

# 十年財務概覽

港幣百萬元 (除另有註明)	2021	2020	2019
<b>綜合損益表</b>			
<b>收入</b>			
物業租賃	10,919	9,464	9,139
物業銷售	-	62	296
	<b>10,919</b>	<b>9,526</b>	<b>9,435</b>
<b>營業溢利／(虧損)</b>			
物業租賃	7,898	6,836	6,736
物業銷售	(91)	44	162
	<b>7,807</b>	<b>6,880</b>	<b>6,898</b>
<b>股東應佔基本純利</b>	<b>2,991</b>	<b>2,834</b>	<b>3,796</b>
物業之公允價值變動	(402)	(4,375)	3,020
<b>股東應佔純利／(淨虧損)</b>	<b>2,589</b>	<b>(1,541)</b>	<b>6,816</b>
年度股息	(1,171)	(1,116)	(1,470)
	<b>1,418</b>	<b>(2,657)</b>	<b>5,346</b>
<b>綜合財務狀況表</b>			
<b>已動用資產淨值</b> (附註1)			
投資物業	186,582	173,235	168,218
發展中投資物業	22,399	27,544	27,602
待售物業	10,811	8,009	5,662
其他資產	9,089	9,158	8,097
	<b>228,881</b>	<b>217,946</b>	<b>209,579</b>
其他負債	(27,651)	(26,630)	(23,799)
	<b>201,230</b>	<b>191,316</b>	<b>185,780</b>
<b>資金滾存</b>			
股東權益	95,842	92,105	91,294
非控股權益	68,645	67,234	67,033
淨債項／(現金)	36,743	31,977	27,453
	<b>201,230</b>	<b>191,316</b>	<b>185,780</b>
已發行股數 (百萬股)	1,362	1,362	1,362
<b>每股資料</b>			
基本盈利／(虧損) (港幣元)	\$1.90	(\$1.13)	\$5.00
股息 (港幣仙)	86¢	82¢	108¢
中期	21¢	19¢	19¢
末期	65¢	63¢	63¢
特別	-	-	26¢
股東應佔資產淨值 (港幣元)	\$70.4	\$67.6	\$67.0
<b>財務指標</b>			
派息比率	45%	不適用	22%
基本派息比率	39%	39%	39%
淨債項股權比率	22.3%	20.1%	17.3%
債項股權比率	27.9%	24.3%	19.7%
利息保障倍數 (倍)	5	4	5
平均股本回報率	2.8%	不適用	7.7%

附註：

1. 已動用資產淨值已撇除淨債項／現金。

	2018	2017	2016	2015	2014	2013	2012
	8,784	8,354	8,326	8,330	7,792	7,216	6,711
	1,231	3,420	5,322	1,198	9,814	2,518	1,275
	<b>10,015</b>	<b>11,774</b>	<b>13,648</b>	<b>9,528</b>	<b>17,606</b>	<b>9,734</b>	<b>7,986</b>
	6,484	6,074	6,129	6,110	5,987	5,731	5,313
	765	2,238	3,209	845	7,419	1,521	847
	<b>7,249</b>	<b>8,312</b>	<b>9,338</b>	<b>6,955</b>	<b>13,406</b>	<b>7,252</b>	<b>6,160</b>
	<b>2,631</b>	<b>3,314</b>	<b>3,772</b>	<b>2,700</b>	<b>5,730</b>	<b>3,071</b>	<b>3,564</b>
	2,654	2,000	(59)	511	1,095	1,486	1,698
	<b>5,285</b>	<b>5,314</b>	<b>3,713</b>	<b>3,211</b>	<b>6,825</b>	<b>4,557</b>	<b>5,262</b>
	(1,089)	(1,089)	(1,089)	(1,084)	(1,097)	(1,079)	(1,066)
	<b>4,196</b>	<b>4,225</b>	<b>2,624</b>	<b>2,127</b>	<b>5,728</b>	<b>3,478</b>	<b>4,196</b>
	144,572	142,406	133,005	137,338	128,357	115,818	106,102
	31,186	21,592	17,282	16,709	25,611	30,478	24,482
	2,463	1,634	2,374	3,852	4,068	5,717	6,139
	7,867	7,933	9,184	6,325	7,014	7,248	5,997
	186,088	173,565	161,845	164,224	165,050	159,261	142,720
	(17,210)	(18,193)	(17,237)	(18,074)	(20,582)	(17,533)	(15,643)
	<b>168,878</b>	<b>155,372</b>	<b>144,608</b>	<b>146,150</b>	<b>144,468</b>	<b>141,728</b>	<b>127,077</b>
	86,447	83,137	75,658	75,470	76,026	70,572	65,224
	64,289	66,419	62,355	64,832	68,670	65,836	64,391
	18,142	5,816	6,595	5,848	(228)	5,320	(2,538)
	168,878	155,372	144,608	146,150	144,468	141,728	127,077
	1,362	1,362	1,362	1,355	1,355	1,350	1,350
	\$3.88	\$3.90	\$2.73	\$2.37	\$5.04	\$3.38	\$3.90
	80¢	80¢	80¢	80¢	81¢	80¢	79¢
	19¢	19¢	19¢	19¢	19¢	19¢	19¢
	61¢	61¢	61¢	61¢	62¢	61¢	60¢
	-	-	-	-	-	-	-
	\$63.5	\$61.0	\$55.5	\$55.7	\$56.1	\$52.3	\$48.3
	21%	20%	29%	34%	16%	24%	20%
	41%	33%	29%	40%	19%	35%	30%
	12.0%	3.9%	4.8%	4.2%	0.0%	3.9%	0.0%
	20.3%	18.7%	22.5%	26.6%	27.7%	33.0%	29.0%
	7	10	14	14	25	23	60
	6.2%	6.7%	4.9%	4.2%	9.3%	6.7%	8.4%