

CONDENSED CONSOLIDATED INCOME STATEMENT

簡明綜合收益表

For the six months ended 30 September 2021

截至2021年9月30日止六個月

		Unaudited Six-months ended 30 September 未經審核 截至9月30日止六個月	
		2021	2020
		HK\$'000	HK\$'000
		千港元	千港元
	Notes 附註		
Revenue	收入		
Sales and services income	銷售及服務收入	3	4,557,122
Interest income	利息收入	3	18,879
Others	其他	3	6,790
			2,087
		4,582,791	191,478
Cost of sales	銷售成本	(4,361,761)	(106,812)
Gross profit	毛利	221,030	84,666
Other income	其他收入	5	145,957
Administrative expenses	行政費用	(255,042)	(50,648)
Distribution and selling expenses	分銷及銷售費用	(13,986)	(19,402)
Other gains and losses	其他收益及虧損	6	195,653
Fair value changes of financial assets measured at fair value through profit or loss ("FVPL")	按公平價值誌入損益賬 (「按公平價值誌入損益賬」) 之金融資產之公平價值變動	7	(1,169,467)
Other expenses	其他費用	(2,008)	(4,852)
Impairment loss recognised on financial assets and contract assets, net	金融資產及合約資產之減值虧損確認淨額	8	(14,876)
Write-down of stock of properties	物業存貨之減值撇減	17	(116,895)
Finance costs	融資成本	9	(28,718)
Gain on disposal of subsidiaries	出售附屬公司之收益	—	140,964
Fair value changes of investment properties	投資物業之公平價值變動	15	(232,570)
Share of results of associates	攤佔聯營公司業績	(719)	32,296
Share of results of joint ventures	攤佔合營企業業績	(1,599)	(7,638)
Loss before taxation	除稅前虧損	10	(1,273,240)
Taxation	稅項	11	196,867
Loss for the period	期間虧損	(1,076,373)	(137,747)

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For the six months ended 30 September 2021
截至2021年9月30日止六個月

		Unaudited Six-months ended 30 September 未經審核 截至9月30日止六個月	
		2021	2020
		HK\$'000	HK\$'000
		千港元	千港元
Loss for the period attributable to:	以下人士應佔期間虧損：		
Owners of the Company	本公司擁有人	(1,037,010)	(33,671)
Non-controlling interests	非控股權益	(39,363)	(104,076)
		(1,076,373)	(137,747)
		HK cents	HK cents
		港仙	港仙
Loss per share	每股虧損		
Basic and diluted	基本及攤薄	(93.9)	(3.1)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

簡明綜合全面收益表

For the six months ended 30 September 2021
截至2021年9月30日止六個月

		Unaudited Six-months ended 30 September 未經審核 截至9月30日止六個月	
		2021 HK\$'000 千港元	2020 HK\$'000 千港元
Loss for the period	期間虧損	(1,076,373)	(137,747)
Other comprehensive (expense) income	其他全面(開支)收益		
<i>Item that will not be reclassified to profit or loss</i>	<i>將不會重新分類為損益之項目</i>		
Change in fair value of financial assets measured at fair value through other comprehensive income ("FVOCI"), net of tax	按公平價值誌入其他全面收益(「按公平價值誌入其他全面收益」)之金融資產之公平價值變動(扣除稅金後)	(50,201)	(18,978)
<i>Items that may be subsequently reclassified to profit or loss</i>	<i>可於其後重新分類為損益之項目</i>		
Exchange differences arising from translation of foreign operations	因換算海外業務而產生之匯兌差額	23,847	65,677
Share of exchange differences of associates and joint ventures	攤佔聯營公司及合營企業之匯兌差額	(130)	5,963
Reclassification adjustment on disposal of subsidiaries	出售附屬公司之重新分類調整	—	36,854
Reclassification adjustment on deemed disposal of an associate and a joint venture	視作出售聯營公司及合營企業之重新分類調整	11,524	—
Other comprehensive (expense) income for the period	期間其他全面(開支)收益	(14,960)	89,516
Total comprehensive expense for the period	期間全面開支總額	(1,091,333)	(48,231)
Total comprehensive (expense) income for the period attributable to:	以下人士應佔期間全面(開支)收益總額:		
Owners of the Company	本公司擁有人	(1,057,149)	43,167
Non-controlling interests	非控股權益	(34,184)	(91,398)
		(1,091,333)	(48,231)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

At 30 September 2021
於2021年9月30日

		Notes 附註	Unaudited 未經審核 30.9.2021 HK\$'000 千港元	Audited 經審核 31.3.2021 HK\$'000 千港元
NON-CURRENT ASSETS				
非流動資產				
Property, plant and equipment	物業、機械及設備	14	455,174	318,147
Right-of-use assets	使用權資產	14	148,374	66,623
Investment properties	投資物業	15	764,227	784,733
Project under development	發展中項目		180,699	177,919
Goodwill	商譽		97,626	—
Intangible assets	無形資產		369,823	2,811
Interests in associates	聯營公司權益		190,441	564,898
Interests in joint ventures	合營企業權益		19,663	108,837
Financial assets measured at FVOCI	按公平價值誌入其他 全面收益之金融資產	16	318,080	239,905
Financial assets measured at FVPL	按公平價值誌入損益賬 之金融資產	22	98,901	—
Loan receivables	應收貸款	18	—	15,200
			2,643,008	2,279,073
CURRENT ASSETS				
流動資產				
Stock of properties	物業存貨	17	812,801	909,828
Inventories of finished goods	商品存貨		1,179	1,380
Loan receivables	應收貸款	18	232,756	56,520
Amounts due from associates	應收聯營公司款項		5,820	—
Amounts due from joint ventures	應收合營企業款項		1,508	1,196
Amounts due from joint operations/ other partners of joint operations	應收合營業務／合營 業務其他夥伴款項		120,563	—
Amounts due from former subsidiaries in liquidation	應收清盤中前附屬公司 款項	19	—	1,130,151
Trade and other receivables	貿易及其他應收賬款	20	2,685,775	451,312
Contract assets	合約資產	21	4,344,844	—
Financial assets measured at FVPL	按公平價值誌入損益賬 之金融資產	22	425,695	1,561,702
Taxation recoverable	可收回稅項		4,895	—
Pledged bank deposits and restricted cash	已抵押銀行存款及 受限制現金		41,602	7,012
Short-term bank deposits	短期銀行存款		108,916	10,901
Bank balances and cash	銀行結存及現金		794,414	171,370
			9,580,768	4,301,372

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

At 30 September 2021

於2021年9月30日

			Unaudited 未經審核 30.9.2021 HK\$'000 千港元	Audited 經審核 31.3.2021 HK\$'000 千港元
	Notes 附註			
CURRENT LIABILITIES				
		流動負債		
Trade and other payables	23	貿易及其他應付賬款	5,510,076	149,962
Contract liabilities	21	合約負債	335,073	637
Lease liabilities		租賃負債	42,239	6,772
Amounts due to former subsidiaries in liquidation	19	應付清盤中前附屬公司款項	45,681	1,130,151
Amounts due to a joint venture		應付一間合營企業款項	60	—
Amounts due to joint operations/ other partners of joint operations		應付合營業務/合營業務其他夥伴款項	90,453	—
Amounts due to non-controlling interests		應付非控股權益款項	105,045	103,565
Taxation payable		應付稅項	29,830	3,505
Bank and other borrowings	24	銀行及其他借款	1,705,301	229,349
			7,863,758	1,623,941
NET CURRENT ASSETS		流動資產淨值	1,717,010	2,677,431
TOTAL ASSETS LESS CURRENT LIABILITIES		總資產減流動負債	4,360,018	4,956,504
NON-CURRENT LIABILITIES		非流動負債		
Bank and other borrowings	24	銀行及其他借款	211,298	171,361
Lease liabilities		租賃負債	66,171	12,476
Deferred tax liabilities		遞延稅項負債	422,465	539,861
Obligations in excess of interests in associates		於聯營公司之額外權益之責任	2,162	—
			702,096	723,698
NET ASSETS		資產淨值	3,657,922	4,232,806

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

At 30 September 2021
於2021年9月30日

		Notes 附註	Unaudited 未經審核 30.9.2021 HK\$'000 千港元	Audited 經審核 31.3.2021 HK\$'000 千港元
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	25	110,392	110,392
Reserves	儲備		2,731,353	3,788,502
Equity attributable to owners of the Company	本公司擁有人之應佔權益		2,841,745	3,898,894
Non-controlling interests	非控股權益		816,177	333,912
TOTAL EQUITY	總權益		3,657,922	4,232,806

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

For the six months ended 30 September 2021
截至2021年9月30日止六個月

		Equity attributable to owners of the Company 本公司擁有人之應佔權益										
		Share capital	Share premium	Contributed surplus	Investment revaluation reserve	Other reserves	Translation reserve	Retained profits	Sub-total	Non-controlling interests	Total equity	
		股本	股份溢價	實繳盈餘	資本儲備	投資儲備	其他儲備	匯兌儲備	保留溢利	小計	非控股權益	權益總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 April 2021 (Audited)	於2021年4月1日(經審核)	110,392	544,511	441,566	(95,368)	(460,122)	16,476	73,566	3,267,873	3,898,894	333,912	4,232,806
Exchange differences arising from translation of foreign operations	因換算海外業務而產生之匯兌差額	-	-	-	-	-	-	18,668	-	18,668	5,179	23,847
Share of exchange differences of associates and joint ventures	攤估聯營公司及合營企業之匯兌差額	-	-	-	-	-	-	(130)	-	(130)	-	(130)
Change in fair value of financial assets measured at FVOCI, net of tax	按公平價值計入其他全面收益之金融資產之公平價值變動(扣除稅金後)	-	-	-	-	(50,201)	-	-	-	(50,201)	-	(50,201)
Loss for the period	期間虧損	-	-	-	-	-	-	(1,037,010)	(1,037,010)	(39,363)	(1,076,373)	
Reclassification adjustment of translation reserve upon deemed disposal of an associate and a joint venture	視作出售聯營公司及合營企業時匯兌儲備之重新分類調整	-	-	-	-	-	-	11,524	-	11,524	-	11,524
Total comprehensive income (expense) for the period	期間全面收益(開支)總額	-	-	-	-	(50,201)	-	30,062	(1,037,010)	(1,057,149)	(34,184)	(1,091,333)
Acquisition of subsidiaries (Note 26)	收購附屬公司(附註26)	-	-	-	-	-	-	-	-	-	516,449	516,449
Disposal of financial assets measured at FVOCI	出售按公平價值計入其他全面收益之金融資產	-	-	-	-	(2,368)	-	-	2,368	-	-	-
At 30 September 2021 (Unaudited)	於2021年9月30日(未經審核)	110,392	544,511	441,566	(95,368)	(512,691)	16,476	103,628	2,233,231	2,841,745	816,177	3,657,922
At 1 April 2020 (Audited)	於2020年4月1日(經審核)	551,958	544,511	-	(95,368)	(379,061)	48,799	(77,240)	3,084,260	3,677,859	374,930	4,052,789
Exchange differences arising from translation of foreign operations	因換算海外業務而產生之匯兌差額	-	-	-	-	-	-	52,999	-	52,999	12,678	65,677
Share of exchange differences of associates and joint ventures	攤估聯營公司及合營企業之匯兌差額	-	-	-	-	-	-	5,963	-	5,963	-	5,963
Reclassification adjustment on disposal of subsidiaries	出售附屬公司之重新分類調整	-	-	-	-	-	-	36,854	-	36,854	-	36,854
Change in fair value of financial assets measured at FVOCI, net of tax	按公平價值計入其他全面收益之金融資產之公平價值變動(扣除稅金後)	-	-	-	-	(18,978)	-	-	-	(18,978)	-	(18,978)
Loss for the period	期間虧損	-	-	-	-	-	-	(33,671)	(33,671)	(104,076)	(137,747)	
Total comprehensive income (expense) for the period	期間全面收益(開支)總額	-	-	-	-	(18,978)	-	95,816	(33,671)	43,167	(91,398)	(48,231)
Disposal of subsidiaries	出售附屬公司	-	-	-	-	-	(32,323)	-	32,323	-	(32,471)	(32,471)
Contribution from non-controlling interests	非控股權益出資	-	-	-	-	-	-	-	-	-	17,783	17,783
At 30 September 2020 (Unaudited)	於2020年9月30日(未經審核)	551,958	544,511	-	(95,368)	(398,039)	16,476	18,576	3,082,912	3,721,026	268,844	3,989,870

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

For the six months ended 30 September 2021

截至2021年9月30日止六個月

notes:

- (i) The contributed surplus represents the balance arising from the reduction of share capital of the Company which took place in prior year.
- (ii) The capital reserve represents the difference between the fair value and the carrying amount of the underlying assets and liabilities that are attributable to the additional interests in subsidiaries acquired by the Group. The amount would be transferred to retained profits upon disposal of interests in the subsidiary or the relevant assets, whichever is earlier.
- (iii) The investment revaluation reserve represents the changes in carrying amount of investments in equity instruments designated as FVOCI, net of tax, since its initial recognition.
- (iv) Other reserves mainly represent statutory reserve which is the appropriation of certain percentages of profit after taxation of subsidiaries established in the People's Republic of China (the "PRC") as pursuant to the PRC regulations and share of other reserves of associates and joint ventures.
- (v) The translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations.

附註：

- (i) 實繳盈餘指於過往年度進行本公司股本削減所產生之結餘。
- (ii) 資本儲備指本集團所收購附屬公司之額外權益攤佔之相關資產及負債之公平價值與賬面值間之差額。有關金額將於出售附屬公司之權益或相關資產(以較早者為準)時轉撥至保留溢利。
- (iii) 投資重估儲備指自初步確認後指定為扣除稅金後按公平價值誌入其他全面收益的權益工具投資之賬面值變動。
- (iv) 其他儲備主要指根據中華人民共和國(「中國」)法規將在中國成立之附屬公司之除稅後溢利按若干比例撥作法定儲備，及攤佔聯營公司及合營企業之其他儲備。
- (v) 匯兌儲備包含所有因換算海外業務之財務報表而產生之外匯差額。

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

簡明綜合現金流量表

For the six months ended 30 September 2021
截至2021年9月30日止六個月

		Unaudited Six-months ended 30 September 未經審核 截至9月30日止六個月	
		2021 HK\$'000 千港元	2020 HK\$'000 千港元
	Notes 附註		
NET CASH USED IN OPERATING ACTIVITIES	用於經營活動之現金淨額	(31,918)	(74,927)
INVESTING ACTIVITIES	投資活動		
Net cash inflow from disposal of subsidiaries	出售附屬公司之現金流入淨額	—	525,657
Distribution from former subsidiaries in liquidation	清盤中前附屬公司之分派	19 98,421	—
Bank and other interest income received	已收銀行及其他利息收入	704	1,276
Proceeds from disposal of property, plant and equipment	處置物業、機械及設備所得款項	11,285	126
Increase in pledged bank deposits	已抵押銀行存款增加	(10,932)	(6,734)
Release of pledged bank deposits	調撥已抵押銀行存款	7,012	11,528
Payment in relation to property, plant and equipment	有關物業、機械及設備之付款	(49,779)	(71,236)
Additions to investment properties	投資物業增加	(974)	(1,044)
Acquisition of an associate	收購一間聯營公司	—	(9,800)
Deemed acquisition of subsidiaries	視作收購附屬公司	26 707,126	—
Other investing cash flows	其他投資現金流量	(647)	636
NET CASH GENERATED FROM INVESTING ACTIVITIES	來自投資活動之現金淨額	762,216	450,409

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

簡明綜合現金流量表

For the six months ended 30 September 2021
截至2021年9月30日止六個月

		Unaudited Six-months ended 30 September 未經審核 截至9月30日止六個月	
		2021 HK\$'000 千港元	2020 HK\$'000 千港元
		Notes 附註	
FINANCING ACTIVITIES	融資活動		
Repayment of bank and other borrowings	償還銀行及其他借款	(411,319)	(161,481)
Interest paid	已付利息	(24,403)	(14,384)
Repayment of lease liabilities	償還租賃負債	(19,201)	(4,762)
New bank and other borrowings raised	新增銀行及其他借款	441,281	183,542
Contribution from non-controlling interests	非控股權益出資	—	17,783
NET CASH (USED IN) GENERATED FROM FINANCING ACTIVITIES	(用於)來自融資活動之現金淨額	(13,642)	20,698
NET INCREASE IN CASH AND CASH EQUIVALENTS	現金及與現金等值項目增加淨額	716,656	396,180
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	外幣匯率改變影響	4,403	10,322
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	現金及與現金等值項目承前	182,271	387,785
CASH AND CASH EQUIVALENTS CARRIED FORWARD	現金及與現金等值項目結轉	903,330	794,287
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS	現金及與現金等值項目結餘分析		
Short term bank deposits	短期銀行存款	108,916	423,650
Bank balances and cash	銀行結存及現金	794,414	370,637
		903,330	794,287