

# 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	10,321	8,911	8,556
物業銷售	-	62	296
	<b>10,321</b>	<b>8,973</b>	<b>8,852</b>
<b>營業溢利／(虧損)</b>			
物業租賃	7,462	6,437	6,325
物業銷售	(91)	44	162
	<b>7,371</b>	<b>6,481</b>	<b>6,487</b>
<b>股東應佔基本純利</b>	<b>4,365</b>	<b>4,201</b>	<b>4,474</b>
物業之公允價值變動	(497)	(6,772)	1,698
<b>股東應佔純利／(淨虧損)</b>	<b>3,868</b>	<b>(2,571)</b>	<b>6,172</b>
年度股息	(3,509)	(3,418)	(3,418)
	<b>359</b>	<b>(5,989)</b>	<b>2,754</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	177,456	164,322	159,534
發展中投資物業	22,399	27,544	27,602
待售物業	10,790	7,988	5,642
其他資產	5,075	5,143	3,896
	<b>215,720</b>	<b>204,997</b>	<b>196,674</b>
其他負債	(26,156)	(25,211)	(22,495)
	<b>189,564</b>	<b>179,786</b>	<b>174,179</b>
<b>資金滾存</b>			
股東權益	141,719	138,295	138,669
非控股權益	10,665	9,893	9,143
淨債項／(現金)	37,180	31,598	26,367
	<b>189,564</b>	<b>179,786</b>	<b>174,179</b>
已發行股數(百萬股)	4,499	4,498	4,498
<b>每股資料</b>			
基本盈利／(虧損)(港幣元)	\$0.86	(\$0.57)	\$1.37
股息(港幣仙)	78¢	76¢	76¢
中期	18¢	17¢	17¢
末期	60¢	59¢	59¢
股東應佔資產淨值(港幣元)	\$31.5	\$30.7	\$30.8
<b>財務指標</b>			
派息比率	91%	不適用	55%
基本派息比率	80%	81%	76%
淨債項股權比率	24.4%	21.3%	17.8%
債項股權比率	30.0%	25.6%	20.1%
利息保障倍數(倍)	5	4	4
平均股本回報率	2.8%	不適用	4.5%

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
	8,181	7,779	7,737	7,751	7,216	6,638	6,098
	1,227	3,420	5,322	1,197	9,814	2,500	1,274
	<b>9,408</b>	<b>11,199</b>	<b>13,059</b>	<b>8,948</b>	<b>17,030</b>	<b>9,138</b>	<b>7,372</b>
	6,060	5,672	5,710	5,704	5,589	5,326	4,896
	762	2,238	3,209	844	7,419	1,511	846
	<b>6,822</b>	<b>7,910</b>	<b>8,919</b>	<b>6,548</b>	<b>13,008</b>	<b>6,837</b>	<b>5,742</b>
	<b>4,093</b>	<b>5,530</b>	<b>6,341</b>	<b>4,387</b>	<b>10,022</b>	<b>5,050</b>	<b>6,178</b>
	3,985	2,594	(146)	705	1,682	2,162	2,217
	<b>8,078</b>	<b>8,124</b>	<b>6,195</b>	<b>5,092</b>	<b>11,704</b>	<b>7,212</b>	<b>8,395</b>
	(3,374)	(3,374)	(3,373)	(3,373)	(3,409)	(3,359)	(3,313)
	<b>4,704</b>	<b>4,750</b>	<b>2,822</b>	<b>1,719</b>	<b>8,295</b>	<b>3,853</b>	<b>5,082</b>
	136,676	134,444	125,421	129,425	120,137	107,587	98,223
	31,186	21,592	17,282	16,709	25,611	30,478	24,482
	2,442	1,612	2,352	3,830	4,046	5,695	6,109
	3,786	3,832	5,527	2,765	3,439	4,199	3,025
	174,090	161,480	150,582	152,729	153,233	147,959	131,839
	(15,606)	(16,521)	(15,680)	(16,355)	(19,078)	(16,134)	(14,150)
	<b>158,484</b>	<b>144,959</b>	<b>134,902</b>	<b>136,374</b>	<b>134,155</b>	<b>131,825</b>	<b>117,689</b>
	137,561	136,158	126,565	128,989	132,327	124,534	117,928
	6,033	6,087	5,580	5,903	6,676	6,633	6,050
	14,890	2,714	2,757	1,482	(4,848)	658	(6,289)
	158,484	144,959	134,902	136,374	134,155	131,825	117,689
	4,498	4,498	4,498	4,497	4,485	4,479	4,477
	\$1.80	\$1.81	\$1.38	\$1.13	\$2.61	\$1.61	\$1.88
	75¢	75¢	75¢	75¢	76¢	75¢	74¢
	17¢	17¢	17¢	17¢	17¢	17¢	17¢
	58¢	58¢	58¢	58¢	59¢	58¢	57¢
	<b>\$30.6</b>	<b>\$30.3</b>	<b>\$28.1</b>	<b>\$28.7</b>	<b>\$29.5</b>	<b>\$27.8</b>	<b>\$26.3</b>
	42%	42%	54%	66%	29%	47%	39%
	82%	61%	53%	77%	34%	66%	54%
	10.4%	1.9%	2.1%	1.1%	0.0%	0.5%	0.0%
	19.0%	17.4%	20.5%	24.3%	25.2%	26.7%	24.0%
	7	11	16	16	24	19	61
	5.9%	6.2%	4.8%	3.9%	9.1%	5.9%	7.3%