

Lifestyle

China Group Ltd.
利福中國集團有限公司

Stock Code 股份代號: 2136



Where **Style** comes to **Life**
品味時尚生活

2016 Annual Report 年報

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Corporate Profile

企業簡介

Lifestyle China Group Limited (“Lifestyle China” or together with its subsidiaries, the “Group”) is an established operator of department stores based in the PRC. The Group operates two “lifestyle” department stores under the brand of Jiuguang in Shanghai and Suzhou respectively, with middle to upper-end market positioning. Shanghai Jiuguang and Suzhou Jiuguang, which have differentiated themselves with appealing product and brand portfolios and top-notch one-stop shopping experiences, are the most sought-after shopping destinations in the cities they operate. The Group’s department stores offer a wide variety of goods catered to customer needs and a pleasant shopping environment. The Group also operates supermarkets in the PRC and restaurants in the PRC and Hong Kong. In an effort to expand its geographic coverage, the Group took a strategic stake in Beiren Group, a leading retailer group based in Shijiazhuang, Hebei Province in the PRC.

Lifestyle China was spun off from Lifestyle International Holdings Limited (“Lifestyle International”) and listed as a separate entity on the Main Board of the Hong Kong Stock Exchange on 15 July 2016.

In view of the large retail market and strong spending power of consumers in Shanghai, Lifestyle China is developing a new commercial complex in Daning, Jingan District, Shanghai (“the Daning Project”), which will provide a gross floor area of over 300,000 m² and to house the Group’s second Jiuguang department store in Shanghai. The development of the Daning Project is targeted to be completed in 2018. Upon commencement of operation, the Daning Project is expected to further enhance the Group’s brand equity and market share in the Shanghai department store market.

With the Group’s unparalleled brand equity and management experience, the Group is always prepared to take on new investment opportunities to further fuel its growth momentum in the future.

利福中國集團有限公司(「利福中國」或連同其附屬公司,「本集團」)為一家位於中國廣為人知的百貨店營運商。本集團以「久光」品牌分別於上海及蘇州經營兩間「生活時尚」百貨店,定位中高端市場。上海久光店及蘇州久光店憑藉其具吸引力的產品及品牌組合以及頂尖一站式購物體驗脫穎而出,為市內最被追捧的購物點。本集團的百貨店提供迎合客戶需要的廣泛種類貨品以及舒適購物環境。本集團亦於中國經營超級市場及於中國及香港經營餐廳。為擴闊其營運地域覆蓋面,本集團對扎根於中國河北省石家莊的北人集團擁有戰略性股權。

於二零一六年七月十五日,利福中國從利福國際集團有限公司(「利福國際」)分拆,並在香港聯交所主板以獨立實體上市。

鑒於上海的龐大零售市場及消費者的強大消費力,利福中國現正於上海靜安區大寧開發新商業綜合樓(「大寧項目」),建築面積超過300,000平方米,其將容納本集團於上海的第二家久光百貨店。大寧項目發展目標於二零一八年完成。於開展營運後,大寧項目預期可進一步提升本集團的品牌價值及於上海百貨店市場的市場份額。

藉著本集團優越品牌價值和管理經驗,本集團隨時作好準備迎接新投資機遇,以進一步推動其未來增長勢頭。

Corporate Information

企業資料

Board of Directors

Executive Director

Mr. Lau Luen Hung, Thomas
(Chairman and Chief Executive Officer)

Non-executive Director

Ms. Chan Chor Ling, Amy

Independent Non-executive Directors

Ms. Cheung Mei Han
Mr. Cheung Yuet Man, Raymond
Mr. Lam Kwong Wai

Company Secretary

Mr. Poon Fuk Chuen

Audit Committee

Mr. Lam Kwong Wai (Chairman)
Ms. Cheung Mei Han
Mr. Cheung Yuet Man, Raymond

Remuneration Committee

Mr. Lau Luen Hung, Thomas
Mr. Lam Kwong Wai (Chairman)
Ms. Cheung Mei Han
Mr. Cheung Yuet Man, Raymond

Nomination Committee

Mr. Lau Luen Hung, Thomas (Chairman)
Ms. Cheung Mei Han
Mr. Cheung Yuet Man, Raymond
Mr. Lam Kwong Wai

Registered Office

Cricket Square
Hutchins Drive, P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

董事會

執行董事

劉鑾鴻先生
(主席兼首席執行官)

非執行董事

陳楚玲小姐

獨立非執行董事

張美嫻小姐
張悅文先生
林光蔚先生

公司秘書

潘福全先生

審核委員會

林光蔚先生(主席)
張美嫻小姐
張悅文先生

薪酬委員會

劉鑾鴻先生
林光蔚先生(主席)
張美嫻小姐
張悅文先生

提名委員會

劉鑾鴻先生(主席)
張美嫻小姐
張悅文先生
林光蔚先生

註冊辦事處

Cricket Square
Hutchins Drive, P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

Head Office and Principal Place of Business in Hong Kong

20th Floor, East Point Centre
555 Hennessy Road
Causeway Bay
Hong Kong

Principal Bankers

Agricultural Bank of China
Industrial and Commercial Bank of China
Bank of China (Hong Kong) Limited

Auditor

Deloitte Touche Tohmatsu
Certified Public Accountants

Compliance Adviser

KGI Capital Asia Limited

Solicitor

Sit, Fung, Kwong & Shum

Hong Kong Share Registrar and Transfer Office

Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor, Hopewell Centre
183 Queen's Road East, Wanchai, Hong Kong

Cayman Islands Share Registrar and Transfer Office

Royal Bank of Canada Trust Company
(Cayman) Limited
4th Floor, Royal Bank House
24 Shedden Road, George Town
Grand Cayman KY1-1110
Cayman Islands

Share Information

Place of listing: The Stock Exchange of Hong Kong Limited
Main Board
Stock code: 2136
Board lot: 500 shares
Financial year end: 31 December
Closing share price at 31 December 2016: HK\$1.85
Market capitalization at 31 December 2016: HK\$2,965 million

Website

www.lifestylechina.com.hk

總辦事處及香港主要營業地點

香港
銅鑼灣
軒尼詩道555號
東角中心20樓

主要往來銀行

中國農業銀行
中國工商銀行
中國銀行(香港)有限公司

核數師

德勤•關黃陳方會計師行
執業會計師

合規顧問

凱基金融亞洲有限公司

律師

薛馮鄭岑律師行

香港股份過戶登記處

香港中央證券登記有限公司
香港灣仔皇后大道東183號
合和中心17樓1712-1716號舖

開曼群島股份過戶登記處

Royal Bank of Canada Trust Company
(Cayman) Limited
4th Floor, Royal Bank House
24 Shedden Road, George Town
Grand Cayman KY1-1110
Cayman Islands

股份資料

上市地點：香港聯合交易所有限公司
主板
股份代號：2136
每手買賣單位：500股
財政年度年結日：十二月三十一日
於二零一六年十二月三十一日股份收市價：1.85港元
於二零一六年十二月三十一日市值：29.65億港元

網址

www.lifestylechina.com.hk

Chairman's Statement

主席報告

04



Lau Luen Hung, Thomas 劉鑾鴻

Chairman 主席



2016 was a challenging year for the world economy and China, in particular, saw its GDP growth slipped to its slowest rate in 26 years. A slowing economy, coupled with the weakening RMB, has caused China's transition to a consumption-driven economy more bumpy during the year.

Despite the macro-economic headwinds, Lifestyle China remained steadfast and focused on consolidating its business strengths and brand equity while ramping up marketing efforts and promotions to strengthen customer loyalty and boost shopper traffic in its stores.

During the year, the Group completed the spin-off exercise and ceased to be a subsidiary of Lifestyle International Holdings Limited with an aim to enhance the decision-making process and responsiveness to market changes. On 15 July 2016, Lifestyle China was successfully listed as a separate entity on the Main Board of the Hong Kong Stock Exchange.

For the year ended 31 December 2016, the Group recorded a fall in turnover of 4.6% with the net profit increased 5.8% to HK\$323.6 million. The profit increase was largely attributable to the savings from closure of the loss making Shenyang store and exchange gain but was partly off-set by the one-off expenses relating to the Group's spin-off and separate listing. Earnings per share for the year were HK cents 20.2, up 5.8% year on year. The Board has resolved not to declare any dividend for the year.

二零一六年對全球經濟及中國而言是充滿挑戰的一年，尤其是國內生產總值增速跌至廿六年來新低。經濟放緩加上人民幣疲弱，導致中國於年內向消費導向型經濟轉型之路更顛簸不平。

儘管宏觀經濟存在不利因素，利福中國依然堅定不移地專注於鞏固其業務優勢及品牌認受性，同時在市場推廣及宣傳方面加大力度，以強化客戶忠誠度並提高其門店的客流量。

年內，本集團完成分拆，不再屬利福國際集團有限公司的附屬公司，以期優化決策進程並提升對市場變化的反應。於二零一六年七月十五日，利福中國成功作為獨立實體於香港聯交所主板上市。

截至二零一六年十二月三十一日止年度，本集團錄得營業額下跌4.6%，而淨利潤增加5.8%至323,600,000港元。溢利增加主要歸因於業務虧損的瀋陽店結業所得節省金額及匯兌收益，惟部份被本集團分拆及獨立上市產生的一次性費用所抵銷。全年每股盈利為20.2港仙，按年上升5.8%。董事會已決議年內不宣派任何股息。

With strong brand equity and firm footing in the region, both the Shanghai Jiuguang and Suzhou Jiuguang demonstrated their strengths and solid fundamentals in the face of adverse operating environment. Following closure of the loss making Shenyang store in December 2015, the Group has been working to reposition the retail premise and it may take a while before the best decision can be reached. Situated also in the northeastern part of China, Dalian Jiuguang continued during the year suffering from deteriorating market conditions. With the lease of most brand retailers not renewed upon expiry during the year, management is working to reposition the property.

Leveraging its leadership position, the Group's strategic investment, the Beiren Group in Shijiazhuang, continued to deliver stable performance amid stiff competition.

Construction work of the Group's retail and commercial complex development project in Daning, Jingan District, Shanghai is proceeding smoothly as planned.

The outlook for global growth in 2017 remains uncertain as the change of presidency in the U.S, key elections in the Eurozone and the UK embarking on Brexit negotiations all having repercussions for emerging market economies. However, ongoing economic reforms and accelerated pace of urbanization in China will bode well for the consumption of both luxury and high-quality staples goods in the long run.

Our experienced management team has led the Group through economic downturn periods and will remain prudent and focused on implementing its sound operating strategies to achieve sustainable long-term growth. To enhance the shopping environment, the Group will continue with its store enhancement program in 2017. The Group will also strive to enhance customer engagement and optimize the brand and product portfolios of its stores to cater to the changing preference and demands of customers.

Whilst the Group remains open to strategic business opportunities that will position itself for long-term success, Lifestyle China looks forward to generating greater returns for its shareholders with its existing assets and operations.

On behalf of the board, I would like to express my gratitude to all our management team members and staff for their hard work and contributions to the Group. I would also like to thank our customers, business partners and shareholders for their unwavering support and enduring trust. We shall be grateful for your continued support in the coming years.

Lau Luen Hung, Thomas
Chairman and Chief Executive Officer

13 March 2017

憑藉於區內的強大品牌認受性及堅實的基礎，上海久光及蘇州久光在不利的經營環境下均展現出其優勢及穩固的基礎。業務虧損的瀋陽店於二零一五年十二月結業後，本集團一直努力將該零售物業重新定位，並可能需要一段時間方可作出最佳決定。大連久光亦位於中國東北地區，於年內繼續受市場環境不斷惡化所影響。隨著大部份品牌零售商租約於年內屆滿時不獲續租，管理層正努力將物業重新定位。

紮根石家莊的北人集團乃本集團的策略性投資，其憑藉領先地位，在激烈的競爭中繼續實現穩定業績。

本集團位於上海靜安區大寧的零售及商業綜合發展項目按計劃進展順利。

於二零一七年，全球發展前景仍然不明朗，乃由於美國新總統上任、歐元區的諸多關鍵選舉以及英國啟動脫歐談判均會對新興市場經濟造成影響。然而，中國持續進行經濟改革，且城鎮化步伐加快，長遠而言均將利好奢侈品及優質必需品的消費。

我們的管理團隊經驗豐富，已帶領本集團走出經濟低迷期，並將保持審慎態度，專注於落實其有效的經營策略以取得長遠可持續增長。為提升購物環境，本集團將於二零一七年繼續進行其店舖提升計劃。本集團亦將努力提升顧客參與度並優化其店舖的品牌及產品組合以迎合客戶不斷轉變的喜好及需求。

本集團對能為其帶來長遠成功的策略性業務機會保持開放態度，同時利福中國期待透過現有資產及業務為其股東爭取更多回報。

本人謹代表董事會衷心感謝我們的全體管理團隊人員及員工的努力耕耘及對本集團的貢獻，並對顧客、業務夥伴及股東堅定不移的支持及長久信任表示由衷謝意。我們感激你們於來年繼續支持。

劉鑾鴻
主席兼首席執行官

二零一七年三月十三日



Management Discussion & Analysis

管理層討論及分析

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Market Overview

The global market experienced sharp bouts of volatility during 2016. Uncertainties surrounding the world economy presented stern challenges for emerging markets, with China posted in 2016 its slowest annual economic growth since 1990.

China, the world's second largest economy, saw the growth of its gross domestic product slowed from 6.9% in 2015 to 6.7% in 2016, though still meeting the country's target range of 6.5% to 7% of GDP growth. During the year under review, China continued struggling to rebalance its economy away from a reliance on manufacturing and exports with ongoing economic reforms and stimulus measures to drive domestic consumption. As faltering global growth and a weak RMB dampened consumer sentiment, retail sales in mainland China grew 10.4% to RMB33.23 trillion in 2016, marking a further slowdown from 10.7% growth in the previous year and a 12% rise in 2014.

During the year, the Group implemented a series of effective business measures to capture growth opportunities in the market and refined its store operation model for the long-term prosperity. During the year, the Group was spun-off from Lifestyle International, with a view to enhance our decision-making process and responsiveness towards market changes. The Company was successfully listed as a separate entity on the Main Board of the Hong Kong Stock Exchange on 15 July 2016. To strengthen its competitiveness, the Group took strategic steps to solidify its retail operations in mainland China. The Group believes its long-standing reputation in offering high quality products and services and top-notch shopping experience to customers will continue to enable it to withstand market challenges.

Financial Review 2016

Despite tough market conditions, the Group remained focused on consolidating its business strengths and brand equity. During the period under review, the Group strived to provide unparalleled shopping experience to customers by optimizing its brand and product assortments and enhancing the store environment. As a result, the Group's core department store operation in Shanghai and Suzhou managed to deliver a steady set of results amidst weak consumer sentiment and slowing economic growth. Dalian Jiuguang, however, continued to suffer from prolonged sluggish market conditions in the northeastern part of China. The Group's strategic investment in Beiren Group, a leading retailer in Shijiazhuang, Hebei Province, however reported healthy results in 2016 amidst intense competition.

市場概覽

全球市場在二零一六年經歷顯著波動。世界經濟充滿著不確定性，令新興市場面對嚴峻挑戰，其中中國於二零一六年錄得自一九九零年以來的最緩慢年度經濟增長。

中國作為世界第二大經濟體，儘管其國內生產總值由二零一五年的6.9%降至二零一六年的6.7%，仍符合國家的介乎6.5%至7%之國內生產總值增長目標。於回顧年內，中國繼續努力透過持續經濟改革及刺激措施推動國內消費，藉此致平衡其經濟而不再單一依賴製造業及出口。隨著全球增長不穩及人民幣貶值使消費意欲疲弱，中國內地的零售銷售額於二零一六年增加10.4%至人民幣33.23萬億元，較去年增長10.7%及二零一四年的12%增幅進一步放緩。

年內，本集團實施了一系列有效的業務策略，以把握市場發展機遇並完善其營運，務求達致長遠繁榮。於年內，為了提升決策過程及對市場轉變的應對能力，本集團完成從利福國際分拆。本公司於二零一六年七月十五日在香港聯交所主板成功以獨立實體上市。為增強其競爭優勢，本集團已採取策略性步驟以鞏固其在中國內地的零售業務。本集團相信其長期在為客戶提供優質產品及服務的良好聲譽，以及一流購物體驗將繼續使其能夠面對市場挑戰。

財務回顧2016

儘管市況艱巨，本集團仍專注於鞏固其業務優勢及品牌認受性。於回顧期內，本集團致力透過優化其品牌及產品組合以及提升店鋪環境，為客戶提供無雙的購物體驗。因此，在消費意欲疲弱及經濟增長放緩的情況下，本集團在上海及蘇州的核心百貨店經營仍交出穩定業績。然而大連久光繼續受到中國東北部持續低迷的市況影響。本集團在河北省石家莊的領先零售商北人集團的策略性投資，於二零一六年在激烈競爭下仍錄得了穩健業績。



Turnover and Sales Proceeds

For the year under review, the Group's turnover decreased 4.6% to HK\$1,318.0 million from HK\$1,381.3 million in the previous year. Net sales proceeds declined 5.2% to HK\$3,595.7 million which was mainly a result of the translation difference brought about by a depreciation of the RMB against HKD, the Group's reporting currency, and absence of sales revenue during the year from the Shenyang store, which has been closed since December 2015.

Gross Profit and Concessionaire Rates

Gross profit margin as a percentage of net sales proceeds remained stable at approximately 26.6% as comparing to 26.7% in 2015. Gross profit amounted to HK\$955.7 million, down 5.8% from HK\$1,014.6 million in 2015, again mainly due to RMB depreciation. Gross profit margin as a percentage of turnover slid from 73.4% to 72.5%. With the Group's sound and effective business strategies together with enhancement in the stores' brand and product mix, the Group managed to maintain a stable average concessionaire rate in 2016.

Net Profit Attributable to Shareholders

Net profit attributable to owners of the Company for the year saw an increase of 5.8% from HK\$306.0 million in 2015 to HK\$323.6 million. If the one-off expenses incurred for the Company's spin-off and separate listing on the Stock Exchange were excluded, the Group would have reported a profit increase of 12%. The increase in profit was mainly attributable to savings from closure of the loss making Shenyang store and an exchange gain from the Group's bank deposits denominated in Hong Kong dollar. The Group's net profit margin as a percentage of turnover improved from 22.2% to 24.6%.

Selling and Distribution Costs

Aggregate selling and distribution costs of the Group dropped 11.2% to HK\$649.6 million, mainly a result of savings from closure of the Shenyang store, as well as effect of the Group's costs control measures. The Group's aggregate selling and distribution expenses as a percentage of total sales proceeds remained stable at approximately 18.1%.

Administrative Expenses

The Group's general administrative expenses decreased 12.2% to approximately HK\$134.6 million, as compared to HK\$153.2 million recorded in 2015, again mainly a result of savings from closure of the Shenyang store.

Staff Costs

Staff costs (excluding those of the directors) decreased 12.5% to approximately HK\$195.1 million during the year under review, which was mainly attributable to closure of the Shenyang store in December 2015. The salary and wage increase for the Group's existing staff during the year was largely in line with the market and general inflation. Total number of full-time staff of the Group at the end of 2016 was around 1,380.

營業額及銷售所得款項

回顧年內，本集團的營業額由去年的1,381,300,000港元減少4.6%至1,318,000,000港元。銷售所得款項淨額下滑5.2%至3,595,700,000港元，乃由於人民幣對本集團的呈報貨幣(即港幣)貶值及瀋陽店於二零一五年十二月關閉而年內並無帶來任何銷售。

毛利及特許專櫃率

毛利率按銷售所得款項淨額之百分比，於二零一六年維持穩定於約26.6%，二零一五年則為26.7%。毛利為955,700,000港元，較二零一五年的1,014,600,000港元下降5.8%，主要由於人民幣貶值。毛利率按營業額之百分比由73.4%下跌至72.5%。憑藉已制定健全而有效的營商策略及改進店舖品牌和商品組合，本集團於二零一六年維持穩定的平均特許專櫃率。

股東應佔溢利淨額

本公司擁有人應佔年內溢利淨額由二零一五年的306,000,000港元增加5.8%至323,600,000港元。倘剔除就本公司分拆及在聯交所獨立上市而產生的一次性費用，本集團將呈報12%溢利增長。溢利上升主要因業務虧損的瀋陽久光關閉所得節省及由集團之港幣結算的銀行存款帶來的外匯匯兌收益。本集團按營業額計算的淨溢利率由22.2%上升至24.6%。

銷售及分銷成本

本集團的總銷售及分銷成本減少11.2%至649,600,000港元，主要由於瀋陽店關閉所得節省以及本集團成本控制措施的成效。本集團的總銷售及分銷開支按銷售所得款項總額之百分比，維持穩定於約18.1%。

行政開支

本集團的一般行政開支由二零一五年的153,200,000港元減少12.2%至約134,600,000港元，主要由於瀋陽店關閉所得節省。

員工成本

於回顧年內，員工成本(不包括董事酬金)減少12.5%至約195,100,000港元，主要由於瀋陽店於二零一五年十二月關閉。本集團現有員工年內的薪金及工資增加大致符合市場和整體通脹。本集團於二零一六年底的全職員工總數約為1,380人。

Other Income, Gains and Losses

These comprise mainly management fee income, credit card charges and other miscellaneous incomes received from the counters/tenants, other sundry incomes/expenses and exchange gain/loss. The increase was mainly due to exchange gain as mentioned above but was partly offset by the impairment made for other receivables as well as absence of management fee income from the Shenyang store following its closure in December 2015.

Investment Income

Investment income comprises mainly interest income from the Group's bank deposits. The interest income decreased by 30.8% to HK\$48.2 million for the year under review as a result of lower deposit rates and lower average bank balance during the year as comparing to the previous year.

Listing Expenses

Listing expenses of approximately HK\$22.3 million represented professional fees and expenses incurred in connection with the spin-off and listing of the shares of the Company on the Stock Exchange during the year.

Finance Costs

The Group's finance costs consisted mainly of interests incurred on bank loans and borrowings from fellow subsidiaries. The aggregate amount of interests incurred, before capitalisation, was approximately HK\$134.0 million (2015: HK\$224.0 million) and the decrease comparing to the previous year was mainly due to savings from repayment of certain bank loans and settlement of amounts due to fellow subsidiaries during the year. The finance costs charged to the profit and loss account has hence decreased to approximately HK\$13.6 million, from HK\$26.9 million in 2015.

Liquidity and Financial Resources

The Group's EBITDA before share of results of associates and a joint venture and other non-recurring items for the year increased slightly from HK\$428.5 million in 2015 to approximately HK\$438.1 million, mainly due to savings from closure of the negative cash-generating Shenyang store.

As at the end of 2016, the Group's net cash (defined as cash and bank balances less total bank borrowings, amount due to a non-controlling shareholder of subsidiaries and amount due to a joint venture) decreased from approximately HK\$1,079.7 million at 31 December 2015 to HK\$852.8 million, due primarily to the payment of capital expenditure in respect of the Group's commercial complex development project in Shanghai, PRC and settlement of consultancy fee payable to a subsidiary of Lifestyle International. The Group's cash at banks amounted to about HK\$2,213.1 million (2015: HK\$2,292.0 million) as at the end of 2016, of which HK\$455.1 million, denominated in Hong Kong dollar, was kept in Hong Kong, with the balance being kept in mainland China, of which approximately 10.0% was denominated in United States dollar and the remaining 90.0% was in Renminbi.

其他收入、收益及虧損

其他收入、收益及虧損主要包括從專櫃／租戶收取之管理費收入、信用卡費用及其他各項收入，以及其他雜項收入／支出和匯兌收益／虧損。收入增加主要因為上文提及的匯兌收益，但部分增加的收益被其他應收款減值準備及瀋陽久光店二零一五年十二月關店後失去來自該店的管理費收入所抵銷。

投資收入

投資收入主要指本集團銀行存款所得利息。利息收入於回顧年內減少30.8%至48,200,000港元，主要由於年內存款利率及平均銀行存量資金結餘較去年低。

上市費用

上市費用約22,300,000港元指年內就分拆本公司股份於聯交所上市而產生的專業費用及開支。

融資成本

本集團的融資成本主要包括銀行貸款及應付同系附屬公司款項的利息。剔除資本化利息，利息總額約為134,000,000港元(二零一五年：224,000,000港元)，而較去年減少的原因主要由於償還若干到期的銀行貸款及應付同系附屬公司款項。因此，於損益中扣除的融資成本由二零一五年的26,900,000港元減少至約13,600,000港元。

流動資金及財務資源

扣除應佔聯營公司及一間合資企業業績以及其他非經常性項目前，本集團的未計利息、稅項、折舊及攤銷前的利潤由二零一五年的428,500,000港元微升至約438,100,000港元，主要由於關閉負現金流的瀋陽店之節省。

於二零一六年底，本集團的現金淨額(定義為現金及銀行結餘減總銀行借貸、應付一名非控股股東款項及應付一間合資企業款項)由二零一五年十二月三十一日約1,079,700,000港元減少至852,800,000港元，主要由於支付本集團在中國上海的商業綜合體項目的資本開支及支付利福國際集團旗下一間附屬公司的應付諮詢費。於二零一六年底，本集團的銀行現金約為2,213,100,000港元(二零一五年：2,292,000,000港元)，其中455,100,000港元以港元計值及存放於香港，而餘額則存放於中國內地，其中約10.0%以美元計值及其餘約90.0%以人民幣計值。

As at the end of 2016, the Group's secured bank loans amounted to approximately RMB1,085.1 million (equivalent to approximately HK\$1,206.7 million) (2015: RMB882.7 million (equivalent to approximately HK\$1,041.6 million)), bearing interest calculated with reference to the PBOC lending rates. As at the year end, the Group had aggregate unutilised banking facilities in the amount equivalent to approximately HK\$1,669.6 million (2015: HK\$2,187.2 million). At 31 December 2016, the Group's debt to equity ratio (defined as bank borrowings divided by equity attributable to the owners of the Company) was 12.3%.

Foreign Exchange Management

The functional currency of the Company and its subsidiaries operating in the PRC is Renminbi, in which most of the Group's transactions are denominated, whereas the Group's reporting currency is Hong Kong dollar. As described under the "Liquidity and Financial Resources" section above, only a small portion of the Group's monetary assets and liabilities are denominated in foreign currencies (Hong Kong dollar and United States dollar) other than Renminbi. Given the fact that majority of the Group's revenue and expenses as well as borrowings and capital expenditures are denominated in Renminbi, the Group currently does not need a comprehensive foreign currency hedging policy. Management will however monitor the Group's foreign currency exposure and will consider taking appropriate measures to mitigate any potential significant foreign currency risks should the need arises.

Pledge of Assets

As at 31 December 2016, certain of the Group's property, plant and equipment, properties under development and prepaid lease payment in the PRC with aggregate carrying value of approximately HK\$5,187.3 million (2015: HK\$5,760.9 million) have been pledged to secure loan facilities amounting to approximately RMB2,586.6 million (equivalent to HK\$2,876.3 million) (2015: RMB2,736.2 million).

Contingent Liabilities

The Group did not have any material contingent liabilities as at 31 December 2016.

Material Acquisitions and Disposals

There were no material acquisitions and disposals during the year under review.

Review of Operations

For the year under review, while the retailing market in China was generally affected by slowing economic growth, intensifying competition and sluggish consumer sentiment, the Group's department store performance however painted a mixed picture as the market started to see diverging performance among different operators and retailers across different parts of China. In general, good operators in top tier cities with larger middle and upper class population tend to perform better. With the Group's strong brand capital and effective business strategies, our Shanghai and Suzhou store remained one of the most preferred shopping destinations within the cities they operate.

於二零一六年底，本集團的有抵押銀行貸款約為人民幣1,085,100,000元(相當於約為1,206,700,000港元)(二零一五年：人民幣882,700,000元(相當於約為1,041,600,000港元))，乃參考中國人民銀行息率計息。於年末，本集團的未動用銀行信貸總額約為1,669,600,000港元(二零一五年：2,187,200,000港元)。於二零一六年本集團的負債與權益比率(即銀行借貸除以本公司擁有人應佔權益)為12.3%。

外匯監管

本公司及其位於中國的附屬公司的功能貨幣為人民幣，彼等的大部分交易以人民幣結算，而本集團的呈列貨幣為港元。如上述「流動資金及財務資源」部分，本集團僅有小部分貨幣資產及負債以人民幣以外的外幣(港元及美元)計值。鑒於本集團大部分收益及開支以及借貸及資本開支以人民幣計值，本集團目前並不需要全面外幣對沖政策。然而，管理層將監察本集團的外幣風險，並將於有需要時考慮採取適當措施減輕任何潛在外幣風險。

資產抵押

於二零一六年十二月三十一日，本集團將位於中國總賬面值約5,187,300,000港元(二零一五年：5,760,900,000港元)的若干物業、廠房及設備，在建工程及預付租賃，作為本集團獲授貸款融資約人民幣2,586,600,000元(相當於2,876,300,000港元)(二零一五年：人民幣2,736,200,000元)的抵押品。

或然負債

於二零一六年十二月三十一日，本集團並無任何重大或然負債。

重大收購及出售

在審閱年內沒有重大收購及出售。

業務回顧

回顧年內，儘管中國零售市場整體受到經濟放緩、競爭加劇及消費意欲疲弱所影響，然而本集團的百貨店表現表現不盡相同，乃由於市場上中國各個地區不同營運商及零售商的表現參差不齊。整體而言，在中上階層人口較多的最高級別城市，良好營運商的表現較好。有賴本集團強大的品牌認受性及有效的業務策略，我們的上海及蘇州店仍然為其營運所在城市中最受歡迎的購物地點之一。

Shanghai Jiuguang

In spite of weak market sentiment and interruption caused by the renovation work at the store, Shanghai Jiuguang delivered solid results, with sales revenue in local currency term saw a growth of 6.5% comparing to the previous year as the growth in the second half of 2016 was more than offset the sales decline recorded in the first six months of the year. Apart from the improving consumer sentiment along with a stabilisation in the overall economy, the turnaround was mainly attributable to the improvement in customer traffic footfall following enhancements made to the store layout which brings newer shopping experience. Established itself as an unparalleled one-stop shopping destination, Shanghai Jiuguang also ramped up focus on interactive marketing campaigns and personalised shopping experience which helped increase customer loyalty. The successful marketing campaign and promotions for the New Year's Eve has helped achieving record-breaking daily sales revenue on 31 December 2016.

While sales of premium branded apparels and accessories were under pressure, sales of cosmetics and skin care products remained the most resilient and saw double digit growth during the year. Traffic footfall rose 10.2% although stay-and-buy ratio decreased four percentage points when comparing to the previous year. Average ticket size increased to RMB386 from RMB369 in 2015.

Notwithstanding a challenging operating environment, the average concessionaire rate collected by the store remained stable at around 23.9%.

Suzhou Jiuguang

Despite strong market headwinds, Suzhou Jiuguang remained on a solid footing by providing a one-stop shopping convenience and experience for customers, especially those with families. The store reported 2.8% growth in sales revenue in RMB terms during the year, again off-setting a sales decline saw in the first half of the year. Traffic footfall remained stable while the stay-and-buy ratio edged up slightly to 37.7%. Average ticket size was RMB369, largely at par with RMB360 in 2015.

上海久光

儘管市場氣氛疲弱及門店進行裝修工程的影響，上海久光業績穩固，其以當地貨幣計算的銷售收入較去年增長6.5%，乃由於二零一六年下半年的強勁增長抵銷了上半年的銷售下降。除了消費意欲提升伴隨整體經濟平穩外，止跌回升主要是由於隨著門店佈局及購物體驗有所提升，以致客流量得以改善。作為一個無雙的一站式購物地點，上海久光亦更為重視互動營銷活動及個人化購物體驗，這有助提高客戶忠誠度。憑藉成功的營銷活動及新年跨年夜之促銷活動，上海久光於二零一六年十二月三十一日刷新單日銷售紀錄。

縱使高檔品牌服裝及配飾銷售受壓，化妝品及護膚產品銷售維持最穩固的表現，期內錄得雙位數增長。儘管逗留購買比率較去年下跌四個百分點，客流量則上升10.2%。平均每宗交易額則由二零一五年的人民幣369元增加至人民幣386元。

儘管經營環境充滿挑戰，該店收取的平均特許專權率維持穩定於23.9%。

蘇州久光

儘管面對市場逆境，憑藉其為客戶（特別是家庭）提供定制一站式購物體驗，蘇州久光的表現依然堅實。該店於回顧年內，以人民幣計錄得2.8%的銷售收入增長，再次抵銷上半年的銷售下跌。客流量維持穩定，而逗留購買比率則略升至37.7%。平均每宗交易額為人民幣369元，與二零一五年的人民幣360元大致看齊。



Similar to its counterpart in Shanghai, Suzhou Jiuguang also achieved record-breaking daily sales revenue on the Christmas Day by tapping the holiday spending with promotions tailored to customer needs. In light of the increasing competition in the local market, management has continued to monitor the market very closely and devised sound and sensible marketing and business strategies to respond promptly to changes in the market and at the same time to strengthening customer loyalty.

Dalian Jiuguang

Dalian Jiuguang in the Northeastern China continued to struggle against the backdrop of sluggish local market conditions during the year. Sales revenue dropped 60.8% from the previous year with falling traffic footfall. In view of the deteriorating operating conditions, management has decided to scale down the operation gradually and not to renew the lease agreements which are due for renewal during the year. The Group is working to reposition the property and considering realigning the product range and tenant mix with an aim to widen the appeal of the property.

Shenyang Jiuguang

The Shenyang Jiuguang ceased operation in December 2015 and this self-owned store premise has remained vacant since then. Management is working to reposition this retail premise but in view of the over-supply situation regarding retailing area in the local market and the sluggish economy and market conditions, it may take a while before a decision could be finalised.

Standalone "Freshmart" Operation

Performance of the Group's standalone "Freshmart" store located in Changning, Shanghai was also affected by stalled demand and increasing competition in neighboring area, with sales revenue slid 19.4%. The disappointing results were mainly due to falling traffic footfall and lower stay-and-buy ratio. The store, opened in July 2013, represented the Group's effort to replicate the success and broaden the presence of the "Freshmart" brand, whose high-quality food and confectionary products have been enjoying widespread popularity among customers at the Group's Shanghai Jiuguang store.

Interest in Associates

Beiren Group, a well-established Shijiazhuang-based retailer in which the Group has strategic investment, continued to deliver steady results despite slackening demand in the highly competitive local market. For the year under review, the investment contributed about HK\$365.4 million in profit (including profit attributable to the 40% non-controlling interest) to the Group, as compared with HK\$370.8 million in 2015. The net share of profit from this investment accounted for 67.7% of the Group's profit attributable to owners of the Company for the year.

The performance of Beiren Group remained resilient during the year as it implemented effective business and marketing strategies to boost store traffic. Sales of department store merchandises saw double-digit growth as comparing to the previous year while supermarket sales remained solid with single-digit positive growth. However, sales of luxury merchandises such as jewelry were hit by slowing economy, and the group's back-to-back auto trading business also saw double-digit decline year on year.

Both the gross and net profit margin remained largely stable.

與上海久光相似，透過針對客戶需求而為假期消費而制定的促銷活動，蘇州久光也在聖誕日刷新單日銷售紀錄。鑒於當地市場的競爭加劇，管理層繼續密切監察市場環境，並策劃健全理性的營銷及業務策略，以迅速回應市場動向，以及加強其忠實客戶群。

大連久光

位於中國東北地區的大連久光持續受到當地低迷市況所影響。隨著客流量下降，銷售收入較去年下跌60.8%。有鑒於惡化之營商環境，管理層決定縮減營運規模，於本年到期的寄售合約則不再續簽。管理層正努力為物業從新定位及重整產品種類和租戶組合，以提升該店的吸引力。

瀋陽久光

瀋陽久光於二零一五年十二月停業，該自有店物業此後一直空置。管理層正努力將該零售店物業重新定位，但鑒於當地市場的零售面積供過於求及市場疲弱的整體經濟低迷現狀，可能需要一段時間方可作出最後決定。

獨立「鮮品館」之經營

本集團的獨立「鮮品館」店位於上海長寧，其表現受到需求停滯及週邊競爭上升影響，銷售收入下滑19.4%，主要由於客流量下降及較低逗留購買比率。該店於二零一三年七月開業，代表著本集團努力複製成功經驗並拓展「鮮品館」品牌的佔有率，其優質食品及糖果產品在上海久光店一直備受廣大客戶歡迎。

聯營公司權益

於石家莊根基穩固的北人集團乃本集團策略性投資的知名零售商，儘管當地市場競爭激烈而需求疲弱，其業績保持穩定。回顧年內，該投資為本集團帶來約365,400,000港元的溢利(包括40%非控股權益應佔溢利)，而二零一五年則為370,800,000港元。投資淨溢利佔本公司擁有人應佔本集團溢利的67.7%。

由於北人集團實施有效的業務及營銷策略以提高門店的客流量，其於期內的表現維持穩固。百貨店商品銷售較去年同期錄得雙位數增長，而超級市場銷售則保持單位數的正面穩健增長。然而，奢侈品例如首飾受到經濟增長放緩所影響。汽車貿易業務亦較去年同期錄得雙位數跌幅。

毛利及純利率均維持大致穩定。

Restaurant Business

Aggregate sales revenue of the Group's restaurant business declined 7.6%, which was mainly caused by the drop in sales revenue of the Wa San Mai restaurants at both Shanghai Jiuguang and Suzhou Jinguang whereas business of the restaurant in Hong Kong remained solid. Profit from restaurant business amounted to HK\$5.7 million for the year, a 42.2% decline from 2015 as the losses sustained by the restaurants in Shanghai and Suzhou ate up profit of the Hong Kong restaurant.

Business Expansion

Construction work of the Group's project under development, namely the retail and commercial complex in Daning, Jingan District, Shanghai, is proceeding in accordance with the plan. The project, tentatively scheduled for completion in 2018, will feature a commercial complex comprising a large-scale retail venue, office blocks, and the Group's second Jiuguang store in Shanghai. Upon completion, the project is expected to boost the Group's market share and further enhance its brand equity in Shanghai.

Completion of the Spin-off

Following completion of all the reorganization steps, which are more fully described in the Listing Document of the Company dated 30 June 2016, the Group has been spun-off from and ceased to be subsidiaries of Lifestyle International. On 15 July 2016, shares of the Company started to trade on the Stock Exchange.

Outlook and Plan

While the near-term outlook for the retail sector remains challenging given lingering concerns over China's slowing economy, the country's ongoing economic reforms and the continuous expansion of middle and upper class population will propel growth in retail consumption in the long run.

As a reputable retailer dedicated to service excellence, Lifestyle China has established a sturdy foothold in Shanghai and Suzhou and nurtured a loyal clientele. Leveraging its strong brand capital and solid business fundamentals, the Group is well positioned to grasp opportunities in the changing market and drive consistent long-term growth.

The Group will further strengthen its relationship with concessionaires and continue to refine the brand and product assortments in all its stores. With unparalleled customer services, a pleasant shopping atmosphere and an enjoyable checkout experience, Lifestyle China is looking to create a unique in-store environment which will offer something different to its competitors and making a trip to its stores more inviting than simply shopping online. Innovative promotion measures will also be rolled out to strengthen customer loyalty and boost store traffic.

As part of its strategy to expand sensibly and sustain long-term profitable growth, the Group maintains its open stance on new investment opportunities and looks forward to generating better returns for shareholders in the long run.

餐廳業績

本集團餐廳業務的總銷售收入減少7.6%，主要由於位於上海久光及蘇州久光的和三味餐廳銷售收入均下滑，而香港的餐廳業務則保持穩固。於年內，餐廳業務的溢利為5,700,000港元，較二零一五年下降42.2%，乃由於上海及蘇州的餐廳虧損蠶食香港餐廳業務的溢利。

業務擴展

本集團的發展中項目為位於上海靜安區大寧的零售及商業綜合體項目，建築工程按計劃進展。該項目竣工日期暫訂為二零一八年，乃將發展為一個商業綜合體，包含大型的零售場所、辦公樓及本集團位於上海的第二家久光店。完成後，該項目預期將進一步加強本集團在上海的市場佔有率及提升其品牌認受性。

完成分拆

在本公司日期為二零一六年六月三十日的上市文件所詳述的所有重組步驟完成後，本集團已從利福國際分拆，並不再為其附屬公司。於二零一六年七月十五日，本公司股份開始於聯交所買賣。

展望與計劃

儘管對中國經濟放緩的擔憂揮之不去，導致零售行業的短期前景依然充滿挑戰，持續進行的經濟改革及國家中上階層人口的持續增長將推動零售消費的長遠增長。

作為聲譽良好且致力提供卓越服務的零售商，利福中國已於上海及蘇州建立穩固的市場地位以及培養忠實客戶群。憑藉其強大的品牌認受性及堅實的業務基礎，本集團處於有利位置，能在瞬息萬變的市場中把握機遇，推動長遠持續增長。

本集團將進一步加強與特許專櫃的關係，並繼續微調其所有門店的品牌及產品組合。憑藉無與倫比的客戶服務、愉悅的購物環境及愉快的結賬體驗，利福中國期望能營造一個獨特的店內環境，提供有別於競爭對手的產品，並使光顧其門店相比純粹網上購物的體驗更加愉快貼心。本集團亦將推出創新的推廣措施，以提高客戶忠誠度及增加門店的客流量。

作為其適度拓展及維持長期盈利增長的策略之一部分，本集團對於新的投資機遇持開放態度，並期望透過其現有業務為股東帶來更佳回報。





Environmental, Social & Governance Report

環境、社會及管治報告

13

Introduction

The Board of the Group believes that the business of the Group is closely linked to the environment and society in various ways, and we will disclose and report matters that we believe are relevant and important to the Group's mission.

Business philosophy

As a premier department store operator, we regard integrity as our core value and we believe that the Group's presence and prosperity is interdependent and interconnected with the society and we adhere to the following philosophy in conducting our business:

1. Customers: our primary objective is to provide our customers with world-class shopping environment and a pleasant shopping experience.
2. Employees: employees are our most precious asset and we treat them with fairness and respect and maintain a working environment to unleash their full potentials.
3. Business partners: we do business with our partners with integrity and fairness and in a responsible manner. At the same time, we expect and encourage our business partners to embrace high standards of corporate responsibility similar to those of ours.
4. Community: we are dedicated to serve and contribute to the communities which our business is operated in.
5. Shareholders: we endeavor to create sustainable returns to our shareholders.

Environment Emissions

While creating value to the society and economy with an aim to minimize the impact of our business to the environment, we dedicate our effort to establishing sustainable development and act as a responsible corporation in discharging our social responsibility. To achieve these objectives, we strive to take measures on emission related matters when conducting our daily operations and through continuous monitoring of our business activities we ensure appropriate measures are in place to protect the environment.

引言

本集團董事會認為，環境及社會兩個範疇與本集團業務息息相關，我們將盡可能的披露及彙報我們認為與本集團宗旨相關且重要的範疇。

經營理念

作為一個以正直誠信為核心價值的百貨業界領先集團，本集團秉持企業與社會共存及共榮之理念，為達此願景，本集團在經營中恪守以下經營理念：

1. 顧客：營造一流的購物體驗，令顧客享有愉悅的購物體驗是我們經營的宗旨。
2. 僱員：我們的僱員是我們寶貴的資產，我們以公平、尊重的態度對待我們的僱員，並提供一個讓他們能盡展潛能的工作環境。
3. 業務合作夥伴：我們以盡責、公平及正直誠實的態度與業務合作夥伴共事，同時我們亦鼓勵我們的業務合作夥伴遵守與我們相若的高水準企業責任標準。
4. 社區：我們致力於為業務所處社區作出我們的持續貢獻及服務。
5. 股東：為我們的股東創造可持續的成果。

環境排放物

致力及採取相應措施於在運營的各個層面做出正確的抉擇及採取正確的行動，並通過持續監察及採取相應措施來監管及確保集團運營對於周遭環境的保護。著眼於將業務對環境構成的影響減至最低，在創造社會及經濟價值的同時，亦為建立可持續發展做出持久的努力及貢獻，履行良好企業公民的社會責任。

To promote an environmentally sustainable atmosphere, we are committed to:

1. eliminating misconduct on waste
2. minimizing uses of scarce resources and energy
3. adopting environmental friendly operation solutions
4. promoting environmental protection and conservation awareness
5. setting sustainable and measurable environmental protection objectives

為此，集團致力於以下行動以為環境可持續性發展做出貢獻：

1. 杜絕浪費資源的行為
2. 減少對於稀缺資源及能源的使用
3. 採用最為有效的環保運營解決方案
4. 致力於宣傳環保的理念
5. 達成持續的可量化的環保目標

The primary sources of greenhouse gas emissions of the Group include electricity, water and natural gas consumption. Hazardous and harmless wastes mainly come from sewage, kitchen, construction and household wastes. We focus on measuring and reporting carbon reduction and promoting waste reduction at source. We strictly comply with relevant legislative requirements on waste disposal and water pollution controls, and appoint government approved professional firms to carry out recycling treatment, so as to facilitate the incorporation of environmental management system standard in our daily operations. Regular inspections on the Group's operations are conducted by relevant government environmental protection authorities. The result of annual government inspection on all relevant water pollution and waste disposal for the year 2016 was passed and in line with government standards.

集團的溫室氣體排放源主要包括耗用電、水、天然氣等。有害廢棄物和無害廢棄物排放主要集中於污水、餐廚垃圾、建築及生活垃圾等。集團的重點是測量及彙報減碳成績，推動源頭減廢。為此，集團嚴格遵守政府污水及廢棄物排放等相關規定，與相關專業管理公司訂立服務合同，由通過政府認可的專業管理公司進行回收處理，以配合環境管理體系標準的有效實施。集團定期接受政府環保機構的檢測。2016財政年度，各相關污水、廢棄物等污染排放監測結果均通過政府年度檢測，符合政府標準。

KPI A1.1: There are 8 types of emissions including air pollutant, kitchen waste, slop oil, household waste, domestic wastewater, construction waste, bilge well and grease trap wastes. The total emission in the year 2016 was 419,844.66 tons.

關鍵績效
指標A1.1：八類排放物分為空氣污染物、餐廚垃圾、廢棄油脂、生活垃圾、生活（廢）污水、建築垃圾、污水井及隔油池排放物。2016財政年度，總排放物為419,844.66噸。

KPI A1.2: The greenhouse gas emission of carbon dioxide for the year 2016 was 55,546.39 tons.

關鍵績效
指標A1.2：2016財政年度溫室氣體總排放量55,546.39噸二氧化碳當量。

KPI A1.3: The total hazardous waste produced in the year 2016 was 874.92 tons.

關鍵績效
指標A1.3：2016財政年度所產生有害廢棄物總量874.92噸。

KPI A1.4: The total non-hazardous waste produced in the year 2016 was 418,969.74 tons.

關鍵績效
指標A1.4：2016財政年度所產生無害廢棄物總量418,969.74噸。

KPI A1.5: The measures taken to mitigate emissions and their results for the year 2016 are as follows:

關鍵績效
指標A1.5：2016財政年度採用的減低排放量的措施及所得成果，載列如下：

- we strived to minimize carbon impact to the surrounding area by adopting environmental friendly construction processes.
- we strived to employing environmental friendly products and services for our normal decoration and renovation projects in order to minimize the creation of harmful substance. For instance, we would request our contractors to use environmental friendly and energy saving products which are approved by relevant government authorities, especially materials such as adhesives, paints, coatings, etc., which must be low VOC (Volatile Organic Compounds) compliant.

- 致力於環保項目施工過程，儘量減少其周邊地區的碳排放。
- 為減少有害物質的產生，在日常裝璜及裝修施工過程中，集團積極在日常運作中採用更多環保產品或服務，例如要求所有承包商都必須使用國家批准的環保、節能產品，特別是粘合劑、油漆和塗料等，須滿足低VOC（揮發性有機化合物）的要求。

KPI A1.6: Handling of hazardous and non-hazardous wastes, its measurement and result of waste reduction for the year 2016 are as follows:

- Set up a sewage treatment system for handling sewage in compliance with the Government's "Discharge standard of water pollutants for municipal wastewater treatment plants".
- Waste prevention and management play an indispensable role in our overall environmental policy. In addition to reducing the impact to the environment, we believe that preventing and reducing waste will save costs. Accordingly, we have established an effective waste management approach to ensure collection and treatment of waste were carried out in compliance with relevant government regulations and would cause the least impact on the surrounding environment. We will strictly follow the relevant government requirements and to engage government approved professional firms to carry out separation, recycling and removal of waste.
- Food wastages mainly came from our catering tenants and staff canteen. We provide guidance to our catering tenants and employees to promote food waste prevention by reducing unnecessary production and consumption. At the same time, we have in place procedures on collection and treatment of food waste which are in accordance with the principles and requirements as set by the government. As oppose to dumping, landfilling or selling food waste in an illegal manner, we will engage the municipal city government approved professional firms to carry out collection and removal of food waste.

Use of Resources

We are committed to minimizing the overall energy consumption in our daily operations. Through scientific management and implementing appropriate controls in every part of our operations, we strive to maximize the energy efficiency and minimize the wastage of electricity, gas fuel and water resources.

KPI A2.1: Our direct and indirect energy consumption for the year 2016 was 62,878,101 kWh; total fuel consumption of manufactured gas was 400 cubic meters, total natural gas consumption was 122,102 cubic meters, and total consumption of vapour was 19,458 tons.

KPI A2.2: The total water consumption for the year 2016 was 503,122 tons.

KPI A2.3: Electricity is mainly consumed by air conditioning systems, vertical transportation systems, general lighting, refrigeration systems, plumbing and drainage systems and I.T facilities within the Group's department stores/building. Our initiatives on improving the efficiency of energy use and the results achieved for the year 2016 are as follows:

- Energy conservation and environmental-friendly are the most important selection criteria in our new equipment and facilities procurement process, priority will be given to those lighting and power equipment which are energy-efficient and environmental friendly.

關鍵績效
指標 A1.6: 2016財政年度集團處理有害及無害廢棄物的方法，減低產生量的措施及所得成果，載列如下：

- 設立污水處理系統，按照政府「城鎮污水處理廠污染物排放標準」進行污水處理。
- 廢棄物預防和管理在集團的整體環境政策中扮演不可或缺的角色。除了減少環境影響，集團認為，預防浪費、減少廢棄物的產生也有助於節約成本。為此，集團通過構建一套有效的管理方式確保廢棄物的收集、處理均符合政府相關法規，以避免對周邊環境產生影響。集團嚴格按政府相關規定與政府認可的具有專業資質的承包公司簽訂清運協定，配合管理廢棄物垃圾的分類回收及清運。
- 餐廚垃圾產生的途徑主要集中於餐飲租戶及員工食堂。集團對僱員及有關租戶進行必要的宣導，將不必要的浪費控制在生產及消費環節。同時，集團嚴格按照政府處理餐廚垃圾的原則及規例制定及執行有關收集、清運餐廚垃圾的相關管理規定，通過與地區環衛管理部門或指定具有相關收集、清運餐廚垃圾的專業資質承包公司簽訂清運回收協定，而不是自行隨意傾倒，填埋或販賣給非法商人。

資源使用

在日常工作中，集團致力於減少整體能源的消耗，通過科學管理，合理規範工作各個環節，最大化的提升能耗效率，避免包括電力，燃氣及水資源的浪費。

關鍵績效
指標 A2.1: 2016財政年度集團按類型劃分的直接及／或間接能源總耗量為電力能耗總量62,878,101度、人工煤氣能耗總量400立方米、天然氣能耗總量122,102立方米、蒸氣能耗總量19,458噸。

關鍵績效
指標 A2.2: 2016財政年度總耗水量503,122噸。

關鍵績效
指標 A2.3: 在集團的商場內／大樓內，主要電力設備為空調系統，垂直運輸系統，照明系統，製冷系統，管道和排水系統，弱電系統和IT相關設備。2016財政年度集團能源使用效益計畫及所得成果，載列如下：

- 設備節能及環保是集團外判採購新設備的一個重要評價標準，集團在日常採購光源，動力設備上首先選用的為節能環保型參評。並將節能環保相關要求貫穿於整個招標，評標過程之中。

- Sales floors normally consume large amount of energy in order to provide necessary lighting for the retail environment. To reduce substantially the energy consumption, we are gradually replacing the traditional lighting sources with high efficiency, long-life and low power consumption LED lightings. Meanwhile, Shanghai store is our first store with full replacement of traditional lighting (including fluorescent lamps, incandescent lights and halogen lamp) by LED lighting for all back office corridors and supermarket area. Moreover, lighting at the back of all escalators has also been replaced by LED light band.
- To improve the energy efficiency of the pipelines and drainage systems, we carried out alteration and improvement works of the sewage pump system of the water collection wells. In 2016, our Shanghai store had completed the alteration and improvement works for 6 sets of water pump sewage systems and sewage station 1# and 2#. These works had significantly improved the low efficiency situation of the drainage systems in the past.
- With its outstanding achievement in maintaining low carbon emission and energy saving, our Suzhou store has been named in 2015 by the Suzhou Municipal Government as one of the outstanding enterprises in energy saving under China's "12th five-year plan". In 2016, it was the only energy efficient enterprise in the department store sector appraised by the Jiangsu Provincial Government.

KPI A2.4: Water consumption mainly comes from sanitary facilities for our customers and staff as well as the water-cooled air conditioning systems within our department stores and office premises. Water efficiency enhancement initiatives adopted by the Group in the year 2016 and their results are as follows:

- Replacing push-type faucet with sensor type water taps for all our toilets to shorten the water consumption time and by increasing the pumping pressure, it can reduce the water consumption while meeting needs of the customers.



- Carrying out proper repair and maintenance of the cooling tower system to ensure the it is in good operating condition; replacing traditional waveform drift eliminators with cellular (honeycomb) type to reduce the drifting ratio and saving water consumption.

- 由於商鋪需保持一定亮度，往往在燈光照明上消耗大量能源。為大幅降低電力能源消耗，本集團陸續在商鋪及辦公域採用效率高，使用壽命長，耗電量較低的LED燈源取代耗電較大的傳統燈源，節約用電。目前，上海店已率先完成全部後勤通道、超市區域由LED光源代替傳統光源(包括螢光燈，派燈及鹵素燈)的改造。商鋪全部手扶梯背光源現已全部改成LED光帶。
- 為提升管道和排水系統能效效率，集團對集水井水泵排汙系統進行改造、優化，2016年上海店完成了6個集水井水泵排汙系統及1#、2#污水站的改造，使排水系統設備使用中能效低下的問題得到全面改善。
- 由於本集團致力於低碳環保，節能減排卓有成效，本集團旗下蘇州店被蘇州工業園區相關政府部門推薦為2015年度省「十二五」先進節能單位。並於2016年被江蘇省人民政府獲批成為唯一上榜的百貨單位。

關鍵績效 集團用水主要集中在為顧客及僱員
 指標 A2.4 : 提供服務的洗手間設施及空調冷卻塔迴圈水系統。2016財政年度集團在提升用水效益方面的計劃及所得成果，載列如下：

- 使用傳感式水龍頭代替原有的延時按壓式龍頭，縮短出水時間，通過加大出水壓力減少了出水量，在滿足客戶使用需求的前提下，降低了水資源的浪費。
- 通過對冷卻塔系統的維保，確保擋水板的正常及完好，通過選用蜂窩式掛片代替傳統波紋式掛片減少了冷卻塔的飄水率，節約了水資源。

Environment and Natural Resources

We support environmental protection and are committed to maintaining green operation model to minimize the impact on the environment. We constantly assess the effectiveness of the measures taken to minimize the impact of our business operation to the surrounding environment so that appropriate improvement actions could be taken promptly. These measures include the use of energy-efficient lighting, paper usage reduction, turning off idle lighting, computers and electrical appliances and other facilities and equipment to save energy. We are also committed to promoting the use of recycle paper and shopping bags made of recycle paper in our retail store.

KPI A3.1: Appropriate actions are taken to manage and minimize the impacts of our operations activities to the environment and natural resources. We actively promote environmental protection and emphasize green operation and green office. Policies and measures are implemented to enhance energy conservation and emission reduction management. Relevant policies and measures taken in 2016 are as follows:

- Implementing double-sided printing and reusing and recycling toner cartridges, paper, envelope and files.
- Procuring and using recycled paper bag instead of traditional packaging bags. To advocate environmentally responsible shopping, we provided customers with recycled paper made of recycled paper and printed with recyclable marks to remind customers the bags were recyclable. We took appropriate measures to comply with "The general requirement for environment, safety, labelling of shopping plastics bags" and "Notice on restrictions of manufacturing and the sale of plastic bags" issued by government. Reduction on plastic bag consumption was achieved through charging customers for plastic-bags, and provided plastic bags on a needed basis to ensure reasonable usage.
- Encouraging the use of environmental friendly materials and energy efficient equipment in our construction project; incorporating environmental friendly concept into the design of the our office and store, including adopting open atrium design to maximize the use of natural light and share lighting in common areas, and reusing and repairing of existing furniture and resources to reduce wastage in order to protect the surrounding environment.

環境及天然資源

集團支持環保並持續執行綠化營運環境的活動，以避免對環境的影響，更不時評估業務營運過程中有關對於周遭環境保護的措施，從而即時作出改善。有關措施包括使用節能照明及環保紙張，減少用紙，關閉閒置照明、電腦及電器等設施設備以節省能耗。集團亦在可行情況下致力於推動環保紙張的使用，並在各零售門店使用以環保紙張製造的購物袋。

關鍵績效
指標 A3.1： 集團業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動，配合積極宣傳環保理念，制定多項優化辦公環境的政策及措施，加強節能減排管理，強調綠色運營、綠色辦公。2016財政年度，相關政策及措施載列如下：

- 實施辦公用紙雙面列印及碳粉盒、廢紙、舊信封、公文袋等回收再利用。
- 採購及使用再生紙加工的環保袋以取代傳統包裝袋。集團提倡環保購物，為顧客提供由可回收環保紙製作的紙制購物袋，並印製可回收環保標誌，提示顧客紙張可廢物回收；嚴格執行國家發佈的《塑膠購物袋的環保、安全和標識通用技術要求》及《關於限制生產銷售使用塑膠購物袋的通知》。通過實行塑膠購物袋有賞使用制度，推進節能減排；同時嚴格審核使用要求，合理發放使用數量。
- 在項目施工過程中，鼓勵使用環保材料和高效能源裝置。在辦公室及商鋪裝修設計方面，本集團也積極注入環保理念，採用開放式的環保設計，最大限度利用室外自然光源及共用同區燈光照明，裝修時也盡可能保留原的傢俱或對其進行改裝翻新，合理利用現有資源，減少浪費，亦確保營運項目對於周遭環境的保護。

Social Employment and Labour Practices Employment

As of 31 December 2016, we had 1,379 employees.

As an equal opportunity employer, our employment policy is to provide a suitable working environment in which no job applicants or employees receive less favourable treatment on the grounds of race, gender, religion, age or any other forms of discrimination.

Moreover, a sound employee performance appraisal system is in place to attract and retain talents and this system is being reviewed from time to time to ensure the system is transparent, fair and just. Through assessing employees' performance, we retain and promote those employees who share the common values and ethics, and are proactive, responsible and honest, so as to drive and support continuous development of the Group.

Employees' remuneration package is reviewed regularly. The evaluation makes reference to local labour market and the level of salaries and benefits in the same industry and takes into account of employees' performance and experience to ensure that competitive remuneration package are being offered so as to motivate continuous improvement and contribution to the Group. In terms of employee dismissal, we follow the local labour laws and regulations as stipulated by the government.

Our policy on working hours, rest periods, other benefits and welfare are in line with the requirements of the government and local industry practices. In addition to paid annual leave, we also offer employees other types of holidays, including sick leave, marriage leave, maternity leave and care leave.

Furthermore, we take steps and initiations to maintain a harmonious labour relationship. We also worked with labour unions to organize a wide range of leisure and cultural activities to express our care to our employees and promote healthy life style and strengthen their sense of belonging and cohesiveness to the Group. The leisure and cultural activities held in 2016 included New Year dinner gathering, badminton and basketball competition etc.

In 2016, we were not aware of any serious breach of applicable legislation and/or regulations.

社會 僱傭及勞工常規 僱傭

截止2016年12月31日，本集團有僱員1,379名。

集團作為平等機會僱主，僱傭政策致力於提供一個不存在種族、性別、宗教、年齡等任何歧視的工作環境，建立一個完善及優質的工作環境，以吸引人才，所有職位申請人享有平等機會及公平待遇。

同時，為了吸引及挽留優秀人才，集團設有完善的績效考核管理制度，並定期與僱員溝通檢討，以確保制度的透明度及維持公平與公正。通過對僱員的工作表現進行評估，僱用及晉升有共同價值觀及職業道德，並表揚主動、有責任心及誠信的僱員，以確保繼續推動集團業務邁進。

集團定期檢討各職務崗位的薪酬及福利標準，依據勞動力市場及同業的薪資福利狀況，並結合僱員的績效表現及工作經歷，為僱員提供具競爭力的薪酬及福利回報，及激勵僱員有更佳的工作績效與貢獻。在解僱操作方面，集團的解僱政策依照政府及當地法例執行。

集團實施之工作時數、假期及其他待遇及福利與政府及當地行業慣例一致。除年假外，集團亦為員工提供不同種類的假期，包括病假、婚假、產假及護理假等。

此外，集團也積極開展和落實各項有利於構建企業和諧勞動關係，亦與各級工會協力經商組織多元化的文體活動，共同關愛及提升僱員之身心健康，增強僱員的歸屬感和團隊凝聚力。本集團2016年財政年度舉辦包括新年聚餐、羽毛球、籃球比賽等文體活動。

2016財政年度，並無嚴重違反適用法例及／或規例。



KPI B1.1: The Group's workforce can be divided into five age groups: 18-20 years old, 21-30 years old, 31-40 years old, 41-50 years old and 50 or above.

關鍵績效
指標 B1.1: 本集團將僱員分為五個年齡組別: 18-20 歲, 21-30 歲, 31-40 歲, 41-50 歲, 50 歲以上。

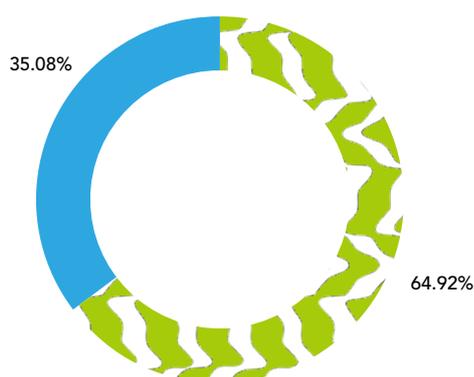
Employees' distribution by gender, type of employment and age in 2016 are shown in the following charts:

於2016財政年度按性別、僱傭類型、年齡組別劃分的僱員資料如下:

By Gender:

按性別劃分:

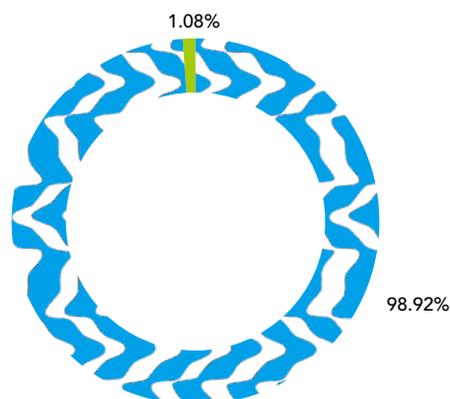
- Female 女性僱員
- Male 男性僱員



By Employment Type:

按僱傭類型劃分:

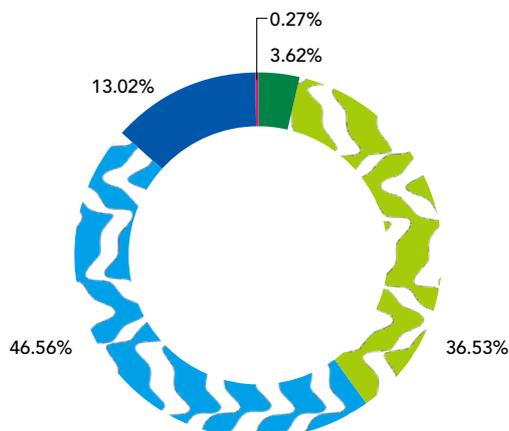
- Labour Contracts 簽訂勞動合同
- Services Contracts 簽訂勞務合同



By Age:

按年齡組別劃分:

- 18-20 years old 18-20 歲僱員總數
- 21-30 years old 21-30 歲僱員總數
- 31-40 years old 31-40 歲僱員總數
- 41-50 years old 41-50 歲僱員總數
- 50 years old or above 50 歲以上



Health and Safety

We consider health and safety of our staff, customers, and business partners to be of the greatest importance. Therefore, we provide comprehensive insurance coverage for work injury and employer liability, conduct regular inspection of premises and fire drills, and provide training and education to our employees on disaster prevention, occupational safety, as well as first aid training to enhance their knowledge and skills to prevent accidents. We strive to provide comfortable and safe environment for our employees, customers and business partners.

- Maintaining proper lighting and ventilation system and a clean environment in both office and sales floors, and providing sufficient space in the office.
- Smoking is prohibited in office and department store area
- Following government guidelines relating to severe weather warnings such as typhoons and rainstorm.

Every employee is involved and shares the responsibility in the making and monitoring of procedures and arrangements for safety and health. All employees will:

- Co-operate in identifying, reporting and rectifying of hazards at work in relation to health and safety and report such hazards immediately to superiors or the security department.
- Co-operate in investigation of any accidents or hazards to preventing them from happening or re-occurrence.
- Co-operate with management by adopting safe working methods and procedures.

KPI B2.1: There was no work related fatality incident reported in fiscal year 2016.

KPI B2.2: The number of working day loss due to work injuries was 37 days in 2016.

健康與安全

集團一貫關注健康與安全事宜，致力在物業組合內為所有顧客、僱員及合作夥伴提供及維持安全及健康的環境。為此，集團為僱員提供包括工傷保險、僱主責任險在內的全面的僱員保險保障計畫，推動店內巡檢、防災意識及教育、消防演習、職業安全教育、急救安全等訓練課程的開展，以加強他們在安全領域的知識及技能，防範僱員發生工傷意外，向僱員提供安全舒適的工作環境，並為顧客及合作夥伴提供健康及安全的購物及工作環境。

- 辦公室與店鋪具備妥善照明及通風系統，環境保持整潔。各工作地點設有充裕空間(僅適用於辦公室)。
- 辦公室與店鋪均禁煙。
- 遵照政府有關颱風及暴雨等惡劣自然情況預警及警告的工作指引。

同時，集團也要求僱員肩負有制定、執行及監督有關健康與安全政策之職責，這些職責包括：

- 發現、報告及避免在工作場所與健康及安全有關的隱患，一旦有發現有存在的隱患，有責任即時通知上司或安保部門。
- 參與有關事故或隱患的調查以避免事故的發生或重現。
- 與公司共同致力於確保工作環境安全的方法及流程的實施。

關鍵績效
指標 B2.1: 2016 財政年度，無任何因工作相關而死亡的故事。

關鍵績效
指標 B2.2: 2016 年因工傷意外損失的日數為 37 天。





Staff Training and Development

We regard employees as precious assets and their growth helps driving development of the Group. Apart from pursuing our business objectives and providing protection to the rights and interests of our employees, through performance evaluation, two-way communication, questionnaires as well as other appropriate channels, we aim to put in place a suitable training platform that supports our employees' personal development as well as the development of the Group. The employee development and training policies adopted by the Group are as follows:

- providing to new joiners orientation program, which covers corporate culture, corporate values, business profiles, operation policies and procedures.
- providing employees with regular and ad hoc internal training and development workshops necessary to discharge their duties at work, including product knowledge, visual display, customer service, sales technique and new legislation and regulations relevant to our business operations.
- active sourcing of suitable external training programs. In 2016, we worked with professional training institutions to provide supervisor-level outward development workshops and middle to senior management level training programs. These workshops and programmes covered aspects such as management and team building skills which were delivered by professional trainers.
- Post training evaluations were conducted to assess the effectiveness of these trainings.

Labour Standards

We are committed to complying with the relevant local labour laws and regulations, and ensure that the employment agreements with employees are on a fair, equal, voluntary, mutually agreed and in good faith basis. We adopt employment policy and procedures which prohibit forced labour and child labour. Moreover, we conduct our business in a fair, honest and responsible manner and the same requirements are expected to also apply to our concessionaires and tenants.

KPI B4.1: We strive to perform continuous review and improvement in the recruitment practices to prevent child labour and forced labour.

發展及培訓

僱員是集團的寶貴財富及資產，僱員的發展是本集團的推動力。在發展業務及保障僱員基本權益的同時，集團也積極透過績效評估、雙向溝通及培訓需求問卷調查等途徑，為僱員提供切合集團及僱員發展及培訓的平台。集團已採納若干關於僱員發展及培訓的政策，載列如下：

- 定期為新加入的僱員提供全面的入職引導培訓，內容涵蓋企業文化、企業價值觀、業務概況、及向其介紹與業務經營有關的政策法例及操作實務，以協助新入職僱員融入集團。
- 定期及不定期的為僱員提供相關範疇的內部培訓及發展，例如產品知識、視覺陳列、客戶服務、銷售技巧及對業務經營可能相關的新的法例及規例。
- 積極拓展外部培訓資源。2016年與專業培訓機構合作，開展了包括但不限於主管級拓展訓練，中高層管理人員培訓等多種類型的培訓活動。由專業講師教授管理知識和專業技巧，培訓內容包括管理技能、團隊合作等方面。
- 培訓後進行跟進評估以確保成效。

勞工準則

集團嚴格遵守僱員所屬地相關勞動及僱傭法規，與僱員雙方均遵循合法公平、平等自願、協商一致、誠實信用的原則，訂立勞動合同書，並承諾共同遵守之。集團也透過有關招聘及用工措施以防止童工或強制勞工。同時，務求與擁有共同營商理念的供應商合作，以公平、誠實及盡責之態度經營業務，於將同樣的法規要求及消除措施適用於本集團店鋪銷售商品的寄售商及租賃品牌的供應商。

關鍵績效指標 B4.1：致力於不斷檢討及完善招聘慣例以避免童工及強制勞工。

The relevant policies adopted by the Group are:

- Strictly prohibiting any departments to request and/or employ any person who age below 16. The Human Resources Department is responsible for the review of the age during recruitment to ensure no minors under the age of 16 are employed.
- All employment must be on a voluntary basis and we do not allow forced labour, or using any form of deception to allure employee to work.

KPI B4.2: We were not aware of any child or forced labour incident in the year 2016. We believe that the risk of having child or forced labour in our operation is remote. We are committed to taking immediate measure to terminate any non-compliance situation in respect of child or forced labour once discovered.

Operating Practices Supply Chain Management

In addition to selling direct purchased merchandises, we also sell branded merchandises through concessionaire and leasing arrangements, and we establish our practices and build our supply chain management based on this business model. Through seamless cooperation with suppliers and highly efficient information technology network, we are able to work smoothly along the supply chain which will optimize the resources allocation to deliver high-quality products and services to our customers.

The supply chain management policy and procedures adopted include:

- To cooperate in a fair, honest and responsible manner with suppliers who share our business philosophy.
- Suppliers are contractually prohibited to hire child labour or forced labour.
- Suppliers are contractually obliged to ensure the products they provided are toxic free and meet relevant government and industry requirements and standards.

KPI B5.2: Description of practices relating to engaging suppliers

- Suppliers are required to meet the Group's requirements on products, such as price, quantity and delivery time.
- Selection process of suppliers is based on a set of standards, including quality control and compliance with relevant standards applicable in China and/or globally.
- Renewal of supplier contracts is subject to satisfactory results upon review of their sales performance during the contract period.

集團已採納之有關政策，部分載列如下：

- 絕對禁止任何部門以任何理由申請及／或聘用未滿十六周歲的未成年人僱員。人力資源部負責審核需招聘崗位的年齡範圍，確保不得聘用未滿十六周歲的未成年人。
- 所有被聘用之僱員必須以自願為原則，絕不允許任何強迫性行為，不得以欺騙手段，引誘僱員來工作。

關鍵績效
指標 B4.2： 2016財政年度，概無任何有關童工或強制勞工的事件。集團相信目前的經營環境並不存在僱用童工及強制勞工的高度風險；亦承諾一旦發現違規情況，將即時採納措施消除情況，堅決杜絕童工及強制勞工。

營運慣例 供應鏈管理

集團店鋪既銷售自營買斷品牌的產品，也提供寄售商及租賃品牌商品及服務，由此構成集團經營慣例及供應鏈管理模式的各個環節。集團通過與供應商及合作夥伴緊密合作，透過高效的資訊網路以實現供應鏈各個環節的有效連結，優化資源配置，為顧客提供高素質的產品及服務。

集團已採納供應鏈管理政策，載列如下：

- 務求與擁有共同營商理念的供應商合作，以公平、誠實及盡責之態度經營業務。
- 供應商受合約約束，確保其不可僱用童工。
- 供應商受合約約束，提供產品須不含有毒物質，符合政府及或行業相關標準。

關鍵績效指標 B5.2：與聘用供應商相關的慣例說明

- 聘用供應商時，依據本集團對其交付產品能力的要求(如價格、數量及交付時間)。
- 聘用供應商時，依據一套標準條件，如品質控制，符合中國內地及或國際相關標準等。
- 合約屆滿到期，不會自動續約。集團依照所載慣例及業績表現對供應商進行評核。

Product Responsibility

We believe that our reputation is built on delivering high quality product and service to our customers. Our operations team is committed to providing safe and high quality products and services, and addressing our customers complaints. We provide timely response to customer complaints or goods returns. Our customer service department is dedicated to maintaining a close communication with our customers via multiple channels, including reception counters, phone calls, visits and mails etc., such that we can better understand their needs and expectations.

Moreover, we believe that product safety is the key to our success and survival. We strictly follow the industry standards and government regulations relevant to our products and services and we provide trainings to employees to promote their consciousness of product safety in order to prevent counterfeits and substandard merchandises appearing in our stores and to protect the rights and interests of our consumers.

The product safety policies adopted by us are as follow:

- For non-food products, regular quality checks are conducted on products provided by our suppliers and business partners to ensure that these products meet the relevant safety standards and requirements. Special attention is placed on the compliance with those regulations and requirements related to baby and children products, toys and customer safety to ensure our sales operations complies with the relevant regulations and requirement of the PRC.
- For food products, we assume the primary responsibility for food safety in accordance with the relevant provisions of the “Food Safety Law of the PRC”. We also follow policies and procedures such as “Policies on goods checking and recording”, “Food selling procedure management”, “Procedures regarding removal of substandard food items from shelves”, and “policy and procedures relating to reporting and handling of emergency food safety incident” etc. to ensure all food items provided are safe.

KPI B6.2: In 2016, customer complaints received by the Group were consistent with those of the industry. All complaints were handled by professional personnel of our customer service department. Details of the complaints, monitoring and status, handling time and settlement were properly recorded. Our customer services include supports extended to customers before, during and after the sales.

KPI B6.3: Practices relating to observing and protecting intellectual property rights.

The brands we carry represent our Group and our business, and thus are critical to our success. We allocate resources to maintain and protect the intellectual property rights of these brands.

- We value intellectual property and recognize intellectual property is indispensable elements of successful business.

產品責任

集團堅信，優質的產品和服務是集團存續及良好聲譽的重要元素。營運團隊致力於為顧客提供優質安全的產品及高標準的服務，重視處理所有顧客投訴。我們的目標是接獲顧客投訴或貨品退回第一時間處理，集團顧客部積極致力於通過現場接待、來電、來訪、郵件等多元化的管道提升與顧客之間的溝通，更好的瞭解顧客的需要和期望。

同時，集團亦深信產品安全是安身立命的關鍵。集團嚴格遵守與銷售產品和提供服務有關的行業標準及政府法例規例，並強化對僱員的培訓，以提升其產品安全責任意識，杜絕假冒偽劣產品的流入，以保障消費者的合法權益。

集團已採納以下有關產品安全的政策：

- 對於非食品類產品，集團加強對供應商以及合作夥伴的產品監督以及檢查，確保產品符合安全規範。集團依據品類特點，著重強化對嬰幼兒產品、玩具以及消費者安全方面的法規制度的遵守以及執行，確保產品銷售運營符合國家強制性標準。
- 對於食品類產品，集團依照《中華人民共和國食品安全法》等規定，履行食品安全第一責任人義務，透過建立及實施諸如「進貨查驗及記錄制度」、「食品銷售環節管理制度」、「不符合食品安全標準食品下架退市制度」、「突發食品安全事故緊急報告及處理制度」等完備的食品類產品管理制度，確保食品類產品經營安全。

關鍵績效指標 B6.2：2016財政年度，集團接獲的投訴符合行業常規。集團所有投訴由顧客服務部門專業人士處理，期間記錄投訴詳情、監察投訴處理及進度、處理投訴所需時間，並記錄解決結果。顧客服務的工作貫穿於商品服務的售前、售中以及售後。

關鍵績效指標 B6.3：有關維護及保障知識產權有關的慣例。

經營的品牌代表本集團及其業務，因此品牌對集團的業務成功至為重要。集團因而將資源配置至維護及保障該等品牌的知識產權。

- 重視知識產權，並確認知識產權對業務不可或缺。

- We manage and protect our intellectual property through registration and maintenance and enforcement of our intellectual property.
- We respect the rights of others' intellectual property and we do not use intellectual property of others without their authorization.

- 透過註冊、維護及強制措施管理及保護集團的知識產權。
- 尊重他人知識產權，不會未經授權使用他人知識產權。

Anti-corruption

We strive to achieve transparency, integrity and accountability in our operations and we require our employees to maintain high standard on ethics, personal and professional conducts in order to maintain and promote the Group's reputation. In addition to these codes of conduct for employees, we have in place a conflict of interest declaration and whistleblowing mechanism which we also share with our business partners to minimize and mitigate any situation that may lead to the occurrence of conflict of interest or corruption. We see integrity as our core value and we encourage our employees to report any misconduct or fraudulent behaviour. Our anti-corruption policy is set out in the Employees' Handbook and the undertaking signed by our suppliers.

反貪污

集團力求達致及維持高標準的開放、公正耿直及問責水準，要求所有僱員需要遵循高標準的道德水準、個人及專業操守，以保持及發揚集團優良的社會聲譽。除僱員行為守則外，集團亦設有利益申報與舉報機制，並致力於向合作夥伴宣傳有關機制，防範及遏止任何以能產生利益衝突或貪污之情況。同時，集團亦鼓勵僱員舉報任何不當、失當或舞弊行為，於業務過程實踐正直的核心價值。集團的反貪污政策載於僱員手冊及「供應商反商業賄賂承諾書」。

KPI B7.1: In 2016, we were not aware of any member of the Group or any of the employees during his/her employment term was prosecuted for corruption.

關鍵績效指標 B7.1: 2016 財政年度，集團無因旗下公司或其僱員（於受僱期間）因貪污而被起訴。

Community

With regards to social and community support, we follow the principle of "Take and Give". As an industry leader, while we strive to be the best in our business, we also proactively participate in community and social services to promote corporate social responsibility and contribution to the society. In this regard, we actively invest to support the community, especially to people from less privileged class who are lack of resources, as well as to the young generation in terms of education, growth and development. Through connecting and interacting with the community, we aim to:

社區

就社區投資而言，秉承「取諸社會、用諸社會」的理念，集團作為行業領先企業不僅用心經營業務，更積極參與社區和社會公益事業，推廣企業社會責任，回饋社會。為此，集團積極向社會投放資源以造福社區，並尤為關注缺乏資源之弱勢社群及年輕一代的教育、成長和發展。藉著與社區的聯繫，集團希望：

- support people from less privileged class and bring them love and hopes;
- encourage employees to be compassionate and caring;
- strengthen our employees' sense of belonging to the society; and
- provide education to help them achieving better future.

- 表達關愛，為弱勢社群送上希望與支持；
- 鼓勵僱員要憐憫和有同情心；
- 培養僱員的團體歸屬感；及
- 教育使人有所成就。



KPI B8.1: The Group contributes its time and resources to the community in the following areas:

- Supporting and interacting with the community (such as the less privileged group and people with disabilities); and
- Education

Social and community support activities we conducted in 2016 are summarized as follows:

- For education support,

our Shanghai store continued with the sponsorship it made in 2015 to Mayou Primary School in one of the poverty area of Guizhou in terms of sports equipment, school supplies, and computer supplies. On top of this, we extended our support in 2016 by donating shoes (worth RMB23,600) to children who used to walk with their barefoot. We believe that children who have sufficient to wear would facilitate their learning and help them become contributing members of the society.

- For community care,

joined the Shanghai Traffic Radio for a large charity bazaar event named "Everyone to help 1057 — care for Li Xinyi, charity donations to child with serious illness" during April 16–17, 2016. We received encouraging responses in the 2-day event. According to available informal statistics, the event attracted over 5,000 participants and collected more than RMB220,000 donation, of which RMB 80,000 was donated by our Shanghai store. The fund raised would be used for the treatment of Li Xinyi, the child who suffers from neuroblastoma.

joined the Shanghai Blood Center for a new blood donation event named "Hello Kitty and Friend". More than 20 employees from our Shanghai store joined as the first batch of blood donors of this new blood donation vehicle.

continued to participate in the "Love under Blue Sky — Charity Sale in Thousands Shop" event hosted by the Shanghai Charity Foundation, and donated part of our sale receipts in a particular day (RMB7,000) to support women for gynecological examination and for elderly with financial difficulties.

KPI B8.2: We worked with various charitable organizations to interact with local communities in a variety of ways. In 2016, we coordinated with organization such as Shanghai Traffic Radio and Shanghai Blood Center and donated RMB110,600 to people from less privileged class.

關鍵績效 集團所承擔的社區工作集中於數個
指標 B8.1: 範疇，分別為：

- 與廣大社區(如弱勢社群及傷殘人士)互動；及
- 教育

於2016年，社會及社區相關各個範疇行動載列如下：

- 在勵行助學方面如下，

上海店延續2015年對貴州貧困地區麻油小學的愛心贊助，在去年捐助運動器材、學習用品、電腦用品的基本上，本著關愛兒童的身心健康，捐贈價值人民幣23600元鞋子，讓赤腳的孩子能穿上舒適、溫暖的鞋子，孩子們的身心得到健康發展、從而能更好的學習，成為對社會有貢獻的人。

- 在關愛社會方面如下，

2016年4月16日及17日，與上海交通電臺共同舉辦「《1057大家幫》— 慈善義賣捐助重病患兒，關愛李欣怡」大型慈善義賣活動。兩日義賣，場面空前火熱，愛心市民積極踴躍捐獻愛心。據不完全統計兩日的義賣活動，參與市民人數超5,000人。本次義賣，總募集金額逾22萬；其中，久光捐助資金80,000元，全部募集金額將用於關愛神經母細胞癌患者李欣怡小朋友的治療。

與上海市血液中心攜手發佈了名為「凱蒂貓和朋友們」的全新主題獻血活動。來自久光百貨的二十多位員工更成為了這輛新版獻血車的首批獻血者。

繼續參加由上海市慈善基金會主辦的「藍天下的至愛 — 天下千店慈善義賣」活動，捐出一天部分營業額人民幣7,000元，用於開展幫助貧困婦女的婦科篩查和關愛困難老人。

關鍵績效 我們於年內與多個慈善機構持續合作，透過不同方式與地方社區進行互動。2016財政年度，本著關懷本地弱勢社群的利益，集團共贊助人民幣110,600元，集團的合作夥伴機構包括上海交通電臺、上海市血液中心等。



Future outlook

We will continue to adhere to our principle and strive to strike a balance among the interests of our customers, employees, shareholders and the environment and contribute to the society.

未來展望

集團將秉持對顧客、僱員、股東及社會一貫高度負責的態度及原則，努力創造企業與社會、企業與環境以及企業與利益相關各方的協調發展，為社會做出應有的貢獻。

Environmental, Social and Governance Reporting Guide of The Stock Exchange of Hong Kong Limited

香港聯合交易所有限公司的環境、社會及管治報告指引

26

A. Environmental 環境		Section Reference (Page Number) 章節參考(頁碼)
A1. Emissions 排放物		
General Disclosure 一般披露	<ul style="list-style-type: none"> Information on (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. 有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的：(a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 	Environment — Emissions 環境 — 排放物 (13–15)
KPI 關鍵績效指標	A1.1 The types of emissions and respective emissions data. 排放物種類及相關排放數據。	(14)
	A1.2 Greenhouse gas emissions in total and intensity. 溫室氣體總排放量及密度。	(14)
	A1.3 Total hazardous waste produced and intensity 所產生有害廢棄物總量及密度。	(14)
	A1.4 Total non-hazardous waste produced and intensity 所產生無害廢棄物總量及密度。	(14)
	A1.5 Description of measures to mitigate emissions and results achieved. 描述減低排放量的措施及所得成果。	(14)
	A1.6 Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved 描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果。	(15)
A2. Use of Resources 資源使用		
General Disclosure 一般披露	<ul style="list-style-type: none"> Policies on the efficient use of resources, including energy, water and other raw materials. 有效使用資源(包括能源、水及其他原材料)的政策。 	Environment — Use of Resources 環境 — 資源使用 (15–16)
KPI 關鍵績效指標	A2.1 Direct and/or indirect energy consumption by type and intensity. 按類型劃分的直接及/或間接能源總耗量及密度。	(15)
	A2.2 Water consumption in total and intensity. 總耗水量及密度。	(15)
	A2.3 Description of energy use efficiency initiatives and results achieved. 描述能源使用效益計劃及所得成果。	(15)
	A2.4 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved. 描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果。	(16)
	A2.5 Total packaging material used for finished products. 製成品所用包裝材料的總量。	Considered to be not material 被視為不重大
A3. The Environment and Natural Resources 環境及天然資源		
General Disclosure 一般披露	<ul style="list-style-type: none"> Policies on minimising the issuer's significant impact on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策。 	Environment — Environment and Natural Resources 環境 — 環境及天然資源 (17)
KPI 關鍵績效指標	A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them. 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。	(17)

B. Social 社會		Section Reference (Page Number) 章節參考(頁碼)
B1. Employment 僱傭		
General Disclosure 一般披露	<ul style="list-style-type: none"> Information on (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare. 有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的：(a)政策；及(b)遵守對發行人有重大影響的相關法律及規例的資料。 	Employment and Labour Practices — Employment 僱傭及勞工常規 — 僱傭 (18-19)
KPI 關鍵績效指標	B1.1 Total workforce by gender, employment type, age group and geographical region. 按性別、僱傭類型、年齡組別及地區劃分的僱員總數。	(19)
B2. Health and Safety 健康與安全		
General Disclosure 一般披露	<ul style="list-style-type: none"> Information on (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards. 有關提供安全工作環境及保障僱員避免職業性危害的：(a)政策；及(b)遵守對發行人有重大影響的相關法律及規例的資料。 	Employment and Labour Practices — Health and Safety 僱傭及勞工常規 — 健康與安全 (20)
KPI 關鍵績效指標	B2.1 Number and rate of work-related fatalities. 因工作關係而死亡的人數及比率。	(20)
	B2.2 Lost days due to work injury. 因工傷損失工作日數。	(20)
B3. Development and Training 發展及培訓		
General Disclosure 一般披露	<ul style="list-style-type: none"> Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. 有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。 	Employment and Labour Practices — Staff Training and Development 僱傭及勞工常規 — 發展及培訓 (21)
B4. Labour Standards 勞工準則		
General Disclosure 一般披露	<ul style="list-style-type: none"> Information on (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. 有關防止童工或強制勞工的：(a)政策；及(b)遵守對發行人有重大影響的相關法律及規例的資料。 	Employment and Labour Practices — Labour Standards 僱傭及勞工常規 — 勞工準則 (21-22)
KPI 關鍵績效指標	B4.1 Description of measures to review employment practices to avoid child and forced labour. 描述檢討招聘慣例的措施以避免童工及強制勞工。	(21)
	B4.2 Description of steps taken to eliminate such practices when discovered. 描述在發現違規情況時消除有關情況所採取的步驟。	(22)



B. Social 社會		Section Reference (Page Number) 章節參考(頁碼)
B5. Supply Chain Management 供應鏈管理		
General Disclosure 一般披露	<ul style="list-style-type: none"> Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。 	Operating Practices — Supply Chain Management 營運慣例 — 供應鏈管理 (22)
KPI 關鍵績效指標	B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored. 描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法。	(22)
B6. Product Responsibility 產品責任		
General Disclosure 一般披露	<ul style="list-style-type: none"> Information on (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress. 有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的：(a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 	Operating Practices — Product Responsibility 營運慣例 — 產品責任 (23–24)
KPI 關鍵績效指標	B6.2 Number of products and service related complaints received and how they are dealt with. 接獲關於產品及服務的投訴數目以及應對方法。	(23)
	B6.3 Description of practices relating to observing and protecting intellectual property rights. 描述與維護及保障知識產權有關的慣例。	(23)
B7. Anti-corruption 反貪污		
General Disclosure 一般披露	<ul style="list-style-type: none"> Information on (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering. 有關防止賄賂、勒索、欺詐及洗黑錢的：(a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。 	Operating Practices — Anti-corruption 營運慣例 — 反貪污 (24)
KPI 關鍵績效指標	B7.1 Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases. 於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。	(24)
B8. Community Investment 社區投資		
General Disclosure 一般披露	<ul style="list-style-type: none"> Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests. 有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。 	Community 社區 (24–25)
KPI 關鍵績效指標	B8.1 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport). 專注貢獻範疇(如教育、環境事宜、勞工需求、健康、文化、體育)。	(25)
	B8.2 Resource contributed to the focus areas 對專注範疇的資源投入	(25)

Corporate Governance Report

企業管治報告

Corporate Governance Principles

The board of directors (“Board”) and management of the Company are committed to maintaining good corporate governance practices appropriate to the businesses of the Group. The Company has adopted the code provisions in the Corporate Governance Code (“CG Code”) as set out in Appendix 14 to the Rules Governing the Listing of Securities (“Listing Rules”) on The Stock Exchange of Hong Kong Limited (“Stock Exchange”) as its guidelines and focus on a quality Board, sound internal controls, and transparency and accountability to all stakeholders.

Codes Compliance

The Company has complied with the code provisions of the CG Code throughout the period from its listing on the Stock Exchange on 15 July 2016 to 31 December 2016 (“Review Period”), except the following deviation:

The roles of the Chairman and Chief Executive Officer are not segregated but such arrangement facilitates the development and execution of the Group’s business strategies and enhances efficiency and effectiveness of its operations.

The Board

(1) Board Composition

As at the date of this report, the Board consists of a total of five directors, including one executive director, one non-executive director and three independent non-executive directors. More than one-third of the Board is represented by independent non-executive directors with one of whom being a certified public accountant. The Board believes that the number of executive and non-executive directors is reasonable and adequate to provide sufficient checks and balances that would safeguard the interests of the shareholders and the Company. The directors possess professional qualification and knowledge and industry experience and expertise, which enable them to make valuable and diversified advice and guidance to the Group’s business activities and development.

The Company adopted a Board diversity policy in accordance with the requirements set out in the code provisions of the CG Code. The Company recognizes the benefits of having a diverse Board, and sees diversity at the Board level is essential in achieving a sustainable and balanced development. In designing the Board’s composition, Board diversity has been considered from a number of aspects, including but not limited to gender, age, educational background, ethnicity, professional experience, skills, knowledge, industry experience and expertise. All Board appointments are based on meritocracy and considered against a variety of criteria, having due regard for the benefits of diversity on the Board.

Details of the composition of the Board are set out in the “Corporate Information” in this annual report. Details of the changes to the composition of the Board since 4 January 2016 (date of incorporation) and up to the date of this report are provided in the “Directors’ Report” under the section “Directors”. The directors’ biographies and the relationships among them are set out in the “Profile of Directors” in this annual report.

企業管治原則

本公司董事會（「董事會」）及管理層致力對本集團業務維持恰當的良好企業管治常規。本公司已採納香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄十四之《企業管治守則》（「企管守則」）之守則條文為指引，並著重高質素之董事會、健全之內部監控，以向所有持份者提供透明度及問責。

遵守企管守則

自本公司於二零一六年七月十五日在聯交所上市至二零一六年十二月三十一日止期間（「回顧期間」），本公司已遵守企管守則之守則條文，惟下列偏離除外：

主席及首席執行官之角色並無作出區分，然而此安排有利發展及執行本集團業務策略，及增強營運效率及效益。

董事會

(1) 董事會組成

截至本報告日期，董事會由五位董事組成，包括一位執行董事、一位非執行董事及三位獨立非執行董事。超過三分之一董事會成員由獨立非執行董事出任，其中一人為會計師。董事會相信，執行董事與非執行董事之數目是合理且足以提供監察及起平衡作用，以保障股東及本公司之利益。各董事擁有專業資格和知識及行業經驗和專門知識，可為本集團業務活動及發展帶來寶貴貢獻及提供不同意見與指引。

本公司根據企管守則之守則條文規定採納董事會成員多元化政策。本公司確認並深信董事會成員多元化裨益良多，且將董事會層面之多元化視作達致可持續的均衡發展的關鍵元素。本公司在設定董事會成員組合時，會從多個方面考慮董事會成員多元化，包括但不限於性別、年齡、教育背景、種族、專業經驗、技能、知識、行業經驗及專門知識。董事會所有委任均以用人唯才為原則，並以各種標準充分顧及董事會成員多元化的裨益。

董事會組成詳情列載於本年報「企業資料」內。自二零一六年一月四日起（註冊成立日期）及直至本報告日期之董事會組成變動載於「董事會報告」內「董事」一節。各董事之個人資料及董事間之關係，列載於本年報「董事簡介」內。

The independence of the independent non-executive directors is assessed according to the relevant rules and requirements under the Listing Rules. The Company has received written confirmation of independence from each of the independent non-executive directors and the Company is of the view that all independent non-executive directors meet the independence guidelines as set out in Rule 3.13 of the Listing Rules and are independent.

(2) Chairman and Chief Executive Officer

The Chairman of the Board is responsible for setting overall strategic plan and development of the Group whereas the Chief Executive Officer is responsible, in addition to assisting in setting the Group's strategic plan, for implementing the Board's decisions, monitoring and supervising the Group's overall performance, ensuring adequate capital and managerial resources are available to implement the business strategies being adopted from time to time, setting out and monitoring targets, plans and direction for management, reporting to the Board on the Group's performance and proposing business plans and strategies for further evaluation and assessment by the Board.

(3) Responsibilities

The Board is charged with promoting the success of the Company by directing and supervising its affairs in a responsible and effective manner. The Board steers and oversees the management of the Company including, establishing the strategic direction and setting long-term objectives for the Company, monitoring the performance of management, protecting and maximizing the interests of the Company and its shareholders, and reviewing, considering and approving and the subsequent reviewing and monitoring of the annual budget against actual performances and results. The Board has delegated management, under the leadership of the Chief Executive Officer, with authorities and responsibilities for the day-to-day operations and administration of the Group.

Each director has a duty to act in good faith in the best interests of the Company. The directors are aware of their collective and individual responsibilities to the Company and the shareholders in respect of the manner in which the affairs of the Company are being controlled and managed.

Directors are requested to make declaration of their direct or indirect interests, if any, in any proposals or transactions to be considered by the Board. If a director has a potential conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the matter will be dealt with in accordance with applicable rules and regulations and, if appropriate, an independent board committee will be set up to deal with the matter.

All directors have full access to and are provided with adequate, reliable and timely information about the operations and latest development of the Group to enable them to discharge their responsibilities and make timely decision. Updates have also been provided to all members of the Board on a regular basis to enable them to discharge their duties. Operational and financial Information and analysis of the Group can be accessed directly through briefing and reporting by the Chief Executive Officer and management during Board meetings. Through the company secretary, independent professional advice, on the account of the Company, could be sought should such advice be considered necessary by any director for carrying out his/her duties properly.

獨立非執行董事的獨立性乃根據上市規則相關條例及規定而作出評核。本公司已接獲各獨立非執行董事發出之獨立性確認書，本公司認為所有獨立非執行董事皆符合上市規則第3.13條指引之規定，並根據該指引條文屬獨立人士。

(2) 主席及首席執行官

董事會主席負責制定本集團整體策略計劃及發展，而首席執行官除協助制定本集團的策略規劃外，亦負責執行董事會決策、監察與監督本集團整體表現、確保具備充裕資金及管理資源以執行不時所採納之業務策略、為管理層制定及監察目標、計劃及方向、就本集團表現向董事會匯報以及提呈業務計劃和策略以讓董事會作進一步的分析及評估。

(3) 責任

董事會以負責任、重效益的態度領導及監管本公司。董事會負責領導及監管本公司管理層，工作包括制訂本公司之策略方向、訂立本公司長遠目標、監控管理層表現、保障及盡力提高本公司與其股東之利益，以及審閱、考慮及批准及隨後審查及監控年度預算、並對表現及業績作考評。董事會委派由首席執行官所領導的管理層負責管理本集團日常業務及行政事宜。

各董事均有責任真誠地以本公司的最佳利益為前提行事。董事會成員明白，須就本公司的監控和管理事宜向本公司及股東承擔共同和個別責任。

董事會在考慮方案或交易時，董事須申報其涉及的任何直接或間接利益。若有董事在董事會將予考慮的事項中存有潛在董事會認為重大的利益衝突，有關事項將根據適用的規則及規例處理，並在適當情況下成立董事會轄下獨立委員會處理。

全體董事均可全面取得及獲提供有關本集團之營運及最新發展之足夠、可靠及適時的資料，使彼等履行其責任作出適時決策。本公司亦定期向董事會全體成員提供更新資料，以便彼等可履行彼等職責。本集團的營運及財務資料與分析可直接透過首席執行官及管理層於董事會會議匯報及報告時取得。若任何董事於履行職務時認為有必要尋求獨立專業意見，公司秘書可代為安排，費用由本公司支付。

(4) Appointment and Re-election of Directors

After recommendation from the nomination committee, appointment of new director(s), if any, is vested with the Board. Under the Company's articles of association, the Board may from time to time appoint a director either to fill a casual vacancy or as an addition to the Board. Any such new director shall hold office until the first general meeting of the Company (in the case of filling a casual vacancy) or until the next following annual general meeting of the Company (in the case of an addition to the Board) after his/her appointment and shall then be eligible for re-election at the same general meeting.

All non-executive directors (including independent non-executive directors) are appointed for a specific term of three years and all directors (including non-executive directors) are subject to retirement by rotation at least once every three years and are subject to re-election in accordance with the Company's articles of association.

(5) Meetings

The Board held two meetings during the Review Period to review and approve, among other matters, the Group's interim results announcements and financial statements, and to review quarterly operating performance of the Group.

Board members attended the Company's Board meetings either in person or through telephone conferencing means in accordance with the provisions of the Company's articles of association. The attendance record of each director at the Board meetings held during the Review Period is set out below:

Directors	董事	Number of Board Meetings attended/held 出席／舉行董事會會議次數
Executive Director	執行董事	
Mr. Lau Luen Hung, Thomas	劉鑾鴻先生	2/2
Non-executive Director	非執行董事	
Ms. Chan Chor Ling, Amy	陳楚玲小姐	2/2
Independent Non-executive Directors	獨立非執行董事	
Ms. Cheung Mei Han	張美嫻小姐	2/2
Mr. Cheung Yuet Man, Raymond	張悅文先生	2/2
Mr. Lam Kwong Wai	林光蔚先生	2/2

(4) 董事之委任及重選

經提名委員會推薦後，新董事的委任權(如有)歸董事會。根據本公司組織章程細則，董事會可不時委任董事以填補臨時空缺或增添董事會成員。新任董事之任期至其委任後本公司首個股東大會止(如屬填補臨時空缺)或至本公司下屆股東週年大會(如屬增添董事會成員)為止，並有資格於同一股東大會上重選連任。

所有非執行董事(包括獨立非執行董事)以三年之指定任期獲委任及根據本公司組織章程細則，所有董事(包括非執行董事)須每三年輪值退任，並須經重選連任。

(5) 會議

董事會於回顧期間共召開兩次會議，以審閱及批准(其中包括)本集團的中期業績公告及財務報表，及審閱本集團的季度經營表現。

根據本公司組織章程細則條文規定，董事會成員可親身或以電話會議方式參與本公司董事會會議。各董事於回顧期間出席董事會會議之記錄載列如下：

(6) Practices and Conduct of Board and Board Committee Meetings

The company secretary is responsible for ensuring the proper convening and conducting of the Board and Board committee meetings, with the relevant notices, agenda and Board and Board committee papers being provided to the directors and relevant Board committee members in a timely manner before the meetings.

The company secretary is responsible for keeping minutes of all Board and Board committee meetings. Board and Board committee minutes are available for inspection by the directors and Board committee members.

(7) Directors' Induction and Continuous Professional Development

Induction package covering the Group's businesses and the statutory and regulatory obligations of a director of a listed company will be provided to each newly appointed director, if any. The Company continuously updates the directors on the Group's businesses and the latest developments regarding the Listing Rules and other applicable regulatory requirements.

During the Review Period, the directors participated the following training:

Directors	董事	Types of Training 培訓類型
Executive Director Mr. Lau Luen Hung, Thomas	執行董事 劉鑾鴻先生	A,C
Non-executive Director Ms. Chan Chor Ling, Amy	非執行董事 陳楚玲小姐	A,C
Independent Non-executive Directors Ms. Cheung Mei Han Mr. Cheung Yuet Man, Raymond Mr. Lam Kwong Wai	獨立非執行董事 張美嫻小姐 張悅文先生 林光蔚先生	A,C A,C A,B,C

A — reading materials given by the Company relating to the Company's businesses and regular updates on the Listing Rules and other applicable regulatory requirements relevant to director's duties and responsibilities

B — attending briefings/seminars/conferences/forums relevant to director's duties and responsibilities

C — reading newspapers and journals relating to corporate governance matters, environment and social issues or director's duties and responsibilities

(6) 董事會及其轄下委員會會議之常規及準則

公司秘書負責確保合規地召開及舉行董事會及其轄下委員會會議，並於舉行會議前適時向董事及其轄下有關委員會成員提供相關通知、會議議程及董事會及其轄下委員會會議文件。

公司秘書負責保存董事會及其轄下委員會會議記錄。董事會及其轄下委員會會議記錄可供董事及其轄下委員會成員查閱。

(7) 董事啓導及持續專業發展

每名新委任之董事(如有)皆獲得整套包括本集團業務及上市公司董事在法律及監管規定上責任的啓導資料。本公司持續向董事提供有關本集團業務近況、上市規則及其他適用監管規定的最新發展。

於回顧期間，董事已參與以下培訓：

A — 閱讀由本公司提供有關本公司業務以及有關董事職務及責任的上市規則及其他適用監管規定的定期更新資料

B — 出席有關董事職務及責任的簡報會/研討會/會議/論壇

C — 閱讀有關企業管治事宜、環境及社會課題或董事職務及責任的報章及期刊

Directors' Securities Transactions

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules ("Model Code") as its own code of conduct regarding securities transactions by directors. After specific enquiries by the Company, all directors confirmed that they have complied with the required standard set out in the Model Code during the Review Period.

Directors' Responsibility for Financial Statements

The directors acknowledged their responsibility for overseeing the preparation of the financial statements of the Group for the year ended 31 December 2016. The directors have ensured that the financial statements of the Group are prepared so as to give a true and fair view of the Group's state of affairs, the results and cash flow for the year, and on a going concern basis in accordance with the statutory requirements and applicable accounting and financial reporting standards.

The directors also ensure timely publication of the Group's financial statements and aim to present a clear, balanced and understandable assessment of the Group's performance and position through all its publications and communications to the public. They are also aware of the requirements under the applicable rules and regulations about timely disclosure of inside information.

The report from the auditor of the Company regarding their responsibilities and opinion on the financial statements of the Group for the year ended 31 December 2016 is set out in the "Independent Auditor's Report" in this annual report. The Board has taken steps to ensure the continued objectivity and independence of the external auditor. For the year ended 31 December 2016, the remunerations paid/payable to the external auditor of the Company were approximately HK\$2.9 million and approximately HK\$0.4 million in respect of audit and non-audit services provided to the Group respectively. Details of significant non-audit services and the fees incurred are as follows:

Review of interim financial information for the six months ended 30 June 2016	HK\$0.4 million
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Board Committees

As at the date of this report, the audit committee, the remuneration committee and nomination committee are in operation and they have been established with specific terms of references to assist the Board in discharging its responsibilities.

(1) Audit Committee

The audit committee comprises three members, namely, Mr. Lam Kwong Wai, Ms. Cheung Mei Han and Mr. Cheung Yuet Man, Raymond, all are independent non-executive directors. The audit committee is chaired by Mr. Lam Kwong Wai, who is a certified public accountant. The audit committee is provided with sufficient resources to discharge its responsibilities.

The terms of reference of the audit committee setting out the committee's authorities and duties, which follow closely the guidelines of the code provisions of the CG Code, are available on the Company's website.

董事之證券交易

本公司已採納上市規則附錄十所載之《上市發行人董事進行證券交易的標準守則》作為其董事進行證券交易的操守準則（「標準守則」）。經本公司作出特定查詢後，於回顧期間，所有董事確認彼等均遵守標準守則所規定之標準。

董事對財務報表之責任

董事確認彼等有責任監督編製本集團截至二零一六年十二月三十一日止年度之財務報表。董事已確保按照法定規定及適用會計及財務報告準則，及按持續經營基準編製財務報表，以真實公平地呈報本集團年內之財務狀況、業績及現金流量。

董事並須確保本集團財務報表適時予以刊發，並旨在透過其向公眾刊發的訊息及溝通就本集團之表現及地位提供清晰、均衡及易於理解的評估。彼等亦知悉根據適用的規則和法規而適時披露內幕消息之規定。

本公司核數師對本集團截至二零一六年十二月三十一日止年度財務報表之報告責任及意見之聲明載於本年報「獨立核數師報告書」。董事會已採取措施確保外聘核數師的持續客觀及獨立性。截至二零一六年十二月三十一日止年度，本公司外聘核數師就向本集團提供核數及非核數服務之已付／應付費用分別約2,900,000港元及約400,000港元。重要非核數服務及所產生費用之詳情如下：

審閱截至二零一六年六月三十日 止六個月之中期財務資料	400,000港元
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董事會轄下的委員會

截至本報告日期，審核委員會、薪酬委員會及提名委員會正運作，且彼等均以各自的職權範圍協助董事會履行應有職責。

(1) 審核委員會

審核委員會由三名成員組成，即林光蔚先生、張美嫻小姐及張悅文先生，全體成員均為獨立非執行董事。審核委員會由林光蔚先生出任主席，彼為會計師。審核委員會獲提供充裕資源以履行其職責。

按企管守則的守則條文訂定之審核委員會職權範圍詳列委員會之權力及職責已登載於本公司網站。

The principal duties of the audit committee are as follows:

- (i) to review the services and appointment of the Company's external auditor, the nature and scope of auditing, and the related audit fees;
- (ii) to review the Company's financial statements and reports, the changes in accounting policies and practices, and the compliance with applicable accounting standards, the Listing Rules and legal requirements;
- (iii) to oversee the Group's financial reporting system, risk management and internal control systems; and
- (iv) to review and monitor the corporate governance functions as set out in the CG Code.

The audit committee held one meeting during the Review Period. The attendance record of each committee member is set out below:

Audit committee member

審核委員會成員

Mr. Lam Kwong Wai (Chairman)
Ms. Cheung Mei Han
Mr. Cheung Yuet Man, Raymond

林光蔚先生(主席)
張美嫻小姐
張悅文先生

Number of meetings attended/held 出席/舉行會議次數

1/1
1/1
1/1

In the meeting, the audit committee (i) reviewed with external auditor the Group's interim financial statements and reports before they were submitted to the Board for consideration and approval; (ii) reviewed with the external auditor the accounting principles and practices adopted by the Group; and (iii) reviewed the corporate governance functions of the Group.

(2) Remuneration Committee

Members of the remuneration committee comprise three independent non-executive directors, namely, Mr. Lam Kwong Wai, who is the chairman of the remuneration committee, Ms. Cheung Mei Han and Mr. Cheung Yuet Man, Raymond and one executive director, namely, Mr. Lau Luen Hung, Thomas. The remuneration committee is provided with sufficient resources to discharge its responsibilities.

The terms of reference of the remuneration committee setting out the committee's authorities and duties, which follow closely the guidelines of the code provisions of the CG Code, are available on the Company's website.

The principal duties of the remuneration committee are to provide advices and recommendations to the Board on (i) the remuneration packages of the directors and senior management; (ii) any specific remuneration packages with reference to market conditions, performance of the Group and the individuals with reference to the goals and targets as set by the Board from time to time; and (iii) if necessary, any compensation arrangement for termination of office of directors or senior management.

During the Review Period, the Company has not held any remuneration committee meeting.

審核委員會之主要職責如下：

- (i) 審閱本公司外聘核數師之服務及其委任以及核數性質與範疇及相關核數費用；
- (ii) 審閱本公司之財務報表及報告、會計政策與慣例之變動，及是否遵守適用會計準則、上市規則及法例規定；
- (iii) 監察本集團之財務申報制度、風險管理及內部監控制度是否恰當；及
- (iv) 檢討及監控企管守則載列之企業管治的職能。

於回顧期間，審核委員會曾舉行一次會議。各委員會成員出席會議之記錄載列如下：

審核委員會於會上(i)與外聘核數師審閱本集團中期財務報表及報告後始呈交董事會以供考慮及批准；(ii)與外聘核數師審閱本集團所採用之會計原則及實務準則；及(iii)審閱本集團之企業管治職能。

(2) 薪酬委員會

薪酬委員會由三名獨立非執行董事林光蔚先生(彼為薪酬委員會之主席)、張美嫻小姐及張悅文先生以及一名執行董事劉鑾鴻先生組成。薪酬委員會獲提供充裕資源以履行其職責。

按企管守則的守則條文訂定之薪酬委員會職權範圍詳列委員會之權力及職責已登載於本公司網站。

薪酬委員會之主要職責為向董事會提供建議及推薦(i)董事及高級管理層之薪酬待遇；(ii)經參考市場情況、本集團及個人表現及董事會不時制定之目標後，對任何具體薪酬待遇作出檢討；及(iii)於必要時就董事或高級管理層終止任期之任何賠償安排作出檢討。

於回顧期間，本公司並無舉行薪酬委員會會議。

(3) Nomination Committee

Members of the nomination committee comprise three independent non-executive directors, namely, Mr. Lam Kwong Wai, Ms. Cheung Mei Han and Mr. Cheung Yuet Man, Raymond and one executive director, namely, Mr. Lau Luen Hung, Thomas who is the chairman of the nomination committee. The nomination committee is provided with sufficient resources to discharge its responsibilities.

The terms of reference of the nomination committee setting out the committee's authorities and duties, which follow closely the guidelines of the code provisions of the CG Code, are available on the Company's website.

The principal duties of the nomination committee are as follows:

- (i) to review the structure, size and composition (including skills, knowledge and experience) of the Board at least annually and make recommendations on any proposed changes to the Board to complement the Company's corporate strategy;
- (ii) to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships;
- (iii) to assess the independence of the independent non-executive directors; and
- (iv) to make recommendations to the Board on the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the chief executive.

During the Review Period, the Company has not held any nomination committee meeting.

Risk Management and Internal Controls

The Board has overall responsibility for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Group's strategic objectives, and maintaining sound and effective risk management and internal control systems. As such, the Board not only sets and communicates the Group's strategies and objectives but also oversees the Group's risk management and internal controls systems on an ongoing basis, and to ensure that a review of the effectiveness of the Group's risk management and internal controls systems has been conducted at least annually.

The audit committee plays a vital role in overseeing the risk management and internal controls systems on behalf of the Board. The audit committee reviews, on at least an annual basis, the Group's risk management and internal controls systems to ensure that management has fulfilled its duties in establishing and maintaining an effective risk management and internal controls systems. It also assesses the extent and frequency of the communication of the monitoring results to the Board, as well as considering the results of any investigation into the Group's risk management practices and internal controls and management's responses to the findings of such investigations. The audit committee performs annual review for the adequacy of budget and resources, staff qualification and experience, and the quality of training program of the Group's internal audit, accounting and financial reporting functions.

(3) 提名委員會

提名委員會由三名獨立非執行董事林光蔚先生、張美嫻小姐及張悅文先生以及一名執行董事劉鑾鴻先生(彼為提名委員會之主席)組成。提名委員會獲提供充裕資源以履行其職責。

按企管守則的守則條文訂定之提名委員會職權範圍詳列委員會之權力及職責已登載於本公司網站。

提名委員會之主要職責如下：

- (i) 定期至少每年檢討董事會的架構、人數及組成(包括技能、知識及經驗方面)，並就任何為配合本公司的公司策略而擬對董事會作出的變動提出建議；
- (ii) 物色具備合適資格可擔任董事的人士，並挑選提名有關人士出任董事或就此向董事會提供意見；
- (iii) 評核獨立非執行董事的獨立性；及
- (iv) 就董事委任或重新委任以及董事(尤其是主席及行政總裁)繼任計劃的有關事宜向董事會提出建議。

於回顧期間，本公司並無舉行提名委員會會議。

風險管理及內部監控

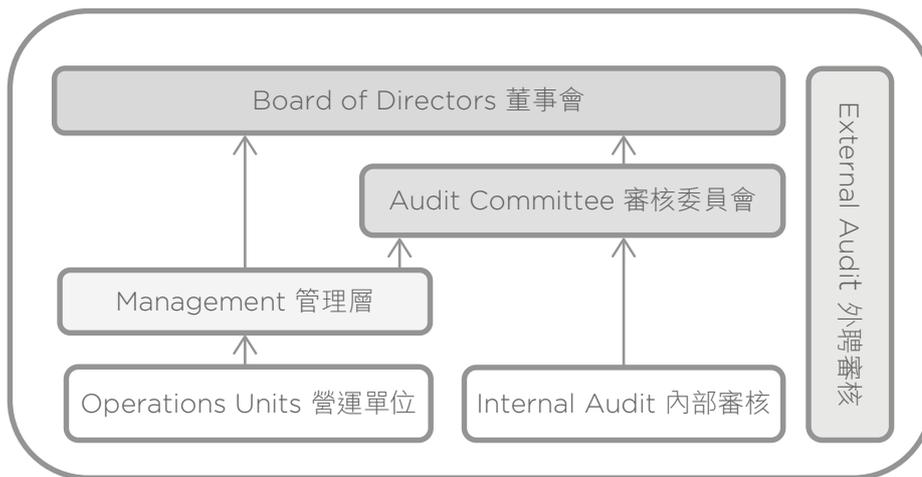
董事會負上整體責任，評估及確定為達致本集團策略目標而願意承擔風險的性質及程度，以及維持風險管理及內部監控的穩健系統。因此，董事會不僅制訂及傳達本集團的策略及目標，亦持續監管本集團的風險管理及內部監控系統，並確保最少每年一次審閱本集團風險管理及內部監控系統的有效性。

審核委員會於代表董事會監管風險管理及內部監控系統上扮演重要角色。審核委員會最少每年一次審閱本集團的風險管理及內部監控系統，以確保管理層已履行其建立及維持有效風險管理及內部監控系統的職責。其亦評估向董事會傳達監察結果的程度及頻密次數，以及於本集團的風險管理實踐及內部監控上考慮任何調查結果以及考慮董事會對有關調查結果的回應。審核委員會就預算及資源充足程度、員工資格及經驗以及本集團內部審核、會計及財務申報職能的培訓計劃質量進行年度審閱。

The Group's system of internal controls which includes a defined management structure with limit of authority is designed to help the achievement of business objectives, safeguard assets against unauthorized use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for external publication, and ensure compliance with relevant legislation and regulations. The system is designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in the operational systems for the achievement of the Group's objectives.

The Group also regulates the handling and dissemination of inside information and procedures are in place for the handling of confidential commercial information to ensure that inside information remains confidential until the disclosure of such information is approved, and its dissemination effectively made.

The main features of the Group's risk management and internal controls systems are illustrated below:



The Group has established an organizational structure with defined levels of responsibility and reporting procedures. Monthly management accounts are available for review of the senior management and the Board (in a concise format of a Monthly Report) for monitoring the Group's financial and operating results. The management, supported by the operation units and the internal audit team, are responsible for formulating, implementing and monitoring sound risk management and internal control systems, and reporting to the Board and the audit committee on the result of risk assessment, as well as the assessment on the effectiveness of risk management and internal control systems.

The internal audit provides an independent appraisal on the adequacy and effectiveness of the Group's risk management and internal control systems. The yearly internal audit plan is derived based on the assessed risk of the Group's major operations and business and, taking into account also result of internal audit activities conducted in the preceding period, are reported to the audit committee for approval. In addition to its scheduled internal audit works, the internal audit team may be requested to conduct other review or investigative work. The results of internal audit reviews and agreed management action plans in response to recommendations of the internal audit are reported to the executive director and audit committee periodically. The internal audit also follows up with management regarding the implementation of the agreed action plans to ensure that operation procedures and internal controls are continuously enhanced.

本集團的內部監控系統包括界定管理架構及相關的權限，以協助集團達至業務目標、保管資產以防未經授權使用或處理、確保適當的會計記錄得以保存並可提供可靠的財務資料供內部使用或對外發放，並確保符合相關法例及規例。上述監控系統旨在合理(但並非絕對)保證並無重大失實陳述或損失，並管理(但並非完全消除)營運系統失誤及達致本集團之目標。

本集團亦規範內幕消息的處理及傳播，並設有處理機密商業資料的程序，以確保內幕消息在有關資料獲披露及有效傳播前維持機密。

本集團風險管理及內部監控系統的主要特點說明如下：

董事會已建立責任及申報程序明確的組織架構。每月管理賬目可供高級管理層及董事會查閱(以月報報告的簡潔格式)，以監察本集團的財務及營運業績。由營運單位及內部審核團隊支援的管理層負責制訂、實施及監察穩健的風險管理及內部監控系統，並向董事會及審核委員會報告風險評估以及風險管理及內部監控系統有效性的結果。

內部審核提供對本集團風險管理及內部監控系統的充足程度及有效性之獨立評估。年度內部審核計劃乃基於本集團主要營運及業務的經評估風險，並計及於上一期間進行的內部審核結果，向審核委員會報告以供批准。除其計劃內部審核工作外，內部審核團隊可能被要求進行其他審閱或調查工作。內部審核審閱結果及因應內部審核建議的協定管理行動計劃定期向執行董事及審核委員會報告。內部審核亦就實施協定行動計劃與管理層跟進，以確保營運程序及內部監控得以持續提升。

In addition to the assessment and review of risk management and internal controls undertaken internally, the half-yearly review and annual audit conducted by our external auditors, aim to provide assurance that the Group's financial statements are prepared in accordance with generally accepted accounting principles, the Group's accounting policies and applicable laws, rules and regulations, will also provide to certain extent independent checks on the Group's internal controls system.

For the year ended 31 December, 2016, management has conducted reviews during the year (before and after the separate listing of the Company's shares on the Stock Exchange) on the effectiveness of the risk management and internal control systems covering all material aspects related to financial, operational and compliance controls, various functions for risk management and security of physical and information systems. The audit committee had been reported during the audit committee meetings of key findings identified by internal auditors and external auditors and discussed findings and actions or measures taken in addressing those findings relating to the Group's risk management and internal controls. No material issues on the risk management and internal controls system have been identified during the year ended 31 December 2016 and no significant areas of concern which might require rectification works or affect our stakeholders, including our shareholders. The Board and its audit committee considered the risk management and internal control system to be effective and adequate, including the adequacy of resources, staff qualifications and experience, training and budget of its accounting, internal audit and financial reporting functions.

Commitment to Transparency

The Board emphasizes in creating and maintaining a high level of transparency through timely disclosure of relevant information on the Group's business and activities to the shareholders, investors, media and investing public, through regular press releases, analysis's briefings, press conferences, as well as timely updating of the Company's website. Our executive director and management, who look after the business operation, are committed to respond to enquiries from regulators, shareholders and business partners.

Investors' Relations and Communication with Shareholders

The Company regards high quality reporting as an essential element in building successful relationships with its shareholders. The Company always seeks to provide relevant information to existing and potential investors, not only to comply with the different regulatory requirements in force but also to enhance transparency and communications with the shareholders and the investing public. This is part of a continuous communication program that encompasses meetings and relevant announcements to the market in addition to periodic written reports in the form of preliminary results announcement and the publication of interim and annual reports. The forthcoming annual general meeting of the Company also provides an opportunity for communication between the Board and the shareholders.

除內部進行風險管理及內部監控評估及審閱外，半年度審閱及年度審核由外聘核數師進行，旨在保證本集團的財務報表根據公認會計原則編製，本集團的會計政策及適用法律、規則及規例亦將會提供以對本集團的內部監控系統進行若干程度獨立檢查。

截至二零一六年十二月三十一日止年度，管理層於年內(本公司股份於聯交所獨立上市前後)檢討風險管理及內部監控制度之成效，該制度涵蓋一切有關財務、營運及合規監控、風險管理工作以及實際及資訊系統保安等重要層面。內部核數師及外聘核數師於審核委員會會議向審核委員會匯報有關本集團風險管理及內部監控之主要發現，並就有關發現所採取之行動或措施作過討論。截至二零一六年十二月三十一日止年度內，並無重大的內部監控問題及重大關注事宜須予重大糾正或影響我們的持份者，包括股東。董事會及其審核委員會認為風險管理及內部監控系統有效及充足，包括資源充足程度、員工資格及經驗、其會計、內部審核及財務申報職能的培訓及預算。

提高企業透明度

董事會著重透過定期新聞發佈、分析員簡介、記者招待會、適時更新公司網站，向股東、投資者、媒體及公眾投資人士適時披露本集團的業務及相關資料，以締造及維持高透明度。執行董事及負責業務運作的管理層樂意對監管機構、股東及業務夥伴提出之查詢作積極回應。

投資者關係及與股東之溝通

本公司認為高質素的匯報為與股東成功建立關係之重要元素。本公司一直致力向現有及潛在投資者提供有關資料，所提供資料不單符合不同的生效監管規定，亦同時提高透明度及加強與股東及公眾投資者之溝通。持續的溝通除以初步業績公告以及按中期報告及年報形式定期刊發報告書外，還包括舉行會議及向市場作出有關公告。本公司即將舉行之股東週年大會亦為董事會及股東提供一個溝通渠道。

In addition, the Company also maintains a corporate website on which comprehensive information about the Group is made available on a timely basis. Regular meetings are also held with institutional investors and research analysts to provide them with timely updates on the Group's latest business developments which are not inside information (as defined under the Listing Rules) in nature. These activities will keep the public informed of the Group's activities and foster effective communications.

The Group also participated in investment conferences and forums during the Review Period in order to enhance the awareness of the investing public of the Group's business operations and development strategies.

The Company is committed to ensuring that it is fully complied with disclosure obligations stipulated in the Listing Rules and other applicable laws and regulations, and that all shareholders and potential investors have an equal opportunity to receive and obtain externally available information released by the Group.

Shareholders' Rights

Pursuant to Article 58 of the articles of association of the Company, any one or more shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the company secretary of the Company, to require an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition; and such meeting shall be held within two (2) months after the deposit of such requisition. If within twenty-one (21) days of such deposit the Board fails to proceed to convene such meeting the shareholder(s) himself (themselves) may do so in the same manner, and all reasonable expenses incurred by the shareholder(s) as a result of the failure of the Board shall be reimbursed to the shareholder(s) by the Company.

The above written requisition shall be addressed to the Company's head office at 20th Floor, East Point Centre, 555 Hennessy Road, Causeway Bay, Hong Kong.

The procedures regarding proposing a person for election as a director are set out under the "Investor Relations" on the homepage of the Company's website.

Shareholders may at any time send their enquiries to the Board in writing through the company secretary whose contact details are as follows:

Company Secretary
Lifestyle China Group Limited
20th Floor, East Point Centre
555 Hennessy Road
Causeway Bay, Hong Kong

Fax: (852) 2838 2030
Email: info@lifestylechina.com.hk

Constitutional Documents

During the Review Period, the Company has not made any changes to its memorandum and articles of association.

再者，本公司亦設有公司網站，定時提供有關本集團之全面資料。本公司亦定期與機構投資者及證券分析員會面，以提供有關本集團業務之最新發展及非內幕消息(定義見上市規則)。該等活動可讓公眾得知本集團業務狀況，並促進有效溝通。

本集團於回顧期間亦出席投資會議及論壇，以提高公眾投資者對本集團業務運作及發展策略之認識。

本公司致力確保全面遵守上市規則及其他適用法例與法規訂明之披露責任，而全體股東及潛在投資者均同樣可獲得及取得本集團公佈之公開資料。

股東權益

根據本公司組織章程細則第58條，任何一名或多名股東於存放請求書之日持有在本公司股東大會上具有表決權利之本公司繳足資本不少於十分之一，於任何時間均有權向董事會或本公司之公司秘書發出書面請求，要求董事會召開股東特別大會，以處理請求書指明之任何事項；而大會須在存放請求書後兩(2)個月內舉行。如在存放後二十一(21)日內，董事會未能著手召開大會，股東可親自以同樣方式召開大會，本公司須向股東付還股東因董事會未能召開大會而招致之所有合理費用。

以上之書面要求須送交本公司之總辦事處，地址為香港銅鑼灣軒尼詩道555號東角中心20樓。

提名一位人士推選為董事之程序，請參照本公司網頁內「投資者關係」之部份。

股東可於任何時間以書面形式透過公司秘書向董事會提出疑問，聯絡詳情如下：

公司秘書
利福中國集團有限公司
香港銅鑼灣
軒尼詩道555號
東角中心20樓

傳真：(852) 2838 2030
電郵：info@lifestylechina.com.hk

組織章程文件

於回顧期間，本公司沒有對其組織章程大綱及細則作出任何更改。

Profile of Directors

董事簡介

Executive Director

Mr. Lau Luen Hung, Thomas (BA, MBA) **Chairman and Chief Executive Officer**

Mr. Lau, aged 63, joined the Company in January 2016. He is the Chairman, chief executive officer, and is also director of certain subsidiaries and associated companies of the Company. Mr. Lau is also the chairman and a non-executive director of Lifestyle International Holdings Limited and Lifestyle Properties Development Limited, both being companies listed on the Stock Exchange. Mr. Lau is a member of the Chinese People's Political Consultative Conference Shanghai Committee and a member of the board of directors of the Shanghai Jiao Tong University, the PRC.

Non-executive Director

Ms. Chan Chor Ling, Amy

Ms. Chan, aged 55, joined the Company in March 2016. She has over 20 years of experience in corporate management. Ms. Chan holds a degree of Master of Business Administration from University of Leicester, the United Kingdom and a degree of Bachelor of Laws from University of Wolverhampton, the United Kingdom.

Independent Non-executive Directors

Ms. Cheung Mei Han

Ms. Cheung, aged 51, joined the Company in June 2016. Ms. Cheung is a practicing solicitor in Hong Kong. She holds a degree of Bachelor of Laws of the University of London and a Postgraduate Certificate in Laws of The University of Hong Kong. She is also an associate member of the Institute of Chartered Secretaries and Administrators and the Hong Kong Institute of Chartered Secretaries. Ms. Cheung has more than 25 years of experience in the company secretarial sector. She has pursued the legal career in the past 10 years and is currently a solicitor of S.Y. Wong & Co, a law firm in Hong Kong.

Mr. Cheung Yuet Man, Raymond

Mr. Cheung, aged 62, joined the Company in June 2016. Mr. Cheung is an entrepreneur and has over 10 years of experience in the department store industry. He also has over 20 years of experience in the textile and garment manufacturing industries and served as a director of the 15th Board of Directors of the Federation of Hong Kong Garment Manufacturers in the year of 1992.

Mr. Lam Kwong Wai

Mr. Lam, aged 61, joined the Company in June 2016. Mr. Lam serves as an executive director, the group financial controller and the company secretary of Chinese Estates Holdings Limited, a company listed on the Stock Exchange. He has over 38 years of experience in auditing, finance and accounting industries. Mr. Lam is a Certified Public Accountants (Practising) and holds a degree of Master of Business Administration from the University of Warwick, United Kingdom.

執行董事

劉鑾鴻先生 (BA, MBA) **主席兼首席執行官**

劉先生現年63歲，於二零一六年一月加盟本公司。彼為本公司之主席兼首席執行官以及若干附屬公司及聯營公司之董事。劉先生亦為利福國際集團有限公司及利福地產發展有限公司(均為聯交所上市公司)之主席及非執行董事。劉先生為中國人民政治協商會議上海市委員會委員及中國上海交通大學董事會成員。

非執行董事

陳楚玲小姐

陳小姐現年55歲，於二零一六年三月加盟本公司。彼擁有逾20年企業管理經驗。陳小姐持有英國萊斯特大學(University of Leicester)工商管理碩士學位及英國伍爾弗漢普頓大學(University of Wolverhampton)法學士學位。

獨立執行董事

張美嫻小姐

張小姐現年51歲，於二零一六年六月加盟本公司。張小姐為香港執業律師。彼持有倫敦大學頒發法律學士學位及香港大學頒發法學專業證書。彼亦為特許秘書及行政人員工會及香港特許秘書工會會員。張小姐於公司秘書方面積累逾25年經驗。彼過去10年於香港從事法律職業，目前為黃倩儀律師事務所律師。

張悅文先生

張先生現年62歲，於二零一六年六月加盟本公司。張先生為企業家及擁有逾10年百貨業經驗。彼亦擁有逾20年紡織及成衣製造業經驗，並於一九九二年擔任香港製衣業總商會第十五屆董事會董事。

林光蔚先生

林先生現年61歲，於二零一六年六月加盟本公司。林先生擔任Chinese Estates Holdings Limited(華人置業集團)(為聯交所上市公司)執行董事、集團財務總監及公司秘書。彼於審計、財務及會計業積累逾38年經驗。林先生為執業會計師，持有英國華威大學工商管理學碩士學位。

Directors' Report

董事會報告

The board of directors ("Board") of the Company present their annual report and the audited consolidated financial statements for the year ended 31 December 2016.

Principal Activities

The Company acts as an investment holding company and the principal activities of its subsidiaries are the operation of department stores and supermarket business in the PRC and restaurant business.

Particulars of the Company's principal subsidiaries are set out in note 38 to the consolidated financial statements.

Results and Appropriations

The results of the Group for the year ended 31 December 2016 are set out in the consolidated statement of profit or loss and other comprehensive income on page 54.

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

Business Review

A review of the business of the Group for the year ended 31 December 2016, comprising the discussion of the future business development and the principal risks and uncertainties facing the Group, are set out in the "Chairman's Statement" and "Management Discussion and Analysis" on pages 4 to 5 and pages 6 to 12 of this annual report.

An analysis of the Group's performance during the year using financial key performance indicators is provided in the "Group Financial Summary" on page 123. No important event affecting the Group has occurred since the end of the financial year under review.

Discussions on the Group's environmental policies and performance, relationships with key stakeholders, and compliance with the relevant laws and regulations are contained in the "Environmental, Social and Governance Report" on pages 13 to 28 of this annual report.

Shares

Details of movements during the period from 4 January 2016 (date of incorporation) to 31 December 2016 in the shares of the Company are set out in note 29 to the consolidated financial statements.

Debentures

The Group has not issued any debentures during the year.

Equity-linked Agreements

The Group has not entered into any equity-linked agreements during the year.

Distributable Reserves

Details of distributable reserves of the Company are set out in note 39 to the consolidated financial statements.

本公司董事會（「董事會」）謹此提呈其年報及截至二零一六年十二月三十一日止年度之經審核綜合財務報表。

主要業務

本公司為一間投資控股公司，其附屬公司之主要業務為於中國經營百貨店及超市業務以及餐廳業務。

本公司主要附屬公司詳情載於綜合財務報表附註38。

業績及分配

本集團截至二零一六年十二月三十一日止年度之業績載於第54頁綜合損益及其他全面收益表。

董事會不建議派付截至二零一六年十二月三十一日止年度之末期股息。

業務回顧

本集團截至二零一六年十二月三十一日止年度之業務回顧包括對未來業務發展以及本集團所面臨主要風險及不明朗因素的討論，載於本年報第4至5頁及第6至12頁之「主席報告」及「管理層討論及分析」。

採用財務表現關鍵指標對本集團於年內表現的分析載於第123頁「集團財務摘要」。自回顧財政年度結束以來並無發生影響本集團重要事件。

有關本集團環境政策及表現、與主要持份者的關係及相關法律及法規合規事宜的討論載於本年報第13至28頁之「環境、社會及管治報告」。

股份

本公司股份自二零一六年一月四日（註冊成立日期）至二零一六年十二月三十一日之變動詳情載於綜合財務報表附註29。

債權證

本集團於年內並無發行任何債權證。

股票掛鈎協議

本集團於年內並無訂立任何股票掛鈎協議。

可供分派儲備

本公司之可供分派儲備之詳情載於綜合財務報表附註39。

Pre-emptive Rights

There are no provisions for pre-emptive rights under the Company's articles of association although there are no restrictions against such rights under the laws in the Cayman Islands.

Major Suppliers and Customers

The Group is principally involved in retail business which consists of direct sales and sales under concessionaire arrangement. During the year, less than 30.0% of the Group's turnover were attributed by the Group's five largest customers and 38.9% of the Group's purchase were attributed by the Group's five largest suppliers in respect of our direct sales and approximately 10.8% of the Group's purchases were attributed by the largest supplier.

To the knowledge of the directors, none of the directors, their close associates or any shareholders who owned more than 5% of the number of issued shares had interest in any of the five largest suppliers of the Group.

Management Contracts

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

Donations

During the year, the Group made charitable and other donations amounting to approximately HK\$1.0 million.

Directors

The directors of the Company since 4 January 2016 (date of incorporation) and up to the date of this report were:

Executive Director

Mr. Lau Luen Hung, Thomas (Chairman and Chief Executive Officer)
(appointed on 4 January 2016)

Non-executive Director

Ms. Chan Chor Ling, Amy (appointed on 17 March 2016)

Independent Non-executive Directors

Ms. Cheung Mei Han (appointed on 24 June 2016)
Mr. Cheung Yuet Man, Raymond (appointed on 24 June 2016)
Mr. Lam Kwong Wai (appointed on 24 June 2016)

In accordance with Article 83(3) of the articles of association of the Company, all directors will retire from office by rotation at the forthcoming annual general meeting and, all being eligible, offer themselves for re-election.

None of the directors proposed for re-election at the forthcoming annual general meeting has a service contract which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

優先購買權

儘管開曼群島法例並無有關優先購買權之限制，惟本公司之組織章程細則並無限制有關權利之條文。

主要供應商及客戶

本集團主要通過自營及專櫃從事零售業務。年內，本集團少於30.0%營業額來自五大客戶及本集團採購額38.9%來自自營業務的五大供應商，而採購額約10.8%來自最大供應商。

就董事所知，董事、彼等各自的聯繫人或擁有本公司已發行股份5%或以上的股東概無擁有本集團五大供應商任何權益。

管理合約

年內，本公司並無就整體業務或任何重要業務之管理或行政工作簽訂或存有任何合約。

捐款

年內，本集團作出之慈善及其他捐款約為1,000,000港元。

董事

自二零一六年一月四日起(註冊成立日期)及直至本報告日期，本公司董事如下：

執行董事

劉鑾鴻先生(主席兼首席執行官)
(於二零一六年一月四日獲委任)

非執行董事

陳楚玲小姐(於二零一六年三月十七日獲委任)

獨立非執行董事

張美嫻小姐(於二零一六年六月二十四日獲委任)
張悅文先生(於二零一六年六月二十四日獲委任)
林光蔚先生(於二零一六年六月二十四日獲委任)

根據本公司之組織章程細則第83(3)條規定，所有董事將於應屆股東週年大會上輪值退任，而所有董事均合資格並願意重選連任。

概無擬於應屆股東週年大會重選連任之董事訂有本集團不作賠償(法定賠償除外)則不可於一年內終止之服務合約。

Directors' and Chief Executive's Interests in Shares, Underlying Shares and Debentures

As at 31 December 2016, the directors' and the chief executive's interests and 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 Securities and Futures Ordinance ("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 of Hong Kong Limited ("Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") as set out in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules") were as follows:

Long position in shares of the Company

Name of director	Nature of interest	Number of shares held	Percentage of issued shares 佔已發行股份之百分比
董事姓名	權益性質	持有股份數目	
Mr. Lau Luen Hung, Thomas ("Mr. Thomas Lau") 劉鑾鴻先生 (「劉鑾鴻先生」)	Beneficial owner 實益擁有人	66,051,460	4.12%
	Interest of controlled corporations (Note 1) 受控制法團權益(附註1)	540,000,000	33.70%
	Interest of controlled corporations (Note 2) 受控制法團權益(附註2)	222,350,332	13.87%
Ms. Chan Chor Ling, Amy 陳楚玲小姐	Beneficial owner 實益擁有人	297,000	0.02%

Notes:

- United Goal Resources Limited ("United Goal") holds 540,000,000 shares. United Goal is ultimately owned as to 80% by Mr. Thomas Lau through Asia Prime Assets Limited ("Asia Prime") and as to 20% by certain family members of Mr. Lau Luen Hung, Joseph. By virtue of the SFO, Mr. Thomas Lau is deemed to be interested in the same parcel of shares in which United Goal is interested.
- Dynamic Castle Limited ("Dynamic Castle"), which is wholly-owned by Mr. Thomas Lau, holds 222,350,332 shares. By virtue of the SFO, Mr. Thomas Lau is deemed to be interested in the same parcel of shares held by Dynamic Castle.

Save as disclosed above, as at 31 December 2016, none of the directors or chief executive of the Company had any interests or short positions in the shares, underlying shares or 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 which are required to be notified to the Company and the Stock Exchange pursuant to the Model Code. None of the directors and chief executive had any interest in, or had been granted any right to subscribe for the securities of the Company and its associated corporations (within the meaning of Part XV of the SFO) or had exercised any such right during the period under review.

董事及最高行政人員於股份、相關股份及債權證之權益

於二零一六年十二月三十一日，各董事及最高行政人員於本公司或其任何之相聯法團(按《證券及期貨條例》(「證券及期貨條例」)第XV部所界定者)之股份、相關股份及債權證中持有根據證券及期貨條例第352條規定記錄於須置存之登記冊內或根據香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)附錄十所載之《上市發行人董事進行證券交易的標準守則》(「標準守則」)須知會本公司及聯交所之權益及淡倉載列如下：

本公司股份之好倉

Name of director	Nature of interest	Number of shares held	Percentage of issued shares 佔已發行股份之百分比
董事姓名	權益性質	持有股份數目	
Mr. Lau Luen Hung, Thomas ("Mr. Thomas Lau") 劉鑾鴻先生 (「劉鑾鴻先生」)	Beneficial owner 實益擁有人	66,051,460	4.12%
	Interest of controlled corporations (Note 1) 受控制法團權益(附註1)	540,000,000	33.70%
	Interest of controlled corporations (Note 2) 受控制法團權益(附註2)	222,350,332	13.87%
Ms. Chan Chor Ling, Amy 陳楚玲小姐	Beneficial owner 實益擁有人	297,000	0.02%

附註：

- United Goal Resources Limited (「United Goal」) 持有 540,000,000 股股份。United Goal 由劉鑾鴻先生通過 Asia Prime Assets Limited (「Asia Prime」) 擁有 80% 股份權益及由劉鑾鴻先生若干家族成員擁有 20% 股份權益。根據證券及期貨條例，劉鑾鴻先生被視為擁有 United Goal 所擁有的相同股份權益。
- 由劉鑾鴻先生全資擁有之 Dynamic Castle Limited (「Dynamic Castle」) 持有 222,350,332 股股份。根據證券及期貨條例，劉鑾鴻先生被視為擁有 Dynamic Castle 所持有的相同股份權益。

除上文所披露者外，於二零一六年十二月三十一日，本公司董事及最高行政人員概無持有根據證券及期貨條例第352條規定記錄於須置存之登記冊內或根據標準守則須知會本公司及聯交所之本公司或其任何相聯法團(按證券及期貨條例第XV部所界定者)之任何股份、相關股份或債權證的權益或淡倉。於回顧期間，各董事及最高行政人員概無擁有或獲授任何可認購本公司及其相聯法團(按證券及期貨條例第XV部所界定者)證券之權利，亦無行使任何該等權利。

Interests of Shareholders Discloseable under the SFO

As at 31 December 2016, the following persons (other than a director or the chief executive of the Company) had an interest or short position in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO or notified to the Company:

Long position in shares of the Company

Name	Nature of interest	Number of Shares held	Percentage of issued shares
名稱	權益性質	持有股份數目	佔已發行股份之百分比
United Goal	Beneficial owner (Notes 1 and 2) 實益擁有人(附註1及2)	540,000,000	33.70%
Asia Prime	Interest of controlled corporation (Notes 1 and 2) 受控制法團權益(附註1及2)	540,000,000	33.70%
Dynamic Castle	Beneficial owner (Note 2) 實益擁有人(附註2)	222,350,332	13.87%
Qatar Investment Authority	Interest of controlled corporations (Note 3) 受控制法團權益(附註3)	371,122,958	23.16%
FMR LLC	Investment manager 投資經理	110,291,500	6.88%

Notes:

- Asia Prime, a company wholly-owned by Mr. Thomas Lau, holds 80% of the entire issued share capital of United Goal. By virtue of the SFO, Asia Prime is deemed to be interested in the same parcel of shares comprising 540,000,000 shares in which United Goal is interested as beneficial owner.
- Mr. Thomas Lau is a director of United Goal and is also the sole director of Asia Prime and Dynamic Castle.
- Bellshill Investment Company is a wholly-owned subsidiary of Qatar Holding LLC, which in turn is wholly-owned by Qatar Investment Authority. By virtue of the SFO, Qatar Holding LLC and Qatar Investment Authority are deemed to be interested in the same parcel of shares comprising 371,122,958 shares held by Bellshill Investment Company as beneficial owner.

Save as disclosed above, the Company has not been notified by any person (other than a director or the chief executive of the Company) who had an interest or short position in the shares or underlying shares of the Company as at 31 December 2016 which were recorded in the register required to be kept under Section 336 of the SFO or notified to the Company.

Arrangements to Purchase Shares or Debentures

At no time during the year was the Company, its holding company, or any of its subsidiaries or fellow subsidiaries, a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

根據證券及期貨條例須予披露之股東權益

於二零一六年十二月三十一日，下列人士(不包括本公司董事或最高行政人員)於本公司之股份及相關股份中持有根據證券及期貨條例第336條規定記錄於須置存之登記冊內或知會本公司之權益或淡倉載列如下：

本公司股份之好倉

Name	Nature of interest	Number of Shares held	Percentage of issued shares
名稱	權益性質	持有股份數目	佔已發行股份之百分比
United Goal	Beneficial owner (Notes 1 and 2) 實益擁有人(附註1及2)	540,000,000	33.70%
Asia Prime	Interest of controlled corporation (Notes 1 and 2) 受控制法團權益(附註1及2)	540,000,000	33.70%
Dynamic Castle	Beneficial owner (Note 2) 實益擁有人(附註2)	222,350,332	13.87%
Qatar Investment Authority	Interest of controlled corporations (Note 3) 受控制法團權益(附註3)	371,122,958	23.16%
FMR LLC	Investment manager 投資經理	110,291,500	6.88%

附註：

- Asia Prime由劉鑾鴻先生全資擁有，其持有United Goal全部已發行股本之80%。根據證券及期貨條例，Asia Prime被視為於United Goal實益擁有的540,000,000股股份中擁有相同權益。
- 劉鑾鴻先生為United Goal之董事以及為Asia Prime及Dynamic Castle之唯一董事。
- Bellshill Investment Company為Qatar Holding LLC的全資附屬公司，而後者則由Qatar Investment Authority全資擁有。根據證券及期貨條例，Qatar Holding LLC及Qatar Investment Authority均被視為擁有Bellshill Investment Company以實益擁有人身份所持有的相同371,122,958股股份權益。

除上文所披露者外，概無任何人士(本公司董事或最高行政人員除外)向本公司通知其於二零一六年十二月三十一日持有根據證券及期貨條例第336條規定記錄於須置存之登記冊內或知會本公司之本公司股份或相關股份的權益或淡倉。

購買股份或債權證之安排

於年內任何時間，本公司、其控股公司或其任何附屬公司或同系附屬公司概無訂立任何安排，致使本公司董事藉收購本公司或任何其他法人團體股份或債權證而獲益。

Directors' Interests in Transactions, Arrangements and Contracts

Save as disclosed under the section "Continuing Connected Transactions" below, no transactions, arrangements or contracts of significance to which the Company or any of its subsidiaries was a party and in which a director of the Company or any entities connected with the director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Non-Competition Undertaking

In connection with the spin-off of the Group from Lifestyle International Holdings Limited ("Lifestyle International"), the Company entered into a deed of non-competition dated 24 June 2016 with Lifestyle Properties Development Limited ("Lifestyle Properties") to provide undertakings on terms similar to those given by Lifestyle International to Lifestyle Properties.

The Company has provided written confirmation to Lifestyle Properties that it has complied with the terms of the non-competition undertakings ("Non-Competition Undertakings") given in favour of Lifestyle Properties during the period from 15 July 2016 ("Listing Date") to 31 December 2016.

Details of the Non-Competition Undertakings are set out in the section headed "Relationship with our Controlling Shareholders and the Lifestyle Group" of the listing document issued by the Company dated 30 June 2016 ("Listing Document").

Continuing Connected Transactions

The following transactions constituted non-exempt continuing connected transactions of the Company ("Continuing Connected Transactions") under the Listing Rules during the period from the Listing Date to 31 December 2016.

1. Tenancy Agreements

Transaction Party within the Group 本集團交易方	Name of Counter Party 交易對方名稱	Date of agreement 協議日期	Terms 年期	Premises 物業	Annual caps for the period (HK\$'000) 期內年度上限(千港元)	Amount paid/ payable for the period (HK\$'000) 期內已付/應付金額(千港元)
(i) Shanghai Ongoing Department Store Limited ("Shanghai Ongoing"), a company owned of 65% by the Company 上海久光百貨有限公司(「上海久光」), 本公司擁有65%股權的公司	上海九百城市廣場有限公司 ("Shanghai Joinbuy"), a company owned of 50% by the Company (Note 1) 上海九百城市廣場有限公司(「上海九百」), 本公司擁有50%股權的公司(附註1)	26 November 2004	1 October 2004 to 30 September 2024	Entire building of Shanghai Joinbuy City Plaza (上海久百城市廣場)	(a) Rental Fee: 94,866 (b) Management Fee: 25,026	(a) Rental Fee: 93,322 (b) Management Fee: 22,442
(ii) Global Top Limited, a wholly-owned subsidiary of the Company 世高有限公司, 本公司的全資附屬公司	Congenial Company Limited (Notes 2 and 3) Congenial Company Limited (附註2及3)	10 June 2016	1 June 2016 to 31 December 2018	Portion of 22nd Floor, East Point Centre, 555 Hennessy Road, Causeway Bay, Hong Kong 香港銅鑼灣軒尼詩道555號東角中心部分22樓樓面	6,500	5,864

董事於交易、安排及合約之權益

除下文「持續關連交易」一節所披露外，本公司董事或與董事有關連的任何實體概無於本公司或其任何附屬公司所訂立且於本年度年結日或年內任何時間仍然生效之重大交易、安排或合約中，直接或間接擁有重大權益。

不競爭承諾

就本集團從利福國際集團有限公司(「利福國際」)分拆，本公司與利福地產發展有限公司(「利福地產」)於二零一六年六月二十四日訂立不競爭契據，以提供與利福國際給予利福地產的條款相似者的承諾。

本公司已向利福地產提供書面確認，於二零一六年七月十五日(「上市日期」)至二零一六年十二月三十一日期間，其已遵守以利福地產為受益人的不競爭承諾(「不競爭承諾」)承諾。

有關不競爭承諾的詳情載於本公司刊發日期為二零一六年六月三十日的上市文件(「上市文件」)「與我們的控股股東及利福集團之關係」一節。

持續關連交易

於上市日期至二零一六年十二月三十一日期間，根據上市規則，本集團之下列交易構成不獲豁免持續關連交易(「持續關連交易」)。

1. 租賃協議

2. Services Framework Agreement

Transaction Party 交易方	Name of Counter Party 交易對方名稱	Date of agreement 協議日期	Terms 年期	Nature of transaction 交易性質	Annual caps for the period (HK\$'000) 期內年度上限(千港元)	Amount paid/ payable for the period (HK\$'000) 期內已付/應付金額(千港元)
The Company	Lifestyle Properties (Notes 2 and 4)	6 June 2016	14 July 2016 to 31 December 2018	Provision of non-exclusive property project related services in respect of property development	13,000	6,039
本公司	利福地產 (附註2及4)	二零一六年六月六日	二零一六年七月十四日至 二零一八年十二月三十一日	就地產物業發展之 非獨家物業項目提供 相關服務	13,000	6,039

Notes:

- Shanghai Ongoing is owed as to 5% by 上海九百(集團)有限公司("Joinbuy Group") and 30% by 上海九百股份有限公司("Joinbuy Investment"). Joinbuy Group and Joinbuy Investment (whose controlling shareholder is Joinbuy Group), being substantial shareholders of Shanghai Ongoing, are connected persons of the Company. As Shanghai Joinbuy is owned as to 12% by Joinbuy Group and 38% by Joinbuy Investment. Shanghai Joinbuy is an associate of Joinbuy Investment and a connected person of the Company under the Listing Rules.
- United Goal is one of the controlling shareholders of the Company and Lifestyle International is owned as to 33.70% by United Goal. Mr. Thomas Lau, an executive director of the Company, ultimately owns 80% interest in United Goal through Asia Prime. Mr. Thomas Lau also either directly or through Dynamic Castle owns another 17.99% interest in Lifestyle International. Hence, Lifestyle International and its subsidiaries are associates of United Goal and, therefore, connected persons of the Company under the Listing Rules.
- Congenial Company Limited is a wholly-owned subsidiary of Lifestyle International, and is therefore a connected person of the Company under the Listing Rules.
- Lifestyle Properties is a non-wholly-owned subsidiary of Lifestyle International, and is therefore a connected person of the Company under the Listing Rules.

Further details of the above transactions have been set out in the section "Continuing Connected Transactions" in the Listing Document.

All the Continuing Connected Transactions above have been reviewed by the independent non-executive directors of the Company who have confirmed that for the period from the Listing Date to 31 December 2016, the Continuing Connected 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 agreements governing them on terms that are fair and reasonable and in the interests of the Company's shareholders as a whole.

2. 服務框架協議

Transaction Party 交易方	Name of Counter Party 交易對方名稱	Date of agreement 協議日期	Terms 年期	Nature of transaction 交易性質	Annual caps for the period (HK\$'000) 期內年度上限(千港元)	Amount paid/ payable for the period (HK\$'000) 期內已付/應付金額(千港元)
The Company	Lifestyle Properties (Notes 2 and 4)	6 June 2016	14 July 2016 to 31 December 2018	Provision of non-exclusive property project related services in respect of property development	13,000	6,039
本公司	利福地產 (附註2及4)	二零一六年六月六日	二零一六年七月十四日至 二零一八年十二月三十一日	就地產物業發展之 非獨家物業項目提供 相關服務	13,000	6,039

附註：

- 上海久光由上海九百(集團)有限公司(「九百集團」)及上海九百股份有限公司(「九百投資」)分別擁有5%及30%股權。九百集團及九百投資(其控股股東為九百集團)均為上海久光主要股東，為本公司的關連人士。由於上海九百由九百集團及九百投資分別擁有12%及38%股權，上海九百為九百投資的聯營公司以及上市規則項下本公司的關連人士。
- United Goal為本公司其中一名控股股東，而United Goal於利福集團擁有33.70%股權。劉鑾鴻先生，為本公司執行董事，透過Asia Prime最終擁有United Goal的80%權益。劉鑾鴻先生亦直接或透過Dynamic Castle持有利福國際另外17.99%股權。因此，利福國際及其附屬公司為United Goal的聯繫人，亦因此為上市規則項下本公司的關連人士。
- Congenial Company Limited為利福國際的全資附屬公司，因此，為上市規則項下本公司的關連人士。
- 利福地產為利福國際的非全資擁有附屬公司，因此，為上市規則項下本公司的關連人士。

有關上述交易的進一步詳情已載於上市文件「持續關連交易」一節。

本公司之獨立非執行董事已審閱以上全部持續關連交易，並確認於上市日期至二零一六年十二月三十一日期間，該等持續關連交易乃(i)屬本公司日常業務中訂立；(ii)按照一般商務條款或更佳條款進行；及(iii)根據該等交易的協議條款進行，條款公平合理，並符合本公司股東的整體利益。

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 Notice 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 an unqualified letter containing its findings and conclusions in respect of the Continuing Connected Transactions in accordance with Rule 14A.56 of the Listing Rules.

To the extent the transactions disclosed above which are also related party transactions as disclosed in note 36 to the consolidated financial statements, these related party transactions constituted connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules and the Company has complied with the relevant requirements under Chapter 14A of the Listing Rules during the year. Certain related party transactions in note 36 to the consolidated financial statements constituted connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules but are exempt from shareholders' approval and disclosure and other requirements.

Directors' Interests in Competing Businesses

There was no competing business of which a director of the Company had an interest which is required to be disclosed pursuant to Rule 8.10 of the Listing Rules.

Change in Information of Directors

There is no change in directors' information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

Permitted Indemnity Provision

Pursuant to the Company's articles of association, every director shall be 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. There is appropriate directors' and officers' liability insurance coverage for the directors and officers of the Group.

Purchase, Sale or Redemption of the Company's Securities

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any listed securities of the Company during the period from the Listing Date to 31 December 2016.

Remuneration Policy

The remuneration policy of the Group is set on the basis of the employees' merit, qualifications and competence. The emoluments of the directors of the Company are reviewed by the remuneration committee, with consideration to the Company's operating results, individual performance and comparable market statistics.

本公司已聘用本公司之核數師根據香港會計師公會發出之香港核證委聘準則第3000號(經修訂)「審核或審閱過往財務資料以外的核證工作」,並參考《實務說明》第740號「關於香港《上市規則》所述持續關連交易的核數師函件」,就本集團之持續關連交易作出匯報。核數師已根據上市規則第14A.56條,就持續關連交易發出包括其發現及結論之無保留函件。

上述涵蓋之交易,亦是於綜合財務報表附註36所載之關連人士交易,該等關連人士交易構成上市規則第14A章所定義之關連交易或持續關連交易,而本公司於年內已就該等交易遵守第14A章之相關規定。於綜合財務報表附註36若干關連人士交易構成關連交易或持續關連交易,惟可獲豁免遵守上市規則第14A章之股東批准和披露及其他規定。

董事於競爭業務之權益

本公司董事並無於任何競爭業務中擁有根據上市規則第8.10條須予披露之權益。

董事資料變更

根據上市規則第13.51B(1)條之規定,並無須予披露之董事資料變更。

獲准許之彌償條文

根據本公司之組織章程細則,每位董事有權就其任期內,或因執行其職務而可能遭致或發生與此相關之一切損失或責任從本公司資產中獲得賠償。本公司已為本集團董事及高級職員購買適當的董事及高級職員責任保險作為保障。

購買、出售或贖回本公司證券

自上市日期至二零一六年十二月三十一日止期間,本公司或其任何附屬公司並無購買、出售或贖回本公司任何上市證券。

薪酬政策

本集團之薪酬政策按僱員之表現、資歷及能力而制定。本公司董事之酬金乃由薪酬委員會經考慮本公司經營業績、個別表現及比較市場數據而作出檢討及總結。

Employees

As at 31 December 2016, the Group employed a total of 1,379 employees, with 1,317 stationed in mainland China and 62 in Hong Kong. Staff costs (excluding directors' emoluments), amounted to HK\$195.1 million (2015: HK\$222.8 million) for the year. The Group ensures that the pay levels of its employees are competitive and in line with market trend and its employees are rewarded on a performance related basis within the general framework of the Group's salary and bonus system.

Sufficiency of Public Float

Based on information publicly available to the Company and within the knowledge of the directors, at least 25% of the Company's shares has been held by the public as at the date of this report.

Auditor

The consolidated financial statements for the year have been audited by Messrs. Deloitte Touche Tohmatsu ("Deloitte"). A resolution will be submitted to the forthcoming annual general meeting of the Company to reappoint Deloitte as auditor of the Company.

On behalf of the Board

Lau Luen Hung, Thomas

Chairman and Chief Executive Officer

13 March 2017

僱員

於二零一六年十二月三十一日，本集團共僱用1,379名員工，其中1,317名駐於中國內地及62名駐於香港。本年度員工成本(不包括董事酬金)為195,100,000港元(二零一五年：222,800,000港元)。本集團確保僱員薪酬水平符合市場趨勢並具競爭力，僱員之薪酬乃根據本集團之一般薪金及花紅制度因應僱員表現釐定。

足夠公眾持股量

根據本公司所獲之公開資料及據董事所知悉，於本報告日期，公眾人士最少持有本公司股份之25%。

核數師

本年度綜合財務報表已經由核數師德勤•關黃陳方會計師行(「德勤」)審核。本公司將於即將舉行之股東週年大會提呈續聘德勤為本公司核數師之決議案。

代表董事會

劉鑾鴻

主席及首席執行官

二零一七年三月十三日

Independent Auditor's Report 獨立核數師報告

Deloitte.

德勤

TO THE SHAREHOLDERS OF LIFESTYLE CHINA GROUP LIMITED

(incorporated in Cayman Islands with limited liability)

Opinion

We have audited the consolidated financial statements of Lifestyle China Group Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 54 to 122, which comprise the consolidated statement of financial position as at 31 December 2016, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

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

Basis for Opinion

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

致：利福中國集團有限公司各位股東

(於開曼群島註冊成立的有限公司)

意見

本核數師(以下簡稱「我們」)已完成審核載於第54至122頁利福中國集團有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)的綜合財務報表，此等綜合財務報表包括於二零一六年十二月三十一日的綜合財務狀況表與截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，該等綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的《香港財務報告準則》(「香港財務報告準則」)真實而中肯地反映了貴集團於二零一六年十二月三十一日的綜合財政狀況及截至該日止年度的綜合財務表現和綜合現金流量，並已遵照香港《公司條例》的披露要求妥為擬備。

意見基礎

我們已根據香港會計師公會頒佈的《香港審計準則》(「香港審計準則」)進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒佈的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

Key Audit Matters

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

Key audit matters 關鍵審計事項

Interests in associates 於聯營公司的權益

We identified the Group's share of profits and other comprehensive expense of associates and interests in associates, in particular the Beiren Group ("石家莊北國人百集團有限責任公司"), as a key audit matter due to their significance to the Group's profits for the year and the Group's net assets. 我們識別出 貴集團應佔聯營公司的溢利及其他全面支出及於聯營公司的權益，特別是石家莊北國人百集團有限責任公司(「北國人百集團」)作為關鍵審計事項，是因其對 貴集團年內的溢利和 貴集團應佔淨資產具重要性。

As disclosed in note 16 to the consolidated financial statements, the Group's share of profits and other comprehensive expense of Beiren Group amounted to approximately HK\$332.7 million for the year ended 31 December 2016 and interests in associates in respect of Beiren Group amounted to HK\$3,209.7 million as at 31 December 2016.

誠如綜合財務報表附註16所披露，貴集團截至二零一六年十二月三十一日止年度應佔之北國人百集團溢利及其他全面支出約為332,700,000港元，而於二零一六年十二月三十一日就有關北國人百集團於聯營公司的權益為3,209,700,000港元。

關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。

How our audit addressed the key audit matters 我們的審計如何對關鍵審計事項進行處理

Our procedures in relation to interests in associates in respect of Beiren Group included:
我們就有關北國人百集團於聯營公司的權益採取的程序包括：

- Identifying and assessing the risks of material misstatement of the financial information of Beiren Group, whether due to fraud or error and performing audit procedures responsive to those risks;
- 識別和評估北國人百集團財務資料是由於欺詐或錯誤而導致重大錯報的風險，以及執行對這些風險做出回應的審核程序；
- Obtaining an understanding of internal control relevant to the audit of Beiren Group in order to design audit procedures that are appropriate in the circumstances;
- 了解與審核北國人百集團相關的內部控制，從而設計適合情況的審核程序；
- Obtaining sufficient audit evidence regarding the financial information of Beiren Group as disclosed in note 16 to the consolidated financial statements;
- 就綜合財務報表附註16披露北國人百集團的財務資料獲取足夠的審核證據；
- Evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the management of Beiren Group and assessing whether the accounting policies adopted were in line with the accounting policy of the Group;
- 評估北國人百集團管理層採用的會計政策的適用性和會計估計的合理性，以及評估所採用的會計政策是否符合 貴集團的會計政策；
- Checking the computation of the share of profit and other comprehensive expense of Beiren Group prepared by the management; and
- 核查管理層編製北國人百集團應佔溢利及其他全面支出的計算方法；及
- Evaluating whether the Group's interests in associates in respect of Beiren Group were properly accounted for and appropriately disclosed in accordance with the Hong Kong Accounting Standard ("HKAS") 28 (2011) "Investments in Associates and Joint Ventures".
- 根據香港會計準則(「香港會計準則」)第28號(2011年)「對聯營公司及合資企業投資」評估 貴集團就北國人百集團於聯營公司的權益是否已妥為入賬及適當地披露。

Key audit matters**關鍵審計事項****Capitalisation and additions to construction in progress and properties under development****資本化及新增至在建工程及發展中物業**

We identified the capitalisation and additions to construction in progress ("CIP") and properties under development ("PUD") as a key audit matter due to the significance of the Group's properties development projects.

由於 貴集團物業發展項目的重要性，我們識別出資本化及新增至在建工程（「在建工程」）及發展中物業（「發展中物業」）作為關鍵審核事項。

As disclosed in notes 14 and 18 to the consolidated financial statements, the capitalisation and additions to CIP and PUD amounted to approximately HK\$368.1 million and HK\$131.9 million, respectively. The relevant accounting policies are set out in note 3 under the headings of "Property, plant and equipment", "Properties under development" and "Borrowing costs" to the consolidated financial statements.

誠如綜合財務報表附註14及18所披露，資本化及新增至在建工程及發展中物業分別約為368,100,000港元及131,900,000港元。相關會計政策載於綜合財務報表附註3「物業、廠房及設備」、「發展中物業」及「借貸成本」。

How our audit addressed the key audit matters**我們的審計如何對關鍵審計事項進行處理**

Our procedures in relation to capitalisation and additions to CIP and PUD included:

我們就資本化及新增至在建工程及發展中物業採取的程序包括：

- Obtaining an understanding of the construction progress of the Group's CIP and PUD projects by interviewing the Group's project team and external quantity surveyors;
- 通過訪問 貴集團項目團隊和外部工程測量師，了解 貴集團在建工程及發展中物業項目的施工進度；
- Obtaining an understanding and evaluating the internal control over the Group's budgeting and payments for the CIP and PUD projects;
- 了解和評估 貴集團對在建工程及發展中物業項目的預算和支付的內部控制；
- Evaluating the appropriateness of the Group's construction costs' capitalisation policy by comparing it against the accounting policies of "Property, plant and equipment" and "Properties under development" as disclosed in note 3 to the consolidated financial statements, and the reasonableness of the borrowing costs eligible for capitalisation against the accounting policy of "Borrowing costs" as disclosed in note 3 to the consolidated financial statements; and
- 通過比較 貴集團建築成本的資本化政策及綜合財務報表附註3披露的「物業、廠房和設備」及「發展中物業」的會計政策評估其適當性，以及符合資本化的借貸成本及綜合財務報表附註3披露的「借貸成本」的會計政策，評估其合理性；及
- Checking, on a sample basis, the amounts of additions and proper accruals with reference to the contracts, contractors' claim forms or invoices and quantity surveyors' certificates in respect of the CIP and PUD.
- 以抽樣基準檢查新增金額及適當應計項目，參考合約、承建商的索賠或發票以及工程測量師就在建工程及發展中物業發出的證書。

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.

其他資料

貴公司董事對其他資訊負責。其他資訊包括刊載於年報內的資訊，但不包括綜合財務報表及相關核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資訊，我們亦不對其他資訊發表任何形式的鑒證結論。

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 HKSAAs 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.

結合我們對綜合財務報表的審計，我們的責任是閱讀其他資訊，在此過程中，考慮其他資訊是否與財務報表或我們在審計過程中所瞭解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，如果我們認為其他資訊存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

董事及治理層就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的《香港財務報告準則》及香港《公司條例》的披露要求擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述的內部控制負責。

在擬備綜合財務報表時，董事負責評估 貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或停止經營，或別無其他實際的替代方案。

治理層須負責監督 貴集團財務報告過程。

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並按照我們商定的業務約定條款僅向全體成員出具包括我們意見的核數師報告。除此以外，我們的報告不可用作其他用途。我們並不就此報告之內容對任何其他人士承擔任何責任或接受任何義務。合理保證是高水準的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或匯總起來可能影響綜合財務報表使用者依賴財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

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

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

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 瞭解與審計相關的內部控制，以設計適當的審計程序，但目的並非對 貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就 貴集團內實體或業務活動的財務資訊獲取充足、適當的審計憑證，以對綜合財務報表發表意見。我們負責 貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

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

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

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

The engagement partner on the audit resulting in the independent auditor's report is Lau King Pak.

- 除其他事項外，我們與治理層溝通了計畫的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。
- 我們還向治理層提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，相關的防範措施。
- 從與治理層溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審核專案合夥人是劉勁柏。

Deloitte Touche Tohmatsu
Certified Public Accountants

Hong Kong
13 March 2017

德勤•關黃陳方會計師行
執業會計師

香港
二零一七年三月十三日

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

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

		NOTES 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Turnover	營業額	5	1,317,982	1,381,348
Cost of sales	銷售成本	5	(362,329)	(366,771)
Gross profit	毛利		955,653	1,014,577
Other income, gains and losses	其他收入、收益及虧損	6	133,189	118,249
Selling and distribution costs	銷售及分銷成本		(649,569)	(731,296)
Administrative expenses	行政開支		(134,597)	(153,237)
Investment income	投資收入	7	51,405	73,191
Share of profit of a joint venture	應佔一家合資企業溢利	17	39,837	38,040
Share of profits of associates	應佔聯營公司溢利	16	365,890	370,237
Listing expenses	上市開支		(22,285)	(2,845)
Finance costs	融資成本	8	(13,559)	(26,908)
Profit before taxation	除稅前溢利		725,964	700,008
Taxation	稅項	9	(146,553)	(142,288)
Profit for the year	本年度溢利	10	579,411	557,720
Other comprehensive expense	其他全面支出			
Items that may be reclassified subsequently to profit or loss:	隨後可能重新分類至損益之項目：			
Exchange differences arising on translation of foreign operations	換算海外業務時產生之匯兌差額		(11,365)	(48,271)
Share of exchange differences of associates	應佔聯營公司匯兌差額		(32,638)	(107,114)
Share of exchange difference of a joint venture	應佔一家合資企業匯兌差額		(3,638)	(14,136)
			(47,641)	(169,521)
Item that will not be reclassified subsequently to profit or loss	隨後不會重新分類至損益之項目：			
Exchange differences arising from translation of functional currency to presentation currency	功能貨幣換算為呈列貨幣所產生之匯兌差額		(612,591)	(331,243)
Other comprehensive expense for the year	本年度其他全面支出		(660,232)	(500,764)
Total comprehensive (expense) income for the year	本年度全面(支出)收益總額		(80,821)	56,956
Profit for the year attributable to:	本年度應佔溢利：			
Owners of the Company	本公司擁有人		323,636	305,977
Non-controlling interests	非控股權益		255,775	251,743
			579,411	557,720
Total comprehensive (expense) income attributable to:	應佔全面(支出)收益總額：			
Owners of the Company	本公司擁有人		(254,332)	(145,384)
Non-controlling interests	非控股權益		173,511	202,340
			(80,821)	56,956
Earnings per share — basic	每股盈利 — 基本	13	HK\$0.202	HK\$0.191

Consolidated Statement of Financial Position

綜合財務狀況表

At 31 December 2016 於二零一六年十二月三十一日

		NOTES 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	14	3,885,050	3,934,012
Prepaid lease payments	預付租賃款項	15	2,620,444	2,855,712
Interests in associates	於聯營公司權益	16	3,213,020	3,199,978
Interest in a joint venture	於一家合資企業權益	17	433,939	456,280
Properties under development	發展中物業	18	870,836	778,716
Deferred tax assets	遞延稅項資產	27	454	360
			11,023,743	11,225,058
Current assets	流動資產			
Inventories	存貨	19	39,549	38,090
Prepaid lease payments	預付租賃款項	15	73,142	80,204
Trade and other receivables	應收賬款及其他應收款項	20	158,669	159,211
Dividend receivable from an associate	應收一間聯營公司股息		100,918	–
Amount due from a joint venture	應收一家合資企業款項	21	33,389	35,400
Amount due from a fellow subsidiary	應收一間同系附屬公司款項	22	–	62
Financial assets at fair value through profit or loss	按公平值計入損益之 金融資產	23	84,489	–
Bank balances and cash	銀行結存及現金	24	2,213,069	2,291,965
			2,703,225	2,604,932
Current liabilities	流動負債			
Trade and other payables	應付賬款及其他應付款項	25	1,102,064	1,117,692
Amount due to a joint venture	應付一家合資企業款項	21	53,904	40,101
Amounts due to fellow subsidiaries	應付同系附屬公司款項	22	–	8,198,280
Tax payable	應繳稅項		59,191	44,361
Bank borrowings — due within one year	銀行借貸 — 一年內到期	26	157,510	152,980
			1,372,669	9,553,414
Net current assets (liabilities)	流動資產(負債)淨值		1,330,556	(6,948,482)
Total assets less current liabilities	總資產減流動負債		12,354,299	4,276,576

Consolidated Statement of Financial Position (continued) 綜合財務狀況表(續)

At 31 December 2016 於二零一六年十二月三十一日

		NOTES 附註	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Non-current liabilities	非流動負債			
Bank borrowings — due after one year	銀行借貸 — 一年後到期	26	1,049,161	888,594
Deferred tax liabilities	遞延稅項負債	27	23,908	23,922
Amount due to a non-controlling shareholder of subsidiaries	應付附屬公司一名非控股股東之款項	28	99,735	130,550
			1,172,804	1,043,066
			11,181,495	3,233,510
Capital and reserves	資本及儲備			
Share capital	股本	29	8,013	—
Reserves	儲備		9,779,135	1,913,799
Equity attributable to owners of the Company	本公司擁有人應佔權益		9,787,148	1,913,799
Non-controlling interests	非控股權益		1,394,347	1,319,711
			11,181,495	3,233,510

The consolidated financial statements on pages 54 to 122 were approved and authorised for issue by the Board of Directors on 13 March 2017 and are signed on its behalf by:

第54至122頁綜合財務報表獲董事會於二零一七年三月十三日批准及授權刊發，並由下列董事代表簽署：

Mr. Lau Luen Hung, Thomas 劉鑾鴻先生
EXECUTIVE DIRECTOR 執行董事

Ms. Chan Chor Ling, Amy 陳楚玲小姐
NON-EXECUTIVE DIRECTOR 非執行董事

Consolidated Statement of Changes in Equity

綜合權益變動表

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

		Attributable to owners of the Company 本公司擁有人應佔部分							Non-controlling interests 非控股權益	
		Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Statutory surplus reserve 法定盈餘公積金 HK\$'000 千港元 (Note 30)	Capital reserve 資本儲備 HK\$'000 千港元	Translation reserve 換算儲備 HK\$'000 千港元	Retained profits 保留溢利 HK\$'000 千港元	Total 總計 HK\$'000 千港元	Total 總計 HK\$'000 千港元	
At 1 January 2015	於二零一五年一月一日	-	-	76,121	-	442,561	1,564,025	2,082,707	1,206,121	3,288,828
Profit for the year	本年度溢利	-	-	-	-	-	305,977	305,977	251,743	557,720
Other comprehensive expense for the year	本年度其他全面支出	-	-	-	-	(451,361)	-	(451,361)	(49,403)	(500,764)
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	(451,361)	305,977	(145,384)	202,340	56,956
Dividend paid to non-controlling shareholders	已向非控股股東派付股息	-	-	-	-	-	-	-	(88,750)	(88,750)
Dividends paid (Note 12)	已派付股息(附註12)	-	-	-	-	-	(23,524)	(23,524)	-	(23,524)
Transfer of reserves	轉發儲備	-	-	4,347	-	-	(4,347)	-	-	-
At 31 December 2015	於二零一五年十二月三十一日	-	-	80,468	-	(8,800)	1,842,131	1,913,799	1,319,711	3,233,510
Profit for the year	本年度溢利	-	-	-	-	-	323,636	323,636	255,775	579,411
Other comprehensive expense for the year	本年度其他全面支出	-	-	-	-	(577,968)	-	(577,968)	(82,264)	(660,232)
Total comprehensive (expense) income for the year	本年度全面(支出)收益總額	-	-	-	-	(577,968)	323,636	(254,332)	173,511	(80,821)
Capitalisation issue (note 29(d))	資本化發行(附註29(d))	8,013	8,078,266	-	-	-	-	8,086,279	-	8,086,279
Deemed contribution from Lifestyle International (note)	視作利福國際注資	-	-	-	41,402	-	-	41,402	-	41,402
Dividend paid to non-controlling shareholders	已向非控股股東派付股息	-	-	-	-	-	-	-	(98,875)	(98,875)
Transfer of reserves	轉發儲備	-	-	10,288	-	-	(10,288)	-	-	-
At 31 December 2016	於二零一六年十二月三十一日	8,013	8,078,266	90,756	41,402	(586,768)	2,155,479	9,787,148	1,394,347	11,181,495

Note: Prior to the listing, certain loan interest payables were waived by Lifestyle International Holdings Limited ("Lifestyle International"), a former holding company of Lifestyle China Group Limited (the "Company"), and not recharged to the Company and its subsidiaries (collectively referred to as "the Group"). The amounts were recognised as deemed contribution from Lifestyle International.

附註：於上市前，利福中國集團有限公司(「本公司」)的前控股公司利福國際集團有限公司(「利福國際」)豁免本公司償還若干應付貸款利息，並無轉嫁予本公司及本公司的附屬公司(統稱「本集團」)。該款項確認為視作利福國際注資。

Consolidated Statement of Cash Flows

綜合現金流量表

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

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
OPERATING ACTIVITIES	經營業務		
Profit before taxation	除稅前溢利	725,964	700,008
Adjustments for:	經作出以下調整：		
Interest income on bank deposits	銀行存款之利息收入	(48,193)	(69,671)
Other interest income	其他利息收入	(3,884)	(3,520)
Dividend income from financial assets at fair value through profit or loss	按公平值計入損益之金融資產的股息收入	(141)	-
Change in fair value of financial assets at fair value through profit or loss	按公平值計入損益之金融資產的公平值變動	813	-
Finance costs	融資成本	13,559	26,908
Depreciation of property, plant and equipment	物業、廠房及設備折舊	130,732	145,951
Release of prepaid lease payments	預付租賃款項轉出	20,013	21,130
Loss on disposal/written off of property, plant and equipment	出售/撇減物業、廠房及設備之虧損	71	9,905
Share of profit of a joint venture	應佔一家合資企業溢利	(39,837)	(38,040)
Share of profits of associates	應佔聯營公司溢利	(365,890)	(370,237)
Write-down of obsolete inventories	滯銷存貨撇減	61	209
Impairment of other receivables	其他應收款項減值	12,947	-
Operating cash flows before movements in working capital	營運資金變動前經營現金流量	446,215	422,643
(Increase) decrease in inventories	存貨(增加)減少	(2,036)	1,315
Increase in properties under development	發展中物業增加	(83,797)	-
(Increase) decrease in trade and other receivables	應收賬款及其他應收款項(增加)減少	(12,661)	23,295
Decrease in amount due from a joint venture	應收一家合資企業款項減少	-	11,638
Decrease (increase) in amount due from a fellow subsidiary	應收一間同系附屬公司款項減少(增加)	62	(45)
Increase in amount due to a joint venture	應付一家合資企業款項增加	14,347	40,101
(Decrease) increase in amounts due to fellow subsidiaries	應付同系附屬公司款項(減少)增加	(159,479)	19,648
Increase (decrease) in trade and other payables	應付賬款及其他應付款項增加(減少)	121,632	(25,025)
Cash generated from operations	經營業務所得現金	324,283	493,570
Interest received	已收利息	46,659	70,180
Hong Kong Profits Tax paid	已繳香港利得稅	(3,051)	(2,004)
PRC Enterprise Income Tax paid	已繳中國企業所得稅	(124,332)	(154,879)
NET CASH FROM OPERATING ACTIVITIES	經營業務所得現金淨額	243,559	406,867

Consolidated Statement of Cash Flows (continued) 綜合現金流量表(續)

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

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
INVESTING ACTIVITIES	投資活動		
Dividend received from an associate	從一間聯營公司之已收股息	51,388	54,315
Dividend received from a joint venture	從一家合資企業之已收股息	38,638	37,239
Interest received from a joint venture	一家合資企業之已收利息	1,641	3,011
Interest received	已收利息	1,847	-
Dividend received from financial assets at fair value through profit or loss	從按公平值計入損益之金融資產之已收股息	141	-
Repayment from a joint venture	從一家合資企業所得還款	-	47,200
Acquisition of additional interest in an associate	購入一間聯營公司之額外股權	-	(13,360)
Purchase of property, plant and equipment	購買物業、廠房及設備	(291,853)	(641,352)
Proceeds from disposal of financial assets at fair value through profit or loss	出售按公平值計入損益之金融資產所得款	-	44,856
Purchase of financial assets at fair value through profit or loss	購買按公平值計入損益之金融資產	(85,302)	-
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款	1,384	-
NET CASH USED IN INVESTING ACTIVITIES	投資活動所用現金淨額	(282,116)	(468,091)
FINANCING ACTIVITIES	融資活動		
Advance from fellow subsidiaries	來自同系附屬公司的墊款	13,761	310,717
New bank borrowings raised	新借銀行借貸	391,524	566,109
Repayment of bank borrowings	償還銀行借貸	(166,404)	(172,790)
Repayment to non-controlling shareholders	向非控股股東還款	(23,485)	-
Dividends paid	已派付股息	-	(23,524)
Interest paid	已支付利息	(54,408)	(224,030)
Dividend paid to non-controlling shareholders	已派付給非控股股東股息	(98,875)	(88,750)
NET CASH FROM FINANCING ACTIVITIES	融資活動所得現金淨額	62,113	367,732
NET INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等價物增加淨額	23,556	306,508
Effect of foreign exchange rate difference	匯率差異之影響	(102,452)	(92,534)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	年初現金及現金等價物	2,291,965	2,077,991
CASH AND CASH EQUIVALENTS AT END OF THE YEAR	年終現金及現金等價物	2,213,069	2,291,965
ANALYSIS OF CASH AND CASH EQUIVALENTS	現金及現金等價物之分析		
Bank balances and cash	銀行結存及現金	2,213,069	2,291,965

Notes to the Consolidated Financial Statements

綜合財務報表附註

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

1. General, Reorganisation and Basis of Presentation of Consolidated Financial Statements

The Company was incorporated as an exempted company with limited liability under the Companies Law in the Cayman Islands on 4 January 2016 and its shares are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange").

In the opinion of directors of the Company, the Company's ultimate controlling party is Mr. Lau Luen Hung, Thomas, who is also an executive director of the Company.

The addresses of the office and the principal place of business of the Company are set out in section headed "Corporate Information" to this report. The Company acts as an investment holding company and the principal activities of its subsidiaries are the operation of "Jiuguang" department stores and related retailing business in the People's Republic of China (the "PRC") and restaurant business.

The functional currency of the Company is Renminbi ("RMB") while the consolidated financial statements are presented in Hong Kong dollars ("HK\$"), which the management of the Group considered is more beneficial for the users of the consolidated financial statements as the Company listed its shares on the Stock Exchange.

In preparation for the listing of the Company's shares on the Stock Exchange and pursuant to the reorganisation ("Reorganisation") as set out in the section headed "Reorganisation" to the Company's listing document dated 30 June 2016 ("Listing Document"), the Company since 23 June 2016 has become the holding company of the companies now comprising the Group. The Company's shares were listed on the Stock Exchange on 15 July 2016 ("Listing").

The companies now comprising the Group were under the common ownership and control of the same shareholders of Lifestyle International before and after the Reorganisation. As a result, the Reorganisation is regarded as a reorganisation under common control. The consolidated statement of profit or loss and other comprehensive income and the consolidated statement of cash flows which include the results and cash flows of the companies now comprising the Group have been prepared by applying the principles of merger accounting in accordance with Accounting Guideline 5 "Merger Accounting for Common Control Combinations" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") as if the current group structure upon completion of the Reorganisation has been in existence since 1 January 2015 or since their respective dates of incorporation or establishment, where this is a shorter period. The consolidated statement of financial position of the Group as at 31 December 2015 has been prepared to present the assets and liabilities of the companies now comprising the Group as if the current group structure had been in existence at that date.

1. 一般事項，重組及綜合財務報表之呈報基準

本公司於二零一六年一月四日根據開曼群島公司法註冊成立及登記為獲豁免有限公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。

本公司董事認為本公司的最終控股方為劉鑾鴻先生，其同時為本公司的執行董事。

本公司的辦事處地址及主要營業地點載於本報告的「公司資料」一節。本公司為投資控股公司，而附屬公司的主要業務為於中華人民共和國（「中國」）經營「久光」百貨店及相關零售業務以及餐廳業務。

本公司的功能貨幣為人民幣，而綜合財務報表以港元呈列，由於本公司股份於聯交所上市，本集團管理層認為此舉對綜合財務報表使用者更有利。

為籌備本公司股份於聯交所上市及根據本公司日期為二零一六年六月三十日之上市文件（「上市文件」）內「重組」一節所載重組（「重組」），本公司已自二零一六年六月二十三日起成為現組成本集團的成員公司的控股公司。本公司股份於二零一六年七月十五日在聯交所上市（「上市」）。

現組成本集團的成員公司於重組前後由相同的利福國際的股東共同擁有及控制，因此，重組被視為共同控制下的重組。載有現組成本集團的成員公司之業績及現金流量的綜合損益及其他全面收益表以及綜合現金流量表乃應用根據香港會計師公會（「香港會計師公會」）頒佈之會計指引第5號「共同控制合併之合併會計法」的合併會計原則編製，猶如目前集團架構自二零一五年一月一日以來，或自該等公司各自註冊成立或設立日期以來（以較短者為準）一直存在。編製的本集團於二零一五年十二月三十一日之綜合財務狀況表，呈列現組成本集團的成員公司之資產及負債，猶如現時集團架構於該日已存在。

2. Application of New And Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”)

Amendments to HKFRSs that are mandatorily effective for the current year

The Group has applied the following amendments to HKFRSs issued by the HKICPA for the first time in the current year:

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

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

2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)

於本年度強制生效之經修訂香港財務報告準則

本集團於本年度首次應用以下香港會計師公會頒佈之香港財務報告準則之修訂本：

香港財務報告準則第11號 (修訂本)	收購合營業務權益之會計處理
香港會計準則第1號(修訂本)	披露計劃
香港會計準則第16號及 香港會計準則第38號(修訂本)	折舊及攤銷可接受之方法澄清
香港會計準則第16號及 香港會計準則第41號(修訂本)	農業：生產性植物
香港財務報告準則第10號、 香港財務報告準則第12號及 香港會計準則第28號(修訂本)	投資實體：應用綜合入賬之例外情況
香港財務報告準則(修訂本)	香港財務報告準則年度改善 (二零一二年至二零一四年週期)

於本年度應用之經修訂香港財務報告準則對本集團於本年度及過往年度之財務表現及狀況及／或於該等綜合財務報表所載列之披露並無重大影響。

2. Application of New And Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (continued)

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 9	Financial instruments: Hedge accounting and impairment ⁵
HKFRS 15	Revenue from contracts with customers and the related amendments ¹
HKFRS 16	Leases ²
Amendments to HKFRS 2	Classification and measurement of share-based payment transactions ¹
Amendments to HKFRS 4	Applying HKFRS 9 Financial instruments with HKFRS 4 Insurance contracts ¹
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of assets between an investor and its associate or joint venture ³
Amendments to HKAS 7	Disclosure initiative ⁴
Amendments to HKAS 12	Recognition of deferred tax assets for unrealised losses ⁴

- ¹ Effective for annual periods beginning on or after 1 January 2018.
- ² Effective for annual periods beginning on or after 1 January 2019.
- ³ Effective for annual periods beginning on or after a date to be determined.
- ⁴ Effective for annual periods beginning on or after 1 January 2017.
- ⁵ The Group has early applied HKFRS 9 issued in November 2009 and revised in October 2010 regarding classification and measurement of financial assets and disclosure requirements. The Group has not yet early applied a revised version of HKFRS 9 issued in September 2014 which deals with classification and measurement, general hedge accounting and impairment which is mandatorily effective for annual periods beginning on or after 1 January 2018, with earlier application permitted.

2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

已頒布但未生效之新訂及經修訂之香港財務報告準則

本集團並無提早採用以下已頒佈但尚未生效之新訂及經修訂香港財務報告準則：

香港財務報告準則第9號	金融工具：對沖會計法及減值 ⁵
香港財務報告準則第15號	來自客戶合約之收益及相關修訂 ¹
香港財務報告準則第16號	租賃 ²
香港財務報告準則第2號(修訂本)	以股份支付交易之分類及計量 ¹
香港財務報告準則第4號(修訂本)	與香港財務報告準則第4號保險合約一併應用之香港財務報告準則第9號金融工具 ¹
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營公司或合資企業之資產出售或注入 ³
香港會計準則第7號(修訂本)	披露計劃 ⁴
香港會計準則第12號(修訂本)	確認未變現虧損之遞延稅項資產 ⁴

- ¹ 對2018年1月1日或以後開始的年度有效。
- ² 對2019年1月1日或之後開始之年度有效。
- ³ 對年度報告開始或以後的生效日期尚待確定。
- ⁴ 對2017年1月1日或之後開始之年度有效。
- ⁵ 本集團已提早應用於2009年11月頒佈及於2010年10月修訂之香港財務報告準則第9號中對金融資產之分類、計量及披露要求。然而，本集團並未提早應用於2014年9月頒佈香港財務報告準則第9號(修訂版)中對分類及計量、一般對沖會計法和減值的處理，其於2018年1月1日或之後開始之年度有效，允許提早採納。

2. Application of New And Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (continued)

HKFRS 9 “Financial instruments”

HKFRS 9 was amended in 2013 to include the new requirements for general hedge accounting. A revised version of HKFRS 9 was issued in 2014 mainly to include a) impairment requirements for financial assets and b) limited amendments to the classification and measurement requirements by introducing a “fair value through other comprehensive income” (“FVTOCI”) measurement category for certain simple debt instruments.

Key requirements of HKFRS 9 which are relevant to the Group are:

- Certain financial assets held within a business model whose objective is achieved both collecting contractual cash flows and selling financial assets should be measured at FVTOCI (unless designated at fair value through profit and loss (“FVTPL”) to eliminate or significantly reduce a measurement mismatch). This applies to assets passing the contractual cash flow characteristics assessment (which is the same test used to determine whether financial assets are measured at amortised cost). Interest revenue, foreign exchange gains and losses and impairment gains and losses shall be recognised in profit or loss with all other gains or losses (i.e. the difference between those items and the total change in fair value) being recognised in other comprehensive income. Any cumulative gain or loss recorded in other comprehensive income would be reclassified to profit and loss on derecognition, or potentially earlier if the asset is reclassified because of a change in business model. Interest income and impairment gains and losses would be recognised and measured in the same manner as for assets measured at amortised cost such that the amounts in other comprehensive income represent the difference between the amortised cost value and fair value. This results in the same information in profit or loss as if the asset was measured at amortised cost, yet the consolidated statement of financial position would reflect the instrument’s fair value.
- In relation to the impairment of financial assets, HKFRS 9 requires an expected credit loss model, as opposed to an incurred credit loss model under HKAS 39. The expected credit loss model requires an entity to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognised.

2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」

於二零一三年修訂之香港財務報告準則第9號，包括一般對沖會計法的新規定。於二零一四年頒佈香港財務報告準則第9號的經修訂版本主要加入(a)金融資產的減值規定及(b)藉為若干簡單債務工具引入透過「按公平值計入其他全面收益」計量類別，對分類及計量規定作出有限修訂。

適用於本集團之香港財務報告準則第9號的主要規定如下：

- 一個商業模式內所持有的若干金融資產目的為同時收取合約現金及出售金融資產的，應按公平值計入其他全面收益表內(除非指定以公平值計入損益「以公平值計入損益」以消除或減少顯著的計量不匹配)。這適用於資產通過合同現金流量特徵評估(相等用於確定金融資產是否以按攤銷成本計量的測試)。利息收入、匯兌收益和損失及減值損益應確認於損益與其他所有收益或損失(即那些項目和公平值變動總額之間的差額)確認被計入其他全面收益。任何計入其他全面收益內累計的收益或損失於終止確認時將重新分類至損益，或可能因為商業模式的改變，更早重新分類該資產。利息收入和減值損益將以按攤銷成本計量之金融資產同樣的方式確認及計量，以使得在其他全面收益的金額代表著攤銷成本價值與公平值之間的差額。這導致如果該資產按攤銷成本計量，損益將呈列相同資料；而綜合財務狀況表將反映工具的公平值。
- 就金融資產的減值而言，與香港會計準則第39號項下按已產生信貸虧損模式計算相反，香港財務報告準則第9號規定按預期信貸虧損模式計算。預期信貸虧損模式需要實體於每報告日將預期信貸虧損及該等信貸虧損的預期變動入賬，以反映自開始確認以來信貸風險的變動。換言之，毋須再待發生信貸事件前即可確認信貸虧損。

2. Application of New And Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (continued)

HKFRS 9 “Financial instruments” (continued)

Based on the Group’s financial instruments and risk management policies as at 31 December 2016, application of the revised version of HKFRS 9 issued in September 2014 in the future may have an impact on the measurement of the Group’s financial assets. The expected credit loss model may result in early provision of credit losses which are not yet incurred in relation to the Group’s financial assets measured at amortised cost, however, the directors of the Company do not anticipate that the impact is material to the Group’s consolidated financial statements.

HKFRS 15 “Revenue from contracts with customers”

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

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

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

2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」(續)

根據本集團於二零一六年十二月三十一日之金融工具及風險管理政策，將來應用於二零一四年九月頒佈之香港財務報告準則第9號的修訂本，可能對本集團的金融資產之計量產生影響。本公司董事預計，預期信用損失模式可能導致本集團以攤銷成本計量的金融資產尚未發生之信用損失提早撥備。然而，本公司董事預期不會對本集團綜合財務報表造成重大影響。

香港財務報告準則第15號「來自客戶合約之收益」

香港財務報告準則第15號制定一項單一全面模式供實體用作將自客戶合約所產生的收益入賬。於香港財務報告準則第15號生效後，其將取代現時載於香港會計準則第18號「收益」、香港會計準則第11號「建築合約」及相關詮釋的收益確認指引。

香港財務報告準則第15號的核心原則為實體所確認描述向客戶轉讓承諾貨品或服務的收益金額，應為能反映該實體預期就交換該等貨品或服務有權獲得的代價。具體而言，該準則引入確認收益的五個步驟：

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

2. Application of New And Amendments to Hong Kong Financial Reporting Standards (“HKFRSs”) (continued)

HKFRS 15 “Revenue from contracts with customers” (continued)

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

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

The directors of the Company anticipate that the application of HKFRS 15 in the future may result in more disclosures, however, the directors of the Company do not anticipate that the application of HKFRS 15 will have a material impact on the timing and amounts of revenue recognised in the respective reporting periods.

HKFRS 16 “Leases”

HKFRS 16 introduces a comprehensive model for the identification of lease arrangements and accounting treatments for both lessors and lessees. HKFRS 16 will supersede HKAS 17 Leases and the related interpretations when it becomes effective.

HKFRS 16 distinguishes lease and service contracts on the basis of whether an identified asset is controlled by a customer. Distinctions of operating leases and finance leases are removed for lessee accounting, and is replaced by a model where a right-of-use asset and a corresponding liability have to be recognised for all leases by lessees, except for short-term leases and leases of low value assets.

The right-of-use asset is initially measured at cost and subsequently measured at cost (subject to certain exceptions) less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at the present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications, amongst others. For the classification of cash flows, the Group currently presents upfront prepaid lease payments as investing cash flows in relation to leasehold lands for owned use while other operating lease payments are presented as operating cash flows. Under the HKFRS 16, lease payments in relation to lease liability will be allocated into a principal and an interest portion which will be presented as financing cash flows.

2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第15號「來自客戶合約之收益」(續)

根據香港財務報告準則第15號，實體於完成履約責任時(或就此)確認收益，即於特定履約責任相關的商品或服務的「控制權」轉讓予客戶時。香港財務報告準則第15號已就特定情況的處理方法加入更明確的指引。此外，香港財務報告準則第15號要求更詳盡的披露。

二零一六年，香港會計師公會頒佈對香港財務報告準則第15號的澄清，內容有關識別履約責任、委託人對代理人的考慮因素及許可授權的應用指引。

本公司董事預計將來應用香港財務報告準則第15號會引致更多披露。然而本公司董事並不預計，應用香港財務報告準則第15號會對本集團於各相關呈報期內確認收入的時間和款項有重大影響。

香港財務報告準則第16號「租賃」

香港財務報告準則第16號為識別出租人及承租人的租賃安排及會計處理引入一個全面模式。當香港財務報告準則第16號生效時，將取代香港會計準則第17號「租賃」及相關詮釋。

香港財務報告準則第16號根據所識別資產是否由客戶控制，來區分租賃及服務合約。除短期租賃及低值資產租賃外，就承租人會計處理中移除就經營租賃及融資租賃的區別，並由須就承租人的所有租賃確認使用權資產及相應負債的模式所替代。

使用權資產初步按成本計量，並隨後以成本(惟若干例外情況除外)減累計折舊及減值虧損計量，並就租賃負債任何重新計量而作出調整。租賃負債最初是以該日未支付的租賃付款現值計量。隨後，租賃負債就(其中包括)利息及租賃付款以及租賃修訂的影響作出調整。就現金流量分類而言，本集團目前就自用租賃土地呈列預付租賃付款為投資現金流量，而其他經營租賃付款則以經營現金流量呈列。根據香港財務報告準則第16號，有關租賃負債的租賃付款將分配為本金及利息部份，其將以融資現金流量呈列。

2. Application of New And Amendments to Hong Kong Financial Reporting Standards ("HKFRSs") (continued)

HKFRS 16 "Leases" (continued)

Under HKAS 17, the Group has already recognised prepaid lease payments for leasehold lands where the Group is a lessee. The application of HKFRS 16 may result in potential changes in classification of these assets depending on whether the Group presents right-of-use assets separately or within the same line item at which the corresponding underlying assets would be presented if they were owned.

In contrast to lessee accounting, HKFRS 16 substantially carries forward the lessor accounting requirements in HKAS 17, and continues to require a lessor to classify a lease either as an operating lease or a finance lease.

Furthermore, extensive disclosures are required by HKFRS 16.

As at 31 December 2016, the Group has non-cancellable operating lease commitments of HK\$1,274,668,000 as disclosed in note 31. A preliminary assessment indicates that these arrangements will meet the definition of a lease under HKFRS 16, and hence the Group will recognise a right-of-use asset and a corresponding liability in respect of all these leases unless they qualify for low value or short-term leases upon the application of HKFRS 16. In addition, the application of new requirements may result changes in measurement, presentation and disclosure as indicated above. However, it is not practicable to provide a reasonable estimate of the financial effect until the directors complete a detailed review.

The directors of the Company do not anticipate the application of the other new and amendments to HKFRSs will have material effect on the Group's financial performance and positions and/or the disclosures to the consolidated financial statements.

2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第16號「租賃」(續)

根據香港會計準則第17號，本集團已確認租賃土地(本集團為承租人)的預付租賃款項。應用香港報告準則第16號可能導致該等資產在分類上的潛在變動，取決於本集團是否單獨呈列使用權資產，或在呈列相應相關資產(若有關資產由集團擁有)的同一項目呈列。

與承租人會計處理方法相反，香港財務報告準則第16號大致保留香港會計準則第17號內出租人的會計規定，並繼續規定出租人將租賃分類為經營租賃或融資租賃。

此外，香港財務報告準則第16號亦要求較詳盡的披露。

於二零一六年十二月三十一日，如附註31所披露，本集團有不可撤銷的經營租賃承擔1,274,668,000港元。初步評估顯示該等安排將符合香港財務報告準則第16號項下租賃的定義，因此本集團將就所有租賃確認使用權資產及對應負債，除非於應用香港財務報告準則第16號時其符合低值或短期租賃。此外，應用新規定可能導致上文所述的計量、呈列及披露的變動。然而，在董事完成詳細審閱前，對財務影響作出合理估計並不切實可行。

本公司董事並未預期，應用其他新訂及經修訂香港財務報告準則將會對本集團的財務表現和狀況及/或於該等綜合財務報表所載列之披露產生重大影響。

3. Significant Accounting Policies

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for the financial assets at FVTPL that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 share-based payment, leasing transactions that are within the scope of HKAS 17 Leases, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 Inventories or value in use in HKAS 36 Impairment of assets.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

3. 主要會計政策

綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則編製。此外，綜合財務報表包括聯交所證券上市規則及香港公司條例規定之適用披露。

綜合財務報表乃根據歷史成本基準編製，誠如以下會計政策所闡釋，惟若干按公平值計入損益之金融資產則在各報告期末按公平值計量。

歷史成本一般指按交換貨物和服務所付代價之公平值。

公平值為於計量日的有序交易中，市場參與者間出售資產之應收價值或轉移負債之應付價格，而不論該價值是否直接可觀察，或以其他估值方法估計。在估計資產或負債的公平值時，本集團會考慮資產或負債的特徵即市場參與者於計算日所考慮對資產或負債定價的特徵。除香港財務報告準則第2號以股份支付中的股份支付交易、香港會計準則第17號租賃中的租賃交易和香港會計準則第2號中與公平值相似但並非公平值的計算，例如香港會計準則第2號存貨中的可變現淨值或香港會計準則第36號資產減值中的使用價值外，綜合財務報表的公平值之計算和／或披露均以該基準確定。

此外，就財務報告而言，公平值的計算按用以計算公平值的輸入數據的可觀察性和該數據對整個公平值的計算的重要性，分為一、二或三級。描述如下：

- 第一級輸入數據乃實體於計算日從活躍市場對完全相同的資產或負債所報之未調整價格；
- 第二級輸入數據乃第一級之報價外，可根據直接或間接觀察資產或負債所得出之輸入數據；及
- 第三級輸入數據乃並非可根據觀察資產或負債所得出之輸入數據。

主要會計政策如下。

3. Significant Accounting Policies (continued) Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Merger accounting for business combination involving entities under common control

The consolidated financial statements incorporate the financial statements items of the combining businesses in which the common control combination occurs as if they had been combined from the date when the combining entities or businesses first came under the control of the controlling party.

The net assets of the combining businesses are consolidated using the existing book values from the controlling party's perspective. No amount is recognised in respect of goodwill or bargain purchase gain at the time of common control combination.

3. 主要會計政策(續)

綜合基準

綜合財務報表包括本公司與本公司所控制實體及其附屬公司的財務報表。控制得到實現是當本公司：

- 對被投資方有控制權；
- 對其因參與被投資的可變回報之風險及權力；及
- 有能力運用其權力影響其回報。

倘事實及情況反映上文所列三項控制因素其中一項或多項改變，則本集團會重估是否仍然控制被投資方。

本集團獲得附屬公司控制權時便開始將附屬公司綜合入賬，於喪失控制權時則終止入賬。具體而言，年內所收購或出售附屬公司之收入及開支於本集團獲得控制權日期綜計入綜合損益及其他全面收益表，直至本集團不再控制該附屬公司為止。

損益及其他全面收益各項目均歸屬於本公司的擁有人及非控股權益。附屬公司的全面收益總額歸屬於本公司擁有人及非控股權益，即使此舉會導致結餘為負數的非控股權益。

必要時會調整附屬公司財務報表以使其會計政策與本集團會計政策一致。

所有有關本集團成員之間的集團內資產及負債、權益、收入、開支及現金流量會於綜合時全數對銷。

共同控制實體業務合併之合併會計法

綜合財務報表載有發生共同控制合併之合併實體或業務的財務報表項目，猶如該等實體或業務自合併實體首次為控制方控制當日起已合併處理。

合併業務的資產淨值從控制方的角度以現有賬面值綜合入賬，不會於合併處理時就商譽或議價收購之收益確認任何金額。

3. Significant Accounting Policies (continued) Merger accounting for business combination involving entities under common control (continued)

The consolidated statement of profit or loss and other comprehensive income includes the results of each of the combining businesses from the earliest date presented or since the date when the combining businesses first came under the common control, where this is a shorter period.

The comparative amounts in the consolidated financial statements are presented as if the businesses had been combined at the end of the previous reporting period or when they first came under common control, whichever is shorter.

Investments in associates and a joint venture

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

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.

The results and assets and liabilities of associates and a joint venture are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associates and a joint venture used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. When the Group's share of losses of an associate or joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

3. 主要會計政策(續) 共同控制實體業務合併之合併會計法(續)

綜合損益及其他全面收益表載有自呈列的最早日期或自各合併業務首次受共同控制合併當日以來(以較短期間為準)各合併業務的業績。

綜合財務報表列出比較款項，就有如各業務在呈報期末或首次被共同控制之日(以兩者間較短的時間為準)已經合併。

於聯營公司及一家合資企業之投資

聯營公司是指本集團對其有顯著影響力的實體。顯著的影響力是有權參與被投資方的財務和經營政策之決策，惟並非控制或共同控制該等政策。

一家合資企業是一個合資安排，據此，各方有權共同控制安排合資安排的資產淨值。共同控制，是指按照合同的安排，它只存在當對有關的業務的決策需要分享控制權各方一致同意。

聯營公司及一家合資企業之業績及資產與負債採用權益會計法計入綜合財務報表。在類似情況下的交易及事件，聯營公司及一家合資企業採用權益法編制的財務報表與本集團會計政策統一。根據權益法，於一間聯營公司及一家合資企業之投資按成本於綜合財務狀況表列賬，並就本集團應佔聯營公司或合資企業收購後損益及其他全面收益作出調整。倘本集團應佔聯營公司或合資企業虧損超出其於該聯營公司或合資企業之權益(包括實際組成本集團於該聯營公司或合資企業投資淨值其中部分之任何長期權益)，則本集團終止確認其應佔之進一步虧損。倘本集團產生法定或推定責任或代表該聯營公司或合資企業付款，方始額外確認應佔虧損。

3. Significant Accounting Policies (continued) Investments in associates and a joint venture (continued)

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of 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. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The requirements of HKAS 39 are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's investment in an associate or a joint venture. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 "Impairment of Assets" as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

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

Investments in subsidiaries

Investments in subsidiaries presented in the statement of financial position included in note 38 to the consolidated financial statements are stated at cost less any identified impairment loss.

3. 主要會計政策(續) 於聯營公司及合資企業之投資(續)

於一間聯營公司或一家合資企業之投資按權益會計法入賬，由該投資對象成為一家聯營公司或一家合資企業開始。在收購一間聯營公司或一家合資企業時，任何收購成本超出本集團應佔投資方可識別資產及負債之公平淨值之差額確認為商譽，並已包括在投資的賬面價值中。本集團應佔可識別資產及負債淨公平值超出收購成本之任何差額，在重新評估後即時確認於該投資收購年度之損益。

香港會計準則第39號之規定適用於釐定有否需要就本集團於一間聯營公司或一家合資企業之投資確認任何減值。如有需要，投資之全部賬面值(包括商譽)根據香港會計準則第36號「資產減值」作為單一資產進行減值測試，方法為將可收回金額(即使用價值與公平值減銷售成本之較高者)與賬面值作比較。任何已確認之減值構成投資賬面值之一部分。倘其後投資之可收回金額增加，則根據香港會計準則第36號確認該減值之撥回。

倘本集團旗下實體與本集團之一間聯營公司或一家合資企業進行交易，則以本集團聯營公司或合資企業之與本集團無關的權益為限於綜合財務報表中確認損益。

於附屬公司之投資

於附屬公司之投資按成本減任何已確定減值虧損於財務狀況表呈列及包括在綜合財務報表之附註38。

3. Significant Accounting Policies (continued) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

Revenue is recognised when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the Group and when specific criteria have been met for each of the Group's activities, as described below.

Revenue from sales of goods is recognised when goods are delivered and title has been passed.

Income from concessionaire sales is recognised upon sales of goods by the relevant shops based on certain percentage of turnover in accordance with the terms of contracts. When the concessionaires fail to meet the minimum guarantee income in accordance with the terms of contracts, the relevant shops are required to pay the minimum guarantee amount and hence the minimum guarantee amount is recognised as income at that time.

Service income is recognised when services are rendered.

Dividend income from investment is recognised when the shareholders' rights to receive payment have been established (provided that it is probable that the economic benefits will flow to the Group and the amount of revenue can be measured reliably).

Interest income from a financial asset including financial assets at fair value through profit or loss is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Rental income is recognised according to the accounting policy set out under the heading of "Leasing" below.

Property, plant and equipment

Property, plant and equipment including leasehold land (classified as finance leases) and buildings held for use in the production or supply of goods or services, or for administrative purposes (other than construction in progress) are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

3. 主要會計政策(續)

收益確認

收益按已收或應收代價之公平值計算。收益因估計客戶退貨、回扣和其他類似補貼而減少。

當收益的金額能夠可靠計量時；如果未來經濟利益很可能流入本集團，並且在集團各項活動已符合指定下文所述的標準時，則確認收益。

收益來自貨品銷售於貨品售出及擁有權轉移時確認。

特許專櫃銷售收入於有關店舖售出貨品時及根據合約條款按照營業額之特定百分比確認。當特許專櫃經銷商不能符合按照合同條款之最低保證收入，該最低保證金額於該時候確認為收入。

服務收入於提供服務時確認。

投資所得股息收入乃於股東收取款項之權利確立時確認(假設經濟利益可能流入本集團及收入能夠可靠地計算)。

金融資產(包括按公平值計入損益之金融資產)之利息收入乃按應計的時間基準，經參考未償還本金及適用之實際利率計算，該利率為確實地將金融資產預計可用年期內之估計未來現金收入貼現至該資產於初步確認時之賬面淨值之貼現率。

租金收入的確認根據會計政策載於以下「租賃」一節。

物業、廠房及設備

物業、廠房及設備包括租賃土地(介定為融資租賃)及建築物持作用於生產或提供商品或服務，或用作行政用途(在建工程除外)於綜合財務狀況表中乃按成本減其後累計折舊及其後累計減值虧損列賬(如有)。

3. Significant Accounting Policies (continued) Property, plant and equipment (continued)

Properties in the course of construction for production, supply or administrative purposes are carried at cost, less any recognised impairment loss. Costs include professional fees and, for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy. Such properties are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Depreciation is recognised so as to write off the cost of assets (other than construction in progress) less their residual values over their estimated useful lives, using the straight line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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

When buildings are in the course of development for production or for administrative purposes, the amortisation of prepaid lease payments provided during the construction period is included as part of costs of buildings under construction. Buildings under construction are carried at cost, less any identified impairment losses. Depreciation of buildings commences when they are available for use (i.e. when they are in the location and condition necessary for them to be capable of operating in the manner intended by management).

Properties under development

Properties under development are stated at the lower of cost and net realisable value. The cost comprises prepaid lease payments, development and construction expenditure, borrowing costs capitalised and other direct costs attributable to the development. Net realisable value is the estimated selling price at which the property can be realised less related expenses.

3. 主要會計政策(續)

物業、廠房及設備(續)

在建工程以供生產、供應或管理之物業乃按成本減任何已確認減值虧損列賬。成本包括專業費用及按本集團會計政策於合資格資產被資本化借貸成本。該類物業於落成及備妥作擬定用途時，將適當分類為物業、廠房及設備。該等資產按與其他物業資產相同之基準於資產可作擬定用途時開始折舊。

折舊乃按資產(除在建工程外)估計可使用年期，減其估計剩餘價值後，以直線法撇銷其成本計算。估計可使用年期、估計剩餘價值及折舊方法於每個報告期末審查，而估計變動之影響以前瞻性基準列賬。

物業、廠房及設備項目於出售時或預期日後將不會自持續使用資產獲得經濟利益時剔除確認。剔除確認資產產生之任何收益或虧損(按出售所得款淨額與有關項目賬面值之差額計算)計入損益。

當用作生產或行政用途之發展中樓宇，於建築期間預付租賃款項的攤銷將計入為在建中樓宇成本一部份。在建樓宇按成本列賬，減任何已識別減值虧損。當樓宇可供使用(即樓宇之地點及狀況已達致管理層擬定之經營方式)時開始計算折舊。

發展中物業

發展中物業以成本及可變現淨值較低者入賬。成本包括預付租賃款項，開發及建築的費用、資本化借貸成本及其他直接開發費用。可變現淨值是指物業已可估計的可變現之銷售價減去相關費用。

3. Significant Accounting Policies (continued) Leasing

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

The Group as lessor

Rental income from operating leases is recognised in profit or loss on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term. Contingent rentals arising under operating leases are recognised as an income in the period in which they are incurred.

The Group as lessee

Operating lease payments are recognised as an expense on a straight line basis over the lease term. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

Leasehold land and building

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

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

3. 主要會計政策(續)

租賃

當租賃條款將涉及擁有權之絕大部分風險及回報轉讓予承租人時，該租賃乃分類為融資租賃。所有其他租賃均分類為經營租賃。

本集團作為出租人

經營租賃之租金收入乃按相關租賃年期以直線法於損益確認。於磋商及安排經營租賃產生之初步直接成本被加入租賃資產之賬面值，按租賃年期以直線法確認作開支。於經營租賃產生的或然租金於產生期間確認為收入。

本集團作為承租人

經營租賃款項於有關租賃期間按直線法確認為開支。於經營租賃產生的或然租金於產生期間確認為支出。

若訂立經營租賃時獲得租賃優惠，該優惠將被確認為負債。該優惠總利益將按直線法扣減租金支出確認。

租賃土地及樓宇

當租賃包括土地及樓宇成份，本集團會按因擁有每個成份而附帶的絕大部份風險和回報是否已轉移到本集團的基礎上評估，以分類為融資或經營租賃。除非很明顯地，該兩個成份均是經營租賃，在這種情況下，整個租賃則分類為經營租賃。具體來說，最低租賃款項(包括任何一次性預付款)按在開始租賃時土地成份及樓宇成份租賃權益之相對公平值，按比例分配到土地及樓宇成份。

在一定程度上租賃費能可靠地分配，租賃土地權益以「預付租賃款項」在綜合財務狀況報表列賬為經營租賃，並在租賃期內按直線法攤銷。當租賃費無法可靠地分配在土地及樓宇成份，整個租賃一般歸類為融資租賃及列為物業、廠房及設備。

3. Significant Accounting Policies (continued) Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise, except for exchange differences arising on a monetary item that forms part of the Company's net investment in a foreign operation, in which case, such exchange differences are recognised in other comprehensive expense and accumulated in equity and will be reclassified from equity to profit or loss on disposal of the foreign operation. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for exchange differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in other comprehensive expense, in which cases, the exchange differences are also recognised directly in other comprehensive expense.

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

3. 主要會計政策(續) 外幣

於編製各個別集團實體之財務報表時，以該實體之功能貨幣以外貨幣(外幣)進行之交易按交易日期適用之匯率(即該實體經營業務所在主要經濟環境之貨幣)列賬。於報告期末，以外幣結算之貨幣項目按結算日適用之匯率重新換算。按公平值列賬且以外幣結算之非貨幣項目按釐定公平值當日適用之匯率重新換算。按過往成本以外幣計算之非貨幣項目不會重新換算。

匯兌差異引起的結算貨幣性項目，及重新換算貨幣項目，是在其發生期間確認損益，除公司海外業務的淨投資的組成部分產生之匯兌差額之貨幣項目外，在這種情況下，有關匯兌差額確認在其他全面支出和累計於權益，並會當出售海外業務時從權益重新分類至損益。換算以公平值入賬的非貨幣性項目所產生的匯兌差額於期內損益列賬，除了換算非貨幣性項目所產生的收益及虧損直接計入其他全面支出外，在此情況下，匯兌差額亦直接確認於其他全面支出。

就綜合財務報表呈報方式而言，本集團海外業務之資產及負債按每一個報告期末適用之匯率換算為本集團之呈列貨幣(即港元)。其收入及開支則按年內平均匯率換算，除非匯率於期內出現大幅波動，在該情況下，則採用交易日期適用之匯率換算。所產生匯兌差額(如有)於其他全面支出確認，並於換算儲備下之權益累計。

3. Significant Accounting Policies (continued) Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation as reported in the consolidated statement of profit or loss and other comprehensive income because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint arrangements, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

3. 主要會計政策(續) 稅項

所得稅支出指現行應繳稅項與遞延稅項之總和。

現行應繳稅項乃按本年度應課稅溢利計算。應課稅溢利不計入其他年度的應課稅或可扣稅收支項目，亦不計入毋須課稅或不獲扣稅項目，故有別於綜合損益及其他全面收益表所報除稅前溢利。本集團有關現行稅項之責任按於結算日已實施或大致上已實施之稅率計算。

遞延稅項按綜合財務報表中資產及負債賬面值與計算應課稅溢利所用相應稅基間差額確認。所有暫時應課稅差額一般都會確認為遞延稅項負債。遞延稅項資產則於應課稅溢利有可能抵銷可扣稅暫時差額予以確認。但倘若有關暫時差額是由初步確認(非業務合併)既不影響應課稅溢利亦不影響會計溢利的交易的資產和負債所引起，則不會確認該等遞延資產和負債。

遞延稅項負債乃就於附屬公司及聯營公司之投資及於合資安排之權益所產生之暫時應課稅差額確認，惟倘本集團能控制暫時差額之撥回以及暫時差額有機會不會於可見將來撥回除外。可扣減暫時差額產生之遞延稅項資產(與該等投資及權益有關)僅於可能將有足夠應課稅溢利可動用暫時差額之利益，且彼等預期於可預見將來撥回之情況下予以確認。

遞延稅項資產賬面值於各報告期末檢討，並於不可能有足夠應課稅溢利以收回全部或部分資產時作出扣減。

3. Significant Accounting Policies (continued) Taxation (continued)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

Inventories

Inventories are stated at the lower of cost or net realisable value. Costs of inventories are determined on a weighted average method. Management of the Group periodically reviews inventories for slow moving, obsolescence or declines in market value.

This review requires the management of the Group to estimate the net realisable value based upon assumptions about future demand and market conditions. If the estimate of net realisable value is below the cost of inventories, the Group will record a write-down of inventories for the difference between cost and net realisable value, which will result in a corresponding increase in cost of sales.

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

3. 主要會計政策(續) 稅項(續)

遞延稅項資產及負債乃按照於報告期末已實施或大致實施之稅率及稅法，於清償有關負債或變賣有關資產時，按預計有關期間適用稅率計算。遞延稅項負債及資產之計量反映出於報告期末將依循本集團所預計以收回或清償其資產及負債賬面金額之方式之稅務後果。

即期及遞延稅項於損益確認，惟當其與於其他全面收益或直接於權益確認之項目有關時，則亦分別於其他全面收益或直接於權益確認。

存貨

存貨以成本及可變現淨值較低者入賬。存貨成本以加權平均方法計算。本集團管理層定期審查滯銷，過時或市場價值下跌的存貨。

該審查要求本集團管理層基於未來需求和市場條件的假設來估算可變現淨值。如估算的變現淨值低於存貨成本，本集團會以估算的變現淨值和存貨成本的差額確認存貨撇減，這將導致銷售成本相應增加。

金融工具

當集團旗下實體成為金融工具合約條文之訂約方時確認金融資產及金融負債。

金融資產及金融負債初步按公平值計量。收購或發行金融資產及金融負債(按公平值計入損益之金融資產及金融負債除外)產生之直接應佔交易成本，於初步確認金融資產或金融負債之公平值加入或扣除(視適用情況而定)。收購按公平值計入損益之金融資產或金融負債時產生之直接應佔交易成本即時於損益確認。

3. Significant Accounting Policies (continued) Financial instruments (continued) Financial assets (continued)

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Financial assets at amortised cost

Debt instruments that meet the following conditions are subsequently measured at amortised cost less impairment loss (except for debt investments that are designated as at FVTPL on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

Effective interest method

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

Income is recognised on an effective interest basis for debt instruments measured subsequently at amortised cost. Interest income is recognised in profit or loss and is included in "investment income" line item in the consolidated statement of profit or loss and other comprehensive income.

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

根據金融資產的分類，所有已確認之金融資產隨後以其整體按攤銷成本或公平值計量。所有以正常方式購買或出售之金融資產按交易日基準確認及剔除確認。正常購買或出售方式指須於規例或市場慣例設定之時限內以交付資產方式購買或出售金融資產。

按攤銷成本計量之金融資產

符合下列條件之債務工具其後按攤銷成本減減值損失(除了初步確認時指定以公平值計入損益的債務投資)：

- 於一個商業模式內持有資產，而其持有資產的目的是為了收取合約現金流量；及
- 工具合同條款引致於指定日期之現金流量僅為支付本金和未償還之本金利息。

所有其他金融資產在期後按公平價值進行計量。

實際利率法

實際利率法是一種計算有關期間內債務工具之攤銷成本及分配利息收入的方法。實際利率指將債務工具在預計年期或較短期間(倘適用)之估計未來現金收入(包括構成實際利率的所有已付或已收費用和點數、交易成本及其他溢價或折讓)準確貼現至初步確認時賬面淨值之利率。

按實際利率基礎確認隨後按攤銷成本計量之債務工具之收入，利息收入確認為損益並列入綜合損益及其他全面收益表的「投資收入」的項目。

3. Significant Accounting Policies (continued) Financial instruments (continued)

Financial assets (continued)

Financial assets at FVTPL

Investments in equity instruments are classified as FVTPL, unless the Group designates an investment that is not held for trading as at FVTOCI on initial recognition. The Group has not designated investments in unlisted equity securities as at FVTOCI.

Debt instruments that do not meet the amortised cost criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria but are designated as at FVTPL are measured at FVTPL. A debt instrument may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

Debt instruments are reclassified from amortised cost to FVTPL when the business model is changed such that the amortised cost criteria are no longer met. Reclassification of debt instruments that are designated as FVTPL on initial recognition is not allowed.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss is included in the "investment income" line item in the consolidated statement of profit or loss and other comprehensive income. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on these financial assets.

Impairment of financial assets

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

3. 主要會計政策(續)

金融工具(續)

金融資產(續)

按公平值計入損益之金融資產

權益工具投資被分類為按公平值計入損益，除非本集團指定的非持作買賣投資於初步確認按公平值計入其他全面收益。本集團並無指定投資於非上市股本證券按公平值計入其他全面收益。

債務工具不符合成本攤銷標準(見上文)乃按公平值計入損益。此外，債務工具符合成本攤銷標準，但被指定為公平值計入損益乃按公平值計入損益計量。債務工具於初步確認可以指定為按公平值計入損益，如果該指定可以消除或顯著減少計量或確認不一致而產生按不同的基礎計量資產或負債或確認其收益及虧損。

當商業模式的改變使攤銷成本的標準不再符合時，債務工具由按攤銷成本重新分類為按公平值計入損益。初步確認被指定為按公平值計入損益之債務工具是不允許重新分類。

於每個報告期末按公平值計入損益之金融資產按公平值計量，與重新計量所產生任何收益或虧損確認入損益。確認入損益中之淨收益或虧損包括在綜合損益及其他全面收益報表中的「投資收入」項目。確認入損益中之淨收益或虧損不包括從其金融資產取之任何股息或利息。

金融資產減值

金融資產(按公平值計入損益之金融資產除外)會於各報告期末評定是否有減值跡象。金融資產於有客觀證據顯示其估計未來現金流量因於初步確認該金融資產後發生之一項或多項事件而受到影響時作出減值。

3. Significant Accounting Policies (continued) Financial instruments (continued) Impairment of financial assets (continued)

For financial assets carried at amortised cost, objective evidence of impairment could include:

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

For certain categories of financial asset, such as trade receivables, assets that are assessed not to be impaired individually are, in addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the average credit period of 30 days, as well as observable changes in national or local economic conditions that correlate with default on receivables.

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

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

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

3. 主要會計政策(續)

金融工具(續)

金融資產減值(續)

就按攤銷成本計量之金融資產而言，減值之客觀證據可包括：

- 發行人或對方的重大財務困難；或
- 違約，如未能繳付或延遲償還利息或本金；或
- 借款人有可能面臨破產或財務重組；

就若干類別之金融資產，例如應收賬款、被評估不會個別減值之資產，將會其後彙集一併評估減值。應收款項組合出現減值之客觀證據包括本集團過往收款記錄、組合中已超出平均信貸期30日以內之延遲繳款次數增加，以及國家或地區經濟狀況出現明顯變動導致應收賬款未能償還。

就按已攤銷成本計量之金融資產而言，減值虧損於損益中確認，並按資產賬面值與按原實際利率貼現之估計日後現金流量現值之差額計算。

金融資產賬面值之減值會直接按減值虧損扣減，惟應收賬款除外，其賬面值會透過使用撥備賬作出扣減。撥備賬內之賬面值變動會於損益中確認。當應收賬款被視為不可收回時，其將於撥備賬內撇銷。其後收回已撇銷的款項，均計入損益內。

就按攤銷成本計量之金融資產而言，如在隨後期間，減值虧損金額減少，而有關減少在客觀上與確認減值後發生之事件有關，則先前已確認之減值虧損將透過損益予以撥回，惟該資產於減值被撥回當日之賬面值，不得超過未確認減值時之已攤銷成本。

3. Significant Accounting Policies (continued) Financial instruments (continued)

Financial liabilities and equity instruments

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

Equity instruments

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

Financial liabilities at amortised cost

Financial liabilities including bank borrowings, trade and other payables, concessionaire sales payables, amount due to a joint venture, amounts due to fellow subsidiaries and amount due to a non-controlling shareholder of subsidiaries are subsequently measured at amortised cost, using the effective interest method.

Effective interest method

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

Interest expense is recognised on an effective interest basis.

Derecognition

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

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

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 profit or loss.

3. 主要會計政策(續)

金融工具(續)

金融負債及股本工具

本集團旗下實體發行之債務及股本工具按所訂立訂約安排內容以及金融負債及股本工具之定義分類。

股本工具

股本工具為體現個體資產經扣除所有負債後餘下權益之任何合約。由本集團發行的股本工具在已收所得款項扣除直接發行成本後確認。

按攤銷成本計量之金融負債

金融負債包括銀行借貸、應付賬款及其他應付款項、應付特許專櫃銷售款項、應付一家合資企業款項、應付同系附屬公司款項及應付附屬公司一名非控股股東款項，其後採用實際利率法按已攤銷成本計量。

實際利率法

實際利率法是一種計算相關期間內金融負債之攤銷成本及分配利息支出的方法。實際利率指將金融負債在預計年期或較短期間(倘適用)之估計未來現金付款(包括構成實際利率的所有已付或已收費用和點數)、交易成本及其他溢價或折讓準確貼現至初步確認時賬面淨值之利率。

利息開支按實際利率法確認。

剔除確認

當只有資產現金流量的合同權利屆滿，或轉移金融資產及幾乎所有該資產的風險和回報所有權給另一個實體時，本集團才剔除確認金融資產。

於剔除確認整體金融資產時，資產賬面值與已收及應收代價之總和間之差額於損益確認。

本集團之金融負債會於及只會於有關合約所指定責任遭免除、註銷或屆滿時剔除確認。剔除確認之金融負債賬面值與已付或應付代價間之差額於損益確認。

3. Significant Accounting Policies (continued) Financial instruments (continued)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. 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.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Impairment losses on tangible assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible assets with finite useful lives to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. In allocating the impairment loss, 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. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal, its value in use and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit. An impairment loss is recognised immediately in profit or loss.

3. 主要會計政策(續)

金融工具(續)

借貸成本

因收購、建設或生產合資格資產(即需相當長時間準備方可作擬定用途或出售的資產)而直接產生的借貸成本計入該等資產的成本,直至該等資產實質可作擬定用途或出售為止。特定借貸撥作合資格資產的支出前暫時投資所賺取的投資收入自合資格資本化的借貸成本扣除。

所有其他借貸成本均於產生期間在損益確認。

有形資產減值虧損

於各報告期末,本集團審閱其有限期有形資產之賬面值,以確定有否任何跡象顯示該等資產蒙受減值虧損。倘存在任何有關跡象,則會估計資產之可收回金額,以確定減值虧損(如有)的程度。倘無法估計個別資產的可收回金額,則本集團將估計資產所屬現金產生單位之可收回金額。倘可識別合理一致的分配基準,公司資產亦會被分配至個別現金產生單位,否則會被分配至可識別合理一致的分配基準之最小現金產生單位組別中。

可收回金額為公平值減出售成本與使用價值之較高者。評估使用價值時,估計未來現金流量按稅前貼現率貼現至其現值。該貼現率反映現時市場對貨幣時間值及未調整未來現金流量估計之資產特定風險的評估。

倘估計資產(或現金產生單位)的可收回金額低於其賬面值,則資產(或現金產生單位)賬面值扣減至其可收回金額。在分配減值虧損時,減值虧損金額首先用以扣減單位內商譽的所有賬面價值,然後按比例扣減單位中其他每項資產的賬面價值。資產的賬面價值不會扣減至低於公平值減出售成本,使用價值或零(以最高者為準),原本已分配予該資產的減值虧損金額會按比例分配予該單位的其他資產。減值虧損即時於損益中確認。

3. Significant Accounting Policies (continued) Impairment losses on tangible assets (continued)

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Government grants

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Other government grants 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 profit or loss in the period in which they become receivable.

Retirement benefit costs

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries and annual leave) after deducting any amount already paid.

4. Key Sources of Estimation Uncertainty

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

3. 主要會計政策(續) 有形資產減值虧損(續)

倘某項減值虧損其後撥回，則資產(或現金產生單位)賬面值須增至其可回收金額經修訂後的估值，惟增加後之賬面值不得超過假設該項資產(或現金產生單位)於過往年度未有確認減值虧損而會釐定的賬面值。減值虧損撥回即時於損益中確認。

政府補助

政府補助於本集團確認該等補助擬補償之有關成本為開支之期間內按有系統基準於損益確認。其他應收政府補助作為補償已產生有關成本或虧損，或作為向本集團提供即時財務援助(並無日後相關成本)之政府補助金，乃於其成為可收取之期間於損益確認。

退休福利成本

定額供款退休福利計劃供款，在僱員提供服務而有權獲得供款時列作支出。

短期僱員福利

短期僱員福利以未折現的預計在僱員提供服務時支付的福利金額確認。所有短期僱員福利確認為費用，除非另一項香港財務報告準則要求或允許將該利益納入資產成本。

在扣除已經支付的任何金額後，對僱員應得的福利(如工資、薪金和年假)確認負債。

4. 主要不確定估計來源

應用於附註3所述之本集團會計政策時，本公司董事須就未能於其他來源獲取之資產及負債賬面值作出估計及假設。估計及相關假設乃以過往經驗及其他被認為屬有關之因素為依據。實際結果或會與該等估計有所出入。

估計及相關假設均會持續審閱。倘會計估計之修訂僅影響作出估計修訂之期間，則會於該期間確認會計估計之修訂，或倘修訂影響當前及未來期間，則於有關修訂當前期間及未來期間確認。

4. Key Sources of Estimation Uncertainty (continued)

The following are the key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Income taxes

As at 31 December 2016, no deferred tax asset has been recognised on the tax losses of approximately HK\$606.7 million (2015: HK\$447.8 million), respectively, due to the unpredictability of future profit streams. The realisation of the deferred tax asset mainly depends on whether sufficient future assessable profits or taxable temporary differences will be available in the future. In cases where the estimated future assessable profits or taxable temporary difference are more than previously estimated, a material recognition of deferred tax assets may arise, which would be recognised in profit or loss for the period in which the revised estimate takes place.

5. Turnover and Segment Information

Turnover represents the amount received and receivable for goods sold by the Group to outside customers, net of discounts and sales related taxes, income from concessionaire sales, service income and rental income during the year, and is analysed as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Sales of goods — direct sales	貨品銷售—直接銷售	443,283	446,496
Income from concessionaire sales	來自特許專櫃銷售之收益	734,993	769,655
Service income	服務收入	43,518	55,804
Rental income	租金收入	96,188	109,393
		1,317,982	1,381,348
The cost of sales are analysed as follows:			
	銷售成本分析如下：		
Cost of goods sold — direct sales	貨品銷售成本—直接銷售	293,291	293,266
Other cost of sales	其他銷售成本	69,038	73,505
		362,329	366,771

The Group has no customers that contributed over 10% of the total revenue of the Group for both years.

4. 主要不確定估計來源(續)

以下為有關日後之主要假設及於報告期末中估計不確定性之其他主要來源，會有重大風險導致下一個財政年度內資產及負債之賬面值出現重大調整。

所得稅

於二零一六年十二月三十一日，由於未能預測日後之溢利流量，故並無就稅項虧損約606,700,000港元(二零一五年：447,800,000港元)確認遞延稅項資產。遞延稅項資產之可變現情況主要取決於日後是否有充裕應課稅溢利或應課稅暫時差額。倘日後應課稅溢利或應課稅暫時差額較先前預期少，或會產生重大遞延稅項資產確認，而有關確認將於修訂估計之期間內確認入損益。

5. 營業額及分部資料

營業額指本集團年內就向外界客戶售出貨品之已收及應收款項減折扣及銷售相關稅項、特許專櫃銷售收入、服務收入以及租金收入，茲分析如下：

於今年及去年，本集團並無客戶貢獻超過本集團總收益之10%。

5. Turnover and Segment Information (continued)

Segment information

The Group's operating activities are attributable to a single operating segment focusing on operation of department stores, retailing and related business. This operating segment has been identified on the basis of internal management reports prepared in accordance with accounting policies conform to HKFRSs, that are regularly reviewed by the chief operating decision maker ("CODM") (i.e. the chief executive of the Company). The CODM regularly reviews revenue analysis by location. Other than revenue analysis, no operating results and other discrete financial information is available for the assessment of performance of the respective locations.

The CODM reviews the profit for the year of the Group as a whole to make decisions about resource allocation. The operation of the Group constitutes one single operating segment under HKFRS 8 "Operating segments" and accordingly no separate segment information other than entity level information is prepared.

Geographical Information

Analysis of the Group's non-current assets by geographical location are detailed below:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Hong Kong	香港	2,006	3,074
PRC	中國	7,374,324	7,565,366
		7,376,330	7,568,440

Note: Non-current assets excluded interests in associates, interest in a joint venture and deferred tax assets.

5. 營業額及分部資料(續)

分部資料

本集團的經營業務由專注經營百貨店、零售及相關業務的單一經營分部進行。此經營分部乃根據與香港財務報告準則一致的會計政策編製，並由首席經營決策人(「首席經營決策人」)(即本公司行政總裁)定期檢討的內部管理層報告進行識別。首席經營決策人定期按地區檢討收益分析。除收益分析外，並無經營業績及其他獨立財務資料可供用作評核各地區的表現。

主要經營決策者審閱本集團整體年內溢利，以作出資源分配決策。本集團業務由香港財務報告準則第8號「經營分部」界定之單一經營分部組成，因此並無編製實體資料以外的個別分部資料。

地區資料

按資產所在地區劃分之本集團非流動資產分析如下：

備註：非流動資產不包括聯營公司權益，一間合資企業權益及遞延稅項資產。

6. Other Income, Gains and Losses

6. 其他收入，收益及虧損

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Management fee income	管理費收入	58,563	69,956
Project income	項目收入	3,983	2,706
Government subsidies (note)	政府補助(附註)	2,915	6,218
Net exchange gain	淨匯兌收益	30,312	8,920
Credit card recharges	信用卡費用回扣	26,303	22,879
Income from suppliers and lessees	來自供應商及承租人的收入	11,045	13,051
Compensation for early termination of counters	專櫃提早終止之補償	-	(10,974)
Impairment of other receivables (note 20)	其他應收款減值(附註20)	(12,947)	-
Others	其他	13,015	5,493
		133,189	118,249

Note: The amount represents government subsidies received from the PRC local authorities for subsidising its operational activities and promotional activities conducted by the Group. All of them had no specific conditions attached.

附註：該金額是中國地方當局給予的政府補助，作為本集團進行其業務活動及宣傳推廣活動。所有補助並無任何特別附加條件。

7. Investment Income

7. 投資收入

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Interest income on bank deposits	銀行存款之利息收入	48,193	69,671
Change in fair value of financial assets at FVTPL	按公平值計入損益之金融資產的 公平值變動	(813)	-
Dividend income from financial assets at FVTPL	按公平值計入損益之金融資產的 股息收入	141	-
Other interest income	其他利息收入	3,884	3,520
		51,405	73,191

8. Finance Costs

8. 融資成本

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Interests on:	以下項目之利息：		
Bank borrowings	銀行借貸：	56,659	61,870
Amounts due to fellow subsidiaries	應付同系附屬公司款項	77,356	161,785
Others	其他	-	375
		134,015	224,030
Less: Amounts capitalised in construction in progress and properties under development	減：於在建工程及發展中物業資本化金額	(120,456)	(197,122)
		13,559	26,908

The capitalised borrowing costs represent the borrowing costs incurred by the subsidiaries on borrowings whose funds were specifically invested in the construction in progress and properties under development during the year.

資本化借貸成本是指附屬公司於年內投資於在建工程和發展中物業的專項資金所產生的借貸成本。

9. Taxation

9. 稅項

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
The tax charge comprises:	稅項支出包括下列項目：		
Current tax:	本期稅項：		
Hong Kong Profits Tax	香港利得稅	2,569	2,700
PRC Tax	中國稅項	143,132	144,501
		145,701	147,201
Overprovision in prior years:	過往年度過多撥備：		
Hong Kong Profits Tax	香港利得稅	(20)	(20)
PRC Tax	中國稅項	(138)	-
		(158)	(20)
Deferred tax charge (credit) (note 27)	遞延稅項支出(計入)(附註27)	1,010	(4,893)
		146,553	142,288

Provision for Hong Kong Profits Tax provided in the consolidated financial statements is calculated at 16.5% of the assessable profits for both years.

於今年及去年之香港利得稅均按估計應課稅溢利之16.5%稅率作出撥備。

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25%.

根據中華人民共和國企業所得稅法(「企業所得稅法」)和企業所得稅法實施條例，中國附屬公司的稅率為25%。

No provision for taxation in other jurisdictions has been made as the Group has no assessable taxable profits arising from operations outside Hong Kong and PRC.

本集團並無就香港及中國以外其他司法管轄區的業務產生應課稅溢利，故並無就其作出稅項撥備。

Tax charge for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss and other comprehensive income as follows:

本年度稅項支出與綜合損益及其他全面收益表所示除稅前溢利之對賬如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Profit before taxation	除稅前溢利	725,964	700,008
Tax at applicable income tax rate of 25%	按利得稅率25%計算之稅項	181,491	175,002
Tax effect of share of profit of a joint venture	應佔一家合資企業溢利之稅項影響	(9,959)	(9,510)
Tax effect of share of profits of associates	應佔聯營公司溢利之稅項影響	(91,473)	(92,559)
Tax effect of income not taxable for tax purpose	毋須課稅收入之稅項影響	(15,272)	(10,907)
Tax effect of expense not deductible for tax purpose	不可扣稅開支之稅項影響	16,869	10,739
Tax effect on utilisation of tax losses previously not recognised	動用早前未確認稅項虧損之稅項影響	(89)	(891)
Tax effect of tax losses not recognised	未確認稅項虧損之稅項影響	42,192	48,048
Effect of different tax rates of subsidiaries operating in other jurisdictions	在其他司法管轄權區經營之附屬公司不同稅率之稅項影響	(1,294)	(1,391)
Overprovision in prior years	過往年度過多撥備	(158)	(20)
Withholding tax	預扣稅	24,250	23,922
Others	其他	(4)	(145)
Tax charge for the year	本年度稅項支出	146,553	142,288

10. Profit for the year

10. 本年度溢利

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Profit for the year has been arrived at after charging (crediting):	本年度溢利已扣除(計入)下列項目:		
Directors' remuneration (note 11):	董事酬金:(附註11)		
Fees	袍金	414	50
Other emoluments	其他薪酬	3,660	3,600
Bonus	花紅	7,000	7,500
Retirement benefits scheme contributions	退休福利計劃供款	9	9
		11,083	11,159
Other staff costs, excluding retirement benefits scheme contributions	除退休福利計劃外之其他員工成本	186,222	212,466
Retirement benefits scheme contributions	退休福利計劃供款	8,832	10,381
		195,054	222,847
Total staff costs	總員工成本	206,137	234,006
Release of prepaid lease payments	預付租賃款項轉出	74,036	96,090
Less: Amount capitalised in construction in progress (note 14)	減: 在建工程之資本化金額(附註14)	(54,023)	(74,960)
		20,013	21,130
Auditor's remuneration	核數師酬金	3,339	1,388
Depreciation of property, plant and equipment	物業、廠房及設備之折舊	130,732	145,951
Impairment of other receivables	其他應收賬款減值	12,947	-
Write-down of obsolete inventories	滯銷存貨撇減	61	209
Rental payments paid under operating lease in respect of leasehold land and buildings to	就經營租約下租賃土地及樓宇向以下人士支付之租金款項		
— a joint venture	— 一家合資企業	185,188	195,421
— other parties	— 其他人士	21,925	16,752
Loss on disposal/written off of property, plant and equipment	出售/撇減物業、廠房及設備之虧損	71	9,905
Cost of inventories recognised as expense	確認為支出之存貨成本	293,291	293,266
Gross rental income from sub-letting of commercial properties under an operating lease entered into with a joint venture	根據與一家合營企業簽訂的經營租約下之商用物業分租租金總收入	(59,162)	(66,102)
Less: Direct operating expenses in respect of sub-letting of commercial properties under an operating lease entered into with a joint venture (included in cost of sales)	減: 與一家合營企業簽訂的經營租約下之分租商用物業之直接經營開支(包括銷售成本)	36,981	39,084
		(22,181)	(27,018)

11. Directors', Chief Executive's and Employees' Remuneration

Mr. Lau Luen Hung, Thomas and Ms. Chan Chor Ling, Amy were appointed as the directors of the Company on 4 January 2016 and 17 March 2016, respectively, and were re-designated as executive director and non-executive director on 28 June 2016 and 24 June 2016, respectively. The independent non-executive directors of the Company were appointed on 24 June 2016. Directors' and chief executive's remuneration for the year, disclosed pursuant to the applicable Listing Rules and Companies Ordinance, is as follows:

2016

		二零一六年					
		Executive Director	Non-Executive Director	Independent Non-Executive Directors			Total
		執行董事	非執行董事	獨立非執行董事			總計
		Lau Luen Hung, Thomas #	Chan Chor Ling, Amy	Lam Kwong Wai	Cheung Yuet Man, Raymond	Cheung Mei Han	
		劉鑾鴻#	陳楚玲	林光蔚	張悅文	張美嫻	總計
		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
Fees	袍金	102	78	78	78	78	414
Other emoluments	其他酬金						
Salaries and other benefits	薪金及其他福利	3,660	-	-	-	-	3,660
Bonus*	花紅*	7,000	-	-	-	-	7,000
Contributions to retirement benefits schemes	退休福利計劃供款	9	-	-	-	-	9
Total emoluments	酬金總額	10,771	78	78	78	78	11,083

2015

		二零一五年					
		Executive Director	Non-Executive Director	Independent Non-Executive Directors			Total
		執行董事	非執行董事	獨立非執行董事			總計
		Lau Luen Hung, Thomas #	Chan Chor Ling, Amy	Lam Kwong Wai	Cheung Yuet Man, Raymond	Cheung Mei Han	
		劉鑾鴻#	陳楚玲	林光蔚	張悅文	張美嫻	總計
		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
Fees	袍金	50	-	-	-	-	50
Other emoluments	其他酬金						
Salaries and other benefits	薪金及其他福利	3,600	-	-	-	-	3,600
Bonus*	花紅*	7,500	-	-	-	-	7,500
Contributions to retirement benefits schemes	退休福利計劃供款	9	-	-	-	-	9
Total emoluments	酬金總額	11,159	-	-	-	-	11,159

* The bonus is determined having regard to the Group's and the executive director's performance for each of the reporting period.

Mr. Lau Luen Hung, Thomas, is also the chief executive of the Company.

11. 董事、行政總裁及僱員酬金

劉鑾鴻先生及陳楚玲女士分別於二零一六年一月四日及二零一六年三月十七日獲委任為本公司董事，並分別於二零一六年六月二十八日及二零一六年六月二十四日調任為執行董事及非執行董事。本公司獨立非執行董事於二零一六年六月二十四日獲委任。根據適用的上市規則及公司條例披露的本年度董事及最高行政人員酬金如下：

二零一六年

		二零一六年					
		Executive Director	Non-Executive Director	Independent Non-Executive Directors			Total
		執行董事	非執行董事	獨立非執行董事			總計
		Lau Luen Hung, Thomas #	Chan Chor Ling, Amy	Lam Kwong Wai	Cheung Yuet Man, Raymond	Cheung Mei Han	
		劉鑾鴻#	陳楚玲	林光蔚	張悅文	張美嫻	總計
		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
Fees	袍金	102	78	78	78	78	414
Other emoluments	其他酬金						
Salaries and other benefits	薪金及其他福利	3,660	-	-	-	-	3,660
Bonus*	花紅*	7,000	-	-	-	-	7,000
Contributions to retirement benefits schemes	退休福利計劃供款	9	-	-	-	-	9
Total emoluments	酬金總額	10,771	78	78	78	78	11,083

二零一五年

		二零一五年					
		Executive Director	Non-Executive Director	Independent Non-Executive Directors			Total
		執行董事	非執行董事	獨立非執行董事			總計
		Lau Luen Hung, Thomas #	Chan Chor Ling, Amy	Lam Kwong Wai	Cheung Yuet Man, Raymond	Cheung Mei Han	
		劉鑾鴻#	陳楚玲	林光蔚	張悅文	張美嫻	總計
		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
Fees	袍金	50	-	-	-	-	50
Other emoluments	其他酬金						
Salaries and other benefits	薪金及其他福利	3,600	-	-	-	-	3,600
Bonus*	花紅*	7,500	-	-	-	-	7,500
Contributions to retirement benefits schemes	退休福利計劃供款	9	-	-	-	-	9
Total emoluments	酬金總額	11,159	-	-	-	-	11,159

* 花紅的數額是依據本集團及執行董事在各有關報告期的表現而釐定。

劉鑾鴻先生亦是本公司的行政總裁。

11. Directors', Chief Executive's and Employees' Remuneration (continued)

The executive director's emoluments shown above were for his services as the chief executive in connection with the management of the affairs of the Company and the Group.

The non-executive director's and independent non-executive directors' emoluments shown above were for their services as directors of the Company.

During both years, no remuneration was paid by the Group to the Directors as an inducement to join or upon joining the Group or as compensation for loss of office. None of the Directors has waived any remuneration during both years. Of the five highest paid individuals of the Group for the year ended 31 December 2016, one of them (2015: one) was a director of the Company whose remuneration is disclosed above and the remaining four (2015: four) are employees of the Group, details of whose remuneration were as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Employees:	僱員：		
Salaries, allowances and other benefits	薪金、津貼及其他福利	2,241	5,747
Retirement benefits scheme contributions	退休福利計劃供款	122	71
Performance related incentive payments	與表現掛鈎獎金	1,763	1,732
		4,126	7,550

The emolument of the remaining four were within the following bands:

		2016 二零一六年 Number of individuals 人數	2015 二零一五年 Number of individuals 人數
HK\$500,001 to HK\$1,000,000	500,001 港元至 1,000,000 港元	2	-
HK\$1,000,001 to HK\$1,500,000	1,000,001 港元至 1,500,000 港元	2	3
HK\$3,500,001 to HK\$4,000,000	3,500,001 港元至 4,000,000 港元	-	1

During the years ended 31 December 2016 and 2015, no remuneration was paid by the Group to the four highest paid employees as an inducement to join or upon joining the Group or as compensation for loss of office.

Prior to the listing of the Company, on 15 July 2016, a subsidiary of Lifestyle International recharged all the directors' remuneration to the Group through "consultancy fee to a subsidiary of Lifestyle International" as further disclosed in note 36(a)(ix).

11. 董事、行政總裁及僱員酬金(續)

以上是作為行政總裁向本公司及本集團管理方面提供服務之執行董事酬金。

以上為於本公司作為擔任董事一職的非執行董事及獨立非執行董事酬金。

於今年及去年內，本集團並無向本公司董事支付酬金，以吸引彼等加入本集團或作為加入本集團之獎金或離職補償。於今年及去年內，沒有董事放棄任何酬金。截至二零一六年十二月三十一日止年度，本集團五名最高薪人士中，一名(二零一五年：一名)為本公司董事，彼之酬金於上文披露。另外四名(二零一五年：四名)則為本集團僱員，彼等之酬金詳情載列如下：

其餘四名最高薪人士之薪酬介乎以下範圍：

於二零一六年及二零一五年十二月三十一日止年度內，本集團並無向本公司董事或四名最高薪僱員支付酬金，以吸引彼等加入本集團或作為加入本集團之獎金或離職補償。

於二零一六年七月十五日本公司上市前，利福國際之一間附屬公司透過「支付予利福國際一間附屬公司之顧問費」將董事薪酬計入本集團。詳情載於附註36(a)(ix)。

12. Dividends

No dividend was paid or proposed by the Company since its incorporation.

During the year ended 31 December 2015, subsidiaries of the Group, Global Top Limited and Excellent Global Limited, paid dividends of HK\$13,300,000 and HK\$10,224,000, respectively, to Vision Pilot Group Limited, the then immediate holding company of Global Top Limited and Lifestyle International. Dividend per share is not presented as its inclusion is not considered meaningful for the preparation of the consolidated financial statements of the Group.

No dividend was paid or proposed for ordinary shareholders of the Company during 2016, nor has any dividend been proposed since the end of the reporting period.

13. EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to the owners of the Company is based on the following data:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Earnings	盈利		
Profit for the year attributable to the owners of the Company for the purpose of basic earnings per share	就計算每股基本盈利而言之本公司擁有人應佔本年度溢利	323,636	305,977
		2016 二零一六年 '000 千股	2015 二零一五年 '000 千股
Number of shares	股份數目		
Weighted average number of ordinary shares for the purpose of basic earnings per share (note)	就計算每股基本盈利之加權平均普通股數目(附註)	1,602,587	1,602,587

Diluted earnings per share are not presented as there were no potential ordinary shares in issue during both years.

Note: The weighted average number of ordinary shares for the purpose of basic earnings per share has been taken into account the share issued pursuant to the Reorganisation and the capitalisation issue of 1,602,586,440 ordinary shares of HK\$0.005 each of the Company at par value on 11 July 2016 as stated in note 29(d) as if it had been effective on 1 January 2015.

12. 股息

本公司自成立以來並無派付或宣派任何股息。

截至二零一五年十二月三十一日止年度，本集團附屬公司世高有限公司及Excellent Global Limited分別派付股息13,300,000港元及10,224,000港元予當時世高有限公司之直接控股公司Vision Pilot Group Limited及利福國際。由於就編製本集團綜合財務報表而言並無意義，每股股息並無呈列。

於二零一六年內及自報告期末起，並無向本公司普通股股東宣派或派付任何股息。

13. 每股盈利

本公司擁有人應佔每股基本盈利乃按下列數據計算得出：

本公司在兩個年度間均無任何潛在可攤薄普通股，故並無呈列每股攤薄盈利。

附註：就每股基本盈利而言之加權平均普通股數目已考慮根據重組而發行之股數及於二零一六年七月十一日資本化而已發行之本公司每股面值0.005港元的1,602,586,440普通股計算(詳情載於附註29(d))，此猶如於二零一五年一月一日已經生效。

14. Property, Plant and Equipment

14. 物業、廠房及設備

		Buildings	Leasehold improvements	Plant and machinery	Furniture, fixtures and equipment	Motor vehicles	Construction in progress	Total
		樓宇	租賃物業裝修	廠房及機器	傢俬、固定裝置及設備	汽車	在建工程	總計
		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
COST	成本							
At 1 January 2015	於二零一五年一月一日	2,799,441	883,405	195,657	73,490	7,800	702,147	4,661,940
Exchange adjustment	匯兌調整	(144,300)	(46,128)	(10,120)	(3,643)	(413)	(20,053)	(224,657)
Additions	添置	2,067	21,049	1,415	2,578	-	856,115	883,224
Transfer to properties under development	轉撥發展中物業	-	-	-	-	-	(284,078)	(284,078)
Disposal/written off	出售/撇銷	(10,485)	(13)	(2,402)	(351)	(30)	-	(13,281)
At 31 December 2015	於二零一五年十二月三十一日	2,646,723	858,313	184,550	72,074	7,357	1,254,131	5,023,148
Exchange adjustment	匯兌調整	(151,283)	(48,735)	(10,391)	(3,661)	(424)	(67,251)	(281,745)
Additions	添置	1,778	155	419	1,464	-	368,110	371,926
Disposal/written off	出售/撇銷	(77,143)	-	(516)	(1,302)	-	-	(78,961)
At 31 December 2016	於二零一六年十二月三十一日	2,420,075	809,733	174,062	68,575	6,933	1,554,990	5,034,368
DEPRECIATION	折舊							
At 1 January 2015	於二零一五年一月一日	317,124	561,612	76,739	53,205	3,767	-	1,012,447
Exchange adjustment	匯兌調整	(27,430)	(31,218)	(4,288)	(2,724)	(226)	-	(65,886)
Provided for the year	年內折舊	79,444	52,110	10,358	3,374	665	-	145,951
Eliminated on disposal/written off	出售時對銷/撇銷	(881)	(13)	(2,162)	(316)	(4)	-	(3,376)
At 31 December 2015	於二零一五年十二月三十一日	368,257	582,491	80,647	53,539	4,202	-	1,089,136
Exchange adjustment	匯兌調整	(25,923)	(35,109)	(4,829)	(2,993)	(270)	-	(69,124)
Provided for the year	年內折舊	67,855	50,089	9,049	3,130	609	-	130,732
Eliminated on disposal/written off	出售時對銷/撇銷	(385)	-	(85)	(956)	-	-	(1,426)
At 31 December 2016	於二零一六年十二月三十一日	409,804	597,471	84,782	52,720	4,541	-	1,149,318
NET BOOK VALUES	賬面淨值							
At 31 December 2016	於二零一六年十二月三十一日	2,010,271	212,262	89,280	15,855	2,392	1,554,990	3,885,050
At 31 December 2015	於二零一五年十二月三十一日	2,278,466	275,822	103,903	18,535	3,155	1,254,131	3,934,012

Included in construction in progress are borrowing costs capitalised and prepaid lease payments capitalised during the year, amounting to HK\$72,400,000 (2015: HK\$197,122,000) and HK\$54,023,000 (2015: HK\$74,960,000), respectively.

在建工程包括年內已資本化之借貸成本及預付租賃款項，分別為72,400,000港元(二零一五年：197,122,000港元)及54,023,000港元(二零一五年：74,960,000港元)。

The above items of property, plant and equipment, other than construction in progress, are depreciated after taking into account their estimated residual value, using straight-line method over the following useful lives:

除在建工程外，上述物業、廠房及設備項目乃扣除了其估計殘值後，以直線法按下列年率計算折舊：

Buildings	Over the shorter of lease terms or 40 years	租賃土地及樓宇	按租約年期或四十年(以較短者為準)
Leasehold improvements	Over the shorter of lease terms or 10 years	租賃物業裝修	按租約年期或十年(以較短者為準)
Plant and machinery	5 to 10 years	廠房及機器	五年至十年
Furniture, fixtures and equipment	5 years	傢俬、固定裝置及設備	五年
Motor vehicles	5 years	汽車	五年

Details of pledge of assets are set out in note 35.

已抵押資產之詳情資料，請參閱附註35。

15. Prepaid Lease Payments

The Group's prepaid lease payments comprise:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Analysed for reporting purposes as:	就呈報目的分析為：		
Current portion	即期部份	73,142	80,204
Non-current portion	非即期部份	2,620,444	2,855,712
		2,693,586	2,935,916

Details of pledge of assets are set out in note 35.

已抵押資產之詳情資料，請參閱附註35。

16. Interests in Associates**16. 於聯營公司權益**

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Unlisted, at cost	非上市，按成本	1,527,491	1,527,491
Discount arising on acquisition of additional interest in an associate in prior years	於過往年度收購一間聯營公司額外權益產生之折讓	114,556	114,556
Share of post-acquisition profits and other comprehensive income, net of dividends	應佔收購後之溢利及其他全面收益，扣除股息	1,738,877	1,557,931
Exchange realignment	匯兌調整	(167,904)	-
		3,213,020	3,199,978

At 31 December 2016 and 2015, the Group had interests in the following associates:

於二零一六年及二零一五年十二月三十一日，本集團於下列聯營公司擁有權益：

Name of entity 實體名稱	Form of business structure 業務結構模式	Place/ country of establishment/ incorporation 註冊成立/ 註冊地點/國家	Principal place of operation 主要經營地點	Proportion of nominal value of issued capital/ registered capital held by the Group 本集團所持已發行股本/ 註冊股本面值比例		Proportion of voting power held 所持投票權比例		Principal activities 主要業務
				2016 二零一六年	2015 二零一五年	2016 二零一六年	2015 二零一五年	
石家莊北國入百集團 有限責任公司 ("Beiren Group") (note a) ([北人集團]) (附註a)	Incorporation 註冊成立	PRC 中國	PRC 中國	49%	49%	49%	49%	Investment holding of a group of companies engaging in the operation of department stores, supermarkets and property leasing 從事百貨店、超市及物業租賃業務之集團公司之投資控股
河北北國先天下廣場 有限責任公司 ("Future Mall") (note b) ([先天下廣場]) (附註b)	Incorporation 註冊成立	PRC 中國	PRC 中國	49%	49%	49%	49%	Retailing business in the PRC 在中國從事零售業務
Dragon Sign Limited 龍信有限公司	Incorporation 註冊成立	Hong Kong 香港	PRC 中國	50%	50%	50%	50%	Investment holding of a company engaging in operation of restaurants in the PRC 在中國從事食肆經營之公司之投資控股

16. Interests in Associates (continued)

Notes:

- (a) The Group's 60% owned subsidiary, Wingold Limited, indirectly held equity interest of 49% (2015: 49%) in Beiren Group.
- (b) During the year ended 31 December 2015, the Group further acquired 1% equity interest in Future Mall at a consideration of HK\$13,360,000. At 31 December 2016, the Group's 60% (2015: 60%) owned subsidiary, Ample Sun Group Limited, held equity interest of 49% (2015: 49%) in Future Mall. In addition, 51% (2015: 51%) equity interest of Future Mall was being indirectly held by a non-wholly owned subsidiary of Beiren Group.

The financial information in respect of the Group's associates is set out below:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Total assets	資產總額	13,624,676	13,872,709
Total liabilities	負債總額	8,279,927	8,648,258
Net assets	資產淨值	5,344,749	5,224,451
Group's share of associates' net assets	本集團應佔聯營公司資產淨值	3,213,020	3,199,978
Revenue	收益	8,357,291	8,933,303
Profit for the year	本年度溢利	456,898	449,783
Other comprehensive expense	其他全面支出	(48,305)	(174,741)
Group's share of profit of associates for the year	本集團應佔聯營公司本年度溢利	365,890	370,237
Group's share of other comprehensive expense of associates for the year	本集團應佔聯營公司本年度其他全面支出	(32,638)	(107,114)

Summarised financial information of material associates

Summarised financial information in respect of the Group's material associate is set out below. The summarised financial information below represents amounts shown in the associate's financial statements prepared in accordance with uniform accounting policies in conformity with that adopted by the Group.

Beiren Group is the only material associate to the Group and it is accounted for using the equity method in these consolidated financial statements.

16. 於聯營公司權益(續)

附註:

- (a) 本集團持有60%權益之附屬公司捷金有限公司間接持有北人集團49%(二零一五年:49%)股本權益。
- (b) 於二零一五年十二月三十一日止年度,本集團購入額外先天下廣場1%之股權,其代價為13,360,000港元。於二零一六年十二月三十一日,本集團持有60%(二零一五年:60%)權益之附屬公司益良集團有限公司持有先天下廣場49%(二零一五年:49%)股本權益。此外,51%(二零一五年:51%)的先天下廣場股權由北人集團非全資擁有之附屬公司間接擁有。

有關本集團聯營公司之財務資料如下:

重大聯營公司之財務資料概要

有關本集團重大聯營公司之財務資料概要載列如下。以下財務資料概要呈列於聯營公司之財務報表之金額,是按照與本集團應用一致的會計政策編制。

北人集團是本集團唯一重大的聯營公司,是採權益法於綜合財務報表入賬。

16. Interests in Associates (continued) Beiren Group

16. 於聯營公司權益(續) 北人集團

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Current assets	流動資產	7,686,443	7,518,270
Non-current assets	非流動資產	5,918,622	6,150,530
Current liabilities	流動負債	8,184,231	8,374,419
Non-current liabilities	非流動負債	82,738	75,832
Non-controlling interests	非控股權益	993,929	1,023,795
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Revenue	收益	8,263,461	8,825,993
Profit for the year	本年度溢利	455,836	450,963
Other comprehensive expense for the year	本年度其他全面支出	(48,305)	(174,741)
Total comprehensive income for the year	本年度全面收益總額	407,531	276,222
Group's share of profits and other comprehensive expense of Beiren Group for the year	本集團應佔北人集團本年度溢利及其他全面支出	332,722	263,713
Dividend declared from Beiren Group to the Group during the year	於年內北人集團對本集團之已宣派股息	152,306	21,421

Reconciliation of the above summarised financial information to the carrying amount of the interest in the associate in respect of Beiren Group which recognised in the consolidated financial statements:

有關北人集團於綜合財務報表中確認聯營公司權益之賬面值與上述財務資料概述對賬：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Net assets of Beiren Group attributable to owners	擁有人應佔北人集團之資產淨值	4,344,167	4,194,754
Proportion of the Group's ownership interest in Beiren Group	本集團於北人集團按比例擁有之權益	49%	49%
Add: Interest in Beiren Group through other subsidiaries of the Group	加：通過本集團其他附屬公司於北人集團擁有之權益	2,128,642	2,055,429
Carrying amount of the Group's interest in Beiren Group	本集團於北人集團權益之賬面值	1,081,052	1,141,599
		3,209,694	3,197,028

16. Interests in Associates (continued) Information of associate that is not individually material

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
The Group's share of profit (loss) and total comprehensive income (expense)	本集團應佔溢利(虧損)及全面收益(支出)總額	530	(590)
Carrying amount of the Group's interest in this associate	本集團於聯營公司權益之總賬面值	3,326	2,950

17. Interest in a Joint Venture

At 31 December 2016 and 2015, the Group had interest in the following joint venture:

Name of entity	Form of business structure	Place of establishment/ operation	Proportion of nominal value of issued capital held by the Group 本集團所持 已發行股本 面值比例	Proportion of voting power held 所持投票權 比例	Principal activities
實體名稱	業務結構模式	成立/經營地點			主要業務
上海九百城市廣場有限公司 (Shanghai Joinbuy City Plaza Co., Ltd.)	Sino-foreign equity joint venture 中外合資合營企業	PRC 中國	50%	50%	Property holding and leasing 物業持有及租賃

The joint venture is accounted for using the equity method of accounting:

合資企業按權益會計法入賬：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Cost of unlisted investment in a joint venture	一家合資企業非上市投資之成本	433,104	433,104
Share of post-acquisition profits and other comprehensive expense, net of dividends	應佔收購後之溢利及其他 全面支出，扣除股息	20,737	23,176
Exchange realignment	匯兌調整	(19,902)	-
		433,939	456,280

The summarised financial information related to the Group's interest in the joint venture is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance in conformity with that adopted by the Group.

有關本集團於合資企業之權益之財務資料概述如下。以下財務資料概要是呈列於合資企業之財務報表之金額，是按照與本集團應用一致的會計政策編制。

17. Interest in a Joint Venture (continued)

17. 於一家合資企業權益(續)

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Non-current assets	非流動資產	1,112,318	1,153,645
Current assets	流動資產	67,943	98,527
Current liabilities	流動負債	312,383	339,612
The above amounts of assets and liabilities include the followings:	上述資產和負債金額包括如下項目：		
Cash and cash equivalents	現金及現金等價物	13,893	43,509
Current financial liabilities (excluding trade and other payables and provisions)	流動金融負債(不包括應付賬款及其他應付款項及撥備)	267,372	307,290

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Revenue	收益	231,208	246,890
Profit for the year	本年度溢利	79,674	76,080
Other comprehensive expense for the year	本年度其他全面支出	(7,276)	(28,272)
Total comprehensive income for the year	本年度全面收益總額	72,398	47,808
Dividend income recognised by the Group during the year	年內本集團已確認之股息收入	38,638	37,239
Group's share of profit of the joint venture	本集團應佔合資企業溢利	39,837	38,040
Group's share of other comprehensive expense of the joint venture	本集團應佔合資企業其他全面支出	(3,638)	(14,136)

The above profit for the year includes the followings:

以上本年度溢利包括以下項目：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Depreciation and amortisation	折舊及攤銷	24,913	25,572
Interest income	利息收入	696	206
Interest expense	利息支出	12,266	14,056
Income tax expense	所得稅支出	31,583	30,389

17. Interest in a Joint Venture (continued)

Reconciliation of the above summarised financial information to the carrying amount of the interest in a joint venture recognised in the consolidated financial statements:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Net assets of the joint venture	合資企業之資產淨值	867,878	912,560
Proportion of the Group's ownership interest	本集團擁有權益比例	50%	50%
Carrying amount of the Group's interest in a joint venture	本集團於一家合資企業權益之賬面值	433,939	456,280

18. Properties under Development

Properties under development comprise two office towers of the Group's commercial complex development project in Shanghai, the PRC. During the year ended 31 December 2016, the Group had additions of HK\$131,853,000 to properties under development, which include eligible capitalised borrowing costs of HK\$48,056,000. The Group intends to sell these two office towers in part or in whole when the sale permit is granted by relevant PRC authorities. Details of pledge of assets are set out in note 35.

19. Inventories

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Merchandise held for resale	持有作轉售商品	39,549	38,090

17. 於一家合資企業權益(續)

上述財務資料概述和綜合財務報表中於一家合資企業權益之賬面值對賬：

18. 發展中物業

發展中物業包括本集團於中國上海綜合商業發展項目中兩座商務辦公大樓。截至二零一六年十二月三十一日止年度，本集團發展中物業新增金額為131,853,000港元，其中48,056,000港元為資本化借貸成本。當中國有關部門授予銷售准許証後，本集團計劃將兩座商務大樓部分或全部出售。已抵押資產之詳情請參閱附註35。

19. 存貨

20. Trade and other Receivables

20. 應收賬款及其他應收款項

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Trade receivables	應收賬款	50,696	42,694
Prepayments	預付賬款	3,172	2,974
Deposits paid	已付按金	2,082	1,961
Value added tax ("VAT") receivable	應收增值稅(「增值稅」)	66,965	65,776
Others	其他	35,754	45,806
		158,669	159,211

The Group's retail sales to customers are mainly made in cash, through debit card or credit card payments. Its major trade receivables arising from credit card sales are normally settled in one to two business days and the rental income receivables are normally settled 30 days in arrears. The following is an aged analysis of trade receivables net of allowance for doubtful debts, if any, presented based on the invoice date, which approximates the respective revenue recognition dates:

本集團向顧客作出的零售銷售主要透過現金、借記卡或信用卡方式付款。本集團主要應收賬款來自一般於一至兩個工作日收回的信用卡銷售及一般於三十日內收回的租金收入。以下為應收賬款(扣除呆賬撥備(如有))根據發票日期(與各自收益確認日期相近)之賬齡分析。

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
0-30 days	0日至30日	48,938	38,196
31-60 days	31日至60日	892	1,507
61-90 days	61日至90日	154	668
Over 90 days	超過90日	712	2,323
		50,696	42,694

Included in the Group's trade receivables balance are debtors with aggregate carrying amount of HK\$1,758,000 (2015: HK\$4,498,000) which are past due at the end of the reporting period for which the Group has not provided for impairment loss. The Group does not hold any collateral over these balances.

本集團應收賬款結餘包括賬面總值1,758,000港元(二零一五年: 4,498,000港元)之應收款, 該等應收款於報告日期逾期尚未收回, 而本集團未曾作出減值虧損撥備。本集團並無就該等結餘持有任何抵押品。

20. Trade and other Receivables (continued)

Aging of trade receivables which are past due but not impaired

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
31-60 days	31日至60日	892	1,507
61-90 days	61日至90日	154	668
Over 90 days	超過90日	712	2,323
		1,758	4,498

The Group has not fully provided for all receivables over 90 days because historical experience indicated that such receivables could be recoverable from the relevant debtors.

An impairment of other receivables amounted to HK\$12,947,000 (2015: nil) was recognised during the year ended 31 December 2016 as the management considered such outstanding balance was uncollectible.

21. Amount due from (to) a Joint Venture

At 31 December 2016, the amount due from a joint venture included an entrusted loan to a joint venture of HK\$33,360,000 (2015: HK\$35,400,000), which was unsecured and carried fixed rate of 3.5% (2015: 3.5%) per annum. The management of the Group expects that the amount will be realised within twelve months from the end of the reporting period, hence, this amount was classified as current assets.

At 31 December 2016 and 2015, the amount due to a joint venture represented accrued rental and management fee payable to a joint venture. The amount was unsecured, non-interest bearing and repayable on demand.

20. 應收賬款及其他應收款項(續)

逾期但未減值之應收賬款的賬齡如下

本集團並未就所有超過90日的應收款作全數撥備，原因為根據過往經驗，集團可從有關債務人收回該等應收款。

截至二零一六年十二月三十一日止年度期間，本集團確認其他應收款減值12,947,000港元(二零一五年：無)，因管理層認為該等未清餘額無法收回。

21. 應收(應付)一家合資企業款項

於二零一六年十二月三十一日，應收一間合營企業款項分別包括借予合營企業的委託貸款33,360,000港元(二零一五年：35,400,000港元)，均按固定年利率3.5%(二零一五年：3.5%)計息。本集團管理層預期該筆款項將於報告期末內十二個月兌現，因此，該筆款項界定為流動資產。

於二零一六年及二零一五年十二月三十一日，應付一家合資企業之款項包括計提應付一家合資企業之租金及管理費。此款項為無抵押、免息及須於要求時償還。

22. Amounts due from (to) Fellow Subsidiaries

The amount due from a fellow subsidiary was unsecured, non-interest bearing and repayable on demand.

Except for amounts due to fellow subsidiaries amounted to approximately HK\$166.1 million at 31 December 2015, which were trade nature, the remaining balances were non-trade in nature. While the amounts due to fellow subsidiaries of approximately HK\$3,081.6 million as at 31 December 2015 were interest bearing at 5.25% per annum, the remaining balances were non-interest bearing.

As part of the Reorganisation, except for the trade balance that was settled in cash, the non-trade balances of amounts due to fellow subsidiaries with aggregate amount of HK\$8,086.3 million have been settled by way of issue of shares of the Company to Lifestyle International. Certain loan interest payables amounted to HK\$41.4 million were also waived by Lifestyle International and recognised as deemed contribution from Lifestyle International in capital reserve prior to the listing of the shares of the Company on the Stock Exchange.

23. Financial Assets at Fair Value Through Profit or Loss**22. 應收(應付)同系附屬公司款項**

應收一間同系附屬公司款項均是無抵押，免息及須於要求時償還。

於二零一五年十二月三十一日，除了為數166,100,000港元的應付同系附屬公司款項為貿易性質，餘下金額為非貿易性質。於二零一五年十二月三十一日，為數3,081,600,000港元款項按年利率5.25%計息。除前述款項外，其餘款項為免息。

作為重組的一部分，除貿易性質的結餘會以現金償還外，其餘合共8,086,300,000港元的非貿易性質之應付同系附屬公司款項已向利福國際發行本公司的股份的方式償還。若干應付貸款利息總額為41,400,000港元，已在本公司於聯交所上市前獲利福國際豁免償還，並確認為視作利福國際注資，計入資本儲備。

23. 按公平值計入損益之金融資產

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Financial assets at FVTPL:	按公平值計入損益之金融資產		
— listed equity securities in Hong Kong (note a)	— 於香港上市股票(附註a)	23,329	—
— structured investment products (note b)	— 結構性投資產品(附註b)	61,160	—
		84,489	—

Notes:

- (a) The balance at 31 December 2016 represented equity shares listed in Hong Kong that were carried at fair value and represented the quoted bid price in an active market at the end of the reporting period.
- (b) The balance at 31 December 2016 represented structured investment products placed to a bank in the PRC, with an expected but not guaranteed return of 2.6% per annum, depending on the performance of its underlying investments, mainly bonds and debentures. These financial assets were designated as financial assets at FVTPL at initial recognition. In the opinion of the directors of the Company, the fair value of these financial assets does not differ materially from their carrying amounts as at the reporting date because of their short periods to maturity. There were no significant changes in the counterparties' credit risk and therefore there were no significant gains or losses attributed to changes in credit risk for these financial assets designated at fair value through profit or loss during the reporting period.

附註：

- (a) 於二零一六年十二月三十一日之結餘乃於香港上市之股票，並按報告期末之活躍市場之買入報價以公平值列賬。
- (b) 於二零一六年十二月三十一日之結餘乃存放在一間中國的銀行的結構性投資產品，其預期但不保證的年度收益率為2.6%，視乎其相關資產投資的表現(主要為債券及債權證)。該金融資產在初始確認時被指定為按公平值計入損益之金融資產。本公司董事認為，由於該金融資產於短期內到期，其公平值與報告日的賬面值並無重大差異。由於交易對手的信用風險沒有重大變化，因此，本報告期內，按公平值計入損益之金融資產沒有就其信用風險變動存在重大收益或損失。

24. BANK BALANCES AND CASH

At 31 December 2016, bank balances and cash comprised mainly short-term deposits with original maturity within three months and carry interest at prevailing market rates ranging from 0.60% to 3.10% per annum (2015: 0.42% to 3.30% per annum).

Included in bank balances and cash are the following amounts denominated in currency other than functional currencies of the respective group entities:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
US\$	美元	181,269	183,673
HK\$	港幣	454,954	-
		636,223	183,673

25. TRADE AND OTHER PAYABLES

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Trade payables	應付賬款	61,478	43,007
Construction payables	應付工程款	120,652	243,082
Concessionaire sales payables	應付特許專櫃銷售款項	545,470	517,203
Deferred income	遞延收益	135,065	120,407
Rental deposits received	已收租賃按金	53,892	51,905
Accrued expenses	應計費用	52,983	53,816
VAT payable	應付增值稅	42,040	11,784
Interest payables	應付利息	1,481	1,155
Others	其他	89,003	75,333
		1,102,064	1,117,692

The following is an aged analysis of trade payables presented based on the invoice date at the end of the reporting period:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
0 – 30 days	0日至30日	49,903	32,582
31 – 60 days	31日至60日	3,267	3,333
61 – 90 days	61日至90日	2,227	1,877
Over 90 days	超過90日	6,081	5,215
		61,478	43,007

The average credit period of trade payables and concessionaire sales payables is within 45 days from invoice date. All concessionaire sales payables are aged within 45 days from invoice date. The Group has financial risk management policies in place to ensure that all payables are paid within the credit timeframe.

24. 銀行結存及現金

於二零一六年十二月三十一日，銀行結存及現金主要包括按現行市場利率計息(年利率介乎0.60厘至3.10厘)(二零一五年：年利率介乎0.42厘至3.30厘)的於三個月內到期之短期存款。

銀行結存及現金包括下列以相關集團實體功能貨幣以外貨幣計算的款項：

25. 應付賬款及其他應付款項

以下為於報告期末應付賬款根據發票日期之賬齡分析。

應付賬款及應付特許專櫃銷售款項之平均信貸期為由發票日期計起45日以內。所有應付特許專櫃銷售款項之賬齡均為由發票日期計起45日以內。本集團設有財務風險管理政策，確保所有應付款項於信貸期限內支付。

26. BANK BORROWINGS

26. 銀行借貸

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Bank borrowings comprise bank loans and are analysed as:	銀行借貸由銀行貸款組成，並按以下分析：		
Secured	有抵押	1,206,671	1,041,574
Carrying amount repayable based on contractual repayment dates:	按合約中償還日期分類之應償還賬面值：		
Within one year	一年內償還	157,510	152,980
More than one year, but not exceeding two years	一年後但不超過兩年	5,560	184,842
More than two years, but not exceeding three years	兩年後但不超過三年	11,120	11,800
More than three years, but not exceeding four years	三年後但不超過四年	33,360	11,800
More than four years, but not exceeding five years	四年後但不超過五年	66,720	35,400
After five years	超過五年	932,401	644,752
		1,206,671	1,041,574
Less: Amount due within one year shown under current liabilities	減：列入流動負債於一年內到期之款項	(157,510)	(152,980)
Amount due after one year	一年後到期之款項	1,049,161	888,594

Variable rate borrowings comprise:

浮息借貸包括：

		Carrying amount 賬面值	
		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
RMB bank loans	人民幣銀行貸款	1,206,671	1,041,574

The effective interest rates of the borrowings were ranging from 4.3%–5.2% (2015: 4.3%–5.2%) per annum.

貸款實際利率介乎年利率4.3%至5.2%。(二零一五年：4.3%至5.2%)。

At the end of the year, the Group had undrawn borrowing facilities which are expiring as follows:

於本年期末，本集團未提取銀行融資的到期日如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Floating rate:	浮息：		
After five years	超過五年	1,669,679	2,187,248

27. DEFERRED TAX LIABILITIES (ASSETS)

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Deferred tax assets	遞延稅項資產	(454)	(360)
Deferred tax liabilities	遞延稅項負債	23,908	23,922
		23,454	23,562

The followings are the major deferred tax assets and liabilities recognised and movements thereon during the year:

		Accelerated tax depreciation	Distributable profits of PRC subsidiaries, associates and a joint venture	Others	Total
		加速折舊稅 HK\$'000 千港元	中國附屬公司、 聯營公司及 合資企業 之可分配利潤 HK\$'000 千港元	其他 HK\$'000 千港元	總計 HK\$'000 千港元
At 1 January 2015	於二零一五年一月一日	(215)	30,256	(1,586)	28,455
(Credit) charge to profit or loss (note 9)	於損益(計入)扣除 (附註9)	(145)	23,922	1,586	25,363
Released upon dividends declared (note 9)	宣派股息後解除 (附註9)	-	(30,256)	-	(30,256)
At 31 December 2015	於二零一五年十二月三十一日	(360)	23,922	-	23,562
Exchange adjustment	匯率調整	-	(1,118)	-	(1,118)
(Credit) charge to profit or loss (note 9)	於損益(計入)扣除 (附註9)	(94)	25,026	-	24,932
Released upon dividends declared (note 9)	宣派股息後解除 (附註9)	-	(23,922)	-	(23,922)
At 31 December 2016	於二零一六年十二月三十一日	(454)	23,908	-	23,454

Note: Others mainly represent difference arising from accrued expenses.

27. 遞延稅項負債(資產)

就於綜合財務狀況表呈列而言，若干遞延稅項資產及負債已抵銷。以下為遞延稅項結餘就財務報告目的之分析：

以下為已確認之主要遞延稅項資產及負債以及於有關年內的變動：

附註：其他主要指應計費用產生的差額。

27. DEFERRED TAX LIABILITIES (ASSETS) (continued)

Under the EIT Law, withholding tax at the rate ranging from 5% to 10% is imposed on dividends in respect of profits earned by PRC subsidiaries, associates and a joint venture from 1 January 2008 onwards. Deferred taxation of HK\$23,908,000 (2015: HK\$23,922,000) in respect of distributable profit of PRC entities amounting of HK\$239,079,000 (2015: HK\$239,216,000) has been provided as at 31 December 2016. At the end of the reporting period, the aggregate amount of temporary differences associated with undistributed earnings of subsidiaries for which deferred tax liabilities have not been recognised was HK\$364,007,000 (2015: HK\$277,525,000). No liability has been recognised in respect of these differences because the Group is in a position to control the timing of the reversal of the temporary differences and it is probable that such differences will not reverse in the foreseeable future.

At 31 December 2016, the Group had unused tax losses of approximately HK\$606.7 million (2015: HK\$447.8 million) available for offset against future profits. No deferred tax asset has been recognised in respect of tax losses for both years due to unpredictability of future profit streams of relevant entities. The unrecognised tax losses arising from subsidiaries operated in the PRC will expire as follows:

Tax losses expiring in	稅項虧損到期之年份：	2016	2015
		二零一六年 HK\$'000 千港元	二零一五年 HK\$'000 千港元
2016	二零一六年	-	9,503
2017	二零一七年	11,617	11,617
2018	二零一八年	63,371	63,375
2019	二零一九年	170,776	171,126
2020	二零二零年	192,192	192,192
2021	二零二一年	168,768	-
		606,724	447,813

During the year ended 31 December 2016, approximately HK\$9.5 million (2015: HK\$13.0 million) tax losses expired.

28. AMOUNT DUE TO A NON-CONTROLLING SHAREHOLDER OF SUBSIDIARIES

The amount is unsecured and non-interest bearing. The non-controlling shareholder of subsidiaries agreed not to demand for repayment within one year from the end of the reporting period.

27. 遞延稅項負債(資產)(續)

根據中國企業所得稅法，自二零零八年一月一日起就中國附屬公司、聯營公司及一家合營企業所得溢利之股息分派徵收預扣稅介乎5%至10%。截至二零一六年十二月三十一日止年度，就中國實體可分派溢利239,079,000港元、(二零一五年：239,216,000港元)的遞延稅項分別已作出23,908,000港元(二零一五年：23,922,000港元)的撥備。於各報告期末，就附屬公司未分派之溢利產生的累計暫時性差異並沒有確認為遞延負債，總額為364,007,000港元(二零一五年：277,525,000港元)。就以上差異並沒有確認任何負債，因為本集團有能力控制暫時性差異撥回的時間，這種差異有可能不會在可預見的將來撥回。

於二零一六年十二月三十一日，本集團有未動用稅項虧損約為606,700,000港元(二零一五年：447,800,000港元)，可用作抵銷日後溢利。於今年及去年間，由於日後溢利流量難以預測，故並無就此稅項虧損確認遞延稅項資產。在中國經營的附屬公司產生的未確認稅項虧損將會於下列年份到期：

28. 應付附屬公司一名非控股股東款項

該款項為無抵押及免息。附屬公司之非控股股東同意不會要求在報告期末一年內償還款項。

29. SHARE CAPITAL

The share capital as at 31 December 2015 represented the aggregate amount of the share capital of Lifestyle China Holdings Limited, Excellent Global Limited, Global Top Limited and Majestic Eagle Limited which in aggregate was less than HK\$1,000. Pursuant to the Reorganisation, the Company has become the holding company of Excellent Global Limited and Majestic Eagle Limited since 23 June 2016.

Details of the changes in the Company's share capital during the period from 4 January 2016 (date of incorporation) to 31 December 2016 are as follows:

29. 股本

於二零一五年十二月三十一日，股本指利福中國控股有限公司、Excellent Global Limited、世高有限公司及Majestic Eagle Limited的股本總額，為數少於1,000港元。根據重組，本公司已自二零一六年六月二十三日成為Excellent Global Limited及Majestic Eagle Limited的控股公司。

本公司股本於二零一六年一月四日(註冊成立日期)至二零一六年十二月三十一日期間之變動詳情如下：

		Number of shares 股份數目	Amount 款項 HK\$'000 千港元
Authorised:	法定股本：		
At 4 January 2016 (date of incorporation) (HK\$0.10 each) (note a)	於二零一六年一月四日(註冊成立日期) (每股面值為0.10港元的股份)(附註a)	3,800,000	380
Increase in authorised share capital by sub-dividing each of the issued and unissued existing shares of HK\$0.10 into 20 new shares of HK\$0.005 each (note c)	增加法定股本，將每股已發行及未發行 現有股份0.10港元分拆為20股新股， 每股面值0.005港元(附註c)	72,200,000	-
Increase in authorised share capital (note c)	增加法定股本(附註c)	3,924,000,000	19,620
At 31 December 2016 (HK\$0.005 each)	於二零一六年十二月三十一日 (每股面值0.005港元)	4,000,000,000	20,000
Issued and fully paid:	已發行及繳足股本：		
At 4 January 2016 (date of incorporation) (HK\$0.10 each) (note a)	於二零一六年一月四日(註冊成立日期) 每股面值為0.10港元的股份(附註a)	1	-
Issue of shares (note b)	發行股本(附註b)	2	-
Share subdivision of HK\$0.10 each being subdivided into 20 subdivided shares of HK\$0.005 each (note c)	每股面值0.10港元的股份，分拆為20股 新股，每股面值0.005港元(附註c)	57	-
Issue of shares pursuant to the capitalisation issue (note d)	資本化發行股份(附註d)	1,602,586,440	8,013
At 31 December 2016 (HK\$0.005 each)	於二零一六年十二月三十一日 (每股面值0.005港元)	1,602,586,500	8,013

A total of 1,602,586,440 shares of the Company were issued to Lifestyle International on 11 July 2016 in pursuant to the Reorganisation. Accordingly, the number of shares in issue was increased to 1,602,586,500. Prior to the Listing, on 14 July 2016, Lifestyle International paid a dividend by means of distribution in specie of the entire issued share capital of the Company to its shareholders. The distribution was made by way of allocating one share of the Company for every one share of Lifestyle International held by the shareholders of Lifestyle International at the close of business on the distribution record date on 11 July 2016.

於二零一六年七月十一日，根據重組，向利福國際發行合共1,602,586,440股本公司股份。因此，發行股數增加到1,602,586,500。上市前，於二零一六年七月十四日，利福國際向其股東以實物方式分派全部本公司的股本作為股息。分派是根據於二零一六年七月十一日分派記錄日期營業時間結束後，按利福國際股東所持有每一股利福國際股份可獲發一股本公司股份的比例分派。

29. SHARE CAPITAL (continued)

Notes:

- (a) On 4 January 2016, the Company was incorporated in the Cayman Islands under the Companies Law as an exempted company with limited liability with an authorised share capital of HK\$380,000 divided into 3,800,000 shares of HK\$0.10 each. On the same date, one share of HK\$0.10 in the Company was issued to the initial subscriber, Sharon Pierson, for cash at par, which subscriber share was transferred to Lifestyle International at par.
- (b) On 23 June 2016, the Company acquired the entire issued share capital of both Majestic Eagle Limited and Excellent Global Limited from Lifestyle International, which was satisfied by way of the Company allotting and issuing two new shares of par value of HK\$0.10 each, credited as fully paid, to Lifestyle International.
- (c) Pursuant to the written resolution of the shareholder of the Company passed on 23 June 2016, each of the issued and unissued existing shares of HK\$0.10 each in the share capital of the Company was subdivided into 20 shares of par value of HK\$0.005 each, and the authorised share capital of the Company was then further increased from HK\$380,000 to HK\$20,000,000 by the creation of an additional 3,924,000,000 shares.
- (d) Pursuant to the Reorganisation, a total of 1,602,586,440 new Shares, all credited as fully paid, were allotted and issued to Lifestyle International by way of capitalisation of the amount of HK\$8,086.3 million due from the Company to subsidiaries of Lifestyle International (note 22).

All ordinary shares of the Company issued during the period rank pari passu in all respects.

30. STATUTORY SURPLUS RESERVE

As stipulated by the relevant laws and regulations for foreign investment enterprises in the PRC, the Company's PRC subsidiaries are required to transfer 10% of their respective after-tax profits as reflected in the statutory financial statements of the PRC subsidiaries to the statutory surplus reserve until the reserve balance reaches 50% of the registered capital. The statutory surplus reserve fund can be used to make up prior year losses, if any, and can be applied in conversion into capital by means of capitalisation, provided that such reserve fund is maintained a minimum of 25% of the registered capital.

29. 股本(續)

附註：

- (a) 於二零一六年一月四日，本公司根據公司法於開曼群島註冊成立及登記為獲豁免有限公司。法定股本為380,000港元分為3,800,000股每股0.10港元的股份。本公司一股0.10港元的股份以現金作價按面值發行予初始認購人Sharon Pierson，認購人股份於同日按面值轉讓予利福國際。
- (b) 本公司於二零一六年六月二十三日向利福國際收購Majestic Eagle Limited及Excellent Global Limited的全部已發行股本，作價為本公司向利福國際配發及發行2股面值為0.10港元的股份，並入賬列為繳足。
- (c) 根據本公司股東於二零一六年六月二十三日通過的書面決議案，本公司股本中每股0.10港元的已發行及未發行股份分拆為20股每股面值0.005港元的股份，以及於本公司法定股本隨後透過增加額外3,924,000,000股股份進一步由380,000港元增加至20,000,000港元。
- (d) 根據重組，透過分配及發行合共1,602,586,440股新股份(已全部計入及繳足)予利福國際以資本化利福國際的附屬公司應收本公司為數8,086,300,000港元之款項(附註22)。

所有本公司於期內發行的普通股於各方面均享有同等權益。

30. 法定盈餘公積金

根據中國外商投資企業的相關法律及法規規定，本公司中國附屬公司須將於中國附屬公司法定財務報表中反映的除稅後溢利之10%轉移至法定盈餘公積金直至儲備額達到註冊資本的50%。法定盈餘公積金可用作彌補過往年度的虧損(如有)，並可通過資本化發行轉換為資本，前提是該等儲備金最低保持在註冊資本的25%以上。

31. OPERATING LEASES

The Group as lessee

31. 經營租約

本集團作為承租人

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Minimum lease payments paid under operating leases during the year:	年內根據經營租約已付之最低租約款項：		
Other assets	其他資產	740	653
Leasehold land and buildings	租賃土地及樓宇	156,902	170,218
		157,642	170,871

During the year ended 31 December 2016, the Group incurred HK\$50,211,000 (2015: HK\$53,460,000) contingent rents which was based on certain percentage of sales.

截至二零一六年十二月三十一日止年度，本集團按銷售若干百分比支付或然租金為50,211,000港元(二零一五年：53,460,000港元)。

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases (fixed rent only) which fall due as follows:

於報告期末，本集團就不可撤銷經營租約之所承擔日後最低租約款項(只限固定租金)如下：

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Within one year	一年內	150,542	159,558
In the second to fifth year inclusive	第二至第五年(包括首尾兩年)	611,376	643,999
Over five years	超過五年	512,750	709,851
		1,274,668	1,513,408

The above commitments represent commitments for leasing commercial properties amounting to HK\$1,273,989,000 (31 December 2015: HK\$1,512,683,000) and other assets amounting of HK\$679,000 (31 December 2015: HK\$725,000).

上述承擔為就商業物業租賃承擔款項支付1,273,989,000港元(二零一五年：1,512,683,000港元)及就其他資產支付679,000港元(二零一五年：725,000港元)的租金。

Operating lease payments represent rentals payable by the Group for leasing commercial properties and other assets which represented machineries. Rentals payable are predetermined at fixed amounts except for certain lease of which contingent rental are charged based on certain percentage of sales. Leases are generally negotiated for terms ranging from one year to five years and rentals are fixed for terms ranging from one year to two years except the lease of Shanghai Joinbuy Cityplaza from Shanghai Joinbuy City Plaza Co., Ltd. by Shanghai Ongoing Department Store Limited, a non-wholly owned subsidiary of the Company, is for the period from 1 October 2004 to 30 September 2024, with an option to renew for further ten years upon the request from Shanghai Ongoing Department Store Limited in not less than twelve months before the expiry of the lease terms.

經營租約款項指本集團就租用商業物業及其他資產(即機器)。而應付之租金則預定在固定的金額，除了一些根據銷售額比例為條件而收取租金的租約。租約一般按租賃期一至五年協商，租金固定於每一至兩年釐定，惟本公司非全資附屬公司上海久光百貨有限公司租用上海九百城市廣場之租約，租期由二零零四年十月一日至二零二四年九月三十日，可選擇進一步續期十年，但上海久光百貨有限公司須在租賃期限屆滿前不少於十二個月內提出請求。

31. OPERATING LEASES (continued)**The Group as lessor**

At the end of the reporting period, the Group has contracted with tenants for the following future minimum lease payments:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Within one year	一年內	54,333	66,229
In the second to fifth year inclusive	第二至第五年(包括首尾兩年)	79,983	79,739
Over five years	超過五年	10,515	-
		144,831	145,968

Leases are generally negotiated for terms ranging from one year to five years.

In addition, the Group contracted with its concessionaires to receive contingent rentals based on the concessionaires' turnover for terms ranging from one year to two years.

31. 經營租約(續)**本集團作為出租人**

於報告期末，本集團已與租戶訂約的日後最低租約款項如下：

租約一般按租賃期由一至五年協商。

此外，本集團與其特許專權就按特許專權營業額收取或然租金訂立年期為期由一至兩年之合約。

32. CAPITAL AND OTHER COMMITMENTS

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Capital and other expenditure in respect of acquisition of property, plant and equipment and property development project contracted for but not provided in the consolidated financial statements	有關購入物業、廠房及設備及物業發展項目之資本及其他開支(已訂約惟未於綜合財務報表撥備)	1,089,200	946,500

32. 資本及其他承擔**33. CAPITAL RISK MANAGEMENT**

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of bank borrowings disclosed in notes 26, net of cash and cash equivalents and equity attributable to owners of the Company, comprising issued share capital, reserves and retained profits.

The directors of the Company review the capital structure on a regular basis. As part of this review, the directors of the Company consider the cost of capital and the risks associated with each class of capital. Based on recommendations of the directors of the Company, the Group will balance its overall capital structure through the payment of dividends, new share issues and share buy-backs as well as the issue of new debt or the redemption of existing debt.

33. 資本風險管理

本集團管理其資本，以確保本集團之實體能繼續持續經營，同時透過優化債務及股本結餘，為持份者提供最佳回報。本集團之整體策略於有關期間內維持不變。

本集團之資本架構包括附註26披露的銀行借貸，扣除現金及現金等價物及本公司擁有人應佔權益(包括已發行股本、儲備及保留溢利)。

本公司董事定期檢討資本架構。作為該檢討之一部分，本公司董事考慮資本成本與各類資本相關之風險。根據本公司董事之建議，本集團將透過派付股息、發行新股、股份回購及發行新債或贖回現有債項以平衡其整體資本架構。

34. FINANCIAL INSTRUMENTS

Categories of financial instruments

34. 金融工具

金融工具類別

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Financial assets	金融資產		
Financial assets at FVTPL (note 23)	按公平值計入損益之金融資產 (附註23)	84,489	-
Financial assets measured at amortised cost (including cash and cash equivalents)	按攤銷成本計量之金融資產 (包括現金及現金等價物)	2,428,221	2,415,927
Financial liabilities	金融負債		
Financial liabilities measured at amortised cost	按攤銷成本計量之金融負債	2,116,523	10,232,026

Financial risk management objectives and policies

The Group's major financial instruments include bank balances and cash, financial assets at FVTPL, dividend receivable from an associate, trade and other receivables, trade and other payables, amount due from/to a joint venture, amounts due from/to fellow subsidiaries, bank borrowings and amount due to a non-controlling shareholder of subsidiaries. Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Currency risk

The functional currency of the Company and its subsidiaries operating in the PRC is RMB in which most of its transactions are denominated. The functional currency of the subsidiaries operating in Hong Kong is HK\$ in which most of the transactions are denominated.

The Group has certain foreign currency denominated bank balances at the end of each reporting period and details of which are disclosed in respective notes.

The Group mainly exposed to currency risk of US\$ and HK\$. The carrying amount of the Group's foreign currency denominated monetary assets at the end of each reporting period are as follows:

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Assets	資產		
US\$	美元	181,269	183,673
HK\$	港元	454,954	-

The Group currently does not have a foreign currency hedging policy. However, the management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arises.

財務風險管理目的及政策

本集團之主要金融工具包括銀行結餘及現金、按公平值計入損益之金融資產、應收一間聯營公司股息、應收賬款及其他應收款項、應付賬款及其他應付款項、應收/付一間合資企業款項、應收/付同系附屬公司款項、銀行借貸以及應付附屬公司一名非控股股東款項。該等金融工具資料在各自附註披露。與此等金融工具相關之風險及減低有關風險之政策載於下文。管理層會管理及監控該等風險，以確保及時與有效地採取適當措施。

外幣風險

本公司之功能貨幣為人民幣，於中國營運的附屬公司，當中大部分交易以人民幣結算。於香港營運的附屬公司之功能貨幣為港元，當中大部分交易以港元結算。

截至各報告期結算日，本集團有若干外幣計值銀行結存，有關詳情披露於各附註。

本集團主要面對美元及港元相關貨幣風險。於各報告期末，本集團以外幣計值貨幣資產賬面值如下：

本集團現時並無外幣對沖政策。然而，管理層會監控外匯風險，並於需要時考慮對沖重大外幣風險。

34. FINANCIAL INSTRUMENTS (continued) Financial risk management objectives and policies (continued)

The following table details the Group's sensitivity to a reasonably possible change of 5% (2015: 5%) in exchange rate of US\$ and HK\$ against RMB, while all other variables are held constant. 5% (2015: 5%) is the sensitivity rate used when reporting foreign currency risk internally to the key management personnel and represents the management's assessment of the reasonably possible change in foreign currency rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of each reporting period for a 5% (2015: 5%) change in foreign currency rate. A positive number below indicates an increase in profit for the year where RMB weakens against the relevant foreign currency. Where RMB strengthens against the relevant foreign currency, there would be an equal and opposite impact on the profit for the year and the amounts below would be negative.

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
US\$ against RMB	美元兌人民幣	6,797	6,888
HK\$ against RMB	港元兌人民幣	22,748	-

In management's opinion, the sensitivity analysis is unrepresentative of the inherent foreign exchange risk as the year end exposure does not reflect the exposure during the year.

Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate bank deposits, fixed-rate balances with a joint venture (2015: fixed-rate bank deposits, fixed-rate balances with a joint venture and fixed-rate amounts due to fellow subsidiaries). The Group is also exposed to cash flow interest rate risk relating to the Group's variable-rate bank borrowings (2015: variable-rate bank borrowings). The Group currently does not have an interest rate hedging policy. However, the management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arise.

34. 金融工具(續) 財務風險管理目的及政策(續)

下表詳列本集團於美元及港元兌人民幣之匯率可能出現5%(二零一五年:5%)變動而所有其他變數維持不變時之敏感度。5%(二零一五年:5%)為主要管理人員內部匯報外幣風險所用之敏感度,並為管理層對外匯匯率可能合理變動之評估。敏感度分析僅包括未兌換外幣列值貨幣項目,並於各報告期末按5%(二零一五年:5%)外匯率變動調整換算。倘人民幣兌有關外幣下跌,則如下正數表示年內溢利增加。倘人民幣兌有關貨幣上升,則會對年內溢利產生相等但相反之影響,且以下結餘將為負數。

管理層認為,由於年結日之風險並無反映年內風險,故敏感度分析並不代表固有外匯風險。

利率風險

本集團面臨與固定利率銀行存款及與一家合營企業的固定利率結餘之公平值利率風險(二零一五年:固定利率銀行存款、與一家合營企業的固定利率結餘及應付同系附屬公司固定利率款項)。本集團亦面對現金流量利率風險,乃有關本集團浮動利率銀行貸款(二零一五年:浮動利率銀行貸款)。本集團現時並無任何利率對沖政策。然而,管理層會監控利率風險,並於需要時考慮對沖重大利率風險。

34. FINANCIAL INSTRUMENTS (continued) Financial risk management objectives and policies (continued)

Interest rate risk (continued)

The Group's sensitivity to cash flow interest rate risk has been determined based on the exposure to interest rates for bank borrowings (excluding the specific bank borrowings for construction purpose) at the end of the reporting period and the reasonably possible change taking place at the beginning of each year and held constant throughout the year. A 50 basis points (2015: 50 basis points) increase or decrease is used for variable-rate balances when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates. The Group's sensitivity to interest rate risk at the end of the reporting period while all other variables were held constant after taking into account the impact of the tax and finance costs capitalised in construction in progress and properties under development are as follows:

34. 金融工具(續) 財務風險管理目的及政策(續)

利率風險(續)

本集團對現金流利率風險之敏感度，乃根據於報告期末銀行借貸(不包括特定銀行借貸作建築用途)以及於各有關期間初合理地可能出現之變動而於全年維持不變釐定。當向主要管理人員內部匯報利率風險時，50個基點(二零一五年：50個基點)增加或減少用於其他浮息結餘，並代表管理層對利率可能合理變動的評估。當所有其他變數維持不變，經考慮稅項及融資成本資本化於在建工程後，本集團於各報告期末對利率風險敏感度如下：

	Year ended 31 December 截至十二月三十一日止年度	
	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
(Decrease) increase in post-tax profit for the year		
— as a result of increase in interest rate	(570)	(1,267)
— as a result of decrease in interest rate	570	1,267

In management's opinion, the sensitivity is unrepresentative of the inherent interest rate risk as the year end exposure does not reflect the exposure during the year.

管理層認為，由於年結日之風險並不反映年內之風險，故敏感度分析並不代表固有利率風險。

34. FINANCIAL INSTRUMENTS (continued) Financial risk management objectives and policies (continued)

Credit risk

The Group's maximum exposure to credit risk in the event of the counterparties' failure to perform their obligations as at 31 December 2016 in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position. In order to minimise the credit risk, the directors of the Group has formulated a defined fixed credit policy and delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group reviews the recoverable amount of each individual trade receivable regularly at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced. The Group's retail sales are mainly on cash basis, either in cash, debit card or credit card payments.

The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

The Group has no significant concentration of credit risk in relation to trade and other receivables, with exposure spread over a number of counterparties and customers.

The Group has concentration of credit risk in respect of amount due from a joint venture and dividend receivable from an associate. However, the directors considers the risks associated with amount due from a joint venture and dividend receivable from an associate are minimal.

Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows. The management monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

The Group relies on bank borrowings as a significant source of liquidity. As at 31 December 2016, the Group had available unutilised borrowing facilities of approximately HK\$1,670 million (31 December 2015: HK\$2,187 million). Details of bank borrowings are set out in note 26.

Based on the above, the directors of the Company considers the Group does not have any significant liquidity risk and it will be able to meet its financial obligations as they fall due in the foreseeable future.

34. 金融工具(續) 財務風險管理目的及政策(續)

信貸風險

於二零一六年十二月三十一日，本集團就對手方未能履行其責任而按各類別已確認金融資產面對之最高信貸風險，指綜合財務狀況表所述該等資產之賬面值。為盡量減低信貸風險，本集團董事已制定及定義了固定的信用政策及委任一組人員，專責釐定信貸限額、批核信貸額及進行其他監管程序，以確保能跟進有關逾期債務之追討事宜。此外，本集團會於報告期末定期檢討各項個別應收賬款項之可收回金額，以確保就不可收回款項作出足夠減值虧損。就此，本公司董事認為，本集團之信貸風險已大幅減少。本集團之零售銷售主要以現金，記賬卡或信用卡付款進行。

由於對方均為獲國際信貸評級機構評為高信貸評級之銀行，故流動資金之信貸風險有限。

本集團沒有重大集中信貸風險於應收賬款及其他應收款項，風險分散於眾多交易對手及客戶。

有關應收一間合資企業款項及應收一間聯營公司股息，本集團有集中的信貸風險。然而，董事認為有關應收一家合營企業款項及應收一間聯營公司股息之風險很低。

流動資金風險

於管理流動資金風險時，本集團監察及維持管理層視為足以應付本集團業務所需資金水平之現金及現金等價物，並減低現金流量波動影響，管理層監察銀行借貸之運用，確保遵守貸款契約。

本集團依靠銀行借貸作為重要的流動資金來源。於二零一六年十二月三十一日，本集團之未提取銀行借貸融資額度約為1,670,000,000港元(二零一五年：2,187,000,000港元)。本集團之銀行借貸詳情載於附註26。

基於上述，本公司董事認為本集團並無任何重大流動資金風險，並將能夠履行其在可預見的未來到期的財務責任。

34. FINANCIAL INSTRUMENTS (continued) Financial risk management objectives and policies (continued)

Liquidity risk (continued)

In addition, the following table details the Group's remaining contractual maturity for its non-derivative financial liabilities. The tables have been drawn up based on the undiscounted gross cash flows of financial liabilities based on earliest date on which the Group can be required to pay.

The table includes both interest and principal cash flows to the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curve at the end of each reporting period.

Liquidity and interest risk tables

		Weighted average effective interest rate	On demand/ less than 1 month	1 – 3 months	3 months to 1 year	1 – 5 years	Over 5 years	Total undiscounted cash flows	Carrying amount
		加權平均實際利率 %	按要 求/ 一 個 月 以 下	一 至 三 個 月	三 個 月 至 一 年	一 至 五 年	五 年 以 上	非 貼 現 現 金 流 總 額	賬 面 值
			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
31 December 2016	於二零一六年十二月三十一日								
Non-derivative financial liabilities	非衍生金融負債								
Trade and other payables	應收賬款及其他應付款項	-	754,168	2,045	-	-	-	756,213	756,213
Amount due to a non-controlling shareholder of subsidiaries	應付附屬公司一名非控股股東之款項	-	-	-	-	99,735	-	99,735	99,735
Bank borrowings — variable rate (note 26)	銀行借貸 — 浮動利率 (附註 26)	4.48%	4,650	8,850	196,108	254,504	1,023,600	1,487,712	1,206,671
Amount due to a joint venture	應付一間合資企業款項	-	53,904	-	-	-	-	53,904	53,904
			812,722	10,895	196,108	354,239	1,023,600	2,397,564	2,116,523

		Weighted average effective interest rate	On demand/ less than 1 month	1 – 3 months	3 months to 1 year	1 – 5 years	Over 5 years	Total undiscounted cash flows	Carrying amount
		加權平均實際利率 %	按要 求/ 一 個 月 以 下	一 至 三 個 月	三 個 月 至 一 年	一 至 五 年	五 年 以 上	非 貼 現 現 金 流 總 額	賬 面 值
			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
31 December 2015	於二零一五年十二月三十一日								
Non-derivative financial liabilities	非衍生金融負債								
Trade and other payables	應收賬款及其他應付款項	-	819,708	1,813	-	-	-	821,521	821,521
Amount due to a non-controlling shareholder of subsidiaries	應付附屬公司一名非控股股東之款項	-	-	-	-	130,550	-	130,550	130,550
Bank borrowings — variable rate	銀行借貸 — 浮動利率	4.68	4,053	7,845	186,537	371,469	700,438	1,270,342	1,041,574
Amount due to a joint venture	應付一間合資企業款項	-	40,101	-	-	-	-	40,101	40,101
Amount due to fellow subsidiaries	應付同系附屬公司款項	-	5,116,663	-	-	-	-	5,116,663	5,116,663
Amount due to a fellow subsidiary	應付一間同系附屬公司款項	5.25	3,081,617	-	-	-	-	3,081,617	3,081,617
			9,062,142	9,658	186,537	502,019	700,438	10,460,794	10,232,026

34. 金融工具(續) 財務風險管理目的及政策(續)

流動資金風險(續)

另外，下表詳列本集團非衍生金融負債餘下合約到期日。下表乃按照本集團可能被要求還款之最早日期，以金融負債之非貼現現金流量顯示。

下表已載列利息及本金現金流。若利息流為浮動利率，貼現金額來自在報告期末的的利率率曲線。

流動資金及利息風險表

34. FINANCIAL INSTRUMENTS (continued) Financial risk management objectives and policies (continued)

Liquidity risk (continued)

The amounts included above for variable interest rate instruments for non-derivative financial liabilities is subject to change if changes in variable interest rates differ from those estimates of interest rates determined at the end of the reporting period.

Price risk

The Group's financial assets at FVTPL are measured at fair value at the end of the reporting period. Therefore, the Group is exposed to price risk. The management manages this exposure by maintaining a portfolio of investments with different risk profiles. Details of the financial assets at FVTPL are set out in notes 23. The Group's sensitivity to price risk on the financial assets at FVTPL (listed equity securities in Hong Kong) at the end of the reporting period while all other variables were held constant is as follows:

2016

Reasonably possible change in price Increase (decrease) in post-tax profit for the year	價格之可能合理變動 年內除稅後溢利增加(減少)	5%
		HK\$'000 千港元
— as a result of increase in price	— 由於價格增加	1,166
— as a result of decrease in price	— 由於價格減少	(1,166)

The management considered the remaining balance of financial assets at FVTPL (structured investment products) is not subjected to material price risk.

Fair value measurements of financial instruments

Except as detailed in the following table, the directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values at the end of each reporting period:

		31 December 2016 二零一六年十二月三十一日		31 December 2015 二零一五年十二月三十一日	
		Carrying amount 賬面價值 HK\$'000 千港元	Fair value 公平值 HK\$'000 千港元	Carrying amount 賬面價值 HK\$'000 千港元	Fair value 公平值 HK\$'000 千港元
Financial liabilities	金融負債				
Amount due to a non-controlling shareholder of subsidiaries	應付附屬公司非控股股東款項	99,735	95,459	130,550	127,765

34. 金融工具(續) 財務風險管理目的及政策(續)

流動資金風險(續)

上文就非衍生金融負債之浮動利率工具包括之金額，會因浮動利率變動有別於報告期末所釐定估計而有變。

價格風險

本集團以公平值計入損益之金融資產於報告期末以公平值計量。因此，本集團面對價格風險。管理層通過持有不同風險特徵的投資組合來管理該風險。公平值計入損益之金融資產的詳情載於附註23。在其他變數維持不變下，本集團於報告期末對按公平值計入損益之金融資產(於香港上市的股票)之價格風險敏感度如下：

管理層認為按公平值計入損益之金融資產的其他餘額(結構性投資產品)不面對重大價格風險。

金融工具之公平值計量

除下表所列外，本公司董事認為綜合財務報表中按攤銷成本計量的金融資產及金融負債的賬面價值與各個報告期期末的公平價值相若。

34. FINANCIAL INSTRUMENTS (continued) Fair value measurements of financial instruments (continued)

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and inputs used).

Financial assets	Fair value as at	Fair value hierarchy	Valuation technique(s) and key input(s)	Significant unobservable inputs	Relationship of unobservable inputs to fair value
金融資產	公平值於				
	31.12.2016 二零一六年 十二月 三十一日 HK\$'000 千港元	31.12.2015 二零一五年 十二月 三十一日 HK\$'000 千港元			
Financial assets at FVTPL 按公平值計入損益之金融資產					
1. Listed equity securities 上市股票	23,329	-	Level 1 等級一	Quoted bid prices in active markets. 於活躍市場中的買入報價	N/A 不適用
2. Structured investment products 結構性投資產品	61,160	-	Level 2 等級二	Discounted cash flow: Future cash flows are estimated based on expected interest rates, discounted at a rate that reflects the credit risk of various counterparties 貼現現金流量：基於預期利率，按反映各交易對手的信貸風險利率貼現，預計未來現金流量。	N/A 不適用

There were no transfers between Level 1, 2 and 3 during both years.

34. 金融工具(續) 金融工具之公平值計量(續)

本集團若干金融資產在每個報告期末時按公平值計量。下表提供有關如何確定這些金融資產的公平值(尤其是估值方法和使用的輸入數據)。

第一級、第二級和第三級之間在今年及去年期間並無任何轉移。

35. PLEDGE OF ASSETS

At 31 December 2016, the Group pledged certain of the Group's (i) property, plant and equipment in the PRC with carrying value of approximately HK\$2,054.0 million (31 December 2015: HK\$2,361.1 million), (ii) prepaid lease payments in the PRC with carrying value of approximately HK\$2,614.0 million (31 December 2015: HK\$2,848.6 million) and (iii) properties under development with carrying value of approximately HK\$519.3 million (31 December 2015: HK\$551.2 million) to secure bank loan facilities in an aggregate amount of approximately HK\$2,876.3 million (31 December 2015: HK\$3,228.8 million).

35. 資產抵押

於二零一六年十二月三十一日，本集團已抵押本集團若干賬面值約為2,054,000,000港元(二零一五年：2,361,100,000港元)位於中國之物業、廠房及設備；(ii)賬面值約為2,614,000,000港元(二零一五年：2,848,600,000港元)位於中國之預付租賃款項及(iii)賬面值約為519,300,000港元(二零一五年：551,200,000港元)之發展中物業抵押，作為本集團獲授銀行融資貸款約為2,876,300,000港元(二零一五年：3,228,800,000港元)。

36. RELATED PARTY DISCLOSURE

Except as disclosed elsewhere in the consolidated financial statements, the Group had the following transactions and balances with related parties:

(a) Transactions

During the year, the Group had entered into the following significant transactions with the following related parties.

36. 關連人士披露

除綜合財務報表披露者外，本集團曾與以下關連人士的交易及結餘如下：

(a) 交易

於年內，本集團與下列關連人士訂立下列重大交易。

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Nature of related parties transactions			
與有關連人士的交易性質			
(i)	Rental and management fee to Shanghai Joinbuy City Plaza Co., Ltd. ("Property JV")	229,474	245,367
給予上海九百城市廣場有限公司(「物業合資企業」)之租金及管理費			
(ii)	Loan interest income from Property JV	1,243	3,011
向物業合資企業收取之貸款利息收入			
(iii)	Loan interest expenses to Property JV	-	375
向物業合資企業支付之貸款利息			
(iv)	Concessionaire income from certain subsidiaries of Chow Tai Fook Jewellery Group Limited ("CTF Group") (note 2)	7,866	17,042
向周大福珠寶集團有限公司之附屬公司(「周大福珠寶集團」)收取之特許專櫃費用(附註2)			
(v)	Rental expenses to a subsidiary of Lifestyle International (note 3)	11,615	11,505
支付予利福國際的一間附屬公司之租金開支(附註3)			
(vi)	Rental income from subsidiaries of Lifestyle International (note 3)	466	508
來自利福國際的附屬公司之租金收入(附註3)			
(vii)	Project management expenses to subsidiaries of Lifestyle International (note 3)	13,490	13,770
支付予利福國際的附屬公司之項目管理開支(附註3)			
(viii)	Interest expenses to subsidiaries of Lifestyle International and which were capitalised (notes 3 and 5)	77,356	161,785
支付予利福國際附屬公司之被資本化的利息開支(附註3及5)			
(ix)	Consultancy fee to a subsidiary of Lifestyle International (notes 3 and 5)	5,364	27,549
支付予利福國際一間附屬公司之顧問費(附註3及5)			
(x)	Rental and management fee from an associate	12,058	13,562
來自一間聯營公司的租金及管理費收入			

Notes:

- The Group's related party transactions were conducted in accordance with the terms and conditions mutually agreed by the contracting parties.
- Chow Tai Fook Jewellery Group Limited is an associate of Chow Tai Fook Enterprises Limited which is an investment holding company of which the family members of late Dato' Dr. Cheng Yu-tung (former chairman and non-executive director of Lifestyle International who retired from the Board of Lifestyle International on 4 May 2015) had controlling interest.

附註：

- 本集團的關聯交易均按照由合同雙方共同協商的條款和條件進行。
- 周大福珠寶集團有限公司為周大福企業有限公司為(一家由已故拿督鄭裕彤博士(前任利福國際主席及非執行董事，並於二零一五年五月四日由利福國際的董事會退任)之家族成員擁有控制權之投資控股公司)的聯營公司。

36. RELATED PARTY DISCLOSURE (continued)

(a) Transactions (continued)

Notes: (continued)

- (3) The counter parties are subsidiaries of Lifestyle International, of which Mr. Lau Luen Hung, Thomas, is a controlling shareholder.
- (4) As at 31 December 2015, the Group's banking facility from a syndicate of banks led by the Agricultural Bank of China for the commercial complex development project in Daning, Shanghai, PRC, amounting to RMB2,450 million (equivalent to HK\$2,891 million), with outstanding balance of RMB596.4 million (equivalent to HK\$703.8 million). This banking facility was secured by a corporate guarantee provided by Lifestyle International and immediately before the listing of the Company on 15 July 2016, the corporate guarantee provided by Lifestyle International was released in full and replaced by a corporate guarantee issued by the Company in favour of the same bank syndicate in a form substantially the same as the guarantee previously provided by Lifestyle International.
- (5) The transactions ceased upon completion of the Spin off and Listing of the Group.

(b) Balances with related parties

As at 31 December 2015, concessionaire sales payables in note 25 above included amounts HK\$9,726,000, aged within 30 days due to CTF Group. These trading balances were unsecured, non-interest bearing and repayable according to the terms of the concessionaire dealership agreement and normally settled within 30 days.

37. RETIREMENT BENEFITS SCHEMES Hong Kong

The Group participates in a defined contribution scheme under Mandatory Provident Fund Scheme ("MPF Scheme"). Both the Group and the employee contribute 5% of the employee's relevant income, subject to a cap of monthly relevant income of HK\$30,000 for the MPF ordinance. No forfeited contribution was available to reduce the contribution payable in the future years.

PRC

The employees of the Group in the PRC are members of state-managed retirement benefit schemes operated by the respective local governments in relevant jurisdictions. The Group is required to contribute and recognise a specified percentage of payroll costs to the schemes to fund the benefits. The only obligations of the Group with respect to these schemes are to make the specified contributions and recognise the respective retirement pay in accordance with terms set out in the schemes and relevant jurisdiction requirements.

The total cost charged to profit or loss in respect of the above mentioned schemes during the year amounted to approximately HK\$8.8 million (2015: HK\$10.4 million).

36. 關連人士披露(續)

(a) 交易(續)

附註:(續)

- (3) 交易方為利福國際的附屬公司，劉鑾鴻先生為其控股股東。
- (4) 於二零一五年十二月三十一日，本集團就位於中國上海之大寧發展商業綜合體項目獲得以中國農業銀行為牽頭行之銀團信貸額度為人民幣2,450,000,000元(相當於2,891,000,000港元)，其中已使用之融資額為人民幣596,400,000元(相當於703,800,000港元)，並由利福國際向銀團提供企業擔保。緊接本公司於二零一六年七月十五日上午上市前，利福國際向銀團提供的企業擔保已全部解除，並由本公司向同一銀團提供以與先前利福國際提供的擔保形式基本相同之企業擔保取代。
- (5) 該等交易於本集團完成分拆上市後停止。

(b) 與關連人士的結餘

於二零一五年十二月三十一日，載於上文附註25的應付特許專櫃銷售款項包括9,726,000港元，應於30日內支付周大福集團。此等賬款結餘為無抵押、免息及須按特許專櫃經營協議條款通常於30日內償還。

37. 退休福利計劃

香港

本集團參與強積金計劃(「強積金計劃」)下界定供款計劃。本集團及員工均以5%有關入息向計劃供款。根據強積金計劃條例，有關每月入息上限為30,000港元。無沒收供款可用作減低將來年度應付供款。

中國

本集團在中國的員工都是由有關司法管轄區的相關地方政府運作的國家管理退休福利計劃的成員。本集團須提供並確認工資成本的指定百分比到計劃以資助有關福利。本集團就這些計劃唯一的義務是作出指定供款並確認按照計劃所載的條款和有關司法管轄區的要求之相關退休工資。

有關上述的計劃中計入損益的總成本費用總額約為8,800,000港元(二零一五年:10,400,000港元)。

38. PARTICULARS OF PRINCIPAL SUBSIDIARIES

At 31 December 2016 and 2015, the details of the Company's principal subsidiaries are as follows:

(a) General information of subsidiaries

38. 主要附屬公司詳情

於二零一六年及二零一五年十二月三十一日，本公司持有之主要附屬公司詳情如下：

(a) 附屬公司的一般資料

Name of company 公司名稱	Place/Date of incorporation/ establishment and operation 註冊成立及營業地點 以及註冊成立日期	Issued and fully paid share capital/registered capital 已發行及實繳/註冊股本		Attributable equity interest of the Group 本集團持有擁有權部分		Principal activities 主要業務
		2016 二零一六年	2015 二零一五年	2016 二零一六年	2015 二零一五年	
Ample Sun Group Limited 益良集團有限公司	Hong Kong 17 August 2007 香港 二零零七年八月十七日	HK\$10,000 10,000 港元	HK\$10,000 10,000 港元	60%	60%	Investment holding 投資控股
上海久光百貨有限公司* Shanghai Ongoing Department * Store Limited	PRC 26 July 2004 中華人民共和國 二零零四年七月二十六日	US\$12,000,000 12,000,000 美元	US\$12,000,000 12,000,000 美元	65%	65%	Retailing business 零售業務
Wingold Limited 捷金有限公司	Hong Kong 20 April 2007 香港 二零零七年四月二十日	HK\$10,000 10,000 港元	HK\$10,000 10,000 港元	60%	60%	Investment holding 投資控股
利怡達商業置業(上海)有限公司**	PRC 23 April 2012 中華人民共和國 二零一二年四月二十三日	RMB2,500,000,000 人民幣 2,500,000,000 元	RMB2,500,000,000 人民幣 2,500,000,000 元	100%	100%	Property development 物業開發
上海利海超商業有限公司**	PRC 31 March 2012 中華人民共和國 二零一二年三月三十一日	RMB15,000,000 人民幣 15,000,000 元	RMB15,000,000 人民幣 15,000,000 元	100%	100%	Retailing business 零售業務
瀋陽卓遠置業有限公司**	PRC 1 December 2006 中華人民共和國 二零零六年十二月一日	RMB710,090,392 人民幣 710,090,392 元	RMB710,090,392 人民幣 710,090,392 元	100%	100%	Retailing business 零售業務
利福廣場(蘇州)有限公司** Lifestyle Plaza (Suzhou) Co., Limited	PRC 1 March 2007 中華人民共和國 二零零七年三月一日	RMB683,955,600 人民幣 683,955,600 元	RMB683,955,600 人民幣 683,955,600 元	100%	100%	Retailing business 零售業務
利福商廈(大連)有限公司**	PRC 9 October 1993 中華人民共和國 一九九三年十月九日	US\$45,000,000 45,000,000 美元	US\$45,000,000 45,000,000 美元	100%	100%	Retailing business 零售業務

* a sino-foreign equity joint venture established in the PRC.

** wholly foreign-owned enterprises established in the PRC.

* 於中國成立之中外合資企業。

** 於中國成立之全外資企業。

38. PARTICULARS OF PRINCIPAL SUBSIDIARIES (continued)

(b) Details of a non-wholly owned subsidiary that has material non-controlling interests

The table below shows details of a non-wholly owned subsidiary of the Group that has material non-controlling interests:

Name of subsidiary 附屬公司名稱	Place of incorporation and principal place of business 成立地點及主要營業地點	Proportion of ownership interest and voting rights held by non-controlling interests 非控股權益之擁有權及所持投票權比例分配		Profit allocated to non-controlling interests 予非控股權益的溢利		Accumulated Non-controlling interests 累計非控股權益	
		2016 二零一六年	2015 二零一五年	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
		Wingold Limited 捷金有限公司	Hong Kong 香港	40%	40%	129,432	128,298

Summarised financial information in respect of the Group's subsidiary that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

Wingold Limited

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Current assets	流動資產	121,879	32,560
Non-current assets	非流動資產	2,624,505	2,620,507
Current liabilities	流動負債	36,663	40,347
Non-current liabilities	非流動負債	249,476	326,515
Equity attributable to owners of the Company	本公司擁有人應佔權益	1,476,147	1,371,723
Non-controlling interests	非控股權益	984,098	914,482

38. 主要附屬公司詳情(續)

(b) 擁有重大非控股權益的一間非全資附屬公司的詳情

下表列示擁有重大非控股權益的本集團一間非全資附屬公司的詳情：

有關擁有重大非控股權益的本集團非全資附屬公司的財務資料概要載列如下。以下財務資料概要為集團內公司間抵銷前的金額。

捷金有限公司

38. PARTICULARS OF PRINCIPAL SUBSIDIARIES (continued)**(b) Details of a non-wholly owned subsidiary that has material non-controlling interests (continued)**
Wingold Limited**38. 主要附屬公司詳情(續)****(b) 擁有重大非控股權益的一間非全資附屬公司的詳情(續)**

捷金有限公司

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
Revenue	收入	326,444	321,296
Expenses	開支	2,865	551
Profit for the year	年內溢利	323,579	320,745
Profit attributable to owners of the Company	本公司擁有人應佔溢利	194,147	192,447
Profit attributable to the non-controlling interests	非控股權益應佔溢利	129,432	128,298
Profit for the year	年度溢利	323,579	320,745
Other comprehensive expenses attributable to owners of the Company	本公司擁有人應佔其他全面支出	(89,723)	(47,817)
Other comprehensive expenses attributable to the non-controlling interests	非控股權益應佔其他全面支出	(59,816)	(31,878)
Other comprehensive expenses for the year	年內其他全面支出	(149,539)	(79,695)
Total comprehensive income attributable to owners of the Company	本公司擁有人應佔全面收益總額	104,424	144,630
Total comprehensive income attributable to the non-controlling interests	非控股權益應佔全面收益總額	69,616	96,420
Total comprehensive income for the year	年內全面收益總額	174,040	241,050
Net cash outflow from operating activities	經營活動所產生的現金流出淨額	(4,962)	(289)
Net cash inflow from investing activities	投資活動所產生的現金流入淨額	51,388	21,421
Net cash outflow from financing activities	融資活動所產生的現金流出淨額	(58,714)	-
Net cash (outflow) inflow	現金(流出)流入淨額	(12,288)	21,132

39. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period includes:

39. 本公司財務狀況表及儲備

於報告期末，本公司財務狀況表資料包括：

		2016 二零一六年 HK\$'000 千港元
Non-current assets	非流動資產	
Investments in subsidiaries	於附屬公司權益	559
Amount due from a subsidiary (note a)	應收一間附屬公司款項(附註a)	8,066,938
		8,067,497
Current assets	流動資產	
Other receivables	其他應收款項	344
Amounts due from subsidiaries (note b)	應收附屬公司款項(附註b)	3,723
Bank balances and cash	銀行結存及現金	10,985
		15,052
Current liabilities	流動負債	
Other payables	其他應付款項	9,854
Amounts due to subsidiaries (note b)	應付附屬公司款項(附註b)	25,800
		35,654
Net current liabilities	流動負債淨值	(20,602)
		8,046,895
Capital and reserves	資本及儲備	
Share capital	股本	8,013
Reserves	儲備	8,038,882
		8,046,895

39. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (continued)

Movement of the equity of the Company is as follows:

		Share premium 股份溢價 HK\$'000 千港元	Merger reserve 合併儲備 HK\$'000 千港元	Exchange reserve 匯兌儲備 HK\$'000 千港元	Retained profits 保留溢利 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 4 January 2016 (date of incorporation)	於二零一六年一月四日 (註冊成立日期)	-	-	-	-	-
Capitalisation issue	資本化發行股份	8,078,266	559	-	-	8,078,825
Profit for the period	期間溢利	-	-	-	336,325	336,325
Other comprehensive expense for the period	期間其他全面支出	-	-	(376,268)	-	(376,268)
At 31 December 2016	於二零一六年十二月三十一日	8,078,266	559	(376,268)	336,325	8,038,882

Notes:

- The amount due from a subsidiary was unsecured, non-interest bearing and no fixed repayment terms. In the opinion of the directors of the Company, based on their assessment as at the end of the reporting period of the estimated future cash flows from the subsidiary, the amount due from the subsidiary will not be repayable within one year from the end of the reporting period, accordingly the amount was classified as non-current.
- The amounts due from (to) subsidiaries were unsecured, interest-free, and repayable on demand.
- Under the Company Law (2009 Revision) of the Cayman Islands, the share premium of the Company is available for distribution or paying dividends to shareholders, subject to the provisions of its memorandum or articles of association and provided that immediately following the distribution of dividends, the Company is able to pay its debts as they fall due in the ordinary course of business. The Company's reserves available for distribution as at 31 December 2016 consisted of share premium and retained profits of HK\$8,414,591,000.

39. 本公司財務狀況表及儲備(續)

本公司的儲備變動如下：

附註：

- 應收一間附屬公司之款項乃無抵押，免息及沒有固定還款條款。本公司董事認為根據他們在期末評估附屬公司的估算未來現金流之後，該金額將不會在報告期末一年以內償還，故此被分類為非流動資產。
- 應收／(應付)附屬公司款項是無抵押、免息及須於要求時償還。
- 根據開曼群島公司法(2009修訂)，本公司之股份溢價可根據其公司組織章程大綱或細則之規定以供分派或作為股息向股東派付，惟緊隨股息分派後，本公司須有能力支付其於日常業務過程中到期之債務。於二零一六年十二月三十一日，本公司可供分派儲備為股份溢價保留溢利約8,414,591,000港元。

Group Financial Summary

集團財務摘要

Results

For the year ended 31 December

業績

截至十二月三十一日止年度

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元	2013 二零一三年 HK\$'000 千港元
Turnover	營業額	1,317,982	1,381,348	1,355,835	1,272,872
Profit attributable to owners of the Company	本公司擁有人應佔溢利	323,636	305,977	324,799	365,099
Earnings per share (HK cents) — Basic	每股盈利(港仙) — 基本	20.2	19.1	20.3	22.8

Assets and Liabilities

At 31 December

資產及負債

於十二月三十一日

		2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元	2014 二零一四年 HK\$'000 千港元	2013 二零一三年 HK\$'000 千港元
Total assets	資產總值	13,726,968	13,829,990	13,277,549	12,764,593
Total liabilities	負債總額	2,545,473	10,596,480	9,988,721	9,707,327
Net assets	資產淨值	11,181,495	3,233,510	3,288,828	3,057,266
Non-controlling interests	非控股股東權益	1,394,347	1,319,711	1,206,121	1,083,129
Net assets attributable to owners of the Company	本公司擁有人應佔資產淨值	9,787,148	1,913,799	2,082,707	1,974,137
Net assets per share (HK\$)	每股資產淨值(港元)	6.98	2.02	2.05	1.91
Net assets per share attributable to owners of the Company (HK\$)	本公司擁有人應佔每股資產淨值(港元)	6.11	1.19	1.30	1.23
Number of shares issued	已發行股份數目	1,602,586,500	1,602,586,500	1,602,586,500	1,602,586,500

Note: number of shares for the purpose of basic earnings per share, net assets per share and net assets per share attributable to owners of the Company has been taken into account the share issued pursuant to the Reorganisation and the capitalisation issue of 1,602,586,440 ordinary shares of HK\$0.005 each of the Company at par value on 11 July 2016 as stated in note 29(d) as if it had been effective on 1 January 2013.

附註：就每股基本盈利、每股資產淨值及本公司擁有人應佔每股資產淨值而言之普通股數目已考慮根據重組而發行之股數及於二零一六年七月十一日資本化而已發行之本公司每股面值0.005港元的1,602,586,440普通股計算(詳情載於附註29(d))，此猶如於二零一三年一月一日生效。

Particulars of Major Properties

主要物業詳情

Land held under a Property Development Project 物業發展項目下的土地

	Gross floor area	Site area	Nature of property	Attributable interest to the Group	Category of lease	Stage of completion	Expected completion	Lot number
	總樓面面積 sq.m. 平方米	佔地面積 sq.m. 平方米	物業性質	本集團 應佔權益	租賃類別	完成階段	預計竣工	宗地編號
Property under development, 33 Qiu, 312 Jiefang, Daning Road, Jing'an District, Shanghai, PRC 中國上海市靜安區大寧街道 312街坊33丘之在建物業	348,337	50,154	Commercial 商業	100%	Medium 中期	Under development 在建	2018	2012-33

Lifestyle China Group Limited 利福中國集團有限公司

Lifestyle China Group Limited

(incorporated in the Cayman Islands with limited liability)

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利福中國集團有限公司

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