。就集團及公司之財務報表而言，該計量政策的主要例外情況指遞延稅項資產、僱員福利產生之資產、金融資產（於附屬公司、聯營公司及合營企業之投資除外）及投資物業。該等資產即使持作出售，仍會根據其他部分所載政策計量。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(W) ASSETS CLASSIFIED AS HELD FOR SALE

(Continued)

Impairment losses on initial classification as held for sale, and on subsequent remeasurement while held for sale, are recognised in profit or loss. As long as a non-current asset is classified as held for sale, or is included in a disposal group that is classified as held for sale, the non-current asset is not depreciated or amortised.

(X) RELATED PARTIES

A party is considered to be related to the Group if:

- (a) A person, or a close member of that person's family, is related to the Group if that person:
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group or the Group's parent.
- (b) An entity is related to the Group if any of the following conditions applies:
 - (i) the entity and the Group are members of the same Group (which means that each parent, subsidiary and fellow subsidiary is related to the others);

2. 主要會計政策 (續)

(W) 分類為持作銷售資產 (續)

初次分類為持作出售及其後持作出售之重新計量而產生之減值虧損均於損益確認。一旦一項非流動資產被分類為持作出售或包含在分類為持作出售之出售組別中，則該項非流動資產將不再予以折舊或攤銷。

(X) 關連人士

倘屬以下人士，即為本集團之關連人士：

- (a) 倘屬以下人士，即該人士或該人士之近親與本集團有關連：
 - (i) 控制或共同控制本集團；
 - (ii) 對本集團有重大影響；或
 - (iii) 為本集團或本集團母公司的主要管理層成員。
- (b) 倘符合下列任何條件，即實體與本集團有關連：
 - (i) 該實體與本集團屬同一集團之成員公司（即各母公司、附屬公司及同系附屬公司彼此間有關連）；

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(X) RELATED PARTIES (Continued)

(b) (Continued)

- (ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a Group of which the other entity is a member);
- (iii) both entities are joint ventures of the same third party;
- (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
- (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;
- (vi) the entity is controlled or jointly controlled by a person identified in (a);
- (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); or
- (viii) the entity, or any member of a group of which it is a part, provides key management personnel service to the Group or the parent of the Group.

Close members of the family of a person are those family members who may be expected to influence by, that person in their dealings with the entity.

2. 主要會計政策 (續)

(X) 關連人士 (續)

(b) (續)

- (ii) 一間實體為另一實體的聯營公司或合營企業 (或另一實體為成員公司之集團旗下成員公司之聯營公司或合營企業)；
- (iii) 兩間實體均為同一第三方的合營企業；
- (iv) 一間實體為第三方實體的合營企業，而另一實體為該第三方實體的聯營公司；
- (v) 實體為本集團或與本集團有關連之實體就僱員利益設立的離職福利計劃；
- (vi) 實體受(a)所識別人士控制或受共同控制；
- (vii) 於(a)(i)所識別人士對實體有重大影響力或屬該實體 (或該實體的母公司) 主要管理層成員；或
- (viii) 實體或其所屬集團旗下任何成員公司為本集團或本集團母公司提供主要管理層人員服務。

任何人士的近親是指與該實體交易時預期可影響該名人士或受該人士影響的家庭成員。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

2. SIGNIFICANT ACCOUNTING POLICIES

(Continued)

(Y) OPERATING SEGMENTS

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the directors of the Company.

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

3.1 INITIAL APPLICATION OF HKFRSS

In the current year, 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 HKFRS 10, HKFRS 12 and HKAS 28	<i>Investment entities: Applying the consolidation exception</i>
Amendments to HKFRS 11	<i>Accounting for acquisitions of interests in joint operations</i>
Amendments to HKAS 1	<i>Disclosure initiative</i>
Amendments to HKAS 16 and HKAS 38	<i>Clarification of acceptable methods of depreciation and amortisation</i>
Amendments to HKAS 16 and HKAS 41	<i>Agriculture: Bearer plants</i>
Amendments to HKFRSs	<i>Annual improvements to HKFRSs 2012 – 2014 cycle</i>

2. 主要會計政策 (續)

(Y) 營運分部

營運分部之報告方式，與主要營運決策者獲提供之內部報告方式一致。主要營運決策者（即負責分配資源以及評估各營運分部之業績表現者）乃本公司各董事。

3. 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」）

3.1 首次應用香港財務報告準則

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」）頒佈之新訂及經修訂香港財務報告準則：

香港財務報告準則第10號、香港財務報告準則第12號及香港會計準則第28號（修訂本）	投資實體： 應用合併入賬之 例外情況
香港財務報告準則第11號（修訂本）	收購於合營業務 權益的入賬
香港會計準則第1號（修訂本）	披露計劃
香港會計準則第16號及香港會計準則第38號（修訂本）	澄清折舊及攤銷 之可接受方法
香港會計準則第16號及香港會計準則第41號（修訂本）	農業：生產性植物
香港財務報告準則（修訂本）	香港財務報告準則 二零一二年 至二零一四年 週期之年度改進

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

3.1 INITIAL APPLICATION OF HKFRSs

(Continued)

The application of these new and revised standards in the current year has had no material effect on the amounts reported in these consolidated financial statements and/or disclosures set out in these consolidated financial statements.

The initial application of these financial reporting standards does not necessitate material changes in the Group's accounting policies.

3.2 HKFRSs IN ISSUE BUT NOT YET EFFECTIVE

The following HKFRSs in issue at 31 December 2016 have not been applied in the preparation of the Group's consolidated financial statements for the year then ended since they were not yet effective for the annual period beginning on 1 January 2016.

HKFRS 9	<i>Financial instruments¹</i>
HKFRS 15	<i>Revenue from contracts with customers¹</i>
HKFRS 16	<i>Leases²</i>
Amendments to HKFRS 2	<i>Classification and measurement of share-based payment transactions¹</i>
Amendments to HKFRS 4	<i>Applying HKFRS 9 Financial instruments with HKFRS 4 Insurance contracts¹</i>
Amendments to HKFRS 10 and HKAS 28	<i>Sale or contribution of assets between an investor and its associate or joint venture³</i>
Amendments to HKAS 7	<i>Disclosure initiative⁴</i>
Amendments to HKAS 12	<i>Recognition of deferred tax assets for unrealised losses⁴</i>

- 1 Effective for annual periods beginning on or after 1 January 2018.
- 2 Effective for annual periods beginning on or after 1 January 2019.
- 3 Effective for annual periods beginning on or after a date to be determined.
- 4 Effective for annual periods beginning on or after 1 January 2017.

3. 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）

3.1 首次應用香港財務報告準則（續）

於本年度應用該等新訂及經修訂準則對於該等綜合財務報表所呈報之金額及／或於該等綜合財務報表所載之披露並無重大影響。

首次應用該等財務報告準則並無導致須對本集團之會計政策作出重大變動。

3.2 已頒佈但尚未生效之香港財務報告準則

編製本集團截至二零一六年十二月三十一日止年度的綜合財務報表時並未採用下列已於該日頒佈之香港財務報告準則，因為該等香港財務報告準則於二零一六年一月一日開始的年度期間尚未生效。

香港財務報告準則第9號	金融工具 ¹
香港財務報告準則第15號	來自客戶合約之收入 ¹
香港財務報告準則第16號	租賃 ²
香港財務報告準則第2號（修訂本）	以股份為基礎的支付交易的分類及計量 ¹
香港財務報告準則第4號（修訂本）	採用香港財務報告準則第4號保險合約時一併應用香港財務報告準則第9號金融工具 ¹
香港財務報告準則第10號及香港會計準則第28號（修訂本）	投資者與其聯營公司或合資公司之間的資產出售或投入 ³
香港會計準則第7號（修訂本）	披露計劃 ⁴
香港會計準則第12號（修訂本）	就未變現虧損確認遞延稅項資產 ⁴

- 1 於二零一八年一月一日或以後開始之年度期間生效。
- 2 於二零一九年一月一日或以後開始之年度期間生效。
- 3 於待定期限或以後開始之年度期間生效。
- 4 於二零一七年一月一日或以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 2016 截至二零一六年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

3.2 HKFRSs IN ISSUE BUT NOT YET EFFECTIVE (Continued)

HKFRS 15 Revenue from contracts with customers

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

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

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

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

3. 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）

3.2 已頒佈但尚未生效之香港財務報告準則（續）

香港財務報告準則第15號來自客戶合約之收入

香港財務報告準則第15號已頒佈，其制定一項單一全面模式供實體用作將來自客戶合約之收入入賬。香港財務報告準則第15號生效後，將取代現時載於香港會計準則第18號收入、香港會計準則第11號建築合約及相關詮釋的收益確認指引。

香港財務報告準則第15號的核心原則為實體所確認向客戶轉讓承諾貨品或服務描述之收入金額，應為能反映該實體預期就交換該等貨品或服務有權獲得之代價。具體而言，該準則引入確認收入的五個步驟：

- 第一步：識別與客戶訂立的合約。
- 第二步：識別合約中的履約責任。
- 第三步：釐定交易價。
- 第四步：將交易價分配至合約中的履約責任。
- 第五步：於實體完成履約責任時（或就此）確認收入。

根據香港財務報告準則第15號，實體於完成履約責任時（或就此）（即與特定履約責任相關的貨品或服務的「控制權」轉讓予客戶時）確認收入。香港財務報告準則第15號已就特別情況的處理方法加入更明確的指引。此外，香港財務報告準則第15號要求更廣泛的披露資料。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

3.2 HKFRSs IN ISSUE BUT NOT YET EFFECTIVE (Continued)

HKFRS 15 Revenue from contracts with customers (Continued)

In 2016, the HKICPA issued clarifications to HKFRS 15 in relation to the identification of performance obligations, principal versus agent considerations, as well as licensing application guidance.

The directors of the Company anticipates that the application of HKFRS 15 in the future may not have material impact on the amounts reported in the Group’s consolidated financial statements.

HKFRS 16 Leases

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

HKFRS 16 distinguishes lease and service contracts on the basis of whether an identified asset is controlled by a customer. Distinctions of operating leases and finance leases are removed for lessee accounting, and is replaced by a model where a right-of-use asset and a corresponding liability have to be recognised for all leases by lessees, except for short-term leases and leases of low value assets.

3. 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)

3.2 已頒佈但尚未生效之香港財務報告準則 (續)

香港財務報告準則第15號來自客戶合約之收入 (續)

二零一六年，香港會計師公會頒佈對香港財務報告準則第15號之澄清，內容有關識別履約責任、主體對代理代價及發牌的應用指引。

本公司董事預期日後應用香港財務報告準則第15號不會對本集團綜合財務報表所呈報金額產生重大影響。

香港財務報告準則第16號 租賃

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

香港財務報告準則第16號根據所識別資產是否由客戶控制來區分租賃及服務合約。除短期租賃及低值資產租賃外，經營租賃及融資租賃的差異自承租人會計處理中移除，並由承租人須就所有租賃確認使用權資產及相應負債的模式替代。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

3.2 HKFRSs IN ISSUE BUT NOT YET EFFECTIVE (Continued)

HKFRS 16 Leases (Continued)

The right-of-use asset is initially measured at cost and subsequently measured at cost (subject to certain exceptions) less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at the present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications, amongst others. For the classification of cash flows, operating lease payments are currently presented as operating cash flows. Under the HKFRS 16, lease payments in relation to lease liability will be allocated into a principal and an interest portion which will be presented as financing cash flows.

In contrast to lessee accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17, and continues to require a lessor to classify a lease either as an operating lease or a finance lease.

Furthermore, extensive disclosures are required by HKFRS 16.

As at 31 December 2016, the Group has non-cancellable operating lease commitments of approximately HK\$964,000 as disclosed in note 33.

The directors of the Company do not expect the adoption of HKFRS 16 as compared with the current accounting policy would result in significant impact on the Group's result.

3. 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）

3.2 已頒佈但尚未生效之香港財務報告準則（續）

香港財務報告準則第16號 租賃（續）

使用權資產初步按成本計量，隨後以成本（惟若干例外情況除外）減累計折舊及減值虧損計量，並就租賃負債的任何重新計量而作出調整。租賃負債初步按租賃款項（非當日支付）之現值計量。隨後，租賃負債會就（其中包括）利息及租賃款項以及租賃修訂的影響作出調整。就現金流量分類而言，經營租賃款項目前呈列為經營現金流量。根據香港財務報告準則第16號，有關租賃負債的租賃款項將分配至本金及利息部分，並將以融資現金流量呈列。

與承租人會計處理方法相反，香港財務報告準則第16號大致保留香港會計準則第17號內出租人的會計要求，並繼續規定出租人將租賃分類為經營租賃或融資租賃。

此外，香港財務報告準則第16號亦要求較廣泛的披露。

於二零一六年十二月三十一日，本集團有附註33所披露之不可撤銷的經營租賃承擔約964,000港元。

本公司董事預期，相較現行會計政策，採納香港財務報告準則第16號將不會對本集團的業績產生重大影響。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

3. APPLICATION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

3.2 HKFRSs IN ISSUE BUT NOT YET EFFECTIVE (Continued)

HKFRS 16 Leases (Continued)

Except as described above, the directors of the Company anticipate that the application of the other new and amendments to HKFRSs will not have material impact on the Group's financial performance and positions and/or the disclosures to the consolidated financial statements of the Group.

4. REVENUE

The amount of each significant category of revenue recognised during the years is analysed as follows:

3. 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）

3.2 已頒佈但尚未生效之香港財務報告準則（續）

香港財務報告準則第16號 租賃（續）

除上文所述者外，本公司董事預期採納其他新訂及經修訂之香港財務報告準則，將不會對本集團的財務表現及狀況及／或本集團綜合財務報表的披露構成重大影響。

4. 收益

於該等年度內，已確認之各項重大收益類別金額分析如下：

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Rental income from investment properties	投資物業之租金收入	81	—
Sales of construction materials	銷售建造材料	15,610	22,133
		15,691	22,133

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

5. OTHER INCOME

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Interest income on bank deposit	銀行存款之利息收入	40	16
Interest income on loan receivables	應收貸款之利息收入	1,454	—
Compensation income arising from profit guarantee realisation	溢利擔保實現所產生 之賠償收入	29,331	36,000
Other sundry income	其他雜項收入	2	1,207
		30,827	37,223

6. LOSS BEFORE TAXATION

Loss before taxation is arrived after charging/(crediting):

(A) FINANCE COSTS

Interest on interest-bearing borrowings	計息借貸之利息
— wholly repayable within five years	— 須於五年內 悉數償還
— not wholly repayable within five years	— 毋須於五年 內悉數償還
Total borrowing costs	借貸成本總額

The analysis shows the finance costs of interest-bearing borrowings, including term loans which contain a repayment on demand clause, in accordance with the agreed scheduled repayment dates as set out in the loan agreements.

5. 其他收入

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Interest income on bank deposit	銀行存款之利息收入	40	16
Interest income on loan receivables	應收貸款之利息收入	1,454	—
Compensation income arising from profit guarantee realisation	溢利擔保實現所產生 之賠償收入	29,331	36,000
Other sundry income	其他雜項收入	2	1,207
		30,827	37,223

6. 除稅前虧損

除稅前虧損已扣除／（計入）下列各項：

(A) 財務成本

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Interest on interest-bearing borrowings	計息借貸之利息		
— wholly repayable within five years	— 須於五年內 悉數償還	2,128	—
— not wholly repayable within five years	— 毋須於五年 內悉數償還	—	—
Total borrowing costs	借貸成本總額	2,128	—

該分析根據貸款協議所載經協定還款時間表列示計息借貸（包括包含按求償還條文之定期貸款）之財務成本。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

6. LOSS BEFORE TAXATION (Continued)

(B) OTHER ITEMS

6. 除稅前虧損 (續)

(B) 其他項目

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Charging/(crediting):	扣除／(計入)：		
Staff costs (including directors' emoluments)	員工成本(包括董事酬金)		
— salaries, wages and other benefits	— 薪金、工資及其他福利	1,613	1,244
— retirement benefits scheme contributions	— 退休福利計劃供款	158	18
Total staff costs	員工成本總額	1,771	1,262
Auditors' remuneration	核數師酬金	1,200	1,150
Amortisation of intangible asset	無形資產攤銷	1,486	2,776
Amortisation of land use rights	土地使用權攤銷	6	—
Depreciation of property, plant and equipment	物業、廠房及設備折舊	690	913
Cost of inventories sold	已售存貨成本	15,434	21,998
Impairment loss recognised in respect of property, plant and equipment *	就物業、廠房及設備確認之減值虧損*	3,603	—
Impairment loss recognised in respect of intangible asset *	就無形資產確認之減值虧損*	37,131	30,798
Operating lease charges for premises	物業經營租約支出	1,186	1,226
Net exchange loss	匯兌虧損淨額	43	283
Gross rental income from investment properties	來自投資物業之租金收入總額	(81)	—
Less: Direct operating expenses from investment properties that generated rental income during the year	減：年內產生租金收入之投資物業之直接經營開支	3	—
		(78)	—

* The aggregate amount of impairment loss recognised in respect of property, plant and equipment and intangible asset are included as "other operating expenses" of the consolidated statement of profit or loss and other comprehensive income.

* 就物業、廠房及設備以及無形資產確認之減值虧損總額計入綜合損益及其他全面收益表的「其他營運開支」內。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

7. DIRECTORS' EMOLUMENTS AND CHIEF EXECUTIVE REMUNERATION

Directors' emoluments disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulations are follows:

7. 董事及最高行政人員酬金

董事之酬金根據香港公司條例第383(1)條及公司(披露董事利益資料)規例第2部之規定披露如下:

		Salaries, allowances and benefits in kind	Contributions to retirement benefits scheme	Total
		薪金、補貼及實物利益	退休福利計劃供款	合計
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
For the year ended 31 December 2016				
截至二零一六年十二月三十一日止年度				
Directors' fees	董事袍金			
Executive directors	執行董事			
Ye De Chao	業德超	—	—	—
Xu Xiao Jun	徐小俊	—	—	—
Ji Xu Dong	季旭東	—	—	—
		—	—	—
Independent non-executive directors	獨立非執行董事			
He Jin Geng	何金耿	120	—	120
Yu Hong Gao	郁紅高	120	—	120
Chen Yang	陳洋	120	—	120
		360	—	360
Total	合計	360	—	360

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

7. DIRECTORS' EMOLUMENTS AND CHIEF EXECUTIVE REMUNERATION

(Continued)

7. 董事及最高行政人員酬金 (續)

		Salaries, allowances and benefits in kind	Contributions to retirement benefits scheme	Total
	Directors' fees	薪金、補貼及實物利益	退休福利計劃供款	合計
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元
For the year ended 31 December 2015 截至二零一五年十二月三十一日止年度				
Executive directors	執行董事			
Ye De Chao	業德超	—	—	—
Xu Xiao Jun	徐小俊	—	—	—
Ji Xu Dong	季旭東	—	—	—
		—	—	—
Independent non-executive directors	獨立非執行董事			
He Jin Geng	何金耿	120	—	120
Yu Hong Gao	郁紅高	120	—	120
Chen Yang	陳洋	120	—	120
		360	—	360
Total	合計	360	—	360

For the years ended 31 December 2016 and 2015, no emoluments were paid by the Group to any of the directors of the Company as an inducement to join or upon joining the Group. None of the directors of the Company waived or agreed to waive any remuneration for the years ended 31 December 2016 and 2015.

截至二零一六年及二零一五年十二月三十一日止年度，本集團並無向本公司任何董事支付任何酬金以作為彼等加入本集團或於加入時之獎勵。截至二零一六年及二零一五年十二月三十一日止年度，概無本公司董事放棄或同意放棄任何酬金。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

8. INDIVIDUALS WITH HIGHEST EMOLUMENTS

Of the five individuals with the highest paid emoluments, two (2015: three) are directors whose emoluments are disclosed in note 7. The aggregate of the emoluments in respect of the other three (2015: two) individuals are as follows:

Salaries and other emoluments	薪金及其他酬金
Contributions to retirement benefits scheme	退休福利計劃供款

8. 最高薪人士

五位最高薪人士包括兩名（二零一五年：三名）董事，其酬金已於附註7內披露。其餘三名（二零一五年：兩名）人士之酬金總額如下：

For the year ended
31 December
截至十二月三十一日止年度

	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
	725	520
	32	18
	757	538

The three (2015: two) individuals include one (2015: one) senior management that is not a director of the Company and their emoluments are within the following bands:

Nil to HK\$1,000,000	零至 1,000,000 港元
----------------------	-----------------

該三名（二零一五年：兩名）人士包括一名（二零一五年：一名）非本公司董事之高級管理人員，彼等之酬金範圍如下：

Number of individuals
人數

	2016 二零一六年	2015 二零一五年
	3	2
	3	2

For the year ended 31 December 2016, there was no compensation paid for loss of office (2015: nil).

截至二零一六年十二月三十一日止年度，概無就離職補償支付任何款項（二零一五年：無）。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

9. INCOME TAX

(A) TAXATION IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS REPRESENTS:

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Current tax	即期稅項		
Hong Kong Profits Tax	香港利得稅	—	—
The PRC Corporate Income Tax	中國企業所得稅	261	—
Deferred tax credit	遞延稅項抵免	(9,655)	(8,394)
		(9,394)	(8,394)

No Hong Kong Profits Tax has been provided in the consolidated financial statements as the Group has no estimated assessable profits arising in Hong Kong for the years ended 31 December 2016 and 2015.

The Group's subsidiaries in the PRC are subject to the PRC Corporate Income Tax at 25% (2015: 25%). Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the jurisdictions in which the Group operates, based on prevailing legislation, interpretations and practice in respect thereof during the year.

9. 所得稅

(A) 綜合損益表之稅項指：

截至二零一六年及二零一五年十二月三十一日止年度，由於本集團於香港並無估計應課稅溢利，故並無於綜合財務報表中作出香港利得稅撥備。

本集團之中國附屬公司須按稅率25%（二零一五年：25%）繳納中國企業所得稅。其他地區之應課稅溢利稅項乃根據有關當時法例、詮釋及慣例按年內本集團營運所在司法權區之適用現行稅率計算。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

9. INCOME TAX (Continued)

(B) RECONCILIATION BETWEEN TAX EXPENSE AND ACCOUNTING LOSS AT APPLICABLE RATES:

A reconciliation of the income tax applicable to loss before taxation as follows:

9. 所得稅 (續)

(B) 按適用稅率計算之稅項開支與會計虧損之對賬如下：

適用於除稅前虧損之所得稅對賬如下：

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Loss before taxation	除稅前虧損	(18,365)	(5,761)
Tax at effective tax rate of 16.5% (2015: 16.5%)	按實際稅率 16.5% (二零一五年：16.5%) 計算之稅項	(3,030)	(951)
Tax effect of share of results of associates	應佔聯營公司業績 之稅務影響	(1,100)	128
Tax effect of expenses not deductible for tax purpose	不可扣減開支 之稅務影響	10,555	6,470
Tax effect of income not taxable for tax purpose	毋須課稅收入 之稅務影響	(4,840)	(3,087)
Tax effect of temporary difference	暫時差額之稅務影響	(9,655)	(8,934)
Tax effect of tax losses not recognised	未確認之稅項虧損 的稅務影響	2,308	294
Effect of different tax rates of the companies of the Group	本集團旗下公司稅率 不同之影響	(3,632)	(2,854)
Income tax credit	所得稅抵免	(9,394)	(8,394)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

10. SEGMENT INFORMATION

Segment revenue represents revenue generated from external customers. There were no inter-segment sales during the year (2015: nil).

The accounting policies of the reportable segments are the same as the Group's accounting policies. Segment performance is evaluated based on reportable segment profit, which is a measure of segment profit. The segment profit represents the result generated from each segment with allocation of (i) general and administrative expenses, selling and distribution costs and other operating expenses under the heading of other corporate expenses; (ii) share of results of associates; (iii) interest income; and (iv) compensation income and other sundry income under the heading of other operating income. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

For the purposes of monitoring segment performance and allocating resources between segments, all assets are allocated to reportable segments other than corporate assets.

In a manner consistent with the way in which information is reported internally to chief operating decision maker for the purposes of resources allocation and performance assessment, the Group is currently organised into the following operating segments and geographical areas:

- (a) The properties investment segment engages in rental income from investment properties in the PRC;
- (b) Natural gas segment engages in sales of natural pipelined gases and its construction materials in the PRC; and
- (c) Investment holding segment engages in investment in associates on a geographical basis of the PRC.

10. 分部資料

分部收益乃來自外部客戶之收益。年內並無分部間銷售（二零一五年：無）。

可呈報分部之會計政策與本集團之會計政策相同。分部表現乃根據分部溢利而計量之可呈報分部溢利來作出評估。分部溢利指各分部所產生分配至(i)一般及行政費用、銷售及分銷成本及其他企業開支下之其他營運開支；(ii)應佔聯營公司之業績；(iii)利息收入；及(iv)其他營運收入下之賠償收入及其他雜項收入。該計量方式乃向主要營運決策者報告，以就資源分配及分部表現評估方面作出決定。

就監察分部表現及分部間分配資源而言，所有資產分配至可呈報分部（企業資產除外）。

本集團以與內部呈報予主要營運決策者以作出資源分配及表現評估的資料所用之方式一致，目前可分為下列營運分部及經營地區：

- (a) 物業投資分部於中國從事投資物業之租金收入；
- (b) 天然氣分部於中國從事銷售管道天然氣及相關建造材料；及
- (c) 投資控股分部於中國從事按地區劃分之聯營公司投資。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

10. SEGMENT INFORMATION (Continued)

The following is an analysis of the Group's revenue and results by operating segment for the years ended 31 December 2016 and 2015:

10. 分部資料 (續)

以下為於截至二零一六年及二零一五年十二月三十一日止年度本集團按營運分部劃分之收益及業績之分析：

		For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度				
		Properties investment	Natural gas	Investment holding	Unallocated	Total
		物業投資	天然氣	投資控股	未分配	總額
		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
Segment revenue	分部收益					
From external customers	來自外部客戶	81	15,610	—	—	15,691
Segment profit	分部溢利	78	179	—	—	257
Interest income	利息收入	—	1,494	—	—	1,494
Other operating income, net	其他營運收入淨額	—	2	29,331	—	29,333
Share of results of associates	應佔聯營公司之業績	—	—	6,669	—	6,669
Other corporate expenses	其他企業開支	(330)	(44,788)	(6,382)	(2,490)	(53,990)
(Loss)/Profit from operations	經營(虧損)/溢利	(252)	(43,113)	29,618	(2,490)	(16,237)
Finance costs	財務成本	(45)	—	—	(2,083)	(2,128)
(Loss)/Profit before taxation	除稅前(虧損)/溢利	(297)	(43,113)	29,618	(4,573)	(18,365)
Income tax	所得稅	—	9,394	—	—	9,394
(Loss)/Profit for the year	年內(虧損)/溢利	(297)	(33,719)	29,618	(4,573)	(8,971)
Other segment information	其他分部資料					
Impairment loss recognised in respect of property, plant and equipment	就物業、廠房及設備確認之減值虧損	—	(3,603)	—	—	(3,603)
Impairment loss recognised in respect of intangible asset	就無形資產確認之減值虧損	—	(37,131)	—	—	(37,131)
Amortisation	攤銷	(6)	(1,486)	—	—	(1,492)
Depreciation	折舊	—	(610)	(80)	—	(690)
Segment assets	分部資產	112,588	624,972	396,009	274,041	1,407,610
Segment liabilities	分部負債	29,502	3,391	318,995	250,000	601,888

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

10. SEGMENT INFORMATION (Continued)

10. 分部資料 (續)

For the year ended 31 December 2015

截至二零一五年十二月三十一日止年度

		Investment			
		Natural gas	holding	Unallocated	Total
		天然氣	投資控股	未分配	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Segment revenue	分部收益				
From external customers	來自外部客戶	22,133	—	—	22,133
Segment profit	分部溢利	135	—	—	135
Interest income	利息收入	16	—	—	16
Other operating income, net	其他營運收入淨額	1	36,000	1,206	37,207
Share of results of associates	應佔聯營公司之業績	—	(777)	—	(777)
Other corporate expenses	其他企業開支	(35,545)	(4,669)	(2,128)	(42,342)
(Loss)/Profit from operations	經營(虧損)/溢利	(35,393)	30,554	(922)	(5,761)
Finance costs	財務成本	—	—	—	—
(Loss)/Profit before taxation	除稅前(虧損)/溢利	(35,393)	30,554	(922)	(5,761)
Income tax	所得稅	8,394	—	—	8,394
(Loss)/Profit for the year	年內(虧損)/溢利	(26,999)	30,554	(922)	2,633
Other segment information	其他分部資料				
Impairment loss recognised in respect of intangible asset	就無形資產確認之減值虧損	(30,798)	—	—	(30,798)
Amortisation	攤銷	(2,777)	—	—	(2,777)
Depreciation	折舊	(780)	—	(133)	(913)
Segment assets	分部資產	420,209	379,950	316,317	1,116,476
Segment liabilities	分部負債	5,289	213,808	9,655	228,752

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

10. SEGMENT INFORMATION (Continued)

INFORMATION ABOUT MAJOR CUSTOMERS

For the year ended 31 December 2016, the Group had one (2015: one) transactions with external customers which individually contributed to 10% or more of the Group's total revenue.

The Company is an investment holding company and the principal place of the Group's operation is in the PRC. For the purpose of segment information disclosures under HKFRS 8, the Group regarded the PRC as its place of domicile.

11. (LOSS)/EARNINGS PER SHARE

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

(A) BASIC (LOSS)/EARNINGS PER SHARE

The calculation of basic (loss)/earnings per share amount is based on the net loss for the year of approximately HK\$5,507,000 (2015: net profit of HK\$5,249,000) attributable to equity holders of the Company, and weighted average of 4,269,910,510 (2015: 4,269,910,510) ordinary shares in issue during the year.

(B) DILUTED (LOSS)/EARNINGS PER SHARE

The Group had no potential dilutive ordinary shares in issue during the year ended 31 December 2016 and 2015.

10. 分部資料 (續)

主要客戶之資料

截至二零一六年十二月三十一日止年度，本集團與一名（二零一五年：一名）外部客戶進行交易，各佔本集團總收益之10%或以上。

本公司為一間投資控股公司，本集團之主要營業地點位於中國。就香港財務報告準則第8號下之分部資料披露而言，本集團將中國視為其住所地。

11. 每股（虧損）／盈利

本公司擁有人應佔每股基本及攤薄（虧損）／盈利乃根據下列數據計算：

(A) 每股基本（虧損）／盈利

每股基本（虧損）／盈利乃根據年內本公司權益持有人應佔年內虧損淨額約5,507,000港元（二零一五年：淨溢利5,249,000港元）及年內已發行普通股加權平均數4,269,910,510股（二零一五年：4,269,910,510股）計算。

(B) 每股攤薄（虧損）／盈利

截至二零一六年及二零一五年十二月三十一日止年度，本集團概無任何已發行潛在攤薄普通股。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

12. INVESTMENT PROPERTIES

12. 投資物業

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
At 1 January	於一月一日	—	—
Acquisition of a subsidiary (note 29)	收購一間附屬公司 (附註29)	61,122	—
At 31 December	於十二月三十一日	61,122	—
Comprise of:	包括：		
Completed	已竣工	61,122	—

As at 31 December 2016, investment properties of HK\$61,122,000 (2015: nil) were pledged as collateral for the Group's interest-bearing borrowings as detailed in note 24.

於二零一六年十二月三十一日，投資物業61,122,000港元（二零一五年：零港元）已抵押作為本集團計息借貸之抵押品（詳述於附註24）。

As at 31 December 2016, all the investment properties are located and leased in the PRC held under medium-term lease.

於二零一六年十二月三十一日，所有投資物業均位於中國或於中國根據中期租賃持有。

(A) VALUATION PROCESSES OF THE GROUP

The Group measures its investment properties at fair value. The fair value of the Group's investment properties has been determined on the basis of valuation carried out by Sino-Infinite Appraisal Limited ("Sino-Infinite"), an independent and professionally qualified valuer.

Discussions of valuation processes and results are held between the management and the valuer at least once every six months, in line with the Group's interim and annual reporting dates.

(A) 本集團之估值程序

本集團按公平值計量其投資物業。本集團投資物業的公平值根據由獨立專業合資格估值師中源評估有限公司（「中源」）進行之估值釐定。

管理層及估值師每六個月至少討論一次估值程序及結果，與本集團的中期及年度報告日期相符。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

12. INVESTMENT PROPERTIES (Continued)

(B) VALUATION TECHNIQUES

Valuations were based on direct comparison approach, which is adopted assuming sales of these properties in its existing state with the benefit of vacant possession. By making reference to sales transactions as available in the relevant market, comparable properties in close proximity have been selected and adjustments have been made to account for the difference in factors such as location and property size.

(C) INFORMATION ABOUT FAIR VALUE MEASUREMENTS USING SIGNIFICANT UNOBSERVABLE INPUTS (LEVEL 3)

12. 投資物業 (續)

(B) 估值方法

估值乃採用直接比較法進行，假設該等物業各自按現況交吉出售。經參考有關市場的可資比較銷售交易，選擇鄰近地區的可資比較物業並就位置及物業規模等因素的差異作出調整。

(C) 有關使用重要的不可觀察輸入項目的公平值計量 (第三級) 的資料

Investment properties held by the Group	Fair value HK\$'000	Fair value hierarchy	Valuation techniques	Significant unobservable inputs	Sensitivity
本集團所持 投資物業	公平值 千港元	公平值 層級	估值方法	重大不可觀察 輸入項目	敏感度
At 31 December 2016					
Investment properties — industrial building 於二零一六年十二月三十一日 投資物業 — 工業用途	61,122	Level 3 第三級	Direct comparison approach 直接比較法	Market price from RMB4,300/square meter to RMB5,300/square meter 市價介於每平方米 人民幣4,300元至 每平方米人民幣5,300元	The higher market price, the higher fair value, and vice versa 市價越高， 公平值越高， 反之亦然

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

12. INVESTMENT PROPERTIES (Continued)

(D) THE FOLLOWING AMOUNTS HAVE BEEN RECOGNISED IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME:

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Gross rental income from investment properties	來自投資物業之租金收入總額	81	—
Less: Direct operating expenses from investment properties that generated rental income during the year	減：年內產生租金收入之投資物業之直接經營開支	(3)	—

The future aggregate minimum rental receivables under non-cancellable operating leases are as follows:

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
No later than 1 year	一年內	1,110	—
Later than 1 year and no later than 5 years	一年後至五年內	994	—
Later than 5 years	五年後	—	—
		2,104	—

During the year ended 31 December 2016, the investment properties are all located in the PRC and have lease periods less than 5 years.

12. 投資物業 (續)

(D) 下列金額已於綜合損益及其他全面收益表確認：

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Gross rental income from investment properties	來自投資物業之租金收入總額	81	—
Less: Direct operating expenses from investment properties that generated rental income during the year	減：年內產生租金收入之投資物業之直接經營開支	(3)	—

根據不可撤銷經營租賃的未來最低應收租金總額如下：

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
No later than 1 year	一年內	1,110	—
Later than 1 year and no later than 5 years	一年後至五年內	994	—
Later than 5 years	五年後	—	—
		2,104	—

截至二零一六年十二月三十一日止年度，投資物業均位於中國，租期少於5年。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

13. PROPERTY, PLANT AND EQUIPMENT 13. 物業、廠房及設備

		Construction- in-progress 在建工程 HK\$'000 千港元	Pipelines 管道 HK\$'000 千港元	Building 樓宇 HK\$'000 千港元	Plant and machinery 廠房及機器 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	Furniture and fixtures 傢俬及裝置 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Cost	成本									
At 1 January 2015	於二零一五年一月一日	10,147	119	3,848	5,462	167	918	490	515	21,666
Exchange alignments	匯兌調整	(638)	(5)	(159)	(300)	—	(14)	(5)	—	(1,121)
At 31 December 2015 and 1 January 2016	於二零一五年十二月三十一日 及二零一六年一月一日	9,509	114	3,689	5,162	167	904	485	515	20,545
Additions	添置	—	—	—	—	37	—	—	—	37
Acquisition of subsidiary	收購附屬公司	74	—	—	—	—	68	—	—	142
Exchange alignments	匯兌調整	(726)	(7)	(254)	(294)	—	(49)	(5)	(19)	(1,354)
At 31 December 2016	於二零一六年十二月三十一日	8,857	107	3,435	4,868	204	923	480	496	19,370
Accumulated depreciation and impairment	累計折舊及減值									
At 1 January 2015	於二零一五年一月一日	6,412	73	2,345	4,136	76	657	429	274	14,402
Charge for the year	本年度支出	—	—	—	639	58	127	24	65	913
Exchange alignments	匯兌調整	—	—	—	(90)	—	(5)	(3)	—	(98)
At 31 December 2015 and 1 January 2016	於二零一五年十二月三十一日 及二零一六年一月一日	6,412	73	2,345	4,685	134	779	450	339	15,217
Charge for the year	本年度支出	—	—	—	478	31	51	10	120	690
Acquisition of a subsidiary	收購一間附屬公司	—	—	—	—	—	61	—	—	61
Exchange alignments	匯兌調整	—	—	—	(323)	—	(56)	13	19	(347)
Impairment loss	減值虧損	2,371	34	1,090	28	—	73	7	2	3,605
At 31 December 2016	於二零一六年十二月三十一日	8,783	107	3,435	4,868	165	908	480	480	19,226
Carrying amounts	賬面值									
At 31 December 2016	於二零一六年十二月三十一日	74	—	—	—	39	15	—	16	144
At 31 December 2015	於二零一五年十二月三十一日	3,097	41	1,344	477	33	125	35	176	5,328

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

13. PROPERTY, PLANT AND EQUIPMENT

(Continued)

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum:

Pipelines	3 $\frac{1}{3}$ %
Building	2 - 33 $\frac{1}{3}$ % or over the lease term, if shorter
Plant and machinery	10 - 20%
Leasehold improvements	Over the lease term
Office equipment	10 - 20%
Motor vehicles	10 - 20%
Furniture and fixtures	10 - 20%

The carrying value of land under construction-in-progress was held under medium-term lease on the PRC.

13. 物業、廠房及設備 (續)

上述物業、廠房及設備項目按以下年率以直線基準折舊：

管道	3 $\frac{1}{3}$ %
樓宇	2 - 33 $\frac{1}{3}$ % 或按租期 (以較短者為準)
廠房及機器	10 - 20%
租賃物業裝修	按租期
辦公室設備	10 - 20%
汽車	10 - 20%
傢俬及裝置	10 - 20%

本集團所持在建工程土地之賬面值為於中國按中期租約持有。

14. LAND USE RIGHTS

14. 土地使用權

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
At 1 January	於一月一日	—	—
Acquisition of a subsidiary (note 29)	收購一間附屬公司(附註29)	1,887	—
Amortisation	攤銷	(6)	—
At 31 December	於十二月三十一日	1,881	—

Land use rights comprise cost of acquiring rights to use certain land, which are principally located in the PRC, for investment properties over fixed periods.

As at 31 December 2016, land use rights of HK\$1,881,000 (2015: nil) were pledged as collateral for the Group's interest-bearing borrowings as detailed in note 24.

土地使用權包括獲得權利使用主要位於中國的若干土地，以於固定期間進行物業投資。

如附註24所詳述，於二零一六年十二月三十一日，土地使用權1,881,000港元(二零一五年：無)已抵押作為本集團計息借貸之抵押品。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

15. GOODWILL

15. 商譽

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Cost	成本		
At 1 January	於一月一日	27,118	27,118
Acquisition of a subsidiary (note 29)	收購一間附屬公司(附註29)	49,308	—
At 31 December	於十二月三十一日	76,426	27,118
Accumulated impairment losses	累計減值虧損		
At 1 January and 31 December	於一月一日及十二月三十一日	27,118	27,118
Carrying amounts	賬面值		
At 31 December	於十二月三十一日	49,308	—

For the purpose of impairment testing, goodwill is allocated to the cash-generating unit (“CGU”) under the properties investment segment. The CGU was identified as follows:

就減值測試而言，商譽分配至物業投資分部之現金產生單位（「現金產生單位」）。現金產生單位已識別為下列各項：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
天津俊華物流有限公司 (Tianjin Jun Hua Logistics Company Limited)	天津俊華物流有限公司	49,308	—

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

15. GOODWILL (Continued)

The recoverable amounts of the CGU have been determined from value-in-use calculations based on cash flow projections from formally approved budgets covering a four-year period. Cash flow beyond the four-year period is extrapolated at zero growth rate, which does not exceed the long-term growth rate for the business in which the CGU operates. Key assumptions are as follows:

		2016 二零一六年 %	2015 二零一五年 %
Discount rate	貼現率	17	—
Operating margin	經營溢利率	24 to 28 24至28	—
Growth rate within four-year period	四年期之增長率	40 to 52 40至52	—

16. INTANGIBLE ASSET

		Concession agreement 特許權協議	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Cost	成本		
At 1 January and 31 December	於一月一日及十二月三十一日	170,285	170,285
Accumulated amortisation and impairment	累計攤銷及減值		
At 1 January	於一月一日	131,668	98,093
Amortisation charged for the year	年內支出的攤銷	1,486	2,777
Impairment loss provided for the year	年內減值虧損撥備	37,131	30,798
At 31 December	於十二月三十一日	170,285	131,668
Carrying amounts	賬面值		
At 31 December	於十二月三十一日	—	38,617

15. 商譽 (續)

現金產生單位之可回收金額乃按使用價值計算法，依據獲正式批准預算得出之現金流量預測（涵蓋詳盡之四年預算計劃）釐定。超過四年期之現金流量乃依循0%之增長率推算，此增長率不超過經營現金產生單位的業務之長期增長率。主要假設如下：

16. 無形資產

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

16. INTANGIBLE ASSET (Continued)

The intangible asset represents a concession agreement of natural gas project in the PRC with useful lives of 30 years.

As at 31 December 2016, the Group determined the recoverable amount of cash generating unit (“CGU”) for natural gas operation based on value in use calculation. The calculation incorporated cash flows projections based on financial budgets as approved by management at a discount rate of 12.5%. As the recoverable amount of the CGU of natural gas operation was below the carrying amount, approximately HK\$37,131,000 impairment loss has been recognised.

As at 31 December 2015, the Group appointed an independent valuation firm to determine the recoverable amount of CGU for natural gas operation based on value in use calculation. The calculation incorporated cash flows projections based on financial budgets as approved by management at a discount rate of 29.31%. As the recoverable amount of the CGU of natural gas operation was below the carrying amount, approximately HK\$30,798,000 impairment loss has been recognised.

16. 無形資產 (續)

無形資產指可使用年期為30年之中國天然氣項目特許權協議。

於二零一六年十二月三十一日，本集團根據使用價值計算法釐定天然氣業務現金產生單位（「現金產生單位」）之可收回金額。該計算方法採用根據經管理層批准的財政預算按貼現率12.5%得出之現金流量預測。由於天然氣業務現金產生單位之可收回金額低於賬面值，因此已確認減值虧損約37,131,000港元。

於二零一五年十二月三十一日，本集團已委聘一間獨立估值公司，以根據使用價值計算法釐定天然氣業務現金產生單位之可收回金額。該計算方法採用根據經管理層批准的財政預算按貼現率29.31%得出之現金流量預測。由於天然氣業務現金產生單位之可收回金額低於賬面值，因此已確認減值虧損約30,798,000港元。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

17. INTERESTS IN ASSOCIATES

17. 於聯營公司之權益

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
At 1 January	於一月一日	343,864	347,348
Share of post-acquisition profit/(loss) of associates	應佔聯營公司收購後溢利／(虧損)	6,669	(777)
Share of post-acquisition reserves of associates	應佔聯營公司收購後儲備	(7,734)	(2,707)
At 31 December	於十二月三十一日	342,799	343,864

As at 31 December 2016 and 2015, the Group's interests in associates represent 40% equity interests in Forward Investment (PRC) Company Limited and its subsidiaries ("Forward Investment").

於二零一六年及二零一五年十二月三十一日，本集團於聯營公司之權益指於泰和投資（中國）有限公司及其附屬公司（「泰和投資」）之40%股權。

Details of Forward Investment are as follows:

泰和投資詳情如下：

- (i) On 27 September 2012, Keen Gate Developments Limited, a wholly-owned subsidiary of the Company, entered into a subscription agreement to subscribe the approximately 40% equity interests in Forward Investment (the "Subscription"). The Subscription was completed on 10 December 2012.

- (i) 於二零一二年九月二十七日，本公司一家全資附屬公司建基發展有限公司訂立一份認購協議以認購泰和投資之約40%股權（「認購事項」）。認購事項已於二零一二年十二月十日完成。

Pursuant to the subscription agreement, Mr. Ye De Chao, an executive director of the Company and the original beneficial owner of Forward Investment (collectively referred to as the "Guarantors") jointly and severally guaranteed the dividend income distributed by Forward Investment to the Group. The Guarantors will provide compensation income to the Group if the dividend income from Forward Investment is lower than HK\$36,000,000 (12% of the consideration of the Subscription) per annum. The guarantee will be valid from the completion date (10 December 2012) of the Subscription and up to the Group ceases to be a shareholder of Forward Investment. During the year, the compensation income of approximately HK\$29,331,000 (2015: HK\$36,000,000) was recognised in the consolidated statement of profit or loss.

根據認購協議，本公司執行董事業德超先生及泰和投資之原實益擁有人（統稱為「擔保人」）共同及個別擔保泰和投資向本集團分派之股息收入。倘泰和投資提供之年度股息收入低於36,000,000港元（認購事項代價之12%），擔保人將向本集團提供補償收入。該擔保將自認購事項完成日期（二零一二年十二月十日）起直至本集團不再為泰和投資股東止期間有效。於本年度，補償收入約29,331,000港元（二零一五年：36,000,000港元）已於綜合損益表中確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

17. INTERESTS IN ASSOCIATES (Continued)

(ii) Summary of financial information of Forward Investment is as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Total assets	資產總值	1,339,330	1,652,043
Total liabilities	負債總額	(482,332)	(792,383)
Net assets	資產淨值	856,998	859,660
Group's share of net assets of associates	本集團應佔聯營公司 資產淨值	342,799	343,864

17. 於聯營公司之權益 (續)

(ii) 泰和投資之財務資料概要如下：

		For the year ended 31 December 截至十二月三十一日止年度	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Total revenue	總收益	116,376	110,285
Profit/(Loss) for the year	年內溢利／(虧損)	16,672	(1,943)
Group's share of results of associates	本集團應佔聯營公司業績	6,669	(777)
Group's share of reserves	本集團應佔儲備	(7,734)	(2,707)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

17. INTERESTS IN ASSOCIATES (Continued)

(iii) At 31 December 2016 and 2015, Forward Investment had the following subsidiaries:

Name	Place of incorporation and principal place of operation 註冊成立地點及主要營業地點	Registered and paid up capital 註冊及實繳股本	Attributable equity interest held by the Group 本集團持有股權之比例	Principal activities 主要業務
Forward Investment (PRC) Company Limited 泰和投資(中國)有限公司	Hong Kong 香港	HK\$27,339,422 27,339,422 港元	40%	Investment holding 投資控股
Nanjing Taihe Yingke Property Company Limited* 南京泰和盈科置業有限公司	The PRC 中國	RMB260,000,000# RMB255,366,619 ^b 人民幣260,000,000元# 人民幣255,366,619元 ^b	40%	Property development and property investment 物業開發及物業投資

* For identification purposes only

Registered capital

^b Paid up capital

17. 於聯營公司之權益 (續)

(iii) 於二零一六年及二零一五年十二月三十一日，泰和投資擁有以下附屬公司：

* 僅供識別

註冊資本

^b 實繳股本

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

18. INTERESTS IN SUBSIDIARIES

The following list contains the principal subsidiaries of the Group. The class of shares held is ordinary unless otherwise stated.

18. 於附屬公司之權益

下表列出本集團之主要附屬公司。除另有說明者外，所持股份之類別為普通股。

Name of subsidiary 附屬公司名稱	Place of incorporation 註冊成立地點	Particulars of issued and paid up capital/ registered capital 已發行及實繳股本/ 註冊股本詳情	Proportion of effective interest held by the Group 本集團持有 實際權益之比例		Principal activities 主要業務
			Directly 直接	Indirectly 間接	
Prospect Sync Holdings Limited	The British Virgin Islands (the "BVI") 英屬處女群島 (「英屬處女群島」)	1 share of US\$1 1股面值1美元之股份	100%	—	Investment holding 投資控股
Honesty Services Limited 信寶服務有限公司	Hong Kong 香港	1 share of HK\$1 1股面值1港元之股份	100%	—	Holding of motor vehicles 持有汽車
Honesty Treasure Limited 信寶控股有限公司	Hong Kong 香港	2 shares of HK\$1 each 2股每股面值1港元之股份	50%	50%	Provision of management services 提供管理服務
Success Take Limited	The BVI 英屬處女群島	1 share of US\$1 1股面值1美元之股份	100%	—	Investment holding 投資控股
City Vision Investments Limited 盛階投資有限公司	Hong Kong 香港	1 share of HK\$1 1股面值1港元之股份	—	100%	Investment holding 投資控股
Ampleline Holdings Limited	The BVI 英屬處女群島	1 share of US\$1 1股面值1美元之股份	100%	—	Investment holding 投資控股
Nanjing Shengjie Infrastructure Development Limited* (note (i)) 南京盛階基礎設施建設有限公司 (附註 (i))	The PRC 中國	US\$5,000,000 ^{#b} 5,000,000美元 ^{#b}	—	100%	Construction projects 基礎建設項目

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

18. INTERESTS IN SUBSIDIARIES (Continued)

18. 於附屬公司之權益 (續)

Name of subsidiary 附屬公司名稱	Place of incorporation 註冊成立地點	Particulars of issued and paid up capital/ registered capital 已發行及實繳股本/ 註冊股本詳情	Proportion of effective interest held by the Group 本集團持有 實際權益之比例		Principal activities 主要業務
			Directly 直接	Indirectly 間接	
Sun On Chung King (Hong Kong) Limited 新安中京(香港)有限公司	Hong Kong 香港	1 share of HK\$1 1股面值1港元之股份	—	100%	Investment holding 投資控股
Xinan Zhongjing Gas Company Limited* (note (ii)) 新安中京燃氣有限公司(附註(ii))	The PRC 中國	RMB10,000,000 ^{#b} 人民幣10,000,000元 ^{#b}	—	90%	Natural gas construction projects 天然氣建設項目
Xinan Shengjie Gas Company Limited* (note (iv)) 新安盛階燃氣有限公司(附註(iv))	The PRC 中國	RMB30,000,000 [#] RMB6,000,000 ^b 人民幣30,000,000元 [#] 人民幣6,000,000元 ^b	—	100%	Natural gas construction projects 天然氣建設項目
Keen Gate Developments Limited	The BVI 英屬處女群島	1 share of US\$1 1股面值1美元之股份	100%	—	Investment holding 投資控股
Nanjing Taihe Natural Gas Accessory Engineering Company Limited* (note (ii)) 南京泰和天然氣配套工程有限公司(附註(ii))	The PRC 中國	RMB40,000,000 ^{#b} 人民幣40,000,000元 ^{#b}	—	100%	Trading of construction materials 鋪設材料貿易
Gangning Investment Company Limited* (note (ii)) 港寧投資有限公司(附註(ii))	The PRC 中國	RMB185,000,000 ^{#b} 人民幣185,000,000元 ^{#b}	—	100%	Investment holding 投資控股
Tianjin Jun Hua Logistics Company Limited* (note (ii)) 天津俊華物流有限公司(附註(ii))	The PRC 中國	RMB109,984,948 ^{#b} 人民幣109,984,948元 ^{#b}	—	51%	Property investment 物業投資

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

18. INTERESTS IN SUBSIDIARIES (Continued)

Notes:

- (i) Registered under the laws of the PRC as wholly owned foreign enterprise.
- (ii) Registered under the laws of the PRC as domestic enterprise.
- (iii) Registered under the laws of the PRC as one person limited liability enterprise.
- (iv) The Group does not have any material non-controlling interests as at 31 December 2016 and 2015.

- * For identification purposes only
- # Registered capital
- ^b Paid up capital

18. 於附屬公司之權益 (續)

附註：

- (i) 根據中國法律註冊為外商獨資企業。
- (ii) 根據中國法律註冊為內資企業。
- (iii) 根據中國法律註冊為一人有限責任公司。
- (iv) 於二零一六年及二零一五年十二月三十一日，本集團概無擁有任何重大非控股股東權益。

- * 僅供識別
- # 註冊資本
- ^b 實繳股本

19. INVENTORIES

	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Construction materials 建造材料	53	56

19. 存貨

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENT

	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Trade receivables 應收貿易賬款	—	—
Other receivables, deposits and prepayment 其他應收款項、按金及預付款項	624,780	322,203
	624,780	322,203

20. 應收貿易賬款及其他應收款項、按金及預付款項

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENT (Continued)

(A) TRADE RECEIVABLES

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Trade receivables	應收貿易賬款	30	30
Less: Impairment loss recognised	減：已確認減值虧損	(30)	(30)
Trade receivables, net	應收貿易賬款淨額	—	—

Movement of impairment loss recognised in respect of trade receivables is shown as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
At 1 January	於一月一日	30	30
Impairment loss recognised	已確認減值虧損	—	—
At 31 December	於十二月三十一日	30	30

Notes:

- (i) The Group generally allowed an average credit period due within 30 days to its trade debtors.
- (ii) In determining the recoverability of trade receivables, the Group considers any change in the credit quality of the trade debtors from the date credit was initially granted up to the end of the reporting period. All the trade debtors are due within 30 days or on demand.

20. 應收貿易賬款及其他應收款項、按金及預付款項 (續)

(A) 應收貿易賬款

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Trade receivables	應收貿易賬款	30	30
Less: Impairment loss recognised	減：已確認減值虧損	(30)	(30)
Trade receivables, net	應收貿易賬款淨額	—	—

就應收貿易賬款確認之減值虧損變動列示如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
At 1 January	於一月一日	30	30
Impairment loss recognised	已確認減值虧損	—	—
At 31 December	於十二月三十一日	30	30

附註：

- (i) 本集團一般就應收貿易賬款授予平均不超過30天的信貸期。
- (ii) 在釐定應收貿易賬款之可收回性方面，本集團會考慮應收貿易賬款自信貸首次授出當日至報告期末之信貸質素出現之任何變動。所有應收貿易賬款於30日內到期或須按要求償還。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENT (Continued)

(B) OTHER RECEIVABLES, DEPOSITS AND PREPAYMENT

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Other receivables, deposits and prepayment	其他應收款項、按金及預付款項	624,780	322,203
Less: Impairment loss recognised	減：已確認減值虧損	—	—
Other receivables, deposits and prepayment, net	其他應收款項、按金及預付款項淨額	624,780	322,203

Notes:

- (i) At 31 December 2016, compensation income receivable of approximately HK\$29,331,000 (2015: HK\$36,000,000) was included in other receivables, deposits and prepayment, details of which has been set out in note 17.
- (ii) At 31 December 2016, loan interest prepayment of approximately HK\$22,917,000 was included in other receivables, deposits and prepayment.
- (iii) At 31 December 2016, loan receivables of approximately HK\$502,185,000 was included in other receivables, deposits and prepayment. All the loan receivables are fixed-rate loan receivables with effective interest rate of 4.35% per annum. All the loan receivables are due within one year and be classified as "current portion". As at 31 December 2016, all the loan receivables are neither past due nor impaired.
- (iv) The directors of the Company consider that the carrying amounts of other receivables, deposits and prepayment approximate to its fair values.

20. 應收貿易賬款及其他應收款項、按金及預付款項 (續)

(B) 其他應收款項、按金及預付款項

附註：

- (i) 於二零一六年十二月三十一日，應收補償收入約29,331,000港元（二零一五年：36,000,000港元）計入其他應收款項、按金及預付款項，有關詳情載於附註17。
- (ii) 於二零一六年十二月三十一日，貸款利息預付款項約22,917,000港元計入其他應收款項、按金及預付款項。
- (iii) 於二零一六年十二月三十一日，應收貸款約502,185,000港元計入其他應收款項、按金及預付款項。所有應收貸款為定息應收貸款，實際年利率為4.35%。所有應收貸款於一年內到期及分類為「流動部分」。於二零一六年十二月三十一日，所有應收貸款既未逾期亦無減值。
- (iv) 本公司董事認為其他應收款項、按金及預付款項之賬面值與其公平值相若。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

21. CASH AND BANK BALANCES

21. 現金及銀行結餘

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Cash and cash equivalents	現金及現金等值物	54,006	90,669

Notes:

- (i) Included in cash and bank balances of the Group, approximately HK\$52,058,000 (2015: HK\$89,531,000) of bank balances are denominated in Renminbi ("RMB"). RMB is not a freely convertible currency. However, under the Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.
- (ii) Included in the cash and bank balances of the Group, approximately HK\$814,000 (2015: HK\$851,000) are denominated in United States Dollars ("USD").
- (iii) Bank balances earn interests at floating rate and fixed rate, and are placed and deposited with creditworthy banks with no recent history of default.

附註：

- (i) 本集團之現金及銀行結餘包括以人民幣（「人民幣」）計值之銀行結餘約52,058,000港元（二零一五年：89,531,000港元）。人民幣為非自由兌換貨幣。然而，根據中國內地之外匯管理條例及結匯、售匯及付匯管理規定，本集團可透過獲准進行外匯業務之銀行兌換人民幣為其他貨幣。
- (ii) 本集團之現金及銀行結餘包括以美元（「美元」）計值之約814,000港元（二零一五年：851,000港元）。
- (iii) 銀行結餘按浮動及固定利率計息，及存於並無近期違約記錄且具有信譽的銀行。

22. ASSETS CLASSIFIED AS HELD FOR SALE

22. 分類為持作銷售資產

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Assets:	資產：		
Interests in associates	於聯營公司之權益	266,167	285,182
Financial asset at fair value through profit or loss	以公平值計入損益賬之金融資產	7,350	7,350
Amounts due from associates	應收聯營公司款項	—	23,207
		273,517	315,739

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

22. ASSETS CLASSIFIED AS HELD FOR SALE (Continued)

On 20 March 2013, the Company announced the decision of its board of directors to dispose of Beijing Zhonggang Green Energy Investment Consulting Co., Ltd. (the "Intermediate Holding Company") and its subsidiaries. The disposal was due to be completed on 30 September 2014. As at 31 December 2013, final negotiations for the sale were in progress and Intermediate Holding Company and its subsidiaries were classified as a disposal group held for sale.

During the year ended 31 December 2014 and 31 December 2015, the Company had entered into the second and third supplemental agreement to extend the expected completion date of the disposal of the Intermediate Holding Company and its subsidiaries to 31 March 2015 and 31 December 2015 respectively.

As at 31 December 2016, all the conditions precedent of the disposal of the Intermediate Holding Company were fulfilled. The Group is in the process of transferring the 49% equity interest in the Intermediate Holding Company to the purchasers in order to complete the Disposal.

Included in assets classified as held for sale, interests in associates of HK\$266,167,000 (2015: HK\$285,182,000) has been measured based on account record up to 30 June 2012. As the directors of the Company have not been able to obtain adequate and reliable financial information from the management of the associate (Beijing Zhonggang Green Energy Group); the directors of the Company consider that the consolidated financial statements of the Beijing Zhonggang Green Energy Group for the six months ended 30 June 2012 was practicably the most recent available financial information.

As at 31 December 2015, included in amounts due from associates are the amounts due from Changdongshun of which an amount of approximately HK\$11,270,000 is interest free and an amount of approximately HK\$11,937,000 is interest bearing at 5.85% p.a.. The amounts due from Changdongshun are unsecured and recoverable on demand. During the year ended 31 December 2016, the amounts due from Changdongshun were fully repaid.

22. 分類為持作銷售資產 (續)

於二零一三年三月二十日，本公司宣佈董事會決定出售北京中港綠能投資諮詢有限公司（「中層控股公司」）及其附屬公司。出售之完成日期為二零一四年九月三十日。於二零一三年十二月三十一日，有關出售之最後協商正在進行而中層控股公司及其附屬公司則分類為持作出售之出售組別。

截至二零一四年十二月三十一日及二零一五年十二月三十一日止年度，本公司訂立第二及第三份補充協議，將出售中層控股公司及其附屬公司之預期完成日期分別延期至二零一五年三月三十一日及二零一五年十二月三十一日。

於二零一六年十二月三十一日，出售中層控股公司之所有先決條件均已達成。本集團正與買方進行中層控股公司49%股權轉讓之事宜以完成出售事項。

於一間聯營公司的權益266,167,000港元（二零一五年：285,182,000港元）已列入分類為持作銷售資產，並已根據截至二零一二年六月三十日止之賬戶記錄計量。由於本公司董事無法自該聯營公司（北京中港綠能集團）的管理層獲得充分及可靠之財務資料，因此本公司董事認為北京中港綠能集團截至二零一二年六月三十日止六個月之綜合財務報表為實際可獲得的最新財務資料。

於二零一五年十二月三十一日，應收昌東順款項列入應收聯營公司款項，當中約11,270,000港元為免息及約11,937,000港元按年利率5.85%計息。應收昌東順款項為無抵押及可於要求時收回。於截至二零一六年十二月三十一日止年度，應收昌東順款項已獲悉數償還。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

23. TRADE AND OTHER PAYABLES

23. 應付貿易賬款及其他應付款項

		Notes	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
權益款項		附註		
Trade creditors	應付貿易賬款	(a)	3,933	3,132
Accruals and other payables	應計費用及其他應付款項	(b)	334,271	215,778
Amounts due to non-controlling interests	應付非控股股東權益	(c)	175	187
			338,379	219,097

Notes:

(a) Aging analysis of trade creditors is as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Due within 30 days or on demand	30日內到期或按要求	—	—
Due within 31 to 60 days	31日至60日內到期	—	—
Due within 61 to 90 days	61日至90日內到期	—	—
Due over 90 days	超過90日到期	3,933	3,132
		3,933	3,132

(b) At 31 December 2016, receipts of the consideration from disposal of the Intermediate Holding Company amounting to approximately HK\$315,000,000 (2015: HK\$210,000,000) was included in accruals and other payables.

(c) At 31 December 2016 and 2015, amounts due to non-controlling interests was unsecured, non-interest bearing and have no fixed terms of repayments.

(d) The directors of the Company consider that the carrying amounts of trade and other payables approximate to its fair values.

附註：

(a) 應付貿易賬款之賬齡分析如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Due within 30 days or on demand	30日內到期或按要求	—	—
Due within 31 to 60 days	31日至60日內到期	—	—
Due within 61 to 90 days	61日至90日內到期	—	—
Due over 90 days	超過90日到期	3,933	3,132
		3,933	3,132

(b) 於二零一六年十二月三十一日，應計費用及其他應付款項包括已收出售中層控股公司之代價約315,000,000港元（二零一五年：210,000,000港元）。

(c) 於二零一六年及二零一五年十二月三十一日，應付非控股股東權益款項為無抵押、免息及無固定還款期。

(d) 本公司董事認為應付貿易賬款及其他應付款項之賬面值與其公平值相若。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

24. INTEREST-BEARING BORROWINGS

24. 計息借貸

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Bank borrowings	銀行借貸	255,378	—
Secured	有抵押	255,378	—
Unsecured	無抵押	—	—
		255,378	—
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Scheduled repayment terms of bank borrowings contain a repayment on demand clause (shown under current liabilities):	載有按要求償還條款的銀行借貸的計劃還款期(於流動負債下列示):		
— Within one year	— 一年內	5,378	—
— In more than one year but not more than two years	— 超過一年但不超過兩年	250,000	—
— In more than two years but not more than five years	— 超過兩年但不超過五年	—	—
		255,378	—
Less: On demand or amount due within one year shown under current liabilities	減: 按要求償還或流動負債所示一年內到期的金額	(5,378)	—
Amount shown under non-current liabilities	非流動負債所示的金額	250,000	—

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

24. INTEREST-BEARING BORROWINGS

(Continued)

Bank borrowings are secured by the following properties of the Group:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Investment properties	投資物業		
— completed, at fair value	— 已竣工，按公平值	61,122	—
Land use rights, at cost	土地使用權，按成本	1,881	—

At 31 December 2016, the bank borrowings were supported by corporate guarantee of certain related companies and personal guarantee by a director of the Company.

At 31 December 2016, the secured bank borrowings are interest bearing at 6.72% to 10% per annum.

At 31 December 2016, none of the covenants relating to drawn down facilities had been breached (2015: none).

銀行借貸由本集團以下物業作抵押：

於二零一六年十二月三十一日，銀行借貸由若干關連公司作出的企業擔保及本公司之一名董事提供的個人擔保支持。

於二零一六年十二月三十一日，有抵押銀行借貸按年利率6.72%至10%計息。

於二零一六年十二月三十一日，概無有關提取融資之契諾已遭違反（二零一五年：無）。

25. DEFERRED TAX LIABILITIES

25. 遞延稅項負債

		Intangible asset 無形資產 HK\$'000 千港元	Investment properties 投資物業 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2015	於二零一五年一月一日	18,049	—	18,049
Credited to profit or loss	於損益入賬	(8,394)	—	(8,394)
At 31 December 2015 and 1 January 2016	於二零一五年十二月三十一日 及二零一六年一月一日	9,655	—	9,655
Acquisition of a subsidiary (note 29)	收購附屬公司 (附註29)	—	7,884	7,884
Credited to profit or loss	於損益入賬	(9,655)	—	(9,655)
At 31 December 2016	於二零一六年十二月三十一日	—	7,884	7,884

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

25. DEFERRED TAX LIABILITIES (Continued)

At the end of the reporting period, the Group has unused tax losses of approximately HK\$19,722,000 (2015: HK\$19,722,000) available for offset against future profits that may be carried forward indefinitely. No deferred tax asset has been recognised in respect of the tax losses due to the unpredictability of future profit streams.

26. EMPLOYEE RETIREMENT BENEFITS

- (a) The Group operates a Mandatory Provident Fund Scheme (the “MPF scheme”) under the Hong Kong Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance. The MPF scheme is a defined contribution retirement plan administered by independent trustees. Under the MPF scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees’ relevant income, subject to a cap of monthly relevant income of HK\$30,000. Contributions to the plan vest immediately.
- (b) Pursuant to the relevant labour rules and regulations in the PRC, the Group participates in defined contribution retirement benefit schemes (the “Schemes”) organised by the relevant local government authorities, whereby the Group is required to make contributions to the Schemes at a rate ranging from 5% of the eligible employees’ salaries. The local government authorities are responsible for the entire pension obligations payable to retired employees which are calculated based on a certain percentage of the basic payroll.

25. 遞延稅項負債 (續)

於報告期末，本集團擁有可無限期結轉之可抵銷未來溢利未動用稅項虧損約19,722,000港元（二零一五年：19,722,000港元）。由於未能預測未來溢利流，因此並無就稅項虧損確認遞延稅項資產。

26. 僱員退休福利

- (a) 本集團根據香港強制性公積金計劃條例為於香港僱傭條例之司法管轄權下受聘用之僱員，經營一項強制性公積金計劃（「強積金計劃」）。強積金計劃乃由獨立受託人管理之界定供款退休計劃。根據強積金計劃，僱主及其僱員各自須按僱員相關收入之5%向計劃作出供款，每月相關收入上限為30,000港元。計劃供款即時歸屬。
- (b) 根據中國相關勞工規則及法規，本集團參與由相關地方政府機關經營之界定供款退休福利計劃（「該等計劃」），據此，本集團須按合資格僱員薪金之5%起之比率向該等計劃作出供款。地方政府機關負責全部應付已退休僱員之退休金責任，其按基本薪金之若干百分比計算。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

27. CAPITAL AND RESERVES

(A) SHARE CAPITAL

27. 股本及儲備

(A) 股本

		Number of shares 股份數目		Nominal value 面值	
		2016 二零一六年 '000 千股	2015 二零一五年 '000 千股	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Authorised:	法定：				
Ordinary shares of HK\$0.05 each	每股面值0.05港元 之普通股	10,000,000	10,000,000	500,000	500,000
Ordinary shares:	普通股：				
Issued and fully paid:	已發行及繳足：				
At 1 January	於一月一日	4,269,910	4,269,910	213,496	213,496
At 31 December	於十二月三十一日	4,269,910	4,269,910	213,496	213,496

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

27. CAPITAL AND RESERVES (Continued)

(B) CAPITAL MANAGEMENT

The Group manages its capital to ensure that entities within the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of its debt and equity balance. The Group's overall strategy remains unchanged from prior years.

The capital structure of the Group consist of net debt, which includes interest-bearing borrowings net of cash and bank balances, and equity attributable to owners of the Company, comprising issued share capital and reserves of the Group.

The gearing ratios at 31 December 2016 and 2015 were as follows:

27. 股本及儲備 (續)

(B) 資本管理

本集團之資本管理旨在確保本集團旗下實體將能持續經營，並同時透過優化債務與權益之平衡，從而為權益持有人爭取最高回報。本集團維持過往年度之整體策略不變。

本集團之資本架構包括負債淨額（其包括經扣除現金及銀行結餘後之計息借貸）及本公司擁有人應佔權益（包括本集團之已發行股本及儲備）。

於二零一六年及二零一五年十二月三十一日之負債比率如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Interest-bearing borrowings	計息借貸		
— current portion	— 流動部分	5,378	—
Interest-bearing borrowings	計息借貸	250,000	—
Total debts	負債總額	255,378	—
Less: cash and cash equivalents	減：現金及現金等值物	(54,006)	(90,669)
Net debt	負債淨額	201,372	(90,669)
Equity	權益	788,184	883,179
Net debt to equity ratio	負債淨額相對權益比率	25.55%	N/A 不適用

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

28. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

(A) STATEMENT OF FINANCIAL POSITION OF THE COMPANY

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產		
Interests in subsidiaries	於附屬公司之權益	1,307,944	976,172
CURRENT ASSETS	流動資產		
Other receivables, deposits and prepayment	其他應收款項、按金及預付款項	23,410	502
Cash and bank balances	現金及銀行結餘	469	63
		23,879	565
Assets classified as held for sale	分類為持作銷售資產	7,350	18,620
		31,229	19,185
CURRENT LIABILITIES	流動負債		
Trade and other payables	應付貿易賬款及其他應付款項	(318,515)	(213,808)
NET CURRENT LIABILITIES	流動負債淨額	(287,286)	(194,623)
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債	1,020,658	781,549
NON-CURRENT LIABILITIES	非流動負債		
Interest-bearing borrowings	計息借款	(250,000)	—
NET ASSETS	資產淨值	770,658	781,549
CAPITAL AND RESERVES	股本及儲備		
Share capital	股本	213,496	213,496
Reserves	儲備	557,162	568,053
TOTAL EQUITY	權益總額	770,658	781,549

Approved and authorised for issue by the board of directors on 31 March 2017.

Ye De Chao
業德超
Director
董事

Xu Xiao Jun
徐小俊
Director
董事

28. 本公司之財務狀況表及儲備

(A) 本公司之財務狀況表

於二零一七年三月三十一日經董事會批准並授權刊發。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

28. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

(Continued)

(B) MOVEMENTS OF THE RESERVES OF THE COMPANY

28. 本公司之財務狀況表及儲備 (續)

(B) 本公司儲備之變動

		Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Capital redemption reserve (Note) 資本贖回儲備 (附註) HK\$'000 千港元	Accumulated losses 累計虧損 HK\$'000 千港元	Total 合共 HK\$'000 千港元
At 1 January 2015	於二零一五年一月一日	213,496	756,049	69	(82,881)	886,733
Loss for the year	年內虧損	—	—	—	(105,184)	(105,184)
At 31 December 2015 and 1 January 2016	於二零一五年十二月三十一日 及二零一六年一月一日	213,496	756,049	69	(188,065)	781,549
Loss for the year	年內虧損	—	—	—	(10,891)	(10,891)
At 31 December 2016	於二零一六年十二月三十一日	213,496	756,049	69	(198,956)	770,658

The Group's reserves and the movements therein are presented in the consolidated statement of changes in equity of these consolidated financial statements.

Note: Capital redemption reserve represents the nominal value of shares repurchased out of distributable profit.

本集團之相關儲備及變動乃於本綜合財務報表之綜合權益變動表內呈列。

附註：資本贖回儲備指以可分派溢利購回股份之面值。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

29. ACQUISITION OF A SUBSIDIARY

On 9 December 2016, the Group acquired 51% of the entire equity interest in 天津俊華物流有限公司 (Tianjin Jun Hua Logistics Company Limited*) ("Tianjing Jun Hua Logistics") for an aggregate consideration of RMB60,000,000 (equivalent to approximately HK\$66,678,000).

Details of the fair value of the assets and liabilities acquired in the acquisition of Tianjing Jun Hua Logistics and the goodwill arising are as follows:

29. 收購一間附屬公司

於二零一六年十二月九日，本集團收購天津俊華物流有限公司（「天津俊華物流」）全部股權的51%，總代價為人民幣60,000,000元（約相當於66,678,000港元）。

收購天津俊華物流所收購之資產及負債之公平值以及所產生之商譽的詳情如下：

		Tianjin Jun Hua Logistics at fair value 天津俊華物流 按公平值 HK\$'000 千港元
Cash and bank balances	現金及銀行結餘	421
Other receivables, deposits and prepayment	其他應收款項、按金及預付款項	12
Investment properties	投資物業	61,122
Land use rights	土地使用權	1,887
Property, plant and equipment	物業、廠房及設備	81
Trade and other payables	應付貿易賬款及其他應付款項	(16,202)
Deferred tax liabilities	遞延稅項負債	(7,884)
Interest-bearing borrowings, secured	有抵押計息借款	(5,378)
Net assets	資產淨值	34,059
49% non-controlling interests	49% 非控股股東權益	(16,689)
Net assets acquired	已收購資產淨值	17,370
Goodwill	商譽	49,308
Total purchase consideration	總收購代價	66,678
Satisfied by:	以下列方式支付：	
— Cash	— 現金	66,678

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

29. ACQUISITION OF A SUBSIDIARY

(Continued)

Net cash outflow arising on acquisition:

		HK\$'000 千港元
Consideration paid in cash and cash equivalents	以現金及現金等值物支付之代價	66,678
Less: cash and cash equivalent balances acquired of	減：已收購現金及現金等值物結餘	(421)
		<u>66,257</u>

Note: There is no material difference between the fair value of identifiable assets and liabilities and the corresponding acquiree's carrying amount except intangible asset and deferred tax liabilities.

- (i) Acquisition-related costs of approximately HK\$400,000 are included in the consolidated statement of profit or loss.
- (ii) Tianjin Jun Hua Logistics contributed loss of approximately HK\$297,000 to the Group for the year ended 31 December 2016.
- (iii) Had the above acquisitions been taken place at the beginning of the year, the Group's loss for the year would have been approximately HK\$9,766,000 and the Group's revenue would have been approximately HK\$16,344,000.

29. 收購一間附屬公司 (續)

收購產生之現金流出淨額：

	HK\$'000 千港元
	66,678
	<u>(421)</u>
	<u>66,257</u>

附註：除無形資產及遞延稅項負債外，可識別資產及負債之公平值與相應承購人之賬面值並無重大差異。

- (i) 收購相關成本約400,000港元已計入綜合損益表。
- (ii) 截至二零一六年十二月三十一日止年度，天津俊華物流帶給本集團虧損約297,000港元。
- (iii) 倘上述收購於年初進行，本集團於本年度之虧損及收益將分別約為9,766,000港元及約16,344,000港元。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS

The Group's major financial instruments include interest-bearing borrowings, trade and other receivables, trade and other payables, cash and bank balances and were classified into the categories as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Financial assets	金融資產		
Loans and receivables	貸款及應收款項	651,430	196,497
Financial liabilities	金融負債		
Amortised cost	攤銷成本	593,757	219,097

Details of these financial instruments are disclosed in respective notes to these consolidated financial statements. The risks associated with these financial instruments are limited 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.

The Group has exposure to credit, liquidity, interest rate and currency risks that arise in the normal course of the Group's business. The Group is also exposed to equity price risk arising from movements in its own equity share price.

There has been no change to the types of the Group's exposure in respect of financial instruments or the manner in which it manages and measures the risks.

30. 金融工具

本集團之主要金融工具包括計息借貸、應收貿易賬款及其他應收款項、應付貿易賬款及其他應付款項、現金及銀行結餘，並分類如下：

	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Financial assets		
Loans and receivables	651,430	196,497
Financial liabilities		
Amortised cost	593,757	219,097

該等金融工具之詳情於本綜合財務報表各自之附註中披露。與該等金融工具相關之風險有限，而降低該等風險之政策載於下文。管理層管理及監察該等風險，以確保適時並有效地實施適當之措施。

本集團之信貸、流動資金、利率及貨幣風險乃於本集團之一般業務過程中產生。本集團亦因其本身權益股份價格之變動，而須面對股價風險。

本集團有關金融工具之風險種類及其管理及衡量相關風險之方式概無任何變動。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(A) CREDIT RISK

The Group's credit risk is primarily attributable to trade and other receivables and cash and bank balances. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

In respect of trade and other receivables, individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Trade receivables are due within a year. Debtors with balances that are more than a year past due are requested to settle all outstanding balances before any further credit is granted. Normally, the Group does not obtain collateral from its customers. Based on the expected recoverability and timing for collection of the outstanding balances, the Group maintains a provision for impairment of receivables and actual losses incurred have been within management's expectation.

In respect of cash and bank balances, the Group limits its exposure to credit risk by transacting with approved and reputable banks with high credit ratings. Bankruptcy or insolvency of these banks may cause the Group's rights with respect to these assets held to be delayed or limited. The Group monitors the credit ratings of these banks on an ongoing basis, and considers that the Group's exposure to credit risk at 31 December 2016 and 2015 were minimal.

The maximum exposure to credit risk without taking account of any collateral held is represented by the carrying amount of each financial asset after deducting any impairment allowance.

30. 金融工具 (續)

(A) 信貸風險

本集團之信貸風險主要來自應收貿易賬款及其他應收款項和現金及銀行結餘。管理層有既定之信貸政策，並會持續監控該等信貸風險。

就應收貿易賬款及其他應收款項而言，對於所有要求超過若干信貸金額之客戶，均會進行個別信貸評估。此等評估主要針對客戶過往於到期時之還款記錄及現時之支付能力，並考慮客戶之特定賬戶資料及客戶所處經濟環境之相關資料。應收貿易賬款於一年內到期。必須全數償還所有逾期一年以上之應收貿易賬款結餘，方可獲授予任何其他信貸。本集團一般不會向客戶收取抵押品。基於未償還結餘之預期可收回性及收回時間，本集團維持應收款項減值撥備，而所產生之實際虧損符合管理層之預期。

就現金及銀行結餘而言，本集團透過與經批准、聲譽卓著且具有高信貸評級之銀行進行交易來限制其信貸風險敞口。該等銀行之破產或無償債能力或會導致本集團於該等所持資產之權利遭到延誤或限制。本集團會持續監察該等銀行之信貸評級，並認為本集團於二零一六年及二零一五年十二月三十一日之信貸風險甚微。

最大的信用風險（不計及任何所持抵押品）乃指各項金融資產減去任何減值撥備後之賬面值。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(B) LIQUIDITY RISK

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, without incurring unacceptable losses or risking damage to the Group's reputation.

Individual operating entities within the Group are responsible for their own cash management, including the short-term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the parent company's board when the borrowings exceed certain predetermined levels of authority. The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

The following table details the remaining contractual maturities at the end of the reporting period of the Group's non-derivative financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the end of reporting period) and the earliest date the Group can be required to pay.

30. 金融工具 (續)

(B) 流動資金風險

流動資金風險指本集團無法履行到期財務責任所產生之風險。本集團管理流動資金之方法為盡可能確保其擁有充足流動資金，以償付到期負債而不致使本集團遭受不能接受之虧損或聲譽受損。

本集團旗下個別營運實體須負責其各自之現金管理，包括短期現金盈餘投資及增加貸款以抵補預期現金需求，惟於借貸超過若干預先釐定之授權水平時，必須取得母公司董事會之批准。本集團之政策為定期監察其流動資金需求及其遵守貸款契諾之情況，以確保其維持足夠現金儲備及維持足夠由主要財務機構提供之承諾融資額度，以應付短期及長期流動資金需要。

下表載列本集團之非衍生金融負債於報告期末之餘下合約期限詳情，乃根據約定非折現現金流量（包括採用約定利率，或如為浮動利率，則於報告期末之現行利率計算之利息付款）以及本集團可能須還款之最早日期為基準計算。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(B) LIQUIDITY RISK (Continued)

		Total contractual undiscounted cash flows	Within 1 year or on demand	More than 1 year but less than 2 years
	Carrying amount	Carrying amount	Carrying amount	Carrying amount
	賬面值	約定未折現現金流量總額	一年內或按要求	一年以上但不超過兩年
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元
At 31 December 2016	於二零一六年十二月三十一日			
Interest-bearing borrowings	計息借貸	255,378	5,378	275,000
Trade creditors	應付貿易賬款	3,933	3,933	—
Accruals and other payables	應計費用及其他應付款項	334,271	334,271	—
Amounts due to non-controlling interests	應付非控股股東權益款項	175	175	—
		593,757	343,757	275,000

		Total contractual undiscounted cash flows	Within 1 year or on demand	More than 1 year but less than 2 years
	Carrying amount	Carrying amount	Carrying amount	Carrying amount
	賬面值	約定未折現現金流量總額	一年內或按要求	一年以上但不超過兩年
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元
At 31 December 2015	於二零一五年十二月三十一日			
Trade creditors	應付貿易賬款	3,132	3,132	—
Accruals and other payables	應計費用及其他應付款項	215,778	215,778	—
Amounts due to non-controlling interests	應付非控股股東權益款項	187	187	—
		219,097	219,097	—

30. 金融工具 (續)

(B) 流動資金風險 (續)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(C) INTEREST RATE RISK

The Group's interest rate risk arises primarily from the Group borrowings. Borrowings at variable rates and at fixed rates expose the Group to cash flow interest rate risk and fair value interest rate risk respectively. The Group does not use financial derivatives to hedge against the interest rate risk. The Group's interest rate profile as monitored by management is set out below.

30. 金融工具 (續)

(C) 利率風險

本集團之利率風險主要來自本集團之借貸。本集團之按浮動及固定利率計算之借貸，令本集團須分別面對現金流量利率風險及公平值利率風險。本集團並無利用金融衍生工具對沖利率風險。本集團受管理層監察之利率概況載於下文。

		Effective interest rate		Effective interest rate	
		rate	2016	rate	2015
		實際利率	二零一六年	實際利率	二零一五年
		%	HK\$'000	%	HK\$'000
			千港元		千港元
Loan receivables	應收貸款	4.35	502,185	5.85	11,937
Net fixed rate borrowings:	淨定息借貸：				
Interest-bearing borrowings	計息借貸				
— current	— 流動	6.72	(5,378)	—	—
Interest-bearing borrowings	計息借貸	10.0	(250,000)	—	—
Total net borrowings	淨借貸總額		246,807		11,937
Net fixed rate borrowings as a percentage of total net borrowings	淨定息借貸佔淨借貸總額百分比		100%		100%

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(C) INTEREST RATE RISK (Continued)

Sensitivity analysis

At 31 December 2016, it is estimated that a general increase/decrease of 50 basis points in interest rates, with all other variables held constant, would increase/decrease the Group's loss after tax and decrease/increase retained earnings by approximately HK\$106,000 (2015: nil).

The sensitivity analysis above has been determined assuming that the change in interest rates had occurred at the end of reporting period and had been applied to the exposure to interest rate risk for both derivative and non-derivative financial instruments in existence at that date. The 50 basis point increase or decrease represents management's assessment of a reasonably possible change in interest rates over the period until the next year end date.

30. 金融工具 (續)

(C) 利率風險 (續)

敏感度分析

於二零一六年十二月三十一日，估計若利率普遍上調／下調50個基點，而所有其他可變因素保持不變，則本集團之除稅後虧損將增加／減少及保留溢利將減少／增加約106,000港元（二零一五年：無）。

上述敏感度分析乃假設利率變動於報告期末已發生，並已應用於當日所面對來自現有衍生及非衍生金融工具之利率風險。50個基點的增加或減少，乃管理層對直至下一個年度結算日止期間利率之合理可能變動之評估。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(D) CURRENCY RISK

The majority of the Group's transactions are denominated in RMB. Presently, the Group has no hedging policy with respect to its foreign exchange exposure.

With respect to receivables, payables, cash and bank balances, and borrowings denominated in RMB which are exposed to foreign currency risk. Depreciation or appreciation of the RMB against can affect the Group's position, results and equity.

The carrying amount of the Group's foreign currency denominated financial assets and financial liabilities at the end of the reporting period are as follows:

30. 金融工具 (續)

(D) 外幣風險

本集團大部分交易均以人民幣計值。目前，本集團並無有關匯兌風險之對沖政策。

以人民幣計值的應收款項、應付款項、現金及銀行結餘以及借貸面臨外匯風險。人民幣兌外幣貶值或升值可能對本集團的狀況、業績及權益造成影響。

於報告期末，本集團以外幣計值之金融資產及金融負債之賬面值如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Assets	資產		
RMB	人民幣	620,092	89,531
USD	美元	814	851
Liabilities	負債		
RMB	人民幣	24,762	2,156

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(D) CURRENCY RISK (Continued)

Sensitivity analysis

The Group mainly exposes to the currency of RMB. The following table indicates the approximate increase/decrease in the Group's loss for the year in response to reasonably possible changes in the foreign exchange rate to which the Group has significant exposure at the end of reporting period (2015: increase/decrease the Group's loss). 5% is the sensitivity rate used as it represents management's assessment of the reasonably possible change in foreign exchange rate.

RMB	人民幣
— Increase/decrease on loss for the year (2015: increase/decrease the Group's loss)	— 一年內虧損增加/減少 (二零一五年：本集團 虧損增加/減少)

The sensitivity analysis has been determined assuming that the change in foreign exchange rates had occurred at the end of the reporting period and had been applied to each of the Group entities' exposure to currency risk for both derivative and non-derivative financial instruments in existence at that date, and that all other variables, in particular interest rates, remain constant.

30. 金融工具 (續)

(D) 外幣風險 (續)

敏感度分析

本集團主要承受人民幣之風險。下表顯示本集團因外匯匯率有合理可能變動(於報告期末本集團有重大風險的外匯匯率)，而估計本年度本集團虧損的增加/減少(二零一五年：本集團虧損增加/減少)。使用5%為敏感度比率乃因為管理層評估此為外匯匯率之合理可能變動。

2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
29,767	4,369

敏感度分析乃假設匯率變動於報告期末已發生，並已應用於本集團各實體於當日所面對來自衍生及非衍生金融工具之貨幣風險，以及假設所有其他變數(尤其是利率)維持不變。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(E) FAIR VALUES OF FINANCIAL INSTRUMENTS

The fair values of financial assets and financial liabilities are determined as follows:

- The fair values of financial assets and financial liabilities with standard terms and conditions and traded in active markets are determined with reference to quoted market bid and ask prices respectively.
- The fair values of derivative instruments are calculated using quoted prices. Where such prices are not available, a discounted cash flow analysis is performed using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives. Interest rate swaps are measured at the present value of future cash flows estimated and discounted based on the applicable yield curves derived from quoted interest rates.
- The fair values of other financial assets and financial liabilities (excluding those described above) are determined in accordance with generally accepted pricing models mainly based on volatility of difference on asset's price analysis and discounted cash flow analysis respectively.

30. 金融工具 (續)

(E) 金融工具之公平值

金融資產及金融負債之公平值釐定方式如下：

- 具有標準條款及條件及於活躍市場買賣的金融資產及金融負債，乃分別參考所報市場買盤及賣盤價格釐定公平值。
- 衍生工具之公平值乃以報價計算。倘未取得有關價格，則非期權衍生工具以工具年期之適用收益曲線進行折現現金流量分析，而期權衍生工具則以期權定價模式進行折現現金流量分析。利率掉期乃按估計日後現金流量之現值計量，並根據按所報利率計算得出之適用收益曲線貼現。
- 其他金融資產及金融負債（不包括上述者）之公平值乃按照公認定價模型釐定，並主要分別以資產價格分析及折現現金流量分析之波動性差異為基礎。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

30. FINANCIAL INSTRUMENTS (Continued)

(E) FAIR VALUES OF FINANCIAL INSTRUMENTS (Continued)

Fair value

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

31. CONTINGENT LIABILITIES

Save as disclosed elsewhere in the notes to these consolidated financial statements, the Group had no material contingent liabilities as at 31 December 2016 (2015: Nil).

30. 金融工具 (續)

(E) 金融工具之公平值 (續)

公平值

下表提供於初步確認後按公平值計量之金融工具之分析，乃根據公平值可觀察程度分為1至3級：

- 第1級公平值計量由相同資產或負債在活躍市場之報價（未經調整）得出；
- 第2級公平值計量由第1級所載報價以外之可觀察資產或負債數據直接（即價格）或間接（即源自價格）得出；及
- 第3級公平值計量由包括並非以可觀察市場數據（不可觀察數據）為基礎之資產或負債數據之估值技術得出。

31. 或然負債

除本綜合財務報表附註其他部分所披露者外，本集團於二零一六年十二月三十一日並無任何重大或然負債（二零一五年：無）。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

32. RELATED PARTY TRANSACTIONS

Save as disclosed elsewhere in these consolidated financial statements, the Group had the following material transactions and balances with its related parties for the year ended 31 December 2016 and 2015:

- (a) On 27 September 2012, Keen Gate Developments Limited (“Keen Gate”, a wholly-owned subsidiary of the Group), Mr. Ye De Chao (the Chairman, an Executive Director and a substantial shareholder of the Company — a connected person), Modern Admission Group Limited, Mr. Lee Kai Choi and Forward Investment had entered into a subscription agreement (the “Subscription Agreement”) in relation to the subscription of 40% equity interests in Forward Investment by Keen Gate at a consideration of HK\$300,000,000 (the “Consideration”). The Subscription was completed on 10 December 2012. The transaction constituted a major and connected transaction of the Company. Pursuant to the Subscription Agreement, the Guarantors jointly and severally undertake to Keen Gate that the return to Keen Gate, being the dividend receivable from the Group’s equity interest in Forward Investment, shall not be less than 12% of the Consideration per annum. In the event the return to Keen Gate falls below such threshold, the Guarantors shall compensate the Subscriber on a dollar-for-dollar basis (the “Return Undertaking”) in cash.

For the year ended 31 December 2016, Forward Investment had a gain of approximately HK\$16,672,000 and the Group shall share the results of the associates, amounting to approximately HK\$6,669,000. However, the Profit Guarantee of Forward Investment was still short for HK\$29,331,000 this year, the Return Undertaking would be exercised. As such, an amount of HK\$29,331,000 was credited in the consolidated statement of profit or loss.

For the year ended 31 December 2015, as Forward Investment suffered loss and no dividend will be declared, the Return Undertaking would be exercised. As such, an amount of HK\$36,000,000 was credited in the consolidated statement of profit or loss.

32. 關連人士交易

除本綜合財務報表其他部分所披露者外，本集團於截至二零一六年及二零一五年十二月三十一日止年度內曾與其關連人士進行以下重大交易及有以下結餘：

- (a) 於二零一二年九月二十七日，建基發展有限公司（「建基」，本集團之全資附屬公司）、業德超先生（本公司主席、執行董事及主要股東—關連人士）、Modern Admission Group Limited、李啟才先生及泰和投資訂立認購協議（「認購協議」），內容有關由建基按代價300,000,000港元（「代價」）認購泰和投資之40%股權。認購事項於二零一二年十二月十日完成。該交易構成本公司一主要及關連交易。根據認購協議，擔保人共同及個別向建基承諾，建基之回報（即本集團於泰和投資之股權之應收股息）每年將不會少於代價之12%。倘建基之回報少於該下限，擔保人須按等額基準向認購方作出現金補償（「回報承諾」）。

截至二零一六年十二月三十一日止年度，泰和投資錄得收益約16,672,000港元，而本集團分佔聯營公司業績約6,669,000港元。然而，於本年度，泰和投資之溢利保證差額仍為29,331,000港元，故將行使回報承諾。因此，29,331,000港元之款項將計入綜合損益表。

截至二零一五年十二月三十一日止年度，由於泰和投資遭受虧損，將不會宣派股息，故將行使回報承諾。因此，36,000,000港元已計入綜合損益表。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

32. RELATED PARTY TRANSACTIONS

(Continued)

- (b) Remuneration for key management personnel of the Group comprises amounts paid to the Company's directors as disclosed in note 7 and those highest paid employees as disclosed in note 8 to these consolidated financial statements.
- (c) Amounts due to non-controlling interests amounted to HK\$175,000 (2015: HK\$187,000).

33. OPERATING LEASE COMMITMENTS

(A) Commitments outstanding not provided for in these consolidated financial statements were as follows:

Commitments:	承擔：
— contracted but not provided for the natural gas project	— 就天然氣項目已訂約但未撥備

(B) AS LESSEE

The Group had total outstanding commitments for future minimum lease payable under non-cancellable operating leases in respect of properties, which fall due as follows:

No later than 1 year	一年內
Later than 1 year and no later than 5 years	一年後至五年內

The Group has no contingent rentals and sub-lease payments received for the years ended 31 December 2016 and 2015.

32. 關連人士交易 (續)

- (b) 本集團之主要管理人員酬金，包括本綜合財務報表附註7所披露支付予本公司董事之金額及附註8所披露支付予該等最高薪酬僱員之金額。
- (c) 應付非控股股東權益的款項為175,000港元（二零一五年：187,000港元）。

33. 經營租賃承擔

(A) 未償還且並無於本綜合財務報表內撥備之承擔載列如下：

2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
—	1,132

(B) 作為承租人

本集團根據物業不可撤銷經營租約於下列期間到期之未償還日後最低應付租金承擔總額如下：

2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
341	728
623	—
964	728

截至二零一六年及二零一五年十二月三十一日止年度，本集團並無收到任何或然租金及分租付款。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

34. PLEDGE OF ASSETS

The Group pledged the following assets to secure interest-bearing borrowings:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Investment properties (Note 12)	投資物業 (附註 12)	61,122	—
Land use rights (Note 14)	土地使用權 (附註 14)	1,881	—

34. 資產抵押

本集團已抵押以下資產以擔保計息借貸：

35. ACCOUNTING ESTIMATES AND JUDGEMENTS

(A) KEY SOURCES OF ESTIMATION UNCERTAINTY

In the process of applying the Group's accounting policies which are described in note 2, management has made the following judgements that have a significant effect on the amounts recognised in the consolidated financial statements. 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.

35. 會計估計及判斷

(A) 估計不明朗因素之主要來源

於應用附註2所述之本集團會計政策時，管理層作出以下對綜合財務報表中所確認金額有重大影響之判斷。於報告期末有關未來之主要假設及估計不明朗因素之其他主要來源亦論述如下，而該等假設及來源極有可能導致須對下個財政年度之資產及負債賬面值作出重大調整。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(A) KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

The preparation of consolidated financial statements often requires the use of judgement to select specific accounting methods and policies from several acceptable alternatives. Estimates and judgements used in preparing the consolidated financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The followings are the more significant assumptions and estimates, as well as the accounting policies and methods used in the preparation of the consolidated financial statements:

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

35. 會計估計及判斷 (續)

(A) 估計不明朗因素之主要來源 (續)

綜合財務報表之編製通常須運用判斷於若干可接受選擇中挑選特定會計方法及政策。用於編製綜合財務報表之估計及判斷會作持續評估，並以過往經驗及其他因素為基礎，包括根據情況相信屬合理之對未來事件之預料。本集團會對未來作出估計及假設。所採納之會計估計屬估計性質，故罕有與相關實際結果相同。以下為於編製綜合財務報表時採用之較重要之假設及估計以及會計政策及方法：

(B) 應用本集團會計政策時作出之重大會計判斷

估計及判斷會作持續評估，並以過往經驗及其他因素為基礎，包括根據情況相信屬合理之對未來事件之預料。

35. ACCOUNTING ESTIMATES AND JUDGEMENTS *(Continued)*

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions 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:

(i) Impairment of assets

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of the asset exceeds its recoverable amount. The recoverable amount of an asset or a cash-generating unit has been determined based on the asset's fair value less costs to sell. These assessments require the use of estimates.

35. 會計估計及判斷 *(續)*

*(B) 應用本集團會計政策時作出之重大會計判斷 *(續)**

本集團會對未來作出估計及假設。所採納之會計估計屬估計性質，故罕有與相關實際結果相同。估計及假設論述如下，而該等估計及假設極有可能導致須對下個財政年度之資產及負債賬面值作出重大調整：

(i) 資產減值

每當有事件或情況變動顯示資產之賬面值超逾其可收回數額，則會檢討有關資產有否減值。資產或現金產生單位之可收回數額已根據資產之公平值減銷售成本釐定。該等評估需採用估計。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(i) Impairment of assets (Continued)

The fair value less costs to sell primarily use cash flow projections based on financial budgets approved by management and estimated terminal values at the end of the reporting period. There are a number of assumptions and estimates involved for the preparation of cash flow projections for the period covered by the approved budget and the estimated terminal value. Key assumptions include the expected growth in revenues and operating margin, effective tax rate, growth rates and selection of discount rates, to reflect the risks involved and the earnings multiple that can be realised for the estimated terminal value.

Management prepared the financial budgets reflecting actual and prior year performance and market development expectations. Judgement is required to determine key assumptions adopted in the cash flow projections and changes to key assumptions can significantly affect these cash flow projections and therefore the results of the impairment reviews.

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(i) 資產減值 (續)

公平值減銷售成本主要根據管理層批准之財政預算及於報告期末之估計最終價值採用現金流量預測。編製有關經審批預算及估計最終價值所涵蓋之期間現金流量預測涉及多項假設及估計。主要假設包括預期之收益及經營利潤增長、實際稅率、增長率及折現率選擇，藉以反映所涉風險及就估計最終價值可實現之市盈率。

管理層編製可反映實際的及過往年度的業績及市場發展預期的財政預算。於現金流量預測中所採用之主要假設須作出判斷才能確定，主要假設之變化可能對此等現金流量預測產生重大影響，因而影響減值檢討之結果。

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(ii) Provision for impairment of trade and other receivables

The Group has no significant concentration of credit risk. The Group makes impairment loss for receivables based on an assessment of the recoverability of trade and other receivables. Allowances are made for trade and other receivables where events or changes in circumstance indicate that the balances may not be collectible based on primarily the ageing of trade and other receivables and the historical write-off experience, net of recoveries. The identification of doubtful debts requires the use of judgement and estimates. Where the expectation is different from the original estimate, such difference will impact the carrying value of receivables and allowance for doubtful debt in the period in which such estimates has been changed.

(iii) Depreciation of property, plant and equipment

Property, plant and equipment except construction-in-progress are depreciated on a straight-line basis over their estimated useful lives, after taking into account of their estimated residual value. The determination of the useful lives and residual values involve management's estimation. The Group assesses annually the residual value and the useful life of property, plant and equipment and if the expectation differs from the original estimate, such a difference may impact the depreciation in the year and in the future period.

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(ii) 應收貿易賬款及其他應收款項之減值撥備

本集團並無重大集中之信貸風險。本集團按照對應收貿易賬款及其他應收款項可收回程度之評估就應收款項作出減值虧損。倘事件或情況變化顯示，應收貿易賬款及其他應收款項結餘可能無法收回，則須以應收貿易賬款及其他應收款項之賬齡及歷史撇銷經驗為主要基礎，對應收貿易賬款及其他應收款項作撥備（扣除所收回款項）。分辨呆賬需要運用判斷及估計。倘預期與原先估計有別，則該差額將對該估計出現變化之期間之應收款項賬面值及呆賬撥備構成影響。

(iii) 物業、廠房及設備之折舊

物業、廠房及設備（在建工程除外）經計及其估計剩餘價值後於其估計可使用年期按直線法基準折舊。釐定可使用年期及剩餘價值時，管理層須作出估計。本集團每年評估物業、廠房及設備之剩餘價值及可使用年期，倘預期與原估計數字不同，則該差額可能會影響該年度及未來期間之折舊。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(iv) Impairment of property, plant and equipment

The Group's property, plant and equipment represent a significant portion of the Group's total assets. Changes in industry conditions may cause the estimated period of use or the value of these assets to change. Long-lived assets including property, plant and equipment are reviewed for impairment at least annually or whenever events or changes in circumstances have indicated that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount is estimated.

The recoverable amount of an asset is the greater of its net selling price and value in use. In assessing value in use, 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, which requires significant judgement relating to the level of revenue and amount of operating costs. The Group uses all readily available information in determining an amount that is a reasonable approximation of the recoverable amount, including estimates based on reasonable and supportable assumptions and projections of revenue and operating costs. Changes in these estimates could have a significant impact on the carrying value of the assets and could result in additional impairment charge or reversal of impairment in future periods.

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(iv) 物業、廠房及設備減值

本集團之物業、廠房及設備是本集團總資產之重要組成部分。行業情況之變化可能令該等資產之預計可使用年限或價值出現變動。本集團會每年最少一次對長期資產（包括物業、廠房及設備）進行減值檢討，或是在某些事件或情況變化顯示該等資產之賬面值可能無法收回時進行。如果出現減值跡象，便會估計資產之可收回數額。

資產的可收回數額是其淨售價與使用價值兩者中的較高額。在評估使用價值時，預期未來現金流量會按照能反映當時市場對貨幣時間值和資產特定風險評估的稅前折現率折現至其現值。本集團在作此釐定時，需對收入水平和經營成本作出重大的判斷。本集團會運用一切現有資料來確定可收回數額的合理約數，包括按照合理並有依據之假設和對收入和經營成本所作預測得出的估計數額。如果該等估計數額出現變動，便可能嚴重影響資產的賬面值，還可能引致額外的減值支出或須在未來期間將減值撥回。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(v) Impairment of goodwill

Determining whether goodwill is impaired requires an estimation of the value in use of the cash generating units to which goodwill has been allocated. The value in use calculation requires management to estimate the future cash flows expected to arise from the cash-generating units and a suitable discount rate in order to calculate present value.

(vi) Impairment of intangible assets

The recoverable amounts of the intangible assets have been determined based on value-in-use calculations. The value-in-use calculation requires the Group to estimate the future cash flows expected to arise from the intangible assets and a suitable discount rate in order to calculate the present value. The management refers to the valuation performed by independent qualified valuers. In performing the valuation, the valuers have based on method of valuation which involves certain estimates and assumptions.

The Group's management determines the provision for impairment of receivables under concession agreement. This estimates and assumptions made by management on the future operation of the business, pre-tax discount rates, and other assumptions underlying the value-in-use calculations.

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(v) 商譽減值

釐定商譽是否減值須要估計獲分配有關商譽之現金產生單位使用價值。計算使用價值須要管理層對預期可自現金產生單位獲得之未來現金流量以及適合計算所得現值之折現率作出估計。

(vi) 無形資產之減值

無形資產之可收回數額乃按使用價值計算法釐定。使用價值計算法要求本集團估計預期產生自無形資產之未來現金流量及適當之折現率以計算現值。管理層參考獨立合資格估值師進行之估值。估值師進行估值時，乃以涉及若干估計及假設之估值方法為基礎。

本集團管理層根據特許權協議之應收款項釐定減值撥備。此等估計及管理層對未來業務營運作出之假設、稅前折現率以及其他假設與使用價值計算相關。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(vii) Current income taxes

The Group's subsidiaries that operate in the PRC are subject to the Enterprise Income Tax in the PRC. Significant judgement is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax in the period in which such determination is made.

(viii) Estimate of fair value of investment properties

The best evidence of fair value is current prices in an active market for similar lease and other contracts. In the absence of such information, the Group determines the amount within a range of reasonable fair value estimates. In making its judgement, the Group considers information from a variety of sources including:

- (i) current prices in an active market for properties of different nature, condition or location (or subject to different leases or other contracts), with adjustments to reflect those differences;

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(vii) 本期所得稅

本集團之附屬公司於中國營運，須繳付中國企業所得稅。釐定所得稅撥備時，須作出重大判斷。於日常業務過程中，多項交易及計算均難以確定最終稅項。本集團按會否繳納額外稅項之估計，確認預期稅務審計事宜之負債。倘該等事宜之最終稅務結果與最初記錄之金額不同，有關差額將影響釐定期間之所得稅。

(viii) 估計投資物業之公平值

公平值之最佳憑證乃類似租約及其他合約於活躍市場之現價。在有關資料缺失的情況下，本集團釐定處於合理公平值估計範圍內之數額。在做出判斷時，本集團考慮多項資料來源，包括：

- (i) 不同性質、狀況或地段（或根據不同租約或其他合約而定）之物業於活躍市場之現行價格，並作出調整以反映有關差異；

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(viii) Estimate of fair value of investment properties (Continued)

- (ii) recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and
- (iii) discounted cash flow projections based on reliable estimates of future cash flows derived from the terms of any existing lease and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

If information on current or recent prices of investment properties is not available, the fair values of investment properties are determined using discounted cash flow valuation techniques. The Group uses assumptions that are mainly based on market conditions existing at the end of each reporting period.

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(viii) 估計投資物業之公平值 (續)

- (ii) 類似物業於較不活躍市場之近期價格，並作出調整以反映有關價格自該等交易成交日期以來之任何經濟狀況變動；及
- (iii) 根據可靠未來現金流量估計得出之折現現金流量預測，而未來現金流量估計乃根據任何現有租約或其他合約之條款及（倘適用）外部憑證（如於同一地段具有相同狀況之類似物業的現時市場租金）採用可反映現時市場對現金流量之金額及時間的不確定性評估之折現率得出。

倘未能獲取投資物業之現時或近期價格資料，投資物業之公平值將採用折現現金流量估值方法釐定。本集團採用之假設主要根據於各報告期末之市況作出。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 December 2016 截至二零一六年十二月三十一日止年度

35. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(B) CRITICAL ACCOUNTING JUDGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES (Continued)

(viii) Estimate of fair value of investment properties (Continued)

The principal assumptions underlying management's estimate of fair value are those relating to: the receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; and appropriate discount rates. These valuations are regularly compared to actual market yield, and actual transactions of the Group and those reported by the market.

The expected future market rentals are determined on the basis of current market rentals for similar properties in the same location and condition.

35. 會計估計及判斷 (續)

(B) 應用本集團會計政策時作出之重大會計判斷 (續)

(viii) 估計投資物業之公平值 (續)

有關管理層公平值估計之主要假設與以下因素有關：收取之合約租金；預期未來市場租金；閒置期；保養需求；及適當的折現率。該等估值定期與實際市場收益率、本集團實際交易及市場所報資料進行對比。

預期未來市場租金乃根據於同一地段具有相同狀況之類似物業的現時市場租金釐定。

FIVE YEARS FINANCIAL SUMMARY

五年財務摘要

RESULTS

業績

For the year ended 31 December

截至十二月三十一日止年度

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元	2013 二零一三年 HK\$'000 千港元	2012 二零一二年 HK\$'000 千港元
Revenue	營業額	15,691	22,133	43,966	6,683	13,617
(Loss)/profit attributable to owners of the Company	本公司擁有人應佔 (虧損)/溢利	(5,507)	5,249	16,370	(85,148)	(15,414)
Dividends	股息	—	—	—	—	—
Basic (loss)/earnings per share	每股基本(虧損)/盈利	(0.13) cents 仙	0.12 cents 仙	0.38 cents 仙	(1.99) cents 仙	(0.36) cents 仙
Diluted (loss)/earnings per share	每股攤薄(虧損)/盈利	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

ASSETS AND LIABILITIES

資產及負債

At 31 December

於十二月三十一日

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元	2013 二零一三年 HK\$'000 千港元	2012 二零一二年 HK\$'000 千港元
Total assets	資產總值	1,407,610	1,116,476	946,660	934,270	1,140,736
Total liabilities	負債總額	(601,888)	(228,752)	(27,709)	(28,307)	(160,082)
Net assets	資產淨值	805,722	887,724	918,951	905,963	980,654

GROUP PROPERTIES

集團物業

At 31 December 2016 於二零一六年十二月三十一日

Location 位置	Intended use 擬定用途	Category of lease term 租約年期類別	Total gross floor area 總建築面積 (sq. m.) (平方米)	Group's interest 本集團之權益 (%)
Properties held for investment 持作投資物業				
No. 34 Di Ba Da Jie, Development Area, Tianjin City, the PRC 中國 天津市 開發區 第八大街34號	Industrial premises for rental 作租賃用途之工業物業	Medium 中期	Approximately 約 11,512.07	51
Huijinxintiandi Plaza, No. 11 Shengtai Road, Moling Jiedao, Jiangning District, Nanjing City, Jiangsu Province, the PRC 中國 江蘇省 南京市江寧區 秣陵街道勝太路11號 滙金新天地廣場	Commercial premises for rental 作租賃用途之商業物業	Long 長期	Approximately 約 53,759.48	40

Group Properties

集團物業

At 31 December 2016 於二零一六年十二月三十一日

Location 位置	Intended use 擬定用途	Category of lease term 租約年期類別	Total gross floor area 總建築面積 (sq. m.) (平方米)	Group's interest 本集團之權益 (%)
Properties held for sale 持作出售物業				
Rooms 810 and 1706 in Block 8 of Huijinjiulong Commercial Street, No. 699 Chengxin, Main Road, Moling Jiedao, Jiangning District, Nanjing City, Jiangsu Province, the PRC 中國 江蘇省 南京市江寧區 秣陵街道誠信大道699號 滙金九龍商業街第8幢 810及1706室	Residential/Commercial premises 住宅／商業物業	Long 長期	Approximately 約116.67	40
Rooms 101 to 104 in Block 47 and Rooms 101 to 104 in Block 48 of Hongjingya Villa, No. 2888 Hongjing Main Road, Moling Jiedao, Jiangning District, Nanjing City, Jiangsu Province, the PRC 中國 江蘇省 南京市江寧區 秣陵街道弘景大道 2888號弘景雅墅 第47幢101至104室 及第48幢101至104室	Residential/Commercial premises 住宅／商業物業	Long 長期	Approximately 約1,710.89	40

Suite 607, 6th Floor, Ocean Centre,
5 Canton Road, Tsim Sha Tsui,
Kowloon, Hong Kong

香港九龍尖沙咀廣東道5號
海洋中心6樓607室