

CONDENSED CONSOLIDATED INCOME STATEMENT

簡明綜合收益表

For the six months ended 30 September 2022

截至2022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	
		2022 HK\$'000 千港元	2021 HK\$'000 千港元
		Notes 附註	
Revenue	收入		
Sales and services income	銷售及服務收入	3	4,612,842
Interest income	利息收入	3	184
Others	其他	3	6,824
			4,619,850
Cost of sales	銷售成本		(4,417,099)
Gross profit	毛利		202,751
Other income	其他收入	5	5,719
Administrative expenses	行政費用		(255,153)
Distribution and selling expenses	分銷及銷售費用		(7,921)
Other gains and losses	其他收益及虧損	6	(25,437)
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	—
Other expenses	其他費用		—
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	(1,169,467)
Write-down of stock of properties	物業存貨之減值撇減	17	(2,008)
Finance costs	融資成本	9	(113,163)
Fair value changes of investment properties	投資物業之公平價值變動	15	(38,855)
Share of results of associates	攤佔聯營公司業績		(28,718)
Share of results of joint ventures	攤佔合營企業業績		(25,465)
			(2,074)
Loss before taxation	除稅前虧損	10	(239,357)
Taxation	稅項	11	19,438
Loss for the period	期間虧損		(1,273,240)
			(196,867)
			(219,919)

CONDENSED CONSOLIDATED INCOME STATEMENT

簡明綜合收益表

For the six months ended 30 September 2022

截至2022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	
		2022 HK\$'000 千港元	2021 HK\$'000 千港元
		Notes 附註	
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	(169,430)	(1,037,010)
Non-controlling interests	非控股權益	(50,489)	(39,363)
		(219,919)	(1,076,373)
		HK cents 港仙	HK cents 港仙
Loss per share	每股虧損		
Basic and diluted	基本及攤薄	12 (15.3)	(93.9)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

簡明綜合全面收益表

For the six months ended 30 September 2022

截至2022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

		2022 HK\$'000 千港元	2021 HK\$'000 千港元
Loss for the period	期間虧損	(219,919)	(1,076,373)
Other comprehensive (expense) income	其他全面(開支)收益		
<i>Items 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)	(57,453)	(50,201)
Share of other comprehensive income of an associate	攤佔一間聯營公司之其他全面收益	(305)	—
<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	(74,878)	23,847
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)
Reclassification adjustment on deemed disposal of an associate and a joint venture	視作出售一間聯營公司及一間合營企業之重新分類調整	—	11,524
Other comprehensive expense for the period	期間其他全面開支	(132,636)	(14,960)
Total comprehensive expense for the period	期間全面開支總額	(352,555)	(1,091,333)
Total comprehensive expense for the period attributable to:	以下人士應佔期間全面開支總額：		
Owners of the Company	本公司擁有人	(284,699)	(1,057,149)
Non-controlling interests	非控股權益	(67,856)	(34,184)
		(352,555)	(1,091,333)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

At 30 September 2022

於2022年9月30日

		<i>Notes</i> <i>附註</i>	Unaudited 未經審核 30.9.2022 HK\$'000 千港元	Audited 經審核 31.3.2022 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	275,013	308,604
Right-of-use assets	使用權資產	14	112,333	123,246
Investment properties	投資物業	15	364,459	436,576
Project under development	發展中項目		165,940	185,150
Goodwill	商譽		5,523	5,523
Other intangible assets	其他無形資產		141,139	156,850
Interests in associates	聯營公司權益		474,018	644,351
Interests in joint ventures	合營企業權益		16,957	18,816
Financial assets measured at FVOCI	按公平價值誌入其他 全面收益之金融資產	16	183,407	248,248
			1,738,789	2,127,364
CURRENT ASSETS	流動資產			
Stock of properties	物業存貨	17	585,432	771,058
Inventories of finished goods	商品存貨		1,252	1,302
Loan receivables	應收貸款	18	177,226	196,626
Amounts due from an associate	應收一間聯營公司款項		5,820	5,820
Amounts due from joint ventures	應收合營企業款項		8,676	4,289
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		157,413	218,269
Amounts due from former subsidiaries in liquidation	應收清盤中前附屬公司 款項	19	81,198	197,778
Trade and other receivables	貿易及其他應收賬款	20	2,867,743	2,400,395
Contract assets	合約資產	21	4,536,673	4,130,827
Taxation recoverable	可收回稅項		998	4,553
Pledged bank deposits and restricted cash	已抵押銀行存款及 受限制現金		97,009	45,423
Short-term bank deposits	短期銀行存款		64,945	55,394
Bank balances and cash	銀行結存及現金		617,672	887,970
Assets classified as held for sale	分類為持作出售之資產	25	9,202,057 69,004	8,919,704 79,411
			9,271,061	8,999,115

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

At 30 September 2022

於2022年9月30日

		Notes 附註	Unaudited 未經審核 30.9.2022 HK\$'000 千港元	Audited 經審核 31.3.2022 HK\$'000 千港元
CURRENT LIABILITIES	流動負債			
Trade and other payables	貿易及其他應付賬款	22	5,409,342	5,431,410
Contract liabilities	合約負債	21	223,083	340,521
Lease liabilities	租賃負債		38,731	36,910
Amounts due to a joint venture	應付一間合營企業款項		3,937	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		442,435	97,544
Amounts due to former subsidiaries in liquidation	應付清盤中前附屬公司 款項	19	18,857	18,857
Amounts due to non-controlling shareholders	應付非控股股東款項		97,191	107,413
Taxation payable	應付稅項		28,926	29,479
Bank and other borrowings	銀行及其他借款	23	1,517,450	1,438,846
			7,779,952	7,501,040
Liabilities associated with assets classified as held for sale	與分類為持作出售之 資產相關之負債	25	5,407	9,089
			7,785,359	7,510,129
NET CURRENT ASSETS	流動資產淨值		1,485,702	1,488,986
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		3,224,491	3,616,350
NON-CURRENT LIABILITIES	非流動負債			
Bank and other borrowings	銀行及其他借款	23	239,647	221,847
Lease liabilities	租賃負債		38,748	46,679
Deferred tax liabilities	遞延稅項負債		264,990	314,596
Obligations in excess of interests in associates	於聯營公司之額外權益 之責任		2,499	2,066
			545,884	585,188
NET ASSETS	資產淨值		2,678,607	3,031,162

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**簡明綜合財務狀況表**

At 30 September 2022

於2022年9月30日

			Unaudited 未經審核 30.9.2022 HK\$'000 千港元	Audited 經審核 31.3.2022 HK\$'000 千港元
		<i>Notes</i> <i>附註</i>		
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	24	110,392	110,392
Reserves	儲備		1,764,722	2,049,421
Equity attributable to owners of the Company	本公司擁有人之應佔權益		1,875,114	2,159,813
Non-controlling interests	非控股權益		803,493	871,349
TOTAL EQUITY	總權益		2,678,607	3,031,162

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

For the six months ended 30 September 2022
截至2022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	Capital reserve	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	投資重估儲備	其他儲備	匯兌儲備	保留溢利		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 2022 (Audited)	於2022年4月1日(經審核)	110,392	544,511	441,566	(95,368)	(605,995)	9,408	106,536	1,648,763	2,159,813	871,349	3,031,162
Loss for the period	期間虧損	-	-	-	-	-	-	-	(169,430)	(169,430)	(50,489)	(219,919)
Exchange differences arising from translation of foreign operations	因換算海外業務而產生之匯兌差額	-	-	-	-	-	-	(57,511)	-	(57,511)	(17,367)	(74,878)
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)	-	-	-	-	(57,453)	-	-	-	(57,453)	-	(57,453)
Share of other comprehensive income of an associate	攤佔一間聯營公司之其他全面收益	-	-	-	-	(305)	-	-	-	(305)	-	(305)
Total comprehensive expense for the period	期間全面開支總額	-	-	-	-	(57,758)	-	(57,511)	(169,430)	(284,699)	(67,856)	(352,555)
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	-	-	-	-	310	-	-	(310)	-	-	-
At 30 September 2022 (Unaudited)	於2022年9月30日(未經審核)	110,392	544,511	441,566	(95,368)	(663,443)	9,408	49,025	1,479,023	1,875,114	803,493	2,678,607
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
Loss for the period	期間虧損	-	-	-	-	-	-	-	(1,037,010)	(1,037,010)	(39,363)	(1,076,373)
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	攤佔聯營公司及合營企業之匯兌差額	-	-	-	-	-	-	(130)	-	(130)	-	(130)
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
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)
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)
Deemed acquisition of subsidiaries	視作收購附屬公司	-	-	-	-	-	-	-	-	-	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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

For the six months ended 30 September 2022

截至2022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 2022
截至2022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	
		2022 HK\$'000 千港元	2021 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		(1,066,590) (31,918)
INVESTING ACTIVITIES	投資活動		
Distribution from former subsidiaries in liquidation	清盤中前附屬公司之分派	19	116,580 98,421
Bank and other interest income received	已收銀行及其他利息收入		569 704
Proceeds from disposal of property, plant and equipment	處置物業、機械及設備所得款項		54 11,285
Placement of pledged bank deposits and restricted cash	存放已抵押銀行存款及受限制現金		(97,009) (10,932)
Release of pledged bank deposits and restricted cash	調撥已抵押銀行存款及受限制現金		45,423 7,012
Payment for acquisition of property, plant and equipment	收購物業、機械及設備之付款		(24,213) (49,779)
Additions to investment properties	投資物業增加		(680) (974)
Contribution to associates	出資予聯營公司		(224,500) —
Deemed acquisition of subsidiaries	視作收購附屬公司		— 707,126
Distribution from an associate	來自一間聯營公司之分派		420,000 —
Net cash inflow from disposal of subsidiaries	出售附屬公司之現金流入淨額		73,898 —
Proceeds from disposal of financial assets measured at FVOCI	出售按公平價值誌入其他全面收益之金融資產所得款項		7,388 —
Advance to joint operations/other partners of joint operations	墊款予合營業務/合營業務其他夥伴		(14,850) —
Repayment from joint operations/other partners of joint operations	合營業務/合營業務其他夥伴還款		64,420 —
Other investing cash flows	其他投資現金流量		(300) (647)
NET CASH GENERATED FROM INVESTING ACTIVITIES	來自投資活動之現金淨額		366,780 762,216

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

簡明綜合現金流量表

For the six months ended 30 September 2022
截至2022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	
		2022 HK\$'000 千港元	2021 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	(895,630)	(411,319)
Interest paid	已付利息	(36,209)	(24,403)
Repayment of lease liabilities	償還租賃負債	(22,313)	(19,201)
New bank and other borrowings raised	新增銀行及其他借款	1,032,129	441,281
Advance from joint operations/other partners of joint operations	合營業務／合營業務其他夥伴提供墊款	367,886	—
Repayment to joint operations/other partners of joint operations	向合營業務／合營業務其他夥伴還款	(420)	—
NET CASH GENERATED FROM (USED IN) FINANCING ACTIVITIES	來自(用於)融資活動之現金淨額	445,443	(13,642)
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	現金及與現金等值項目(減少)增加淨額	(254,367)	716,656
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	外幣匯率改變影響	(5,946)	4,403
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	現金及與現金等值項目承前	948,390	182,271
CASH AND CASH EQUIVALENTS CARRIED FORWARD	現金及與現金等值項目結轉	688,077	903,330
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 with original maturity of less than three months	原到期日少於三個月之短期銀行存款	64,945	108,916
Bank balances and cash	銀行結存及現金	617,672	794,414
Bank balances and cash included in assets classified as held for sale	包含於分類為持作出售之資產之銀行結存及現金	5,460	—
	25	688,077	903,330