天津港發展控股有限公司
Tianjin Port Development Holdings Limited

(Incorporated in the Cayman Islands with limited liability)
Stock Code: 03382

ANNUAL REPORT

2022

CORPORATE PROFILE

Tianjin Port Development Holdings Limited was listed on The Stock Exchange of Hong Kong Limited on 24 May 2006 (Stock Code: 03382).

The Group first operated as a non-containerised cargo terminal at the port of Tianjin in 1968 and subsequently expanded into container handling business in 1980. In February 2010, the Group completed the acquisition of 56.81% equity interest in Tianjin Port Holdings Co., Ltd. Today, the Group is the leading port operator at the port of Tianjin and is principally engaged in container and non-containerised cargo handling businesses, sales business and port ancillary services business. The Group has advanced container terminals, specialised terminals in handling of coke, coal, ore, Ro-Ro, and a 300,000-tonne crude oil terminal.

The port of Tianjin, located at the juncture of the Beijing-Tianjin city belt and the economic circle of the Bohai Rim Region, is the largest comprehensive port and an important foreign trade port in North China, serving 14 provinces, cities and autonomous regions and a hub connecting Northeast Asia with Midwest Asia. It is one of the coastal ports with the most complete functions in China. In 2022, the port of Tianjin was the eighth largest port in terms of total cargo throughput and ranked the sixth in terms of total container throughput in China.

CONTENTS

MILESTONES

1997

Tianjin Development was listed on the Main Board of the Stock Exchange. The business engaged by the Company was one of the principal businesses of Tianjin Development.

2001

Renovation of container terminal was completed with designed annual handling capacity raised to 1.6 million TEUs, capable of docking and handling container vessels of 10,000 TEUs.

2004

The second phase of grain terminal construction project was completed, increasing grain storage capacity to 110,000 tonnes.

2006

Successfully listed on the Main Board of the Stock Exchange in May 2006 and raised approximately HK$1.26 billion.

Establishment of Euroasia with COSCO and APMT, a container terminal with quay length of 1,100 meters and designed annual handling capacity of 1.8 million TEUs.

2007

Establishment of Haifeng, the first logistics warehousing company in Dongjiang Bonded Free Port with a gross floor area of approximately 190,000 square meters.

2008

Completion of acquisition of 40% equity interest in Alliance, a container terminal with quay length of 1,100 meters and designed annual handling capacity of 1.7 million TEUs.

2010

Completion of acquisition of 56.81% equity interest in Tianjin Port Co. Achieved total container throughput of over 10 million TEUs in 2010.

MILESTONES

2014

Official opening of the 300,000-tonne specialised ore terminal located at Nanjiang Port Area of the port of Tianjin with quay length of 400 meters and designed annual handling capacity of 23 million tonnes.

2021

Completion of acquisition of 30% equity interest in Euroasia. Upon completion of acquisition, the Group held 70% equity interest in Euroasia.

Total container throughput exceeded 20 million TEUs in 2021.

2011

Completion of acquisition of 50% equity interest in Tianjin Port Shihua, a 300,000-tonne crude oil terminal with quay length of 468 meters and designed annual handling capacity of 20 million tonnes.

2019

Completion of acquisition of 11.854% equity interest in Tianjin Five Continents. Upon completion of acquisition and up to completion of the merger, the Group held 51.854% equity interest in Tianjin Five Continents.

Completion of merger of Tianjin Port Container, Tianjin Orient and Tianjin Five Continents. Upon completion of the merger, the Group holds 76.68% equity interest in Tianjin Port Container (as the surviving party). Quay length is 3,543 meters and designed annual handling capacity is 6 million TEUs.

2022

Completion of acquisition of 20% equity interest in Alliance International. Upon completion of acquisition, the Group held 60% equity interest in Alliance International.

FINANCIAL HIGHLIGHTS

	For the year ended 31 December	
	2022	2021
Total throughput		
Non-containerised cargo (million tonnes)	**241.03**	238.63
Container (million TEUs)	**19.83**	20.20
Consolidated throughput		
Non-containerised cargo (million tonnes)	**180.34**	178.66
Container (million TEUs)	**10.56**	13.19

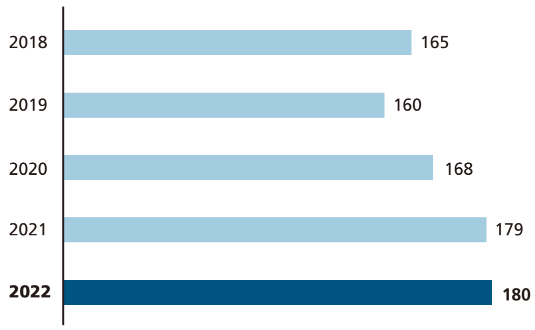
HK$ million	For the year ended 31 December	
	2022	2021
Revenue	**13,017**	17,371
Profit before income tax	**1,606**	2,476
Profit attributable to Shareholders	**345**	923
Basic earnings per share (HK cents)	**5.6**	15.0
Net cash inflow from operating activities	**3,088**	3,535

HK$ million	As at 31 December	
	2022	2021
Total assets	**42,211**	46,302
Total borrowings	**8,291**	10,333
Shareholders' equity	**13,244**	14,436
Total equity	**29,654**	30,529
Financial ratios		
Gearing ratio *(Note 1)*	**28.0%**	33.8%
Current ratio	**1.3**	1.2
Net assets per share – book value *(Note 2)* (HK$)	**2.2**	2.3

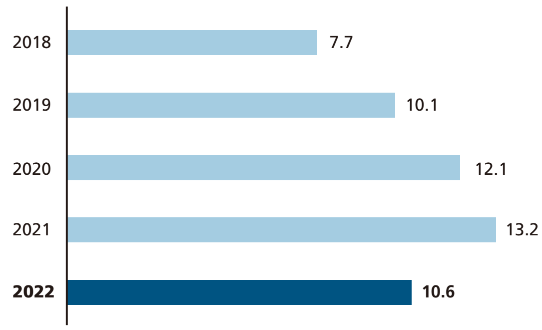
Notes:
1. Gearing ratio represents total borrowings divided by total equity.
2. Net assets per share – book value represents shareholders' equity divided by the number of issued shares at year end.

FINANCIAL HIGHLIGHTS

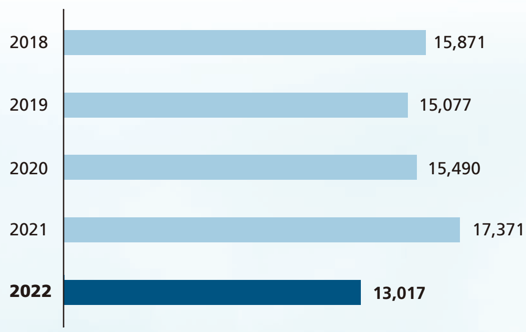
Consolidated non-containerised cargo throughput
(million tonnes)



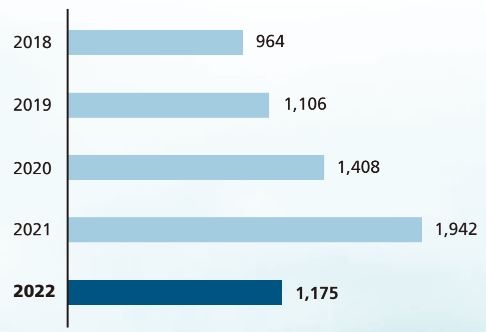
Consolidated container throughput
(million TEUs)



Revenue
(HK$ million)



Profit for the year
(HK$ million)



CHAIRMAN'S STATEMENT

Dear Shareholders,

I am pleased to present the annual results of the Group for the year 2022.

2022 is a year full of changes and challenges. Affected by factors such as Russia-Ukraine conflict, oil price hikes, unstable supply chains and rising inflation, the global economic growth has slowed down significantly. However, the performance of global trade has exceeded expectations. The World Trade Organization (WTO) stated on 23 February 2023 that under the influence of Russia-Ukraine conflicts and geopolitics, the trade habits of various countries have been adjusted one after another and the affected countries switched suppliers as well as required goods, which made the growth of global trade activity exceeded expectations in 2022.

China's foreign trade imports and exports have shown strong resilience. Benefited by policies including the Belt and Road Initiative and the Regional Comprehensive Economic Partnership Agreement and other factors, China's total import and export value exceeded RMB40 trillion for the first time in 2022. The cargo throughput of China's ports has maintained a steady growth. According to the data released by the Ministry of Transport of China, cargo throughput by ports in China was 15.68 billion tonnes in 2022, a year-on-year increase of 0.9%; while the container throughput was 296 million TEUs, a year-on-year increase of 4.7%. In 2022, Tianjin Port ranked the eighth largest port in China in terms of total cargo throughput and the sixth largest port in China in terms of total container throughput.

In 2022, the Group has achieved safe production and operation, and kept improving the quality and efficiency of its operations, and promoting the construction of green and smart ports. The Group's total cargo throughput for the year was 443 million tonnes, a year-on-year increase of 0.2%. The Group completed a total non-containerised cargo throughput of 241 million tonnes, a year-on-year increase of 1.0%; a total container throughput of 19.83 million TEUs, a year-on-year decrease of 1.8%. Profit attributable to Shareholders for the year ended 31 December 2022 was HK$345 million. Basic earnings per share was HK5.6 cents. The Board is pleased to recommend the payment of a final dividend for the year 2022 of HK2.24 cents per share, representing a pay-out ratio of approximately 40% for the year.

Looking forward to 2023, the global economy still suffers from uncertainties such as high inflation, tightening monetary policy, Russia-Ukraine conflict, and the energy crisis. According to the "World Economic Outlook" report released by the International Monetary Fund (IMF) in January 2023, the global economic growth is expected to drop from 3.4% in 2022 to

2.9% in 2023, and many countries are exposed to the risk of economic recession. Nonetheless, it is predicted that China's economic growth will rebound to 5.2% this year as the country's package of policy measures to stabilise the economy continues to take effect. The International Monetary Fund also pointed out that China's development is very likely to become the most important factor in promoting global economic growth in 2023.

In 2023, the Group will continue to grasp the strategic opportunities brought about by the country's development policy of positioning Tianjin as an international shipping hub in Northern China and policy support given for high-quality development of Tianjin Port, so as to realise its own development while serving the overall situation. The Group will continue to strengthen, refine and optimise its main business, forming an important support for sustainable development of its loading and unloading logistics business. The Group will continue to develop markets and functions simultaneously, accelerate the construction of key projects, further improve service functions, and enhance operational capabilities. The Group will continue its in-depth market development, by customer demand-oriented approach to improve service standards, upgrade customer experience and build core competitiveness in the industry. The Group will carefully plan new development measures, including reform and innovation, transform and upgrade. By adhering to people-oriented, safe and healthy, green and low-carbon development, as well as digital empowerment, innovation-driven, self-reliance and self-improvement approach, the Group will advance resource integration and upgrade our capability in capital operation. The delicacy management will also be pushed ahead while its risk management and control, and profitability will be enhanced, laying a solid foundation for the Group to achieve long-term planning and sustainable development, create better returns for Shareholders, and create value for stakeholders and society.

On behalf of the Board, I would like to thank our staff for their relentless dedication and continuous contribution, and to express my most sincere gratitude to our customers, suppliers, Shareholders and business partners for their trust and longstanding support.

Sincerely yours,

Chu Bin
Chairman

Hong Kong, 28 March 2023

MANAGEMENT DISCUSSION AND ANALYSIS

MANAGEMENT DISCUSSION AND ANALYSIS

OPERATION ENVIRONMENT

In 2022, facing the extremely complicated and severe international and domestic environment, China's annual GDP growth rate was 3.0%, which is lower than the expected target of 5.5% in 2021.

Although the Russo-Ukrainian war has caused drastic global changes, trade habits of various countries were gradually adjusted, and the affected countries switched suppliers and needed commodities, which also made global trade activities grow faster than expected last year. China's foreign trade imports and exports have shown strong resilience. Under the "Belt and Road" and policies under the Regional Comprehensive Economic Partnership (RCEP) and other factors, the total value of China's imports and exports in 2022 exceeded the RMB40 trillion threshold for the first time. In 2022, China's total value of export trade was US$3.59 trillion, representing a year-on-year growth of 7.0%, while the total value of import trade was US$2.72 trillion, representing a year-on-year increase of 1.1%.

Cargo throughput at ports in China maintains a steady growth. According to the statistics published by the Ministry of Transport of the PRC, cargo throughput handled by ports in China was 15.68 billion tonnes in 2022, representing a year-on-year growth of 0.9%, of which container throughput handled was 296 million TEUs, representing a year-on-year increase of 4.7%.

ANNUAL RESULTS

Total cargo throughput handled by the Group for 2022 was 443 million tonnes (2021: 442 million tonnes), representing an increase of 0.2% over last year, of which total container throughput was 19.83 million TEUs (2021: 20.20 million TEUs), representing a decrease of 1.8% over last year.

	2022 HK$ million	2021 HK$ million	Change amount HK$ million	Change percentage
Revenue	**13,017**	17,371	–4,354	–25.1%
Cost of sales	**9,672**	13,529	–3,857	–28.5%
Gross profit	**3,337**	3,831	–494	–12.9%
Profit before income tax	**1,606**	2,476	–870	–35.1%
Profit attributable to Shareholders	**345**	923	–578	–62.6%

The Group's profit before income tax was HK$1,606 million, which included an exchange loss of HK$205 million (2021: exchange gain of HK$58 million). The exchange loss arose mainly from the Group's HK$ denominated liabilities as a result of the depreciation of RMB against HK$. Excluding the exchange difference, the Group's profit before income tax was HK$1,811 million (2021: HK$2,418 million), representing a decrease of 25.1% over last year.

Profit attributable to Shareholders amounted to HK$345 million, representing a year-on-year decrease of 62.6%. Basic earnings per share was HK5.6 cents.

The Board recommends the payment of a final dividend of HK2.24 cents per share for 2022, representing a payout ratio of approximately 40% for the year (2021: 40%).

OUTLOOK

From a global perspective, the global economic growth is expected to slow down in 2023 as central banks continue to raise interest rates to curb inflation, and the Russo-Ukrainian war continues to create pressure and uncertainty on economic activities. According to the World Economic Outlook Update released by the International Monetary Fund (IMF) in January 2023, the global economic growth rate is expected to drop from 3.4% in 2022 to 2.9% in 2023, before rebounding to 3.1% in 2024.

Although China's economy grew only 3% for the whole year in 2022, the economy is picking up as a series of policy measures to stabilise the economy has taken effect. On 5 March 2023, Premier Li Keqiang of the State Council proposed in the government work report that the main expected goal for development in 2023 is to increase the GDP by about 5%. It aims at making progress in a stable manner, maintaining the domestic employment rate, consumer prices and food production at a target level, promoting stability and quality in imports and exports, achieving a basic balance of revenue and expenditure, and steadily improving the quality of the ecological environment.

In 2023, the Group will aim for high-quality development. It will carefully plan new development measures, continue to deepen market development, improve the supporting service functions of the port; actively expand market operations, focus on customer needs, improve service standards, and upgrade customer experience. In addition, the Group will implement the concept of green and smart development, adhere to people-oriented, safe and healthy, green and low-carbon development; and insist on digital empowerment, innovation-driven operations, self-reliance and self-improvement as always. The Group will continue to improve operational efficiency and strengthen cost control, enhance corporate governance, continuously deepen refined management, tighten risk control, and boost profitability, thereby laying a solid foundation for the Group's long-term planning and sustainable development.

OPERATION AND FINANCIAL REVIEW

Revenue and cost of sales of core business

The Group's core businesses remained stable and achieved total cargo throughput of 443 million tonnes in 2022, representing an increase of 0.2% over 2021.

Revenue

During the year under review, the Group recorded revenue of HK$13,017 million, representing a decrease of 25.1% over last year. An analysis of revenue by segment is as follows:

	Revenue			
Type of business	2022 HK$ million	2021 HK$ million	Change amount HK$ million	Change percentage
Non-containerised cargo handling business	**5,385**	5,158	227	4.4%
Container handling business	**1,999**	2,610	–611	–23.4%
Cargo handling business (total)	**7,384**	7,768	–384	–4.9%
Sales business	**2,979**	6,775	–3,796	–56.0%
Other port ancillary services business	**2,654**	2,828	–174	–6.1%
Total	**13,017**	17,371	–4,354	–25.1%

Cost of Sales

During the year under review, cost of sales of the Group was HK$9,672 million, representing a decrease of 28.5% over last year. An analysis of costs by segment is as follows:

	Costs			
Type of business	2022 HK$ million	2021 HK$ million	Change amount HK$ million	Change percentage
Cargo handling business	**5,336**	5,341	–5	–0.1%
Sales business	**2,948**	6,687	–3,739	–55.9%
Other port ancillary services business	**1,388**	1,501	–113	–7.5%
Total	**9,672**	13,529	–3,857	–28.5%

Cargo handling business

The Group's cargo handling business includes non-containerised cargo handling business and container cargo handling business.

Total revenue from cargo handling business decreased by 4.9% over last year to HK$7,384 million. In RMB, revenue decreased by 1.1%, primarily attributable to the decrease in container cargo handling business.

Cost of cargo handling business was HK$5,336 million, representing a 0.1% slight decrease over last year. In RMB, cost increased by 4.0%, primarily attributable to increase of cost driven by the increase in non-containerised cargo throughput.

Cargo handling business — non-containerised cargo handling business

During the year under review, the Group achieved total non-containerised cargo throughput of 241.03 million tonnes, representing an increase of 1.0% over last year, of which throughput of the subsidiary terminals grew by 0.9% and throughput of the jointly controlled and affiliated terminals grew by 1.2%.

	Non-containerised cargo throughput			
Nature of terminal	**2022 million tonnes**	2021 million tonnes	Change amount million tonnes	Change percentage
Subsidiary terminals	**180.34**	178.66	1.68	0.9%
Jointly controlled and affiliated terminals	**60.69**	59.97	0.72	1.2%
Total	**241.03**	238.63	2.40	1.0%

On a consolidated basis, the blended average unit price of the non-containerised cargo handling business was HK$29.9 per tonne (2021: HK$28.9 per tonne), representing an increase of 3.4% over last year. In RMB, the blended average unit price increased by 7.9% over last year.

Revenue from non-containerised cargo handling business increased by 4.4% over last year to HK$5,385 million. In RMB, revenue increased by 8.6%, mainly contributed by the increase in non-containerised cargo throughput and the blended average unit price has increased.

Cargo handling business — container handling business

In 2022, the container handling business experienced a slight decline in business. The Group achieved total container throughput of 19.83 million TEUs, representing a decrease of 1.8% over last year, of which throughput of the subsidiary terminals decreased by 19.9% and throughput of the jointly controlled and affiliated terminals increased by 32.2%. Since the Group has completed the acquisition and disposal of subsidiaries in the container handling business in December 2021, the throughput of the following two categories has fluctuated significantly.

	Container throughput			
Nature of terminal	2022 million TEUs	2021 million TEUs	Change amount million TEUs	Change percentage
Subsidiary terminals	**10.56**	13.19	–2.63	–19.9%
Jointly controlled and affiliated terminals	**9.27**	7.01	2.26	32.2%
Total	**19.83**	20.20	–0.37	–1.8%

On a consolidated basis, the blended average unit price of the container handling business decreased by 4.4% over last year to HK$189.3 per TEU (2021: HK$197.9 per TEU). In RMB, the blended average unit price decreased by 0.5% over last year.

Revenue from container handling business decreased by 23.4% over last year to HK$1,999 million. In RMB, revenue decreased by 20.3% which was mainly attributable to the decrease in throughput and blended average unit price in 2022.

Sales Business

The Group's sales business is mainly engaged in the supply of fuel and sale of materials.

During the year under review, revenue from sales business was HK$2,979 million, representing a 56.0% decrease over last year and a 54.3% decrease in RMB, which was mainly due to the completion of disposal of a subsidiary which is engaged in the sale business in August 2021.

Cost of sales business decreased by 55.9% over last year to HK$2,948 million and a 54.1% decrease in RMB, which was mainly due to the completion of disposal of a subsidiary which is engaged in the sale business in August 2021 leading to the corresponding decrease in the costs of sales.

Other Port Ancillary Services Business

Other port ancillary services of the Group mainly include tugboat services, agency services and other services.

Revenue from other port ancillary services business was HK$2,654 million, representing a 6.1% decrease over last year and a 2.3% decrease in RMB, which was mainly due to the decline of business volume.

Cost of other port ancillary services business decreased by 7.5% over last year to HK$1,388 million. In RMB, cost decreased by 3.8%, which was mainly due to the decrease in business volume, thereby reducing the relevant cost.

Gross Profit

Gross profit and gross profit margin for 2022 were HK$3,337 million (2021: HK$3,831 million) and 25.6% (2021: 22.1%) respectively. Gross profit decreased by HK$494 million and gross profit margin increased by 3.5 percentage points over last year, with the overall gross profit margin was increased slightly.

Administrative Expenses

Administrative expenses of the Group decreased by 8.3% over last year to HK$2,011 million, which was mainly due to the decrease of staff cost. The Group will take strict measures in control and management so as to maintain administrative expenses at a reasonable level.

Other Income

Other income amounted to HK$375 million, representing an increase of HK$48 million over last year, which was primarily due to the increase of the extra deduction from the value-added tax.

Other Gains and Losses

Other gains and losses amounted to a loss of HK$113 million, representing a decrease of HK$744 million over last year, which was mainly due to that a one-off gain was recorded from the disposal of interest in a subsidiary by the Group in 2021 while no similar disposal was made in 2022, and that an exchange gain of HK$58 million was recorded in 2021 while an exchange loss of HK$205 million was recorded in 2022.

Finance Costs

Finance costs (excluding capitalised interest) were HK$390 million and finance costs (including capitalised interest) were HK$391 million, representing a decrease of 19.4% and 21.2% respectively over last year, which was mainly attributable to the decrease in total borrowings when compared with that of last year.

Share of Net Profit of Associates and Joint Ventures Accounted for Using the Equity Method

The Group's share of net profit of associates and joint ventures accounted for using the equity method was HK$398 million, representing a decrease of 3.3% over last year.

Income Tax

The Group's income tax expenses amounted to HK$432 million, representing a decrease of HK$102 million over last year, which was mainly due to decrease in profit before tax.

FINANCIAL POSITION

Cash Flow

In 2022, net increase in cash and cash equivalents of the Group amounted to HK$957 million.

The Group continued to generate steady cash flow from its operations. Net cash inflow from operating activities amounted to HK$3,088 million.

Net cash inflow from investing activities amounted to HK$120 million, which included receipt of dividends of HK$284 million, cash inflow of HK$1,157 million as a result of decrease in time deposits with maturity over three months upon maturity and capital expenditures of HK$1,349 million.

Net cash outflow from financing activities amounted to HK$2,251 million, which included payment of dividends and interest expenses on borrowings of HK$1,446 million, net decrease of HK$1,353 million in borrowings, lease payment of HK$228 million, and receipt of capital contribution from non-controlling interest of HK$777 million.

Capital Structure

The equity attributable to equity holders of the Company as at 31 December 2022 was HK$13,244 million (31 December 2021: HK$14,436 million), and the net asset value of the Company was HK$2.2 per share (31 December 2021: HK$2.3 per share).

As at 31 December 2022, the Company had an issued share capital of 6,158 million shares and the market capitalisation was approximately HK$3,510 million (at the closing market price of the shares of the Company of HK$0.57 per share on 30 December 2022).

Assets and Liabilities

As at 31 December 2022, the Group's total assets were HK$42,211 million (31 December 2021: HK$46,302 million) and total liabilities were HK$12,557 million (31 December 2021: HK$15,773 million). Net current assets as at 31 December 2022 were HK$2,429 million (31 December 2021: HK$2,206 million).

Liquidity, Financial Resources and Borrowings

As at 31 December 2022, the Group's cash and deposits (including restricted bank deposits and time deposits with maturity over three months) were HK$7,958 million (31 December 2021: HK$8,996 million), which were principally denominated in RMB.

The Group's total borrowings as at 31 December 2022 were HK$8,291 million (31 December 2021: HK$10,333 million), with HK$4,018 million repayable within one year, HK$839 million repayable after one year and within two years, HK$2,175 million repayable after two year and within five years, and HK$1,259 million repayable after five years. About 73.5% and 26.5% of the Group's borrowings were denominated in RMB and HK$ respectively.

Financial Ratios

As at 31 December 2022, the Group's gearing ratio (total borrowings divided by total equity) was 28.0% (31 December 2021: 33.8%), and current ratio (current assets divided by current liabilities) was 1.3 (31 December 2021: 1.2).

Pledge of Assets

None of the Group's assets were pledged as at 31 December 2022.

Contingent Liabilities

The Group did not have any material contingent liabilities as at 31 December 2022.

Financial Management and Policy

The Group's Hong Kong head office is responsible for financial risk management of the Group and the finance department is responsible for the daily financial management. One of the major objectives of the Group's treasury policy is to manage its foreign currency exchange rate and interest rate risk exposures. It is the Group's policy not to engage in any speculative activities.

The operations of the Group are located in the PRC and its functional currency is RMB. The Group is exposed to foreign exchange risk primarily from the assets and liabilities that are denominated in non-functional currencies. As at 31 December 2022, most of the Group's assets and liabilities were denominated in RMB except for certain bank borrowings denominated in HK$. The RMB exchange rate fluctuated significantly in 2022. In the first three quarters of 2022, it was affected by the US dollar interest rate hikes and other factors. Until mid-November of 2022, with the introduction of PRC economic stabilisation policies, it started to show a recovery trend. The exchange rate of RMB at the end of 2022 was approximately 9% lower than that at the end of 2021, which was the largest annual decline in recent years, resulting in an exchange loss of HK$205 million (2021: exchange gain of HK$58 million) arose from the translation of foreign currency denominated liabilities held by the Group. The fluctuations in RMB exchange rate will affect the Group's results reported in HK$ as the Group operates its business in the PRC and its functional currency is RMB. No hedging arrangement was entered into in respect of foreign exchange risk exposure during the year under review.

The Group's interest rate risk arises primarily from the fluctuation in interest rates of borrowings. Borrowings at variable rates expose the Group to cash flow interest rate risk, while borrowings at fixed rates expose the Group to fair value interest rate risk. As at 31 December 2022, the Group's total borrowings were HK$8,291 million and mainly at floating interest rate.

The Group will continue to monitor the risks of exchange rate and interest rate closely. In view of the fluctuations in RMB exchange rate and its debts in foreign currencies, the Group will continuously review its treasury strategy, with the aim to be well prepared and to respond quickly and effectively to the rapidly changing conditions in financial market.

CAPITAL EXPENDITURE AND COMMITMENTS

In 2022, additions to property, plant and equipment of the Group amounted to HK$1,148 million, which primarily comprised construction or renovation of terminals and depots.

As at 31 December 2022, the Group's capital commitments for property, plant and equipment (including authorised but not contracted for) amounted to HK$1,734 million (31 December 2021: HK$2,120 million).

MATERIAL ACQUISITION AND DISPOSAL

On 25 February 2022, Tianjin Port Co, 天津港第四港埠有限公司 (Tianjin Port No. 4 Stevedoring Co., Ltd.*) ("Fourth Company"), a subsidiary of the Group, and an independent third party investor entered into a capital increase agreement, pursuant to which the investor agreed to make contribution to the registered capital of Fourth Company in the amount of RMB693.70 million. Immediately following the completion of the transaction on 31 August 2022, the equity interest held by the Group in Fourth Company had decreased from 100% to 65%. Details of which were set out in the announcement of the Company dated 25 February 2022.

EVENTS AFTER REPORTING PERIOD

Subsequent to the year ended 31 December 2022 and up to the date of this report, no important events affecting the Group has taken place that is required to be disclosed.

APPRECIATION

On behalf of the Board, I would like to express my gratitude to a team of dedicated staff for their unfailing service and to our shareholders for their continuous support to the Group.

By order of the Board

LUO Xunjie
Managing Director

Hong Kong, 28 March 2023

CORPORATE GOVERNANCE

BOARD OF DIRECTORS AND SENIOR MANAGEMENT

EXECUTIVE DIRECTORS

CHU Bin

Chairman

Aged 54, was appointed as an executive Director and the chairman of the Board on 20 December 2018. Mr. Chu graduated from Shanghai Jiao Tong University with a master's degree in engineering majoring in logistics engineering. Being an ideological and political work researcher and a chief senior economist, he is currently the secretary of the party committee and the chairman of Tianjin Port Group. Mr. Chu is the representative of the Twentieth National Congress of the Communist Party of China, a member of the Twelfth Tianjin Municipal Committee of the Communist Party of China, a member of the Fifteenth Tianjin Municipal Committee of the Chinese People's Political Consultative Conference, the vice president of the Eighth China Ports and Harbours Association Council, and the vice president of Tianjin Enterprise Confederation and Tianjin Entrepreneurs Association. Mr. Chu has worked in the port industry for many years and has extensive experience in port operation and management. He was employed as a consulting expert of the second waterborne transport new think tank of the China Waterborne Transport Research Institute, and an expert talent of the Tianjin Urban Internationalisation Research Think Tank. Mr. Chu had served as the deputy general manager of Ningbo Zhoushan Port Company Limited* (寧波舟山港股份有限公司), whose shares are listed on the Shanghai Stock Exchange (Stock Code: 601018), a deputy general manager of Ningbo Zhoushan Port Group Co., Ltd. * (寧波舟山港集團有限公司) and a director of Ningbo Zhoushan Port Company Limited * (寧波舟山港股份有限公司). In 2021, Mr. Chu was awarded the titles of "National Excellent Communist Party Member" (全國優秀共產黨員), "Tianjin Excellent Communist Party Member" (天津市優秀共產黨員) and "Tianjin State-owned Asset System Excellent Communist Party Member" (天津市國資系統優秀共產黨員) and the 2021-2022 "National Outstanding Entrepreneur"（2021至2022年度全國優秀企業家）. Mr. Chu was selected as "Celebrity for China's Shipping Industry" (中國航運名人榜) for the years of 2018 to 2021 consecutively, and "Top 70 Persons for China's Shipping Industry on the 70th Anniversary of the Foundation of the PRC" (新中國70年航運70人) in 2019.

LUO Xunjie

Managing Director, Member of Nomination Committee

Aged 55, was appointed as an executive Director and the managing director of the Company on 7 February 2020. He is also a member of the Nomination Committee and a director of certain subsidiaries of the Group. Mr. Luo holds a Doctor of Engineering degree and an MBA degree and is a senior engineer. Mr. Luo is currently a director, vice president and the officer of the strategic investment committee of Tianjin Port Group. He was the general manager of the operation and technology department and the senior general manager of the investment management department of the Asia Pacific region of APM Terminals Greater China, a subsidiary of the Danish Maersk Group (and the chief operating officer of Qingdao Qianwan Container Terminal Co., Ltd.); a port manager of P&O Ports Greater China, a subsidiary of P&O of the United Kingdom; a deputy director of the engineering department, the deputy chief commander of the fourth phase of the automated terminal engineering construction department of Shanghai's Yangshan Deepwater Port, and a deputy general manager of the Shangdong branch, of Shanghai International Port (Group) Co., Ltd.

LI Xiaoguang

Aged 50, was appointed as an executive Director on 29 March 2022. Dr. Li is a chief senior economist and an engineer, graduated from Tianjin University with a bachelor's degree in engineering in 1995, and obtained a Master of Business Administration degree in 2003 and a doctoral degree in global economics from Nankai University in 2009. Dr. Li first joined Tianjin Development Holdings Limited ("Tianjin Development"), the substantial shareholder of the Company and whose shares are listed on the Main Board of the Stock Exchange (Stock Code: 00882), in 2004 and has held various positions including manager of the asset management department of Tianjin Development Assets Management Co., Ltd. * (天津發展資產管理有限公司), a wholly-owned subsidiary of Tianjin Development, and a deputy general manager and general manager of the investment development department of Tsinlien Group Company Limited ("Tsinlien"). During the period from 2008 to 2015, he served in the general office of Tianjin Municipal People's Government* (天津市人民政府辦公廳) and the general office of Guangzhou Municipal Committee of the Communist Party of China* (廣州市委辦公廳). Dr. Li then re-joined Tsinlien as an assistant to the general manager and Tianjin TEDA Industrial Group Co., Ltd.* (天津泰達實業集團有限公司) (formerly known as Tianjin Tsinlien Investment Holdings Co., Ltd.* (天津津聯投資控股有限公司)) ("TEDA Industrial") as an assistant to the general manager in 2015. He is currently an executive director and the general manager of Tianjin Development, a deputy general manager of Tsinlien, a deputy general manager of TEDA Industrial, and the vice chairman of Tianjin Bohai State-owned Capital Research Institute Co., Ltd. * (天津渤海國有資本研究院有限公司), an associate of TEDA Industrial. Dr. Li has extensive experience in economics, corporate management and public relations.

SUN Bin

Aged 45, was appointed as an executive Director on 22 January 2019. He was a member of the Remuneration Committee from 22 January 2019 to 29 March 2022. He was a deputy general manager of the Company from 15 December 2017 to 29 March 2022 and a director of Tianjin Port Co from April 2016 to April 2022. Mr. Sun obtained a bachelor's degree in international economic law from Shanghai Maritime University (上海海運學院) in 2000 and a master's degree in international commercial law and EU laws from the University of Sheffield in the United Kingdom in 2003. He is a senior economist. Mr. Sun joined Tianjin Port Group since 2010 and had held a number of positions from November 2010 to November 2017, including an assistant to the head, the deputy head and the head of the corporate development department of Tianjin Port Group, and the chief of the legal department and the secretary to the board of directors of Tianjin Port Group. Before joining Tianjin Port Group, Mr. Sun was the head of the investment promotion department of Tianjin Lingang Chanye Investment Holdings Co., Ltd.* (天津臨港產業投資控股有限公司). Prior to that, Mr. Sun had been working in Sinochem Holdings (中國中化集團公司) and was responsible for legal and compliance control affairs. Mr. Sun is currently a general manager of the investment and development department of Tianjin Port Group, and a director of certain subsidiaries of the Tianjin Port Group. Mr. Sun is also an arbitrator of China Maritime Arbitration Commission.

LOU Zhanshan

Deputy General Manager, Member of Remuneration Committee

Aged 49, was appointed as the deputy general manager of the Company on 15 December 2022, and as an executive Director and a member of the Remuneration Committee on 30 January 2023. He also serves as the director or chairman of supervisory committee for certain subsidiaries of the Group. Mr. Lou holds a master degree in business administration with postgraduate research qualification from Tianjin University. Mr. Lou joined Tianjin Port Group in 1995. He has been the deputy chief of the securities financing department of Tianjin Port Co. During July 2013 to October 2022, he served as the deputy director of the president's office of Tianjin Port Co, the office director of Tianjin Port Co as well as the deputy director of the general office of the Party Committee of Tianjin Port Group.

YANG Zhengliang

Deputy General Manager

Aged 42, was appointed as a deputy general manager of the Company on 28 August 2021 and as an executive Director on 29 March 2022. Mr. Yang was a member of the Remuneration Committee from 29 March 2022 to 30 January 2023, and has been the chief representative of the Tianjin Representative Office of the Company since October 2020. He has been a director of Tianjin Port Co since 28 April 2022. Mr. Yang is also a director of certain subsidiaries of the Group. Mr. Yang obtained a bachelor's degree in financial management from Tianjin University of Science & Technology, and a master's and postgraduate degree from Tianjin University. He holds qualifications as a chief senior accountant, a certified international auditor (CIA), a member of CPA Australia, an accounting consultant in Tianjin and a corporate MPAcc instructor of Tianjin University. From October 2018 to September 2020, he served as a deputy director of the investment department and a deputy general manager of the investment and development department of Tianjin Port Group.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Japhet Sebastian LAW

Chairman of Remuneration Committee, Member of Audit Committee

Aged 71, was appointed as an independent non-executive Director on 8 September 2005. He is also the chairman of the Remuneration Committee and a member of the Audit Committee. Prof. Law obtained his doctorate degree of philosophy in mechanical/industrial engineering from the University of Texas at Austin in 1976. He was a professor in the Department of Decision Sciences and Managerial Economics of the Chinese University of Hong Kong from 1986 until 2012, and the associate dean and consecutively the dean of the Faculty of Business Administration of the Chinese University of Hong Kong from 1993 to 2002. Prior to returning to Hong Kong, Prof. Law was the director of Operations Research at the Cullen College of Engineering and the director of Graduate Studies in Industrial Engineering at the University of Houston, and was also involved in the U.S. Space Program in his career in McDonnell Douglas and Ford Aerospace in the U.S. Prof. Law has acted as a consultant for various corporations in Hong Kong and overseas. He is active in public services, having served as a member of the Provisional Regional Council and various other government advisory committees of The Government of the HKSAR, and is also active in serving on the boards of profit, non-profit, and charitable organisations in Hong Kong and overseas.

Prof. Law is currently an independent supervisor of Beijing Capital International Airport Co., Ltd. (Stock Code: 00694), a company whose shares are listed on the Main Board of the Stock Exchange, and an independent non-executive director of Binhai Investment Company Limited (Stock Code: 02886), Regal Hotels International Holdings Limited (Stock Code: 00078) and Shougang Fushan Resources Group Limited (Stock Code: 00639), companies whose shares are listed on the Main Board of the Stock Exchange, as well as Global Digital Creations Holdings Limited (Stock Code: 08271) and Tianjin Binhai Teda Logistics (Group) Corporation Limited (Stock Code: 08348), companies whose shares are listed on the GEM of the Stock Exchange. Prof. Law also served as an independent non-executive director of Beijing Capital International Airport Co., Ltd. from June 2008 to June 2020.

CHENG Chi Pang, Leslie

Chairman of Audit Committee, Member of Nomination Committee

Aged 65, was appointed as an independent non-executive Director on 8 September 2005. He is also the chairman of the Audit Committee and a member of the Nomination Committee. Mr. Cheng obtained his master's degree in Laws (Chinese and Comparative Law) from City University of Hong Kong in July 2009, and a master's degree in business administration from Heriot-Watt University in the United Kingdom in 1997. He also obtained his bachelor's degree in business management from Curtin University of Technology in Australia in 1992. Mr. Cheng is an associate member of the Hong Kong Institute of Certified Public Accountants, the Institute of Chartered Accountants in England and Wales, the CPA Australia and the Taxation Institute of Hong Kong and a fellow member of the Hong Kong Institute of Directors. Mr. Cheng is a Certified Public Accountant practising in Hong Kong and has over 30 years of experience in auditing, business advisory and financial management. Mr. Cheng was the chief executive and group financial controller of NWS Holdings Limited (Stock Code: 00659), a company whose shares are listed on the Main Board of the Stock Exchange, from February 2003 to March 2005. Mr. Cheng is currently the chairman of Vantage Partners CPA Limited and the chief executive officer of L&E Consultants Limited.

Mr. Cheng is currently an independent non-executive director of China Ting Group Holdings Limited (Stock Code: 03398), a company whose shares are listed on the Main Board of the Stock Exchange. Mr. Cheng also served as an independent non-executive director of Fortune Sun (China) Holdings Limited (Stock Code: 00352), a company whose shares are listed on the Main Board of the Stock Exchange, from June 2006 to June 2019.

ZHANG Weidong

Chairman of Nomination Committee, Member of Audit Committee, Member of Remuneration Committee

Aged 58, was appointed as an independent non-executive Director on 28 June 2012. He is also the chairman of the Nomination Committee and a member of the Remuneration Committee and the Audit Committee. Mr. Zhang holds a master's degree in economics from Renmin University of China and a diploma of Programme for Management Development of Harvard Business School, and held a fellowship at Columbia University in the city of New York, the U.S.

Mr. Zhang is the founding partner and president of Alpha Win Capital Limited. Mr. Zhang had been an executive director and the deputy chief executive officer of Wealthking Investments Limited (formerly known as OP Financial Limited, Stock Code: 01140), a company whose shares are listed on the Main Board of the Stock Exchange, and a partner of Oriental Patron Financial Group primarily responsible for private equity investments. Mr. Zhang has over 13 years of experience in the operation and management of commercial banks, during which he worked in the international business department of the Industrial and Commercial Bank of China Limited ("ICBC") with final position of deputy general manager of the department, including 3 years in ICBC's Almaty Branch, where he was in charge of treasury, credit lending and office operations. Moreover, Mr. Zhang has 11 years of investment banking experience, served as an executive director of ICEA (the investment banking arm of ICBC) and the managing director of Alpha Alliance Finance Holdings, responsible for corporate finance and sales departments respectively.

Mr. Zhang is currently an independent non-executive director of Kingwisoft Technology Group Company Limited (formerly known as ZZ Technology Group Company Limited, Stock Code: 08295), a company whose shares are listed on the GEM of the Stock Exchange, and an independent non-executive director of China Brilliant Global Limited (Stock Code: 08026), a company whose shares are listed on the GEM of the Stock Exchange.

LUO Laura Ying

Member of Audit Committee

Aged 58, was appointed as an independent non-executive Director and a member of the Audit Committee on 28 March 2023. Ms. Luo obtained a bachelor's degree in international economics from Peking University in 1987 and a Master of Business Administration degree from the University of Toronto in 1991. Ms. Luo is a chartered financial analyst of the CFA Institute and a chartered professional accountant of the Chartered Professional Accountants of British Columbia. Ms. Luo has over 20 years of experience in the investment field. From 1995 to 1999, Ms. Luo worked in various investment banks including Goldman Sachs (Asia) L.L.C. and Morgan Stanley Dean Witter Asia Limited as a research analyst. From November 1999 to July 2001, Ms. Luo was the head of China research of the research department of SG Securities (HK) Limited. From July 2001 to July 2013, Ms. Luo worked in Schroders Investment Management (Hong Kong) Limited, with the last position held as a fund manager. From September 2013 to September 2019, Ms. Luo was the managing director and head of Hong Kong China equities of Barings Asset Management (Asia) Limited.

Ms. Luo is currently an investment director of GL China Equity HK Management Limited. Ms. Luo was previously a consultant of GL Capital Management Limited. Ms. Luo is currently an independent non-executive director of Central China New Life Limited (Stock Code: 09983) and China Medical System Holdings Limited (Stock Code: 00867), both being companies listed on the Stock Exchange.

SENIOR MANAGEMENT

MA Suqin, Susan

Aged 50, was appointed as a deputy general manager of the Company on 28 March 2012. Ms. Ma holds a master of business administration degree (EMBA Program) from the Kellogg School of Management of Northwestern University and the HKUST Business School and a master's degree in economics from Fudan University, and went to the Wharton School of the University of Pennsylvania as a visiting scholar. She is a chartered financial analyst of the CFA Institute. Ms. Ma is a seasoned investment banker with over 12 years of investment banking experience in Hong Kong and mainland China. Prior to joining the Company, Ms. Ma was the Chief Representative of the Beijing Representative Office of RBS Asia Corporate Finance Limited. Before that, Ms. Ma was engaged in overseas and mainland China investment banking businesses at Citigroup Global Markets Asia Limited, China Merchants Securities (HK) Co., Limited, Everbright Securities Company Limited and China Merchants Securities Co., Ltd. Ms. Ma is also a member of Social Enterprises Subcommittee of New Life Psychiatric Rehabilitation Association.

CHEUNG Wah Lung, Warren

Aged 43, was appointed as the Chief Financial Officer of the Company on 5 October 2020 and was appointed as the Company Secretary of the Company on 5 January 2021. Mr. Cheung graduated from the Simon Fraser University in Canada with a bachelor's degree in business administration. Mr. Cheung is a member of the American Institute of Certified Public Accountants and an associate member of the Hong Kong Institute of Chartered Secretaries. Mr. Cheung has extensive experience in auditing, accounting, financial management and compliance management. Prior to joining the Company, he worked in the assurance and advisory business services department of Ernst & Young and served as the chief financial officer and company secretary of a listed company in Hong Kong.

CORPORATE GOVERNANCE REPORT

The Company is committed to attaining and maintaining high standards of corporate governance as the Board recognises that effective corporate governance can enhance transparency of the Company's business, ensure that the Company is accountable to the Shareholders and meet the expectations of Shareholders and other stakeholders, and lead the Company to ultimate success.

CORPORATE GOVERNANCE PRACTICES

The Company has complied with all code provisions of the CG Code throughout the year ended 31 December 2022, except for CG Code provision F.2.2.

CG Code provision F.2.2 stipulates that the chairman of the Board (the "Chairman") should attend the annual general meeting. Due to other business commitment at the relevant time, the Chairman was unable to attend the annual general meeting of the Company held on 15 June 2022.

The following sections set out how the principles in the CG Code have been complied with by the Company.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code as its code of conduct regarding securities transactions by the Directors. Having made specific enquiry with the Directors, all Directors confirmed that they have complied with the Model Code at all applicable times throughout the year ended 31 December 2022.

BOARD OF DIRECTORS

Board Composition

As at 31 December 2022, the Board consists of eight Directors, comprising five executive Directors namely CHU Bin (Chairman), LUO Xunjie (managing Director of the Company, "Managing Director"), LI Xiaoguang, SUN Bin and YANG Zhengliang, and three independent non-executive Directors namely Japhet Sebastian LAW, CHENG Chi Pang, Leslie and ZHANG Weidong.

On 30 January 2023, LOU Zhanshan was appointed as an executive Director; and on 28 March 2023, LUO Laura Ying was appointed as an independent non-executive Director.

The biographical details of the current Directors are set out in the section headed "Board of Directors and Senior Management" of this annual report and on the Company's website at www.tianjinportdev.com. In addition, a list containing the names of the Directors and their role and function is published on the Company's website at www.tianjinportdev.com and the HKEXnews website of the Stock Exchange at www.hkexnews.hk.

None of the Directors have any financial, business, family or other material/relevant relationship(s) with each other, in particular, between the Chairman and the managing Director.

In accordance with Article 108 and Article 112 of the Articles of Association, CHU Bin, Japhet Sebastian LAW, ZHANG Weidong, LOU Zhanshan and LUO Laura Ying shall retire from office by rotation at the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

Responsibilities of the Board and Management

The Board is responsible for overseeing the businesses, overall strategic directions, corporate governance, risk management and internal control, environmental, social and governance, and operational and financial performances of the Group. The management is delegated with and is responsible for the daily operations and administration of the Company, which will be supervised by the executive Directors.

Board Meetings

Regular Board meetings are held at least four times a year. At least 14 days' notice of a regular Board meeting is given to all Directors who are given an opportunity to include matters for discussion in the agenda. Reasonable notice is given for holding additional meetings as and when necessary. The company secretary of the Company (the "Company Secretary") assists the Chairman in preparing the agenda for each meeting. The agenda and accompanying Board papers are sent to all Directors at least 3 days before the intended date of a regular Board meeting to enable the Directors to have full and timely access to relevant information. The Board decisions are voted upon at the Board meetings. The Company Secretary records all matters considered and decisions reached by the Board and any concerns raised or dissenting views expressed by the Directors. Minutes of the meetings are kept by the Company Secretary and are open for inspection at any reasonable time on reasonable notice by any Director.

Attendance at Board Meetings and General Meetings

The Company held six full Board meetings, an annual general meeting and one extraordinary general meeting in 2022.

The attendance of each Director at the meetings held in 2022 is set out below:

	Attendance/Number of meetings held during Director's tenure		
	Board Meeting	**Annual General Meeting**	**Extraordinary General Meeting**
Executive Directors			
CHU Bin	5/6	0/1	0/1
LUO Xunjie	6/6	1/1	1/1
LI Xiaoguang (appointed on 29 March 2022)	3/3	1/1	0/1
SUN Bin	6/6	1/1	1/1
YANG Zhengliang (appointed on 29 March 2022)	3/3	1/1	1/1
XUE Xiaoli (resigned on 29 March 2022)	3/3	0/0	0/0
SHI Jing (resigned on 29 March 2022)	3/3	0/0	0/0
Independent Non-executive Directors			
Japhet Sebastian LAW	6/6	1/1	1/1
CHENG Chi Pang, Leslie	6/6	1/1	1/1
ZHANG Weidong	6/6	1/1	1/1

In addition to Board meetings, a meeting of the Chairman and the independent non-executive Directors without the presence of other Directors and the management was held in 2022.

Appointment, Re-election and Removal of Directors

Changes in Directors during the year ended 31 December 2022 were as follows:

— LI Xiaoguang was appointed as an executive Director on 29 March 2022.

— YANG Zhengliang was appointed as an executive Director on 29 March 2022.

— XUE Xiaoli resigned as an executive Director on 29 March 2022.

— SHI Jing resigned as an executive Director on 29 March 2022.

Each of the executive Directors entered into a service contract or an appointment letter for a specific term of three years and may be terminated by either party to the other giving not less than three months' notice in writing.

The independent non-executive Directors are appointed for a specific term of two years.

According to the Articles of Association, all Directors are subject to retirement by rotation and re-election at the annual general meeting of the Company at least once every three years.

Induction and Development

Induction programme is arranged for each newly appointed Director upon his/her appointment to ensure that the Director has a proper understanding of the Group's operations and governance policies as well as their associated role and responsibilities.

All Directors are committed to participating in continuous professional development to update and refresh their skills and knowledge necessary for the performance of their duties. The Company from time to time provides information to the Directors on the latest development and changes in the Listing Rules and other applicable regulatory requirements to ensure compliance with the relevant rules and enhance their awareness of good corporate governance practices.

In 2022, the Company provided updates to all Directors on the latest development regarding the Listing Rules and other applicable legal and regulatory requirements. Directors, namely, CHU Bin, LUO Xunjie, LI Xiaoguang, SUN Bin, YANG Zhenglian, Japhet Sebastian LAW, CHENG Chi Pang, Leslie and ZHANG Weidong attended an in-house seminar covering the Listing Rules. Each of the Directors also participated in continuous professional development programmes such as reviewing updates on regulatory requirements, attending conferences, online training and external seminars established by qualified professionals.

Board Diversity Policy

The Company has adopted a board diversity policy (the "Board Diversity Policy") which sets out the principles and measures to achieve diversity of the Board. The nomination committee of the Company (the "Nomination Committee") is responsible for the review of the implementation and effectiveness of the Board Diversity Policy on annual basis.

The Nomination Committee has reviewed the Board composition with reference to the Board Diversity Policy:

— As at 31 December 2022, the Board comprises eight Directors, all of them are male. The Company has three senior management ("Senior Management"), one of which is female. Having reviewed the Board composition, the Company has identified a female candidate in accordance with the advice from the Nomination Committee, subsequently on 30 January 2023 and 28 March 2023, one male Director and one female Director had been appointed to the Board respectively. As at the date of this report, the gender ratio of the Board and Senior Management is 10 males to 2 females.

— Further details of the Group's gender ratio in the workforce are set out in "Environmental, Social and Governance Report" of the Company which is available on the HKEXnews website of the Stock Exchange at http://www.hkexnews.hk and the websites of the Company at http://www.tianjinportdev.com.

— As at the date of this Annual Report, the Board has 3 members in the 50 or below age group; 5 members in the 50 to 59 age group; and 2 members in the 60 or above age group.

— As at the date of this Annual Report, the Company has made progress and the Board is no longer a single gender board. The Company will continue to give fair and equal opportunities to potential and suitable candidates regardless of their gender.

— In the future, in order to promote diversity in the Board composition, the Company will continue to identify suitable candidate over time after taking into account various factors such as the Company's own business and needs, and diversity aspect (including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service) from time to time, the candidate's merit and potential contribution to the Board.

The Board Diversity Policy is summarised as follows:

— The Company understands the benefits of board diversity and sees it as an important element in maintaining sustainable growth of the Company. The Company will consider the composition of the Board from various aspects including the diversity perspective by taking into account of gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service.

— Selection of candidates will be based on a range of diverse perspectives, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. The Board's appointment should be based on meritocracy and diversity of the Board appropriate for the Company's business and specific needs, and the contribution that the candidate will bring to the Board.

— The Company will make appropriate disclosure of this policy in the Corporate Governance Report of the Company's annual report in accordance with the requirements of the Listing Rules as amended from time to time.

Board Independence

The Company has established below mechanisms to ensure independent views and input are available to the Board:

1. Board composition and independence of independent non-executive Directors — which should be reviewed by the Nomination Committee on an annual basis.

2. Independent professional advice — all members of the Board can seek independent professional advice when necessary to perform their responsibilities, at the expense of the Company, in accordance with the company policy.

3. Conflict of Interest — as the Board is independent of the board of directors of Tianjin Port Group (save for CHU Bin and LUO Xunjie who are the common directors in both companies), and CHU Bin and LUO Xunjie have no control over the Board, the Group is capable of carrying on its businesses independently of the businesses of Tianjin Port Group. In view of good corporate governance practices, CHU Bin, LUO Xunjie and SUN Bin, the Directors who are also directors and/or senior management of Tianjin Port Group, abstained from voting in the relevant Board resolutions in relation to the transactions with Tianjin Port Group and/or its associates.

4. Connected transactions — if a substantial shareholder or a Director has a conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the matter should be dealt with by a physical board meeting rather than a written resolution. Independent non-executive Directors who, and whose close associates, have no material interest in the transaction should be present at that Board meeting. An independent financial advisor should be appointed, and an independent Board committee should be established to give advice to Shareholders in accordance with the Listing Rules. Besides, the continuing connected transactions have been reviewed annually by independent non-executive Directors and auditors in accordance to the Listing Rules.

5. Chairman meeting with independent non-executive Directors — it has to be held at least annually.

6. Relationship with the Senior Management — all Directors have independent access to the Senior Management.

The Board has reviewed the implementation and effectiveness of the above mechanisms for the year ended 31 December 2022.

CHAIRMAN AND MANAGING DIRECTOR

The roles of the Chairman and managing Director are segregated and the positions are held by separate individuals.

The Chairman is responsible for leading the Board, ensuring that the Board works effectively and discharges its responsibilities and that all key and relevant issues are discussed in a timely manner. The Chairman should ensure that sound corporate governance practices and procedures are established at the Company and promote the Directors to make effective contribution to the Board.

The managing Director is responsible for leading the management and daily operation of the Group and implementation of approved business strategies and policies, and should ensure the effective implementation of such strategies and policies so as to achieve the objectives set by the Board.

INDEPENDENT NON-EXECUTIVE DIRECTORS

All of the independent non-executive Directors are highly qualified professionals with extensive experiences in areas including accounting, finance and corporate management.

The Company has received an annual confirmation of independence for the year ended 31 December 2022 from each of the independent non-executive Directors. The independent non-executive Director, who was appointed on 28 March 2022, has also provided confirmation of independence in relation to her appointment. The Company is of the view that all of the independent non-executive Directors meet the guidelines for assessing independence as set out in Rule 3.13 of the Listing Rules and considers them to be independent.

On 31 December 2022, all the independent non-executive Directors have served more than 9 years. In accordance with Rule B.2.4 of Appendix 14 of the Listing Rules, the Company has subsequently on 28 March 2023 appointed a new independent non-executive Director who will retire from office by rotation and offer herself for re-election at the forthcoming annual general meeting.

BOARD COMMITTEES

The Board has established three Board committees, namely the Nomination Committee, the remuneration committee of the Company (the "Remuneration Committee") and the audit committee of the Company (the "Audit Committee"). The specific terms of reference and list of membership of all the Board committees are published on the website of the Company at www.tianjinportdev.com and the HKEXnews website of the Stock Exchange at www.hkexnews.hk.

The attendance of each member of the Board committees at the meetings held in 2022 is set out below:

	Attendance/Number of meetings held during Director's tenure		
	Nomination Committee	**Remuneration Committee**	**Audit Committee** *(Note 1)*
Executive Directors			
LUO Xunjie	1/1	NA	NA
SUN Bin *(Note 2)*	NA	2/2	NA
YANG Zhengliang *(Note 2)*	NA	1/1	NA
Independent Non-executive Directors			
Japhet Sebastian LAW	NA	3/3	4/4
CHENG Chi Pang, Leslie	1/1	NA	4/4
ZHANG Weidong	1/1	3/3	4/4

Notes:

1. Representatives of the external auditor participated in 4 Audit Committee meetings held in 2022.

2. With effect from 29 March 2022, SUN Bin has ceased to act as a member of the Remuneration Committee and YANG Zhengliang has been appointed as a member of the Remuneration Committee.

Details of the Board committees, including their members, responsibilities and the work performed during 2022 are set out below.

Nomination Committee

The Nomination Committee comprises two independent non-executive Directors, namely CHENG Chi Pang, Leslie and ZHANG Weidong, and one executive Director, LUO Xunjie. ZHANG Weidong is the chairman of the Nomination Committee.

The Nomination Committee is responsible for, amongst other things, identification of qualified individuals and making recommendations to the Board for directorships, making recommendations on the appointment or re-appointment of Directors and succession planning for Directors, assessing the independence of independent non-executive Directors, reviewing the structure, size and composition (including the skills, knowledge, experience and diversity) of the Board, reviewing the implementation and effectiveness of the Board Diversity Policy on an annual basis and review the nomination policy of the Company (the "Nomination Policy"), as and when appropriate.

The major work performed by the Nomination Committee during the year ended 31 December 2022 included reviewing and, where applicable, making recommendations to the Board on and approving the following matters, in accordance with its responsibilities and authorities:

— Change of Directors which included the appointment of executive Directors.

— Structure, size and composition (including the skills, knowledge, experience and diversity) of the Board.

— Independence of independent non-executive Directors.

— Directors for re-election at the annual general meeting held in 2022.

Nomination Policy

The Board has adopted the Nomination Policy which sets out the criteria and procedures to evaluate, select and recommend candidate(s) for directorship to the Board. The Nomination Committee is responsible for the review of the Nomination Policy from time to time to ensure its effectiveness.

Selection Criteria

The Nomination Committee shall consider the factors including but not limited to the candidate's character and reputation, qualifications (including professional qualifications, skills, knowledge and experience that are relevant to the Company's business and corporate strategy), the willingness and ability of the candidate to devote sufficient time to discharge duties as a member of the Board, and the Board Diversity Policy. For the appointment of independent non-executive Director(s), independence guidelines as set out in the Listing Rules will be considered.

Selection Procedures

— The Nomination Committee reviews the structure, size and composition (including the skills, knowledge, experience and diversity) of the Board annually and make recommendation on any proposed changes to the Board on how to complement the Company's corporate strategy.

— For filling a casual vacancy or appoint additional Director(s), the Nomination Committee shall conduct an assessment on the candidate(s) and make recommendation to the Board for consideration and approval.

— Shareholder(s) may nominate a person as a Director, without the Board's recommendation or the Nomination Committee's nomination, according to the provisions and procedures set out in the section headed "Procedures for putting forward proposals at general meetings of the Company" below.

Remuneration Committee

As at 31 December 2022, the Remuneration Committee comprises two independent non-executive Directors, namely Japhet Sebastian LAW and ZHANG Weidong, and one executive Director, YANG Zhengliang. Japhet Sebastian LAW is the chairman of the Remuneration Committee. Subsequently on 30 January 2023, YANG Zhengliang has ceased to be member of Remuneration Committee and LOU Zhanshan has been appointed as member of the Remuneration Committee.

The Remuneration Committee is responsible for, amongst other things, making recommendations to the Board on the Company's policy and structure for remuneration of Directors and Senior Management and on the establishment of a formal and transparent procedure for developing remuneration policy, determining, with delegated responsibilities, the remuneration packages of individual executive Directors and Senior Management, reviewing and approving performance-based remuneration with reference to corporate goals and objectives resolved by the Board, and recommending to the Board the remuneration of non-executive Directors. No Director is involved in determining his or her own remuneration.

The major work performed by the Remuneration Committee during the year ended 31 December 2022 included reviewing and, where applicable, making recommendations to the Board on and approving the following matters, in accordance with its responsibilities and authorities:

— Remuneration packages for the appointment of executive Directors and Senior Management.

— Terms of Directors' service contracts or appointment letters.

— Remuneration policy and remuneration packages for Directors and Senior Management.

— Discretionary bonus for Directors and Senior Management with reference to their performance and the Group's annual results.

Remuneration Package for Directors and Senior Management

The remuneration package for executive Directors and Senior Management comprises basic salary, discretionary bonus and pensions. Discretionary bonus is determined with reference to the Group's annual results and the employees' performance.

In order to attract, retain and motivate the best talent, including the Directors, the Company has adopted a Share Option Scheme (as defined in the sub-section headed "Share Option Scheme" under the section headed "The Share Schemes" in the Directors' Report). The scheme enables eligible persons to obtain ownership interest in the Company and thus serves to motivate continual optimum contributions to the Group. The Share Option Scheme has expired on 25 April 2016.

Details of the Directors' emoluments during the year ended 31 December 2022 are set out in Note 8 to the consolidated financial statements and details of the Share Option Scheme are set out in the Directors' Report and Note 23 to the consolidated financial statements.

Pursuant to the CG Code provision E.1.5, the remuneration of Senior Management who are not executive Directors by band for the year ended 31 December 2022 is set out below:

Remuneration band	2022 Number of individuals
Below HK$1,000,000	1
HK$1,500,001 – HK$2,000,000	1
HK$2,000,001 – HK$2,500,000	1

Audit Committee

As at 31 December 2022, the Audit Committee comprises three independent non-executive Directors, namely CHENG Chi Pang, Leslie, Japhet Sebastian LAW and ZHANG Weidong. CHENG Chi Pang, Leslie is the chairman of the Audit Committee. Subsequently on 28 March 2023, LUO Laura Ying has been appointed as member of the Audit Committee.

The Audit Committee is responsible for, amongst other things, making recommendations to the Board on the appointment, re-appointment and removal of external auditor, and approvals of its remuneration and terms of engagement. The Audit Committee is also responsible for reviewing and monitoring external auditor's independence, objectivity and effectiveness of audit process, reviewing the financial information of the Group and overseeing the Group's financial reporting system, risk management and internal control systems.

The major work performed by the Audit Committee during the year ended 31 December 2022 included reviewing and, where applicable, making recommendations to the Board on and approving the following matters, in accordance with its responsibilities and authorities:

— Financial statements and continuing connected transactions included in the annual report and audit findings by external auditor.

— Interim financial statements included in the interim report and findings by external auditor.

— Internal audit plan and reports.

— Risk management plan and reports.

— Effectiveness of the risk management and internal control systems of the Group.

— Re-appointment of external auditor and its remuneration.

— Adequacy of resources, staff qualifications and experiences, training programmes and budget of the accounting, internal audit and financial reporting functions of the Company, as well as those relating to the Company's Environmental, Social and Governance (ESG) performance and reporting.

— Non-audit services provided by the external auditor.

CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for, amongst other things, developing and reviewing the policies and practices on corporate governance of the Company, reviewing and monitoring the Company's policies and practices on compliance with legal and regulatory requirements, reviewing and monitoring the training and continuous professional development of Directors and Senior Management, reviewing the Company's compliance with the CG Code and the disclosure in the annual report.

The major work performed by the Board during the year ended 31 December 2022 included reviewing and, where applicable, approving the following matters:

— The Company's policies and practices on corporate governance.

— Training and continuous professional development of Directors and Senior Management.

— The Company's policies and practices on compliance with legal and regulatory requirements.

— Compliance with the CG Code and the Corporate Governance Report disclosure.

AUDITOR'S REMUNERATION

For the year ended 31 December 2022, the remuneration paid/payable to the external auditor of the Company in respect of audit services and non-audit services provided was HK$2,980,000 and HK$71,000 respectively. The non-audit services provided were mainly consisted of tax advisory services and other services as required by the Listing Rules.

FINANCIAL REPORTING

The Directors acknowledged their responsibility for preparing the consolidated financial statements for each financial year which give a true and fair view of the results and financial position of the Group. In preparing the consolidated financial statements for the year ended 31 December 2022, the Board consistently adopted the appropriate accounting policies and made prudent and reasonable judgements and estimates. On the basis of current financial projections and facilities available, the Group has adequate financial resources to continue its operation in the foreseeable future. Accordingly, the Group continues to prepare its consolidated financial statements on a going concern basis.

The statement by the external auditor of the Company regarding its reporting responsibilities on the consolidated financial statements of the Group is set out in the Independent Auditor's Report on pages 65 to 69.

RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for the risk management and internal control systems and reviewing their effectiveness on an ongoing basis. The Audit Committee assists the Board to monitor risk management and internal control systems and reports to the Board on a regular basis. The Board should review the effectiveness of the Group's risk management and internal control systems at least annually, and such review should cover all material controls including financial control, operational control and compliance control. The risk management and internal control systems are designed for managing risks rather than eliminating the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

During the year ended 31 December 2022, the Company has conducted an annual review on the risk management and internal control systems of the Group. The Board has reviewed and confirmed the adequacy and effectiveness of the Group's risk management and internal control systems in all material aspects including financial, operational, compliance controls and risk management functions. The report of the review has been reviewed by the Audit Committee and discussed by the Audit Committee with the Board.

Risk Management Structure and Main Responsibilities

Board

— Formulates the strategic objectives of risk management, evaluates and determines the nature and extent of risks it is willing to take in achieving the strategic objectives.

— Ensures that the Group establishes and maintains appropriate and effective risk management and internal control systems.

— Reviews the effectiveness of risk management and internal control systems.

Audit Committee

— Assists the Board to monitor risk levels as well as the design and operational effectiveness of risk management and internal control systems.

— Discusses the risk management and internal control systems with the management to ensure that the management has performed its responsibility to establish effective systems.

— Ensures the adequate resources and appropriate status of the internal audit function, reviews and monitors its effectiveness.

Management

— Designs, implements and monitors the risk management and internal control systems.

— Assesses major risks and risk response plans.

Risk Management Department

— Responsible for the daily risk management.

— Develops policies and practices on identifying, assessing, monitoring and controlling risks.

— Designs and implements the risk management and internal control structure, and ensures the consistent implementation and compliance of the structure and related policies and practices.

— Continues to monitor risks and reports to the Audit Committee to ensure that the major risks are within the acceptable level of the Company.

Internal Audit

— Analyses and evaluates independently the adequacy and effectiveness of the risk management and internal control systems.

— Reports directly to the Audit Committee the findings of the review and makes recommendations for improvement.

Business Units

— Promote and implement the risk management procedures and internal control measures.

— Update on an ongoing basis the risks, risk management and other related progress.

— Formulate and implement the risk response plans.

— Monitor risks and report the risk information on a timely basis.

Process for Identifying, Assessing and Managing Significant Risks

Risk Identification:	Identifies and documents major risks that affect the realisation of the Company's goals.
Risk Assessment:	Develops applicable risk assessment criteria, conducts risk analysis based on the degree of impact and the likelihood of occurrence, and assesses the risks identified.
Risk Response:	Evaluates the risk response plans and selects suitable risk response measures to prevent, avoid or mitigate the risks.
Risk Control:	Evaluates the adequacy of the current internal control measures in response to the major risks and its effectiveness, makes recommendations and enhancement initiatives, so as to ensure that the internal control measures cover the requirements of risk response measures.
Risk Monitoring:	Performs ongoing and periodic monitoring of major risks and internal control measures and ensures that appropriate risk management and internal control procedures are in place; monitors changes in both external and internal environment, including revision of risk response measures, risk management and internal control procedures.
Risk Reporting:	Reports regularly on risk management, so as to enable the management, the Audit Committee and the Board to effectively gain information on and understand the current major risks in strategic, operational, financial and legal aspects.

Internal Audit Function

The Company has set up the audit department to perform internal audit function, which reports directly to the Audit Committee. The audit department will develop internal audit plan for the year and submit it to the Audit Committee for approval. An audit report will be issued upon completion of each internal audit. In addition, the audit department will attend meetings of the Audit Committee and report regularly to the Audit Committee about the progress of its internal audit work and the follow-ups of audit findings and recommendations to ensure the effectiveness of the internal control system.

Inside Information Disclosure Policy

The Company has adopted an inside information disclosure policy which sets out procedures for handling and disclosure of inside information, which includes:

— Designated reporting channels for different operation units to report potential inside information to designated departments.

— Designated persons and departments to determine further escalation and disclosure as required.

— Designated persons authorised to act as spokespersons and respond to external enquiries.

The inside information disclosure policy provides guidelines for the employees, so as to ensure compliance with the relevant regulations by the Company and the inside information being dealt with and disclosed in a timely manner.

COMPANY SECRETARY

The Company Secretary is an employee of the Company and reports to the Chairman and managing Director. The Company Secretary is responsible for advising the Board through the Chairman and/or managing Director on governance matters, arranging induction and professional development of Directors, as well as ensuring good information flow among the Directors and the compliance of the Board policies and procedures. All Directors have access to the Company Secretary for advice and services.

The biographical details of the Company Secretary are set out in the section headed "Board of Directors and Senior Management" of this annual report. The Company Secretary has taken more than 15 hours of relevant professional training for the year ended 31 December 2022 and complied with the requirement under Rule 3.29 of the Listing Rules.

SHAREHOLDERS' RIGHTS

Procedures for making enquiries to the Board

The Company encourages Shareholders to maintain direct communication with the Company. Shareholders who have any questions for the Board may send written enquiries by post to the Company's principal place of business in Hong Kong or by e-mail to ir@tianjinportdev.com for the attention of the Investor Relations Department.

Procedures for convening an extraordinary general meeting by Shareholders

Extraordinary general meetings can be convened on the requisition of one or more Shareholders holding, at the date of deposit of the requisition, not less than 10% of the voting rights (on a one vote per Share basis) in the issued share capital of the Company. Relevant Shareholders shall request in writing to the Board or the Company Secretary for the purpose of requiring an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition.

The signed written requisition should state the purpose of the meeting and be delivered to the Company's principal place of business in Hong Kong. The meeting shall be held within two months after the deposit of such requisition. If within 21 days of such deposit, the Board fails to proceed to convene such meeting, the requisitionist(s) himself (themselves) may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

Procedures for putting forward proposals at general meetings of the Company

Pursuant to Article 113 of the Articles of Association, no person, other than a retiring Director, shall, unless recommended by the Board for election, be eligible for election to the office of the Director at any general meeting, unless notice in writing of the intention to propose that person for election as a Director and notice in writing by that person of his willingness to be elected shall have been lodged at the Company's principal place of business in Hong Kong at Suite 3904-3907, 39/F., Tower Two, Times Square, 1 Matheson Street, Causeway Bay, Hong Kong. The period for lodgment of such notices will commence no earlier than the day after the despatch of the notice of the general meeting appointed for such election and end no later than seven days prior to the date of such general meeting and the minimum length of the period during which such notices to the Company may be given will be at least seven days.

If a Shareholder wishes to propose a person to stand for election as a Director, the following documents must be lodged at the Company: (i) a notice of intention to propose a person for election as Director at the general meeting, and (ii) a notice executed by the nominated candidate of the candidate's willingness to be elected together with that candidate's biographical details as required by Rule 13.51(2) of the Listing Rules.

The period for lodgment of the above written notices shall commence no earlier than the day after the despatch of the notice of general meeting and end no later than seven days prior to the date of the general meeting. The Company is required under Rule 13.73 of the Listing Rules to provide the information about the proposal in a supplementary circular or by way of an announcement not less than ten business days before the general meeting. If the above notices are received by the Company less than twenty-one days prior to the date of general meeting, the Company may need to consider the adjournment of the general meeting.

INVESTOR RELATIONS

Communications with Shareholders

The Company values highly effective communication with the Shareholders and investors with the objective to enable the Shareholders and investors to gain a better understanding about the Group. The Board endeavours to maintain an on-going dialogue with Shareholders. The Company encourages Shareholders to attend annual general meeting and other general meetings of the Company and welcomes Shareholders to express their views and raise questions thereat.

SHAREHOLDERS' COMMUNICATION POLICY

The Company is committed to enhancing long-term shareholder value through regular communication with the Shareholders. In order to ensure that Shareholders and investors can maintain continuous dialogue with the Company, and can obtain the Company information in a timely manner, the Company has formulated the shareholder communication policy and will regularly review it to ensure its effectiveness. Below is a summary of the policy.

1. Shareholders' Enquiries

— Shareholders may at any time make a request for the Company's information to the extent such information is publicly available. Shareholders are also encouraged to direct their questions or provide their comments to the Company. Such requests, questions and/or comments shall be addressed to the Investor Relations Manager by mail to the Company's office address in Hong Kong at Suite 3904–3907, 39/F., Tower Two, Times Square, 1 Matheson Street, Causeway Bay, Hong Kong, or by email to ir@tianjinportdev.com.

— Shareholders should direct their questions about their shareholdings to the Company's Hong Kong share registrar, Tricor Investor Services Limited.

2. Corporate Communication

— Corporate communication (has the meaning ascribed to it under the Listing Rules) will be made available to Shareholders in plain language and in both English and Chinese versions to facilitate Shareholders' understanding. Shareholders have the right to choose the language (in English only, in Chinese only or in both languages) and the means of receipt (in printed form or by electronic means) of corporate communication.

3. Corporate Website

— The website of the Company http://www.tianjinportdev.com provides information on the Company, including communication to Shareholders.

— Information released by the Company to the HKEXnews website of the Stock Exchange is posted on the Company website http://www.tianjinportdev.com as soon as practicable thereafter. Such information includes, but not limited to, financial statements, results announcements, Environmental, Social and Governance (ESG) report, circulars and notices of general meetings and associated explanatory documents etc.

4. Shareholders' Meetings

— Shareholders are encouraged to participate in general meetings or to appoint proxies to attend and vote at meetings for and on their behalf if they are unable to attend the meetings.

— The process of the Company's general meeting will be monitored and reviewed on a regular basis, and, if necessary, changes will be made to ensure that Shareholders' needs are best served.

— Representatives of Board members, Senior Management and external auditors of the Company will attend annual general meetings to answer Shareholders' questions. The chairman of the independent board committee and a representative of the independent financial adviser (if any) will attend the general meeting to answer Shareholders' questions on resolutions for which approval by independent shareholders is proposed at the meeting.

— Notices of general meetings and accompanying papers are provided within a prescribed period of time prior to the meetings on the website of the Company and HKEXnews website of the Stock Exchange.

5. Investment Community Communications

— After the Company announces its interim and final results, results briefings may be held by the Company as it considers appropriate, at which the Director(s) and/or Senior Management who attend such briefings will answer questions about the Group's operations and financial performance.

— The Company welcomes port visit from fund managers and analysts to deepen their understanding of port operations and the Company's business.

— To facilitate communication between the Company, Shareholders and the investment community, the Company conduct results briefings, one-on-one meetings and non-deal roadshows (both domestic and international), conference calls as well as reverse roadshow with Shareholders, investors and analysts from time to time. Representatives from the Company will meet regularly with investors and analysts at investor conferences and forums organised for this purpose by financial institutions.

6. Shareholders' Privacy

— The Company recognises the importance of the Shareholders' privacy. The Company will protect their personal data in compliance with applicable data protection laws and its privacy policy, and will not disclose Shareholders' information without their consent, unless required to do so by law.

7. Publication and Review of the Shareholder Communication Policy

— The shareholder communication policy is available on the website of the Company. This policy is reviewed at least annually and may be updated from time to time by the Board to ensure its effectiveness in upholding high standards of communication with Shareholders and to reflect current best practice.

During the year ended 31 December 2022, the respective chairman of the Audit Committee, the Remuneration Committee and the Nomination Committee and the external auditor of the Company had attended the annual general meeting of the Company held on 15 June 2022 to answer questions from the Shareholders. All members of independent board committee, Japhet Sebastian LAW, CHENG Chi Pang, Leslie and ZHANG Weidong, had attended the extraordinary general meeting of the Company held on 31 March 2022 to approve the connected transactions. The Company had also invited the independent financial adviser to attend the extraordinary general meeting held on 31 March 2022 to answer questions from the Shareholders.

In view of the availability of different channels to communicate with the Shareholders, the Board has considered the implementation and effectiveness of the shareholders' communication policy to be effective and adequate during the year.

DIVIDEND POLICY

The Board has adopted a dividend policy regarding the declaration and payment of dividends by the Company. In circumstances that the Group is profitable and without affecting the normal operation of the Group, the Company may declare and distribute dividends to the Shareholders. In general, the Company intends to declare and distribute dividends once a year and the total amount of annual dividends shall be between 30% and 50% of the profit attributable to Shareholders for the year. The Company may also declare special dividends from time to time in addition to the annual dividends. In deciding whether to propose any dividend and in determining the dividend amount, the Board shall take into account, among other things, the Group's operations and earnings, development plans, cash flow, financial condition, capital and other reserve requirements and surplus, and any other factors that the Board deems appropriate. The Board will review the dividend policy as appropriate from time to time.

The declaration and payment of dividends by the Company is also subject to any restrictions set out in the Articles of Association, the laws of the Cayman Islands and any other applicable laws, rules and regulations.

CONSTITUTIONAL DOCUMENTS

The Company has adopted the amended and restated memorandum and articles of association of the Company (the "M&A") by a special resolution, to bring it in line with the relevant requirements of the Listing Rules, passed at the annual general meeting on 15 June 2022 and effective on the same day. Details of the amendments to the M&A has been disclosed in the circular of the Company dated 26 April 2022. The M&A is available on the website of the Company at www.tianjinportdev.com and the HKEXnews website of the Stock Exchange at www.hkexnews.hk.

DIRECTORS' REPORT

The Directors have pleasure in presenting the annual report together with the audited financial statements of the Group for the year ended 31 December 2022.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The activities of its principal subsidiaries, associates and joint ventures are set out in Note 34 to the consolidated financial statements.

An analysis of the Group's performance by segment for the year ended 31 December 2022 is set out in Note 3 to the consolidated financial statements.

RESULTS AND DIVIDENDS

The results of the Group for the year ended 31 December 2022 are set out in the consolidated income statement on page 70.

The Board recommends the payment of a final dividend of HK2.24 cents per share for the year ended 31 December 2022. Subject to the approval of Shareholders at the forthcoming annual general meeting, the final dividend will be payable to the Shareholders whose names appear on the register of members of the Company on 26 June 2023.

BUSINESS REVIEW

The business review of the Group is set out in the sections headed "Chairman's Statement", "Management Discussion and Analysis" and "Corporate Governance Report" of this annual report, which form part of this directors' report.

Risks and Uncertainties

The Group's businesses, financial condition, results of operations and growth prospects may be affected by risks and uncertainties directly or indirectly pertaining to the Group's businesses. The risk factors set out below may result in substantial difference between the Group's businesses, financial condition, results of operations or growth prospects and the expected or historical results. Such factors are by no means exhaustive or comprehensive, and in addition to those shown below, there may be other risks which are not known to the Group or which may not be material now but could turn out to be material in the future.

Risks of Economic Volatility

Port business, which is mainly located in Tianjin, the PRC, is the Group's core business. As a primary industry of the national economy, the development of the port industry is closely related to the national economic development. The macroeconomic situation may have different degree of impact on the Group's results of operations. Cargo throughput at the port is dependent on the economic development of the areas, while the Group's businesses are affected by various factors such as the economic growth rate, level of trade development and industry structure of those areas.

Risks Relating to the Changes in the PRC Policies

Changes in economic condition, regulatory requirements, government policies, development plans and relevant laws and regulations in the PRC may impact the Group's operations.

Risks of Competition from Ports

The Group is situated at a cluster of ports in the Bohai Rim Region, where the density of ports in the region are relatively high and the ports in the scale of 100 million tons are developing rapidly. There are both competition and cooperation with the surrounding ports.

Financial Risks

The details of the Group's financial risk management are set out in Note 32 to the consolidated financial statements.

Compliance with the Relevant Laws and Regulations

During the year ended 31 December 2022, the Company has complied with the requirements under the Companies Law of the Cayman Islands, the Listing Rules and the SFO for, among other things, the disclosure of information and corporate governance. There was no incidence of non-compliance with the relevant laws and regulations that have a significant impact on the Group's business for the year ended 31 December 2022.

Environmental Policies and Performance

The Group has always been dedicated to reducing the environmental impact of our operation, and implemented policies regarding environmental management and resources conservation. The Group strives to create a green production and living environment, vigorously promotes the use of new, clean and renewable energies, reinforces the construction of energy supply facilities, dust control, energy saving and consumption reduction management as well as sewage treatment and upgrading, promotes the application of environmental-friendly facilities and equipment, enhances ecological environment protection and water environment management at the port, to ensure that environmental indicators such as air and water quality meet the standards, and build a beautiful port with blue sky, green land, clear water and clean environment.

Further details of the Group's environmental policies and performance and compliance with relevant laws and regulations are set out in "Environmental, Social and Governance Report" of the Company which is available on the HKEXnews website of the Stock Exchange at http://www.hkexnews.hk and the websites of the Company at http://www.tianjinportdev.com.

Key Relationships with Employees, Customers and Suppliers

Employees

As at 31 December 2022, the Group had approximately 6,141 employees. The Group offers remuneration packages for employees based on their position, performance and the labour market condition. In addition to basic salary, mandatory provident fund scheme (in accordance with the Mandatory Provident Fund Schemes Ordinance for Hong Kong employees) or the state-managed pension scheme (for PRC employees), discretionary bonus is also awarded to the employees with reference to the Group's annual results and the employees' performance. During the year ended 31 December 2022, the Group had no forfeited contributions under the retirement benefits scheme that might be used by the Group to reduce the existing level of contributions (for the year ended 31 December 2021: Nil). The Group reviews the remuneration polices and packages on a regular basis.

The Group highly values life-long learning and personal development of the employees, and enhances their productivity through provision of training, thereby promoting the business development of the Group. The management proactively communicates with employees to foster the employer-employee relationship.

Further details of the Group's relationship with employees and compliance with relevant laws and regulations are set out in "Environmental, Social and Governance Report" of the Company which is available on the HKEXnews website of the Stock Exchange at http://www.hkexnews.hk and the websites of the Company at http://www.tianjinportdev.com.

Customers

The Group is committed to creating values for our customers by providing quality services to meet their needs. The Group also strives to grow together with our customers and uphold service integrity. On the basis of full investigation and analysis of industry background, scale of operation and credibility of the customers, we have established long-term relationship with our customers. By optimising our services and improving the business environment, engaging in activities such as customer forums, we offer our customers a personalised and refined service.

Suppliers

To ensure quality and quantity of our performance and minimise cost, the Group conducts full investigation and analysis on the supplier's performance, qualifications and quality, industry background, scale of production, product quality and business integrity of the suppliers, and assesses and selects the suppliers regularly every year. Through sincere cooperation, the Group has set up long-term and win-win cooperation relationship with our suppliers and established a good reputation.

Further details of the Group's relationship with suppliers are set out in "Environmental, Social and Governance Report" of the Company which is available on the HKEXnews website of the Stock Exchange at http://www.hkexnews.hk and the websites of the Company at http://www.tianjinportdev.com.

MAJOR CUSTOMERS AND SUPPLIERS

The revenue attributable to the Group's five largest customers combined accounted for less than 15% of the Group's total revenue for the year.

The purchases attributable to the Group's five largest suppliers combined accounted for approximately 43% of the Group's total purchases for the year and the largest supplier included therein accounted for approximately 15%.

None of the Directors, their close associates, or any Shareholder, which to the knowledge of the Directors owns more than 5% of the Company's issued share capital, had interests in any of the Group's five largest customers or suppliers.

FIVE YEARS FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last 5 financial years is set out on page 150.

SHARE CAPITAL

Movements in share capital of the Company during the year are set out in Note 23 to the consolidated financial statements.

EQUITY-LINKED AGREEMENTS

Save as disclosed in the sub-section headed "Share Option Scheme" under the section headed "The Share Schemes" below, no equity-linked agreements were entered into by the Company during the year or subsisted at the end of the year.

DISTRIBUTABLE RESERVES

Distributable reserves of the Company as at 31 December 2022 are set out in Note 24 to the consolidated financial statements.

BORROWINGS

Particulars of borrowings of the Group as at 31 December 2022 are set out in Note 25 to the consolidated financial statements.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the laws of Cayman Islands, being the jurisdiction in which the Company was incorporated, which would oblige the Company to offer new shares on a pro-rata basis to existing Shareholders.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the year ended 31 December 2022.

CONTINUING DISCLOSURE PURSUANT TO RULE 13.21 OF THE LISTING RULES

On 5 June 2018, Tianjin Port Development Finance Limited, a wholly-owned subsidiary of the Company, as borrower (the "Borrower") and the Company as guarantor entered into a facility letter with a financial institution as lender for an uncommitted revolving loan facility of up to HK$100 million. The loan facility is unsecured, interest bearing and subject to annual review by the lender. Pursuant to the facility letter, the Borrower and the Company undertake that Tianjin Port Group, together with its subsidiaries, in aggregate, shall (1) have the single largest shareholding interest in the Company; and (2) hold no less than 35% (directly or indirectly) of the shareholding interest in the Company. Any breach of the undertaking may result in the relevant financial institution exercising its right to demand repayment.

The above specific performance obligations and undertaking continue to exist as at the date of this report.

On 19 May 2022, the Borrower as borrower and the Company as guarantor entered into:

(1) a facility agreement with a financial institution as lender for a term loan facility of up to HK$1,200 million. The loan facility is repayable in full on the date falling 12 months from the date of the facility agreement.

(2) a facility agreement with a financial institution as lender for a term loan facility of up to HK$500 million. The loan facility is repayable in full on the date falling 12 months from the date of the facility agreement.

(3) a facility agreement with a financial institution as lender for a term loan facility of up to HK$500 million. The loan facility is repayable in full on the date falling 12 months from the date of the facility agreement.

Each of the above facility agreements under items (1) to (3) includes a condition imposing specific performance obligations on Tianjin Port Group, the controlling shareholder of the Company. If Tianjin Port Group, together with its subsidiaries, in aggregate, (1) ceases to have the single largest shareholding interest (directly or indirectly) in the Company; or (2) ceases to hold no less than 35% (directly or indirectly) of the shareholding interest in the Company, the relevant financial institutions may demand immediate repayment of the loan facilities. As at 31 December 2022, the aggregate balance of the loan facilities subject to the above obligations was HK$2,200 million. The Company has subsequently fully repaid the whole HK$2,200 million loan facilities on 30 January 2023.

THE SHARE SCHEMES

SHARE OPTION SCHEME

By a written resolution passed by the sole shareholder of the Company on 26 April 2006, the Share Option Scheme was adopted by the Company. The Share Option Scheme was effective for a period of 10 years and expired on 25 April 2016. All outstanding share options granted under the Share Option Scheme will continue to be valid and exercisable in accordance with the provisions of the Share Option Scheme.

As the Share Option Scheme had expired on 25 April 2016, no further share options of the Company shall be granted under the Share Option Scheme thereafter. During the year ended 31 December 2022, all share options that have been granted but not yet exercised under the Share Option Scheme were lapsed.

Movements of the outstanding share options under the Share Option Scheme during the year ended 31 December 2022 were as follows:

			Number of share options				
	Date of grant	Exercise price HK$	As at 01/01/2022	Exercised	Lapsed	As at 31/12/2022	Exercise period
Directors							
SHI Jing (resigned on 29 March 2022)	16/09/2014	1.514	1,100,000	–	(1,100,000)	–	16/03/2015–15/09/2024
Japhet Sebastian LAW	28/06/2012	0.896	150,000	–	(150,000)	–	28/12/2012–27/06/2022
CHENG Chi Pang, Leslie	28/06/2012	0.896	150,000	–	(150,000)	–	28/12/2012–27/06/2022
ZHANG Weidong	28/06/2012	0.896	450,000	–	(450,000)	–	28/12/2012–27/06/2022
Employees	28/06/2012	0.896	1,050,000	–	(1,050,000)	–	28/12/2012–27/06/2022
Total			2,900,000	–	(2,900,000)	–	

The accounting policy adopted for the share options is set out in Note 2 to the consolidated financial statements.

Save as disclosed above, during the year ended 31 December 2022 and as at the date of this report, the Company did not have any existing share scheme as defined under Chapter 17 of the Listing Rules.

DIRECTORS' RIGHT TO ACQUIRE SHARES OR DEBENTURES

Other than the Share Option Scheme, during the year ended 31 December 2022 or at the end of the year, the Company or any of its subsidiaries, its fellow subsidiaries or its holding companies was not a party to any arrangements to enable the Directors or any of their spouses or children under the age of 18 to acquire benefits by means of the acquisition of shares, or debentures of, the Company or any other body corporate.

DIRECTORS

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

Executive Directors

CHU Bin *(Chairman)*	
LUO Xunjie *(Managing Director)*	
LI Xiaoguang	(appointed on 29 March 2022)
SUN Bin	
LOU Zhanshan	(appointed on 30 January 2023)
YANG Zhengliang	(appointed on 29 March 2022)
XUE Xiaoli	(resigned on 29 March 2022)
SHI Jing	(resigned on 29 March 2022)

Independent Non-executive Directors

Japhet Sebastian LAW	
CHENG Chi Pang, Leslie	
ZHANG Weidong	
LUO Laura Ying	(appointed on 28 March 2023)

In accordance with Article 108 of the Articles of Association, at each annual general meeting one-third of the Directors for the time being, or, if their number is not 3 or a multiple of 3, then the number nearest to but not less than one-third, shall retire from office by rotation provided that every Director shall be subject to retirement by rotation at least once every 3 years. A retiring Director shall be eligible for re-election.

In accordance with Article 112 of the Articles of Association, a Director appointed by the Board either to fill a casual vacancy or as an additional Director shall hold office only until the next annual general meeting of the Company and shall then be eligible for re-election at that annual general meeting.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of the current Directors and senior management of the Company are set out on pages 19 to 23.

DIRECTORS' SERVICE CONTRACTS

Each of the executive Directors entered into a service contract with the Company for a specific term of three years, which could be renewed for further successive periods subject to the relevant provisions in the Articles of Association. Each of these contracts may be terminated by either party to the other giving not less than three months' notice in writing.

The independent non-executive Directors are appointed for a specific term of two years in accordance with their respective service contracts, which could be renewed for further successive periods subject to the relevant provisions in the Articles of Association.

None of the Directors has entered into any service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

PERMITTED INDEMNITY PROVISION

Pursuant to the Articles of Association, every Director is entitled to be indemnified out of the assets of the Company against all losses or liabilities which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto. The Company has maintained directors' and officers' liability insurance for the Directors.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS OF SIGNIFICANCE

There were no transactions, arrangements or contracts of significance in relation to the business of the Group to which the Company or its holding companies or any of its subsidiaries or fellow subsidiaries was a party and in which a Director or his or her connected entity had a material interest, either directly or indirectly, subsisted during or at the end of the year.

MANAGEMENT CONTRACTS

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

DIRECTORS' INTERESTS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 December 2022, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code, were as follows:

Name of Director	Capacity	Number of Shares	Percentage of issued share capital of the Company
Japhet Sebastian LAW	Beneficial owner	2,700,000 (L)	0.04%

(L) denotes a long position

Save as disclosed above, as at 31 December 2022, none of the Directors or chief executive of the Company or their respective associates had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

INTERESTS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

As at 31 December 2022, the following persons, other than the Directors or chief executive of the Company, had interests and short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO:

Name of Shareholder	Capacity	Number of Shares interested *(Note 1)*	Percentage of issued share capital of the Company
Tianjin Port Overseas Holding Limited *(Note 2)*	Beneficial owner	3,294,530,000 (L)	53.5%
Tianjin Port Group *(Note 2)*	Interest of a controlled corporation	3,294,530,000 (L)	53.5%
Leadport Holdings Limited *(Note 3)*	Beneficial owner	1,293,030,000 (L)	21.0%
Tianjin Development Holdings Limited ("Tianjin Development") *(Note 3)*	Interest of controlled corporations	1,293,180,000 (L)	21.0%
天津投資控股有限公司 (Tianjin Investment Holdings Limited*) *(Note 4)*	Interest of controlled corporations Beneficial owner	1,293,180,000 (L) 6,820,000 (L)	21.0% 0.1%
Tsinlien Investment Limited *(Note 4)*	Beneficial owner	3,010,000 (L)	0.0%
Tsinlien Group Company Limited ("Tsinlien") *(Note 4)*	Interest of controlled corporations Beneficial owner	1,303,010,000 (L) 35,976 (L)	21.2% 0.0%
天津渤海國有資產經營管理有限公司 (Tianjin Bohai State-owned Assets Management Co., Ltd.*) ("Bohai") *(Note 4)*	Interest of controlled corporations	1,303,045,976 (L)	21.2%
天津泰達實業集團有限公司 (Tianjin TEDA Industrial Group Co., Ltd.*) (formerly known as 天津津聯投資控股有限公司 (Tianjin Tsinlien Investment Holdings Co., Ltd.*)) ("TEDA Industrial") *(Note 4)*	Interest of controlled corporations	1,303,045,976 (L)	21.2%
Tianjin TEDA Investment Holding Co., Ltd. ("TEDA Holding") *(Note 4)*	Interest of controlled corporations	1,303,045,976 (L)	21.2%

(L) denotes a long position

Notes:

1. According to Section 336 of the SFO, when the shareholdings of the shareholders in the Company change, it is not necessary for the shareholders to notify the Company and the Stock Exchange unless certain criteria are fulfilled. Therefore, the latest shareholdings of the Shareholders may be different from the shareholdings filed with the Stock Exchange.

2. By virtue of the SFO, Tianjin Port Group is deemed to be interested in all the Shares held by Tianjin Port Overseas Holding Limited, a wholly-owned subsidiary of Tianjin Port Group.

3. By virtue of the SFO, Tianjin Development is deemed to be interested in all the Shares held by Leadport Holdings Limited, a wholly-owned subsidiary of Tianjin Development.

4. Tianjin Development is a subsidiary of Tianjin Investment Holdings Limited which in turn is a wholly-owned subsidiary of Tsinlien. As at 31 December 2022, Tianjin Investment Holdings Limited and Tsinlien Investment Limited, a wholly-owned subsidiary of Tsinlien, were beneficially interested in 6,820,000 Shares and 3,010,000 Shares respectively, representing an aggregate of approximately 0.2% of the issued share capital of the Company. Tsinlien is a wholly-owned subsidiary of Bohai, which in turn is a wholly-owned subsidiary of TEDA Industrial. TEDA Industrial is a subsidiary of TEDA Holding. By virtue of the SFO, Tsinlien, Bohai, TEDA Industrial and TEDA Holding are deemed to be interested in all the Shares held by each of Tianjin Development, Tianjin Investment Holdings Limited and Tsinlien Investment Limited.

Save as disclosed above, as at 31 December 2022, there are no other persons, other than the Directors or chief executive of the Company, who had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

CONNECTED TRANSACTIONS

During the year, the Group entered into a number of connected transactions and continuing connected transactions with connected persons as defined in the Listing Rules.

Tianjin Port Group is the controlling shareholder of the Company, indirectly interested in 53.5% of the issued share capital of the Company. Hence, Tianjin Port Group and/or its associates are connected persons of the Company as defined in the Listing Rules. Accordingly, transactions with Tianjin Port Group and/or its associates constitute connected transactions or continuing connected transactions of the Company.

Connected Transactions

Pursuant to Chapter 14A of the Listing Rules, details of the connected transactions for the year ended 31 December 2022 required to be disclosed in the annual report are as follows:

1. On 20 December 2021, 天津港遠航散貨碼頭有限公司 (Tianjin Port Yuanhang Bulk Cargo Terminal Co., Ltd.*) ("Tianjin Port Yuanhang"), a subsidiary of the Group, in respect of the engineering, procurement and construction ("EPC") of the loading line project, entered into an EPC contract with the contractors, in which 天津港航工程有限公司 (Tianjin Port & Channel Engineering Co., Ltd.*) ("Tianjin Port Engineering") is one of the contractors. The aggregate consideration of approximately RMB190,866,510 (tax inclusive) and should be settled with advance payments, progress payment and quality assurance fund in accordance to the terms of the EPC contract.

   Tianjin Port Engineering is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. Accordingly, the transaction contemplated under the EPC contract constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 20 December 2021 and the circular of the Company dated 14 March 2022. The agreement and the transactions contemplated thereunder were approved by the independent Shareholders at the extraordinary general meeting of the Company held on 31 March 2022.

2. On 21 January 2022, 天津港物流發展有限公司 (Tianjin Port Logistics Development Co., Ltd.*), a subsidiary of the Group, entered into an equity transfer agreement with 天津港經濟技術合作有限公司 (Tianjin Port Economic-Technological Cooperation Co., Ltd.*) ("Economic-Technological Co"), for the disposal of 49% equity interest in 天津港遠達物流有限公司 (Tianjin Port Master Logistics Co., Ltd.*) (the "Disposal"), which was an associate of the Group before the Disposal, at the consideration of RMB18,242,300. The consideration should be paid in one lump sum in cash within 10 days after the date of completion of the Disposal.

   Economic-Technological Co is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. The transaction contemplated under the agreement accordingly constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 21 January 2022.

3. On 27 October 2022, 天津港歐亞國際集裝箱碼頭有限公司 (Tianjin Port Euroasia International Container Terminal Co., Ltd.*) ("Tianjin Port Euroasia International"), a subsidiary of the Group, entered into an agreement with 天津金岸重工有限公司 (Tianjin Jinan Heavy Equipment Co., Ltd.*) ("Tianjin Jinan"), for the remote automation renovation project for seven sets of quay cranes belonging to Tianjin Port Euroasia International at the consideration of RMB55,951,000, which was payable by instalments in accordance with the progress of the renovation project.

   Tianjin Jinan is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. Accordingly, the transaction contemplated under the agreement constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 27 October 2022.

4. On 27 October 2022, 天津港中煤華能煤碼頭有限公司 (Tianjin Port China Coal Hua'neng Coal Terminal Co., Ltd.*), a subsidiary of the Group, entered into a sale and purchase agreement with Tianjin Jinan for the purchase of two sets of 40-tonne-45-meter portal cranes, at the consideration of RMB35,880,000. The consideration was payable by instalments in accordance with the progress of the delivery and installation of the portal cranes.

   Tianjin Jinan is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. Accordingly, the transaction contemplated under the agreement constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 27 October 2022.

5. On 27 October 2022, Tianjin Port Yuanhang, a subsidiary of the Group, in respect of the EPC of the machine repair workshop renovation project, entered into an EPC contract with the contractors, in which 天津津港建設有限公司 (Tianjin Jingang Construction Co., Ltd.*) ("Tianjin Jingang Construction") is one of the contractors. The aggregate consideration was approximately RMB3,435,000 (tax inclusive) and should be settled in accordance with the progress of the project with reference to the terms of the EPC contract.

   Tianjin Jingang Construction is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. The transaction contemplated under the EPC contract accordingly constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 27 October 2022.

6. On 27 October 2022, 天津港物資供應有限責任公司 (Tianjin Port Goods and Materials Supplying Co., Ltd.*) ("Tianjin Port Materials"), a subsidiary of the Group, entered into a land lease amendment agreement (the "Amendment Agreement") with Tianjin Port Group, to amend the terms of the original land lease agreement dated 1 April 2009 entered into between the parties (the "Original Agreement"). Pursuant to the Amendment Agreement, among other things, the scope of lands under lease was reduced and the rent payable by Tianjin Port Materials was reduced from RMB4,064,704.12 per annum to RMB3,762,071.8 per annum.

   Tianjin Port Group is the controlling shareholder of the Company and is therefore a connected person of the Company. The transaction contemplated under the agreement accordingly constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. As disclosed in the circular of the Company dated 19 June 2009 (the "2009 Circular"), the Original Agreement had become a continuing connected transaction of the Company following the Completion (as defined in the 2009 Circular). As the entering into of the Amendment Agreement constitutes a variation of the terms of the Original Agreement, the Company shall comply with all applicable connected transaction requirements in accordance with Rule 14A.60 of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 27 October 2022.

7. On 15 December 2022, 天津物澤物流有限公司 (Tianjin Wuze Logistics Co., Ltd.*), a subsidiary of the Group, entered into an EPC contract with the contractors, in which Tianjin Port Engineering is one of the contractors, in respect of the EPC of the new dangerous goods container yard project at the aggregate consideration of approximately RMB287,402,696 (tax inclusive). The consideration should be settled in accordance with the progress of the construction with reference to the terms of the EPC contract.

   Tianjin Port Engineering is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. The transaction contemplated under the EPC contract accordingly constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 15 December 2022 and the circular of the Company dated 22 February 2023. The EPC contract and the transactions contemplated thereunder were approved by the independent Shareholders at the extraordinary general meeting of the Company held on 14 March 2023.

8. On 15 December 2022, 天津港遠航國際礦石碼頭有限公司 (Tianjin Port Yuanhang International Ore Terminal Co., Ltd.*) ("Yuanhang International"), a subsidiary of the Group, entered into a sale and purchase agreement with Tianjin Jinan for the purchase of four sets of portal cranes. The consideration was RMB65,878,600 and payable by instalments in accordance with the progress of the delivery and installation of the portal cranes.

   Tianjin Jinan is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. Accordingly, the transaction contemplated under the agreement constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 15 December 2022.

9. On 15 December 2022, 天津港太平洋國際集裝箱碼頭有限公司 (Tianjin Port Pacific International Container Terminal Co., Ltd.*), a subsidiary of the Group, entered into two EPC contracts, in which Tianjin Port Engineering was one of the contractors in both EPC contracts, in respect of the Jingwei Road renovation project and the field bridge maintenance site renovation project, at the aggregate considerations of approximately RMB25,023,509 (tax inclusive) and approximately RMB13,365,509 (tax inclusive) respectively. The considerations should be settled in accordance with the progress of the respective project with reference to the terms of the respective EPC contract.

   Tianjin Port Engineering is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. As Tianjin Port Engineering was a party to both EPC contracts as one of the contractors, the transactions contemplated under both EPC contracts accordingly constitute connected transactions of the Company under Chapter 14A of the Listing Rules. Details of the above two connected transactions were disclosed in the announcement of the Company dated 15 December 2022.

10. On 15 December 2022, Tianjin Port Euroasia International, a subsidiary of the Group, entered into two agreements with Tianjin Jinan, in respect of the field bridge improvement and renovation project and the field bridge converters renovation project respectively, at the considerations of RMB22,990,000 and RMB5,464,210 respectively. The considerations should be payable in accordance with the progress of the respective project with reference to the terms of the respective agreement.

    Tianjin Jinan is a subsidiary of Tianjin Port Group and is therefore a connected person of the Company. Accordingly, the transactions contemplated under the agreements constitute connected transactions of the Company under Chapter 14A of the Listing Rules. Details of the above two connected transactions were disclosed in the announcement of the Company dated 15 December 2022.

11. On 15 December 2022, Yuanhang International, a subsidiary of the Group, entered into an assets transfer agreement with Tianjin Port Group for the acquisition of the foundation treatment engineering assets situated at the lands for the railway loading and unloading line on the south side of the expansion of the ore yard in Nanjiang area of the port of Tianjin; and the railway yard on the south side of the eastern Nanjiang area of the port of Tianjin, at the consideration of RMB57,614,545.89 (tax inclusive). The consideration was paid in full by Yuanhang International to Tianjin Port Group before 31 January 2023 and after receipt of the full value-added tax special invoice.

    Tianjin Port Group is the controlling shareholder of the Company and is therefore a connected person of the Company. Accordingly, the transaction contemplated under the agreement constitutes a connected transaction of the Company under Chapter 14A of the Listing Rules. Details of the above connected transaction were disclosed in the announcement of the Company dated 15 December 2022.

Continuing Connected Transactions

Non-exempt Continuing Connected Transactions

The independent non-executive Directors have reviewed the continuing connected transactions and confirmed that the transactions have been entered into: (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or better; and (iii) according to the relevant agreements governing them on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

The Company's auditor was engaged to report on the Group's continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued his unqualified letter containing his findings and conclusions in respect of the continuing connected transactions disclosed by the Group on pages 52 to 61 in accordance with Rule 14A.56 of the Listing Rules. The Company has provided a copy of the auditor's letter to the Stock Exchange.

A summary of the non-exempt continuing connected transactions for the year ended 31 December 2022 is set out as follows:

	Annual cap	Actual amount	
			equivalent to approximately
	RMB'000	RMB'000	HK$'000
With Tianjin Port Group and/or its associates			
Property and assets lease framework agreement			
— Right-of-use Assets Leases	49,000	4,885	5,662
— Short-term Leases	58,000	32,430	37,588
Integrated services framework agreement	1,580,000	1,363,947	1,580,857
Procurement framework agreement	150,000	146,519	169,821
Sales framework agreement	63,000	27,317	31,662
Freight yard, warehousing and assets lease framework agreement	33,000	25,862	29,975
Cargo reconfiguration, storage and logistics services framework agreement	126,000	81,257	94,180
Labour framework agreement	15,000	5,005	5,801
Financial services framework agreement			
— Maximum daily outstanding balance of deposits (including accrued interest) placed for deposit services (category (1) of the financial services mentioned below)	8,000,000	3,631,204	4,065,069
Land lease agreements	39,188	37,242	43,165
With 天津開發區聚泰工貿有限公司 (Tianjin Development Zone Jutai Gongmao Co., Ltd.*) ("Jutai Gongmao")			
Jutai Gongmao coal sales agreement	55,000	–	–
Jutai Gongmao coal purchase agreement	65,000	–	–

Pursuant to Chapter 14A of the Listing Rules, details of the continuing connected transactions for the year ended 31 December 2022 required to be disclosed in the annual report are as follows:

1. On 28 September 2020, the Company entered into the following framework agreements with Tianjin Port Group, each for a term of three years from 1 January 2021 to 31 December 2023. As Tianjin Port Group is the controlling shareholder of the Company and is therefore a connected person of the Company, the transactions contemplated under the following agreements constitute continuing connected transactions of the Company.

Property and assets lease framework agreement

Nature of the transactions: Tianjin Port Group and/or its associates lease the freight yards, warehouses, office buildings, facilities and equipment in Tianjin Binhai New Area to the Group.

Pricing determination: Prices for the leases are determined with reference to (1) actual content of the leases, area and number under the leases, and the term of the leases; and (2) market price of similar leasing services.

(1) Prices of the lease of freight yards and warehouses: Through obtaining market price information by various means (including enquiring users or lessors of the neighbouring freight yards and warehouses about the recent rent, conducting research on the auction price in the sale of neighbouring land with similar usage on government websites), the prices for the leases are determined with reference to the market price, the lease term, the historical prices, the location and the degree of usage of freight yards and warehouses to be leased, and the demand and supply of the market.

(2) Prices of the lease of office buildings: Through obtaining market price information by various means (including enquiring tenants or lessors of the neighbouring office buildings about the recent rent, enquiring agents about the rent of the neighbouring commercial properties), the prices for the leases are determined with reference to the market price, the lease term, the historical prices, the location and the degree of usage of office buildings to be leased, and the demand and supply of the market.

(3) Prices of the lease of facilities and equipment: Through obtaining market price information by various means (including enquiring users or lessors of the neighbouring facilities and equipment about the recent rent), the prices for the leases are determined with reference to the market price, the lease term, the historical prices, the condition and the degree of usage of facilities and equipment to be leased, and the demand and supply of the market.

The terms of the transactions for the leasing services provided by the Tianjin Port Group and/or its associates to the Group shall be no less favourable to the Group than those for the leasing services provided by independent third-parties to the Group.

Payment terms: Payments are made by the Group to Tianjin Port Group and/or its associates based on normal commercial terms on a monthly, quarterly, half-yearly or annual basis, or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement. In general,

(1) Freight yards and warehouses: payment on a monthly, quarterly or half-yearly basis.

(2) Office buildings: payment on a half-yearly or annual basis.

(3) Facilities and equipment: payment on a monthly, quarterly, half-yearly or annual basis, depending on the type of facilities and equipment.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020 and 15 December 2022 and the circular of the Company dated 25 November 2020 and approved by the independent Shareholders at the extraordinary general meeting of the Company held on 15 December 2020.

Integrated services framework agreement

Nature of the transactions: The Tianjin Port Group and/or its associates provide utilities and supporting services for the daily operations of the Group at the port of Tianjin, including but not limited to water supply services; electricity supply services; communication services (including but not limited to telephone services, internet services, and rental services for optical fibre); IT support services (including but not limited to repair and maintenance of electronic data information system, and hardware and software of the information network in respect of port operations); repair and maintenance of port facilities and equipment (including but not limited to repair and maintenance of cargo handling machineries, general facilities and equipment, and dredging); project management services (including but not limited to tendering agency, management, design, supervision, and project consultancy services for repair and maintenance projects); labour services (including but not limited to the provision of on-site operation personnel for cargo handling and logistics operation such as cargo reconfiguration and storage, and on-site statistical personnel for basic management services); and general administrative services (including but not limited to office support services, general maintenance services, cleaning services, and catering services).

Pricing determination: The mechanisms for determining the prices for each category of services are as follow:

(1) Water supply services: (i) the relevant PRC State Prescribed Prices; and (ii) the quantity of the water to be provided to the Group.

(2) Electricity supply services: (i) the relevant PRC State Prescribed Prices; and (ii) the quantity of electricity to be provided to the Group.

(3) Communication services: (i) the market prices (the service charge standards by other major carriers) of the relevant similar services with reference to the content of the services (such as the demand for telephones and internet); and (ii) the number of technical support personnel or quantity of services to be provided to the Group.

(4) IT support services: (i) the market prices of the relevant similar services with reference to the content of the services (such as types, qualities and quantities); and (ii) the quantities of the specific maintenance items to be provided to the Group.

(5) Repair and maintenance of port facilities and equipment: (i) the market prices of the relevant similar services with reference to the content of the services (such as types, qualities and quantities); and (ii) the quantities of repair and maintenance items to be provided to the Group.

(6) Project management services: (i) the relevant service charge rates determined with reference to the content of the services (such as the service type of the repair and maintenance projects (tendering agency, management, design, supervision, and project consultancy services), the scope and the size of the repair and maintenance projects); and (ii) the costs of the relevant repair and maintenance projects.

The subsidiaries conduct enquiries on the price for project management services when the need for such services arises, and select the service provider based on the quotations and other factors, including but not limited to the specific requirement of the repair and maintenance project, the quality of services, technical strengths, qualification and relevant experience of the service providers.

(7) Labour services: Labour services related to cargo handling: (i) the service charges determined with reference to the type of cargo handled; and (ii) the quantity of cargo handled.

Labour services related to outdoor works (including but not limited to at berths and depots) (except for labour services related to cargo handling): (i) the relevant labour service charges determined with reference to the content of the services (such as the position, type, skills, expertise and experience of the labour required); and (ii) the number of labour or the quantity of services to be provided to the Group.

(8) General administrative services: (i) the market prices of the relevant similar services with reference to the content of the services (such as the position, type, skills, expertise, experience and number of the labour required); and (ii) the number of labour or the quantity of services to be provided to the Group.

The terms of the transactions for the provision of services by the Tianjin Port Group and/or its associates to the Group shall be no less favourable to the Group than those for the provision of services by independent third-party service providers to the Group.

Payment terms: Payments will be made by the Group to the Tianjin Port Group and/or its associates based on normal commercial terms on a one-off, monthly, quarterly, half-yearly or annual basis (subject to the category of services), or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020 and the circular of the Company dated 25 November 2020 and approved by the independent Shareholders at the extraordinary general meeting of the Company held on 15 December 2020.

Procurement framework agreement

Nature of the transactions:	The Group purchases products from the Tianjin Port Group and/or its associates, including port machinery, equipment and working tools, materials, software, office equipment and such products as required by the Group from time to time.
Pricing determination:	Prices are determined with reference to (1) the types and qualities of the products, the relevant comparable market prices of the similar products; and (2) the quantities of the products. The terms of the transactions for the purchase of products by the Group from the Tianjin Port Group and/or its associates shall be no less favourable to the Group than those for the purchase of products by the Group from independent third-party suppliers.
Payment terms:	Payments are made by the Group to Tianjin Port Group and/or its associates on a one-off or monthly basis, or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020 and 28 April 2021.

Sales framework agreement

Nature of the transactions:	The Group sells products to the Tianjin Port Group and/or its associates, including spare parts, fuel, construction materials, labour protection products, daily sundries and such products as required by the Tianjin Port Group and/or its associates from time to time.
Pricing determination:	Prices are determined with reference to (1) the types and qualities of the products, the relevant comparable market prices of the similar products; and (2) the quantities of the products. (1) Prices of fuel: Determined by a group comprising personnel from marketing department and senior management of the relevant subsidiary(ies), with reference to the comparable market prices in the relevant market and the market sale price on the relevant transaction day. (2) Prices of products other than fuel: Determined based on the purchase prices and with reference to the general rate charged within the industry, market research, supply and demand of products, costs of transportation and storage, financing cost and other related costs. The price determination mechanism adopted by the Group for the connected persons is the same as that for independent third parties.

Payment terms:	Payments are made by Tianjin Port Group and/or its associates to the Group on a one-off or monthly basis or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020.

Freight yard, warehousing and assets lease framework agreement

Nature of the transactions: The Group leases the freight yards, warehouses, office buildings, facilities and equipment in Tianjin Binhai New Area to the Tianjin Port Group and/or its associates.

Pricing determination: Prices are determined with reference to (1) actual content of the leases, area of the leases, number of the leases, and the term of the leases; and (2) market price of similar leasing services.

(1) Prices of the lease of freight yards and warehouses: Through obtaining market price information by various means (including enquiring users or lessors of the neighbouring freight yards and warehouses about the recent rent, conducting research on the auction price in the sale of neighbouring land with similar usage on government websites), the prices for the leases are determined with reference to the market price, the lease term, the location and the degree of usage of freight yards and warehouses to be leased, and the demand and supply of the market.

(2) Prices of the lease of office buildings: Through obtaining market price information by various means (including enquiring tenants or lessors of the neighbouring office buildings about the recent rent, enquiring agents about the rent of the neighbouring commercial properties), the prices for the leases are determined with reference to the market price, the lease term, the location and the degree of usage of office buildings to be leased, and the demand and supply of the market.

(3) Prices of the lease of facilities and equipment: Through obtaining market price information by various means (including enquiring users or lessors of the neighbouring facilities and equipment about the recent rent), the prices for the leases are determined with reference to the market price, the lease term, the condition and the degree of usage of facilities and equipment to be leased, and the demand and supply of the market.

The price determination mechanism adopted by the Group for the connected persons is the same as that for independent third parties.

Payment terms: Payments are made by Tianjin Port Group and/or its associates to the Group on a monthly or half-yearly basis, or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020, 28 September 2021 and 25 February 2022.

Cargo reconfiguration, storage and logistics services framework agreement

Nature of the transactions: The Group provides cargo reconfiguration services (transportation using vehicles and other transportation means), storage services (custody and storage for cargoes), logistics services (including but not limited to tugboat related services), tallying services and such services as required by Tianjin Port Group and/or its associates from time to time to Tianjin Port Group and/or its associates.

Pricing determination: Prices are determined with reference to (1) actual content of the services, volume of cargo handled, volume of cargo stored and duration of storage, quantities of services; and (2) market price of similar services.

(1) Prices of cargo reconfiguration services: Determined with reference to price quotations obtained from reconfiguration fleet providing same or similar services, the cost of providing such services, the general fee charged within the industry, as well as the distance of reconfiguration and complexity of transport.

(2) Prices of storage services: Determined with reference to the storage prices obtained by enquiring other clients or storage services providers in the port of Tianjin, the cost of providing such services, the general fee charged within the industry, as well as prices comparison of commercial or logistic storage in the port of Tianjin.

(3) Prices of logistics services: Determined with reference to, among other things, the type, content and complexity of the logistics services and the cost of providing the personnel involved, as well as a cost plus reasonable profit margin.

The price determination mechanism adopted by the Group for the connected persons is the same as that for independent third parties.

Payment terms: Payments are made by Tianjin Port Group and/or its associates to the Group on a one-off, monthly or annual basis, or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020.

Labour framework agreement

Nature of the transactions:	The Group provides labour of various positions to the Tianjin Port Group and/or its associates to perform various services. Positions of labour mainly include routine and mid-level management staff for the provision of management expertise for equipment, safety management and integrated management services; technical operation staff for the provision of maintenance services and delivery services; and such other labour services as required by the Tianjin Port Group and/or its associates from time to time.
Pricing determination:	Prices are determined with reference to (1) the type, content and complexity of the services provided; (2) the cost of labour according to, among other things, the position of labour, the level of techniques required, years of experience and their experience; and (3) the labour market price at the port of Tianjin. The price determination mechanism adopted by the Group for the connected persons is the same as that for independent third parties.
Payment terms:	Payments are made by Tianjin Port Group and/or its associates to the Group on a monthly, half-yearly or annual basis, or in accordance with the payment terms agreed by the relevant parties in the contracts to be entered into pursuant to such framework agreement.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020.

2. On 28 September 2021, the Company entered into the following agreement with 天津港財務有限公司 (Tianjin Port Finance Co., Ltd.*) ("Tianjin Port Finance") and Tianjin Port Group for a term of three years from 1 January 2022 to 31 December 2024. Tianjin Port Finance is a subsidiary of Tianjin Port Group. Hence, Tianjin Port Group and Tianjin Port Finance are connected persons of the Company. Accordingly, the transactions contemplated under the agreement constitute continuing connected transactions of the Company, of which deposit services (category (1) of the financial services mentioned below) constitute non-exempt continuing connected transactions of the Company.

Financial services framework agreement

Nature of the transactions:	Provision of financial services by Tianjin Port Finance to members of the Group, including: (1) deposit services; (2) provision of loans (excluding entrustment loans referred to in category (5) below); (3) commercial notes acceptance and discounting services; (4) settlement services; (5) arrangement of entrustment loans between members of the Group, whereby Tianjin Port Finance serves as a financial agency through which funds of any member of the Group may be channeled for use by other members of the Group; and (6) certification of financial position, insurance agency services, financial advisory services and other advisory services.
Fees and charges:	Fees and charges payable by the Group to Tianjin Port Finance are on terms no less favourable than the benchmark rates set by the People's Bank of China (if applicable) and/or those available to the Group from other major state-owned commercial banks in the PRC.

Details of the above continuing connected transactions were disclosed in the announcement of the Company dated 28 September 2021 and the circular of the Company dated 23 November 2021 and approved by the independent Shareholders at the extraordinary general meeting of the Company held on 20 December 2021.

3. On 28 September 2020, 天津中鐵儲運有限公司 (Tianjin Zhongtie Storage & Transportation Co., Ltd.*) ("Tianjin Zhongtie"), a subsidiary of the Group, entered into the following agreements with Jutai Gongmao for a term from 1 January 2021 to 31 December 2023. Jutai Gongmao holds 40% equity interest in Tianjin Zhongtie and is therefore a connected person of the Company as defined in the Listing Rules. Accordingly, the transactions contemplated under the agreements constitute continuing connected transactions of the Company.

Jutai Gongmao coal sales agreement

Nature of the transactions:	Sale of coal by Tianjin Zhongtie to Jutai Gongmao.
Pricing determination:	Prices are determined with reference to the price as published on coal exchange website for coals of the same category and comparable quality and are calculated based on RMB/tonne and the actual weight. The price determination mechanism adopted by Tianjin Zhongtie for Jutai Gongmao is the same as that for independent third parties.
Payment terms:	Delivery upon payment.

Jutai Gongmao coal purchase agreement

Nature of the transactions:	Purchase of coal by Tianjin Zhongtie from Jutai Gongmao.
Pricing determination:	Prices are determined with reference to the price as published on coal exchange website for coals of the same category and comparable quality and are calculated based on RMB/tonne and the actual weight. The terms of the transactions for the purchase of coal by Tianjin Zhongtie from Jutai Gongmao shall be no less favourable than those for the purchase of coal by Tianjin Zhongtie from independent third-party coal suppliers.
Payment terms:	Delivery upon payment.

Details of the above continuing connected transactions were disclosed in the announcements of the Company dated 28 September 2020.

4. Tianjin Port Co (a subsidiary of the Group) and/or its subsidiaries had entered into various land lease agreements on various dates from April 2004 to July 2008 with Tianjin Port Group and/or its associates. As Tianjin Port Group is the controlling shareholder of the Company, Tianjin Port Group and its associates are connected persons of the Company. Accordingly, the transactions contemplated under the agreements constitute continuing connected transactions of the Company.

Land lease agreements

Nature of the transactions:	Long-term leases of various pieces of land in the port of Tianjin from Tianjin Port Group and/or its associates to the Group.
Pricing determination:	Prices for the long-term land leases are determined with reference to (1) the transfer value of the land as appraised by an independent qualified property valuer in the PRC and approved by the relevant PRC government departments; (2) the yield for one-year PRC government bonds; (3) relevant PRC tax; and (4) the number of years of usage.
Payment terms:	Payments are made by the Group to Tianjin Port Group and/or its associates on a quarterly basis.

Historically, the Tianjin Port Authority, the business of which was subsequently reorganised into Tianjin Port Group, owned the land and operated the port business in the port of Tianjin. As such, Tianjin Port Group is the only owner and provider of land in the port of Tianjin. In addition, usage of land for port operations is of a long-term nature and can only be changed with significant investment. Therefore, the lease of land must be of a long duration in order to justify the investment made by the Group. The terms of 19 to 50 years under the land lease agreements are similar to those in comparable ports in the PRC.

Details of the above continuing connected transactions were disclosed in the announcement of the Company dated 15 June 2009 and the circular of the Company dated 19 June 2009.

On 27 October 2022, one of the land lease agreements was amended as the municipal government of the Tianjin Binhai New Area proposed to resume part of the land under such lease agreement. The Company has complied with all applicable connected transaction requirements in accordance with Rule 14A.60 of the Listing Rules for the variation of the terms of the agreement. Details of the above were disclosed in the announcement of the Company dated 27 October 2022.

Exempt Continuing Connected Transactions

During the year ended 31 December 2022, the Group had entered into the following continuing connected transactions which are exempt from the reporting, announcement, annual review and independent shareholders' approval requirements under Chapter 14A of the Listing Rules, the disclosure of which is on a voluntary basis in order to enhance the transparency of the Group's transactions with Tianjin Port Group:

Fee collection services

Various fees, including but not limited to port management fees, are collected by the Group from its customers and forwarded to Tianjin Port Group. No service fee will be charged to Tianjin Port Group by the Group. For the year ended 31 December 2022, the fees collected by the Group on behalf of Tianjin Port Group amounted to RMB381,901,000 (equivalent to approximately HK$427,532,000).

RELATED PARTY TRANSACTIONS

The Group entered into certain transactions with parties regarded as "related parties" under the applicable accounting standards. Details of the significant related party transactions for the year ended 31 December 2022 are disclosed in Note 31 to the consolidated financial statements. A summary is set out as follows:

	Notes	2022 HK$'000
With Tianjin Port Group and its subsidiaries, associates and joint ventures	1	
Sales of goods and services		**72,759**
Purchases of goods and services		**850,818**
Income from rental of property, plant and equipment		**27,809**
Payments for rental of land, property, plant and equipment		**217,063**
Acquisition of property, plant and equipment		**276,477**
With associates	2	
Sales of goods and services		**44,697**
Purchases of goods and services		**817,079**
Income from rental of property, plant and equipment		**5,081**
Payments for rental of property, plant and equipment		**4,610**
Interest income		**53,211**
Interest expenses on borrowings		**163,268**
With joint ventures	2	
Sales of goods and services		**30,673**
Purchases of goods and services		**29,253**
Interest income		**—**

Notes:

1. The transactions between the Group and Tianjin Port Group and/or its subsidiaries, associates and joint ventures (with the meaning ascribed to them under the applicable accounting standards) constituted connected transactions or continuing connected transactions of the Company (as defined in Chapter 14A of the Listing Rules).

2. Certain associates and joint ventures (with the meaning ascribed to them under the applicable accounting standards) of the Group are also the associates of Tianjin Port Group as defined under the Listing Rules. The transactions between the Group and these associates and joint ventures constituted connected transactions or continuing connected transactions of the Company (as defined in Chapter 14A of the Listing Rules).

In relation to the related party transactions which also constituted connected transactions or continuing connected transactions of the Company under the Listing Rules, the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules, pursuant to which the information that is required to be disclosed in the annual report has been set out in the section headed "Connected Transactions" above.

INTERESTS IN COMPETITORS

CHU Bin and LUO Xunjie are directors of Tianjin Port Group during the year. The principal business of Tianjin Port Group includes port handling and stevedoring services, warehousing, logistics, and port land development at the port of Tianjin in the PRC through its group companies.

As the Board is independent from the board of directors of Tianjin Port Group (save for Mr. Chu and Mr. Luo who are the only common directors in the Company and Tianjin Port Group) and Mr. Chu and Mr. Luo have no control over the Board, the Group is capable of carrying on its businesses independently of, and at arm's length from, the businesses of Tianjin Port Group.

Save as disclosed above and within the knowledge of the Directors, none of the Directors and their respective associates had any interest in a business which competes or is likely to compete, either directly or indirectly, with business of the Group throughout the year ended 31 December 2022 pursuant to the Listing Rules.

CORPORATE GOVERNANCE

The Company's corporate governance practices are set out in the Corporate Governance Report on pages 24 to 39.

PUBLIC FLOAT

Based on the information publicly available to the Company and within the knowledge of the Directors as at the date of this report, the Company has maintained the prescribed public float under the Listing Rules.

AUDITOR

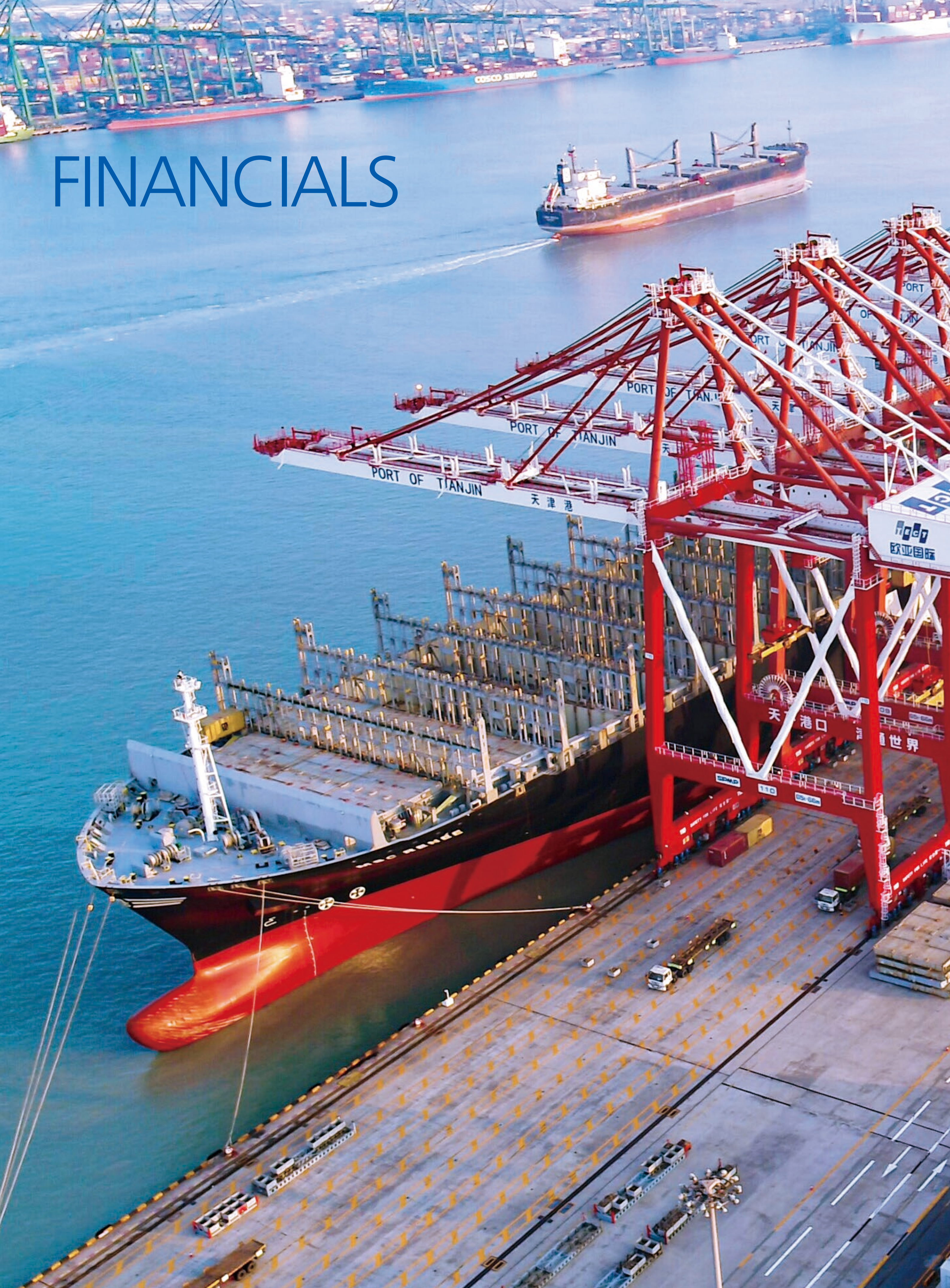
The financial statements for the year have been audited by Deloitte Touche Tohmatsu who will retire and, being eligible, offer themselves for re-appointment at the forthcoming annual general meeting.

On behalf of the Board

CHU Bin
Chairman

Hong Kong, 28 March 2023

FINANCIALS


COSCO SHIPPING
PORT OF TIANJIN
天津港
PORT OF TIANJIN
PORT OF TIANJIN
欧亚国际

INDEPENDENT AUDITOR'S REPORT

Deloitte. 德勤

To the Shareholders of Tianjin Port Development Holdings Limited
(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Tianjin Port Development Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 70 to 149, which comprise the consolidated statement of financial position as at 31 December 2022, and the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2022, 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.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") 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 opinion.

KEY AUDIT MATTER

Key audit matter is the matter that, in our professional judgment, was of most significance in our audit of the consolidated financial statements of the current period. This matter was 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 this matter.

KEY AUDIT MATTER (CONTINUED)

Key audit matter	How our audit addressed the key audit matter
Impairment assessment of the Identified Long-term Assets (as defined below) and goodwill	
We identified the impairment assessment of certain long-term assets of the Group, including property, plant and equipment, certain right-of-use assets (the "Identified Long-term Assets") and goodwill as a key audit matter due to the significant degree of judgement by management of the Group associated with their underlying assumptions in the determination of the recoverable amounts and their significance to the consolidated financial statements as a whole. As disclosed in note 33 to the consolidated financial statements, at 31 December 2022, the market capitalisation of the Group was below its net asset value. Taking into consideration of other facts and circumstances, management of the Group assessed that there was an impairment indicator of the Identified Long-term Assets. The Identified Long-term Assets and goodwill, amounted to HK$19,924,456,000 and HK$44,061,000 respectively, as at 31 December 2022. As set out in note 33 to the consolidated financial statements, for the purpose of impairment assessment, the recoverable amount of each cash-generating unit of the Group has been determined based on value-in-use calculations. Financial budgets with reference to past performance and the expectation of market development of the management of the Group have been used in the value-in-use calculations, where the key inputs parameters include growth rates of business volume, unit price and cost of sales, and discount rates. Based on the assessment prepared by the management of the Group, no impairment loss of the Identified Long-term Assets and goodwill has been recognised in profit or loss for the year ended 31 December 2022.	Our procedures in relation to management's impairment assessment of the Identified Long-term Assets and goodwill included: • Understanding the key controls over the Group's impairment assessment, including impairment assessment models adopted and assumptions used by the management of the Group; • Assessing the reasonableness of the growth rates of business volume, unit price and cost of sales estimated by the management of the Group in determining the value-in-use with reference to the Group's historical performance and the expectation of the market development of the management of the Group; • Involving our internal valuation specialists to assess the reasonableness of the discount rates used by the management of the Group in determining the value-in-use with reference to the current market risk-free rate of interest and the industry specific risk factors; • Comparing the actual results in the current year with the cash flow projections prepared in the previous year by the management of the Group, to evaluate their reliability and understanding the causes of any signification variances; and • Challenging the sensitivity analysis on the significant assumptions prepared by the management of the Group to evaluate their impact on the current headroom.

OTHER INFORMATION

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

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

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

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

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs 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 HKSAs, we exercise professional judgement 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 material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- 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.

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

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

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

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

The engagement partner on the audit resulting in the independent auditor's report is Chu Yim Yan, Sonia.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
28 March 2023

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2022

	Notes	2022 HK$'000	2021 HK$'000
Revenue	3	**13,017,326**	17,370,544
Cost of sales		**(9,672,328)**	(13,528,544)
Business tax and surcharge		**(7,572)**	(10,534)
Gross profit		**3,337,426**	3,831,466
Other income	4	**374,602**	326,814
Other gains and losses	4	**(112,662)**	630,871
Administrative expenses		**(2,010,610)**	(2,191,709)
Reversal of/(allowance for) impairment on financial assets, net		**15,602**	(1,147)
Other expenses		**(5,390)**	(46,941)
Finance costs	5	**(390,092)**	(484,159)
Share of net profit of associates and joint ventures accounted for using the equity method		**397,552**	411,101
Profit before income tax		**1,606,428**	2,476,296
Income tax	6	**(431,519)**	(533,987)
Profit for the year	7	**1,174,909**	1,942,309
Profit attributable to:			
Equity holders of the Company		**345,266**	923,116
Non-controlling interests		**829,643**	1,019,193
		1,174,909	1,942,309
Earnings per share	10		
Basic (HK cents)		**5.6**	15.0
Diluted (HK cents)		**5.6**	15.0

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2022

	2022 HK$'000	2021 HK$'000
Profit for the year	**1,174,909**	1,942,309
Other comprehensive (loss)/income		
Items that will not be reclassified to profit or loss:		
Changes in the fair value of financial assets at fair value through other comprehensive income	**(74,510)**	(343,614)
Deferred taxation on fair value change of financial assets at fair value through other comprehensive income	**5,115**	78,957
Share of other comprehensive loss of investments accounted for using the equity method to revaluation reserve, net of tax	**(1,708)**	—
Currency translation differences	**(2,676,485)**	864,717
Other comprehensive (loss)/income for the year, net of tax	**(2,747,588)**	600,060
Total comprehensive (loss)/income for the year	**(1,572,679)**	2,542,369
Total comprehensive (loss)/income attributable to:		
Equity holders of the Company	**(922,025)**	1,208,268
Non-controlling interests	**(650,654)**	1,334,101
	(1,572,679)	2,542,369

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

	Notes	2022 HK$'000	2021 HK$'000
ASSETS			
Non-current assets			
Property, plant and equipment	11	**19,558,260**	19,953,732
Right-of-use assets	12(a)	**6,001,860**	6,550,516
Investment properties	13	**734,950**	823,624
Goodwill	14	**44,061**	—
Intangible assets	15	**123,075**	88,063
Investments accounted for using the equity method	17	**4,773,780**	5,897,365
Financial assets at fair value through other comprehensive income	18	**574,362**	705,558
Deposits paid for acquisition of land-use-rights		**127,844**	—
Deferred income tax assets	19	**44,384**	26,216
		31,982,576	34,045,074
Current assets			
Inventories	20	**97,285**	81,215
Trade and other receivables and notes receivables	21	**2,173,186**	3,179,790
Restricted bank deposits	22	**3,035**	—
Time deposits with maturity over three months	22	**—**	1,264,192
Cash and cash equivalents	22	**7,954,823**	7,731,651
		10,228,329	12,256,848
Total assets		**42,210,905**	46,301,922
EQUITY			
Equity attributable to equity holders of the Company			
Share capital	23	**615,800**	615,800
Other reserves	24	**3,780,489**	4,880,527
Retained earnings		**8,848,169**	8,940,062
		13,244,458	14,436,389
Non-controlling interests		**16,409,123**	16,092,474
Total equity		**29,653,581**	30,528,863

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

	Notes	2022 HK$'000	2021 HK$'000
LIABILITIES			
Non-current liabilities			
Borrowings	25	**4,272,314**	5,087,904
Lease liabilities	12(b)	**210,913**	405,903
Deferred income tax liabilities	19	**230,292**	184,050
Other long-term liabilities		**44,685**	43,895
		4,758,204	5,721,752
Current liabilities			
Trade and other payables and contract liabilities	26	**3,494,757**	4,489,030
Current income tax liabilities		**108,404**	96,464
Borrowings	25	**4,018,468**	5,245,219
Lease liabilities	12(b)	**177,491**	220,594
		7,799,120	10,051,307
Total liabilities		**12,557,324**	15,773,059
Total equity and liabilities		**42,210,905**	46,301,922
Net current assets		**2,429,209**	2,205,541
Total assets less current liabilities		**34,411,785**	36,250,615

The consolidated financial statements on pages 70 to 149 were approved and authorised for issue by the Board of Directors on 28 March 2023 and are signed on its behalf by:

CHU Bin
Director

LUO Xunjie
Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2022

	Equity attributable to equity holders of the Company					
	Share capital HK$'000	Other reserves HK$'000 *(Note 24)*	Retained earnings HK$'000	Total HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
At 1 January 2021	615,800	4,508,658	8,358,000	13,482,458	15,581,769	29,064,227
Total comprehensive income for the year	—	285,152	923,116	1,208,268	1,334,101	2,542,369
Transfers	—	87,644	(87,644)	—	—	—
Dividends	—	—	(254,325)	(254,325)	(529,982)	(784,307)
Disposal of subsidiaries	—	(188)	176	(12)	(954,289)	(954,301)
Acquisition of subsidiaries	—	—	—	—	662,940	662,940
Deregistration of a subsidiary	—	—	—	—	(2,065)	(2,065)
Lapse of share options	—	(739)	739	—	—	—
At 31 December 2021	**615,800**	**4,880,527**	**8,940,062**	**14,436,389**	**16,092,474**	**30,528,863**
Total comprehensive (loss)/income for the year	**—**	**(1,267,291)**	**345,266**	**(922,025)**	**(650,654)**	**(1,572,679)**
Transfers	**—**	**69,754**	**(69,754)**	**—**	**—**	**—**
Dividends	**—**	**—**	**(368,864)**	**(368,864)**	**(547,783)**	**(916,647)**
Acquisition of subsidiaries	**—**	**—**	**—**	**—**	**837,460**	**837,460**
Capital contribution from non-controlling interest	**—**	**98,958**	**—**	**98,958**	**677,626**	**776,584**
Lapse of share options	**—**	**(1,459)**	**1,459**	**—**	**—**	**—**
At 31 December 2022	**615,800**	**3,780,489**	**8,848,169**	**13,244,458**	**16,409,123**	**29,653,581**

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2022

	Notes	2022 HK$'000	2021 HK$'000
Cash flows from operating activities			
Cash generated from operations	27(a)	**3,327,996**	3,865,524
Interest received		**182,692**	171,859
PRC income tax paid		**(422,335)**	(502,646)
Net cash generated from operating activities		**3,088,353**	3,534,737
Cash flows from investing activities			
Payments for property, plant and equipment and intangible assets		**(1,137,923)**	(928,494)
Payments for right-of-use assets		**(211,557)**	(208,271)
Acquisition of assets through acquisition of a subsidiary		**—**	(31,302)
Acquisition of subsidiaries	28	**(14,098)**	(389,894)
Disposal of subsidiaries	29	**—**	1,079,119
Disposal of associates	27(c)	**27,877**	10,006
Payments for investment in financial assets at fair value through other comprehensive income		**—**	(244,618)
Proceeds from disposal of property, plant and equipment and intangible assets		**13,847**	19,383
Payment for deregistration of subsidiaries		**—**	(2,065)
Dividends received from investments accounted for using the equity method		**238,736**	425,413
Dividends received from financial assets at fair value through other comprehensive income		**45,683**	20,106
Decrease/(increase) in time deposits with maturity over three months		**1,157,101**	(470,438)
Net cash generated from/(used in) investing activities		**119,666**	(721,055)
Cash flows from financing activities			
Proceeds from borrowings		**4,744,211**	5,364,167
Repayments of borrowings		**(6,097,426)**	(6,887,694)
Principal portion of lease payments		**(205,687)**	(389,932)
Interest portion of lease payments		**(22,206)**	(22,036)
Interest paid		**(361,697)**	(452,291)
Dividends paid to equity holders of the Company		**(587,504)**	(118,384)
Dividends paid to non-controlling interests		**(496,915)**	(541,695)
Capital contribution from non-controlling interest	27(b)	**776,584**	—
Net cash used in financing activities		**(2,250,640)**	(3,047,865)
Net increase/(decrease) in cash and cash equivalents		**957,379**	(234,183)
Cash and cash equivalents at 1 January		**7,731,651**	7,722,605
Effects of exchange rate changes		**(734,207)**	243,229
Cash and cash equivalents at 31 December		**7,954,823**	7,731,651

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

1. GENERAL INFORMATION

Tianjin Port Development Holdings Limited (the "Company") is incorporated in the Cayman Islands as an exempted company with limited liability and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited. The addresses of the registered office and principal place of business of the Company are disclosed in the corporate information section to the annual report.

The Company and its subsidiaries (collectively referred to as the "Group") are principally engaged in the provision of containerised and non-containerised cargo handling services, sales and other port ancillary services at the port of Tianjin in the People's Republic of China (the "PRC").

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of the consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

The consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs"), and included applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited ("Listing Rules") and by the Hong Kong Companies Ordinance (Cap. 622). For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. The directors of the Company have, at the time of approving the consolidated financial statements, a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the consolidated financial statements.

The consolidated financial statements have been prepared on the historical cost basis, except for certain financial assets measured at fair value at the end of each reporting period.

The preparation of the consolidated financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Note 33.

(a) Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time, which are mandatorily effective for the Group's annual period beginning on 1 January 2022 for the preparation of the consolidated financial statements:

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (CONTINUED)

(a) Amendments to HKFRSs that are mandatorily effective for the current year (CONTINUED)

Amendments to HKFRS 3	*Reference to the Conceptual Framework*
Amendment to HKFRS 16	*Covid-19-Related Rent Concessions beyond 30 June 2021*
Amendments to HKAS 16	*Property, Plant and Equipment — Proceeds before Intended Use*
Amendments to HKAS 37	*Onerous Contracts — Cost of Fulfilling a Contract*
Amendments to HKFRSs	*Annual Improvements to HKFRSs 2018-2020*

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

Impacts on application of Amendments to HKFRS 3 Reference to the Conceptual Framework

The Group has applied the amendments to business combinations for which the acquisition date was on or after 1 January 2022. The amendments update a reference in HKFRS 3 "Business Combinations" so that it refers to the "Conceptual Framework for Financial Reporting 2018" issued in June 2018 (the "Conceptual Framework") instead of "Framework for the Preparation and Presentation of Financial Statements" (replaced by the "Conceptual Framework for Financial Reporting 2010" issued in October 2010), add a requirement that, for transactions and events within the scope of HKAS 37 "Provisions, Contingent Liabilities and Contingent Assets" ("HKAS 37") or HK(IFRIC)-Int 21 "Levies" ("HK(IFRIC)-Int 21"), an acquirer applies HKAS 37 or HK(IFRIC)-Int 21 instead of the Conceptual Framework to identify the liabilities it has assumed in a business combination and add an explicit statement that an acquirer does not recognise contingent assets acquired in a business combination.

The Group applies the amendments to business combinations for which the acquisition date is on or after 1 January 2022. The application of the amendments in the current year has had no impact on the Group's consolidated financial statements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (CONTINUED)

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

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

HKFRS 17 (including the October 2020 and February 2022 Amendments to HKFRS 17)	*Insurance Contracts*[1]
Amendments to HKAS 1	*Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)*[2]
Amendments to HKAS 1	*Non-current Liabilities with Covenants*[2]
Amendments to HKAS 1 and HKFRS Practice Statement 2	*Disclosure of Accounting Policies*[1]
Amendments to HKAS 8	*Definition of Accounting Estimates*[1]
Amendments to HKAS 12	*Deferred Tax related to Assets and Liabilities arising from a Single Transaction*[1]
Amendments to HKAS 16	*Lease liabilities in a Sale and Leaseback*[2]
Amendments to HKFRS 10 and HKAS 28	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*[3]
Hong Kong Interpretation 5 (Revised) Presentation of Financial Statements	*Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause*[2]

1 Effective for annual periods beginning on or after 1 January 2023
2 Effective for annual periods beginning on or after 1 January 2024
3 Effective for annual periods beginning on or after a date to be determined

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

Amendments to HKAS 12 Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The amendments narrow the scope of the recognition exemption of deferred tax liabilities and deferred tax assets in paragraphs 15 and 24 of HKAS 12 "Income Taxes" ("HKAS 12") so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences.

Upon the application of the amendments, the Group will recognise a deferred tax asset (to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised) and a deferred tax liability for all deductible and taxable temporary differences associated with the right-of-use assets and the lease liabilities.

As disclosed in Note 2.20, the Group applies HKAS 12 requirements to the relevant assets and liabilities as a whole. Temporary differences relating to relevant assets and liabilities are assessed on a net basis.

The amendments are effective for the Group's annual reporting period beginning on 1 January 2023. As at 31 December 2022, the carrying amounts of right-of-use assets and lease liabilities which are subject to the amendments amounted to HK$359,577,000 and HK$380,271,000 respectively. The Group is in the process of assessing the full impact of the application of the amendments.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 Principles of consolidation and equity accounting

(a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Financial statements of subsidiaries have been adjusted where necessary to ensure consistency with the accounting policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of financial position respectively.

(b) Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting (see (d) below), after initially being recognised at cost.

(c) Joint ventures

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control. Investments in joint ventures are accounted for using the equity method of accounting (see (d) below), after initially being recognised at cost in the consolidated statement of financial position.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 Principles of consolidation and equity accounting (CONTINUED)

(d) Equity accounting

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in the consolidated income statement, and the Group's share of movements in other comprehensive income of the investee in other comprehensive income. When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity. Dividends received or receivable from associates and joint ventures are recognised as reduction in the carrying amount of the investment.

When the Group acquired the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Financial statements of equity accounted investees have been adjusted where necessary to ensure consistency with the policies adopted by the Group.

The carrying amount of equity-accounted investments is tested for impairment in accordance with the policy described in Note 2.10.

(e) Changes in ownership interests

The Group treats transactions with non-controlling interests that do not result in loss of control as transactions with the equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised in a separate reserve within equity attributable to equity holders of the Company.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is re-measured to its fair value with the change in carrying amount recognised in the consolidated income statement. The fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to the consolidated income statement or transferred to another category of equity as specified/permitted by applicable HKFRSs.

If the ownership interest in an associate or a joint venture is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income is reclassified to the consolidated income statement or transferred to another category of equity where appropriate.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.3 Business combinations and asset acquisitions

(a) Asset acquisitions

The Group can elect to apply an optional concentration test, on a transaction-by-transaction basis, that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets. The gross assets under assessment exclude cash and cash equivalents, deferred income tax assets, and goodwill resulting from the effects of deferred income tax liabilities. If the concentration test is met, the set of activities and assets is determined not to be a business and no further assessment is needed.

When the Group acquires a group of assets and liabilities that do not constitute a business, the Group identifies and recognises the individual identifiable assets acquired and liabilities assumed by allocating the purchase price first to non-financial assets, financial assets and/or financial liabilities at the respective fair values, the remaining balance of the purchase price is then allocated to the other identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction does not give rise to goodwill or bargain purchase gain.

(b) Other acquisitions

A business is an integrated set of activities and assets which includes an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired processes are considered substantive if they are critical to the ability to continue producing outputs, including an organised workforce with the necessary skills, knowledge, or experience to perform the related processes or they significantly contribute to the ability to continue producing outputs and are considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs.

For business combinations in which the acquisition date is on or after 1 January 2022, the identifiable assets acquired and liabilities assumed must meet the definitions of an asset and a liability in the Conceptual Framework except for transactions and events within the scope of HKAS 37 or HK(IFRIC)-Int 21, in which the Group applies HKAS 37 or HK(IFRIC)-Int 21 instead of the Conceptual Framework to identify the liabilities it has assumed in a business combination. Contingent assets are not recognised.

The Group applies the acquisition method of accounting to account for the acquisition of businesses except for those under common control. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred to the former owners of the acquired business, the equity interests issued by the Group, the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquired business on an acquisition-by-acquisition basis either at fair value or at the non-controlling interest's proportionate share of the identifiable assets. The choice of measurement basis is made on a transaction-by-transaction basis.

Acquisition-related costs are expensed as incurred.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.3 Business combinations and asset acquisitions (CONTINUED)

(b) Other acquisitions (CONTINUED)

The excess of the consideration transferred, the amount of any non-controlling interest in the acquired entity and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amount are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised directly in the consolidated income statement as a bargain purchase.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date. Any gains or losses arising from such re-measurement are recognised in the consolidated income statement.

(c) 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 (or group of cash-generating units) that is expected to benefit from the synergies of the combination, which represent the lowest level at which the goodwill is monitored for internal management purposes and not larger than an operating segment.

A cash-generating unit (or group of cash-generating units) to which goodwill has been allocated is tested for impairment annually or more frequently when there is indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the cash-generating unit (or group of cash-generating units) to which goodwill has been allocated is tested for impairment before the end of that reporting period. If the recoverable amount is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit (or group of cash-generating units).

On disposal of the relevant cash-generating unit or any of the cash-generating unit within the group of cash-generating units, the attributable amount of goodwill is included in the determination of the amount of profit or loss on disposal. When the Group disposes of an operation within the cash-generating unit (or a cash-generating unit within a group of cash-generating units), the amount of goodwill disposed of is measured on the basis of the relative values of the operation (or the cash-generating unit) disposed of and the portion of the cash-generating unit (or the group of cash-generating units) retained.

2.4 Investments in subsidiaries in separate financial statements

Investments in subsidiaries are accounted for at cost less impairment losses. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Segment reporting

Operating segments are reported in a manner consistent with the information used for the purposes of assessing performance and allocating resources between segments.

2.6 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The functional currency of the Company is Renminbi ("RMB"). The financial statements are presented in Hong Kong dollars ("HK$"). The directors of the Company consider the presentation of the consolidated financial statements in Hong Kong dollar will facilitate analysis of the financial information of the Group.

Exchange differences relating to the retranslation of the Group's net assets in RMB to the Group's presentation currency in HK$ are recognised directly in other comprehensive income and accumulated in exchange reserve. Such exchange differences accumulated in the exchange reserve are not reclassified to consolidated income statement subsequently.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the consolidated income statement.

For the purpose of recognising foreign exchange gains and losses, monetary securities denominated in foreign currency classified as financial assets at fair value through other comprehensive income ("FVOCI") is treated as assets measured at amortised cost in the foreign currency. Changes in the fair value of such monetary securities are analysed between translation differences resulting from changes in the amortised cost of the security and other changes in the carrying amount of the security. Translation differences related to changes in the amortised cost are recognised in the consolidated income statement, and other changes in the carrying amount are recognised in other comprehensive income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets and liabilities such as equities held at fair value through profit or loss ("FVPL") are recognised in the consolidated income statement as part of the fair value gain or loss and translation differences on non-monetary assets such as equities classified as financial assets at FVOCI are included in other comprehensive income.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Foreign currency translation (CONTINUED)

(c) Group companies

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

— assets and liabilities of the Group's operations are translated at the closing rate at the end of each reporting period;

— income and expenses items are translated at the average exchange rates for the period (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and

— all resulting currency translation differences are recognised in other comprehensive income and accumulated in equity under the heading of exchange reserve (attributable to non-controlling interests as appropriate).

On consolidation, exchange differences arising from the translation of any net investment in foreign operations, and of borrowings and other financial instruments designated as hedges of such investments, are recognised in other comprehensive income. When a foreign operation is sold or any borrowings forming part of the net investment are repaid, the associated exchange differences are reclassified to the consolidated income statement, as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the closing rate.

2.7 Property, plant and equipment

Buildings comprise mainly office premises and warehouses. All property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to the consolidated income statement during the reporting period in which they are incurred.

Construction in progress represents property, plant and equipment under construction and pending installation and is stated at cost less accumulated impairment losses. Cost includes all direct costs relating to the construction of the assets and acquisition.

No depreciation is provided for construction in progress until such time as the relevant assets are completed and ready for intended use. Construction in progress is transferred to relevant categories of property, plant and equipment upon the completion of their respective construction/installation.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Property, plant and equipment (CONTINUED)

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 2.10).

Gains and losses on disposals are determined by comparing proceeds with the carrying amount and are recognised in the consolidated income statement.

2.8 Investment properties

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

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are stated at cost less subsequent accumulated depreciation and any accumulated impairment losses. Depreciation is recognised so as to write off the cost of investment properties over their estimated useful lives and after taking into account of their estimated residual value, using the straight-line method.

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 disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated income statement in the period in which the property is derecognised.

2.9 Intangible assets

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software.

2.10 Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.11 Investments and other financial assets

(a) Classification

The Group classifies its financial assets in the following measurement categories:

— those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and

— those to be measured at amortised cost.

The classification depends on the business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in the consolidated income statement or other comprehensive income.

For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the financial assets at FVOCI.

(b) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in the consolidated income statement.

Debt instruments

Debt instruments held by the Group are classified into one of the following categories:

Amortised cost: Financial assets measured at amortised cost comprise 'trade and other receivables' (Note 2.14), 'restricted bank deposits', 'time deposits with maturity over three months' and 'cash and cash equivalents' (Note 2.15) in the statement of financial position, are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by loss allowance for expected credit losses. Interest income, exchange gains and losses and impairment are recognised in the consolidated income statement. Any gains and losses on derecognition is recognised in the consolidated income statement.

FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' contractual cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment gains or losses, interest income and exchange gains/(losses) which are recognised in the consolidated income statement. When the financial asset is derecognised, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to the consolidated income statement and recognised in other gains and losses. Interest income from these financial assets is included in other income using the effective interest rate method. Exchange gains and losses are presented in other gains and losses, and impairment expenses are presented as separate line item in the consolidated income statement.

FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in the consolidated income statement and presented net within other gains and losses in the period in which it arises.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.11 Investments and other financial assets (CONTINUED)

(b) Measurement (CONTINUED)

Equity instruments

The Group subsequently measured all equity investments at fair value.

Changes in the fair value of financial assets at FVOCI are recognised in other comprehensive income except for exchange gains and losses which are recognised in the statement of comprehensive income. There is no subsequent reclassification of fair value gains and losses to the consolidated income statement at disposal, the amount accumulated in the revaluation reserve is transferred to retained earnings. Equity investments measured at FVOCI are not subject to impairment assessment.

Changes in the fair value of financial assets at FVPL are recognised in other gains and losses in the consolidated income statement as applicable.

Dividends from investments in equity instruments (either through other comprehensive income, or through profit or loss) are recognised in the consolidated income statement as other income.

(c) Derecognition of financial assets

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

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in the consolidated income statement.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVOCI, the cumulative gain or loss previously accumulated in the revaluation reserve is not reclassified to consolidated income statement, but is transferred to retained earnings.

2.12 Impairment of financial assets

The Group recognises a loss allowance for expected credit loss ("ECL") on financial assets which are subject to impairment under HKFRS 9 "Financial Instruments" ("HKFRS 9"). The impairment methodology applied depends on whether there has been a significant increase in credit risk.

ECLs are measured on either of the following bases:

— 12-month ECLs: these are losses that are expected to result from possible default events within the 12 months after the reporting date; and

— lifetime ECLs: these are losses that are expected to result from all possible default events over the expected lives of the items to which the ECL model applies.

Loss allowances for trade receivables are always measured at an amount equal to lifetime ECLs. Loss allowances for all other financial assets equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial assets since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs. The Group uses a practical expedient in estimating ECL on trade receivables using a provision matrix taking into consideration historical credit loss experience, adjusted for forward-looking information that is available without undue cost or effort.

ECLs are updated at each reporting date to reflect changes in credit risk since initial recognition. Any change in ECLs is recognised in the consolidated income statement.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.12 Impairment of financial assets (CONTINUED)

Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

— an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;

— significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;

— existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;

— an actual or expected significant deterioration in the operating results of the debtor;

— an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

Definition of default

The Group considers that default has occurred when the financial assets is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.12 Impairment of financial assets (CONTINUED)

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

— significant financial difficulty of the issuer or the borrower;

— a breach of contract, such as a default or past due event;

— the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;

— it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or

— the disappearance of an active market for that financial asset because of financial difficulties.

Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in the consolidated income statement.

2.13 Inventories

Inventories, mainly comprising bunker and other fuel oil, consumable and other materials, are stated at the lower of cost and net realisable value. Cost is determined using the weighted average method and represents purchase costs. Net realisable value is the estimated selling price in the ordinary course of business less all estimated costs necessary to make the sale.

2.14 Trade and other receivables and notes receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. See Note 2.11(b) for further information about the Group's accounting for trade receivables and Note 2.12 for the description of the Group's impairment policies. If collection of the receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Notes receivables are recognised initially at fair value and subsequently measured at FVOCI.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.15 Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits with banks and other financial institutions, and other short-term highly liquid investments that are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

2.16 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

2.17 Trade and other payables and contract liabilities

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. Payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

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

2.18 Borrowings

Borrowings (borrowings for either general or specific purpose) are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the consolidated income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.19 Borrowing costs

Borrowing costs (borrowings for either general or specific purpose) that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Any specific borrowing that remains outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

Other borrowing costs are recognised in the consolidated income statement in the period in which they are incurred.

2.20 Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the consolidated income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company and its subsidiaries, associates and joint ventures operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is determined using tax rates that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred income tax liabilities are provided on taxable temporary differences arising on investments in subsidiaries, associates and joint ventures, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets are recognised on deductible temporary differences arising from investments in subsidiaries, associates and joint ventures only to the extent that it is probable the temporary difference will reverse in the future and there is sufficient taxable profit available against which the temporary difference can be utilised.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.20 Current and deferred income tax (CONTINUED)

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 requirements to the leasing transaction as a whole. Temporary differences relating to right-of-use assets and lease liabilities are assessed on a net basis. Excess of depreciation on right-of-use assets over the lease payments for the principal portion of lease liabilities results in net deductible temporary differences.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

2.21 Employee benefits

(a) Pension obligations

The employees of the Group's subsidiaries in the PRC are members of a state-managed employee pension scheme operated by the Tianjin Municipal People's Government which undertakes to assume the retirement benefit obligations of all existing and future retired employees. The Group's obligation is to make the required contributions under the scheme. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expenses when they are due.

In addition, the Group also contributes to a mandatory provident fund scheme for all Hong Kong employees. All these contributions are based on a certain percentage of the employee's salary and are charged to the consolidated income statement as incurred.

(b) Share-based payments

The Group operates an equity-settled share-based compensation plan, under which the entity receives services from employees as consideration for equity instruments (options) of the Company. The fair value of the employee services received in exchange for the grant of the options is recognised as an expense with a corresponding increase in equity. The total amount to be expensed is determined by reference to the fair value of the options granted:

- including any market performance conditions (for example, an entity's share prices);
- excluding the impact of any service and non-market performance vesting conditions (for example, profitability, sales growth targets and remaining an employee of the entity over a specified time period); and
- excluding the impact of any non-vesting conditions (for example, the requirement for employees to save or holding shares for a specified period of time).

Non-market vesting conditions are included in assumptions about the number of options that are expected to vest. The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each reporting period, the Group revises its estimates of the number of options that are expected to vest based on the non-market vesting conditions. It recognises the impact of the revision to original estimates, if any, in the consolidated income statement, with a corresponding adjustment to equity.

When the options are exercised, the Company issues new shares. The proceeds received net of any directly attributable transaction costs are credited to share capital (nominal value) and share premium.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.21 Employee benefits (CONTINUED)

(c) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the entity recognises costs for a restructuring that is within the scope of HKAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

2.22 Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the consolidated income statement.

2.23 Revenue from contracts with customers

Revenue is recognised when (or as) it satisfies a performance obligation by transferring a promised goods or service to a customer (which is when the customer obtains control of that good or service). A performance obligation is a promise to transfer a distinct goods or service to a customer.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

— the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;

— the Group's performance creates or enhances an asset that the customer controls as the Group performs; or

— the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.23 Revenue from contracts with customers (CONTINUED)

The amount of revenue recognised is the amount allocated to the satisfied performance obligation. Revenue is shown net of value-added tax and discounts and after eliminating sales within the Group and is recognised as follows:

(a) Provision of services

Revenue from the provision of services is recognised when the performance obligation is completed by transferring a promised service to the customer.

(b) Sale of goods

Revenue from the sale of goods is recognised when control of goods has transferred. A receivable is recognised when the goods are delivered to the customer as this represents the point in time at which the right to consideration becomes unconditional, as only the passage of time is required before payment is due.

(c) Principal versus agent

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group is a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group is an agent).

The Group is a principal if it controls the specified good or service before that good or service is transferred to a customer.

The Group is an agent if its performance obligation is to arrange for the provision of the specified good or service by another party. In this case, the Group does not control the specified good or service provided by another party before that good or service is transferred to the customer. When the Group acts as an agent, it recognises revenue in the amount of any fee or commission to which it expects to be entitled in exchange for arranging for the specified goods or services to be provided by the other party.

Revenue is recognised at a point in time when cargo handling services and other port ancillary services are delivered to the customers. Revenue from sale of goods is recognised when the goods are delivered to the customer as this represents the point in time at which the right to consideration becomes unconditional, as only the passage of time is required before payment is due. Other revenue from other port ancillary services is recognised on a time proportion basis over the contract terms.

Revenue is recognised for these services based on the contract prices, net of discounts, if any. Refund liabilities are recognised at the end of each reporting period for expected discounts payable to customers in relation to sales.

2.24 Interest income

Interest income is recognised using the effective interest method and included in other income in the consolidated income statement.

2.25 Dividend income

Dividend income is recognised when the right to receive payment is established.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.26 Government grants

Government grants are recognised at fair value when there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions, if any.

Government grants relating to costs are deferred and recognised in the consolidated income statement over the period necessary to match them with the costs that they are intended to compensate.

Government grants relating to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in the consolidated income statement in the period in which they become receivable. Such grants are presented under "other income".

Government grants relating to property, plant and equipment are included in non-current liabilities as deferred government grants and are credited to the consolidated income statement on a straight-line basis over the expected lives of the related assets.

2.27 Leases

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the Group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value fixed payments (including in-substance fixed payments), less any lease incentives receivable.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Group:

— where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;

— where no recent third party financing is available, uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases; and

— makes adjustments specific to the lease, e.g. term, country, currency and security.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.27 Leases (CONTINUED)

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) when the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.

The Group accounts for a lease modification as a separate lease if:

— the modification increases the scope of the lease by adding the right to use one or more underlying assets; and

— the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability, less any lease incentives receivable, based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use assets. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Lease payments are allocated between principal and finance cost. The finance cost is charged to the consolidated income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

— the amount of the initial measurement of lease liability;

— any lease payments made at or before the commencement date less any lease incentives received;

— any initial direct costs; and

— an estimate of restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.27 Leases (CONTINUED)

Payments associated with short-term leases of assets are recognised on a straight-line basis over the lease term as an expense in the consolidated income statement. Short-term leases are leases with a lease term of 12 months or less.

Lease income from operating leases where the Group is a lessor is recognised as income on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the consolidated statement of financial position based on their nature.

2.28 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved by the Company's shareholders or directors, where appropriate.

3. SEGMENT INFORMATION

Segment information has been prepared in a manner consistent with the information which is regularly reviewed by the chief operating decision maker and used for the purposes of assessing performance and allocating resources between segments.

Principal activities of the three reportable segments are as follows:

Cargo handling	—	Provision of container handling and non-containerised cargo handling
Sales	—	Supply of fuel and sales of materials
Other port ancillary services	—	Tugboat services, agency services, tallying and other services

The Group's major operational activities are carried out in the PRC. The Group's revenue from external customers and non-current assets are mainly generated and located in the PRC. The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 2.

Inter-segment transactions are carried out at arm's length.

Additions to non-current assets (other than financial instruments and deferred income tax assets) comprise property, plant and equipment, right-of-use assets, intangible assets and deposits paid for acquisition of land-use-rights.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

3. SEGMENT INFORMATION (CONTINUED)

The segment information for the reportable segments is as follows:

	For the year ended 31 December 2022			
	Cargo handling HK$'000	Sales HK$'000	Other port ancillary services HK$'000	Total HK$'000
Total segment revenue	7,383,756	3,139,643	3,091,717	13,615,116
Inter-segment revenue	—	(160,999)	(436,791)	(597,790)
Revenue from external customers	7,383,756	2,978,644	2,654,926	13,017,326
Timing of revenue recognition				
At a point in time	7,383,756	2,978,644	2,540,635	12,903,035
Over time	—	—	114,291	114,291
	7,383,756	2,978,644	2,654,926	13,017,326
Segment results	2,047,746	30,542	1,266,710	3,344,998
Business tax and surcharge				(7,572)
Other income				374,602
Other gains and losses				(112,662)
Administrative expenses				(2,010,610)
Reversal of impairment on financial assets, net				15,602
Other expenses				(5,390)
Finance costs				(390,092)
Share of net profit of associates and joint ventures accounted for using the equity method				397,552
Profit before income tax				1,606,428
Other information:				
Depreciation and amortisation	1,255,154	5,793	266,995	1,527,942
Share of net profit/(loss) of associates and joint ventures accounted for using the equity method	268,435	(103)	17,649	285,981

3. SEGMENT INFORMATION (CONTINUED)

The segment information for the reportable segments is as follows: (CONTINUED)

	For the year ended 31 December 2021			
	Cargo handling HK$'000	Sales HK$'000	Other port ancillary services HK$'000	Total HK$'000
Total segment revenue	7,767,750	6,954,023	3,175,476	17,897,249
Inter-segment revenue	—	(179,246)	(347,459)	(526,705)
Revenue from external customers	7,767,750	6,774,777	2,828,017	17,370,544
Timing of revenue recognition				
At a point in time	7,767,750	6,774,777	2,674,953	17,217,480
Over time	—	—	153,064	153,064
	7,767,750	6,774,777	2,828,017	17,370,544
Segment results	2,427,313	87,329	1,327,358	3,842,000
Business tax and surcharge				(10,534)
Other income				326,814
Other gains and losses				630,871
Administrative expenses				(2,191,709)
Allowance for impairment on financial assets, net				(1,147)
Other expenses				(46,941)
Finance costs				(484,159)
Share of net profit of associates and joint ventures accounted for using the equity method				411,101
Profit before income tax				2,476,296
Other information:				
Depreciation and amortisation	1,274,400	34,260	276,755	1,585,415
Share of net profit/(loss) of associates and joint ventures accounted for using the equity method	240,059	(922)	38,357	277,494

3. SEGMENT INFORMATION (CONTINUED)

The segment information for the reportable segments is as follows: (CONTINUED)

	At 31 December 2022			
	Cargo handling HK$'000	**Sales HK$'000**	**Other port ancillary services HK$'000**	**Total HK$'000**
Segment assets	**28,564,617**	**440,325**	**8,385,372**	**37,390,314**
Unallocated assets:				
Interest in an associate				**1,378,584**
Financial assets at FVOCI				**574,362**
Deferred income tax assets				**44,384**
Head office and corporate assets				**2,823,261**
Total assets				**42,210,905**
Total assets include:				
Interests in associates and joint ventures	**3,130,887**	**97,199**	**167,110**	**3,395,196**
Additions to non-current assets	**1,054,101**	**1,341**	**323,974**	**1,379,416**

	At 31 December 2021			
	Cargo handling HK$'000	Sales HK$'000	Other port ancillary services HK$'000	Total HK$'000
Segment assets	29,699,262	563,378	10,897,878	41,160,518
Unallocated assets:				
Interest in an associate				1,480,719
Financial assets at FVOCI				705,558
Deferred income tax assets				26,216
Head office and corporate assets				2,928,911
Total assets				46,301,922
Total assets include:				
Interests in associates and joint ventures	4,092,584	107,788	216,274	4,416,646
Additions to non-current assets	971,531	2,830	509,084	1,483,445

No segment liabilities is provided for chief operating decision maker's regular review, accordingly, no segment liabilities are presented.

3. SEGMENT INFORMATION (CONTINUED)

No revenue from any customer contributed over 10% of the total revenue of the Group for the year ended 31 December 2022. Revenue from a customer in sales segment amounted to HK$2,469,754,000, contributed over 10% of the total revenue of the Group for the year ended 31 December 2021.

The expected timing of recognising revenue of all of the Group's services are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

Analysis of revenue by segment:

	2022 **HK$'000**	2021 HK$'000
Non-containerised cargo handling business	**5,385,179**	5,157,690
Container handling business	**1,998,577**	2,610,060
Cargo handling business	**7,383,756**	7,767,750
Sales business	**2,978,644**	6,774,777
Other port ancillary services business	**2,654,926**	2,828,017
	13,017,326	17,370,544

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

4. OTHER INCOME, GAINS AND LOSSES

Other income comprises of the following items:

	2022	2021
	HK$'000	HK$'000
Interest income	**172,397**	172,636
Dividend income from financial assets at FVOCI	**45,683**	20,137
Government grants *(Note)*	**90,810**	97,193
Value-added tax ("VAT") extra deduction	**59,291**	28,884
Others	**6,421**	7,964
	374,602	326,814

Note: Amount recognised for the year ended 31 December 2022 and 2021 primarily represents subsidies received from a local governmental authority as financial supports for various projects in optimising port efficiency, among others, where no future related cost is expected to be incurred nor related to any assets.

Other (losses)/gains comprises of the following items:

	2022	2021
	HK$'000	HK$'000
Remeasurement gain on investments accounted for using the equity method *(Note 28)*	**108,524**	128,850
Gain on disposal of subsidiaries *(Note 29)*	**—**	439,198
Exchange (loss)/gain, net	**(205,341)**	58,471
(Loss)/gain on disposal of property, plant and equipment	**(14,957)**	4,275
Others	**(888)**	77
	(112,662)	630,871

5. FINANCE COSTS

	2022	2021
	HK$'000	HK$'000
Interest expenses on borrowings	**369,141**	459,680
Less: Amount capitalised in construction in progress	**(1,255)**	(12,618)
	367,886	447,062
Interest expenses on lease liabilities	**22,206**	37,097
	390,092	484,159

6. INCOME TAX

	2022 HK$'000	2021 HK$'000
PRC income tax expense/(credit)		
Current	**445,954**	424,375
Deferred	**(14,435)**	109,612
	431,519	533,987

No provision for Hong Kong profits tax has been made as the Group has no estimated assessable profits arising in or derived from Hong Kong for the year (2021: nil).

PRC income tax has been provided based on the estimated assessable profits for the year at the prevailing income tax rates. The standard PRC corporate income tax rate is 25%. Two subsidiaries are entitled to tax exemption for the first three years and followed by a 50% relief rate of 12.5% for the next three years from 2019 and 2022 respectively. A subsidiary is entitled to a concessionary rate of 15% for three years from 2022.

The PRC Enterprise Income Tax Law (the "PRC EIT Law") imposes a withholding income tax at 10% on dividends distributed by a PRC resident enterprise to its holding company outside Mainland China for earnings generated beginning on 1 January 2008, undistributed earnings generated prior to 1 January 2008 are exempt from such withholding tax. Such income tax rate may be further reduced to 5% in the case where the holding company is a Hong Kong resident enterprise holding 25% or more equity interests in such PRC resident enterprise pursuant to the Arrangement between Mainland China and Hong Kong for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion with Respect to Taxes on Income.

The income tax on the Group's profit before income tax differs from the theoretical amount that would arise using the weighted average income tax rate applicable to profit of the consolidated entities as follows:

	2022 HK$'000	2021 HK$'000
Profit before income tax	**1,606,428**	2,476,296
Less: Share of net profit of associates and joint ventures accounted for using the equity method	**(397,552)**	(411,101)
	1,208,876	2,065,195
Tax calculated at statutory tax rate	**319,925**	499,289
Income not subject to income tax	**(55,060)**	(136,205)
Expenses not deductible for tax purposes	**39,174**	29,064
Tax losses for which no deferred income tax assets were recognised	**188,934**	164,764
Utilisation of previously unrecognised tax losses	**(44,087)**	(3,083)
Withholding income tax on undistributed profits of PRC subsidiaries, associates and joint ventures	**12,102**	15,045
Tax exemptions and concessions	**(29,469)**	(34,887)
Income tax	**431,519**	533,987

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For the year ended 31 December 2022

7. PROFIT FOR THE YEAR

Profit for the year has been arrived at after charging the following items:

	2022 HK$'000	2021 HK$'000
Costs of goods sold *(Note 20)*	**2,942,407**	6,602,355
Employee benefit expenses, including directors' emoluments *(Note 8)*	**1,971,567**	2,352,730
Depreciation of property, plant and equipment *(Note 11)*	**1,112,941**	1,172,471
Depreciation of right-of-use assets *(Note 12(a))*	**373,094**	376,912
Depreciation of investment properties *(Note 13)*	**19,571**	20,361
Amortisation of intangible assets *(Note 15)*	**27,036**	24,406
Expenses relating to short-term leases	**98,949**	92,707
Auditor's remuneration		
audit services	**2,980**	2,995
non-audit services	**71**	1,766

8. EMPLOYEE BENEFIT EXPENSES

	2022 HK$'000	2021 HK$'000
Wages and salaries, social security costs and other benefits	**1,745,170**	2,064,423
Employer's contributions to retirement benefits schemes	**226,397**	288,307
	1,971,567	2,352,730

(a) Directors' emoluments

	For the year ended 31 December 2022				
Name of director	**Fees HK$'000**	**Salaries HK$'000**	**Other benefits HK$'000**	**Employer's contributions to retirement benefits schemes HK$'000**	**Total HK$'000**
Executive directors					
Chu Bin (Chairman)	—	—	—	—	—
Luo Xunjie (Managing Director)	—	—	—	—	—
Li Xiaoguang *(Note i)*	—	—	—	—	—
Sun Bin *(Note iii)*	—	473	74	38	585
Xue Xiaoli *(Note ii)*	—	—	—	—	—
Shi Jing *(Note ii)*	—	—	—	—	—
Yeung Zhengliang *(Notes i and iii)*	—	1,199	328	104	1,631
Independent non-executive directors *(Note iv)*					
Japhet Sebastian Law	441	—	104	—	545
Cheng Chi Pang, Leslie	441	—	104	—	545
Zhang Weidong	441	—	104	—	545
	1,323	1,672	714	142	3,851

8. EMPLOYEE BENEFIT EXPENSES (CONTINUED)

(a) Directors' emoluments (CONTINUED)

	For the year ended 31 December 2021				
Name of director	Fees HK$'000	Salaries HK$'000	Other benefits HK$'000	Employer's contributions to retirement benefits schemes HK$'000	Total HK$'000
Executive directors					
Chu Bin (Chairman)	—	—	—	—	—
Luo Xunjie (Managing Director)	—	—	—	—	—
Sun Bin *(Note iii)*	—	1,653	270	111	2,034
Xue Xiaoli	—	—	—	—	—
Shi Jing	—	—	—	—	—
Independent non-executive directors *(Note iv)*					
Japhet Sebastian Law	441	—	134	—	575
Cheng Chi Pang, Leslie	441	—	134	—	575
Zhang Weidong	441	—	134	—	575
	1,323	1,653	672	111	3,759

Notes:

i. Appointed on 29 March 2022.

ii. Resigned on 29 March 2022.

iii. The directors' total emoluments were for their services in connection with the management of the affairs of the Group.

iv. The directors' total emoluments were for their services as directors of the Company.

During the year, there are no loans, quasi-loans or other dealings in favour of the directors, their controlled bodies corporate and connected entities (2021: nil).

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company 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 (2021: nil).

8. EMPLOYEE BENEFIT EXPENSES (CONTINUED)

(b) Five highest paid individuals

The emoluments of the five individuals with the highest emoluments for the year ended 31 December 2022 and 2021 were as follows:

	2022 HK$'000	2021 HK$'000
Salaries and other benefits	**5,048**	3,695
Discretionary bonus	**5,750**	4,520
Employer's contributions to retirement benefits schemes	**306**	251
	11,104	8,466

The five highest paid individuals for the year ended 31 December 2022 does not included any directors (2021: included one director) and their emoluments are shown in Note 8(a) above. The emoluments of the five highest paid individuals payable excluded directors fell within the following bands:

	2022 Number of individuals	2021 Number of individuals
The emoluments fell within the following bands:		
Nil — HK$1,000,000	**—**	—
HK$1,000,001 — HK$1,500,000	**—**	—
HK$1,500,001 — HK$2,000,000	**1**	1
HK$2,000,001 — HK$2,500,000	**3**	3
HK$2,500,001 — HK$3,000,000	**1**	—
	5	4

9. DIVIDEND

	2022 HK$'000	2021 HK$'000
Proposed final dividend of HK2.24 cents per ordinary share (2021: HK5.99 cents per ordinary share)	**137,939**	368,864

The board of directors of the Company proposed the payment of a final dividend of HK2.24 cents per ordinary share for the year ended 31 December 2022 (2021: HK5.99 cents). These consolidated financial statements do not reflect this dividend payable.

Dividends for ordinary shareholders of the Company recognised as distribution during the year, representing final dividend of 2021, amounted to HK$368,864,000 (2021: final dividend of 2020 amounted to HK$254,325,000).

10. EARNINGS PER SHARE

The calculation of basic and diluted earnings per share is based on the following data:

	2022 HK$'000	2021 HK$'000
Earnings		
Profit attributable to equity holders of the Company for calculating basic and diluted earnings per share	**345,266**	923,116

	2022 '000	2021 '000
Number of shares		
Weighted average number of ordinary shares for calculating basic and diluted earnings per share	**6,158,000**	6,158,000

In both years, the computation of diluted earnings per share did not assume the exercise of the Company's outstanding share options as the exercise prices of the share options were higher than the average market price of the Company's shares at the period when the share options were outstanding.

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For the year ended 31 December 2022

11. PROPERTY, PLANT AND EQUIPMENT

	Buildings HK$'000	Port facilities HK$'000	Plant, machinery and vessels HK$'000	Leasehold improvements, furniture and equipment HK$'000	Motor vehicles HK$'000	Construction in progress HK$'000	Total HK$'000
Cost							
At 1 January 2021	10,635,724	10,983,869	10,556,968	668,586	323,167	1,090,562	34,258,876
Exchange differences	305,142	315,503	305,802	19,347	9,443	31,942	987,179
Acquisition of subsidiaries *(Note 28(b))*	479,802	1,124,601	516,462	32,266	100	63,691	2,216,922
Additions	—	—	—	3,926	—	1,117,825	1,121,751
Disposals	(69,914)	(69,256)	(183,785)	(13,402)	(7,284)	(2,654)	(346,295)
Disposal of subsidiaries *(Note 29)*	(1,358,316)	(2,382,826)	(2,161,362)	(247,841)	(11,018)	(202,225)	(6,363,588)
Transfers to construction in progress	—	—	(381,953)	—	—	164,014	(217,939)
Transfers	864,209	483,742	411,667	43,183	49,261	(1,869,171)	(17,109)
At 31 December 2021	**10,856,647**	**10,455,633**	**9,063,799**	**506,065**	**363,669**	**393,984**	**31,639,797**
Exchange differences	**(946,404)**	**(964,849)**	**(789,164)**	**(44,599)**	**(30,850)**	**(36,605)**	**(2,812,471)**
Acquisition of subsidiaries *(Note 28(a))*	**290,185**	**859,384**	**231,924**	**18,782**	**457**	**35,092**	**1,435,824**
Additions	**—**	**—**	**—**	**3,290**	**—**	**1,144,870**	**1,148,160**
Disposals	**(11,605)**	**—**	**(350,125)**	**(19,045)**	**(11,477)**	**—**	**(392,252)**
Transfers to construction in progress	**(932)**	**—**	**(184,233)**	**—**	**—**	**140,744**	**(44,421)**
Transfers	**184,011**	**(95,691)**	**402,824**	**35,523**	**52,531**	**(638,145)**	**(58,947)**
At 31 December 2022	**10,371,902**	**10,254,477**	**8,375,025**	**500,016**	**374,330**	**1,039,940**	**30,915,690**
Accumulated depreciation							
At 1 January 2021	3,493,786	2,446,062	6,281,197	345,144	224,761	—	12,790,950
Exchange differences	106,350	74,199	189,957	10,519	6,786	—	387,811
Charge for the year	343,142	243,659	536,621	34,272	14,777	—	1,172,471
Disposals	(66,001)	(68,617)	(173,915)	(12,542)	(6,829)	—	(327,904)
Disposal of subsidiaries *(Note 29)*	(323,910)	(484,442)	(1,253,237)	(53,083)	(4,652)	—	(2,119,324)
Transfers to construction in progress	—	—	(217,939)	—	—	—	(217,939)
At 31 December 2021	**3,553,367**	**2,210,861**	**5,362,684**	**324,310**	**234,843**	**—**	**11,686,065**
Exchange differences	**(309,845)**	**(196,270)**	**(472,656)**	**(28,652)**	**(20,497)**	**—**	**(1,027,920)**
Charge for the year	**258,930**	**263,296**	**538,520**	**34,502**	**17,693**	**—**	**1,112,941**
Disposals	**(8,312)**	**—**	**(332,056)**	**(17,931)**	**(10,936)**	**—**	**(369,235)**
Transfers to construction in progress	**(321)**	**—**	**(44,100)**	**—**	**—**	**—**	**(44,421)**
Transfer	**—**	**(59,198)**	**67,115**	**(7,917)**	**—**	**—**	**—**
At 31 December 2022	**3,493,819**	**2,218,689**	**5,119,507**	**304,312**	**221,103**	**—**	**11,357,430**
Net book values							
At 31 December 2021	7,303,280	8,244,772	3,701,115	181,755	128,826	393,984	19,953,732
At 31 December 2022	**6,878,083**	**8,035,788**	**3,255,518**	**195,704**	**153,227**	**1,039,940**	**19,558,260**

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For the year ended 31 December 2022

11. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Depreciation is calculated using the straight-line method to allocate their costs, net of their residual values, over their estimated useful lives, as follows:

Buildings	15—40 years
Port facilities	35—50 years
Plant, machinery and vessels	8—14 years
Leasehold improvements, furniture and equipment	5—15 years
Motor vehicles	5—20 years

The Group is in the process of applying the title documents of certain buildings with carrying value of approximately HK$152,446,000 (2021: HK$171,144,000). The directors of the Company believe that title documents will be obtained in due course without significant additional costs and would not affect the Group's rights to use the buildings.

12. LEASES

(a) Right-of-use assets

	Land use rights HK$'000	Leasehold lands HK$'000	Leased buildings HK$'000	Leased machinery and vehicles HK$'000	Total HK$'000
At 1 January 2021	6,106,276	317,216	628,121	16,970	7,068,583
Exchange differences	174,844	8,456	16,282	255	199,837
Additions *(Note)*	239,497	—	83,801	21,140	344,438
Acquisition of subsidiaries *(Note 28(b))*	408,748	—	—	—	408,748
Disposal of a subsidiary *(Note 29)*	(767,395)	(19,904)	(1,801)	(18,576)	(807,676)
Derecognition	—	—	(286,502)	—	(286,502)
Charge for the year	(181,277)	(37,505)	(148,664)	(9,466)	(376,912)
At 31 December 2021	**5,980,693**	**268,263**	**291,237**	**10,323**	**6,550,516**
Exchange differences	**(526,708)**	**(21,534)**	**(19,750)**	**(713)**	**(568,705)**
Additions *(Note)*	**83,713**	**—**	**15,051**	**7,212**	**105,976**
Acquisition of subsidiaries *(Note 28(a))*	**288,655**	**—**	**—**	**—**	**288,655**
Derecognition	**—**	**(808)**	**(398)**	**(282)**	**(1,488)**
Charge for the year	**(190,689)**	**(34,072)**	**(143,876)**	**(4,457)**	**(373,094)**
At 31 December 2022	**5,635,664**	**211,849**	**142,264**	**12,083**	**6,001,860**

All land-use-rights and leasehold lands are located in Tianjin, the PRC.

Note: Amount includes right-of-use assets resulting from new leases entered, lease modification and payment for land use rights.

12. LEASES (CONTINUED)

(b) Lease liabilities

	2022 HK$'000	2021 HK$'000
Within 1 year	**177,491**	220,594
Between 1 and 2 years	**39,894**	185,321
Between 2 and 5 years	**114,158**	116,478
Over 5 years	**56,861**	104,104
	388,404	626,497

Total cash outflows for leases for the year ended 31 December 2022 amounted to HK$326,842,000 (2021: HK$504,675,000).

Lease terms entered into for fixed term of between 1 to 50 years (2021: between 1 to 50 years) are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

13. INVESTMENT PROPERTIES

	2022 HK$'000	2021 HK$'000
Cost		
At 1 January	**844,276**	820,200
Exchange differences	**(71,520)**	24,076
At 31 December	**772,756**	844,276
Accumulated depreciation		
At 1 January	**20,652**	—
Exchange differences	**(2,417)**	291
Charge for the year	**19,571**	20,361
At 31 December	**37,806**	20,652
Net book values		
At 31 December	**734,950**	823,624

The investment properties represent land and buildings in the PRC which are initially measured at cost.

13. INVESTMENT PROPERTIES (CONTINUED)

Depreciation is calculated using the straight-line method to allocate their costs, net of their residual values, over their estimated useful lives, as follows:

Leasehold properties	over the term of the lease

The Group leases out the investment properties above under operating leases with rentals payable monthly or quarterly. The period of lease is mainly within 1 year.

The fair value of the investment properties at 31 December 2022 was HK$797,384,000 (2021: HK$861,141,000). The fair value has been arrived at based on valuation carried out by an independent valuer not related to the Group. The valuation method is based on market approach method.

In estimating the fair value of the investment properties as at 31 December 2022 and 2021, the highest and best use of the investment properties is their current use. The fair value measurement of the investment properties is included in level 3.

Significant unobservable inputs include current costs of replacements of similar properties adjusted for nature, location and conditions of the Group's properties, and land costs.

14. GOODWILL

	2022 HK$'000	2021 HK$'000
At 1 January	**—**	—
Exchange differences	**(4,469)**	—
Arising on acquisition of subsidiaries *(Note 28(a))*	**48,530**	—
At 31 December	**44,061**	—

Goodwill acquired in a business combination is allocated, at acquisition date, to the cash-generating unit that are expected to benefit from that business combination. The total carrying amount of goodwill had been allocated to an individual cash-generating unit in cargo handling ("Cargo Handling CGU").

The calculation of the recoverable amount of the Cargo Handling CGU is based on cash flow projections with reference to financial budgets approved by management covering a five-year period, and a pre-tax discount rate of 11.98%. Cash flows beyond the five-year period are extrapolated using a steady 2.00% growth rate. Expected cash inflows/outflows, which include estimations of growth rates of business volume, unit price and cost of sales have been determined based on past performance and management's expectations of the market development. The discount rate used reflects the cost of capital of Cargo Handling CGU and the industry specific factors.

During the year ended 31 December 2022, management of the Group determines that there is no impairment of the cash-generating unit containing goodwill. The recoverable amount is above the carrying amount of the cash-generating unit. Management believes that any reasonably possible change in any of these assumptions would not cause the carrying amount of the Cargo Handling CGU to exceed the recoverable amount determined.

15. INTANGIBLE ASSETS

Computer software

	2022 HK$'000	2021 HK$'000
Cost		
At 1 January	**235,575**	219,181
Exchange differences	**(20,342)**	6,415
Additions	**5,844**	17,402
Acquisition of subsidiaries *(Note 28)*	**4,181**	1,976
Disposals	**(32,218)**	(1,894)
Disposal of subsidiaries *(Note 29)*	**—**	(24,614)
Transfers	**58,947**	17,109
At 31 December	**251,987**	235,575
Accumulated amortisation		
At 1 January	**147,512**	134,314
Exchange differences	**(13,418)**	4,278
Charge for the year	**27,036**	24,406
Disposals	**(32,218)**	(1,894)
Disposal of subsidiaries *(Note 29)*	**—**	(13,592)
At 31 December	**128,912**	147,512
Net book values		
At 31 December	**123,075**	88,063

Cost of the above intangible assets are amortised over their estimated useful lives of 5-10 years on a straight-line basis. Amortisation is included in administrative expenses in the consolidated income statement.

16. SUBSIDIARIES

Particulars of principal subsidiaries are set out in Note 34(a).

Summarised financial information of subsidiaries with material non-controlling interests

Set out below are the summarised financial information of the subsidiaries that have material non-controlling interests. The Group's interests in these subsidiaries are held through Tianjin Port Holdings Co., Ltd. ("Tianjin Port Co"). The summarised financial information below represents amounts before inter-company eliminations.

	Tianjin Port China Coal Hua'neng Coal Terminal Co., Ltd.		Tianjin Port Pacific International Container Terminal Co., Ltd.		Tianjin Port Yuanhang International Ore Terminal Co., Ltd. *(Note)*	
	2022	2021	**2022**	2021	**2022**	2021
	HK$'000	HK$'000	**HK$'000**	HK$'000	**HK$'000**	HK$'000
Summarised assets and liabilities						
Current assets	**158,640**	180,528	**295,196**	249,282	**585,877**	783,226
Non-current assets	**1,489,506**	1,697,490	**4,546,174**	4,995,844	**6,385,267**	6,808,520
Current liabilities	**(401,857)**	(416,702)	**(541,518)**	(609,156)	**(925,220)**	(1,017,524)
Non-current liabilities	**(63,443)**	(219,602)	**(795,487)**	(843,309)	**(1,869,279)**	(2,028,433)
Net assets	**1,182,846**	1,241,714	**3,504,365**	3,792,661	**4,176,645**	4,545,789
Net assets attributable to non-controlling interests	**840,138**	881,951	**2,489,042**	2,693,810	**2,966,541**	3,228,733
Summarised profit or loss and other comprehensive income						
Revenue	**726,054**	738,458	**1,119,878**	1,346,319	**1,951,670**	1,838,726
Profit/(loss) for the year	**47,955**	(21,266)	**231,185**	364,263	**335,718**	274,479
Total comprehensive (loss)/ income for the year	**(58,868)**	14,455	**(97,984)**	473,027	**(60,816)**	406,849
Profit/(loss) for the year attributable to non-controlling interests	**34,061**	(15,104)	**164,204**	258,725	**238,450**	194,954
Dividends paid to non-controlling interests	**—**	—	**93,253**	101,884	**106,449**	115,841
Summarised cash flows						
Net cash from operating activities	**239,943**	183,399	**483,682**	661,112	**737,553**	734,761
Net cash used in investing activities	**(32,581)**	(12,284)	**(214,429)**	(143,354)	**(139,512)**	(27,123)
Net cash used in financing activities	**(214,213)**	(193,626)	**(240,686)**	(494,335)	**(572,770)**	(671,390)

16. SUBSIDIARIES (CONTINUED)

Summarised financial information of subsidiaries with material non-controlling interests (CONTINUED)

	Tianjin Port No. 4 Stevedoring Co., Ltd. ("Fourth Company")		Tianjin Port Euroasia International Container Terminal Co., Ltd. ("Euroasia International")		Tianjin Port Alliance International Container Terminal Co., Ltd. ("Alliance International")	
	2022	2021	**2022**	2021	**2022**	2021
	HK$'000	HK$'000	**HK$'000**	HK$'000	**HK$'000**	HK$'000
	(Note 27(b))			*(Note 28(b))*		*(Note 28(a))*
Summarised assets and liabilities						
Current assets	**710,891**	486,280	**238,783**	286,442	**586,449**	N/A
Non-current assets	**1,275,073**	1,441,008	**2,453,175**	2,666,945	**1,487,935**	N/A
Current liabilities	**(156,699)**	(653,676)	**(324,084)**	(550,302)	**(166,670)**	N/A
Non-current liabilities	**(58,567)**	(268,728)	**(245,408)**	(180,945)	**(67,958)**	N/A
Net assets	**1,770,698**	1,004,884	**2,122,466**	2,222,140	**1,839,756**	N/A
Net assets attributable to non-controlling interests	**1,116,841**	N/A	**1,278,425**	1,338,462	**1,212,656**	N/A
Summarised profit or loss and other comprehensive income						
Revenue	**1,326,349**	1,167,892	**647,332**	58,790	**354,640**	N/A
Profit/(loss) for the year	**76,981**	(38,219)	**96,953**	11,368	**28,314**	N/A
Total comprehensive (loss)/income for the year	**(10,771)**	(38,533)	**(94,126)**	12,341	**(148,579)**	N/A
Profit for the year attributable to non-controlling interests	**33,942**	N/A	**58,398**	7,433	**18,662**	N/A
Dividends paid to non-controlling interests	**—**	N/A	**—**	—	**35,376**	N/A
Summarised cash flows						
Net cash from operating activities	**121,107**	95,135	**326,448**	4,241	**245,251**	N/A
Net cash (used in)/from investing activities	**(34,475)**	(382,306)	**(185,551)**	72,343	**342,751**	N/A
Net cash from/(used in) financing activities	**244,976**	375,893	**(158,936)**	(41,553)	**(70,751)**	N/A

Note: During the year ended 31 December 2022, Tianjin Port Yuanhang International Ore Terminal Co., Ltd. mergered Tianjin Port Yuanhang Bulk Cargo Terminal Co., Ltd. and Tianjin Port Yuanhang Ore Terminal Co., Ltd. by absorption. Summarised information of Tianjin Port Yuanhang International Ore Terminal Co., Ltd. presented after the absorption and restated the comparative figures for better presentation.

17. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

	2022 HK$'000	2021 HK$'000
Investments in associates and joint ventures	**4,773,780**	5,897,365

At 31 December 2022, there are no contingent liabilities relating to the Group's interests in associates and joint ventures. Associates and joint ventures themselves do not have any contingent liabilities (2021: nil).

Particulars of principal associates and joint ventures are set out in Notes 34(b) and 34(c) respectively.

Summarised financial information of material associates and joint ventures

Set out below are the summarised financial information of the associates and joint ventures which are material to the Group and accounted for using the equity method in the consolidated financial statements. The Group's interests in these entities are mainly held through Tianjin Port Co.

	Tianjin Port Finance Co., Ltd. ("Tianjin Port Finance")		Guoneng (Tianjin) Port Affairs Co., Ltd.		Alliance International	
	2022 HK$'000	2021 HK$'000	2022 HK$'000	2021 HK$'000	2022 HK$'000 *(Note i)*	2021 HK$'000
Summarised assets and liabilities						
Current assets	**5,411,652**	6,986,609	**305,430**	333,305	**N/A**	502,987
Non-current assets	**6,523,441**	7,458,099	**2,265,119**	2,440,218	**N/A**	1,427,552
Current liabilities	**(8,926,792)**	(11,211,563)	**(229,679)**	(311,667)	**N/A**	(104,947)
Non-current liabilities	**—**	(1,967)	**(8,022)**	(9,772)	**N/A**	(2,585)
Net assets	**3,008,301**	3,231,178	**2,332,848**	2,452,084	**N/A**	1,823,007
Included in the above assets and liabilities:						
Cash and cash equivalents	**3,015,391**	4,549,431	**—**	1	**N/A**	406,595
Current financial liabilities (excluding trade and other payables and provisions)	**8,898,474**	11,174,361	**—**	159,002	**N/A**	—
Non-current financial liabilities (excluding trade and other payables and provisions)	**—**	—	**—**	—	**N/A**	—
Summarised profit or loss and other comprehensive income						
Revenue	**470,838**	515,719	**1,074,641**	1,138,702	**117,723**	586,868
Profit for the year	**243,466**	282,506	**317,494**	388,552	**12,389**	95,574
Other comprehensive (loss)/income	**(282,025)**	92,028	**(218,553)**	75,314	**15,603**	55,138
Total comprehensive (loss)/income	**(38,559)**	374,534	**98,941**	463,866	**27,992**	150,712
Included in the above profit for the year:						
Depreciation and amortisation	**273**	242	**92,571**	86,419	**34,034**	139,133
Interest income	**433,138**	435,710	**62**	76	**1,794**	3,354
Interest expense	**144,563**	118,801	**1,012**	—	**—**	75
Income tax expense	**74,029**	81,320	**110,024**	132,801	**4,393**	31,485
Dividends received from the associate and joint venture	**84,465**	67,515	**98,180**	174,635	**—**	63,601

17. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD (CONTINUED)

Summarised financial information of material associates and joint ventures (CONTINUED)

	Tianjin Port Shihua Crude Oil Terminal Co., Ltd.		Tianjin Port Container Terminal Co., Ltd. ("Tianjin Port Container")	
	2022	2021	**2022**	2021
	HK$'000	HK$'000	**HK$'000**	HK$'000 *(Note ii)*
Summarised assets and liabilities				
Current assets	**105,981**	112,930	**558,701**	492,232
Non-current assets	**644,722**	759,451	**3,920,577**	4,372,652
Current liabilities	**(9,052)**	(75,359)	**(211,464)**	(307,275)
Non-current liabilities	**(42,513)**	(122)	**(509,693)**	(575,889)
Net assets	**699,138**	796,900	**3,758,121**	3,981,720
Included in the above assets and liabilities:				
Cash and cash equivalents	**90,234**	56,103	**288,012**	314,668
Current financial liabilities (excluding trade and other payables and provisions)	**—**	—	**—**	—
Non-current financial liabilities (excluding trade and other payables and provisions)	**—**	—	**421,485**	452,544
Summarised profit or loss and other comprehensive income				
Revenue	**238,196**	229,380	**1,425,033**	115,061
Profit/(loss) for the year	**87,672**	81,559	**184,003**	(100,936)
Other comprehensive (loss)/income	**(70,497)**	25,719	**(347,699)**	51
Total comprehensive income/(loss)	**17,175**	107,278	**(163,696)**	(100,885)
Included in the above profit/(loss) for the year:				
Depreciation and amortisation	**53,141**	55,315	**263,568**	21,933
Interest income	**1,112**	2,044	**3,866**	1,152
Interest expense	**—**	11	**16,620**	2,284
Income tax expense/(credit)	**29,364**	27,202	**68,027**	(13,142)
Dividends received from the associate and joint venture	**57,468**	73,386	**25,802**	—

Notes:

i. Summarised information of profit or loss and other comprehensive income of Alliance International for 2022 included relevant information for and up to the date of Alliance International become a subsidiary of the Group as set out in Note 28(a). The relevant summarised financial information thereafter is set out in Note 16.

ii. Summarised information of profit or loss and other comprehensive income of Tianjin Port Container for 2021 included relevant information from the date of Tianjin Port Container disposed and Tianjin Port Container become an associate of the Group as set out in Note 29(b).

The information above reflects the amounts presented in the financial statements of the associates and joint ventures, adjusted for differences in accounting policies between the Group and the associates and joint ventures.

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For the year ended 31 December 2022

17. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD (CONTINUED)

Summarised financial information of material associates and joint ventures (CONTINUED)

Reconciliation of the summarised financial information presented to the carrying amount of the Group's interests in these associates and joint ventures:

	Tianjin Port Finance		Guoneng (Tianjin) Port Affairs Co., Ltd.		Alliance International	
	2022	2021	**2022**	2021	**2022**	2021
	HK$'000	HK$'000	**HK$'000**	HK$'000	**HK$'000**	HK$'000
Net assets of the associate or joint venture	**3,008,301**	3,231,178	**2,332,848**	2,452,084	**N/A**	1,823,007
Proportion of the Group's ownership interest	**45.83%**	45.83%	**45.00%**	45.00%	**N/A**	40.00%
Group's share of net assets of the associate and joint venture	**1,378,584**	1,480,719	**1,049,782**	1,103,438	**N/A**	729,203
Goodwill	**—**	—	**4,728**	5,166	**N/A**	5,336
Carrying amount	**1,378,584**	1,480,719	**1,054,510**	1,108,604	**N/A**	734,539

	Tianjin Port Shihua Crude Oil Terminal Co., Ltd.		Tianjin Port Container	
	2022	2021	**2022**	2021
	HK$'000	HK$'000	**HK$'000**	HK$'000
Net assets of the associate or joint venture	**699,138**	796,900	**3,758,121**	3,981,720
Proportion of the Group's ownership interest	**50.00%**	50.00%	**41.69%**	41.69%
Group's share of net assets of the associate and joint venture	**349,569**	398,450	**1,566,761**	1,659,979
Goodwill	**54,276**	59,300	**105,553**	115,322
Carrying amount	**403,845**	457,750	**1,672,314**	1,775,301

17. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD (CONTINUED)

Individually immaterial associates and joint ventures

In addition to the interests in associates and joint ventures disclosed above, the Group also has interests in a number of individually immaterial associates and joint ventures that are accounted for using the equity method.

	2022 HK$'000	2021 HK$'000
Aggregate carrying amount of individually immaterial associates and joint ventures	**264,527**	340,452
Aggregate amount of the Group's share of:		
Profit for the year	**17,607**	35,870
Other comprehensive income/(loss)	**65,409**	(26,454)
Total comprehensive income	**83,016**	9,416

18. FINANCIAL ASSETS AT FVOCI

	2022 HK$'000	2021 HK$'000
Equity securities listed in the PRC	**535,999**	674,173
Equity securities listed in Hong Kong	**6,100**	6,600
Unlisted equity investments	**32,263**	24,785
	574,362	705,558

The carrying amounts of financial assets at FVOCI are denominated in the following currencies:

	2022 HK$'000	2021 HK$'000
RMB	**568,262**	698,958
HK$	**6,100**	6,600
	574,362	705,558

19. DEFERRED INCOME TAX

Deferred income tax assets

	Unrealised profit on inter-company transfer of property, plant and equipment HK$'000	Provisions for impairment HK$'000	Decelerated tax depreciation HK$'000	Others HK$'000	Total HK$'000
At 1 January 2021	81,103	27,605	—	11,582	120,290
Exchange differences	1,449	509	—	222	2,180
Acquisition of subsidiaries *(Note 28(b))*	—	16	—	—	16
Disposal of subsidiaries *(Note 29)*	(230)	(217)	—	(1,255)	(1,702)
Charged to consolidated income statement	(65,144)	(21,115)	—	(8,309)	(94,568)
At 31 December 2021	**17,178**	**6,798**	**—**	**2,240**	**26,216**
Exchange differences	**(1,446)**	**(554)**	**(711)**	**(229)**	**(2,940)**
(Charged)/credited to consolidated income statement	**(254)**	**(615)**	**20,845**	**1,132**	**21,108**
At 31 December 2022	**15,478**	**5,629**	**20,134**	**3,143**	**44,384**

The Group had unused tax losses of approximately HK$2,657,106,000 (2021: HK$2,296,876,000) available to offset future profits. No deferred income tax asset has been recognised in respect of such losses due to the unpredictability of future profit streams. Losses of approximately HK$2,657,106,000 will expire from 2023 to 2027 (2021: HK$2,296,876,000 will expire from 2022 to 2026).

19. DEFERRED INCOME TAX (CONTINUED)

Deferred income tax liabilities

	Financial assets at FVOCI revaluation HK$'000	Withholding tax on undistributed profits HK$'000	Fair value gain on acquisition of subsidiaries HK$'000	Others HK$'000	Total HK$'000
At 1 January 2021	180,840	87,988	—	—	268,828
Exchange differences	4,181	2,386	—	—	6,567
Tax paid	—	(20,445)	—	—	(20,445)
Transfer to current income tax liabilities	—	(7,206)	—	—	(7,206)
Disposal of subsidiaries *(Note 29)*	219	—	—	—	219
Charged to consolidated income statement	—	15,044	—	—	15,044
Credited to other comprehensive income	(78,957)	—	—	—	(78,957)
At 31 December 2021	**106,283**	**77,767**	**—**	**—**	**184,050**
Exchange differences	**(8,830)**	**(6,800)**	**(7,191)**	**(72)**	**(22,893)**
Tax paid	**—**	**(4,011)**	**—**	**—**	**(4,011)**
Transfer to current income tax liabilities	**—**	**(9,295)**	**—**	**—**	**(9,295)**
Acquisition of subsidiaries *(Note 28(a))*	**—**	**—**	**80,883**	**—**	**80,883**
Charged/(credited) to consolidated income statement	**—**	**12,102**	**(7,534)**	**2,105**	**6,673**
Credited to other comprehensive income	**(5,115)**	**—**	**—**	**—**	**(5,115)**
At 31 December 2022	**92,338**	**69,763**	**66,158**	**2,033**	**230,292**

Deferred income tax liabilities are realisable more than 12 months after the end of the respective reporting period.

In accordance with the PRC EIT Law, withholding income tax is imposed on dividends distributed by a PRC resident enterprise to its holding company outside Mainland China for earnings generated beginning on 1 January 2008, deferred taxation has been provided on the undistributed profits of the PRC subsidiaries, associates and joint ventures which were generated since 1 January 2008.

20. INVENTORIES

	2022 HK$'000	2021 HK$'000
Bunker and other fuel oil	**4,006**	12,161
Consumable and other materials	**93,279**	69,054
	97,285	81,215

The costs of inventories recognised as expense and included in costs of sales were HK$3,429,553,000 (2021: HK$7,089,295,000), of which costs of goods sold amounted to HK$2,942,407,000 (2021: HK$6,602,355,000).

21. TRADE AND OTHER RECEIVABLES AND NOTES RECEIVABLES

	2022 HK$'000	2021 HK$'000
Trade receivables at amortised cost	**1,624,324**	1,991,675
Less: Provision for impairment	**(84,101)**	(109,044)
Trade receivables at amortised cost, net	**1,540,223**	1,882,631
Purchase deposits paid for inventories	**59,282**	216,156
VAT and other tax receivables	**157,672**	189,108
Prepayments	**8,321**	33,501
Dividend receivables	**50,226**	338
Other receivables	**49,142**	65,919
	1,864,866	2,387,653
Notes receivables at FVOCI	**308,320**	792,137
	2,173,186	3,179,790

As at 1 January 2021, trade receivables from contracts with customers amounted to HK$1,979,682,000. The carrying amounts of trade and other receivables and notes receivables approximate their fair values and are mainly denominated in RMB.

Notes receivables mainly included bank acceptance notes. The Group believes that measured bank acceptance notes do not expose to significant credit risk and will not cause significant losses due to the bank default. The changes in the fair values of the notes receivables are minimal due to its short-term nature.

21. TRADE AND OTHER RECEIVABLES AND NOTES RECEIVABLES (CONTINUED)

As at 31 December 2022, the Group endorsed and discounted notes receivables to suppliers (the "Relevant Notes") to settle trade and other payables or to bank for early cash receipt, the total amount of the Relevant Notes amounted to approximately HK$795,915,000 (31 December 2021: HK$734,256,000), in aggregate. The majority of the Relevant Notes had a maturity of within six months at the end of the reporting period. In accordance with the relevant laws in the PRC, holders of the Relevant Notes receivables have a right of recourse against the Group if the Relevant Notes receivables defaulted. In the opinion of the Board, the probabilities on default of the Relevant Notes is limited, and accordingly derecognised the full carrying amounts of the Relevant Notes and the associated trade and other payables.

In general, the Group grants a credit period of about 30 to 180 days to its customers. The ageing analysis of trade receivables (net of provision for impairment) based on the invoice date is as follows:

	2022 **HK$'000**	2021 HK$'000
0—90 days	**1,431,483**	1,771,953
91—180 days	**50,111**	71,658
Over 180 days	**58,629**	39,020
	1,540,223	1,882,631

The Group measured ECL which uses a lifetime expected credit loss to make provision for impairment of trade receivables. Movements in the provision for impairment of trade receivables are as follows:

	2022 **HK$'000**	2021 HK$'000
At 1 January	**109,044**	122,685
Exchange differences	**(8,684)**	3,593
Disposal of subsidiaries	**—**	(3,065)
(Reversal of)/allowance for impairment	**(16,259)**	1,482
Reversal upon written off	**—**	(15,651)
At 31 December	**84,101**	109,044

22. RESTRICTED BANK DEPOSITS, TIME DEPOSITS WITH MATURITY OVER THREE MONTHS AND CASH AND CASH EQUIVALENTS

	2022 HK$'000	2021 HK$'000
Restricted bank deposits *(Note)*	**3,035**	—
Time deposits with maturity over three months	**—**	1,264,192
Cash and cash equivalents	**7,954,823**	7,731,651
Total deposits and cash and cash equivalents	**7,957,858**	8,995,843

Note: As at 31 December 2022, restricted bank deposits mainly represented guarantee deposits for bank notes payables.

Total deposits and cash and cash equivalents are denominated in the following currencies:

	2022 HK$'000	2021 HK$'000
RMB	**7,349,439**	8,182,698
US dollars ("US$")	**569,787**	805,697
HK$	**38,632**	7,448
	7,957,858	8,995,843

23. SHARE CAPITAL

	Number of shares '000	Share capital HK$'000
Ordinary shares of HK$0.10 each		
Authorised:		
At 1 January 2021, 31 December 2021 and 31 December 2022	**12,000,000**	**1,200,000**
Issued and fully paid:		
At 1 January 2021, 31 December 2021 and 31 December 2022	**6,158,000**	**615,800**

23. SHARE CAPITAL (CONTINUED)

Share option

Pursuant to the written resolutions passed by the sole shareholder of the Company on 26 April 2006, a share option scheme (the "Share Option Scheme") was adopted. The Share Option Scheme was effective for a period of 10 years and expired on 25 April 2016, no further share options shall be granted thereafter. All outstanding share options granted under the Share Option Scheme will continue to be valid and exercisable in accordance with the provisions of the Share Option Scheme. The Company has no legal or constructive obligation to repurchase or settle the options in cash.

(a) Movements in the number of share options outstanding and their related weighted average exercise prices are as follows:

	2022		2021	
	Average exercise price HK$	**Number of share options '000**	Average exercise price HK$	Number of share options '000
At 1 January	**1.13**	**2,900**	1.23	3,950
Lapsed	**1.13**	**(2,900)**	1.52	(1,050)
At 31 December	—	—	1.13	2,900
Exercisable 31 December		—		2,900

(b) Share options outstanding at 31 December 2021 and their remaining contractual lives were as follows:

	Remaining contractual life No. of years	Number of share options '000
Exercise price		
HK$0.896	0.50	1,800
HK$1.514	2.72	1,100
		2,900

24. OTHER RESERVES

	Share premium HK$'000 *(Note i)*	Merger reserve HK$'000	Revaluation reserve HK$'000	Employee share-based compensation reserves HK$'000	Exchange reserve HK$'000	Statutory reserve HK$'000 *(Note ii)*	Others HK$'000	Total HK$'000
At 1 January 2021	10,291,605	(9,111,447)	173,128	2,198	941,692	1,796,614	414,868	4,508,658
Other comprehensive (loss)/income for the year	—	—	(98,484)	—	383,636	—	—	285,152
Transfers	—	—	—	—	—	87,644	—	87,644
Disposal of subsidiaries	—	—	170	—	—	—	(358)	(188)
Lapse of share options	—	—	—	(739)	—	—	—	(739)
At 31 December 2021	**10,291,605**	**(9,111,447)**	**74,814**	**1,459**	**1,325,328**	**1,884,258**	**414,510**	**4,880,527**
Other comprehensive loss for the year	**—**	**—**	**(35,998)**	**—**	**(1,231,293)**	**—**	**—**	**(1,267,291)**
Transfers	**—**	**—**	**—**	**—**	**—**	**69,754**	**—**	**69,754**
Capital contribution from non-controlling interest	**—**	**—**	**—**	**—**	**—**	**—**	**98,958**	**98,958**
Lapse of share options	**—**	**—**	**—**	**(1,459)**	**—**	**—**	**—**	**(1,459)**
At 31 December 2022	**10,291,605**	**(9,111,447)**	**38,816**	**—**	**94,035**	**1,954,012**	**513,468**	**3,780,489**

Notes:

i. Under the Companies Law of the Cayman Islands, the share premium account is distributable to the shareholders of the Company provided that immediately following the date on which the dividend is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business of the Company.

ii. In accordance with the PRC laws and regulations, companies established in the PRC are required to transfer at least 10% of their net profit for the year, as determined under the PRC accounting standards, to relevant reserves until the reserve balance reaches 50% of their registered capital. Such reserves can be used to offset accumulated losses, capitalisation into capital and expansion of production.

25. BORROWINGS

	2022 HK$'000	2021 HK$'000
Unsecured borrowings:		
Non-current		
Long-term borrowings	**4,272,314**	5,087,904
Current		
Short-term borrowings	**2,992,415**	3,240,620
Current portion of long-term borrowings	**1,026,053**	2,004,599
	4,018,468	5,245,219
	8,290,782	10,333,123
Repayable:		
Within 1 year	**4,018,468**	5,245,219
Between 1 and 2 years	**838,582**	1,747,392
Between 2 and 5 years	**2,175,297**	1,762,981
Over 5 years	**1,258,435**	1,577,531
	8,290,782	10,333,123
Carrying amounts are denominated in the following currencies:		
RMB	**6,093,199**	8,135,590
HK$	**2,197,583**	2,197,533
	8,290,782	10,333,123
Weighted average interest rates per annum:		
RMB	**4.2%**	4.3%
HK$	**5.4%**	1.3%

The carrying amounts of borrowings approximate their fair values. Borrowings of HK$1,208,540,000 (2021: HK$2,038,467,000) are arranged at fixed interest rates, other borrowings are arranged at floating interest rates.

26. TRADE AND OTHER PAYABLES AND CONTRACT LIABILITIES

	2022 HK$'000	2021 HK$'000
Trade payables	**1,564,197**	2,287,965
Notes payables	**88,304**	70,516
Trade and notes payables	**1,652,501**	2,358,481
Receipts in advance	**623,525**	618,677
Contract liabilities	**271,515**	260,606
Dividend payables to non-controlling interests	**66,935**	23,908
Dividend payable to the immediate holding company	**323**	218,963
Construction payables	**572,652**	593,777
Staff salaries and benefits payables	**153,051**	134,162
Other non-trade payables	**154,255**	280,456
	3,494,757	4,489,030

The carrying amounts of trade and other payables and contract liabilities approximate their fair values and are mainly denominated in RMB.

Credit periods are granted by certain suppliers to the Group for up to 180 days. The ageing analysis of trade and notes payables based on the invoice date is as follows:

	2022 HK$'000	2021 HK$'000
0—90 days	**1,341,957**	2,032,141
91—180 days	**136,799**	123,405
181—365 days	**95,893**	96,631
Over 365 days	**77,852**	106,304
	1,652,501	2,358,481

Balance of contract liabilities as at 31 December 2022 and 2021 related to the following businesses of the Group:

	2022 HK$'000	2021 HK$'000
Cargo handling business	**180,468**	125,597
Sales business	**87,363**	129,618
Other port ancillary services business	**3,684**	5,391
	271,515	260,606

As at 1 January 2021, contract liabilities amounted to HK$307,159,000 and revenue related to such amount has been fully recognised in the year ended 31 December 2021. For contract liabilities as at 31 December 2021 as shown above, revenue related to such amount has also been fully recognised in the year ended 31 December 2022.

27. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Cash generated from operations

	2022 HK$'000	2021 HK$'000
Profit before income tax	**1,606,428**	2,476,296
Adjustments for:		
— Interest income	**(172,397)**	(172,636)
— Finance costs	**390,092**	484,159
— Share of net profit of associates and joint ventures accounted for using the equity method	**(397,552)**	(411,101)
— Dividend income from financial assets at FVOCI	**(45,683)**	(20,137)
— Loss/(gain) on disposal of property, plant and equipment	**14,957**	(4,275)
— Loss on derecognition of right-of-use assets	**189**	—
— Remeasurement gain on investments in joint ventures accounted for using the equity method *(Note 28)*	**(108,524)**	(128,850)
— Gain on disposal of investment in an associate	**(185)**	(77)
— Gain on disposal of subsidiaries *(Note 29)*	**—**	(439,198)
— Depreciation of property, plant and equipment	**1,112,941**	1,172,471
— Depreciation of right-of-use assets	**373,094**	376,912
— Depreciation of investment properties	**19,571**	20,361
— Amortisation of intangible assets	**27,036**	24,406
— (Reversal of)/allowance for impairment on financial assets, net	**(15,602)**	1,147
— Written off of trade receivables	**—**	(731)
— Exchange loss/(gain), net	**205,341**	(58,471)
Changes in working capital:		
— Inventories	**(7,728)**	158,778
— Trade and other receivables and notes receivables	**600,639**	(481,206)
— Restricted bank deposits	**(3,035)**	—
— Trade and other payables and contract liabilities	**(272,998)**	856,648
— Other long-term liabilities	**1,412**	11,028
Cash generated from operations	**3,327,996**	3,865,524

(b) Capital contribution from non-controlling interest

On 25 February 2022, Tianjin Port Co and Fourth Company, subsidiaries of the Group, and an independent third party (the "Investor") entered into a capital injection agreement, pursuant to which the Investor agreed to make contribution to Fourth Company in the amount of RMB693.70 million. The amount of RMB693.70 million (equivalent to approximately HK$776,584,000) was received in cash and the transaction was completed on 31 August 2022.

The capital injection changes the Group's effective interest in Four Company (the equity held through Tianjin Port Co decreased from 100% to 65%) and accounted for as an equity transaction. The carrying amount of non-controlling interest is adjusted by HK$677,626,000 to reflect the Investor's interest in Four Company and HK$98,958,000 is recognised directly in capital reserve under equity.

27. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

(c) Disposal of associates

(i) On 21 January 2022, Tianjin Port Logistics Development Co., Ltd., a subsidiary of the Group, entered into an agreement with Tianjin Port Economic-Technological Cooperation Co., Ltd. ("Economic-Technological Co"), a subsidiary of Tianjin Port (Group) Co., Ltd ("Tianjin Port Group"), to transfer 49% of the equity interest in Tianjin Port Master Logistics Co., Ltd. ("Master Logistics"), an associate of the Group, for a consideration of RMB18,242,300 (equivalent to HK$27,877,000). The disposal was completed in January 2022 and the Group would no longer hold any equity interest in Master Logistics after the disposal.

(ii) On 20 December 2021, Tianjin Port Logistics Development Co., Ltd., a subsidiary of the Group, entered into an agreement with Economic-Technological Co, to transfer 49% of the equity interest in Tianjin Port Zhonggu Logistics Development Co., Ltd. ("Zhonggu Logistics"), an associate of the Group, for a consideration of RMB8,352,000 (equivalent to HK$10,006,000). The disposal was completed in December 2021 and the Group no longer hold any equity interest in Zhonggu Logistics after the disposal.

(d) Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows used in financing activities.

	Borrowings HK$'000	Interest payables HK$'000	Other payables HK$'000	Lease liabilities HK$'000	Dividend payables to equity holders of the Company HK$'000	Dividend payables to non-controlling interests HK$'000	Total HK$'000
At 1 January 2021	12,364,646	8,929	—	1,194,598	83,022	54,682	13,705,877
Financing cash flows	(1,523,527)	(452,291)	—	(411,968)	(118,384)	(541,695)	(3,047,865)
Non-cash items:							
Interest expenses	(176)	447,238	—	37,097	—	—	484,159
New lease contracts entered into	—	—	—	104,941	—	—	104,941
Acquisition of a subsidiary	669,764	7,754	—	—	—	—	677,518
Deregistration of subsidiaries	—	—	—	(286,502)	—	—	(286,502)
Disposal of subsidiaries	(1,461,921)	(16,738)	—	(46,542)	—	(22,651)	(1,547,852)
Withholding tax	—	—	—	—	—	5,195	5,195
Declaration of dividends	—	—	—	—	254,325	529,982	784,307
Exchange differences	284,337	21,077	—	34,873	—	(1,605)	338,682
At 31 December 2021	**10,333,123**	**15,969**	**—**	**626,497**	**218,963**	**23,908**	**11,218,460**
Financing cash flows	**(1,353,215)**	**(361,697)**	**776,584**	**(227,893)**	**(587,504)**	**(496,915)**	**(2,250,640)**
Non-cash items:							
Interest expenses	**50**	**367,836**	**—**	**22,206**	**—**	**—**	**390,092**
New lease contracts entered into	**—**	**—**	**—**	**22,263**	**—**	**—**	**22,263**
Termination of lease contracts	**—**	**—**	**—**	**(1,476)**	**—**	**—**	**(1,476)**
Capital contribution from non-controlling interest	**—**	**—**	**(776,584)**	**—**	**—**	**—**	**(776,584)**
Withholding tax	**—**	**—**	**—**	**—**	**—**	**3,792**	**3,792**
Declaration of dividends	**—**	**—**	**—**	**—**	**368,864**	**547,783**	**916,647**
Exchange differences	**(689,176)**	**(6,595)**	**—**	**(53,193)**	**—**	**(11,633)**	**(760,597)**
At 31 December 2022	**8,290,782**	**15,513**	**—**	**388,404**	**323**	**66,935**	**8,761,957**

28. ACQUISITION OF SUBSIDIARIES

(a) On 20 December 2021, Tianjin Port Co and Tianjin Port Highwater Limited ("Tianjin Port Highwater"), subsidiaries of the Group, OOCL Terminal Tianjin (B.V.I.) Limited ("OOCL (BVI)") and its shareholder entered into a share transfer agreement (the "Agreement"). Pursuant to the Agreement, Tianjin Port Highwater agreed to acquire all the issued shares of OOCL Terminal (Tianjin) Limited ("OOCL Terminal (Tianjin)"), a subsidiary of OOCL (BVI), which held 20% equity interest in Alliance International, an associate of the Group in which the Group owned 40% equity interest before the completion of the acquisition. Following the completion of the acquisition, the Group is able to control the relevant activities of Alliance International (in which the Group then held 60% equity interest in) and OOCL Terminal (Tianjin) and they became subsidiaries of the Group. The acquisition was completed on 1 April 2022. OOCL Terminal (Tianjin) is principally an investment holding while Alliance International is principally engaged in container handling and ancillary services which classified as cargo handling reporting segment.

Details of the aggregate fair values of consolidated identifiable assets and liabilities of OOCL Terminal (Tianjin) as at the date of acquisition were as follows:

	2022 HK$'000
Net assets acquired:	
Property, plant and equipment *(Note 11)*	1,435,824
Right-of-use assets *(Note 12(a))*	288,655
Intangible assets *(Note 15)*	4,181
Inventories	8,342
Trade and other receivables and notes receivables	116,753
Cash and cash equivalents	420,808
Trade and other payables and contract liabilities	(314,952)
Current income tax liabilities	(4,393)
Deferred income tax liabilities *(Note 19)*	(80,883)
Other long-term liabilities	(2,766)
	1,871,569
Goodwill *(Note 14)*	48,530
Less: Non-controlling interests measured by its proportionate share of the identifiable assets	(837,460)
	1,082,639
Cash consideration paid	212,826
Fair value of investment in an associate	869,813
	1,082,639
Fair value of investment in an associate	869,813
Less: Investment in an associate	(761,289)
Remeasurement gain on investment in an associate accounted for using the equity method	108,524

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

28. ACQUISITION OF SUBSIDIARIES (CONTINUED)

(a) (CONTINUED)

	2022 HK$'000
Cash consideration	212,826
Settlement of amount due to an original shareholder *(Note)*	222,080
Cash and cash equivalents obtained	(420,808)
Net cash outflow of acquisition	14,098

Note: The amount of HK$222,080,000 due to an original shareholder of the acquiree was included in trade and other payables and contract liabilities above. Pursuant to the agreement, the Group has to settle such sum as part of the transaction.

If the acquisition had been completed on 1 January 2022, total revenue of the Group for the year would have been HK$13,123,383,000, and profit for the year would have been HK$1,180,986,000. The proforma information is for illustrative purposes only and is not necessarily an indication of the revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2022, nor is intended to be a projection of future results.

(b) On 28 April 2021, Tianjin Port Co, a subsidiary of the Group, entered into an agreement with other shareholder of COSCO SHIPPING Ports (Tianjin Euroasia) Limited ("COSCO SHIPPING Ports Euroasia") to acquire all the issued shares of COSCO SHIPPING Ports Euroasia (which held 30% equity interest in Euroasia International). Following the completion of the acquisition, COSCO SHIPPING Ports Euroasia became a wholly-owned subsidiary of the Group and the issued shares of Euroasia International held by the Group increased from 40% to 70%, and Euroasia International becomes a subsidiary of the Group. The acquisition was completed on 3 December 2021. Euroasia International is principally engaged in container handling and other port ancillary services which classified as cargo handling reporting segment.

28. ACQUISITION OF SUBSIDIARIES (CONTINUED)

(b) (CONTINUED)

Details of the aggregate fair values of consolidated identifiable assets and liabilities of COSCO SHIPPING Ports Euroasia as at the date of acquisition were as follows:

	2021 HK$'000
Property, plant and equipment *(Note 11)*	2,216,922
Right-of-use assets *(Note 12(a))*	408,748
Intangible assets *(Note 15)*	1,976
Deferred income tax assets *(Note 19)*	16
Inventories	5,855
Trade and other receivables and notes receivables	64,979
Cash and cash equivalents	273,069
Trade and other payables and contract liabilities	(414,196)
Borrowings	(669,764)
Current income tax liabilities	(3,607)
Net assets acquired	1,883,998
Less: Non-controlling interests determined by fair value	(662,940)
	1,221,058
Cash consideration paid	337,139
Fair value of investment in a joint venture	883,919
	1,221,058
Fair value of investment in a joint venture	883,919
Less: Investment in a joint venture	(755,069)
Remeasurement gain on investment in a joint venture	128,850
Cash consideration	337,139
Settlement of amount due to former shareholder of COSCO SHIPPING Ports Euroasia by the Group *(Note)*	325,824
Cash and cash equivalents obtained	(273,069)
Net cash outflow of acquisition	389,894

Note: The amount of HK$325,824,000 due to an original shareholder of the acquiree was included in trade and other payables and contract liabilities above. Pursuant to the agreement, the Group has to settle such sum as part of the transaction.

If the acquisition had been completed on 1 January 2021, total revenue of the Group for the year would have been HK$17,899,085,000, and profit for the year would have been HK$1,994,838,000. The proforma information is for illustrative purposes only and is not necessarily an indication of the revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2021, nor is intended to be a projection of future results.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 31 December 2022

29. DISPOSAL OF SUBSIDIARIES

(a) On 26 February 2021, Tianjin Port Co, a subsidiary of the Group, entered into an agreement with Economic-Technological Co to transfer 53% equity interest in CHIMBUSCO Marine Bunker (Tianjin) Co., Ltd. ("CHIMBUSCO Tianjin"). The disposal was completed in August 2021 and CHIMBUSCO Tianjin has ceased to be a subsidiary of the Group.

Net assets at the date of disposal were as follows:

	2021 HK$'000
Property, plant and equipment	848,550
Right-of-use assets	135,223
Intangible assets	126
Investments accounted for using the equity method	80,737
Financial assets at fair value through other comprehensive income	11,172
Inventories	69,451
Trade and other receivables and notes receivables	497,682
Cash and cash equivalents	14,649
Trade and other payables and contract liabilities	(740,888)
Lease liabilities	(33,461)
Deferred income tax liabilities	219
Borrowings	(882,388)
Other long-term liabilities	(419)
	653
Less: Non-controlling interests	(2,060)
Net liabilities disposed of	(1,407)
Cash consideration	—
Less: Net liabilities disposal of	1,407
Gain on disposal of a subsidiary	1,407
Net cash outflow arising on disposal:	
Cash and cash equivalents disposed of	(14,649)

29. DISPOSAL OF SUBSIDIARIES (CONTINUED)

(b) On 26 February 2021, Tianjin Port Co, a subsidiary of the Group, entered into an agreement with other shareholder of Tianjin Port Container to transfer 34.99% of the issued capital of Tianjin Port Container (in which the Group held 76.68% of the issued capital prior to the disposal), a subsidiary of the Group. Following the completion of the disposal, the Group held 41.69% of the issued capital of Tianjin Port Container and Tianjin Port Container become an associate of the Group. The disposal was completed on 3 December 2021.

Net assets at the date of disposal were as follows:

	2021 HK$'000
Property, plant and equipment	3,395,714
Right-of-use assets	672,453
Intangible assets	10,896
Investments accounted for using the equity method	10,952
Deferred income tax assets	1,702
Inventories	30,176
Trade and other receivables and notes receivables	141,499
Cash and cash equivalents	431,737
Trade and other payables and contract liabilities	(241,054)
Lease liabilities	(13,081)
Borrowings	(579,533)
Other long-term liabilities	(3,931)
	3,857,530
Less: Non-controlling interests	(952,229)
Net assets disposed of	2,905,301
Fair value of investment in associate	1,817,587
Cash consideration	1,525,505
Less: Net assets disposed of	(2,905,301)
Gain on disposal of a subsidiary	437,791
Cash consideration received	1,525,505
Cash and cash equivalents disposed of	(431,737)
Net cash inflow arising on disposal	1,093,768

30. COMMITMENTS

	2022 HK$'000	2021 HK$'000
Contracted but not provided for		
Property, plant and equipment	**678,968**	543,595
Authorised but not contracted for		
Property, plant and equipment	**1,055,121**	1,576,733

31. SIGNIFICANT RELATED PARTY TRANSACTIONS

In addition to those mentioned elsewhere in the consolidated financial statements, the followings are the significant related party transactions entered into between the Group and its related parties in the normal course of business and on normal commercial terms:

(a) Transactions with related parties of the Group

	2022 HK$'000	2021 HK$'000
With Tianjin Port Group and its subsidiaries, associates and joint ventures		
Sales of goods and services	**72,759**	102,555
Purchases of goods and services	**850,818**	920,108
Income from rental of property, plant and equipment	**27,809**	1,426
Payments for rental of land, property, plant and equipment *(Note)*	**217,063**	253,305
Acquisition of property, plant and equipment	**276,477**	470,937
With associates		
Sales of goods and services	**44,697**	75,620
Purchases of goods and services	**817,079**	742,568
Income from rental of property, plant and equipment	**5,081**	28,792
Payments for rental of property, plant and equipment *(Note)*	**4,610**	8,837
Interest income	**53,211**	54,087
Interest expenses on borrowings	**163,268**	180,644
With joint ventures		
Sales of goods and services	**30,673**	72,817
Purchases of goods and services	**29,253**	69,044
Interest income	**—**	4,046

Note: Payments for rental represent rental paid or payable in respect of leases of land, property, plant and equipment.

31. SIGNIFICANT RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Balances with related parties of the Group

	2022 HK$'000	2021 HK$'000
With Tianjin Port Group and its subsidiaries, associates and joint ventures		
Trade and other receivables and notes receivables *(Note i)*	**81,648**	50,210
Trade and other payables and contract liabilities *(Note i)*	**325,055**	447,075
Lease payables	**—**	29,610
With associates		
Trade and other receivables and notes receivables *(Note i)*	**1,205**	1,165
Trade and other payables and contract liabilities *(Note i)*	**68,294**	63,315
Deposits *(Note ii)*	**3,433,951**	3,750,844
Borrowings *(Note iii)*	**3,326,814**	3,758,478
With joint ventures		
Trade and other receivables and notes receivables *(Note i)*	**2,251**	2,054
Trade and other payables and contract liabilities *(Note i)*	**1,335**	2,229

Notes:

i. Trade and other receivables and notes receivables, and trade and other payables and contract liabilities are unsecured, interest-free and due within 1 year.

ii. Deposits placed with Tianjin Port Finance, a 45.83% (2021: 45.83%) owned associate of the Group, carry interests at prevailing market rates. Tianjin Port Finance is a non-bank financial institution with limited liability established under the PRC law. The business activities of Tianjin Port Finance are regulated and supervised by the People's Bank of China and the China Banking and Insurance Regulatory Commission.

iii. As at 31 December 2022, borrowings from Tianjin Port Finance amounted to HK$3,326,814,000 (2021: HK$3,758,478,000), in which HK$2,802,661,000 (2021: HK$3,151,212,000) are repayable within 5 years and the remaining HK$524,153,000 (2021: HK$607,266,000) are repayable over 5 years. Borrowings from Tianjin Port Finance are unsecured and bear interests at market rates ranging from 3.8% to 4.9% (2021: from 3.9% to 4.9%) per annum.

31. SIGNIFICANT RELATED PARTY TRANSACTIONS (CONTINUED)

(c) Transactions and balances with other state-owned entities in the PRC

The Group operates in an economic environment currently predominated by enterprises directly or indirectly owned or controlled by the PRC government (collectively referred to as "state-owned entities"). The directors of the Company consider those state-owned entities are independent third parties, so far as the Group's business transactions with them are concerned.

The Company's ultimate holding company, Tianjin Port Group, is a state-owned entity whilst most of the associates and joint ventures of the Group are also owned or controlled by the PRC government, the transactions and balances of which are disclosed in (a) and (b) above.

In addition to those disclosed above, as at 31 December 2022, the majority of the Group's cash and deposits and borrowings held by subsidiaries in the PRC are with state-owned banks and financial institutions.

In accordance with HKAS 24 (Revised) "Related Party Disclosures", certain transactions with other state-owned entities in the PRC, which are individually or collectively not significant, are exempted from disclosure. The Group is of the opinion that it has provided, in the best of its knowledge, adequate and appropriate disclosure of significant related party transactions in the consolidated financial statements.

(d) Key management compensation

The key management of the Group comprises solely the directors of the Company, details of their remuneration are disclosed in Note 8.

32. FINANCIAL RISK MANAGEMENT

The categories of financial instruments of the Group are as follows:

	2022 **HK$'000**	2021 HK$'000
Financial assets at FVOCI	**882,682**	1,497,695
Financial assets at amortised costs	**9,597,449**	10,944,731
Financial liabilities at amortised costs	**11,278,903**	14,569,367

32. FINANCIAL RISK MANAGEMENT (CONTINUED)

32.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, cash flow and fair value interest rate risk and price risk), credit risk and liquidity risk. The Group's financial risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. As at 31 December 2022, the Group did not use any derivative financial instruments to hedge against its financial risk exposures.

Market risk

(1) Foreign exchange risk

Foreign exchange risk arises when future commercial transactions and recognised assets or liabilities are denominated in currency that is not the functional currency of the entity.

The operations of the Group's subsidiaries are located in the PRC with most of the assets/liabilities and transactions denominated and settled in RMB.

At 31 December 2022, if RMB had weakened/strengthened by 5% (2021: 5%) against non-functional currencies with all other variables held constant, the Group's profit for the year would have been approximately HK$100,450,000 (2021: HK$102,793,000) lower/higher, mainly as a result of exchange losses/gains on translation of the outstanding non-functional currency denominated monetary items including deposits, receivables, payables and borrowings of the Group.

(2) Cash flow and fair value interest rate risk

The Group's interest rate risk arises from deposits and borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk which is partially offset by cash held at variable rates. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. The Group's borrowings are issued at variable rates and fixed rates.

At 31 December 2022, if interest rates on borrowings had been 50 (2021: 50) basis points higher/lower with all other variables held constant, the Group's profit for the year would have been approximately HK$29,965,000 (2021: HK$33,542,000) lower/higher, mainly as a result of higher/lower interest expenses on floating rate borrowings.

(3) Price risk

The Group is exposed to equity securities price risk because certain of the Group's investments classified as financial assets at FVOCI are stated at fair value.

At 31 December 2022, if the price of the listed equity investments had been 10% (2021: 10%) higher/lower with all other variables held constant, the Group's total equity would have increased/decreased by approximately HK$40,820,000 (2021: HK$51,235,000) as a result of changes in fair value of the listed equity investments classified as financial assets at FVOCI.

32. FINANCIAL RISK MANAGEMENT (CONTINUED)

32.1 Financial risk factors (CONTINUED)

Credit risk

Credit risk arises from trade and other receivables and notes receivables, deposits with banks and non-bank financial institutions. The carrying amounts of these balances substantially represent the Group's maximum exposure to credit risk at the end of the reporting period. Management considers that the credit risk for deposits with banks and financial institutions is limited because the majority of the Group's deposits are placed in banks in Hong Kong and top tier state-owned/listed banks and reputable financial institutions in the PRC. For trade receivables, the Group has no significant concentrations of credit risk. The Group assesses the credit quality of the customers, taking into account their financial position, past settlement history and trading relationships with the Group. The utilisation of credit limits is regularly monitored.

The Group measured ECL of financial instruments in different stages as follows:

- Stage 1: financial instruments that have not had a significant increase in credit risk since initial recognition. For trade receivables, impairments are provided at lifetime ECL without credit-impaired. For other financial assets, impairments are provided at 12-month ECL.

- Stage 2: financial instruments that have had a significant increase in credit risk since initial recognition but that do not have objective evidence of impairment. For trade receivables, impairments are provided at lifetime ECL without credit-impaired. For other financial assets, impairments are provided at lifetime ECL.

- Stage 3: financial instruments that have objective evidence of impairment. For these assets, lifetime ECL are recognised.

- Stage 4 (write-off): financial instruments that have indicated evidence that the debtor is in severe financial difficulty and the Group has no realistic prospect recovery. The amount of assets is written off.

	Internal credit rating	12-month ECL or lifetime ECL	Gross amount 2022 HK$'000	Gross amount 2021 HK$'000
Restricted bank deposits	N/A	12-month ECL	**3,035**	—
Time deposits with maturity over three months	N/A	12-month ECL	**—**	1,264,192
Cash and cash equivalents	N/A	12-month ECL	**7,954,823**	7,731,651
Other receivables	Note i	12-month ECL	**49,142**	65,919
Dividend receivables	Note i	12-month ECL	**50,226**	338
Notes receivables	N/A	12-month ECL	**308,320**	792,137
Trade receivables	Note ii	Lifetime ECL (not credit-impaired)	**1,614,073**	1,974,027
		Lifetime ECL (credit-impaired)	**10,251**	17,648

Notes:

i. For the purposes of internal credit risk management, the Group uses past due information to assess whether credit risk has increased significantly since initial recognition. As at 31 December 2022 and 2021, the Group considers that the credit loss from these balances are not significant.

ii. For trade receivables, the Group has applied the simplified approach in HKFRS 9 to measure the provision at lifetime ECL. Except for credit-impaired balances, the Group determines the ECL on these items group by past due status.

32. FINANCIAL RISK MANAGEMENT (CONTINUED)

32.1 Financial risk factors (CONTINUED)

Credit risk (CONTINUED)

Movement in lifetime ECL that has been recognised for trade receivables under the simplified approach is as follows:

	Lifetime ECL (not credit-impaired) HK$'000	Lifetime ECL (credit-impaired) HK$'000	Total HK$'000
At 1 January 2021	91,295	31,390	122,685
Impairment losses recognised	15,938	(14,456)	1,482
Disposal of subsidiaries	(3,065)	—	(3,065)
Reversal upon written off	(15,651)	—	(15,651)
Exchange differences	2,879	714	3,593
At 31 December 2021	**91,396**	**17,648**	**109,044**
Reversal of impairment	**(16,259)**	**—**	**(16,259)**
Exchange differences	**(7,189)**	**(1,495)**	**(8,684)**
At 31 December 2022	**67,948**	**16,153**	**84,101**

Liquidity risk

Prudent liquidity risk management includes maintaining sufficient cash and availability of funding from an adequate amount of committed credit facilities. The Group maintains flexibility in funding by keeping credit lines available.

Management monitors the Group's liquidity reserve which comprises undrawn borrowing facilities and cash and cash equivalents to meet its liquidity requirement.

32. FINANCIAL RISK MANAGEMENT (CONTINUED)

32.1 Financial risk factors (CONTINUED)

Liquidity risk (CONTINUED)

The financial liabilities are analysed into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date, using the contractual undiscounted cash flows, as follows:

	Less than 1 year HK$'000	Between 1 and 2 years HK$'000	Between 2 and 5 years HK$'000	Over 5 years HK$'000	Total HK$'000
At 31 December 2022					
Financial liabilities included in trade and other payables and contract liabilities	**2,599,717**	**—**	**—**	**—**	**2,599,717**
Current income tax liabilities	**108,404**	**—**	**—**	**—**	**108,404**
Borrowings	**4,305,952**	**1,010,027**	**2,485,492**	**1,388,969**	**9,190,440**
Lease liabilities	**190,814**	**48,736**	**129,727**	**91,690**	**460,967**
	7,204,887	**1,058,763**	**2,615,219**	**1,480,659**	**12,359,528**
At 31 December 2021					
Financial liabilities included in trade and other payables and contract liabilities	3,609,747	—	—	—	3,609,747
Current income tax liabilities	96,464	—	—	—	96,464
Borrowings	5,598,053	1,947,748	2,096,578	1,774,477	11,416,856
Lease liabilities	242,793	198,986	139,029	145,868	726,676
	9,547,057	2,146,734	2,235,607	1,920,345	15,849,743

32.2 Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The capital structure of the Group consists of net debt, which includes the borrowings and lease liabilities disclosed in Notes 25 and 12(b) respectively, net of cash and cash equivalents and equity attributable to equity holders of the Company, comprising issued share capital, retained earnings and other reserves.

The Group monitors capital structure using the gearing ratio (ratio of total borrowings to total equity). The Group's gearing ratio at 31 December 2022 was 28.0% (2021: 33.8%).

Management reviews the capital structure on a regular basis and considers the cost of capital and the risks associated with each class of capital. In order to maintain or balance the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or debts or redeem existing debts.

32. FINANCIAL RISK MANAGEMENT (CONTINUED)

32.3 Fair value estimation

Financial instruments measured at fair value are analysed into the following fair value measurement hierarchy:

— Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).

— Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).

— Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

At 31 December 2022, financial instruments included in level 1 and level 3 comprise listed equity securities and unlisted equity securities respectively which were classified as financial assets at FVOCI. Listed equity securities of HK$542,099,000 (2021: HK$680,773,000) were measured at the quoted price in active market.

The fair values of unlisted equity securities as at 31 December 2022 of HK$32,263,000 (2021: HK$24,785,000) have been arrived at based on valuation carried out by an independent valuer by adopting market approach with the use of enterprise multiples of comparable companies and a marketability discount.

The Group's notes receivables at FVOCI is measured at fair value based on level 2 based on discounted cash flow valuation technique where future cash flows are estimated based on expected settlement and discounted at rates that reflect the credit risk of the counterparties.

Reconciliation of assets measured at fair value based on level 3:

	2022 HK$'000	2021 HK$'000
At 1 January	**24,785**	50,319
Fair value change recognised in other comprehensive income	**9,918**	(26,630)
Exchange differences	**(2,440)**	1,096
At 31 December	**32,263**	24,785

There were no transfers between different levels of the fair value hierarchy during the year.

33. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements 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 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.

Impairment assessment of certain long-term assets and goodwill

At 31 December 2022, the market capitalisation of the Group was below its net asset value. Taking into consideration of other fact and circumstances, management of the Group assessed that there was an impairment indicator of certain long-term assets of the Group, including property, plant and equipment and certain right-of-use assets (the "Identified Long-term Assets") and goodwill. The Identified Long-term Assets and goodwill, amounted to HK$19,924,456,000 and HK$44,061,000 respectively, as at 31 December 2022. As set out in Note 14 to the consolidated financial statements, the total carrying amount of goodwill had been allocated to the Cargo Handling CGU.

Management of the Group performed impairment assessment for the Identified Long-term Assets and goodwill by reference to the recoverable amount of respective cash-generating unit. Each type of business is identified as a cash-generating unit. Management reviews the business performance on individual cash-generating unit basis.

The recoverable amounts of cash-generating units are determined based on value-in-use model. Management of the Group prepared cash flow forecasts for a five-year period based on the assumptions including the estimations of growth rates of business volume, unit price and cost of sales. The growth rates are estimated based on past performance and management's expectations of the market development. The cash flow forecasts is discounted by using pre-tax discount rates that reflect the cost of capital of each cash-generating unit and the industry specific factors. The recoverable amounts of cash-generating units determined are higher than their carrying amounts, as a result, no impairment provision was made on the Identified Long-term Assets or goodwill.

Provision for impairment of receivables

The management of the Group determines the provision for impairment of receivables (including trade and other receivables) at the end of each reporting period. This estimate is based on the credit risk of receivables and performed using a provision matrix.

In addition, the Group uses practical expedient in estimating ECL on trade receivables which are not assessed individually using a provision matrix. The provision rates are based on historical credit loss experience of debtors as groupings of various debtors, taking into consideration the historical default rates and forward-looking information that is reasonable and supportable available without undue costs or effort. At every reporting date, the historical observed default rates are reassessed and changes in the forward-looking information are considered.

34. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

At 31 December 2022, the Group had the following principal subsidiaries, associates and joint ventures which, in the opinion of the directors of the Company, materially affect the results and/or assets of the Group.

(a) Subsidiaries

The followings are principal subsidiaries in which the Company has interest at 31 December 2022 and 2021:

Name	Registered capital/ Issued share capital	Interest held 2022 (%)	2021 (%)	Principal activities
Listed, indirectly held by the Company, established and operating in the PRC				
Tianjin Port Holdings Co., Ltd.#	RMB2,894,001,038	**56.81**	56.81	Cargo handling, agency and ancillary services
Unlisted, indirectly held by the Company through Tianjin Port Co, established and operating in the PRC				
Tianjin Port Alliance International Container Terminal Co., Ltd. *(Note 28(a))*	US$160,000,000	**60.00**	N/A	Container handling, non-containerised cargo handling and ancillary services
Tianjin Port No. 1 Stevedoring Co., Ltd.**	RMB1,118,259,100	**100.00**	100.00	Container handling, non-containerised cargo handling and ancillary services
Tianjin Port No. 4 Stevedoring Co., Ltd. *(Note 27(b))*	RMB1,759,559,700 (2021: RMB1,143,713,800)	**65.00**	100.00	Non-containerised cargo handling and ancillary services
Tianjin Port Coke Terminals Co., Ltd.**	RMB600,000,000	**100.00**	100.00	Non-containerised cargo handling and ancillary services
Tianjin Port Goods and Materials Supplying Co., Ltd.**	RMB98,396,000	**100.00**	100.00	Sales of supplies and materials
Tianjin Port Logistics Development Co., Ltd.**	RMB1,615,460,000 (2021: RMB1,090,730,000)	**100.00**	100.00	Agency and port ancillary services
Tianjin Port Petrochemicals Terminal Company Limited**	RMB110,700,000	**100.00**	100.00	Non-containerised cargo handling and ancillary services
Tianjin Port Tugboat Lighter Co., Ltd.***	RMB286,709,000	**100.00**	100.00	Tugboat services
Tianjin Port Xingdong Logistics Co., Ltd.**	RMB444,000,000	**100.00**	100.00	Port ancillary services
Tianjin Ocean Shipping Tally Co., Ltd.**	RMB20,000,000	**84.00**	84.00	Tallying services
China Ocean Shipping Agency Tianjin Co., Ltd.**	RMB101,220,000	**60.00**	60.00	Agency services
Tianjin Zhongtie Storage and Transportation Co., Ltd.**	RMB10,000,000	**60.00**	60.00	Sales of other materials

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 31 December 2022

34. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (CONTINUED)

(a) Subsidiaries (CONTINUED)

Name	Registered capital/ Issued share capital	Interest held 2022 (%)	Interest held 2021 (%)	Principal activities
Unlisted, indirectly held by the Company through Tianjin Port Co, established and operating in the PRC (CONTINUED)				
TPG Global RO-RO Terminal Co., Ltd.*	RMB264,460,000	**56.17**	56.17	Non-containerised cargo handling and ancillary services
Tianjin Port RO-RO Terminal Co., Ltd.*	US$23,500,000	**56.17**	56.17	Non-containerised cargo handling and ancillary services
Tianjin Port China Coal Hua'neng Coal Terminal Co., Ltd.**	RMB1,125,000,000	**51.00**	51.00	Non-containerised cargo handling and ancillary services
Tianjin Port Pacific International Container Terminal Co., Ltd.*	RMB2,303,350,000	**51.00**	51.00	Non-containerised cargo handling and ancillary services
Tianjin Port Yuanhang Ore Terminal Co., Ltd.*^ *(Note 16)*	N/A (2021: US$58,895,400)	**N/A**	51.00	Non-containerised cargo handling and ancillary services
Tianjin Port Yuanhang Bulk Cargo Terminal Co., Ltd.*^ *(Note 16)*	N/A (2021: US$115,110,000)	**N/A**	51.00	Non-containerised cargo handling and ancillary services
Tianjin Port Yuanhang International Ore Terminal Co., Ltd.* *(Note 16)*	RMB2,754,279,028.36 (2021: RMB1,470,283,000)	**51.00**	51.00	Non-containerised cargo handling and ancillary services
Tianjin Haitian Bonded Logistics Co., Ltd.*	RMB210,000,000	**51.00**	51.00	Warehousing, logistics and ancillary services
Tianjin Port CNAF Terminal Co., Ltd.**	RMB149,000,000	**51.00**	51.00	Non-containerised cargo handling and ancillary services
Tianjin Port Haifeng Bonded Logistics Co., Ltd.**	RMB645,600,000	**100.00**	100.00	Warehousing, logistics and ancillary services
Tianjin Dongfang Petroleum Co., Ltd.**	RMB50,000,000	**50.00**	50.00	Ancillary services
Tianjin Port Euroasia International Container Terminal Co., Ltd.	RMB1,260,000,000	**70.00**	70.00	Container handling and ancillary services
Tianjin Wuze Logistics Co., Ltd.^^	RMB524,730,000	**100.00**	N/A	Warehousing, logistics and ancillary services
Unlisted, indirectly held by the Company, incorporated and operating in Hong Kong				
Champion Sky Enterprises Limited	HK$2	**100.00**	100.00	Investment holding
Tianjin Port Highwater Limited+	HK$10,000	**100.00**	100.00	Investment holding
Tianjin Port Harvest Limited (formerly named as OOCL Terminal (Tianjin) Limited) *(Note 28(a))*	US$1,286	**100.00**	N/A	Investment holding
Unlisted, directly held by the Company, incorporated and operating in Hong Kong				
Grand Point Investment Limited	HK$1	**100.00**	100.00	Investment holding

34. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (CONTINUED)

(a) Subsidiaries (CONTINUED)

Name	Registered capital/ Issued share capital	Interest held 2022 (%)	2021 (%)	Principal activities
Unlisted, directly held by the Company, incorporated in the British Virgin Islands and operating in Hong Kong				
Ace Advantage Investments Limited	US$100	**100.00**	100.00	Investment holding
Tianjin Port Development Finance Limited	US$1	**100.00**	100.00	Treasury services
Unlisted, indirectly held by the Company through Tianjin Port Co, incorporated in the British Virgin Islands and operating in the PRC				
COSCO SHIPPING Ports (Tianjin Euroasia) Limited *(Note 28(b))*	US$1	**100.00**	100.00	Investment holding

\# Joint stock company with limited liability

* Sino-foreign joint venture

** Limited liability company

*** Wholly-foreign owned enterprise

^ Deregistered during the year ended 31 December 2022

^^ Incorporated during the year ended 31 December 2022

\+ Incorporated during the year ended 31 December 2021

(b) Associates

The followings are principal associates at 31 December 2022 and 2021 all of which are unlisted, established and operating in the PRC:

Name	Registered capital	Interest held 2022 (%)	2021 (%)	Principal activities
Tianjin Yuanhang Ore Logistics Co., Ltd.	RMB45,000,000	**49.00**	49.00	Logistics and ancillary services
Tianjin Port Finance Co., Ltd.	RMB1,150,000,000	**45.83**	45.83	Financial services
Guoneng (Tianjin) Port Affairs Co., Ltd.	RMB1,524,988,500	**45.00**	45.00	Non-containerised cargo handling and ancillary services
Tianjin Port Container Terminal Co., Ltd. *(Note 29(b))*	RMB2,408,312,700	**41.69**	41.69	Container handling and ancillary services
Tianjin Port Alliance International Container Terminal Co., Ltd. *(Note 28(a))*	US$160,000,000	**N/A**	40.00	Container handling and ancillary services

34. PRINCIPAL SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES (CONTINUED)

(c) Joint ventures

The followings are principal joint ventures at 31 December 2022 and 2021, all of which are unlisted, established and operating in the PRC:

Name	Registered capital	Interest held 2022 (%)	Interest held 2021 (%)	Principal activities
Tianjin Port Shihua Crude Oil Terminal Co., Ltd.	RMB482,660,000	**50.00**	50.00	Non-containerised cargo handling and ancillary services
Tianjin Dehai Petroleum Products Sales Co., Ltd.	RMB42,000,000	**50.00**	50.00	Sales of fuel
Vopak Nanjiang Petrochemical Terminal Tianjin Company Limited	US$8,460,000	**50.00**	50.00	Warehousing, logistics and ancillary services

None of the investors in the above entities have unilateral control of their respective economic activities, resulting in joint control over these entities by the respective investors.

35. IMMEDIATE AND ULTIMATE HOLDING COMPANIES

The directors of the Company consider Tianjin Port Overseas Holding Limited, a company established in Hong Kong, as the immediate holding company and Tianjin Port (Group) Co., Ltd., a company established in the PRC, as the ultimate holding company.

36. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	As at 31 December	
	2022	2021
	HK$'000	HK$'000
ASSETS		
Non-current assets		
Property, plant and equipment	**2,670**	3,018
Right-of-use assets	**6,619**	2,939
Intangible assets	**31**	—
Interests in subsidiaries	**13,609,334**	14,869,827
Financial assets at FVOCI	**6,100**	6,600
	13,624,754	14,882,384
Current assets		
Other receivables	**11,366**	26,064
Amounts due from subsidiaries	**145,889**	432,107
Loan to a subsidiary	**—**	244,618
Time deposits with maturity over three months	**—**	1,251,961
Cash and cash equivalents	**2,802,572**	1,645,108
	2,959,827	3,599,858
Total assets	**16,584,581**	18,482,242
EQUITY		
Equity attributable to equity holders of the Company		
Share capital	**615,800**	615,800
Other reserves *(Note i)*	**11,994,375**	13,418,837
Retained earnings *(Note ii)*	**2,810,183**	3,003,938
Total equity	**15,420,358**	17,038,575
LIABILITIES		
Non-current liabilities		
Lease liabilities	**5,142**	—
	5,142	—
Current liabilities		
Lease liabilities	**2,891**	2,721
Dividend payable to the immediate holding company	**323**	218,963
Tax payables	**—**	187
Other payables	**16,890**	30,415
Amounts due to subsidiaries	**1,138,977**	1,191,381
	1,159,081	1,443,667
Total liabilities	**1,164,223**	1,443,667
Total equity and liabilities	**16,584,581**	18,482,242

The statement of financial position of the Company was approved by the Board of Directors on 28 March 2023 and was signed on its behalf by:

CHU Bin	**LUO Xunjie**
Director	*Director*

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

36. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (CONTINUED)

Notes:

i. Other reserves of the Company

	Share premium HK$'000	Capital reserve HK$'000	Revaluation reserve HK$'000	Employee share-based compensation reserve HK$'000	Exchange reserve HK$'000	Total HK$'000
At 1 January 2021	10,291,605	1,450,909	(8,100)	2,198	1,200,716	12,937,328
Currency translation differences	—	—	—	—	482,348	482,348
Fair value loss on financial assets at FVOCI	—	—	(100)	—	—	(100)
Lapse of share options	—	—	—	(739)	—	(739)
At 31 December 2021	**10,291,605**	**1,450,909**	**(8,200)**	**1,459**	**1,683,064**	**13,418,837**
Currency translation differences	**—**	**—**	**—**	**—**	**(1,422,503)**	**(1,422,503)**
Fair value loss on financial assets at FVOCI	**—**	**—**	**(500)**	**—**	**—**	**(500)**
Lapse of share options	**—**	**—**	**—**	**(1,459)**	**—**	**(1,459)**
At 31 December 2022	**10,291,605**	**1,450,909**	**(8,700)**	**—**	**260,561**	**11,994,375**

ii. Retained earnings of the Company

	HK$'000
At 1 January 2021	3,026,433
Profit for the year	231,091
Dividend	(254,325)
Lapse of share options	739
At 31 December 2021	**3,003,938**
Profit for the year	**173,650**
Dividend	**(368,864)**
Lapse of share options	**1,459**
At 31 December 2022	**2,810,183**

FIVE YEARS FINANCIAL SUMMARY

	2018 HK$'000	2019 HK$'000	2020 HK$'000	2021 HK$'000	**2022 HK$'000**
Consolidated Income Statement					
Revenue	15,871,075	15,077,403	15,490,177	17,370,544	**13,017,326**
Cost of sales	(12,675,629)	(11,843,819)	(12,123,230)	(13,528,544)	**(9,672,328)**
Business taxes and surcharges	(14,800)	(10,452)	(9,073)	(10,534)	**(7,572)**
Gross profit	3,180,646	3,223,132	3,357,874	3,831,466	**3,337,426**
Other income and expenses, other gains and losses	19,147	196,728	324,221	909,597	**272,152**
Administrative expenses	(1,804,583)	(1,674,496)	(1,770,862)	(2,191,709)	**(2,010,610)**
Finance costs	(616,065)	(657,187)	(550,117)	(484,159)	**(390,092)**
Share of net profit of associates and joint ventures accounted for using the equity method	448,394	427,960	435,843	411,101	**397,552**
Profit before income tax	1,227,539	1,516,137	1,796,959	2,476,296	**1,606,428**
Income tax	(263,324)	(410,633)	(389,433)	(533,987)	**(431,519)**
Profit for the year	964,215	1,105,504	1,407,526	1,942,309	**1,174,909**
Profit attributable to:					
Equity holders of the Company	387,745	388,491	636,161	923,116	**345,266**
Non-controlling interests	576,470	717,013	771,365	1,019,193	**829,643**
	964,215	1,105,504	1,407,526	1,942,309	**1,174,909**
Consolidated Statement of Financial Position					
Property, plant and equipment	18,803,723	20,351,560	21,467,926	19,953,732	**19,558,260**
Land use rights	5,897,291	—	—	—	**—**
Right-of-use assets	—	6,737,343	7,068,583	6,550,516	**6,001,860**
Investment properties	—	—	820,200	823,624	**734,950**
Goodwill	—	—	—	—	**44,061**
Intangible assets	60,069	68,143	84,867	88,063	**123,075**
Investments accounted for using the equity method	5,524,722	4,773,800	4,806,587	5,897,365	**4,773,780**
Financial assets at FVOCI	509,111	723,781	785,600	705,558	**574,362**
Deposits paid for acquisition of land use right	—	—	—	—	**127,844**
Deferred income tax assets	54,091	54,914	120,290	26,216	**44,384**
Non-current assets	30,849,007	32,709,541	35,154,053	34,045,074	**31,982,576**
Current assets	14,523,844	12,103,737	12,490,082	12,256,848	**10,228,329**
Total assets	45,372,851	44,813,278	47,644,135	46,301,922	**42,210,905**
Total liabilities	(19,581,570)	(18,309,693)	(18,579,908)	(15,773,059)	**(12,557,324)**
Net assets	25,791,281	26,503,585	29,064,227	30,528,863	**29,653,581**
Non-controlling interests	(13,622,769)	(14,315,361)	(15,581,769)	(16,092,474)	**(16,409,123)**
Equity attributable to equity holders of the Company	12,168,512	12,188,224	13,482,458	14,436,389	**13,244,458**

DEFINITIONS

In this report, unless the context requires otherwise, the following expressions shall have the following meanings:

"Articles of Association"	the articles of association of the Company
"Board"	the board of Directors of the Company
"CG Code"	the Corporate Governance Code, Appendix 14 to the Listing Rules
"Company"	Tianjin Port Development Holdings Limited
"Director(s)"	the director(s) of the Company
"Group"	the Company and its subsidiaries
"HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Model Code"	the Model Code for Securities Transactions by Directors of Listed Issuers, Appendix 10 to the Listing Rules
"PRC" or "China"	the People's Republic of China
"RMB"	Renminbi, the lawful currency of the PRC
"SFO"	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
"Share(s)"	ordinary share(s) of HK$0.10 each in the share capital of the Company
"Share Option Scheme"	the share option scheme of the Company adopted on 26 April 2006
"Shareholder(s)"	the holder(s) of the Shares
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"Tianjin Port Co"	天津港股份有限公司 (Tianjin Port Holdings Co., Ltd.*), a limited liability company incorporated in the PRC, the shares of which are listed on the Shanghai Stock Exchange (Stock Code: 600717), and a non-wholly owned subsidiary of the Group
"Tianjin Port Group"	天津港（集團）有限公司 (Tianjin Port (Group) Co., Ltd.*), a limited liability company incorporated in the PRC and the Company's ultimate holding company
"U.S."	the United States of America
"US$"	United States dollars, the lawful currency of the U.S.
"%"	per cent

* *for identification purposes only*

CORPORATE INFORMATION

EXECUTIVE DIRECTORS

CHU Bin *(Chairman)*
LUO Xunjie *(Managing Director)*△
LI Xiaoguang
SUN Bin
LOU Zhanshan+
YANG Zhengliang

INDEPENDENT NON-EXECUTIVE DIRECTORS

Japhet Sebastian LAW*+
CHENG Chi Pang, Leslie*△
ZHANG Weidong*+△
LUO Laura Ying*

CHIEF FINANCIAL OFFICER AND COMPANY SECRETARY

CHEUNG Wah Lung, Warren

AUDITOR

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditor

PRINCIPAL LEGAL ADVISORS

Woo Kwan Lee & Lo, as to Hong Kong law
Ocorian Law (Cayman) Limited, as to Cayman Islands law

PRINCIPAL BANKERS

Agricultural Bank of China Limited
Bank of China (Hong Kong) Limited
Bank of Communications (Hong Kong) Ltd.
DBS Bank Ltd.

PRINCIPAL SHARE REGISTRAR

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HONG KONG BRANCH SHARE REGISTRAR

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STOCK CODE

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△ Members of Nomination Committee, ZHANG Weidong is the chairman of the committee
+ Members of Remuneration Committee, Japhet Sebastian LAW is the chairman of the committee
* Members of Audit Committee, CHENG Chi Pang, Leslie is the chairman of the committee

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