



香港按揭證券有限公司
The Hong Kong Mortgage Corporation Limited

ANNUAL REPORT 年報

2021

Established in March 1997, The Hong Kong Mortgage Corporation Limited¹ is wholly owned by the Hong Kong Special Administrative Region Government through the Exchange Fund. It has three wholly-owned subsidiaries, HKMC Insurance Limited (**HKMCI**), HKMC Annuity Limited (**HKMCA**) and HKMC Mortgage Management Limited (**HMML**).

Missions

To promote:

- stability of the banking sector
- wider home ownership
- development of the local debt market
- development of retirement planning market

Credit Ratings

	S&P		Moody's	
	Short-term	Long-term	Short-term	Long-term
Local Currency	A-1+	AA+	P-1	Aa3
Foreign Currency	A-1+	AA+	P-1	Aa3
Outlook	Stable		Stable	

(as at 31 December 2021)

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¹ References to "HKMC", "Corporation" or "Company" in this Annual Report mean The Hong Kong Mortgage Corporation Limited.

Financial Highlights

	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000
FOR THE YEAR			
Net interest income	454,888	487,726	523,991
Profit/(loss) for the year ¹	831,098	(362,124)	317,461
Loan purchases ²	46,023,469	38,924,070	1,876,551
Debts issuance ³	84,165,144	29,356,467	17,724,508
Net premiums written			
— General insurance businesses	2,839,155	1,841,392	466,215
— Annuity business	3,003,443	2,537,928	1,630,827
AT YEAR END			
Loan portfolio, net	79,633,967	43,141,592	6,928,045
Debt securities issued	115,652,967	61,909,148	39,710,963
Risk-in-force			
— Mortgage insurance ⁴	80,571,512	47,602,099	23,075,987
— Reverse mortgage insurance ⁵	14,037,405	12,335,756	11,239,454
OTHER STATISTICS			
Net interest margin ⁶	0.4%	0.8%	1.0%
Capital adequacy ratio	23.4%	37.3%	30.2%
Cost-to-income ratio ¹	35.3%	640.8%	58.7%
Return on equity ¹	5.1%	(2.4%)	2.1%

¹ For comparison purposes, after (i) adjusting for amortisation impact of upfront commissions to banks arising from significant surge in the volume of new mortgage insurance underwritten to match with premium income being recognised over the loan life; and (ii) excluding the financial results of annuity business, the adjusted profit for the year, return on equity and cost-to-income ratio for 2021 would be HK\$868 million, 7.3% and 25.2% respectively (2020: HK\$376 million, 3.5% and 44.8% respectively; and 2019 after excluding an accounting loss of HKMC Annuity Limited: HK\$443 million, 4.2% and 41.8% respectively).

² Including the purchase of loans with the Special 100% Guarantee under the SME Financial Guarantee Scheme amounted to HK\$42.9 billion fully guaranteed by the Government for 2021 (2020: HK\$37.6 billion and 2019: Nil).

³ For debts with tenor of one year or above.

⁴ The risk-in-force excludes exposure that has been covered by quota-share reinsurance arrangement.

⁵ The risk-in-force includes the outstanding balance and undrawn commitment of a reverse mortgage loan, excluding exposure that has been covered by quota-share reinsurance arrangement. Undrawn commitment refers to the amount of expected future payout to the borrower based on the payment term.

⁶ For comparison purposes, after excluding the impact of the purchase of loans with the Special 100% Guarantee under the SME Financial Guarantee Scheme under which the Group only recovered the funding costs without any net interest margin earned, the adjusted net interest margin would be 0.8% (2020: 1.0% and 2019: not applicable).

Chairman's Statement

Chairman's Statement

Delivering on core missions and social objectives for the benefit of society.

Chan Mo-po, Paul
Chairman



For The Hong Kong Mortgage Corporation Limited and its subsidiaries, 2021 was a remarkable year for its sound performance, despite the epidemic-produced uncertainties that continue to disrupt Hong Kong and the world at large.

The rapid spread of new virus variants in the latter part of the year weakened the growth momentum globally. At the same time, rising energy prices and supply bottlenecks fuelled inflation, raising concerns about the tightening of monetary policies in major economies.

Nevertheless, there was a notable rebound in the global economy last year, thanks to the roll-out of vaccination programmes worldwide and strong fiscal and monetary support. The Mainland economy improved steadily throughout the year, its growth rate exceeding that of most other economies.

The Hong Kong economy also staged a visible recovery in 2021, reflecting a sharp revival in global demand, stable COVID-19 situation and the Government's relief measures. Supported by low interest rates and firm end-user demand, the residential property market was active in the first half of 2021. Property prices were broadly stable for the year, notwithstanding weakened market sentiment in the fourth quarter, amid interest rate concerns.

Mortgage Asset Purchases

Over the past few years, bank appetite for offloading mortgage assets has been dampened by ample market liquidity. That continued into 2021, with the Corporation purchasing residential mortgage loans worth about HK\$199.6 million. Given its pivotal role in reinforcing banking stability, the Corporation stands ready to purchase mortgage loans from the sector should the need arise.

Debt Market Promotion

The Corporation has maintained its position as a major corporate debt issuer in Hong Kong for more than two decades, playing a key role in debt market development. Taking advantage of its strong AA+ credit rating from S&P and Aa3 from Moody's (mirroring those of the HKSAR Government), the Corporation issued a record amount of debt securities in varying currencies in 2021. The total, about HK\$109.5 billion, almost doubled the 2020 issuance, and HK\$84.2 billion of which offered a maturity of one year or more.

This included a HK\$10 billion-equivalent, dual-tranche issuance of Hong Kong dollar- and offshore renminbi-denominated bonds. That, I am pleased to say, was a record-high public corporate bond offering, with book-building and pricing all conducted in Hong Kong. The successful issuance provided investors with high-quality debt instruments, set a good benchmark for other issuers and allowed the Group to meet the funding needs of its various businesses, including the SME Financing Guarantee Scheme.

Home Ownership Support

Expanding home ownership is a core mission of the Corporation. To that end, its Mortgage Insurance Programme is an integral part of the local property mortgage market. From its inception in 1999 to the end of 2021, the Programme has helped more than 192,000 families buy homes.

Demand for the Programme continued to grow in 2021, with the volume of loans drawn down under the Programme increased by 34.9% to HK\$132.6 billion, up from HK\$98.3 billion in 2020. In my 2022-23 Budget speech, I announced that the Programme would be amended to assist first-time home buyers and families seeking a self-occupied flat. The amendments took effect on the day of my announcement. In addition, late last year, the Group turned a pilot, fixed-rate mortgage scheme into a permanent product, helping home buyers mitigate risks arising from interest rate volatility.

Continuing Help for SMEs

To boost support for SMEs amid the epidemic, the Group introduced various enhancements to the SME Financing Guarantee Scheme in 2020 and 2021. These included successive increases in the maximum loan per enterprise, application period extensions, as well as extensions of the maximum repayment period and principal moratorium arrangements. The Scheme's enhancements have been well-received by the business sector. At the end of 2021, the Group had approved some 47,000 applications for the 100% Guarantee Product under the Scheme, for a total loan amount of HK\$81.6 billion. The Scheme, together with the 80%, 90% and 100% Guarantee Products, had benefitted more than 45,000 local SMEs and 648,000 related employees by the end of last year.

From the beginning of 2022, the fifth wave of the epidemic has been hurting local business. With a view to providing businesses with liquidity support to sail through the hard times, I announced in my 2022-23 Budget that the application period for all Scheme products would be extended to the end of June 2023, and that the 100% Guarantee Product would enjoy a higher maximum loan amount and longer maximum repayment period.

Financing Options for the Unemployed

Last April, the Group introduced the 100% Personal Loan Guarantee Scheme, providing low-interest loans as a supplementary financing option for unemployed persons suffering under the weight of the epidemic. By the end of 2021, about 36,000 applications had been approved, with a loan amount totalling HK\$2.48 billion. As announced in the recent Budget, the Scheme would be extended for one year till end of April 2023, with successful applicant enjoying a higher maximum loan amount and longer maximum repayment period.

Retirement Planning

In the summer of 2021, the Group launched "HKMC Retire 3" branding to promote its retirement products – the Reverse Mortgage Programme, the Policy Reverse Mortgage Programme and the HKMC Annuity Plan – as an all-inclusive solution for retirement planning. The three products provide retirees with immediate, stable and lifelong streams of income, a rarity in the market. Receptiveness to the products is growing, thanks to the Group's promotional initiatives. An enhanced, fixed-rate mortgage plan launched last July under the Reverse Mortgage Programme also increased reverse mortgage applications in the second half of the year.

With product enhancements and continuous public education efforts, the Group's annuity business grew strongly over the past two years, despite the immense challenges of the epidemic. Total premiums soared 56% over 2019, to HK\$2.54 billion in 2020, and by 18% over 2020, to HK\$3.0 billion in 2021.

Infrastructure Financing and Securitisation

The Corporation operates its infrastructure financing and securitisation business on prudent commercial principles under a robust risk management framework. Leveraging on its strong credit standing and medium-to-long term funding capability, it continued to accumulate infrastructure loan assets during the year. The Corporation signed Memoranda of Understanding with fourteen commercial banks in February 2022 to strengthen collaboration with industry players in the infrastructure financing space. To enhance the vital role of Hong Kong as an infrastructure financing hub and a premier financing platform under the Belt and Road Initiative, the Corporation is currently conducting a study on the implementation of a pilot scheme on infrastructure financing securitisation as announced in the 2022-23 Budget.

Financial Performance

The Corporation's profit after tax for the year was HK\$831 million, a marked improvement over the net loss of HK\$362 million in 2020. The encouraging results were mainly attributable to (a) the annuity business' turn to profit from the preceding year's accounting loss, a result of higher investment returns from the Exchange Fund; (b) foreign exchange gains from US dollar and strategic offshore Renminbi deposits and debt investments; and (c) an increase in net premiums earned from amortisation over new premium receipts, thanks to significant growth in the Mortgage Insurance Programme business since 2020.

After adjusting for the amortisation of upfront commission expenses of the Mortgage Insurance Programme, and excluding the financial results of the annuity business, the profit of the Corporation for the year was HK\$868 million, a cheering 130% increase over 2020 results. The embedded value of the annuity business last year was about HK\$9 billion, indicating that the business should be profitable in the long term.

The capital adequacy ratio of the Corporation stood at 23.4%, from 37.3% in 2020, providing a solid capital base for business expansion. The respective solvency ratios of the Corporation's two insurance subsidiaries were 7 times (2020: 12 times) for the general insurance business and 15 times (2020: 12 times) for the annuity business. Both are well above the relevant minimum regulatory requirements.

Outlook for 2022

Year 2022 is likely to be another year of uncertainties for the Hong Kong and global economies, given the pace of monetary policy tightening in major economies, along with the volatile geopolitical environment and the pandemic developments.

That said, with the Government's relief measures, the concerted efforts of our community and continuing and robust support from our country, I am hopeful that the Hong Kong economy will improve in the second half of the year. The Corporation will continue to work towards its core missions for the benefit of the people of Hong Kong.

Finally, I would like to express my heartfelt gratitude to my fellow Board Directors, the management and staff of the Corporation, for their dedicated work and unfailing support.



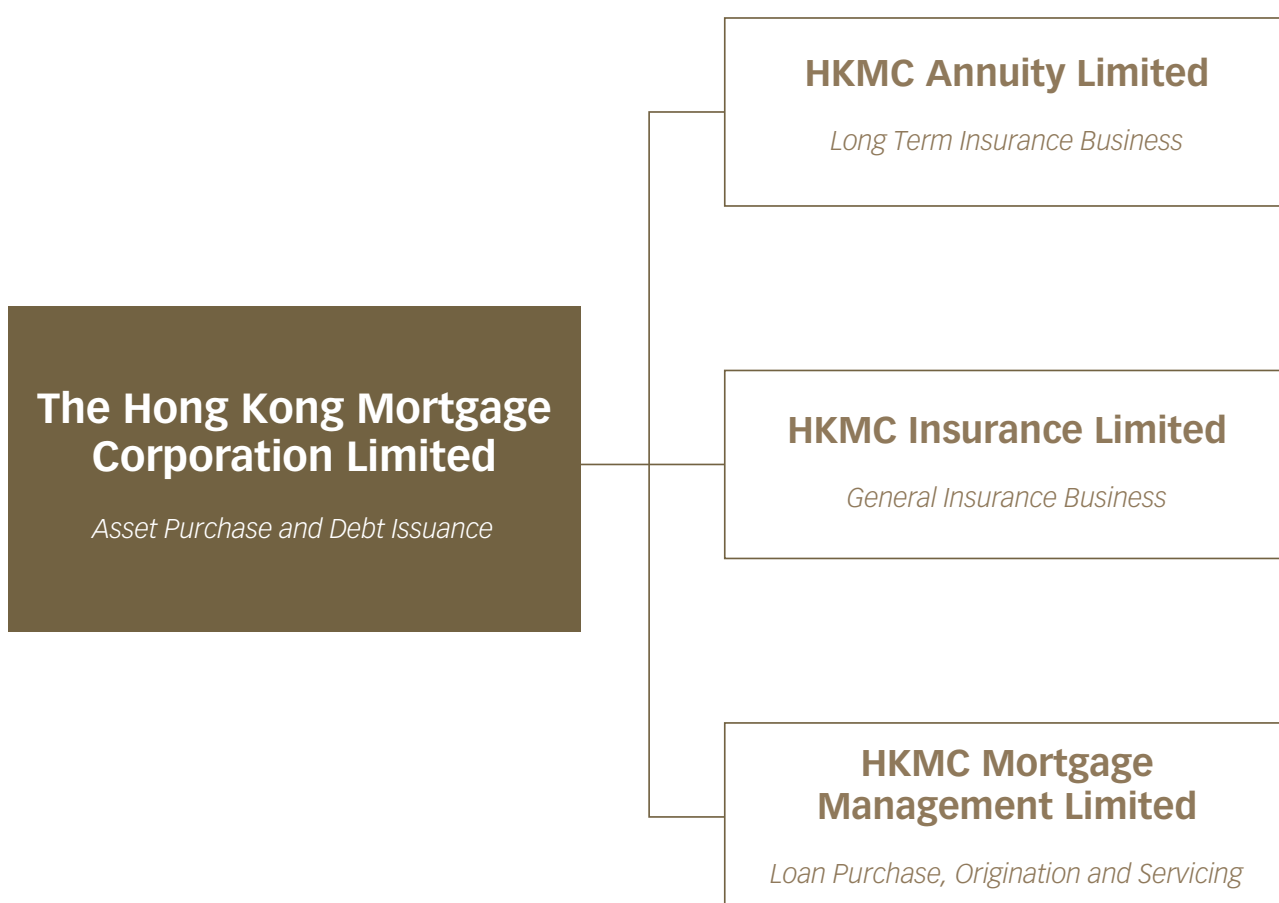
Chan Mo-po, Paul

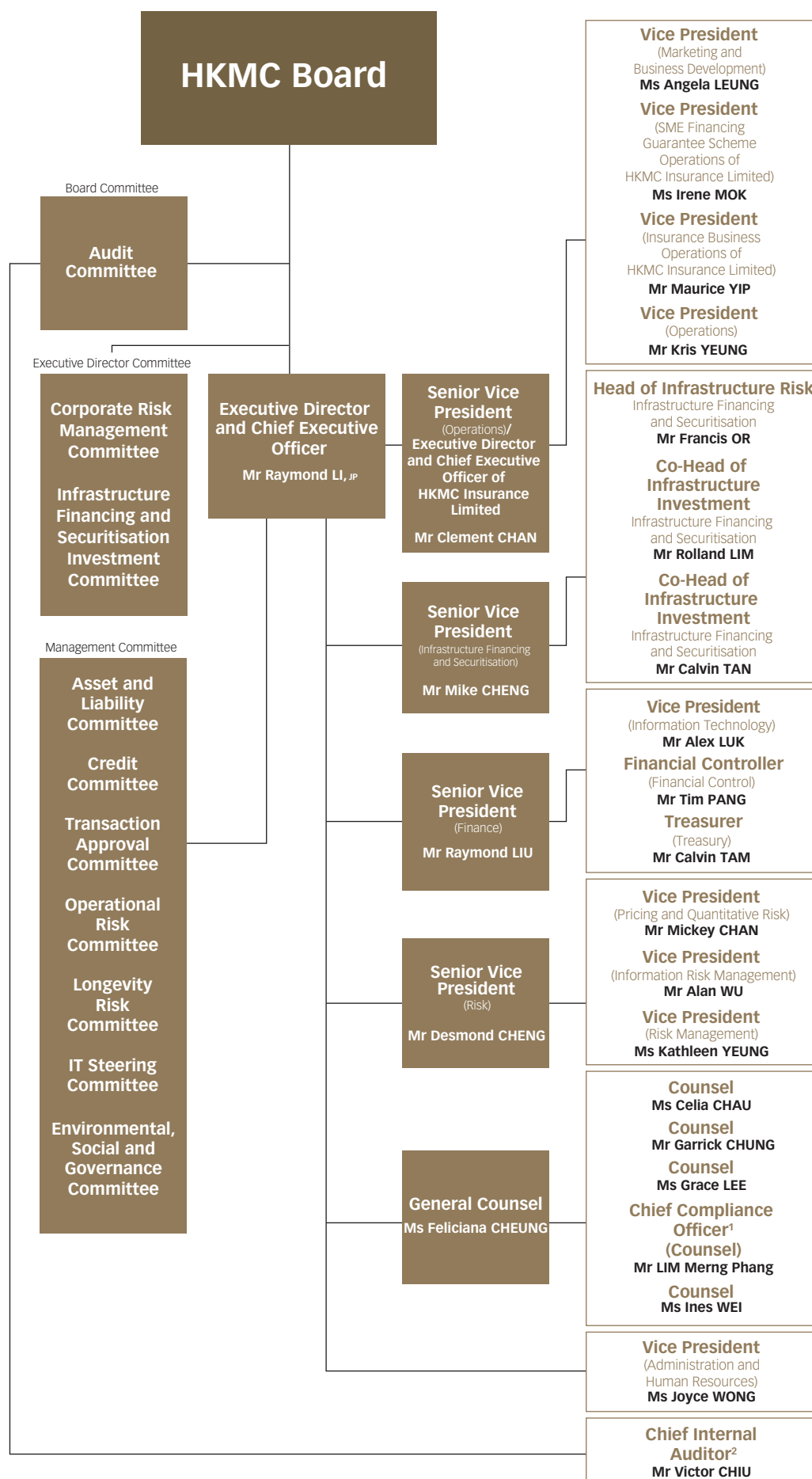
Chairman

June 2022

Organisation Structure

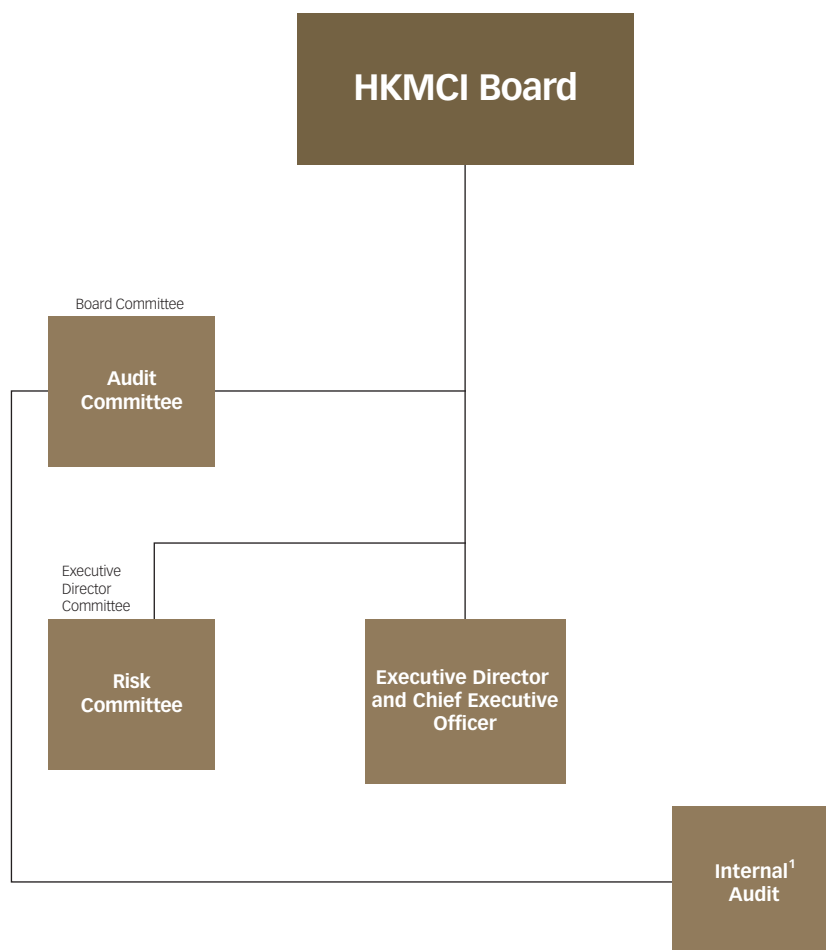
Organisation Structure



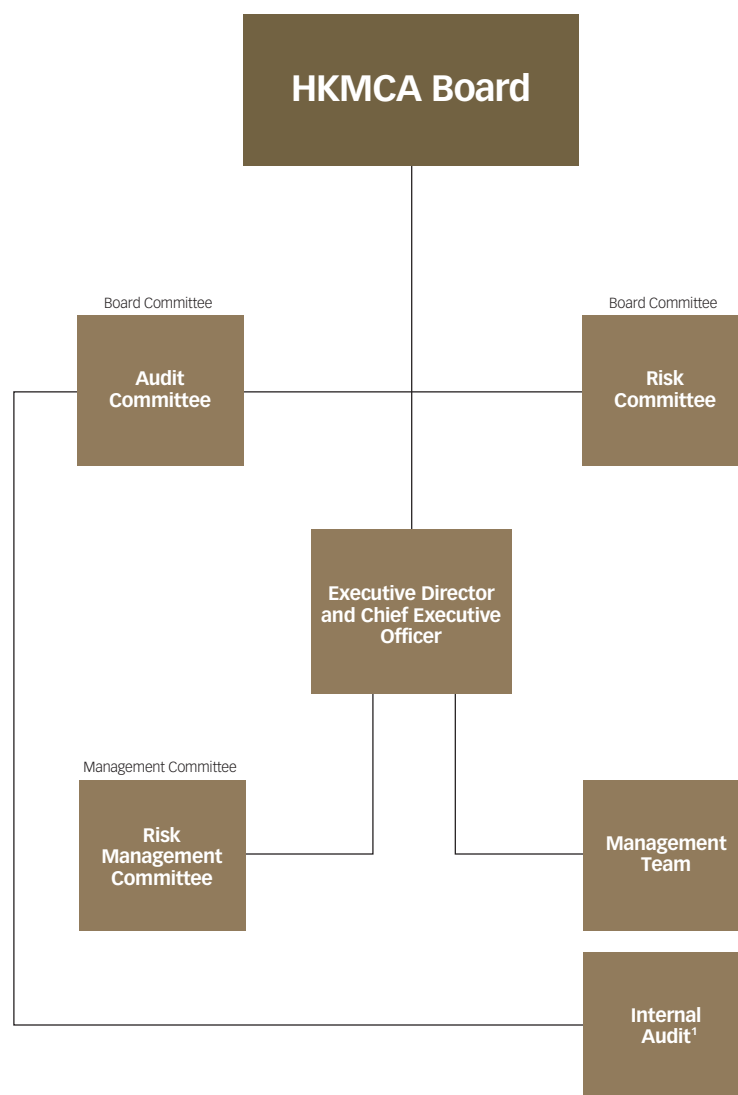


¹ Reporting to the Chief Executive Officer through the General Counsel

² Reporting to the Chief Executive Officer on daily administrative function



¹ Reporting to the Chief Executive Officer on daily administrative function



¹ Reporting to the Chief Executive Officer on daily administrative function

Board of
Directors

Board of Directors



The Hon. Paul CHAN Mo-po, GBM, GBS, MH, JP
Chairman and Executive Director
Financial Secretary



Mr Eddie YUE Wai-man, JP
Deputy Chairman and Executive Director
Chief Executive
Hong Kong Monetary Authority



Mr Howard LEE Tat-chi, JP
Executive Director
Deputy Chief Executive
Hong Kong Monetary Authority



Mr Raymond LI Ling-cheung, JP
Executive Director and
Chief Executive Officer
Senior Executive Director
Hong Kong Monetary Authority



The Hon. Christopher HUI Ching-yu, JP
Non-Executive Director
Secretary for Financial Services and the Treasury



The Hon. Frank CHAN Fan, JP
Non-Executive Director
Secretary for Transport and Housing



The Hon. Jeffrey LAM Kin-fung, GBS, JP
Non-Executive Director
Member of Executive Council
Member of Legislative Council
Managing Director
Forward Winsome Industries Limited



The Hon. Horace CHEUNG Kwok-kwan, JP
Non-Executive Director
Member of Executive Council
Member of Legislative Council
Partner, Cheung & Yeung, Solicitors



The Hon. Paul TSE Wai-chun, JP
Non-Executive Director
Member of Legislative Council
Member of District Council
Founder & Senior Partner, Paul W. Tse, Solicitors
(appointed on 12 June 2021)



Ms Anita FUNG Yuen-mei, BBS, JP
Non-Executive Director
Independent Non-Executive Director
Hang Lung Properties Limited



Mr Huen WONG, BBS, JP
Non-Executive Director
Principal
Huen Wong & Co.



Mr Clement CHAN Kam-wing, MH, JP
Non-Executive Director
Managing Director – Assurance
BDO Limited



Mr Leong CHEUNG
Non-Executive Director
Executive Director, Charities and Community
The Hong Kong Jockey Club



Professor CHAN Ka-keung, GBS, JP
Non-Executive Director
(retired on 12 June 2021)

HKMC Retire 3



提交安老按揭或保單逆按揭助你輕鬆於大灣區置業，可享高達 HK\$9,500 獎賞！
(由即日起至 2021 年 12 月 31 日)



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投委會
IFEC

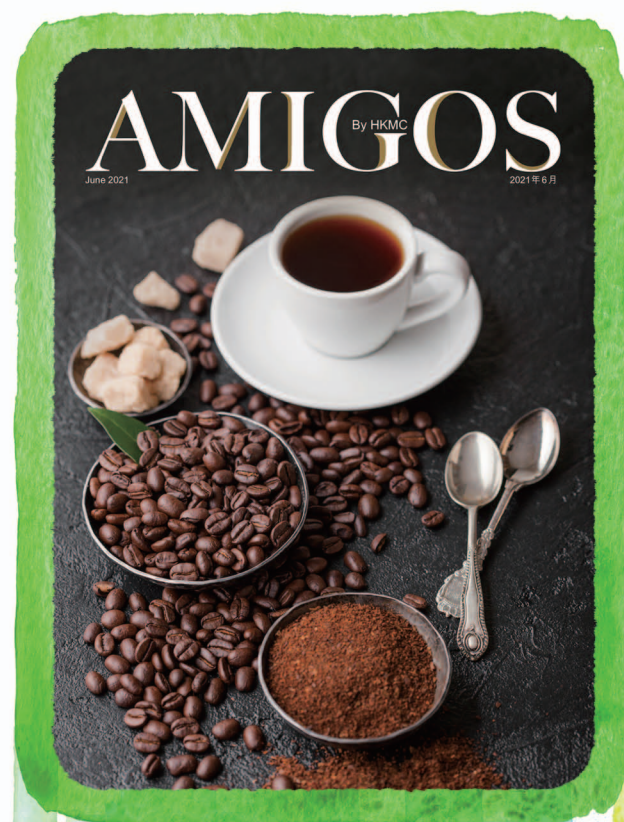
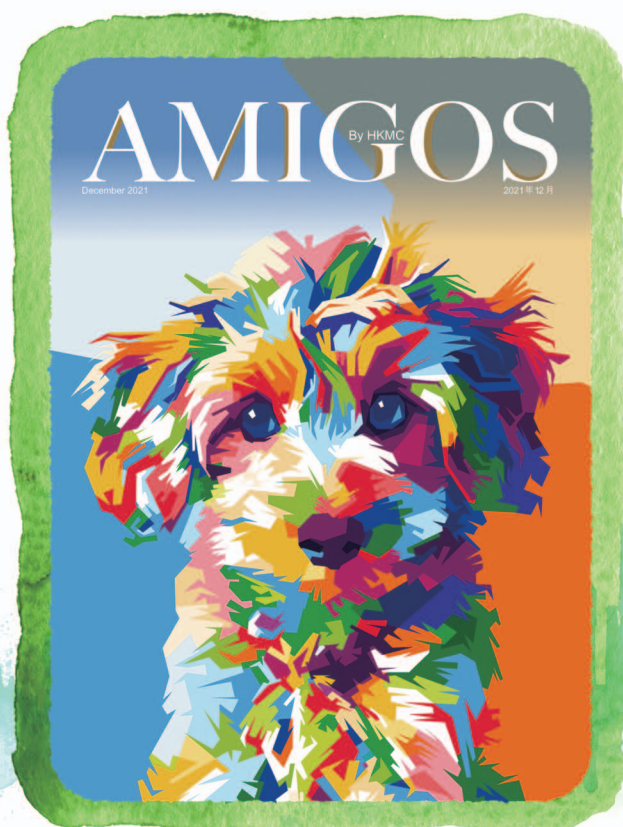
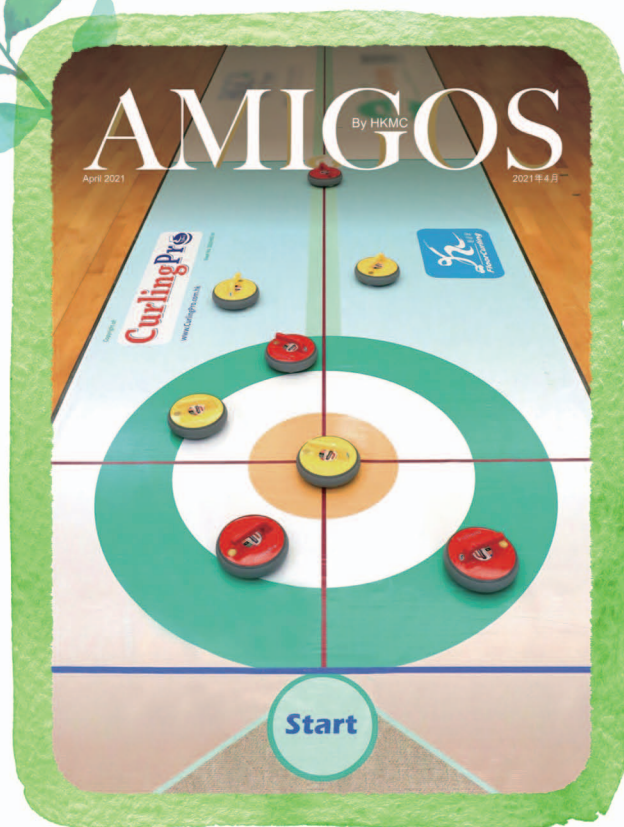
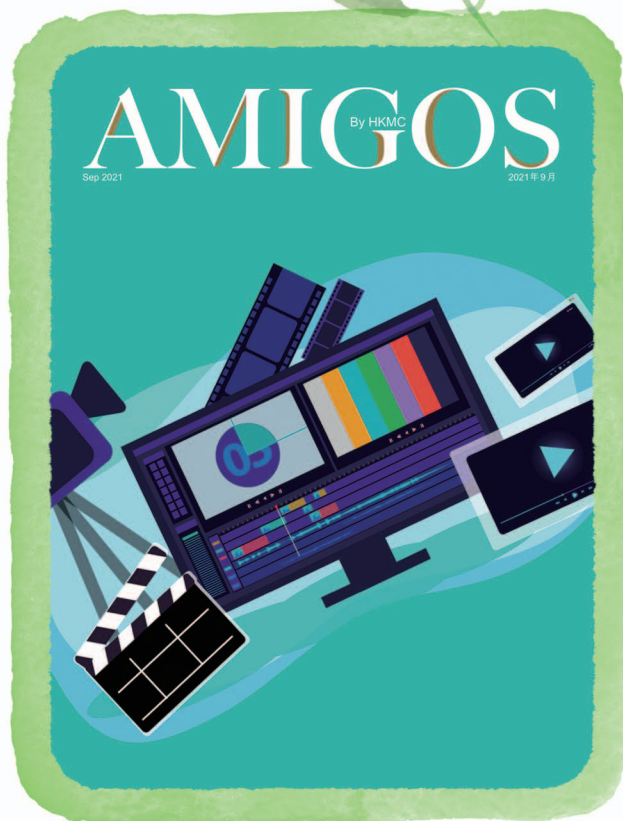
投資者及理財教育獎
Investor and Financial
Education Award 2021





AMIGOS By HKMC





Collaboration with Business Partners





安老按揭計劃 月月收取年金

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「安老按揭計劃」¹ 讓您抵押香港的住宅物業，轉換為現金及/或每月收取年金，同時仍可繼續安居於原有物業，活到幾歲均無顧慮。

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Environmental, Social and Governance Report

Environmental, Social and Governance Report

Environmental, Social and Governance Report

The Environmental, Social and Governance (**ESG**) Report provides an overview of the Group's ESG framework, initiatives and performance for the year, and outlines the ways in which the Group implements sustainability objectives and fulfils its responsibility as a corporate citizen.

ESG Framework and Oversight

ESG Management Approach

The Board bears ultimate responsibility and oversight for the overall business strategy (including ESG strategy) and related risks of the Group. To formulate and implement its ESG strategy, the Corporation established the ESG Committee (**ESGC**) in 2021 to lead the Group's sustainability efforts and oversee ESG management as part of the Group's overall business strategy.

The ESGC is responsible for reviewing, approving and updating the Group's ESG strategy, policies and plans, monitoring the ESG trends and issues that are material to the Group and overseeing the implementation of the Group's ESG strategy. It will also evaluate the performance of the Group in achieving its ESG-related goals and targets. Regular reports will be made to keep the Board informed of the Group's progress on ESG matters.

The ESGC is chaired by the Chief Executive Officer of the Corporation and its members include the Chief Executive Officers of the HKMCA and the HKMCI and senior staff from the relevant functional departments of the Group. It holds regular meetings to discuss and formulate major directions on ESG matters. The ESGC is supported and advised by a number of working groups at staff level covering various ESG-related matters.

In 2021, the ESGC approved the adoption of the Group's ESG Statement and ESG Guiding Principles which guide its approach to incorporating ESG factors to its operations. Both the ESG Statement and ESG Guiding Principles will be subject to regular review to keep pace with ESG developments globally and in Hong Kong.

ESG Statement

The Group is committed to operating and carrying on business in a responsible and sustainable manner while applying high standards of corporate governance. This commitment is embedded in the way it operates, serves its customers, accounts to its stakeholders, cares for its staff, manages its impact on the environment and contributes to its community.

ESG Guiding Principles

Areas	Guiding Principles
Environmental	<ul style="list-style-type: none">• support business, investment and financing that promote sustainability for its society and the environment• minimise the environmental footprint of its operations, products and services• raise awareness of environmental protection issues of its staff and promote an eco-friendly work culture
Social	<ul style="list-style-type: none">• deliver socially responsible products and services according to its core missions• support staff participation in worthy charitable causes• engage in capacity building to support ongoing learning and career development of its staff• provide a safe and nurturing working environment for its staff• foster equality and inclusion in the workplace• promote staff wellness
Governance	<ul style="list-style-type: none">• adopt best practices of corporate governance and act ethically• adhere to its values of fairness, transparency and accountability to all stakeholders• ensure that its work culture reflects the values of its ESG Statement

ESG Review

In 2021, the Group continued to maintain its commitment to ESG development in terms of environmental performance, corporate governance, staff wellbeing, social good and community works. This ESG Review aims to provide a report on different aspects of the Group's ESG activities and practices.

Environmental

Responsible Investment, Lending and Business Decision-Making

The Group believes that by integrating ESG considerations, including climate-related factors, in its investment, lending and business decision-making, it can help create sustainable value over the long-term and contribute to the development of a more sustainable world and reduce its ESG-related risks.

The Group's Responsible Investment, Lending and Business Decision-making Principles, adopted in 2021, set out the framework for its implementation of responsible investment, lending and business decision-making strategies. Through ESG integration, the Group identifies and evaluates ESG factors in its decision-making processes which include standard risk assessment and thematic investment, lending and business activities. For instance, the Group's infrastructure loan projects and portfolios under its IFS Business are subject to initial and ongoing environmental and social due diligence and monitoring to ensure that the related ESG risks are appropriately managed.

Green Workplace

The Group continues to support and implement various green measures to create a more environmentally-friendly office. In early 2021, most of the Group's business operations moved into new office premises in Two Harbour Square in Kwun Tong which is a Leadership in Energy and Environmental Design Gold office building. The new office is designed in an eco-friendly style, and the agile office setting facilitates team collaboration. Other green office elements adopted include:

Office Setting

- Reuse of office furniture and equipment
- Use of Cradle to Cradle Certified® carpets which are safe, circular and responsibly made

Air-conditioning

- Installation of individual air-conditioning switches to reduce electricity consumption when not in use

Lighting

- Use of LED lighting instead of fluorescent tubes
- Installation of timers for office lighting and motion sensors and light sensors to reduce indoor lighting usage

Water

- Water dispensers are used to replace bottled water



Roof Garden (photo credit to Two Harbour Square)



Mini Market in Pantry



Collaboration Area

Environmental Protection

The Group is committed to raising staff awareness of methods of waste reduction and energy conservation. Staff are encouraged to adopt paperless working practices by using more electronic communication. The Group also collects waste paper and used toner cartridges for recycling. Suggestions from staff on green office ideas are welcomed and the Group encourages its suppliers to use and offer more environmentally-friendly products whenever practicable. For example, environmentally-friendly products including Forest Stewardship Council-certified papers are used in the workplace.

The Group also adopts other ongoing measures to reduce waste, paper and energy consumption for a greener earth, such as:

- | | |
|---------------------------------|--|
| Reduction of Waste | <ul style="list-style-type: none"> • Providing facilities including recycling bins for collection of paper, cans and bottles • Donation of old computer equipment which are in good condition to charitable organisations • Using recycled papers and envelopes |
| Reduction of Energy Consumption | <ul style="list-style-type: none"> • Installation of energy-saving devices, including LED lights and auto-timers to control indoor lighting |

- | | |
|--------------------|---|
| Reduction of Paper | <ul style="list-style-type: none"> • Replacing desktop computers with laptops to facilitate the implementation of paperless meetings • Issuing publications in electronic format, including the AMIGOS By HKMC e-Magazine and in-house staff publication, HKMConnection • Adopting electronic internal administrative procedures, including leave application, ordering of stationery items and reservation of meeting rooms |
|--------------------|---|

Use of resources	2021	2020
Total paper consumption (Note 1)	3,420 reams	5,540 reams
Paper consumption per staff	8 reams/staff	14 reams/staff
Total electricity consumption (Note 2)	819,850 kWh	706,150 kWh
Electricity consumption per unit office area (kWh/m ²)	8 kWh/m²	10 kWh/m ²
Electricity consumption per staff (kWh/staff)	1,920 kWh/staff	1,839 kWh/staff
Total distilled water consumption (Note 3)	734 carboys	1,247 carboys
Distilled water consumption per staff (carboy/staff)	2 carboys/staff	3 carboys/staff

Note 1: To reduce paper consumption, the Group utilised mobile computing devices for meeting purposes.

Note 2: The increased total electricity consumption was mainly due to an expansion of office spaces, as the Group moved most of its business operations into new office premises in Two Harbour Square during the year.

Note 3: To reduce plastic usage, the Group is gradually replacing bottled water containers with filtered water dispensers.

Social

Employment and Labour Practices

Diversity and Inclusion

The Group is committed to creating, promoting and maintaining an environment which provides equal opportunities for staff in all areas of human resources management, including recruitment, terms and conditions of employment, promotion, compensation and benefits, and training as well as corporate-sponsored social and recreational programmes. As an equal opportunities employer, the Group maintains an Equal Opportunities Policy and provides various facilities to cater for the needs of different staff such as breastfeeding rooms. The Group also implements gender-neutral and disability-inclusive recruitment and promotion practices which are underpinned by competency-based assessments and evaluations.

The staff demographics of the Group are as follows:

Gender of staff	2021	2020
Female	53%	54%
Male	47%	46%

Age of staff	2021	2020
50 and above	21%	19%
40 to 49	34%	37%
30 to 39	34%	32%
Below 30	11%	12%

In 2021, female representation in management (i.e. Vice Presidents and above) was 30% (2020: 32%).

Staffing and Remuneration

The Group attracts and grooms talent to ensure the efficient performance of its core missions of promoting stability of the banking sector, wider home ownership, development of the local debt market and development of the retirement planning market. The Group provides its staff with competitive remuneration packages and fringe benefits, promising career paths and development opportunities. In 2021, the Group enhanced its staff benefits by introducing the HKMC Group Staff Housing Loan Scheme which aims to assist staff in becoming home owners in Hong Kong.

The Group also adopts family-friendly practices by offering a five-day work week to help staff maintain a good work-life balance as well as comprehensive medical and dental insurance plans that cover both the staff and their dependents.

Through system automation and process re-engineering, the Group maintains a lean and efficient workforce despite an increase in business volumes, the scope of operations and the complexity of the products it offers. In 2021, the permanent staff establishment of the Group was 367 which was the same as 2020. Subject to its business needs in specific areas, the Group engages personnel to provide support services through contract or short-term basis from time to time. In 2021, the staff turnover rate was 18%.

Training and Development

The Group recognises the importance of ongoing training and devotes appropriate resources to the enhancement of its staff's professional knowledge and skills. In 2021, the Group arranged seminars and e-learning resources to help staff enhance both their technical knowledge and soft skills. For example, in-house training on the topics of "Climate Change and Its Implications on the Financial Sector" and "Green and Sustainable Banking" were organised to further staff understanding of the ESG trends and developments in the financial industry. The Group also sponsored its staff for external job-related training and development courses.

Training of staff	2021	2020
% of staff who have received training	95%	90%
Total training hours	5,100 hours	3,300 hours
Average training hours per staff	12 hours	9 hours
Average training hours by staff category		
Senior staff (i.e. Vice Presidents and above)	15 hours	13 hours
General staff (i.e. below Vice Presidents)	12 hours	8 hours
Types of training		
Compliance/Legal Knowledge	25.1%	31.4%
Information Technology Skills	2.8%	13.4%
Managerial/Leadership Skills	2.2%	0.1%
Professional Knowledge	54.0%	53.2%
Others	15.9%	1.9%

Internship and Manager Trainee Programmes

To help nurture talent for the future, the Group offers internship programmes for undergraduates that provide practical work experiences and help them prepare for their future careers. During the year, the Group continued to carry out the Manager Trainee Programme with the objective of identifying high-calibre young executives to be groomed to meet the Group's long-term staff development plan. Throughout the three-year programme, the Manager Trainees will undergo on-the-job training in different departments, take part in corporate projects and attend structured learning and development programmes.

Staff Relations

To facilitate effective communication within the Group, the Staff Homepage intranet facility is updated frequently so that useful information can be shared among different departments. The Group also operates a Staff Suggestion Scheme which encourages staff to suggest improvements in the workflow and workplace.

Health and Safety

As a caring organisation, the Group is dedicated to looking after its staff's physical and mental health. An Employee Support Programme is in place to provide confidential external counselling services to staff and their family members, if needed. A vaccination programme for the prevention of influenza and health-check programmes at privileged rates were also offered to staff in 2021.

Due to the coronavirus pandemic, the Group made adjustments to the work arrangements for staff with the objective of ensuring continued operations while safeguarding the well-being of its staff. During the year, work-from-home and split-team work arrangements were adopted with reference to guidance provided by the Government. The Group also provided frequent updates on the Coronavirus Disease 2019 (**COVID-19**) to raise staff's health awareness; and staff were given paid leave for COVID-19 vaccinations.

The Group provides a healthy and safe working environment. In 2021, there were no material issues relating to occupational health and safety.

Staff Well-being

The Group attaches high importance to staff's well-being and job satisfaction. To elevate staff's work experience and improve collaborations, the Group provides a purpose designed and built workplace where unassigned seating and common facilities such as wellness rooms are in place to help maximise flexibility at work.

To promote a healthy work-life balance and foster a family-friendly working environment, the Group's Staff Club organises activities regularly to cultivate better relationships and communication among its staff.



Vaccination for All



Christmas Wreath Workshop



Candle Making Workshop

Community Investment

Charities and Social Activities

The Group promotes various charitable and community functions and staff are encouraged to support charitable activities and join volunteering work organised by the Group's volunteer team, Caring League. In 2021, the Group organised Dress Casual Day to raise funds for the Community Chest.

Contributions	2021	2020
Funds raised for community causes	\$16,200	\$15,300

In recognition of the Corporation's contribution to the community and its commitment to corporate social responsibility, the Corporation has been awarded the Caring Organisation Logo by The Hong Kong Council of Social Service since 2008. The Corporation has also been receiving, since 2014, the Mandatory Provident Fund Schemes Authority's Good MPF Employer Award which is given in appreciation of employers who place a high value on their employees' retirement needs.

Operating Practices

Procurement Management

The Group is committed to a responsible and fair sourcing process while managing its suppliers. Its Procurement Rules and Procedures Manual outlines its position on procurement management and sets out its approach to due diligence, selection and tender criteria, and ongoing monitoring of supplier relationships. The Group will take into account, among other things, the reputation, track record of business integrity, expertise and reliability in the process of selecting the qualified supplier. In addition, appropriate management approvals are required before entering into contract with a supplier to promote accountability and good governance.

In 2021, the Group was not aware that any of its key suppliers had reported any non-compliance incidents in relation to business ethics, environmental protection, human rights and labour practices.

Complaint Handling Procedures

The Group highly values feedback regarding its product and service qualities. It has established the Enquiries and Complaints Handling Policy which serves to provide the framework and guidance for handling enquiries and complaints to the Group by customers, business partners, general public, media and other stakeholders. It strives to ensure that all enquiries and complaints are fully and promptly attended to, logged and resolved in an independent, objective, impartial and effective manner. To improve its operations and better serve its customers, the Group regularly monitors, analyses and reviews the data on enquiries and complaints for identification of trends, impacts and timeliness of responses.

Governance

Board Oversight and Corporate Governance

Robust and sound governance is essential both to the delivery of sustainable value and to maintaining a culture of business integrity. The Board has consistently practised strong governance for the Group in the pursuit of its core missions and business objectives. The high standard of corporate governance maintained by the Group helps to assure stakeholders that their rights and interests are well protected.

For more details about Board oversight and the corporate governance practices of the Group, please refer to the Corporate Governance Report section of the Annual Report.

Culture of Compliance

The Group is committed to conducting its business and operations with high standards of ethics, honesty and integrity in accordance with all applicable laws and regulations. The Group Compliance Policy and the Group Compliance Manual, which have been approved by the Board and Executive Director respectively, set out the principles for sound compliance management practices which are targeted to be integrated within the Group's strategic planning, internal controls, business activities and conduct. The Group also organises and co-ordinates compliance training and testing for its staff to enable them to keep abreast of the legal and regulatory developments which are relevant to the performance of their duties and to enhance their understanding of their compliance obligations. In terms of compliance monitoring, among other things, regular compliance audits are carried out to monitor the Group's compliance level.

The Group was not aware of any significant litigation or regulatory action pending or threatened against the Group or any material non-compliance with relevant laws and regulations by the Group during the year.

Anti-Corruption

The Group has adopted a zero-tolerance policy for bribery or corruption in any form or at any level. As a "public body" under the Prevention of Bribery Ordinance (**PBO**), the Corporation, the HKMCA and the HKMCI are each subject to the requirements of the PBO. The Group's Code of Conduct imposes rules in relation to the management of conflicts of interests, abuse of power, bribery and corruption, and unethical behaviours in the working environment. It has also promulgated procurement policies and procedures prohibiting staff from offering, giving, soliciting or accepting any advantage or bribe to or from contractors, suppliers or people connected with its business. Any staff who fails to comply with any of the requirements set out in the Code of Conduct or the PBO or any other applicable laws and regulations may be liable to disciplinary action.

During the year, the Group has arranged in-house anti-corruption and bribery training talks, which covered anti-corruption matters specific to the insurance industry as well as the dos and don'ts for "public servants" under the PBO, conducted by the Independent Commission Against Corruption for its staff to raise their awareness of compliance.

Anti-Money Laundering, Counter-Terrorist Financing and Sanctions

The Group's Anti-Money Laundering Procedures establish internal requirements and procedures in relation to its compliance with the applicable anti-money laundering, counter-terrorist financing and sanctions laws, mitigate and manage the Group's exposure to financial crime, and safeguard the reputation of the Group and the interests of its stakeholders. These include a risk-based approach to conducting customer due diligence, ongoing monitoring, suspicious transaction reporting, training and record-keeping. Moreover, staff of the HKMCA are required to comply with additional rules on anti-money laundering applicable to long term insurance business. The Group also uses online tools to help screen and monitor money laundering, terrorist financing and sanctions risks. Regular risk assessments of the characteristics of the Group's products and services are carried out to ensure that the money laundering, terrorist financing and sanctions risks are effectively managed.

Privacy and Information Security

The Group is committed to respecting and safeguarding the privacy rights of individuals in relation to the personal data it collects or obtains, and to complying with the applicable data protection laws and requirements including the Personal Data (Privacy) Ordinance. It has established internal policies, procedures and guidelines to ensure the protection of data privacy of its staff and customers. The Group's Privacy Policy Statement articulates its approach to the collection and retention of personal information in accordance with the regulatory requirements, and its Personal Information Collection Statements inform individuals of the purposes of data collection, classes of persons to whom their data may be transferred, their rights to make requests regarding their data, and other relevant information. Staff and customer personal data are only accessible by authorised personnel on a need-to know and need-to-use basis. To prevent leakage and misuse of confidential information, the Group employs measures such as the use of confidentiality and non-disclosure agreements.

During the year, the Group has organised in-house customised compliance training on personal data privacy and protection matters conducted by an external counsel for its staff to improve their information security awareness for the purpose of protecting customer information and privacy.

Competition Matters

It is the Group's policy that all its business dealings are carried out in a manner which complies, and staff conduct in relation to its business is consistent, with the Competition Ordinance. To help ensure fair competition, the Group endeavours to avoid situations that may create the potential for unlawful anti-competitive or collusive conduct such as exchanging confidential information with competitors or excluding other competitors from the market. Staff are required to abide by the Group's Competition Law Compliance Manual which aims to avoid contraventions of the Competition Ordinance.

Anti-Fraud and Whistleblowing

The Group has put in place an Anti-Fraud and Whistleblowing Policy which helps to combat any fraud in its business. It provides information and guidance on how to deal with fraud issues including deception, forgery, extortion and fraudulent misrepresentation. Staff are required to stay alert to any indication or signs of fraudulent conduct in the course of their daily work.

In respect of whistleblowing, the Group encourages the reporting of any suspected, threatened or actual wrongdoing, misconduct, improper activity or irregularity (not limited to fraud) within the Group. The Anti-Fraud and Whistleblowing Policy sets out the whistleblowing procedures including the circumstances, channels, concerns and processes in the making, handling and investigation of a report. All reports and complaints will be treated seriously and handled on a strictly confidential basis and in accordance with all applicable laws. Bona fide whistleblowers will also be protected from any retaliatory action or retribution for submitting a report or participating in an investigation of a suspected wrongdoing. The whistleblowing cases will be investigated appropriately and reviewed by a high-level Investigation Committee for follow-up actions.

Intellectual Property Rights

The Group adheres to the relevant laws and regulations regarding intellectual property as it continues to leverage its trademarks, brand names, trade secrets and other intellectual property rights to amplify its brand recognition and development. The Group has also employed formal trademark registration, contractual provisions and confidentiality procedures to protect and strengthen its intellectual property rights.

ESG Plans

Looking ahead, the Group will continue to keep under review and enhance existing and launch new business programmes in line with its ESG Statement, ESG Guiding Principles and guided by its Responsible Investment, Lending and Business Decision-making Principles. The Group will take further steps to formulate a comprehensive ESG strategy aligned with its core missions to integrate ESG performance in its business.

The Group is also keen to actively manage climate-related risks and opportunities and will step up efforts to drive progress on initiatives in line with the recommendations of the Task Force on Climate-related Financial Disclosures concerning governance, strategy, risk management, and metrics and targets on climate-related issues in its operations.

Within the workplace, the Group will work towards ESG enhancements of its internal operations and work processes, including environmentally sound management of waste and incorporation of ESG factors into supplier procurement. With a view to instilling ESG concepts into the corporate culture and core values, staff training on climate change and other ESG-related topics will be organised by the Group to help its staff appreciate the ESG issues related to the Group's activities. The Group will also continue to support charitable and community activities and participate in volunteer work and foster a caring and safe working environment for its staff.

Business Review

Business Review

Performance Highlights

The major achievements of the Group for the year included:

- helping homebuyers borrow a total of HK\$132.6 billion in mortgage loans through the Mortgage Insurance Programme (**MIP**)
- receiving 94 applications since the launch of the Fixed Rate Mortgage Scheme in May 2020
- approving 5,156 applications since the launch of the Reverse Mortgage Programme (**RMP**) in July 2011, with an average property value of around HK\$5.7 million
- issuing a total of 4,059 policies of the HKMC Annuity Plan (**Annuity Plan**) in 2021 with total premiums of HK\$3 billion, representing an increase of 18% over 2020
- launching a time-limited 100% Personal Loan Guarantee Scheme (**PLGS**) in April 2021 to provide a supplementary financing option to individuals suffering from cessation of main recurrent incomes, to help them tide over the interim difficulty. A total of around 36,000 applications have been approved involving loan amount of HK\$2.48 billion since its launch in 2021
- introducing further enhancements to the support measures under the SME Financing Guarantee Scheme (**SFGS**). The maximum duration of principal moratorium for the 80% Guarantee Product, the 90% Guarantee Product and the Special 100% Loan Guarantee (**100% Guarantee Product**) has been extended from 18 months to 24 months, and the application period for principal moratorium has also been extended to end-June 2022
- extending the application period of the 100% Guarantee Product by six months to end-June 2022 to alleviate cash flow burden of SMEs
- approving more than 21,300, 5,500 and 47,000 applications for loans amounting to HK\$92.5 billion, HK\$10.6 billion and HK\$81.6 billion since the launch of the 80%, 90% and 100% Guarantee Products respectively, benefitting more than 45,000 local SMEs and 640,000 related employees
- being on track in executing the implementation plan of the Group's Infrastructure Financing and Securitisation (**IFS**) business to accumulate infrastructure loan assets and develop the IFS brand of the Group
- signing of Memoranda of Understanding to strengthen the collaboration between the Group and industry players in the infrastructure financing space
- purchasing about HK\$199.6 million of residential mortgage loans
- issuing a record HK\$109.5 billion of debt securities (HK\$84.2 billion of which with maturity of one year or above), thus promoting the development of the local debt market and maintaining the Group's position as the most active issuer of the Hong Kong dollar and offshore Renminbi (**CNH**) corporate bond markets during the year. The dual-currency public bond offering of HK\$7 billion 2-year and CNH2.5 billion 3-year MTN issuance launched in February 2021 was awarded the "Best Quasi-Government Bond" by The Asset Triple A Country Awards 2021
- maintaining the Group's long-term foreign and local currency ratings of AA+ by S&P Global Ratings (**S&P**) and Aa3 by Moody's Investors Service, Inc. (**Moody's**) as at end-2021, same as the HKSAR Government
- safeguarding excellent credit quality, with a non-performing loan ratio of 0.08% across all asset classes and over-90-day delinquency ratios of 0.008% for the mortgage insurance portfolio and 0.11% for the Hong Kong residential mortgage portfolio (banking sector: 0.04%) as at 31 December 2021

The Group maintained a solid financial position in 2021:

- capital adequacy ratio of 23.4%, which is well above the minimum requirement of 8% stipulated by the Financial Secretary
- solvency ratios of the Group's two insurance subsidiaries were 7 times (2020: 12 times) for the general insurance business and 15 times (2020: 12 times) for the annuity business, well above the respective 200% and 150% minimum regulatory requirements stipulated by the Insurance Authority

Market Overview

General Economic Conditions

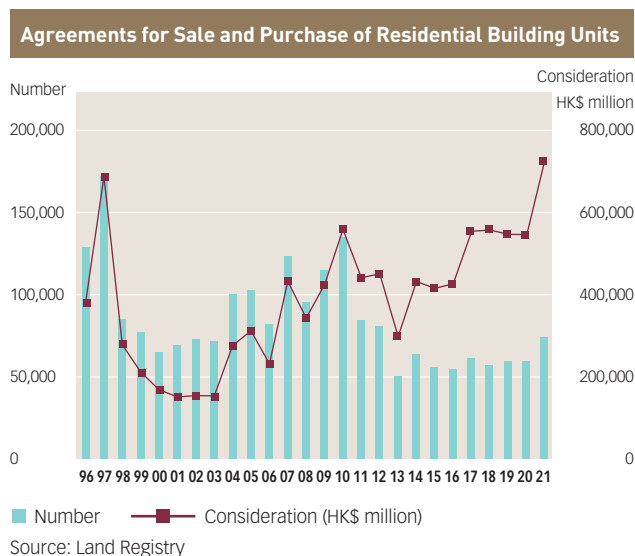
In 2021, global economies were recovering from the pandemic, supported by the rising vaccination rate and sustained fiscal and monetary policy support. However, the pace of recovery varied, with emerging economies generally lagging behind advanced economies. Strong pent-up demand and pervasive supply chain bottlenecks fuelled inflation pressure, especially in the US, raising concerns over the tightening of global financial conditions. In Mainland China, the economy continued to improve steadily with solid trading and production activities.

In Hong Kong, visible economic growth was recorded alongside the continued revival of global economies, improved domestic demand and labour market, and stable local epidemic situation. The residential property market was active throughout the year. Property prices remained high given the firm end-user demand and low-interest environment. Against this backdrop, Hong Kong's economy grew modestly by 6.4% in 2021 from a year earlier, following the 6.1% annual decline in 2020.

Property Market

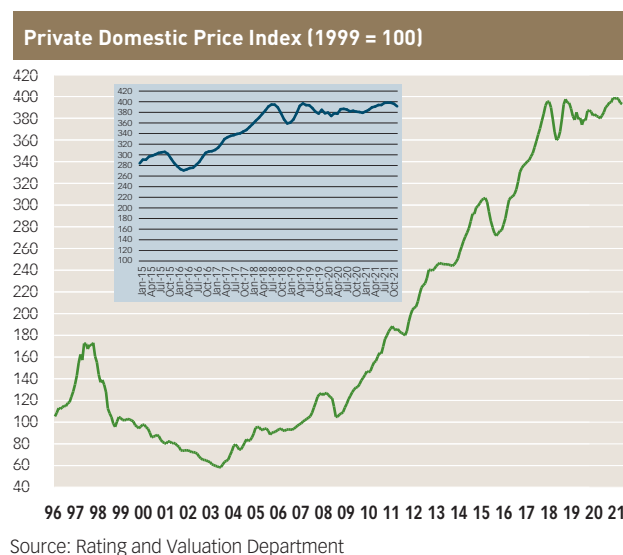
The residential property market was active in 2021. Between February and July 2021, the overall number and consideration of residential property transactions increased by 47.1% and 65.9% respectively compared to the corresponding period in 2020. Despite a decline in the sales and purchase agreements since August 2021, the number of residential property transactions in 2021 increased by 28.1% year on year to 74,297, while the consideration of transactions recorded a 38.8% year-on-year increase (Figure 1).

Figure 1



Transaction volumes in the primary and secondary markets were fluctuating throughout the year. In general, residential property prices¹ recorded a 3.5% cumulative increase in 2021, compared with a 0.2% increase in 2020 (Figure 2).

Figure 2

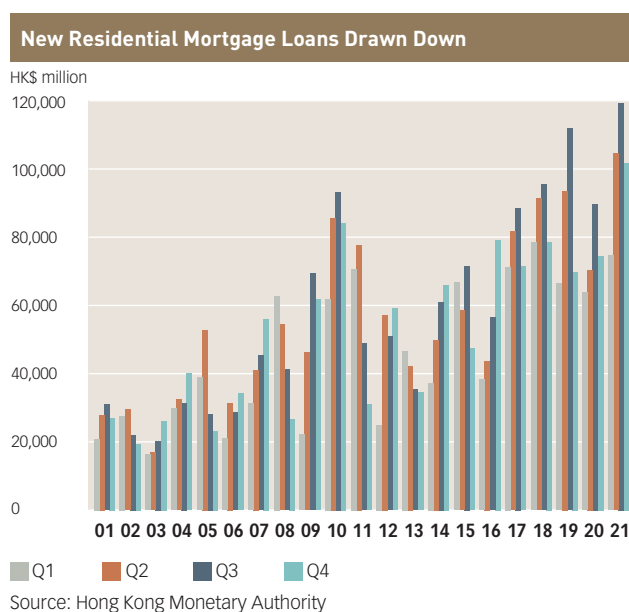


¹ Source: The Private Domestic Price Index published by the Rating and Valuation Department

Mortgage Market

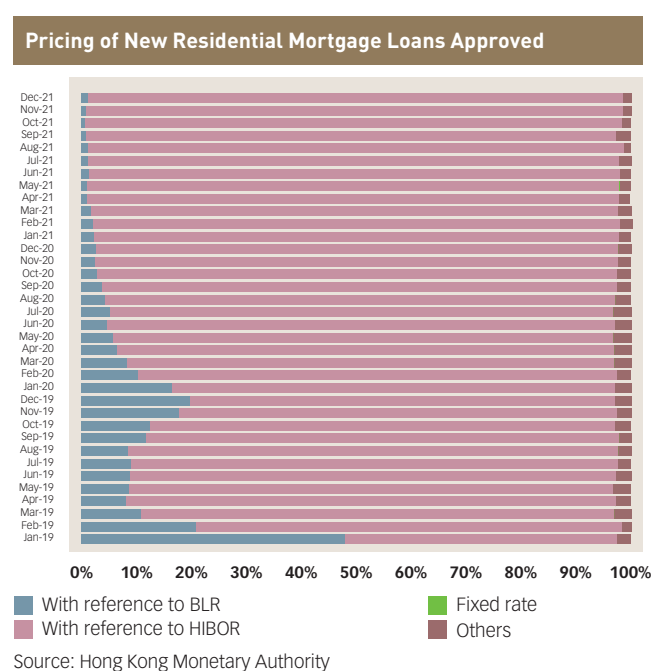
Overall, the mortgage rate in Hong Kong stayed low in 2021. The Best Lending Rates (**BLRs**) remained unchanged at the range of 5% and 5.5%, and the Hong Kong Interbank Offered Rate (**HIBOR**) was relatively low throughout the year. According to the Monthly Statistics Bulletin announced by the Hong Kong Monetary Authority (**HKMA**), the one-month HIBOR in terms of period average² moved within the range of 0.06% and 0.20% from January to December 2021. Mortgage lending recorded a steady growth, with the total outstanding value of all residential mortgage loans rising by 10% to HK\$1,841.05 billion. The gross value of new loans drawn down³ increased by 34.2% year on year in 2021, compared with a decrease of 12.7% in 2020 (**Figure 3**).

Figure 3



HIBOR-based mortgages appeared to be favoured by borrowers for much of the year. As at December 2021, 97.2% of new mortgage loans were benchmarked against HIBOR. The proportion of BLR-based mortgages remained low throughout the year, ranging between 0.7% and 2.2%, whereas fixed-rate plans had minimal share in the mortgage loan market throughout 2021 (**Figure 4**).

Figure 4

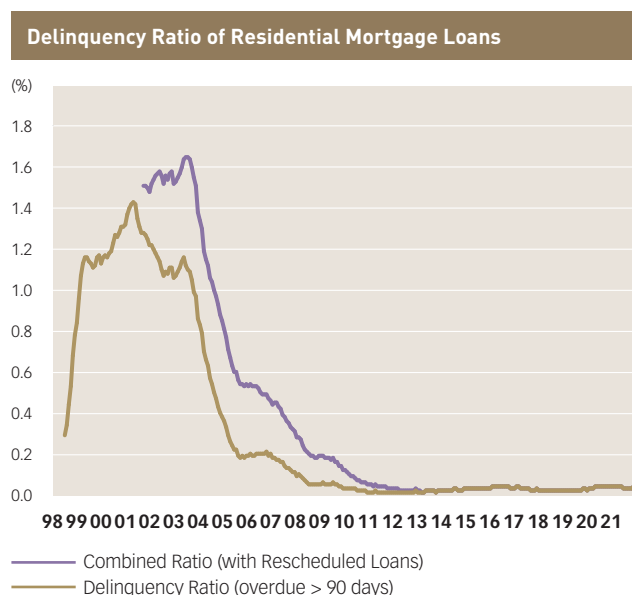


² Source: Hong Kong Monetary Authority

³ Source: Hong Kong Monetary Authority

Under the HKMA's prudent supervision of the mortgage lending sector, the asset quality of residential mortgage loans remained excellent in 2021. The over-90-day delinquency ratio of mortgage loans stayed low at 0.03–0.04% throughout the year, reflecting banks' prudent underwriting standards. The combined ratio, which includes both the delinquent and rescheduled loans, also maintained at a low level at 0.03–0.04% during the same period (**Figure 5**). The estimated number of residential mortgage loans in negative equity as at end-December 2021 was 21 cases, with an aggregate value of HK\$126 million recorded⁴.

Figure 5

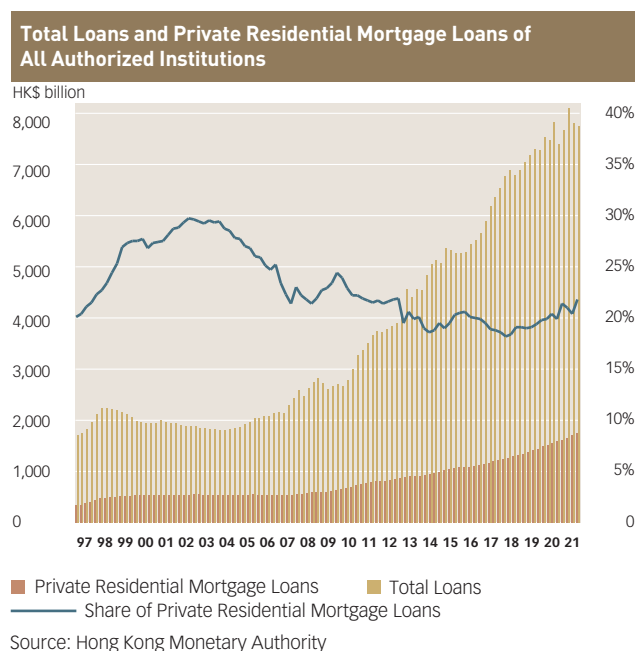


Source: Hong Kong Monetary Authority

Banking-Sector Exposure

The total outstanding value of property-related loans in 2021 amounted to HK\$3,446.04 billion, representing about 44.6% of banks' total loans (**Figure 6**). Of these property-related mortgage loans, private residential properties accounted for HK\$1,735.1 billion (end-2020: HK\$1,580.4 billion) and subsidized flats accounted for HK\$105.99 billion (end-2020: HK\$93.54 billion).

Figure 6



Source: Hong Kong Monetary Authority

⁴ Source: Hong Kong Monetary Authority

Asset Acquisition

While the ample liquidity in the market has led to a weak incentive for banks to offload their assets, the Group is prepared to provide liquidity to the market as and when required. In 2021, the Group acquired about HK\$199.6 million of residential mortgage loans.

Funding

In 2021, global financial markets and the real economy were beset with enormous challenges from the evolving COVID-19 pandemic, shifts of monetary policy of the major central banks, and geopolitical tensions. Amidst the volatile market conditions, the Group managed to secure prudent pre-funding for loan purchases and refinancing activities. Given the Group's strong background as a wholly government-owned entity and solid credit ratings, the Group raised a record amount of debts totalling HK\$109.5 billion in 2021, HK\$84.2 billion of which with maturity of one year or above, in a cost-effective manner. At the end of the year, the Group's total outstanding debts amounted to HK\$115.7 billion.

Being one of the most active bond issuers in Hong Kong, the Group will continue to issue debt securities in both the local institutional and retail markets and diversify its funding sources and investor base to overseas institutional markets. This will not only help broaden the Group's funding base, but also provide institutional and retail investors with high-quality debt instruments to satisfy their need for portfolio diversification and yield enhancement.

The Group has three debt issuance programmes that allow the issuance of debt securities in an efficient and effective manner. With its strong credit ratings, the Group's debt issues have been well received by the investment community.

Medium Term Note Programme

The Group established the multi-currency Medium Term Note (**MTN**) Programme in June 2007 to broaden its investor base and funding sources in the international market. It was set up with an initial size of US\$3 billion, which was increased to US\$20 billion in June 2021 to

meet growing demand from investors. The programme enables multi-currency issuances and incorporates flexible product features to increase its appeal to local and overseas investors with different investment horizons and requirements. An extensive dealer group comprising major international and regional financial institutions is appointed to support future MTN issuance and provide secondary market liquidity.

In 2021 the Group launched 279 MTN issues with total issuance amount of HK\$109.5 billion under the MTN Programme, including dual-tranche public bond issues of HK\$7 billion 2-year and CNH2.5 billion 3-year MTN issuance in the institutional market. The HK\$10 billion equivalent public bond issues were the largest public corporate bond offering with book-building and pricing conducted in Hong Kong, and were awarded the "Best Quasi-Government Bond" by The Asset Triple A Country Awards 2021. These not only helped diversify the Group's funding sources and broaden its investor base in a cost-effective manner, but also supported the Group to achieve its core policy missions and social objectives.

Out of the total, 213 issues amounting to HK\$84.2 billion were of one year or longer maturity, the remaining 66 MTN issues totalling HK\$25.3 billion were of less than one year.

Debt Issuance Programme

The Debt Issuance Programme (**DIP**) was established in July 1998 targeting institutional investors in the Hong Kong dollar debt market. It was set up with an initial programme size of HK\$20 billion, which was doubled to HK\$40 billion in 2003. The DIP provides a flexible and efficient platform for the Group to issue debt and transferable loan certificates with a tenor of up to 15 years.

Retail Bond Issuance Programme

Dedicated to the promotion of the retail bond market in Hong Kong, the Group pioneered a new offering mechanism in November 2001 and established the HK\$20 billion Retail Bond Issuance Programme in May 2004. Since 2001, the Group has issued retail bonds totalling HK\$13.7 billion. When the market environment is conducive, the Group aims to issue retail bonds regularly to provide an additional investment tool for Hong Kong's retail investors.

Revolving Credit Facility Provided by the Exchange Fund

In January 1998, during the Asian Financial Crisis, the Exchange Fund Extended a HK\$10 billion Revolving Credit Facility to the Group. This Facility has provided the Group with an important liquidity fallback to enable the Group to maintain smooth operation under exceptional circumstances so that it can better fulfil its mission to promote banking and financial stability in Hong Kong.

Following the outbreak of the global financial crisis in 2008, the size of the Facility was increased to HK\$30 billion in December that year. In October 2020, the Facility was further increased to HK\$80 billion to provide the Group with additional support to achieve its policy objective. Both actions demonstrated the HKSAR Government's recognition of the importance of, and further support for, the Group.

The Revolving Credit Facility was used by the Group during times of market stress in 1998 and 2008 to partially fund the acquisition of Hong Kong residential mortgage assets from the local banks. In both cases, the loans drawn under the Facility were fully repaid with funds raised from the Group's cost-effective debt issuance when the markets stabilised. There was no drawdown under the Facility in 2021.

Credit Ratings

The Group's ability to attract investment in its debt securities is underpinned by its strong credit ratings, which are equivalent to those of the HKSAR Government, according to S&P and Moody's.

Credit Ratings of the HKMC

	S&P		Moody's	
	Short-term	Long-term	Short-term	Long-term
Local Currency	A-1+	AA+	P-1	Aa3
Foreign Currency	A-1+	AA+	P-1	Aa3
Outlook	Stable		Stable	

(as at 31 December 2021)

The credit rating agencies have made favourable assessments on the Group's credit standings. The following comments are extracts from the credit rating reports of S&P and Moody's in August and November 2021 respectively:

S&P

"We equalise our ratings on HKMC with the ratings on Hong Kong, the corporation's sole ultimate owner. This reflects our view of an almost certain likelihood of timely and sufficient extraordinary support from the Hong Kong government to HKMC if needed. ... We believe HKMC's undertaking of additional policy initiatives over the past several years has further solidified its ties with the Hong Kong government, and reinforces its integral link with the government."

"HKMC has a well-established market position with a unique policy role to address local Hong Kong banks' liquidity and balance sheet management needs by purchasing mortgage and loan portfolios from banks, especially in times of stress. ... A variety of stressful market conditions have tested HKMC's business model. For example, when global financial markets and the local economy were under stress in late 2008 and early 2009, HKMC enlarged its mortgage acquisitions in response to banks' requests, and enhanced its mortgage insurance program."

"We believe that HKMC benefits from the presence and effective oversight of its experienced and competent board. The management team is capable, effective, and experienced, in our view. HKMC's strategic positioning is clear and consistent with its capability and market conditions. The corporation has always operated within its financial and risk management standards, which we consider to be rigorous and clear."

"We expect HKMC to manage its funding and liquidity with reasonable prudence. It has very strong debt capital market access through its three senior debt programs. ... We expect HKMC to maintain a healthy buffer of highly liquid assets, which is more than sufficient to cover its short-term funding needs."

Moody's

"HKMC is fully owned by the Hong Kong government through the Exchange Fund. The company carries out policy mandates, which include the promotion of financial and banking stability in Hong Kong; homeownership; and the development of the local debt capital market and retirement planning market through the purchase of mortgages from commercial banks, debt issuance, and the provision of mortgage insurance, reverse mortgages and

annuity business through its general insurance and annuity subsidiaries. As part of its mandate to promote banking stability, the company acts as an alternative lender of last resort through the purchase of residential mortgages from banks in times of stress.”

“The Hong Kong government, through the Exchange Fund, provides HKMC with a HK\$80 billion revolving credit facility and additional equity capital when necessary. If the company’s credit profile is weakened in a stress scenario, we expect the government to provide timely extraordinary support. The company’s public policy mandates are closely aligned with the government’s objectives, and its close relationship with the government increases the likelihood of future government support. The government has provided the company with a HK\$5 billion capital injection to set up the annuity business and an additional HK\$2.5 billion capital injection in June 2021, and is prepared to provide more if the business continues to expand.”

“The company has maintained very sound asset-quality metrics since its establishment. ... Hong Kong’s residential mortgages have historically performed very well through economic cycles. Even when property prices declined by up to 70% between 1997 and 2003, the company’s overall mortgage delinquencies never exceeded 2%. The current average loan-to-value ratio of the company’s Hong Kong mortgages is below 40%.”

“The company has very good access to capital markets because of its strong financial fundamentals and government affiliation. ... The company had sufficient liquid assets, including the government facility, to repay all of its outstanding debt as of the end of June 2021.”

Mortgage-backed Securitisation

The Group strives to promote the development of the mortgage-backed securities (**MBS**) market in Hong Kong. MBS is an effective financial instrument that can channel long-term funding from the debt market to supplement the need for long-term financing generated by mortgage loans. Banks and financial institutions can make use of MBS to manage risks inherent in mortgage loans, such as credit risks, liquidity risks, interest rate risks and asset-liability maturity mismatch risks.

The Group has issued a total of HK\$13.2 billion MBS since 1999. All MBS had been redeemed by 2013.

Infrastructure Financing and Securitisation

The Group launched the Infrastructure Financing and Securitisation (**IFS**) business in 2019 to accumulate infrastructure loan assets and develop the IFS brand of the Group.

In the early stage, the Group purchases and accumulates infrastructure loans from the secondary loan market, as well as co-finances infrastructure projects with multilateral development banks and commercial banks in the primary market.

The Group continues to participate in a step-by-step manner in the infrastructure financing market on commercially viable and financially sustainable terms, while observing prudent commercial principles and risk management policies. In response to the changing macro-economic environment and global pandemic, the Group has taken a prudent approach with corresponding adjustment in its asset acquisition strategy and will remain vigilant on their development.

Since formal launch of the business in 2019, the Group has participated in over US\$1 billion of infrastructure loans spreading over Asia Pacific, Middle East and Latin America. To strengthen collaboration with industry players in the infrastructure financing space, the Group has also entered into a Master Cooperation Agreement with International Finance Corporation, various Memoranda of Understanding with China Export & Credit Insurance Corporation and a number of major commercial banks.

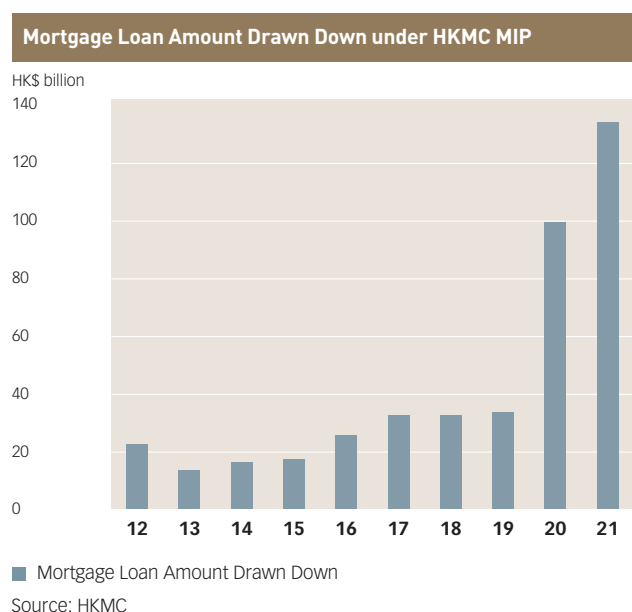
The Group continues to team up with industry players to facilitate the development of commercially viable infrastructure projects globally, and will explore securitisation opportunities upon building up an appropriate infrastructure loan portfolio and necessary market experience.

Mortgage Insurance Programme

The Mortgage Insurance Programme (**MIP**) helps potential homebuyers who have limited resources for substantial down payment for the purchase of a property. From a banking industry perspective, the MIP allows banks to engage in higher loan-to-value (**LTV**) lending without incurring additional credit risk and jeopardising the stability of the banking system. The MIP creates a win-win situation for both homebuyers and banks.

Over the years, the MIP has been established firmly as an integral part of mortgage financing in Hong Kong. Demand for the MIP has increased since 2020, and the volume of loans drawn down under the MIP increased to HK\$132.6 billion in 2021 from HK\$98.3 billion in 2020 (**Figure 7**). About 87% of the MIP loans drawn, in terms of loan amount, were secured on properties in the secondary market. This demonstrates the importance of the MIP to homebuyers in the secondary market. Since 1999, the MIP has helped more than 192,000 families achieve their dream of home ownership, with an aggregate loan drawdown of HK\$631.6 billion.

Figure 7



Fixed Rate Mortgage Scheme

Announced in the Financial Secretary's 2020-21 Budget, the Group introduced a pilot scheme of fixed-rate mortgages for 10, 15 and 20 years under the Fixed Rate Mortgage Pilot Scheme in May 2020. It aims to provide an alternative financing option to homebuyers for mitigating their risks arising from interest rate volatility, thereby enhancing banking stability in the long run. The maximum loan amount of each private residential mortgage under the scheme is HK\$10 million. To continue filling the market gap in respect of fixed-rate mortgage products, the scheme was made permanent in November 2021. The fixed interest rates under the scheme's pilot phase were maintained until end-January 2022. Starting from February 2022, the Group determines the fixed interest rates from time to time in accordance with factors such as cost of funds, business and market conditions, and will announce the fixed interest rates monthly. As at end-December 2021, a total of 94 applications have been received since launch of the scheme in May 2020.

HKMC Retire 3

To reinforce its positioning as a unique market player and trustworthy provider of retirement planning solutions that cater for the needs of people at different life stages, the Group launched in late June 2021 a new brand name for the HKMC Retirement Solutions, i.e. "HKMC Retire 3", with the Reverse Mortgage Programme (**RMP**), the Policy Reverse Mortgage Programme (**PRMP**) and the HKMC Annuity Plan (**Annuity Plan**) promoted together as a holistic solution for retirement planning. These three products share the characteristics of providing retirees with an immediate, stable and lifelong stream of income after retirement. To increase public awareness of the brand, a multi-faceted promotion campaign was launched across different media channels and public transport.

The Group values the overall quality of retirement life of its customers, hence the provision of diversified retirement information and activities to members of the loyalty programme “AMIGOS By HKMC” (**AMIGOS**) which was launched in 2019 to facilitate a close connection between the Group and its customers. Response to the loyalty programme has been encouraging. As at the end of December 2021, AMIGOS had successfully recruited around 5,400 members. In view of the pandemic outbreak, the Group stayed in touch with the retirement community via the digital platform for most of the year. Online events were held to interact with AMIGOS members in a relaxing way. The HKMC YouTube Channel remains an effective platform to educate the public. During the year, a series of short videos, including those on the RMP, PRMP, HKMC Annuity Plan and Fixed Rate Mortgage Scheme, have been published on the HKMC YouTube Channel to introduce the benefits of different products and reach a large audience within a short time.

In recognition of its ongoing effort and contribution to the development and improvement of the overall financial literacy in Hong Kong, the Group was presented with a Certificate of Appreciation in the Investor and Financial Education Award organized by the Investor and Financial Education Council. Looking forward, the Group will continue to help citizens establish proper retirement financial planning concepts through continuous education and promotion.

Reverse Mortgage Programme

With the Group’s ongoing efforts in educating the public on retirement solutions, receptiveness to the RMP has been growing over the years. More and more people welcome the idea of using the RMP as an instrument to generate a stable stream of monthly income after retirement. In response to the positive customer response to the time-limited promotional offer introduced in June 2020 with a fixed interest rate of 3% per annum, the Group made permanent the fixed-rate mortgage plan under the RMP in July 2021. Furthermore, to provide customers with more options, a higher payout fixed-rate mortgage plan was also

launched in July 2021 to AMIGOS members (**Enhanced 3% Fixed-rate Mortgage Plan**), under which borrowers can choose to pay a higher monthly mortgage insurance premium in return for a higher amount of monthly payout and lump-sum payout. Thanks to the positive response to the Enhanced 3% Fixed-rate Mortgage Plan, RMP applications have recorded a significant growth of more than 13% in the second half of 2021, compared to that in the first half of the year.

The Group from time to time reviews the RMP and introduces enhancement features to cater for the needs of retirees. During the year, the RMP was enhanced by increasing the specified property value cap to HK\$25 million and simplifying the haircut mechanism for monthly payout calculation, extending the lump-sum payout purposes to cover the repayment of the borrower’s loans including revolving credit facilities, as well as waiving the requirement for a building inspection report for properties exceeding 50 years of age under specific circumstances. Meanwhile, the Group continued to cooperate with different stakeholders via multiple platforms for public education on the RMP. Joint promotions with banks continued leveraging on their branch networks and online channels to reach out to more potential customers.

Policy Reverse Mortgage Programme

To better meet the needs of retirees through an alternative retirement planning option, the Group launched the PRMP in May 2019 by replicating the business model of the RMP. To enhance public awareness of the PRMP, joint promotions with banks and insurance companies continued to reach out to more potential borrowers through their customer base. Meanwhile, an enhancement was launched in July 2021, which extends the lump sum payout purposes to cover the repayment of the borrower’s loans including revolving credit facilities. The Group will keep exploring collaboration opportunities with insurance companies as referrers of new life insurance policies that are potentially eligible under the PRMP.

HKMC Annuity Plan

Enhancing the living quality of the elderly after their retirement is one of the key policy focuses of the Government. The Group launched the Annuity Plan in 2018 in order to provide an alternative retirement financial solution to senior citizens.

In 2021, the Group has successfully enhanced public awareness of the importance of retirement financial planning as well as longevity risk management. To communicate with diverse audiences, a social media campaign “Never Too Old to be Bold” featuring four silver-haired models was launched in early 2021, showcasing what may be possible at this stage of life. The online branding video has received over 2 million viewings on social media platforms.

In addition to the two application servicing centres in Kowloon, a new centre at Times Square on Hong Kong Island with a designated customer area was opened in February 2021, providing a convenient access to customer services and applying for the Annuity Plan.

With continued services enhancements and promotional efforts, demand for the Annuity Plan continued to increase considerably. As at 31 December 2021, total premiums received in 2021 grew by 18% over 2020 to HK\$3 billion, with an average premium amount of around HK\$740,000.

Launch of 100% Personal Loan Guarantee Scheme

Following the Financial Secretary’s announcement in the 2021–2022 Budget, the Group launched the 100% Personal Loan Guarantee Scheme (**PLGS**) in April 2021 to provide a supplementary financing option to individuals suffering from cessation of main recurrent incomes from employment in Hong Kong amid the COVID-19 pandemic. Under the PLGS, low-interest loans are taken out by eligible borrowers to help them tide over interim difficulties. The PLGS is backed by the Government’s financial commitment of HK\$15 billion. A total of 14 Authorized Institutions (**AIs**) participate as lenders. The Group is designated as the loan purchaser and the administrator of the PLGS. While the unemployment rate in Hong Kong has eased in the second half of 2021, business conditions remained difficult for a number of sectors, and some members of the public were

still facing hardship. Against this backdrop, the Government announced in September 2021 the extension of the application period from the original expiry on 27 October 2021 to end-April 2022.

Eligible borrowers should be Hong Kong permanent residents aged 18 or above and unemployed for at least two months at the time of loan application, and who can demonstrate cessation of main recurrent incomes from employment in Hong Kong. The maximum amount of the loan per applicant is six times the average monthly income during employment, or HK\$80,000, whichever is lower. The maximum repayment period is six years, with an option of principal moratorium for the first 12 months to alleviate the immediate repayment burden. Interest rate is 1% per annum and interest collected will be refunded after the loans are fully repaid by the end of the scheduled repayment period.

Since the launch of the PLGS up to 31 December 2021, the Group had approved around 36,000 applications, involving a total loan amount of HK\$2.48 billion.

Enhancements to the SME Financing Guarantee Scheme

The 80% and 90% Guarantee Products under the SFGS are backed by the Government’s guarantee commitment. The 80% Guarantee Product was launched in May 2012 to help SMEs obtain loans for general working capital or purchase of equipment or other assets to support business operations. The 90% Guarantee Product was launched in December 2019 to provide additional support to smaller-sized enterprises and businesses with relatively less operating experience to obtain financing. The guarantee fees are set aside to pay default claims from participating lenders and out-of-pocket expenses to be incurred under the arrangement, with any shortfall to be borne by the Government. The application period for the 80% and 90% Guarantee Products is up to end-June 2022.

Introduced in April 2020, the 100% Guarantee Product aims to alleviate the burden of paying employee wages and rents by SMEs which are suffering from reduced income, thereby help minimise enterprise shutdowns and layoffs. The 100% Guarantee Product is applicable to SMEs in all sectors. The loans are fully guaranteed by the Government and sold to the HKMC after loan drawdown by participating lenders.

To further alleviate the cash flow pressure of SMEs, the Financial Secretary announced in the 2021-22 Budget in February 2021 further enhancements to the 100% Guarantee Product. Under the enhancement measures, eligible enterprises should have been operating for at least three months as at 30 June 2020, and have suffered at least a 30% decline in sales turnover in any month since February 2020 compared with the monthly average of any quarter from early 2019 to mid-2020. The maximum amount of loan per enterprise has been raised from the total amount of employee wages and rents for 12 months to that for 18 months, or HK\$6 million (originally HK\$5 million), whichever is lower. The maximum repayment period of the guaranteed loans has been increased from 5 years to 8 years, and the principal moratorium arrangement has been extended from up to 12 months to up to 18 months. These enhancements have taken effect from 29 March 2021.

As the operating environment of some enterprises remained challenging and the economic outlook was also clouded by the global pandemic, the Government introduced further enhancements to the support measures under the SFGS in September 2021. The maximum duration of principal moratorium for the 80%, 90% and 100% Guarantee Products has been extended from 18 months to 24 months, and the application period for principal moratorium has also been extended to end-June 2022. The application period of the 100% Guarantee Product has been extended by six months to end-June 2022.

The total guarantee commitments, which can be used interchangeably for the 80%, 90% and 100% Guarantee Products, has been further increased from HK\$183 billion to HK\$218 billion since October 2021.

A total of 34 AIs participate as lenders under the SFGS. As at 31 December 2021, the Group had approved more than 21,300, 5,500 and 47,000 applications for loans amounting to HK\$92.5 billion, HK\$10.6 billion and HK\$81.6 billion since the launch of the 80%, 90% and 100% guarantee products respectively, benefitting more than 45,000 local SMEs and 640,000 related employees.

Financial Review

Financial Review

The global economy stayed on the path of recovery in 2021 after experiencing economic contraction in the preceding year, though the growth was constrained by the still evolving pandemic, supply bottlenecks and restrictions on international travel. The surge in energy prices and elevated inflation pressures in the US has cast uncertainties over the future course of US monetary policies. Along with the ongoing US-China geopolitical uncertainties, the global financial market remained challenging. In Mainland China, the economy posted solid growth of 8.1% in 2021, though growth moderated in the second half of the year as economic activities were affected by the COVID-19 situation in some cities, extreme weather, and electricity rationing measures.

Hong Kong's economy recovered visibly during the year and the recovery became more entrenched in the third quarter along with the continued revival of global economic activity and stable local epidemic situation. Real gross domestic product grew by 5.4% in the third quarter of 2021 over a year earlier, though the pace of expansion was more moderate than in the second quarter on account of the base effect and stronger-than-expected performance in the first half of the year. The labour market improved continuously from early 2021 amid the sustained economic recovery, resulting in the unemployment rate falling markedly to 3.9% in the last quarter.

Amid uncertain market conditions, the Group's core operations remain resilient and stand ready to face any financial turbulence ahead in performing its strategic policy roles and attaining its social objectives with strong financing capability and solid financial position.

Income Statement

Financial Performance

The profit after tax of the Group for the year was HK\$831 million (2020: a net loss of HK\$362 million) (**Table 1**). The improvement in profitability was mainly attributable to (a) the annuity business's turn into profit from the preceding year's accounting loss as a result of higher investment returns under favourable market conditions from placements with the Exchange Fund; (b) a foreign exchange gain arising from US dollar and strategic offshore renminbi

exposures in deposits and debt investments; (c) an increase in net premium earned from the amortisation of new premium receipts amid significant growth of MIP business since 2020; and (d) a decrease in net loss on investments in listed real estate investment trusts and exchange-traded bond funds following the rebalancing of investment portfolio.

For better assessment of the financial performance, after adjusting for the amortisation impact of upfront MIP commission expenses to match with premium income being recognised and excluding the financial results of the annuity business, the adjusted profit for the year and return on equity would be HK\$868 million (2020: HK\$376 million) and 7.3% (2020: 3.5%) respectively. The embedded value of annuity business was about HK\$9 billion which comprised HK\$7.2 billion of total equity and HK\$1.8 billion of present value of future profits, indicating that the business should be profitable in the long term.

The capital adequacy ratio of the Group stood solid at 23.4% (2020: 37.3%) so as to preserve capital for business development. The respective solvency ratios of the Group's two insurance subsidiaries were about 7 times (2020: 12 times) for general insurance business and 15 times (2020: 12 times) for annuity business, each well above the relevant minimum regulatory requirements.

Table 1

Summary of financial performance	2021 HK\$ million	2020 HK\$ million
Operating profit/(loss) before impairment	902	(435)
Profit/(loss) before tax	894	(440)
Profit/(loss) for the year	831 ¹	(362) ¹
Return on equity	5.1% ¹	(2.4%) ¹
Cost-to-income ratio	35.3% ¹	640.8% ¹
Capital adequacy ratio	23.4%	37.3%

¹ After (i) adjusting for amortisation impact of upfront commissions to banks arising from significant surge in the volume of new mortgage insurance underwritten to match with premium income being recognised over the loan life; and (ii) excluding the financial results of the annuity business, the adjusted profit for the year, return on equity and cost-to-income ratio for 2021 would be HK\$868 million, 7.3% and 25.2% respectively (2020: HK\$376 million, 3.5% and 44.8% respectively).

Net Interest Income

The HKMC Group earned a net interest income of HK\$455 million, HK\$33 million lower than that for 2020. The decrease was mainly due to the deployment of surplus funds to support the policy initiative of purchasing loans with the special 100% guarantee under the SFGS which is non-profit making, and reduction of other average interest-earning assets, partly mitigated by the increase in purchase of infrastructure loans. The net interest margin was 0.4% (2020: 0.8%) (Table 2).

Table 2

Net Interest Income	2021 HK\$ million	2020 HK\$ million
Net interest income	455	488
Average interest-earning assets	113,918	62,447
Net interest margin ²	0.4%	0.8%

² After excluding the impact of the purchase of loans with the special 100% guarantee under the SFGS under which the Group only recovered the funding costs without any net interest margin earned, the adjusted net interest margin would be 0.8% (2020: 1.0%).

Net Mortgage Insurance Premium Earned

New business underwritten under the MIP increased to HK\$132.6 billion in 2021 from HK\$98.3 billion in 2020. The net premium receipts (after discount to customers) were amortised and recognised as income in accordance with the unexpired risks. Net mortgage insurance premiums earned, after income amortisation and provision was HK\$765 million (2020: HK\$398 million). The net upfront commission expenses to banks surged to HK\$961 million (2020: HK\$666 million) amid the significant increase in new loans underwritten.

Net Insurance-related Results for Annuity Business

Net insurance-related results for annuity business (i.e., the sum of net premiums earned, net claims incurred, benefits paid, movement in policyholders' liabilities, and commission and levy expenses) recorded a net loss of HK\$1,048 million (2020: a loss of HK\$980 million) as a result of the prudent statutory reserving based on actuarial assumptions, whereas the investment returns on capital and premiums placed with the Exchange Fund were grouped under other income.

Other Income

Other income was HK\$2,146 million (2020: HK\$808 million), mainly representing investment income of HK\$1,991 million (2020: HK\$889 million) from placements with the Exchange Fund and exchange gain of HK\$117 million (2020: loss of HK\$44 million) arising primarily from revaluation of US dollar and strategic offshore renminbi exposures in cash and debt investments. The above exchange gain was largely the net results represented by the exchange difference from the financial assets and the marked-to-market revaluation on the corresponding hedging swaps for managing foreign currency exposures.

Operating Expenses

The Group continues to maintain stringent cost controls to contain expenses and improve operating efficiency. Operating expenses (net of recovery of operating expenses from the special 100% guarantee under the SFGS) dropped 4.5% year-on-year to HK\$492 million (2020: HK\$515 million), less than budget. The recovery of operating expenses from the special 100% guarantee under the SFGS for 2021 was HK\$87 million (2020: HK\$22 million). Staff costs, which were contained at 60.2% of total operating expenses before taking into account the costs recovery from the Government, amounted to HK\$349 million (2020: HK\$334 million).

Allowance for Impairment

Asset quality remained strong, with the delinquency ratio of the Group's mortgage portfolio staying low at 0.11% (2020: 0.05%). Amid the increase in purchase of infrastructure loans during the year, a provision on impairment allowance of HK\$8.2 million was recorded in 2021 (2020: HK\$5.2 million), in accordance with the approved prudent provisioning policy. During the year, there were no loans written off (2020: HK\$0.5 million) with a recovery of HK\$0.4 million (2020: HK\$0.5 million) from loans written off previously.

Segmental Analysis

Table 3 below sets out the profit/(loss) before tax contributed by various business segments for 2021.

Table 3

	Asset Purchase and Servicing HK\$ million	General Insurance HK\$ million	Life Insurance HK\$ million	Total HK\$ million
Year ended 31 December 2021				
Profit/(Loss) before tax	426	(152)	620	894
Year ended 31 December 2020				
Profit/(Loss) before tax	200	(269)	(371)	(440)

The profit before tax in 2021 for asset purchase and servicing was HK\$426 million, mainly arising from net interest income of the loan and investment portfolios. General insurance's loss before tax in 2021 was HK\$152 million, mainly attributable to the booking of increasing upfront commission expenses to banks arising from significant surge in the volume of new mortgage insurance underwritten in one-go whereas the corresponding premium income was amortised over the life of the respective loans. Life insurance recorded a profit before tax of HK\$620 million in 2021, mainly due to higher investment returns from capital and premium placements with the Exchange Fund. The embedded value of the annuity business at the end of 2021 was about HK\$9 billion indicating that the business should be profitable in the long term.

Financial Position

Loan Portfolio

During the year, the Group purchased loans with the special 100% guarantee under the SFGS of about HK\$42.9 billion (2020: HK\$37.6 billion), infrastructure loans of about HK\$2.9 billion (2020: HK\$1.3 billion) and residential mortgages of about \$0.2 billion (2020: HK\$0.04 billion). After accounting for prepayments and repayments of loan portfolios during the year, the outstanding balance of the loan portfolio was HK\$79.6 billion (2020: HK\$43.1 billion).

Investment Securities

The Group adopts a prudent, low-risk approach in managing its surplus funds and investment activities in accordance with the investment guidelines approved by the Board. As at 31 December 2021, the total investment portfolio was HK\$14.9 billion (2020: HK\$14.4 billion), which largely comprised high-quality debt investments. There was no default loss from debt investments.

Placements with the Exchange Fund

As at 31 December 2021, the placements with the Exchange Fund was HK\$28.6 billion which comprised the capital investments of the HKMCI and HKMCA and premium investments of the HKMCA amounting to HK\$23.9 billion (2020: HK\$16.3 billion), and the fund of HK\$4.7 billion (2020: nil) placed on the Government's behalf from advance funding received for purchase of PLGS loans.

Debt Securities Issued

In 2021, the Group issued HK\$109.5 billion of debt securities under the MTN Programme. All the non-Hong Kong dollar debts issued under the MTN Programme were hedged into Hong Kong dollars or US dollars. The Group continued to adopt a prudent pre-funding strategy, with the total outstanding balance of the debt securities maintained at HK\$115.7 billion as at 31 December 2021 (2020: HK\$61.9 billion).

Key Off-balance Sheet Exposure

Mortgage Insurance Programme

The Group operates the MIP on a risk-sharing basis with approved reinsurers. At the end of 2021, the total risk-in-force was about HK\$88.9 billion (2020: HK\$54.5 billion), of which HK\$8.3 billion (2020: HK\$6.9 billion) was ceded to approved reinsurers. The off-balance sheet risk-in-force exposure borne by the Group increased to HK\$80.6 billion (2020: HK\$47.6 billion).

The provision for outstanding claims remained steady at 0.1% of the retained risk-in-force at year-end. The delinquency ratio remained healthy at 0.01% (2020: 0.01%).

Reverse Mortgage Programme

The Group operates the RMP as an insurer to provide mortgage insurance cover for a premium on reverse mortgage loans advanced by participating lenders in Hong Kong. After taking into account the undrawn future payout of reverse mortgage loans along with the reinsurance arrangement, the risk-in-force exposure borne by the Group increased to HK\$14.0 billion (2020: HK\$12.3 billion), with the corresponding outstanding loan balance totalling HK\$4.0 billion as at 31 December 2021.

Capital Management

To ensure the Group would not incur excess risk when expanding its business and balance sheet in proportion to its capital base, capital adequacy and the use of capital were monitored closely by the Group. During the year, the Group was in compliance with the Guidelines on Capital Adequacy Ratio (**Guidelines**) issued by the Financial Secretary with reference to the Basel II risk-based capital adequacy framework.

In accordance with the Guidelines, the calculation of the CAR follows the basis of consolidation for financial reporting with the exclusion of regulated subsidiaries which are subject to separate requirements on the maintenance of adequate capital (i.e., the HKMCI and the HKMCA, as regulated by the Insurance Authority). After excluding the investment cost of these unconsolidated regulated subsidiaries, the CAR remained solid at 23.4% as at 31 December 2021, well above the minimum ratio of 8% stipulated in the Guidelines on CAR.

The respective solvency ratios of the Group's two insurance subsidiaries were 7 times (2020: 12 times) for the general insurance business and 15 times (2020: 12 times) for the annuity business as at 31 December 2021, well above the respective 200% and 150% minimum regulatory requirements stipulated by the Insurance Authority.

Dividend

Having considered the capital requirements for business development, no dividend was declared for 2021 (2020: Nil).

Risk Management

Risk Management

The Group operates on prudent commercial principles. The principle of “prudence before profitability” guides the design of the overall risk management framework, disciplines and day-to-day business execution. Over the years, the Group has continuously made refinements to its well-established, robust and time-tested risk management framework to reflect changes in the markets and its business strategies.

The Board is the highest decision-making authority of the Group and holds ultimate responsibility for risk management. The Board, with the assistance of the Corporate Risk Management Committee (**CRC**), has the primary responsibility of formulating risk management strategies in the risk appetite statement and of ensuring that the Group has an effective risk management system to implement these strategies. The risk appetite statement defines the constraints for all risk-taking activities, and these constraints are incorporated into risk limits, risk policies and control procedures that the Group follows to ensure risks are managed properly.

The CRC is responsible for overseeing the Group’s various types of risks, reviewing and approving high-level risk-related policies, overseeing their implementation, and monitoring improvement efforts in governance, policies and tools. Regular stress tests are reviewed by the CRC to evaluate the Group’s financial capability to weather extreme stress scenarios.

The CRC is chaired by an Executive Director, with members including the Chief Executive Officer, Senior Vice Presidents, General Counsel and senior staff from the Risk Management Department.

The Group manages primarily credit risk, market risk, longevity risk, property risk, operational risk, legal and compliance risk, leveraging risk, and environmental, social and governance risk arising from its loan assets, guarantee portfolio, infrastructure loans, annuity business and investment portfolio.

In addition to the CRC, the HKMC manages different risks through various management committees such as the Infrastructure Financing and Securitisation Investment Committee (**IFSIC**), Credit Committee (**CC**), Transaction Approval Committee (**TAC**), Asset and Liability Committee (**ALCO**), Operational Risk Committee (**ORC**), Longevity Risk Committee (**LRC**) and Environmental, Social and Governance Committee (**ESGC**). Other than the IFSIC, which is chaired by an Executive Director, all of these management committees are chaired by the Chief Executive Officer with members including the relevant Senior Vice Presidents, General Counsel, and senior staff from the relevant functional departments.

The insurance subsidiaries also have their own Risk Committee (**RC**) to monitor insurance risk and other relevant risks. Each RC is chaired by an Executive Director of these subsidiaries, with members including the Chief Executive Officer and the relevant senior staff of these subsidiaries. The RC of the HKMCA includes independent and non-executive directors to provide independent risk oversight of its operation.

Credit Risk

Loan Assets and Guarantee Portfolio

The Group maintains loan and guarantee portfolios of retail and commercial loan assets, which primarily comprise mortgage loans. Credit risk is the Group’s primary risk exposure. It is the default risk presented by loan borrowers and counterparties.

(a) *Default risk*

To effectively address default risk, the Group adopts a four-pronged approach to safeguard and maintain the quality of its assets, MIP and SME guarantee portfolios:

- careful selection of counterparties, including Approved Sellers, Approved Servicers, Approved Reinsurers and Lenders
- prudent eligibility criteria for asset purchase, insurance and guarantee applications

- effective due diligence processes for mortgage purchase, default loss, insurance and guarantee claims
- enhanced protection for higher-risk transactions.

Losses may arise if there are shortfalls in the recovery amount received for defaulted loans that fall under the Mortgage Purchase Programme (**MPP**). To mitigate this default risk, the Group establishes prudent loan purchasing criteria and conducts effective due diligence reviews as part of the loan purchase process to maintain the credit quality of loans. In addition, depending on the projected risk exposure of each underlying loan portfolio, credit enhancement arrangements are agreed upon with Approved Sellers on a deal-by-deal basis to reduce credit losses that could arise from the borrower's default.

Losses may also arise from a default on loans under the MIP's insurance coverage. Each MIP application is underwritten by the Group in accordance with a set of eligibility criteria and each claim from a participating bank is reviewed by the Group to ensure the fulfilment of all MIP coverage conditions. As a result, the default risk for loans with MIP coverage has been greatly reduced. To reduce the risk of possible concentration of this default risk, the Group transfers a portion of the risk-in-force to Approved Reinsurers through reinsurance arrangements.

Similarly, losses may arise from a borrower's default on loans in the SME guarantee portfolio. The borrower's default risk of each guarantee application is assessed by the lender in accordance with their credit policies. In addition, the Group adopts prudent eligibility criteria, conducts administrative vetting and credit reviews to better understand the credit quality of the applications, and carries out a due diligence review on each default claim to ensure the loan's compliance with the Group's eligibility criteria and the lenders' internal credit policies.

Credit performances of the loan and guarantee portfolios are tracked and reported on a regular basis to provide management with an updated credit profile to monitor the operating environment closely for any emerging risks to the Group, and to implement risk-mitigating measures in a timely way.

(b) *Seller/Service counterparty risk*

Counterparty risks may arise from the failure of an Approved Seller/Service of an acquired portfolio to remit scheduled payments to the Group in a timely and accurate manner.

The Approved Sellers/Service are subject to a risk-based eligibility review and ongoing monitoring of their loan servicing quality and credit standing.

(c) *Reinsurer counterparty risk*

Reinsurer counterparty risk refers to the failure of an Approved Reinsurer to make claim payments to the Group. To mitigate reinsurer counterparty risk effectively, the Group has a framework in place for the assessment of mortgage reinsurers' eligibility and requested collateral on the risk exposures.

The Group performs annual and ad-hoc reviews of each Approved Reinsurer to determine the eligibility for ongoing business allocation and risk-sharing portions.

(d) *Treasury counterparty risk*

Treasury counterparty risk arises when there is a delay or failure from treasury counterparties to make payments with respect to treasury instruments transacted with the Group. Treasury counterparties are managed by a ratings-based counterparty assessment framework and a risk-based counterparty limit mechanism. The treasury counterparties are continually monitored and the counterparty limits are adjusted based on the assessment results.

Furthermore, the Group has set up bilateral collateral arrangements with major swap counterparties to mitigate treasury counterparty risk.

(e) *Lender risk*

The Group is exposed to lender risk in SME lending that arises from: (a) a lender's underwriting being non-compliant with its credit policy; (b) a lender's loosely formulated credit policy that is not specific enough or sufficiently defined for compliance; and (c) the moral hazard of a lender being less prudent in underwriting a guarantee-protected application. The Group manages lender risk through the review of the lenders' credit policies and the due diligence reviews on claims.

(f) *Insurer counterparty risk*

Insurer counterparty risk arises when there is a delay or failure from the life insurer in meeting its obligations under the life insurance policy assigned to the Group under the Policy Reverse Mortgage Programme (**PRMP**). To mitigate insurer counterparty risk, the life insurance policy to be assigned to the Group must be issued by an insurer authorised under the Insurance Ordinance. Furthermore, the insurers are subject to ongoing monitoring.

At the heart of the credit risk management framework are the CC or TAC, or the RC as in the case of the insurance subsidiaries.

The CC or RC as appropriate is responsible for setting the credit policies and eligibility criteria. The CC or RC as appropriate is the approval authority for accepting applications to become Approved Sellers/Service providers under the MPP, Approved Reinsurers under the MIP, Approved Lenders under the SFGS and eligible treasury counterparties. It is also responsible for setting risk exposure limits for counterparties. The CC and RC monitor the operating environment closely and put in place timely risk-mitigating measures to manage the credit risk.

The TAC or RC as appropriate conducts an in-depth analysis of pricing economics and associated credit risks for business transactions, while taking into consideration the latest market conditions and business strategies approved by the Board.

Infrastructure Loans

Credit risk arises when the counterparty to a financial instrument fails to meet its contractual obligations, leading to potential or actual financial losses to the Group. The credit risk related to the IFS business is managed through prudent underwriting criteria and in-depth due diligence reviews conducted by in-house experts and independent consultants. All investments have taken into consideration the transaction structures with appropriate risks and returns, acceptable project risks and mitigation measures, including delay risk, construction risk, performance risk, operational risk, commercial risk, financial risk, counterparty risk, concentration risk, legal and compliance risk, regulatory risk, political risk, currency risk, interest rate risk and environmental and social risks, subject to ongoing monitoring and a review mechanism. The Group also adopts a robust internal credit rating methodology and a loss given default methodology to evaluate expected losses arising from an infrastructure loan default.

In terms of the risk governance structure, a dedicated division, inclusive of an independent risk control unit, performs the credit assessment, day-to-day monitoring, reporting and risk management of infrastructure investments. The IFSIC is the governing forum to manage the infrastructure investments and is responsible for overseeing compliance with applicable rules, guidelines and policies, and for approving and monitoring the infrastructure investments.

Market Risk

Market risk arises when the Group's income or the value of its portfolios decreases due to adverse movements in market prices. Market risk consists of interest rate risk, asset-liability maturity mismatch risk, liquidity risk and currency risk.

(a) Interest rate risk

Net interest income is the predominant source of earnings for the Group. It represents the excess of interest income (from the Group's loan portfolio, cash and debt investments) over interest expenses (from debt issuances and other borrowings). Interest rate risk arises when changes in market interest rates affect the interest income associated with the assets and/or interest expenses associated with the liabilities.

The primary objective of interest rate risk management is to limit the potential adverse effects of interest rate movements on interest income and expenses while maintaining stable earnings growth. The interest rate risk faced by the Group is two-fold, namely interest rate mismatch risk and basis risk. Interest rate mismatch risk is the most substantial risk affecting the Group's net interest income. It arises mainly as a result of differences in the timing of interest rate re-pricing for the Group's interest-earning assets and interest-bearing liabilities. Interest rate mismatch risk is most evident in those loan portfolios where the majority of the loans are floating-rate assets (benchmarked against the Prime Rate or HIBOR), while the majority of the Group's liabilities are fixed-rate debt securities. The Group makes prudent use of a range of financial instruments, such as interest rate swaps, interest rate swaptions, basis swaps, forward rate agreements and issuances of MBS, to manage interest rate mismatch risk. The proceeds of the fixed-rate debt securities are

generally swapped into HIBOR-based funds via interest rate swaps to better match the floating-rate incomes from mortgage assets.

The Group also uses the duration gap as an indicator to monitor, measure and manage interest rate mismatch risk. Duration gap measures the difference in interest rate re-pricing intervals between assets and liabilities. The wider the duration gap, the higher the interest rate mismatch risk. A positive duration gap means the duration of assets is longer than that of the liabilities, and therefore represents greater risk exposure to rising interest rates. A negative duration gap, in contrast, indicates greater risk exposure to declining interest rates.

Depending on the prevailing interest rate outlook and market conditions, the Group proactively re-balances the duration gap of its asset-liability portfolio under the guidance and supervision of the ALCO.

Basis risk represents the difference in benchmark rates between the Group's Prime-based interest-earning assets and its HIBOR-based interest-bearing liabilities. However, there are only limited financial instruments available in the market to fully hedge the Prime-HIBOR basis risk. In general, basis risk can be effectively addressed only when assets are based on HIBOR to match the funding base or when related risk management instruments become more prevalent or economical. Over the past few years, the Group has consciously adopted a strategy that acquires more HIBOR-based assets. As a result, the Prime-HIBOR basis risk for the Group has been substantially reduced. In addition, the Group issues Prime-based MBS and uses hedging derivatives to mitigate such basis risk.

(b) *Asset-liability maturity mismatch risk*

The actual average life of a portfolio of mortgage loans and infrastructure loans, which is usually shorter than their contractual maturity, depends on the speed of scheduled repayments and unscheduled prepayments. Higher prepayment rates shorten the average life of a portfolio of mortgage loans. In Hong Kong, prepayment occurs for two main reasons: (i) housing turnover: borrowers repaying their mortgage loans upon the sales of the underlying properties, and (ii) refinancing: borrowers refinancing their mortgage loans to obtain lower mortgage rates.

Asset-liability maturity mismatch risk can be more specifically characterised as reinvestment risk and refinancing risk. Reinvestment risk refers to the risk of a lower return from the reinvestment of proceeds that the Group receives from prepayments and repayments of its loan portfolio. Refinancing risk is the risk of refinancing liabilities at a higher level of interest rate or credit spread. The Group is exposed to refinancing risk in the funding amount and cost of funds when it uses short-term liabilities to finance long-term floating-rate loan portfolios. Reinvestment risk is managed through the ongoing purchase of loan assets to replenish the rundown in the retained portfolios, and through the investment of surplus cash in debt securities and cash deposits, to fine-tune the average life of the overall asset pool. In addition, the Group uses the issuance of callable bonds and transferable loan certificates to mitigate reinvestment risk. The call option embedded in callable bonds and transferable loan certificates allows the Group to adjust the average life of its liabilities to match more closely with that of the overall pool of assets.

The Group manages its refinancing risk through flexible debt securities issuance with a broad spectrum of maturities. This serves to adjust the average life of the overall liability portfolio in a dynamic fashion. In addition, refinancing risk can be mitigated by adjusting the maturities of assets in the investment portfolio, or off-loading loan assets through securitisation.

The Group uses the asset-liability maturity gap ratio to measure, monitor and manage asset-liability maturity mismatch risk to ensure a proper balance between the average life of the Group's assets and liabilities.

(c) *Liquidity risk*

Liquidity risk represents the risk of the Group not being able to repay its obligations such as the redemption of maturing debt, or to fund committed purchases of loan portfolios. The Group implements its liquidity risk management framework in response to changes in market conditions. The Group continuously monitors the impact of market events on its liquidity position and pursues a prudent pre-funding strategy to help contain the impact of any global financial turmoil on its liquidity. Liquidity risk is managed by monitoring the daily inflow and outflow of funds, and by projecting the longer-term inflows and outflows of funds across the full maturity spectrum. The Group uses the liquid asset ratio to measure, monitor and manage liquidity risk.

Given its strong background as a wholly government-owned entity and its solid credit rating, the Group is efficient in raising funds from debt markets with both institutional and retail funding bases. This advantage is supplemented by the Group's portfolio of highly liquid investments, which is held to enable a swift and smooth response to unforeseen liquidity requirements. The HK\$80 billion Revolving Credit Facility from the Exchange Fund further provides the Group with a liquidity fallback even if exceptional market strains last for a prolonged period.

The Group manages pre-funding prudently through well-diversified funding sources, so all foreseeable funding commitments are met when they fall due. This supports the growth of its business and the maintenance of a well-balanced liability portfolio. Such diversification allows the Group to pursue a pre-funding strategy at the lowest possible cost, while offering safeguards against the difficulty of raising funds in distorted market conditions. The current funding sources are illustrated in **Table 1** below:

Table 1: Current Funding Sources for the Corporation

Funding Source	Description
US\$20 billion Medium Term Note Programme	An extensive dealer group is appointed to underwrite and distribute local and foreign currency debt to international institutional investors under the programme
HK\$40 billion Debt Issuance Programme	Primary Dealers and Selling Group Members underwrite and distribute debt to institutional investors under the DIP. The Transferable Loan Certificate Sub-Programme under the DIP provides further diversification of its funding sources and broadening of its investor base
HK\$20 billion Retail Bond Issuance Programme	Placing Banks use their branch networks and telephone and electronic banking facilities to assist the Group in offering retail bonds to investors
US\$3 billion Bauhinia Mortgage-Backed Securitisation Programme	This multicurrency, mortgage-backed securitisation programme permits the Group to originate MBS in both the local and international markets
Investment Portfolio	This portfolio comprises mainly cash and bank deposits, commercial paper, high-quality certificates of deposit, and notes that are readily convertible into cash
Money Market Lines	The Group has procured money market lines from a large number of local and international banks for short-term financing
HK\$80 billion Revolving Credit Facility	The Exchange Fund commits to providing the Group with HK\$80 billion in revolving credit

(d) *Currency risk*

Currency risk arises from the impact of foreign exchange rate fluctuations on the Group's financial position and foreign currency-denominated cash flows. The Group manages its currency risk strictly in accordance with the investment guidelines approved by the Board and under the supervision of the ALCO, which sets daily monitoring limits on currency exposure.

In accordance with this prudent risk-management principle, the net exposure of the foreign currency-denominated debts issued under the MTN Programme is fully hedged by the use of cross-currency swaps.

Transaction execution is segregated among the front, middle and back offices to ensure adequate checks and balances. The Treasury Department, acting as the front office, is responsible for monitoring financial market movements and executing transactions in the cash, derivatives, debt and securitisation markets in accordance with strategies laid down by the ALCO. The Risk Management Department, assuming the middle-office role, monitors compliance with treasury counterparty and market risk limits. The Operations Department, acting as the back office, is responsible for deal verification, confirmation, settlement and the payment process.

The ALCO is responsible for the overall management of market risk. It follows the prudent risk management principles and investment guidelines approved by the Board. It is responsible for reviewing and managing the market risk, including interest rate risk, asset-liability maturity mismatch risk, liquidity and funding risk, and currency risk. Regular meetings are held to review the latest financial market developments and formulate relevant asset-liability management strategies.

(e) *Placements with the Exchange Fund*

The HKMCA places its annuity premium receipts in the Investment Portfolio (**IP**) and Long Term Growth Portfolio (**LTGP**) of the Exchange Fund to earn an

investment return. Furthermore, the HKMCA and the HKMCI have been placing their paid-up capital and retained earnings to the IP since April 2019 to manage the return on capital. The Group is exposed to market risk when the investment return falls short of the expected level. The risk of loss could result from adverse movements in interest rates, equity prices, property prices and foreign exchange rates. The Group actively monitors and reviews the investment portfolio to determine the strategic asset allocation between IP and LTGP.

The RCs of the HKMCA and the HKMCI are the governing forums for managing all risks arising from their placements with the Exchange Fund.

Longevity Risk

Longevity risk under the RMP and the PRMP refers to the heightening risk of longer and larger payouts. The longer the payout and loan period, the larger the loan balance will accrue over time, and the lesser the buffer will be from the enforcement of collateral to cover the outstanding loan balance. A loss may arise if there is a shortfall in the recovery amount after the disposal of the property.

Longevity risk under the HKMC Annuity Plan (**Annuity Plan**) is the risk that the actual life expectancies of annuitants are longer than expected, resulting in a longer stream of monthly payouts, which in turn could materially impact the long-term sustainability of the Annuity Plan.

The termination rate of the loans under the RMP, the PRMP and the annuity policies under the Annuity Plan depend largely on the mortality rate (that is, life expectancy) of the borrowers and the annuitants respectively. The Group takes on longevity risk through setting prudent actuarial assumptions in mortality rates as well as future improvement in life expectancy. An annual risk analysis is conducted to assess the potential financial impact of longevity risk, as well as the interaction among the various risk factors under the RMP, the PRMP and the Annuity Plan. The mortality assumptions are reviewed on a regular basis.

The LRC is the governing forum that manages the longevity risk of the Group. Its duties include approving longevity risk management policies, hedging transactions and reviewing longevity experiences and exposures of the Group. It also monitors and analyses the general trend, technological changes and their implications for human longevity.

Property Risk

Property risk arises from fluctuation in the value of property that acts as collateral for the Group's loan and guarantee portfolios under the MPP, MIP and RMP. The Group manages property risk by soliciting valuations from professional surveyors on each property securing a loan purchase or application, setting prudent assumptions in the recoverable value of the collateralised property, restricting maximum loan-to-value ratios of the loans under the relevant programmes and conducting stress tests to examine the impact of adverse market conditions.

The CC and RC are the governing forums that manage the property risk of the Group.

Operational Risk

Operational risk represents the risk of losses arising from inadequacies, or the failure of internal processes, people or systems, or external interruptions.

The Group adopts a bottom-up approach to identify operational risk by conducting in-depth analyses of new products, business activities, processes, system enhancements and due diligence reviews of new operational flows. Comprehensive validation rules, management information system reports and audit trails are in place to track and report any errors or deficiencies.

The Group actively manages operational risk with its comprehensive system of well-established internal controls, authentication structures and operational procedures. The operational infrastructure is well designed to support the launch of new products in different business areas. Rigorous reviews are conducted before the implementation of operational or system infrastructure, to ensure adequate internal controls are in place to mitigate operational risks.

To ensure an efficient and effective discharge of daily operations, the Group pursues advanced technological solutions alongside robust business logistics and controls to carry out its operational activities and business processes. Steps are taken to ensure the accuracy, availability and security of these systems. The Group also takes cautious steps to institute adequate checks and balances to ensure its operations are controlled properly. Effective internal controls help minimise financial risk and safeguard assets against inappropriate use or loss, including the prevention and detection of fraud.

The ORC is responsible for ensuring all line functions in the Group maintain an effective operational risk and internal control framework. The ORC establishes key risk indicators to track the key operational risk items and monitor the effectiveness of the risk-mitigating measures. Operational risk incidents that may potentially indicate a control weakness, a failure or non-compliance in internal processes are logged, reported and handled for operational risk management. The ORC is also responsible for providing directions and resolving issues related to policies, controls and the management of operational issues as well as ensuring prompt and appropriate corrective actions in response to audit findings related to operational risks and internal controls.

Legal and Compliance Risk

Legal and compliance risk arises from the failure to comply with statutory or regulatory obligations and any unenforceability of legal documents in safeguarding the interests of the Group.

The Corporation manages such risk with the assistance of the Legal Office (including the Compliance Function).

The Legal Office, headed by the General Counsel, advises the Group on legal matters. When new products or business activities are considered, the Legal Office will advise on the relevant laws and the necessary legal documentation. Where appropriate, external counsel will be engaged to assist the Legal Office in providing legal support to the Group.

The Compliance Function is part of the Legal Office and is led by the Chief Compliance Officer, who reports to the Chief Executive Officer through the General Counsel. Where appropriate, the Compliance Function will engage external counsel to advise on compliance matters.

The ORC is the governance committee for legal and compliance risk.

Leveraging Risk

To ensure the Group would not incur excessive risk when expanding its business and balance sheet in proportion to its capital base, the Financial Secretary acted as the regulator of the Group and issued the Guidelines on Capital Adequacy Ratio (**CAR**) taking reference principally from the Basel II risk-based capital adequacy framework. The minimum CAR is set at 8%. As at 31 December 2021, the Group's CAR was 23.4%.

The prudent use of regulatory capital is monitored closely in accordance with the capital guidelines. The Chief Executive Officer reports the CAR and the daily minimum ratio to the Board of Directors on a quarterly basis. An early warning system is also in place. If the CAR drops to the threshold level of 14%, the Chief Executive Officer will alert the Executive Directors and consider appropriate remedial actions. If the CAR falls to 12% or below, the Board of Directors will be informed and appropriate remedial actions will be taken.

The capital requirements of the insurance subsidiaries are subject to the regulatory requirements of the Insurance Authority. As at 31 December 2021, the respective solvency ratios of the HKMCA and the HKMCI were at about 15 times and 7 times.

Environmental, Social and Governance Risk

ESG risk arises from the materialisation of environmental, social or governance matters that may have a negative impact on the solvency, financial performance, reputation or operations of the HKMC Group.

The HKMC Group assesses the ESG risk from ESG issues to guide the set up of appropriate risk management measures and monitors the impact. The ESGC is the governance committee for managing the ESG risk.

Corporate Governance Report

Corporate Governance Report

Corporate Governance Practices

The missions of the Corporation are to promote:

- stability of the banking sector
- wider home ownership
- development of the local debt market
- development of retirement planning market.

The Corporation operates on prudent commercial principles and is committed to ensuring a high standard of corporate governance to improve the overall accountability, transparency and long-term sustainability of its operations. The Corporation's corporate governance practices are set out in its Code approved by the Board. The Code is premised on the principles of fairness, transparency, accountability and responsibility to all stakeholders and has been issued to the sole shareholder, Directors and staff members. The Code is also available on the Corporation's website (www.hkmc.com.hk).

Monitoring of compliance with the Code starts with self-assessment by each department each year, which is to be followed by an independent review by the Chief Internal Auditor of the Control Self-assessment Forms completed by each department. A compliance report will then be submitted to the Board for review. The Board is empowered to require that appropriate action be taken in relation to any non-compliance.

In February 2022, the Chief Internal Auditor conducted an independent review of the Control Self-assessment Forms provided by each department in relation to the compliance with the Code for 2021. Based on the audit findings on the Corporation's internal controls systems and the completed Control Self-assessment Forms for the year, the Chief Internal Auditor was of the opinion that the Code had been complied with in all material respects.

Enhancements to the Corporate Governance Code

Maintaining a robust and sensible framework of corporate governance for the effective and prudent management of the Corporation is always a top corporate priority. To ensure that the Corporation's corporate governance practices are commensurate with the best standards, the Corporation

will review the Code from time to time and will adopt any relevant development in corporate governance practices.

Sole Shareholders

All the shares of the Corporation are held by the Government of the Hong Kong Special Administrative Region for the account of the Exchange Fund.

The Board

The Board is responsible for leading the Corporation and promoting its success in an accountable and effective manner. To provide strategic leadership and effective control of the Corporation, the Board meets in person at least four times a year to oversee the Corporation's business strategy and policies, budgeting and planning, organisational and financial performance, risk management, human resources as well as community relations. In order to ensure that well-balanced decisions are made by the Board, the composition of the Board includes officials from the Government, and representatives from political parties, banking sector and the accounting and legal professions. Directors are encouraged to attend Board meetings to ensure that issues are properly discussed.

The Code requires that Directors are provided with appropriate information before Board meetings to enable them to be updated on the affairs of the Corporation, and make informed decisions at the meetings. During the year under review, four Board meetings were held.

The Code also requires Directors to avoid situations which may, or may be seen to, compromise their personal judgement or integrity in the performance of their duties as Directors of the Corporation or lead to conflict of interests.

Directors are requested to declare their or their respective connected entities' material interests in any matter to be considered by the Board. If a Director or any of his or her connected entities has a conflict of interests in a matter to be considered by the Board, such Director will abstain from, and not be counted in the quorum in respect of, voting on such matter at the Board meeting. In respect of each financial reporting period, the Corporation will seek confirmation from Directors in respect of their and their respective connected entities' material interests

in significant transactions, arrangements or contracts involving the Corporation or its subsidiaries or subsidiary undertakings. Material related-party transactions between the Corporation and its counterparties will be identified and disclosed in the notes to the financial statements each year in accordance with the Hong Kong Financial Reporting Standards.

As at 31 December 2021, there were thirteen Directors all of whom were duly appointed by the shareholder of the Corporation. Information about Directors is set out in the Board of Directors section of the Annual Report and also available on the Corporation's website. All Directors, other than the four Executive Directors, are non-executive and are not actively involved in the day-to-day management of the Corporation. Non-Executive Directors, however, do play an important role in bringing their independent judgement, considerable knowledge and diverse expertise to the Board's deliberations which in turn provide effective steer to Management in pursuit of the Corporation's policies. The Corporation does not remunerate its Directors.

For newly appointed Directors, the Corporation will provide an induction briefing on the business activities, strategies and objectives of the Corporation.

The term of a Non-Executive Director is generally one year. Under the Articles of Association of the Corporation, all Non-Executive Directors will retire at the next Annual General Meeting following their appointment but are eligible for re-election.

The Corporation maintains a directors' and officers' liability insurance policy for its Directors and officers against legal proceedings and other claims arising in the course of discharge of their duties in respect of the Corporation.

Chairman and Chief Executive Officer

During 2021, the Hon. Paul Chan Mo-po was the Chairman and Mr Raymond Li Ling-cheung was the Chief Executive Officer. The roles of Chairman and Chief Executive Officer were separate and not performed by the same individual, which ensured a clear division of responsibilities between the Board and the executive functions of the Corporation's Management. The Board is responsible for laying down

strategic direction and business guidelines, approving financial objectives and closely monitoring the Corporation's performance on an ongoing basis. The Chief Executive Officer, who is accountable to the Board, is responsible for leading Management in implementing the Board's decisions in a proper and efficient manner. The Chief Executive Officer also ensures that adequate information relating to the Corporation's business is reported to the Board on a regular basis.

Company Secretary

The Company Secretary is accountable to the Board and its main duty is to ensure that all company secretarial procedures are followed by the Corporation and the Board. In addition, the Company Secretary ensures that Board Papers are provided to Directors in a timely manner prior to each Board meeting. Directors have access to the advice and services of the Company Secretary with a view to ensuring that applicable laws, rules and regulations are complied with in respect of Board proceedings.

The schedule for 2021 Board meetings was provided to Directors in advance to facilitate Directors' attendance at Board meetings. The Code requires that Board Papers should generally be sent to Directors at least seven days before the relevant Board meeting so that Directors could be properly briefed before the Board meeting. Board Papers typically contain comprehensive background or explanatory information about the agenda items and include supporting documents, analyses, research findings, projections, budgets and forecasts, where appropriate. However, any Director adjudged to have a conflict of interests in an agenda item for the Board meeting will not be provided with the relevant Board Paper.

All the minutes of Board meetings and Audit Committee meetings are generally taken in sufficient detail, including the matters considered, decisions reached, concerns raised by Directors and dissenting views expressed at the meetings. All minutes of Board meetings and Audit Committee meetings are kept by the Company Secretary and made available for inspection by any Director, except where a Director has a conflict of interests in any matter discussed under an agenda item, the relevant minutes or materials would be withheld from such Director.

Audit Committee

During the year under review, the Audit Committee comprised the following members:

- Mr Clement Chan, Non-Executive Director (Chairman of the Audit Committee)
- Mr Howard Lee, Executive Director
- The Hon. Paul Tse, Non-Executive Director (appointed on 15 July 2021)
- Ms Anita Fung, Non-Executive Director
- Prof. Chan Ka-keung, Non-Executive Director (membership ceased upon retirement as Non-Executive Director on 12 June 2021)

The Audit Committee is responsible for reviewing the Corporation's financial statements, the composition and accounting principles adopted in such statements, the results of the financial audits, and the Corporation's management procedures to ensure the adequacy and effectiveness of its internal controls systems.

The Audit Committee holds regular meetings with Management, the Chief Internal Auditor and external auditor. The Audit Committee also meets on an ad hoc basis to consider special issues requiring its attention. The Chairman of the Audit Committee summarises the reviews conducted by the Audit Committee, and highlights any major issues in a report for submission to the Board for Directors' consideration. In 2021, the Audit Committee held two meetings.

Internal Auditor

The Group Internal Audit (**GIA**) Department operates independent of Management and plays a major role in assessing the internal controls systems of the Corporation. The GIA Department is led by the Chief Internal Auditor who reports directly to the Chairman of the Audit Committee on all matters relating to the Corporation's internal controls. The Chief Internal Auditor also reports to the Chief Executive Officer on day-to-day administrative matters of the GIA Department, and has authority to communicate directly with the Chairman of the Audit Committee without reference to Management.

Each year, the Audit Committee formally approves the annual Internal Audit Work Plan drawn up by the Chief Internal Auditor based on his independent risk assessment and observations of relevant risk management topics discussed at meetings of the Operational Risk Committee and the Corporate Risk Management Committee. In accordance with the annual Internal Audit Work Plan, the GIA Department adopts a risk-based audit approach in conducting its independent reviews of the Corporation's internal controls systems. After each review, the GIA Department discusses the audit findings and recommendations with the relevant department heads, Senior Management and Executive Director. Internal audit reports are submitted to the Audit Committee for review and, thereafter, to the Board for information.

Over the years, Management has adopted an active approach in considering audit findings and recommendations made by the Chief Internal Auditor and closely monitored their implementation.

External Auditor

The Corporation's external auditor is PricewaterhouseCoopers. Detailed information in respect of the auditor's remuneration is disclosed in the Corporation's financial statements. The auditor is allowed to communicate freely with the Chief Internal Auditor and the Audit Committee. To ensure its independence with respect to the Corporation, the auditor would issue a letter, on an annual basis, to the Audit Committee to confirm its independence based on the requirements under section 290 of the Code of Ethics for Professional Accountants of the Hong Kong Institute of Certified Public Accountants. For the purpose of the audit of the Corporation's financial statements for the year ended 31 December 2021, PricewaterhouseCoopers has confirmed its independence to the Audit Committee.

Financial Reporting

The Corporation aims to present a clear, balanced and comprehensible assessment of its performance, financial position and prospects to its stakeholders and the general public. Directors are responsible for the preparation of the financial statements, and there is a statement by the auditor regarding its reporting responsibilities in the Independent Auditor's Report on such financial statements. Directors are to ensure that financial statements are prepared so as to give a true and fair view of the financial status of the Corporation. The annual and interim results of the Corporation are announced in a timely manner after the end of each relevant period.

Internal Controls

The Board has the overall responsibility for the Corporation's internal controls systems and, through the Audit Committee, conducts periodic reviews on the adequacy and effectiveness of the systems.

Various committees have been established to ensure the efficient operation and prudent risk management of the Corporation. These include the Corporate Risk Management Committee and Infrastructure Financing and Securitisation Investment Committee which are both chaired by an Executive Director to oversee the risks of the Corporation from an enterprise-wide perspective, and the Operational Risk Committee, the Credit Committee, the Transaction

Approval Committee, the Asset and Liability Committee, the Longevity Risk Committee and the Environmental, Social and Governance Committee, each chaired by the Chief Executive Officer. Each of these committees has clear and well-defined terms of reference. The risk management framework of the Corporation is set out in the Risk Management section of the Annual Report.

The internal controls systems are designed to provide reasonable assurance against material misstatement or loss, manage risks of failure in the operational processes and the attainment of business objectives, safeguard assets against unauthorised use, ensure the maintenance of proper accounting records for internal use and publication, and ensure compliance with policies and applicable legislation and regulations.

Compliance Reporting

The Compliance Function is part of the Legal Office and is established for focused management of regulatory and compliance risk.

The Compliance Function is led by the Chief Compliance Officer who reports to the Chief Executive Officer through the General Counsel. In accordance with the Group Compliance Policy and the Group Compliance Manual of the Corporation, the Compliance Function monitored and advised departments of the Corporation on their compliance practices with a focus on conflict of interests, anti-corruption, competition, privacy and personal data protection, anti-money laundering and counter-terrorist financing matters for 2021. The Compliance Function conducted compliance audits in 2021 to help ensure that departments of the Corporation maintain robust compliance practices.

To provide transactional support, the Compliance Function undertook reviews of and participated in the sign-off of key programmes and programme enhancements during the year. It also organised training to strengthen staff knowledge on compliance matters. To enhance staff knowledge on compliance matters, Compliance Function implements an annual compliance test with different modules for relevant staff from different departments and subsidiaries of the Corporation.

Code of Conduct

The Corporation requires the highest standards of integrity and conduct from its staff members. The requirements and the relevant legal obligations are clearly set out in the Corporation's Code of Conduct which forms part of the Staff Handbook. The Code of Conduct sets out, in particular, provisions in regard to potential conflict of interests that may arise between personal interests of staff members and the interests of the Corporation, and other provisions designed to ensure that staff carry out their job duties properly, ethically, impartially and free from any suggestion of improper influence.

A copy of the Code of Conduct is available on the Corporation's intranet to all staff members.

Staff members are required to give confirmation of their compliance with the Code of Conduct on an annual basis. Based on the confirmation received from the staff members, Management was satisfied that staff members had complied with the Code of Conduct in 2021.

Communication

The Corporation attaches great importance to communication with the public. The Annual Report of the Corporation contains comprehensive information on its business strategies and developments. The Corporation's website (www.hkmc.com.hk) offers timely access to the Corporation's press releases and its business information. The Corporation also maintains a telephone hotline to service enquiries from the public.

HKMCI and HKMCA

The Corporate Governance Codes of the HKMCI and the HKMCA (wholly-owned subsidiaries of the Corporation and authorised insurers under the Insurance Ordinance to carry on general insurance business and long term insurance business in or from Hong Kong respectively) closely follow the Corporation's Code, incorporating best corporate governance practices. During the year, the Board of each such subsidiary comprises members from the Board of the Corporation and from the Senior Management of each such subsidiary. Directors of the HKMCI and the HKMCA were appointed by the Financial Secretary as shareholder's representative of both subsidiaries. The Audit Committee of each subsidiary provides regular reporting to the Corporation's Audit Committee.

In February 2022, the Chief Internal Auditor of the Corporation and the Head of Internal Audit of the HKMCA conducted independent reviews of the Control Self-assessment Forms provided by each department or function of the HKMCI and the HKMCA in relation to the compliance with the Corporate Governance Codes of the HKMCI and the HKMCA for 2021 respectively. Based on the audit findings on both subsidiaries' internal controls systems and completed Control Self-assessment Forms for the year, the Chief Internal Auditor of the Corporation and the Head of Internal Audit of the HKMCA were of the opinion that the Corporate Governance Codes of the HKMCI and the HKMCA had been complied with in all material respects respectively.

Conclusion

The Board was satisfied with the corporate governance practices of the Corporation during 2021. In 2022, the Corporation will continue to review its corporate governance framework and improve those practices as appropriate in the light of ongoing experience, regulatory changes, international trends and developments in order to enhance the Corporation's efficiency and effective management in pursuit of its missions.

香港按揭证券有限公司¹于一九九七年三月成立，由香港特别行政区政府通过外汇基金全资拥有。香港按揭证券有限公司拥有三间全资附属公司，分别为香港按证保险有限公司、香港年金有限公司及香港按揭管理有限公司。

使命

促进：

- 银行业界稳定
- 市民置业安居
- 本地债券市场发展
- 退休规划市场发展

信贷评级

	标普		穆迪	
	短期	长期	短期	长期
本地货币	A-1+	AA+	P-1	Aa3
外币	A-1+	AA+	P-1	Aa3
前景	稳定		稳定	

(截至二零二一年十二月三十一日)

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¹ 本年报内对「香港按揭证券有限公司」、「企业」或「本公司」的陈述是指香港按揭证券有限公司。

财务摘要

	二零二一年 千港元	二零二零年 千港元	二零一九年 千港元
本年度			
净利息收入	454,888	487,726	523,991
本年度溢利／（亏损） ¹	831,098	(362,124)	317,461
购买贷款 ²	46,023,469	38,924,070	1,876,551
债券发行 ³	84,165,144	29,356,467	17,724,508
保险费净额			
— 一般保险业务	2,839,155	1,841,392	466,215
— 年金业务	3,003,443	2,537,928	1,630,827
于年终			
贷款组合净额	79,633,967	43,141,592	6,928,045
已发行债券	115,652,967	61,909,148	39,710,963
承担风险			
— 按揭保险 ⁴	80,571,512	47,602,099	23,075,987
— 安老按揭保险 ⁵	14,037,405	12,335,756	11,239,454
其他数据			
净息差 ⁶	0.4%	0.8%	1.0%
资本充足率	23.4%	37.3%	30.2%
成本对收入比率 ¹	35.3%	640.8%	58.7%
权益回报率 ¹	5.1%	(2.4%)	2.1%

¹ 为方便比较，经调整（一）因按揭保险新取用贷款大增而引致即时入帐的银行佣金支出调节至分摊入帐借以与保费收入根据保单的相关贷款风险按年入帐作匹配的影响和（二）扣除年金业务的财务业绩，二零二一年经调整的年度溢利、权益回报率和成本对收入比率分别为8.68亿港元、7.3%及25.2%（二零二零年：分别为3.76亿港元、3.5%及44.8%，二零一九年（在扣除香港年金有限公司的会计亏损后）：分别为4.43亿港元、4.2%及41.8%）。

² 包括二零二一年购买中小企融资担保计划下的百分百担保特惠贷款429亿港元，有关贷款由政府百分百担保。（二零二零年：376亿港元及二零一九年：无）

³ 年期达一年或以上的债券。

⁴ 承担风险已撇除已作出再保险安排的风险。

⁵ 承担的风险包括安老按揭贷款的未偿还结余及已承诺但未提取的未来年金（已撇除已作出再保险安排的风险）。已承诺但未提取的未来年金，指根据年金年期，预计于未来需向贷款人支付的金额。

⁶ 本集团在中小企融资担保计划下购买的百分百担保特惠贷款仅收回融资成本而并无赚取任何净息差，为方便比较，撇除该影响后经调整净息差将为0.8%（二零二零年：1.0%及二零一九年：不适用）。

主席報告

主席报告

履行核心使命及社会目标
造福社会。

陈茂波
主席



对于香港按揭证券有限公司及其附属公司，二零二一年是很不错的一年，虽然疫情产生的不明朗因素继续困扰香港以至全球状况，但本公司仍然做出良好的业绩。

新变种病毒下半年迅速传播，削弱全球增长动力。与此同时，能源价格上升及供应瓶颈问题刺激通胀，提升市场对主要经济体收紧货币政策的忧虑。

然而，全球实施疫苗接种计划加上财政及货币政策的强劲支持，带动全球经济在去年显著复苏。内地经济年内稳步改善，增长率超越其他大部分经济体。

香港经济在二零二一年亦明显复苏，反映全球需求急速恢复，新冠疫情稳定以及政府的纾困措施发挥作用。受着低息环境及用家刚性需求坚稳的支持，二零二一年上半年住宅物业市场成交畅旺。尽管在加息的忧虑下，第四季的市场气氛有所减弱，全年楼价仍大致平稳。

购买按揭资产

过去几年，市场资金充裕削弱银行出售按揭资产的意欲。该情况持续至二零二一年，本公司购入约19,960万港元住宅按揭贷款。本公司在维持银行业稳定上担当着关键角色，一直作好准备，在需要时从银行购买按揭贷款。

推动债券市场

过去二十多年，本公司一直是香港的主要企业发债体，在债券市场发展上扮演着重要角色。二零二一年，凭借其在信贷评级方面分别取得标普的「AA+」和穆迪的「Aa3」评级（与特区政府的信贷评级相同），本公司发行多种货币债券，总金额达到创年度纪录的1,095亿港元，较二零二零年的发行金额增长近一倍，当中842亿港元的债券属年期一年或以上。

其中包括等值共100亿港元，两笔分别以港元及离岸人民币发行的债券。本人欣然指出，是次发行是历来在香港建簿及定价的最大规模公开企业债券发行。是次成功发行为投资者提供优质债务工具，亦为其他发行体定立良好基准，也满足本集团各业务包括中小企融资担保计划的资金需求。

协助市民置业安居

协助更多市民置业安居是本公司的核心使命。本公司所经营的按揭保险计划因此构成本港物业按揭市场主要部份之一。自一九九九年推出至二零二一年底，该计划已协助超过192,000个家庭自置居所。

对按揭保险计划的需求于二零二一年持续增长。该计划的贷款提取金额由二零二零年的983亿港元增34.9%至1,326亿港元。二零二二至二三年度财政预算案中，本人宣布将修订该计划以协助首次自置居所人士和家庭置业安居。此等修订在宣布当日已告生效。此外，去年年底，本集团将定息按揭试验计划转为恒常产品，以助自置居所市民减低利率波动风险。

继续支援中小企

疫情下为加强支援中小企，本集团于二零二零年及二零二一年对中小企融资担保计划进行多方面优化，包括连续多次调高每家企业的贷款额上限及延长申请期，并延长最长还款期和还息不还本的安排。该计划的优化措施深受商界欢迎。至二零二一年底，本集团为该计划批出约47,000宗百分百担保特惠贷款申请，贷款总额达816亿港元。该计划下八成、九成信贷担保产品及百分百担保特惠贷款合计，至去年底已惠及逾45,000家本地中小企和648,000名相关雇员。

自二零二二年初起，第五波疫情一直打击本地行业。为商界提供流动资金援助过渡难关，本人在二零二二至二三年度财政预算案中宣布，中小企融资担保计划所有产品的申请期会延长至二零二三年六月底，百分百信贷担保产品会提高贷款额上限及延长最长还款期。

为失业人士提供财政选项

本集团去年四月推出百分百担保个人特惠贷款计划，向受到疫情沉重打击的失业人士提供低息贷款，作为辅助性质的财政选项。至二零二一年底，约有36,000份申请获批，贷款总额为24.8亿港元。如近期财政预算案宣布，该计划会延长一年至二零二三年四月底，成功申请人士会享获更高的贷款额上限及更长的最长还款期。

退休规划

本集团二零二一年夏季推出「HKMC退休3宝」新品牌将各项退休产品，即安老按揭计划、保单逆按计划及香港年金计划，打造为退休规划的全面解决方案。三款产品均为退休人士提供即时、稳定和终身享有的现金流，市面罕见。本集团的宣传策略成功提升着三款产品的认受性。安老按揭计划二零二一年七月所推出的高年金定息按揭计划，亦使安老按揭申请下半年有所增长。

本集团的年金业务虽面对巨大的疫情挑战，但透过产品优化及持续推行公众教育，年金业务于过去两年仍录得显著增长。香港年金计划的二零二零年保费总额达25.4亿港元，较二零一九年增加56%；而二零二一年的保费总额亦较二零二零年上升18%至30亿港元。

基建融资及证券化业务

本公司按审慎商业原则在稳健风险管理框架下经营基建融资及证券化业务。凭借其卓越信贷评级及中长期资金融资能力，本公司年内继续累积基建贷款资产，并在二零二二年二月与十四间商业银行签署谅解备忘录，从而强化与基建融资业人士的合作。为加强香港作为基建融资中心及一带一路政策最成功的融资平台等重要角色，本公司现正研究实施二零二二至二三年度预算案中公布的基建融资证券化试验计划。

财务表现

本公司年内录得除税后溢利8.31亿港元，较二零二零年的3.62亿港元净亏损有显著改善。鼓舞的业绩主因是：(一)从外汇基金获取更高投资回报，致使年金业务由上一年度的会计亏损转为盈利；(二)美元及策略性离岸人民币存款和债务投资产生外汇收益；以及(三)按揭保险计划自二零二零年起业务大增所带来的新保费收入摊分入帐后令净保费收入增加。

将按揭保险计划即时入帐的佣金支出进行摊分调整且不计年金业务的财务业绩，本公司年内溢利则为8.68亿港元，较二零二零年的业绩大幅上升130%。年金业务去年的内涵价值约为90亿港元，显示该业务长远而言应有盈利。

本公司的资本充足率处于23.4%的水平，而二零二零年则为37.3%，为扩展业务提供充裕资本储备。本公司辖下分别从事一般保险业务及年金业务的两间保险附属公司的偿付能力充足率各自为7倍(二零二零年：12倍)及15倍(二零二零年：12倍)，两者均远高于相关最低监管要求。

展望二零二二年

有鉴于主要经济体货币政策的收紧步伐，加上地缘政治环境动荡及疫情的发展，二零二二年对香港以至全球经济预计又会是充满不明朗因素的一年。

话虽如此，政府的纾困措施加上社会各界共同努力，在国家的持续有力支持下，本人对下半年香港经济有所改善满怀希望。本公司将继续努力履行其核心使命造福港人。

最后，谨向董事局同寅、本公司管理层成员和所有员工衷心致意，感谢他们的竭诚工作及不懈支持。

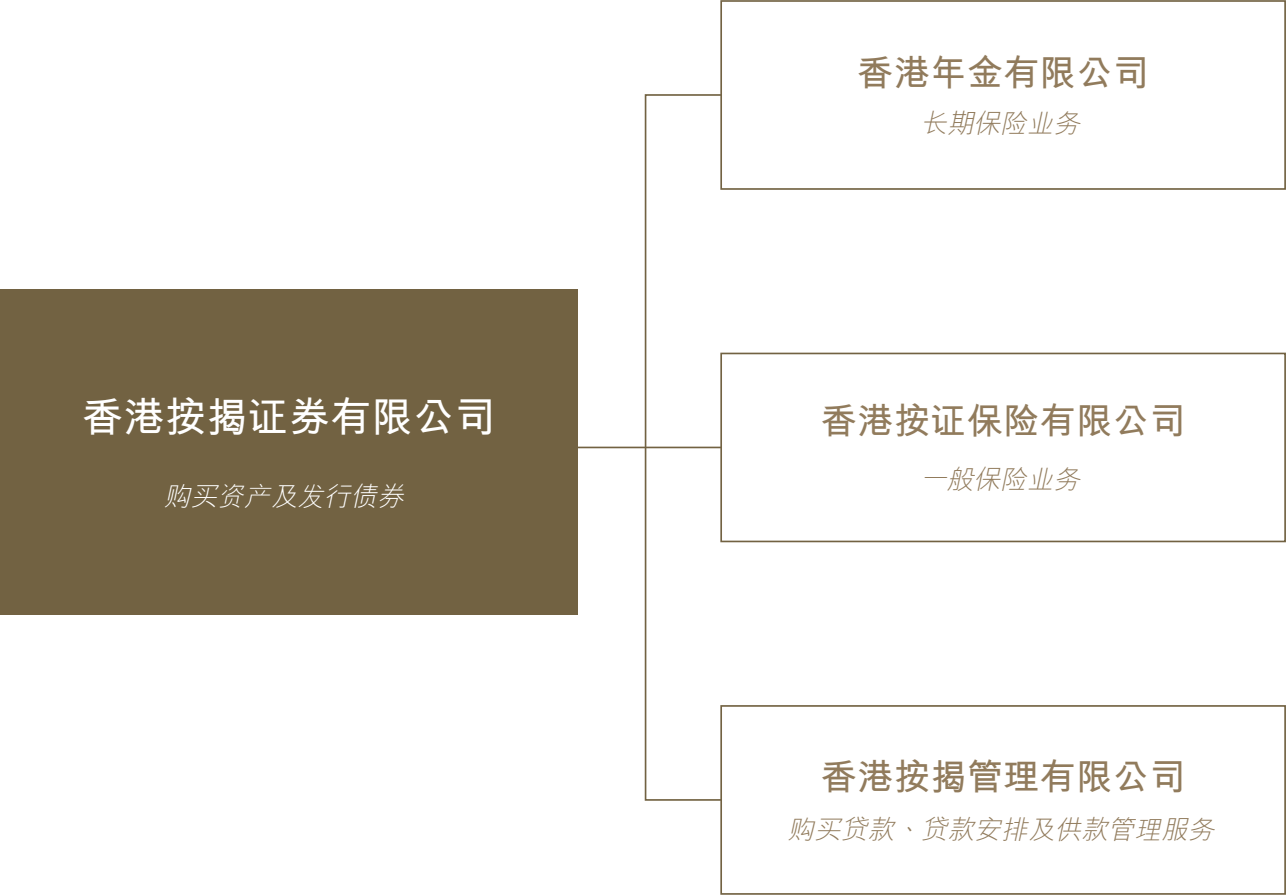


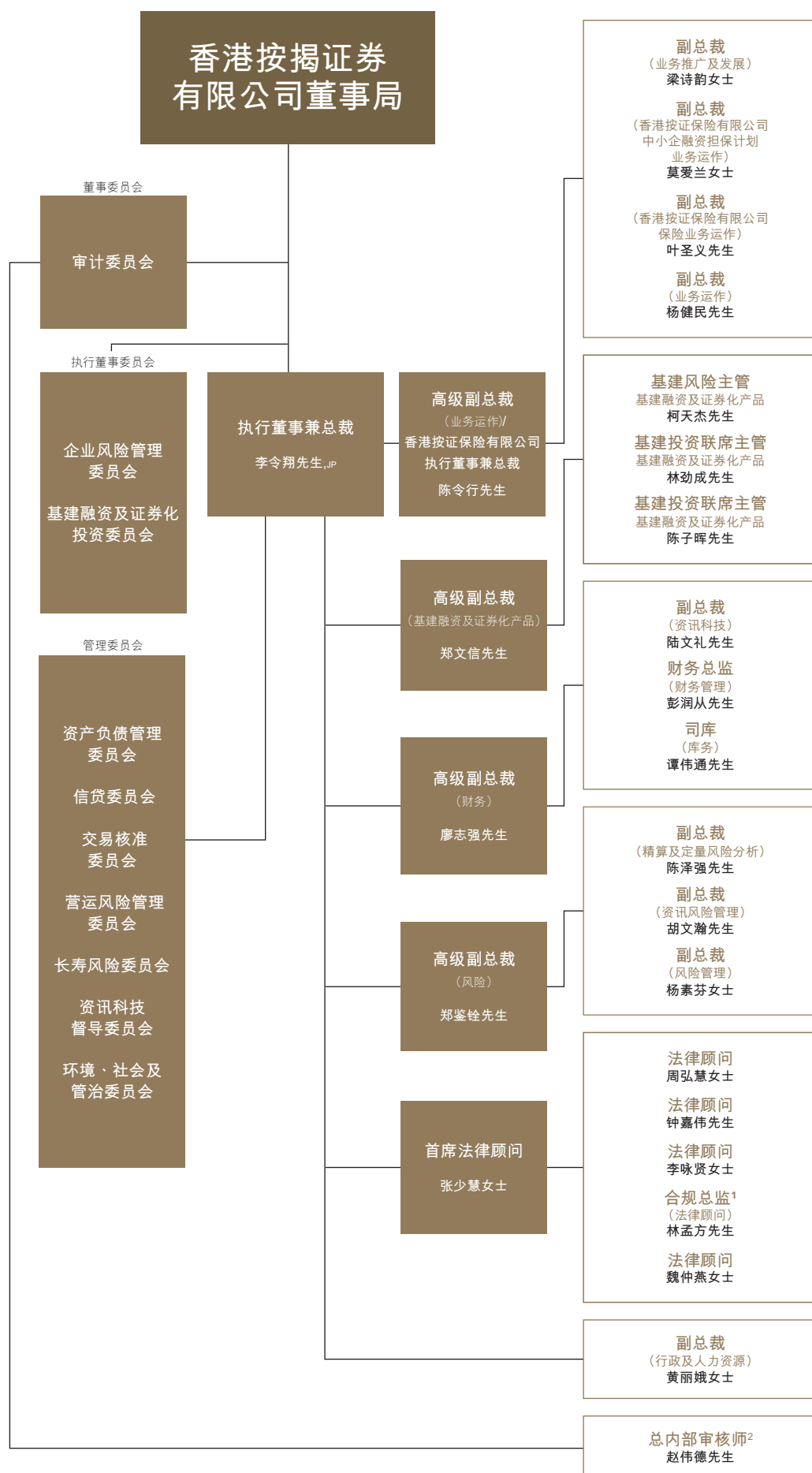
陈茂波
主席

二零二二年六月

组织架构

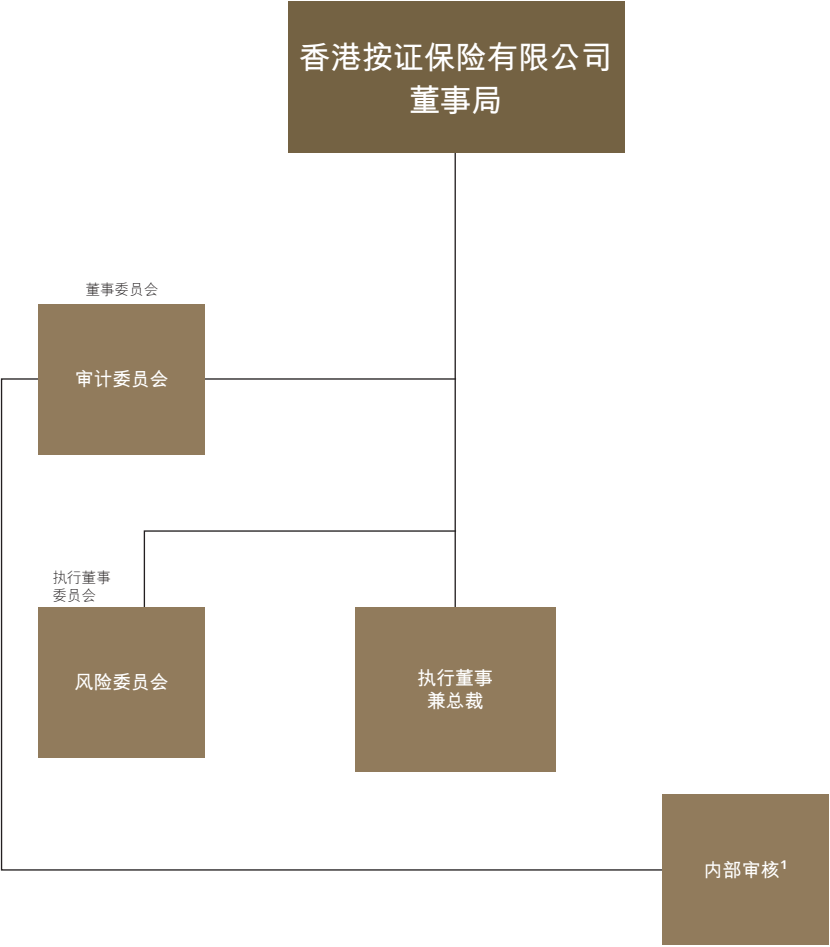
组织架构



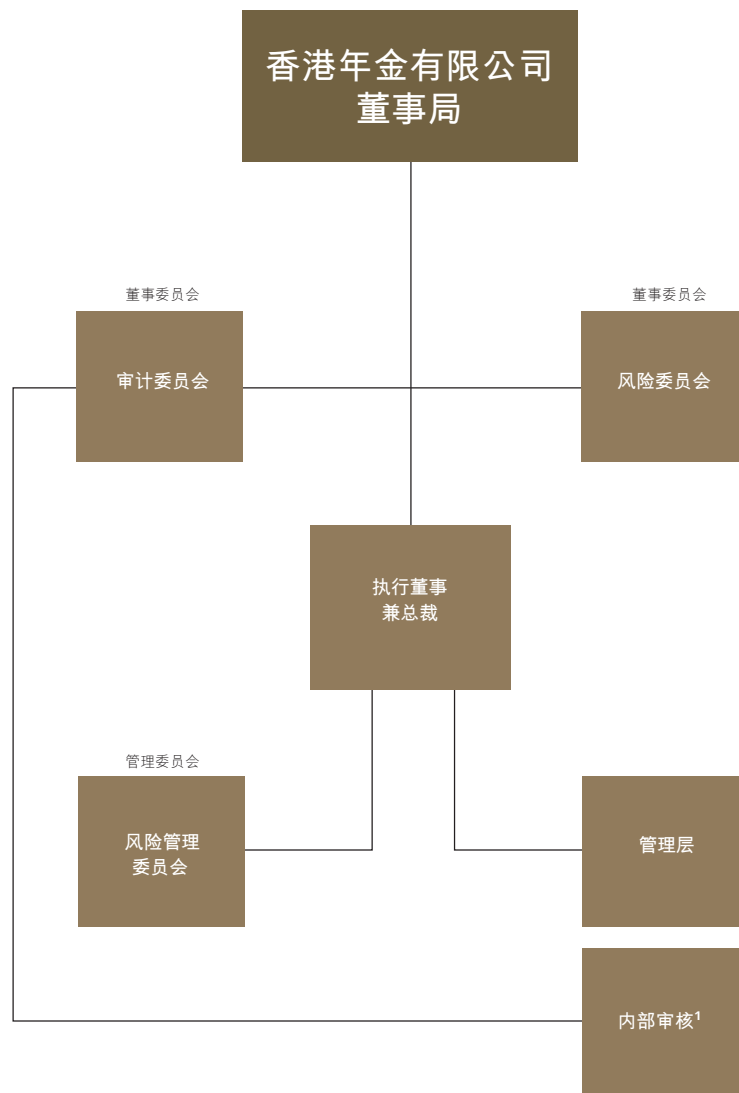


¹ 经首席法律顾问向总裁汇报

² 日常行政职务向总裁汇报



¹ 日常行政职务向总裁汇报



¹ 日常行政职务向总裁汇报

董事局成员

董事局成员



陈茂波先生 大紫荆勋贤 GBS MH JP
主席兼执行董事
财政司司长



余伟文先生 JP
副主席兼执行董事
香港金融管理局总裁



李达志先生 JP
执行董事
香港金融管理局副总裁



李令翔先生 JP
执行董事兼总裁
香港金融管理局高级助理总裁



许正宇先生 JP
非执行董事
财经事务及库务局局长



陈帆先生 JP
非执行董事
运输及房屋局局长



林健锋先生 GBS JP
非执行董事
行政会议成员
立法会议员
永和实业有限公司董事长



张国钧先生 JP
非执行董事
行政会议成员
立法会议员
张国钧杨炜凯律师事务所合伙人



谢伟俊先生 JP
非执行董事
立法会议员
区议会议员
谢伟俊律师行创办人及合伙人
(于二零二一年六月十二日获委任)



冯婉眉女士 BBS JP
非执行董事
恒隆地产有限公司独立非执行董事



王桂埙先生 BBS JP
非执行董事
王桂埙律师行主理人



陈锦荣先生 MH JP
非执行董事
香港立信德豪会计师事务所有限公司
审计部董事总经理



张亮先生
非执行董事
香港赛马会慈善及社区事务执行总监



陈家强教授 GBS JP
非执行董事
(于二零二一年六月十二日退任)

HKMC 退休3寶



提交安老按揭或保單逆按揭助你輕鬆於大灣區置業，可享高達 HK\$9,500 獎賞！
(由即日起至 2021 年 12 月 31 日)



建行(亞洲) CCB (Asia): 參與「安老按揭計劃」及「保單逆按揭計劃」讓您展開更精彩的退休生活！透過抵押香港住宅物業或壽險保單，可以自製穩定收入以獲取每月生活開支，更可提取一筆過貸款清還現有按揭或作其他個人用途！另外由即日起至 2021 年 12 月 31 日，透過建行(亞洲) 申請有關計劃及成功提取貸款，可享高達 HK\$9,500 獎賞！詳情請瀏覽 www.asia.ccb.com/hk/remd。受條款及細則約束。借定唔借？還得到先好借！查詢 EN/取消 UN 31795530



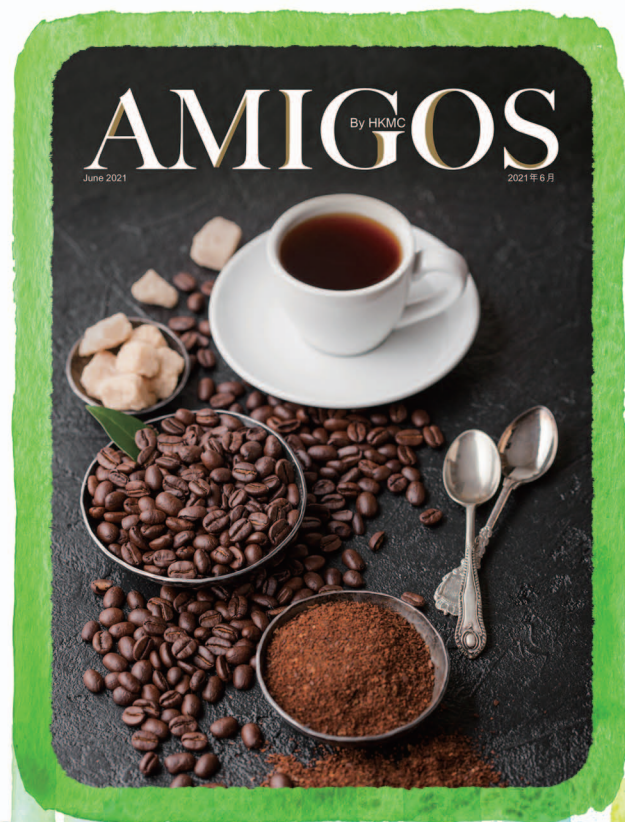
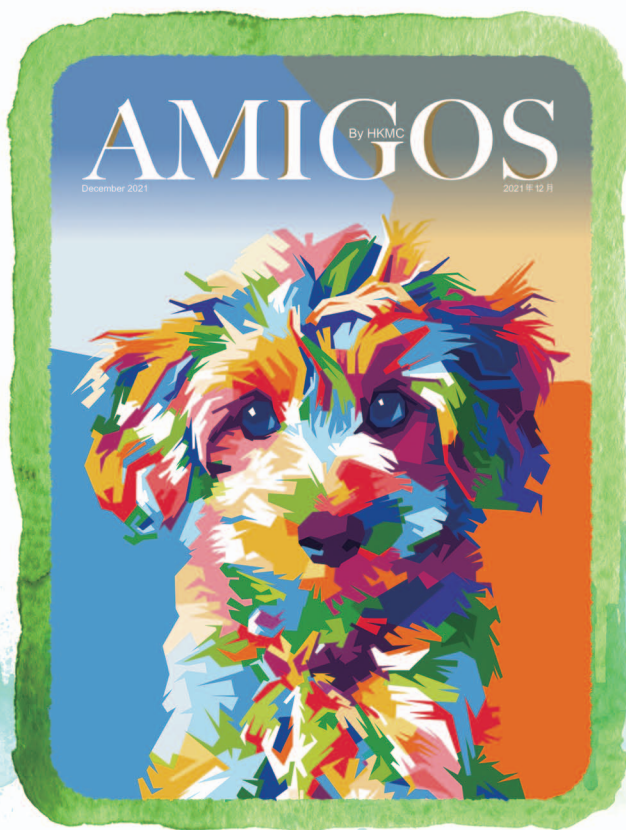
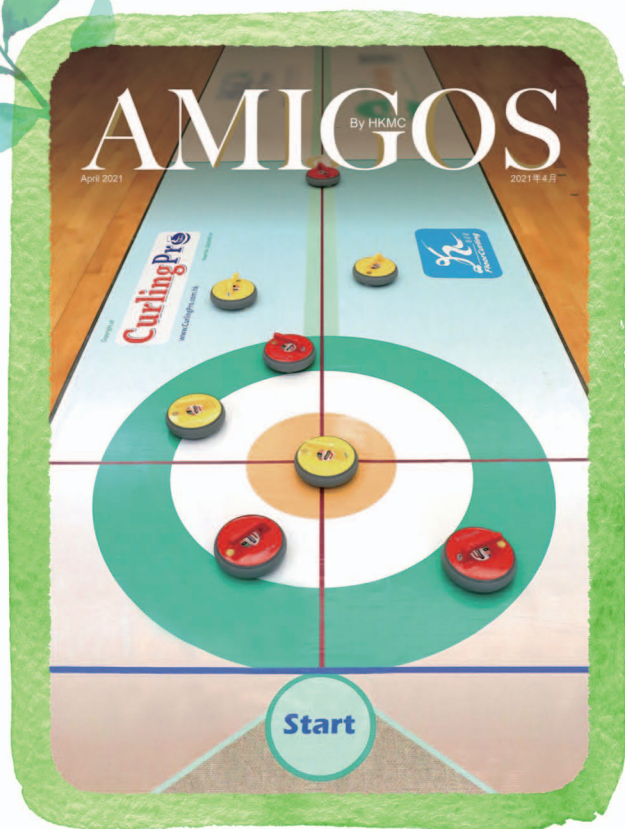
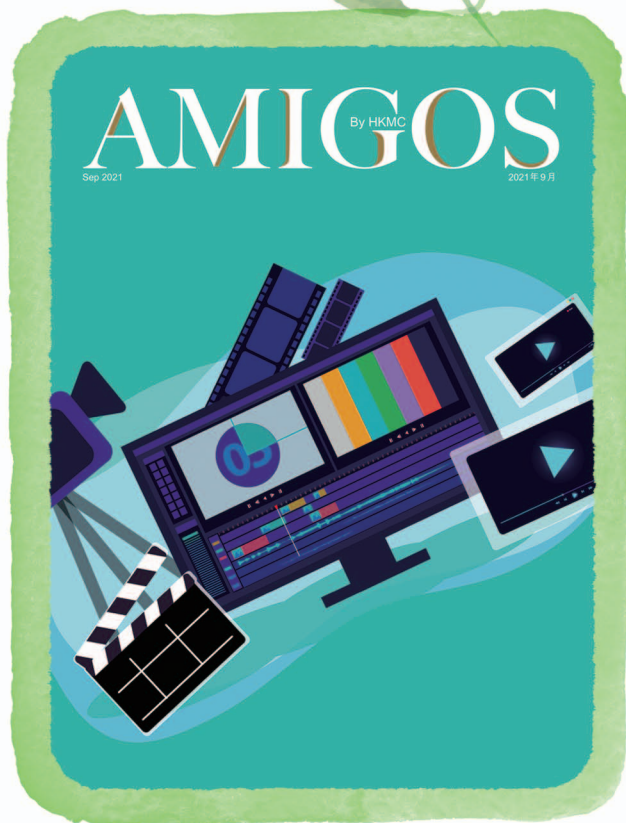
投資者及理財教育獎
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AMIGOS By HKMC





与商业伙伴合作





安老按揭計劃 月月收取年金

退休生活真的可以無顧慮！

「安老按揭計劃」¹讓您抵押香港的住宅物業，轉換為現金及/或每月收取年金，同時仍可繼續安居於原有物業，活到幾歲均無顧慮。

4大優勢 助您無憂退休

每月收取年金

靈活年期供選擇：
10、15、20年或終身



一筆過貸款²
助您應付特別需要



环境、社会及 管治报告

环境、社会及管治报告

环境、社会及管治报告

此环境、社会及管治报告概述本集团于本年度的环境、社会及管治框架、措施及表现，并概述本集团实行可持续发展目标及履行企业公民责任的方式。

环境、社会及管治框架及监督

环境、社会及管治管理方针

董事局对本集团的整体业务策略(包括环境、社会及管治策略)及相关风险承担最终责任及监督。为制定及实行其环境、社会及管治策略，本公司于二零二一年成立环境、社会及管治委员会，作为本集团整体业务策略其中一环，领导本集团的可持续发展工作及监督环境、社会及管治管理。

环境、社会及管治委员会负责审阅、批准及更新本集团的环境、社会及管治策略、政策及计划，监察对本集团而言具重要性的环境、社会及管治趋势及事宜，并对本集团就环境、社会及管治策略的实施作出监督。委员会亦会评估本集团在实现其环境、社会及管治相关目标及指标的表现。本集团已安排定期汇报，以知会董事局有关其环境、社会及管治事宜的进展。

环境、社会及管治委员会由本公司总裁担任主席，其成员包括香港年金公司及按证保险公司的总裁以及本集团有关运作部门的高级职员。委员会定期举行会议以讨论及制定环境、社会及管治事宜的主要方向。多个员工层面的工作小组会就各种环境、社会及管治相关事宜为环境、社会及管治委员会提供支援及建议。

于二零二一年，环境、社会及管治委员会通过采纳本集团的《环境、社会及管治声明》及《环境、社会及管治指导原则》，指导其在营运中纳入环境、社会及管治因素的方针。为与全球及香港的环境、社会及管治发展保持一致，本集团将定期检讨其《环境、社会及管治声明》及《环境、社会及管治指导原则》。

环境、社会及管治声明

本集团致力以负责任及可持续的方式经营及维持业务，同时实践高水平的企业管治。此承诺融入其营运、服务客户、向持份者承担责任、关怀员工、管理其对环境的影响及为社区作出贡献的方式。

环境、社会及管治指导原则

领域	指导原则
环境	<ul style="list-style-type: none">• 支援促进社会及环境的可持续发展的业务、投资及融资• 尽量减少其业务营运、产品及服务的环境足迹• 提高其员工的环保意识，并促进环保工作文化
社会	<ul style="list-style-type: none">• 根据其核心使命提供具有社会责任的产品及服务• 支持员工参与公益慈善• 提供培训机会以支持员工持续学习及职业发展• 为员工提供安全及有利成长的工作环境• 促进平等共融的工作空间• 促进员工福祉
管治	<ul style="list-style-type: none">• 采用最佳企业管治常规及道德行为• 坚守其公平、透明及向所有持份者负责的原则• 确保工作文化反映其《环境、社会及管治声明》的价值

环境、社会及管治回顾

于二零二一年，本集团继续在环保表现、企业管治、员工福祉、社会公益及社区工作方面维持其对环境、社会及管治发展的承诺。本环境、社会及管治回顾旨在汇报有关本集团在不同范畴的环境、社会及管治活动及举措。

环境

负责任投资、贷款及业务决策

本集团相信，将环境、社会及管治考虑因素(包括气候相关因素)纳入其投资、贷款及业务决策中，有助于长期创造可持续价值，为发展可持续世界作出贡献，并降低其环境、社会及管治相关风险。

本集团于二零二一年采纳的《负责任投资、贷款及业务决策原则》，为其实施负责任投资、贷款及业务决策策略制定框架。透过融入环境、社会及管治元素，本集团于其决策过程中识别及评估环境、社会及管治因素，包括标准风险评估及主题投资、贷款及业务活动。例如，本集团的基建融资及证券化业务下的基建贷款项目及组合，须受初步及持续的环境及社会尽职审查及监察，以确保已妥善管理相关环境、社会及管治风险。

绿色工作环境

本集团继续支持及实施各种绿色措施，以创建更环保的办公室。于二零二一年初，本集团的大部分业务营运迁至位于观塘Two Harbour Square的新办公室，其为LEED金级认证办公大楼。新办公室以环保方式设计，而灵活的办公室设置有助团队合作。已采纳的其他绿色办公室元素包括：

办公室设置

- 重用办公室家私及设备
- 使用摇篮到摇篮认证Cradle to Cradle Certified®地毡，其特色为安全、循环再造及制作过程负责任

空调

- 安装独立空调开关，以减少闲置用电

照明

- 使用LED照明代替光管
- 安装办公室照明定时计、动态感应器及照明感应器，以减少使用室内灯光用电

用水

- 使用饮水机代替瓶装水



天台花园(相片来源：Two Harbour Square)



茶水间迷你市场



协作区

环境保护

本集团致力提高员工的减废及节能意识，亦鼓励员工使用电子通讯以实行无纸化办公。本集团亦收集废纸及已使用的碳粉盒以进行回收。本集团欢迎员工就绿色办公室概念提出建议，并鼓励供应商在可行情况下使用及提供更环保的产品。例如，于办公室使用获「森林管理委员会」认证的纸张。

本集团亦持续采取其他措施，以减少废物、减少用纸及减少能源消耗，实现绿色地球，例如：

减少废物

- 提供设备，包括收集纸张、铝罐及胶樽的回收箱
- 向慈善机构捐赠性能良好的旧电脑设备
- 使用再生纸及信封

减少消耗能源

- 安装节能设备，包括LED灯及自动定时器控制室内照明

减少用纸

- 以手提电脑取代桌上电脑，以进行无纸化会议
- 刊发电子刊物，包括AMIGOS By HKMC电子杂志及员工内部刊物《HKMConnection》
- 采取电子化的内部行政程序，包括假期申请、订购文具用品及预约会议室

所用资源	二零二一年	二零二零年
纸张消耗总量(附注1)	3,420 令	5,540令
每名员工用纸量	8 令/员工	14令/员工
总耗电量(附注2)	819,850 千瓦时	706,150千瓦时
每办公室单位耗电量(千瓦时/平方米)	8 千瓦时/平方米	10千瓦时/平方米
每名员工耗电量(千瓦时/员工)	1,920 千瓦时/员工	1,839千瓦时/员工
蒸馏水消耗总量(附注3)	734 瓶	1,247瓶
每名员工蒸馏水消耗量(瓶/员工)	2 瓶/员工	3瓶/员工

注1：为减少用纸，本集团使用流动电子设备进行会议。

注2：总耗电量增加乃主要由于本集团于年内将其大部分业务营运搬迁至位于Two Harbour Square的新办公室，以致办公室空间扩大所致。

注3：为减少使用塑胶，本集团正逐步以过滤饮水机取代瓶装水。

社会

雇佣及劳工常规

多元与共融

在人力资源管理的各范畴上，本集团竭力为员工创造、促进及维持平等机会的环境，包括招聘、雇佣条款及条件、晋升、薪酬与福利、培训及企业资助的康乐及体育活动等。作为提供平等机会的雇主，本集团已制定《平等机会政策》，同时提供多项便利设施以满足不同员工的需求，例如设立哺乳间。本集团亦实施性别平等及残疾共融的招聘及晋升常规，以能力作为评估及考核的基础。

本集团的员工人口分布如下：

员工性别	二零二一年	二零二零年
女	53%	54%
男	47%	46%

员工年龄	二零二一年	二零二零年
50岁及以上	21%	19%
40至49岁	34%	37%
30至39岁	34%	32%
30岁以下	11%	12%

于二零二一年，管理层中女性代表（即副总裁及以上级别）占30%（二零二零年：32%）。

员工与薪酬

本集团吸纳和栽培人才，确保公司使命有效推行：包括促进银行业的稳定、协助市民自置居所、推动本地债券市场及促进退休规划市场发展。本集团为雇员提供具竞争力的薪酬福利、广阔的事业前景与发展机会。于二零二一年，本集团推出员工住屋贷款计划，旨在协助员工自置居所，从而提升员工福利。

本集团亦实行家庭友善雇佣措施，如每星期五天工作，让雇员在工作及生活上取得平衡。本集团亦为雇员及家属提供全面的医疗及牙科保险。

尽管本集团的业务范畴及提供的产品渐趋繁复，但透过自动化系统和程序重组，本集团能维持一队精简和有效率的团队。二零二一年，本集团常设雇员编制为367人，与二零二零年持平。本集团根据特定范畴的业务需要，以合约或短期方式聘用人员提供支援服务。于二零二一年，员工流失率为18%。

培训与发展

本集团深明持续培训的重要性，因此投放适当资源，不断提升员工的专业知识和技能。二零二一年，本集团安排研讨会和电子学习资源，以增进员工的专业知识及软性技巧。例如，本集团举办以「气候变化及其对金融行业的影响」及「绿色及可持续银行业」为主题的内部培训，让员工进一步了解环境、社会及管治趋势以及其于金融业的发展。本集团亦资助员工报读与其工作相关的外间培训及发展课程。

员工培训	二零二一年	二零二零年
受训员工百分比	95%	90%
培训总时数	5,100小时	3,300小时
每名员工平均培训时数	12小时	9小时
按员工类别呈列平均培训时数		
高级职员（即副总裁及以上）	15小时	13小时
一般员工（即副总裁以下）	12小时	8小时
培训类型		
合规／法律知识	25.1%	31.4%
资讯科技	2.8%	13.4%
管理／领导才能	2.2%	0.1%
专业知识	54.0%	53.2%
其他	15.9%	1.9%

学生实习与见习经理计划

为未来培育人才，本集团提供实习职位，为大学生提供实际工作经验，为未来就业作好准备。年内，本集团继续推行见习经理计划，物色和栽培有潜质的年轻行政人员，配合本集团的长远人才发展。在计划的三年期内，见习经理在不同部门接受在职培训、参与公司项目，并参加有系统的学习及发展课程。

雇员关系

为促进公司内部有效沟通，本集团定期更新员工内联网，让各部门分享实用资讯。本集团亦设有员工意见计划，鼓励员工提出建议，改善工作流程和工作环境。

健康与安全

作为关怀员工的雇主，本集团一向关心员工的身心健康。本集团设有雇员支援计划，透过一家外间机构为有需要的员工及其家属提供保密的辅导服务。二零二一年，本集团亦以优惠价为员工安排预防流感疫苗注射及体检计划。

由于新型冠状病毒肺炎疫情，本集团对员工工作安排作出调整，旨在确保持续营运的同时保障员工的健康。年内，本集团采取在家工作，并参考政府所提供的指引，就分组工作作出安排。本集团亦提供有关2019冠状病毒病(COVID-19)的最新资料，以提高员工的健康意识；雇员接种新冠疫苗可享有「疫苗假期」。

本集团提供健康及安全的工作环境。于二零二一年，并无有关职业健康及安全的重大事宜。

员工福祉

本集团高度重视员工的福祉及工作满意度。为提升员工的工作体验及加强合作，本集团提供以目标为本所设计及建造的工作场所，设有非指定座位及公用设施(如休息室)，以提高工作灵活性。

为促进健康的工作与生活平衡及营造家庭友善的工作环境，本集团的职员会定期举办活动，以促进员工之间的关系及沟通。



全民接种疫苗



圣诞花环工作坊



香氛蜡烛工作坊

社区投资

慈善及社会活动

本集团不时推动各种慈善及社区活动，并鼓励员工支持慈善活动和参与由本集团义工队「关爱大使」所筹办的义务工作。于二零二一年，本集团举办公益金便民服务日，为公益金筹集资金。

捐款	二零二一年	二零二零年
为社区公益筹集资金	16,200元	15,300元

为表彰本公司对社区的贡献及其对社会责任的承诺，本公司自二零零八年起获香港社会服务联会颁发「商界展关怀」计划下「同心展关怀」标志。为嘉许重视员工退休保障的雇主，强制性公积金计划管理局亦自二零一四年起向本公司颁发「积金好雇主」奖项。

营运惯例

采购管理

就管理供应商而言，本集团致力推行负责任及公平的采购程序。其《采购规则及程序手册》概述其对采购管理的立场，并载列其尽职调查、甄选及招标标准以及持续监察供应商关系的方针。本集团在甄选合格供应商的过程中，会考虑(其中包括)其声誉、过往业务诚信水平、专业知识及可靠性。此外，与供应商订立合约前须取得适当的管理层批准，以提倡问责性及良好管治。

于二零二一年，本集团并未发现其任何主要供应商曾汇报任何有关商业道德、环境保护、人权及劳工常规的不合规事件。

投诉处理程序

本集团高度重视有关其产品及服务质素的反馈。本集团已制定《查询及投诉处理政策》，为处理由客户、业务伙伴、公众人士、媒体及其他持份者向本集团提出的查询及投诉提供框架及指引。其致力确保所有查询及投诉均获全面及即时处理、记录及以独立、客观、公正及有效的方式解决。为改进营运及为客户提供更佳服务，本集团定期监察、分析及检讨查询及投诉的数据，以识别趋势、影响及回应的及时性。

管治

董事局监督及企业管治

稳健而优良的管治对实现可持续价值及维持商业诚信文化至关重要。董事局一直为本集团实行强而有力的管治，以实现其核心使命及业务目标。本集团奉行高水平的企业管治，有助确保持份者的权利及权益得到妥善保障。

有关董事局监督及本集团企业管治常规的进一步详情，请参阅年报内「企业管治报告」一节。

合规文化

本集团致力根据所有适用法律及规例以高水平的道德及诚信标准经营其业务及营运。董事局及执行董事已分别批准《集团合规政策》及《集团合规手册》，当中载列完善的合规管理常规及原则，以结合于本集团的策略规划、内部监控、业务活动及操守。本集团亦为其员工组织及协调合规培训及测试，让员工能够紧贴与其履行职责相关的法律及监管规则的变化，并加深员工对合规责任的了解。就合规监察方面而言，本集团的措施包括定期进行合规审核以监察其合规水平。

据本集团所知，年内概无任何针对本集团的待决或威胁提起的重大诉讼或监管行动，或任何本集团严重违反相关法律及规例的情况。

反贪污

本集团对任何形式或程度的贿赂或贪污采取零容忍政策。作为《防止贿赂条例》下的「公共机构」，本公司、按证保险公司及香港年金公司均须遵守《防止贿赂条例》的规定。本集团的《行为守则》对有关管理利益冲突、滥用权力、贿赂及贪污以及工作环境中的不道德行为施加规则。本集团亦已颁布采购政策及程序，禁止员工向承包商、供应商或与其业务有关的人士提供、给予、索取或接受任何利益或贿赂。任何员工如未能遵守《行为守则》或《防止贿赂条例》或任何其他适用法律及规例所载的任何规定，可能会受到纪律处分。

年内，本集团安排廉政公署为其员工举办内部防贪培训讲座，内容涵盖保险业特有的防贪事宜，以及在《防止贿赂条例》下的「公职人员」应注意的事项，以提高员工的合规意识。

反洗钱、反恐怖分子资金筹集及制裁

本集团的《打击洗钱程序》制定有关遵守适用的反洗钱、反恐怖分子资金筹集及制裁法律的内部规定及程序，减轻及管理本集团的金融犯罪风险，并保障本集团的声誉及其持份者的利益。该等措施包括以风险为本的方法进行客户尽职审查、持续监察、提交可疑交易报告、培训及备存纪录。此外，香港年金公司的员工须遵守适用于长期保险业务的防止及打击洗钱的额外规则。本集团亦使用线上工具协助筛查及监控洗钱、恐怖分子资金筹集及制裁风险。本集团定期对其产品及服务的特性进行风险评估，以确保有效管理洗钱、恐怖分子资金筹集及制裁风险。

私隱及資料安全

就收集或取得的個人資料而言，本集團致力尊重及保障個人的私隱權，並遵守適用的資料保護法律及規定，包括《個人資料(私隱)條例》。本集團已制定內部政策、程序及指引，以保護其員工及客戶的資料私隱。本集團的《私隱政策聲明》闡明其根據監管規定收集及保留個人資料的方法。另外，本集團通過其《個人資料收集聲明》向當事人告知收集資料的目的、資料承讓人的類別、當事人就資料提出要求的權利及其他相關資訊。員工及客戶的個人資料僅可由獲授權人員在「有需要知道」及「有需要使用」的原則下取覽。為防止機密資料遭泄露及濫用，本集團採用保密及不披露協議等措施。

年內，本集團安排外聘法律顧問就個人資料私隱及保障事宜為其員工進行內部定制合規培訓，以提高員工的資訊安全意識，從而保護客戶資料及私隱。

競爭事宜

本集團的政策為其所有業務交易均以符合《競爭條例》的方式進行，而有關其業務的員工行為亦與《競爭條例》一致。為協助確保公平競爭，本集團致力避免可能產生非法的反競爭或合謀行為的情況，例如與競爭對手交換機密資料或排除其他競爭對手參與市場競爭。為避免違反《競爭條例》，員工必須遵守本集團的《競爭法合規手冊》。

反舞弊及舉報

本集團已制定《反舞弊及舉報政策》，以助打擊業務中的任何欺詐行為。其就如何處理欺詐問題(包括隱瞞、偽造、勒索及欺詐失實陳述)提供資訊及指引。員工在日常工作過程中須對任何欺詐行為的徵兆或迹象時刻保持警惕。

就舉報而言，本集團鼓勵舉報任何在本集團內發生的懷疑、潛在或實際的過失、不當或錯誤行為或違規情況(不限于欺詐)。《反舞弊及舉報政策》載列舉報程序，包括作出、處理及調查舉報的情況、渠道、關注事項及過程。所有舉報及投訴將根據所有適用法律以嚴格保密的方式严肃处理。就涉嫌不當行為作出舉報或參與調查的善意舉報人會受到保護，免受任何報復或懲罰。舉報個案將由高級調查委員會進行適當調查及審視，以採取跟進行動。

知識產權

本集團遵守有關知識產權的相關法律及規例，繼續利用其商標、品牌名稱、商業機密及其他知識產權擴大其品牌知名度及發展機會。本集團亦已透過正式商標註冊、合約條文及保密程序，以保護及加強其知識產權。

环境、社会及管治计划

展望未来，本集团将继续根据其《环境、社会及管治声明》、《环境、社会及管治指导原则》，以及在其《负责任投资、贷款及业务决策原则》带领下检视及加强现有及推出新业务计划。本集团将采取进一步措施以制定全面及与其核心使命一致的环境、社会及管治策略，以将环境、社会及管治表现融入其业务中。

本集团亦主动管理气候相关风险及机遇，并将积极推动措施以符合气候相关财务披露工作小组建议的要求，包括就其业务营运中的气候相关问题的管治、策略、风险管理以及指标及目标。

在工作场所内，本集团将致力加强与其内部营运及工作流程相关的环境、社会及管治措施，包括推行环保的废物管理，并将环境、社会及管治因素纳入供应商采购标准。为在企业文化及核心价值中灌输环境、社会及管治理念，本集团将举办有关气候变化及其他环境、社会及管治相关主题的员工培训，帮助员工了解与本集团活动有关的环境、社会及管治问题。本集团亦将继续支持慈善及社区活动，并参与义务工作，为员工营造关怀及安全的职场环境。

业务回顾

业务回顾

业绩摘要

本集团于本年度的主要成就包括：

- 透过按揭保险计划，帮助置业人士，借取合共1,326亿港元按揭贷款
- 自二零二零年五月推出定息按揭计划以来，共接获94宗申请
- 自二零一一年七月推出安老按揭计划以来，共批核5,156宗申请；物业平均价值约570万港元
- 于二零二一年，香港年金计划共批出4,059张保单，保费总额达30亿港元，较二零二零年增加18%
- 于二零二一年四月，推出有时限的百分百担保个人特惠贷款计划，旨在为失去来自就业的主要经常收入的失业人士提供借入周转资金的途径，以帮助他们渡过暂时的困难。自二零二一年推出以来，共批出约36,000宗申请，涉及贷款金额24.8亿港元
- 进一步优化中小企融资担保计划的支援措施，八成、九成信贷担保产品及百分百担保特惠贷款的还息不还本安排，由最多18个月延长至24个月，而还息不还本的申请期亦延长至二零二二年六月底
- 百分百担保特惠贷款的申请期延长六个月至二零二二年六月底，以纾解中小型企业（「中小企」）现金流问题
- 自八成、九成信贷担保产品及百分百担保特惠贷款推出以来，分别批出超过21,300宗、5,500宗及47,000宗申请，涉及贷款额分别为

925亿、106亿及816亿港元，逾45,000间本地中小企及640,000名相关雇员受惠

- 稳步落实本集团基建融资及证券化业务的业务计划，累积基建贷款资产及发展本集团的基建融资及证券化品牌
- 签订谅解备忘录以加强本集团与基建融资业界参与者之间合作
- 购入约1.996亿港元住宅按揭贷款
- 于本年度，发行创金额纪录的债券，总值为1,095亿港元（其中842亿港元的债券年期为一年或以上），促进本地债券市场发展，维持本集团作为香港港元及离岸人民币企业债券市场最活跃发债体的地位。二零二一年二月推出的70亿港元2年期及25亿元人民币3年期中期债券双币种债券公开发行，获《财资》「2021年3A国家大奖」授予「最佳准政府类债券」的荣誉
- 截至二零二一年年底，本集团的长期外币和本地货币信贷评级，保持在标普全球评级（「标普」）AA+及穆迪投资者服务公司（「穆迪」）Aa3的卓越级别，与特区政府相同
- 维持优良的信贷素质。于二零二一年十二月三十一日计，所有资产类别合计的不良贷款比率0.08%；逾期90日以上的拖欠率，按揭保险组合为0.008%，香港住宅按揭组合为0.11%（银行业：0.04%）

二零二一年，本集团维持稳健的财务状况：

- 资本充足率为23.4%，远高于财政司司长指定的8%最低要求
- 从事一般保险业务的保险附属公司的偿付能力充足率为7倍（二零二零年：12倍），从事年金业务的保险附属公司的偿付能力充足率为15倍（二零二零年：12倍），远高于保险业监管局分别规定不低于200%和150%的法定要求

市况概览

整体经济状况

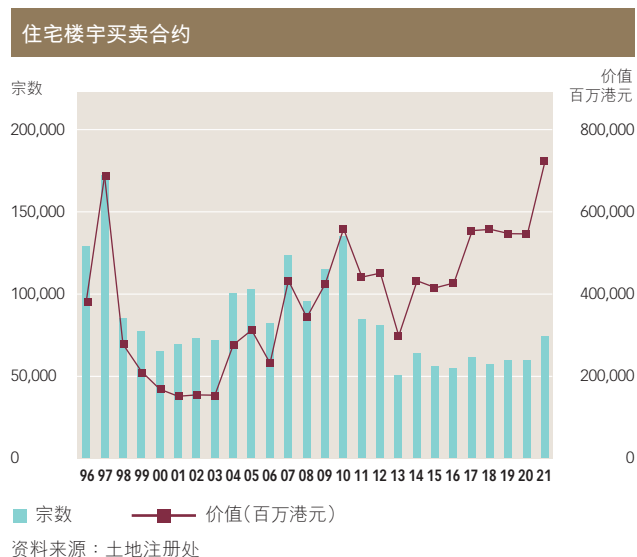
于二零二一年，在疫苗接种率上升以及持续财经及货币政策支持下，全球经济正从疫情中复苏。然而，复苏步伐不一，新兴经济体普遍落后于发达经济体。强劲的压抑需求及普遍的供应链瓶颈加剧通胀压力，尤其是在美国，引发对全球金融市况收紧的担忧。在中国内地，随着稳健的贸易及生产活动，经济持续稳步改善。

在香港，随着全球经济持续复苏、本地需求及劳动力市场有所改善，加上本地疫情稳定，经济录得显著增长。住宅物业市场全年活跃。由于用户需求稳定及低息环境，物业价格维持高位。在此背景下，继二零二零年录得年度跌幅6.1%后，香港经济于二零二一年较前一年温和增长6.4%。

物业市场

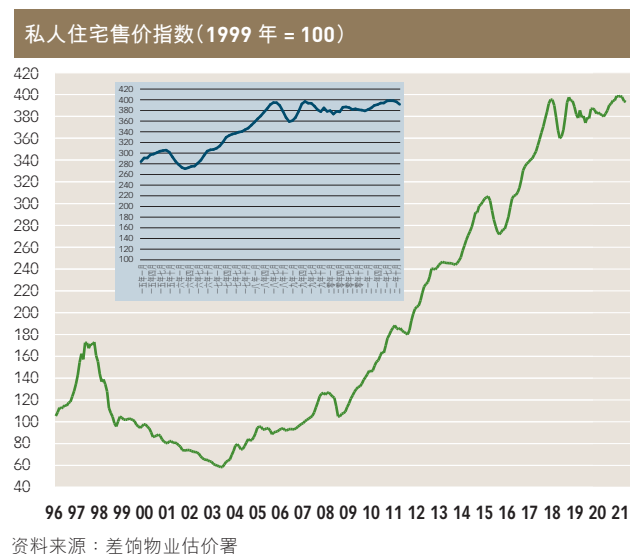
于二零二一年，住宅物业市场活跃。二零二一年二月至七月，住宅物业的总体成交量及成交额较二零二零年同期分别升47.1%及65.9%。尽管自二零二一年八月以来买卖合约有所减少，但二零二一年的住宅物业成交量按年增长28.1%至74,297宗，而成交额按年增长38.8%（图1）。

图1



一手及二级市场的成交量于全年波动。整体而言，住宅物业价格¹于二零二一年录得3.5%的累积升幅，而二零二零年的增幅为0.2%（图2）。

图2

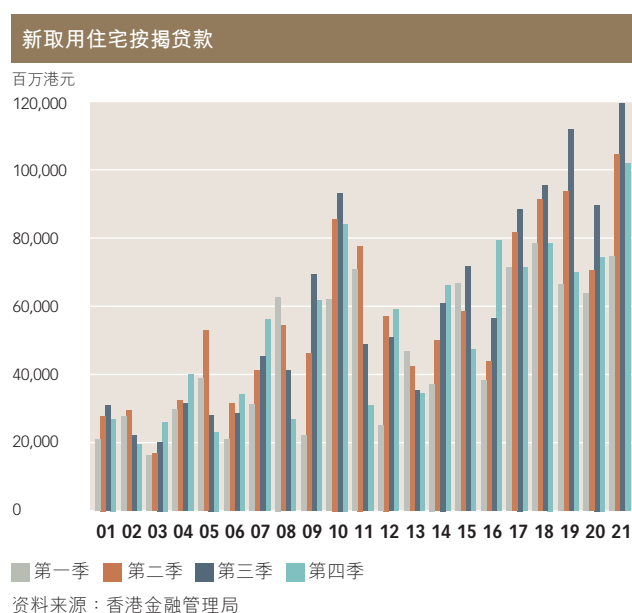


¹ 资料来源：差饷物业估价署出版的私人住宅售价指数

按揭市场

整体而言，香港的按揭利率于二零二一年维持在低位。最优惠利率全年维持不变，介乎5%至5.5%之间。香港银行同业拆息全年维持相对低位。根据香港金融管理局发布的金融数据月报，以期内平均数计算的一个月香港银行同业拆息²于二零二一年一月至十二月徘徊于0.06%与0.20%之间。按揭贷款录得稳定增长，当中所有住宅按揭贷款的未偿还总金额上升10%至18,410.5亿港元。二零二一年的新取用按揭贷款总额³按年升34.2%，二零二零年的跌幅则为12.7%（图3）。

图 3

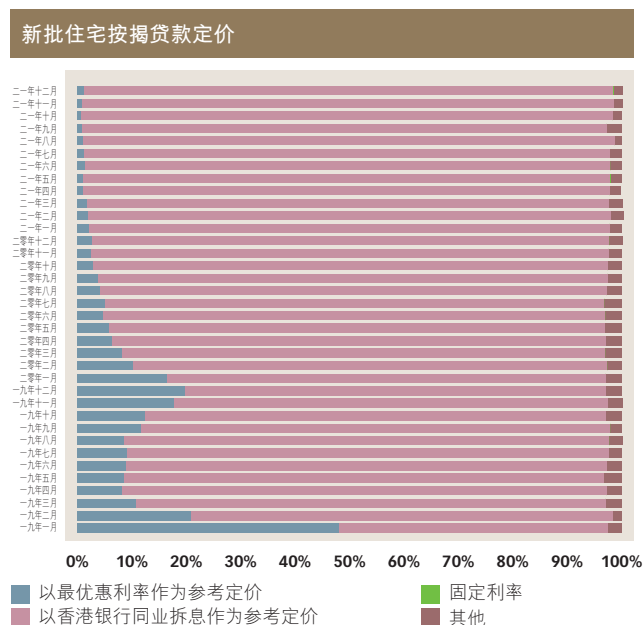


² 资料来源：香港金融管理局

³ 资料来源：香港金融管理局

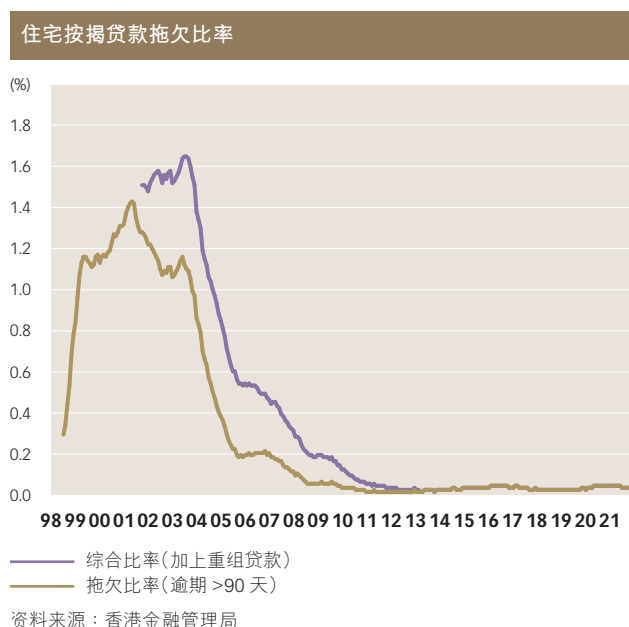
于年内大部分时间，借款人似乎更倾向接受以香港银行同业拆息为参考定价的按揭。截至二零二一年十二月，97.2%新叙造按揭贷款以香港银行同业拆息为参考定价。以最优惠利率为参考定价的按揭比例全年维持低位，介乎0.7%至2.2%，而定息计划于二零二一年在按揭贷款市场占极低比率（图4）。

图 4



在香港金融管理局对按揭借贷的审慎监管下，住宅按揭贷款的资产素质于二零二一年维持优良。按揭贷款超过90日的拖欠比率，于年内保持介乎0.03%至0.04%的低水平，反映银行采取审慎的借贷准则。拖欠和经重组的贷款比率总和，亦于同期维持在0.03%至0.04%的低位(图5)。截至二零二一年十二月底，负资产个案估计为21宗，录得1.26亿港元⁴的总额。

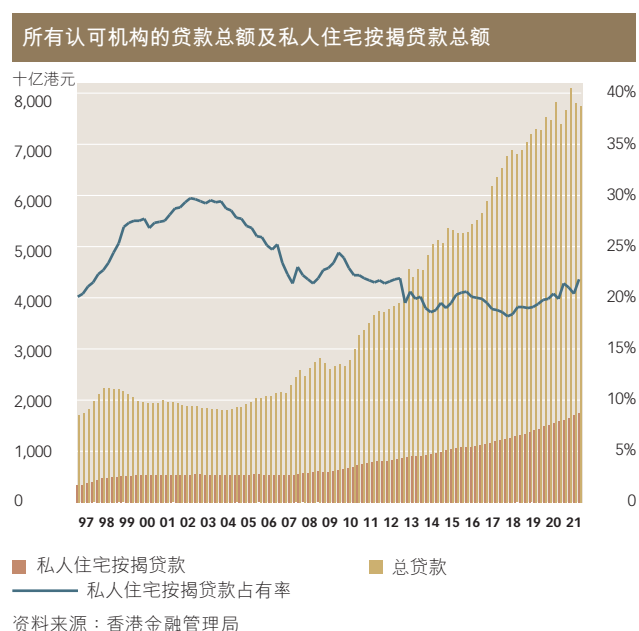
图5



银行业贷款

于二零二一年，与房地产相关的贷款未偿还总额为34,460.4亿港元，占银行贷款总额约44.6%(图6)。在该等与房地产相关的按揭贷款中，私人住宅物业占17,351亿港元(二零二零年底：15,804亿港元)，资助房屋占1,059.9亿港元(二零二零年底：935.4亿港元)。

图6



⁴ 资料来源：香港金融管理局

资产收购

尽管市场资金充裕令银行出售其资产的意欲减弱，本集团已做好准备，于有需要时为市场提供流动资金。二零二一年，本集团收购价值约1.996亿港元的住宅按揭贷款。

融资安排

于二零二一年，新型冠状病毒疫情不断变化，主要中央银行的货币政策有变，加上地缘政治局势紧张，导致全球金融市场及实体经济面对重大挑战。在市况动荡的情况下，本集团坚持审慎的预早融资策略，为购买银行贷款资产及再融资安排资金。基于本集团由政府全资拥有的强大背景和卓越的信贷评级，本集团于二零二一年按照成本效益原则发行了创金额纪录合共1,095亿港元债券，当中842亿港元的债券年期为一年或以上。截至年底，本集团未赎回债券余额为1,157亿港元。

作为香港最活跃的发债体之一，本集团将继续在本地机构及零售资本市场发行债务证券，并在海外机构市场开拓资金来源及扩大投资者基础。这不仅有助扩大本集团的资金基础，更可以为机构投资者及零售投资者提供高素质的债券工具，满足投资者对投资组合多元化及提高收益的要求。

本集团设有三个债务工具发行计划，在发行债券方面既有效率，亦有实效。由于本集团的信贷评级卓越，所发行的债券广受各界投资者欢迎。

中期债券发行计划

为了在国际市场吸引更多投资者和开拓资金来源，本集团于二零零七年六月设立多币种中期债券发行计划。初订定的发行规模上限为30亿美元，在二零二一年六月增加至200亿美元以满足增长的投资需求。该项计划可发行多种货币的债券，亦兼有灵活的产品特色，更能迎合本地及海外投资者

者在不同投资年期等方面的要求。本集团委任国际及区内主要金融机构组成广泛的交易商团队，支持未来的中期债券发行，亦为二级市场提供流通性。

二零二一年，本集团透过中期债券发行计划，共发行中期债券279笔，发行金额合共1,095亿港元，包括向机构投资者公开发售两笔分别为70亿港元二年期及25亿元人民币三年期的中期债券。该次公开债券发行金额合共约100亿港元等值，是历来在香港进行建簿及定价操作金额规模最大的公开发行企业债券，并获《财资》「2021年3A国家大奖」颁发「最佳准政府类债券」。是次债券发行不但有助本集团以具成本效益的方式开拓资金来源及扩阔投资者基础，并支持本集团履行核心政策任务及社会目标。

其中有213笔，合共发行金额842亿港元的中期债券属年期一年或以上，其余66笔合共发行金额253亿港元的属年期一年以下。

债务工具发行计划

债务工具发行计划于一九九八年七月设立，发行对象是港元债务市场的机构投资者。计划设立时的发行额上限为200亿港元，在二零零三年增加一倍至400亿港元。此计划提供了一个既灵活又有效率的发债平台，供本集团发行债券和可转让贷款证，最长年期为15年。

零售债券发行计划

本集团致力推广香港零售债券市场。作为市场的先行者，本集团在二零零一年十一月率先开发一个新的发行机制，及于二零零四年五月成立200亿港元的零售债券发行计划。自二零零一年起，本集团已发行零售债券合共137亿港元。本集团致力在市况合适时定期发行零售债券，为香港的零售投资者提供另外的投资工具。

外汇基金提供的备用循环信贷安排

面对亚洲金融危机的冲击，外汇基金在一九九八年一月，向本集团提供100亿港元循环信贷安排，为本集团提供重要的备用流动资金，使本集团可以在遇上异常经济环境时能保持平稳营运，因而可更有效地履行稳定香港银行及金融系统的使命。

二零零八年爆发全球金融危机，该信贷额度在同年十二月增加至300亿港元。二零二零年十月，该信贷额度进一步增加至800亿港元，为本集团实现其政策目标提供额外支持。该等举措均显示特区政府肯定本集团的重要性，并对本集团给予进一步支持。

本集团曾在一九九八年和二零零八年当资金市场紧张受压时，动用备用循环信贷，提供向本地银行购入香港住宅按揭资产的部份资金。在上述两次事件里，本集团在市场回复稳定后，以具成本效益的发债所得资金，全数偿还向循环信贷安排借入的贷款。二零二一年，本集团并没有向循环信贷安排借入任何贷款。

信贷评级

标普及穆迪给予本集团与特区政府看齐的卓越评级，增强了本集团发行的债券对投资者的吸引力。

香港按揭证券有限公司信贷评级

	标普		穆迪	
	短期	长期	短期	长期
本地货币	A-1+	AA+	P-1	Aa3
外币	A-1+	AA+	P-1	Aa3
前景	稳定		稳定	

(截至二零二一年十二月三十一日)

信贷评级机构对本集团的信用水平给予正面的评估。以下评论摘录自标普及穆迪分别于二零二一年八月和十一月发布的信贷评级报告：

标普

「我们把香港按揭证券有限公司的评级，与作为其全资最终拥有人——香港的评级看齐，反映我们认为当有需要时，几乎可以肯定香港政府会及时向香港按揭证券有限公司提供足够的强力支持。...我们认为，该公司在过去数年另加开展的政策性业务，进一步强化了公司与香港政府的连系，巩固了与政府的整体关系。」

「香港按揭证券有限公司拥有稳固的市场地位及独特的政策角色，通过购买银行按揭和贷款组合，满足本地银行对流动资金和资产负债表管理的需求，尤其是在市场受压时。...香港按揭证券有限公司的商业模式经历过各种困难市场环境的考验。例如当全球金融市场与本地经济于二零零八年底和二零零九年初出现紧张受压，香港按揭证券有限公司因应银行要求，扩大收购按揭贷款，并优化其按揭保险计划。」

「我们相信，香港按揭证券有限公司董事局的各位成员经验丰富，能力优秀，加上对公司监督卓有成效，有利公司业务。我们认为其管理层能力、效率及经验兼具。香港按揭证券有限公司的定位清晰，与其能力及市况相符。该公司一直按照其财务及风险管理准则经营，我们认为该等准则严谨明确。」

「我们预期，香港按揭证券有限公司能合理审慎地管理其融资安排及流动资金，借着三个优先类债券发行计划，能深入利用债券资本市场。...我们期望香港按揭证券有限公司能维持超过足以应付其短期资金需要的高流动性资产，作为充分缓冲。」

穆迪

「香港按揭证券有限公司是由香港政府透过外汇基金全资拥有。该公司执行政策任务，包括促进香港金融和银行业的稳定、市民自置居所、本地债券资本市场发展及退休规划市场发展，方法是向商业银行购买按揭、债券发行及透过旗下一般保

险及年金附属公司提供按揭保险、安老按揭及年金业务。该公司肩负提高银行体系稳定性的责任，担当银行体系的另一最后贷款人，当银行遇到资金压力时，该公司会购买住宅按揭作为支援。」

「香港政府透过外汇基金向香港按揭证券有限公司提供800亿港元循环信贷安排及可按需求增加的额外股本资金。倘若该公司遇上资金紧张导致至信用状况转弱，穆迪预期政府将会提供及时的强力支持。该公司的公共政策任务与政府目标紧密配合，而与政府的密切关系亦提高日后获得政府支持的可能。政府已向该公司注资50亿港元，用以建立年金业务，并于二零二一年六月再注资25亿港元，并准备随着业务持续增长而提供更多资金。」

「香港按揭证券有限公司自成立以来，一直保持非常优良的资产质素。...香港住宅按揭贷款在过往的经济周期里一直表现良好。即使物业价值在一九九七年至二零零三年间下跌了70%，该公司的整体按揭贷款拖欠率从未超过2%。目前，该公司的香港按揭贷款平均按揭成数低于40%。」

「由于拥有强健的财务状况和与政府的关系，该公司较容易在资本市场筹集资金。...该公司拥有充裕的流动资产，包括来自政府的备用信贷安排，足以偿还二零二一年六月底的所有债务。」

按揭证券化

本集团致力推动按揭证券市场在香港的发展。按揭证券是一种有效的金融工具，引导债券市场的长期资金来补充按揭贷款对长期融资的需求。银行与金融机构可利用按揭证券，管理按揭贷款面对潜藏于信贷、流动资金、利率及资产负债满期错配等的各类风险。

本集团自一九九九年起，已发行总值132亿港元的按揭证券。所有按揭证券已于二零一三年末前赎回。

基建融资及证券化

本集团于二零一九年推出基建融资及证券化业务，以累积基建贷款资产及发展本集团的基建融资及证券化品牌。

初期，本集团向二级贷款市场购入及累积基建贷款，并于一级市场与多边开发银行及商业银行共同融资基建项目。

本集团继续以商业上可行、财务上可持续的方式，循序渐进地参与基建融资市场，同时恪守审慎商业原则及风险管理政策。为应对瞬息万变的宏观经济环境及全球疫情，本集团已审慎行事，对其资产收购策略进行相应调整，并将对其发展情况继续保持警觉。

自二零一九年正式开展业务以来，本集团已参与超过10亿美元的基建贷款，遍布亚太区、中东及拉丁美洲。为加强基建融资业界的合作，本集团亦与国际金融公司订立框架合作协议，并与中国出口信用保险公司及多家主要商业银行订立谅解备忘录。

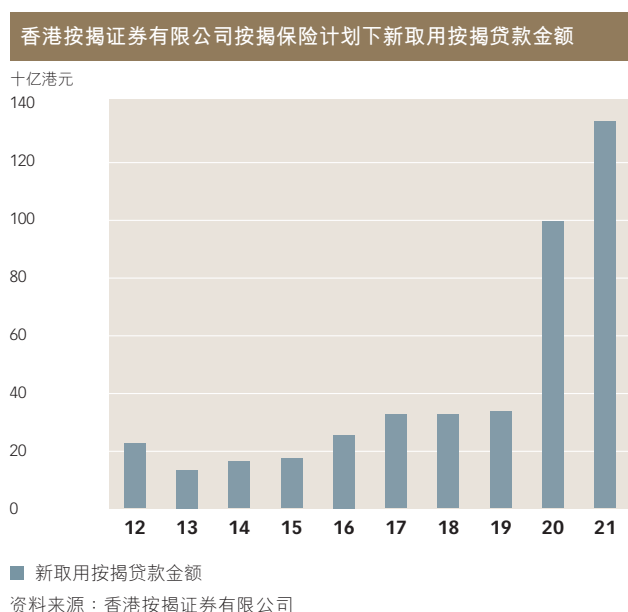
本集团继续与业界合作，以促进全球商业上可行的基建项目发展，并将待建立适当的基建贷款组合及累积所需市场经验后，开拓证券化机会。

按揭保险计划

按揭保险计划帮助资金有限而需大笔资金支付首期的有意置业人士。从银行业角度来看，计划可以让银行借出更高成数的按揭贷款而毋须承担额外的信贷风险，亦无损银行体系的稳定性。该计划为置业人士和银行带来双赢局面。

多年来，按揭保险计划已成为香港按揭融资不可或缺的一部份。自二零二零年以来，对按揭保险计划的需求有所增加，而在按揭保险计划下的新取用贷款总额，由二零二零年的983亿港元增加至二零二一年的1,326亿港元（图7）。而计划下新取用的按揭贷款，约87%以二手市场物业作抵押（就贷款金额而言），显示该计划对于在二手市场置业的人士相当重要。自一九九九年起，按揭保险计划协助超过192,000个家庭实现置业梦想，取用贷款总额达6,316亿港元。

图7



定息按揭计划

继财政司司长于二零二零至二一年度财政预算案中宣布，本集团于二零二零年五月推出定息按揭试验计划，提供为期10年、15年及20年的定息按揭贷款。目的是希望透过额外的财务选择，让有意置业的人士减低面对利率波动的风险，并促进银行体系的长远稳定发展。该计划下每宗私人住宅按揭贷款上限为1,000万港元。为继续填补定息按揭产品于市场上的空隙，该计划于二零二一年十一月转为恒常计划。计划试验阶段的固定利率维持有效至二零二二年一月底。自二零二二年二月起，本集团根据资金成本、业务状况及市况等因素不时厘定固定利率，并将每月公布固定利率。截至二零二一年十二月底，自计划于二零二零年五月推出以来，合共收到94宗申请。

HKMC退休3宝

为巩固作为独特市场营运者及可靠退休计划方案供应者的地位，以切合不同人生阶段的客户的需要，本集团于二零二一年六月底推出全新HKMC退休方案品牌「HKMC退休3宝」，一并推广安老按揭计划、保单逆按计划，以及香港年金计划，为退休规划提供全面方案。该三项产品具备为退休人士于退休后提供即时、稳定及终身收入的共通点。本集团在不同媒体平台及公共交通工具推出了多方面的宣传活动，以提高公众对品牌的认识。

本集团重视客户的整体退休生活质素，因此于二零一九年推出会员计划「AMIGOS By HKMC」(AMIGOS)，为会员提供多元化的退休资讯及活动，促进本集团与客户的紧密联系。会员计划反应热烈，截至二零二一年十二月底，AMIGOS成功招募约5,400名会员。鉴于疫情爆发，本集团于年内大部分时间透过数码平台与退休社群保持联系，举办网上活动以轻松的方式与AMIGOS会员互动。HKMC YouTube频道继续是有效的公众教育平台。年内，包括安老按揭计划、保单逆按计划、香港年金计划及定息按揭计划在内的一系列短片已在HKMC YouTube频道上发布，以介绍不同产品的优点，并于短时间内接触到大量客户群。

本集团获颁发由投资者及理财教育委员会举办的投资者及理财教育奖感谢状，表彰其对香港整体理财教育发展及改进作出持续的努力及贡献。展望未来，本集团将继续透过持续教育及推广，协助市民建立适当的退休理财规划概念。

安老按揭计划

凭借本集团多年来持续地宣传退休方案，公众对安老按揭计划的认受程度不断提高。越来越多市民认同安老按揭计划的理念，并视之为一项可以在退休后每月取得稳定收入的工具。因应客户对二零二零年六月推出的3%定息年利率限时推广优惠的热烈反应，本集团于二零二一年七月将安老按揭计划下的定息按揭计划转为恒常计划。此外，为向客户提供更多选择，本集团亦于二零二一年七月向AMIGOS会员推出高年金定息按揭计划(高

年金3%定息按揭计划)，借款人在该计划下可选择支付较高的每月按揭保费，以换取较高的每月年金及一笔过贷款。由于高年金3%定息按揭计划反应热烈，安老按揭计划的申请于二零二一年下半年录得较上半年超过13%的显著增长。

本集团不时检视安老按揭计划，并推出优化措施，务求更好地满足退休人士的需要。年内安老按揭计划进行优化，将指定物业价值上限提高至2,500万港元及简化计算每月年金的扣减机制、将一笔过贷款的用途扩大至涵盖偿还借款人的贷款(包括循环信贷融资)以及豁免在指定情况下就楼龄超过50年的物业提交验楼报告的规定。同时，本集团继续透过多个平台与不同持份者合作，加强安老按揭计划的公众教育。本集团持续与银行合作推广，利用银行的分行网络及网上平台接触更多潜在客户。

保单逆按计划

为更好地满足退休人士的需要，本集团于二零一九年五月推出保单逆按计划，其业务模式与安老按揭计划相似，为退休人士提供多一项退休理财规划的选择。为提高公众对保单逆按计划的认识，本集团持续与银行和保险公司携手合作宣传，透过其客户群接触更多潜在的借款人。同时，本集团于二零二一年七月推出一项优化措施，将一笔过贷款的用途扩大至涵盖偿还借款人的贷款(包括循环信贷融资)。本集团将继续探索与保险公司合作的机会，以期它们转介可能符合保单逆按计划资格的新寿险保单。

香港年金计划

提高长者退休生活质素是政府重点政策之一。本集团于二零一八年推出香港年金计划，为长者提供更多一项退休理财选择。

于二零二一年，本集团成功提高公众对退休理财规划及长寿风险管理的认识。为了进一步接触更广泛的客户群，我们于二零二一年初推出「轻松登六、精彩延续」的社交媒体宣传活动，以四位银发族为主题，展示不同人生阶段的各种可能性。此网上短片在社交媒体平台上的浏览次数超过200万次。

除九龙区的两个申请服务及客户服务中心外，位于港岛区时代广场的全新服务中心亦已于二零二一年二月启用，并设有指定区域，方便客户申请香港年金计划，提供更便捷的客户服务体验。

透过不断提升服务质素及持续进行宣传工作，香港年金计划需求持续大幅增长。截至二零二一年十二月三十一日，香港年金计划的保费总额达30亿港元，较二零二零年增加18%，平均保费金额约为740,000港元。

推出百分百担保个人特惠贷款计划

继财政司司长于二零二一年至二二年度财政预算案中宣布后，本集团于二零二一年四月推出百分百担保个人特惠贷款计划，为在新型冠状病毒疫情期间失去来自在香港就业的主要经常收入的失业人士提供借入周转资金的途径。在百分百担保个人特惠贷款计划下，合资格借款人可提取低息贷款，暂时帮助他们渡过难关。百分百担保个人特惠贷款计划获政府提供150亿港元的财政承担额。合共14间认可机构以贷款机构身份参与计划。本集团获指定为贷款买方及百分百担保个人特惠贷款计划的管理人。尽管香港失业率于二零二一年下半年有所放缓，然而多个行业经营环境仍然

困难，部分市民仍然面临困境。在此情况下，政府于二零二一年九月宣布将申请期由原定截止日期二零二一年十月二十七日延长至二零二二年四月底。

合资格借款人须为18岁或以上香港永久性居民、在申请贷款时失业至少两个月，并可以提供证明其已失去在香港就业所得的主要经常收入。每名申请人的最高贷款额为受雇期间平均每月收入的六倍或80,000港元（以较低者为准）。最长还款期为六年，并可选择首12个月还息不还本，以减轻即时还款负担。实际年利率为1%，而所收取利息将于预定还款期末前借款人全数偿还贷款后退还。

自推出百分百担保个人特惠贷款计划至二零二一年十二月三十一日，本集团已批出约36,000宗申请，涉及贷款总额24.8亿港元。

中小企融资担保计划的优化措施

政府于中小企融资担保计划下提供八成、九成及百分百信贷保证承担额。于二零一二年五月推出的八成信贷担保产品旨在协助中小企业取得融资作一般营运资金、添置设备或其他资产，以支援业务运作。于二零一九年十二月推出的九成信贷担保产品旨在协助一些规模较小及经营经验尚浅的企业取得融资。收取的担保费会拨作支付参与贷款机构的坏帐索偿及计划下的相关开支，差额将由政府承担。八成及九成信贷担保产品的申请期直至二零二二年六月底。

于二零二零年四月推出的百分百担保特惠贷款旨在纾缓中小企业因新型冠状病毒疫情期间收入减少而无法支付雇员薪金或租金的压力，有助减少企业倒闭和裁员。各行各业的中小企业都可申请。百分百担保特惠贷款由政府百分百担保，参与计划的贷款机构会在贷款提取后，将有关贷款售予香港按揭证券有限公司。

为进一步纾缓中小企的资金周转压力，财政司司长于二零二一年至二二年度的财政预算案中宣布，进一步优化百分百担保特惠贷款。在优化措施下，合资格企业须在二零二零年六月三十日前营业至少三个月，并且自二零二零年二月起的任何单月营业额较二零一九年初至二零二零年中任何季度的平均每月营业额下跌三成或以上。每家企业的最高贷款额由12个月提高至18个月雇员薪金及租金的总和，或600万港元（原为500万港元）（以较低者为准）。百分百担保特惠贷款的最长还款期由5年增加至8年。而还息不还本的安排则由最多12个月延长至最多18个月。该等优化措施自二零二一年三月二十九日起生效。

由于部分企业的经营环境仍然充满挑战，加上全球疫情亦为经济前景带来不确定性，政府于二零二一年九月进一步优化中小企融资担保计划下的支援措施。八成、九成信贷担保产品及百分百担保特惠贷款的还息不还本安排，由最多18个月延长至24个月，还息不还本的申请期延长至二零二二年六月底。而百分百担保特惠贷款的申请期亦延长六个月至二零二二年六月底。

自二零二一年十月起，政府亦将八成、九成信贷担保产品及百分百担保特惠贷款的总承担额由1,830亿港元进一步增加至2,180亿港元，有关承担额可于三项信贷担保产品之间交互使用。

合共有34间认可机构参与中小企融资担保计划成为贷款机构。自八成、九成信贷担保产品及百分百担保特惠贷款推出以来，截至二零二一年十二月三十一日，本集团已分别批出超过21,300宗、5,500宗及47,000宗贷款申请，涉及贷款额分别为925亿港元、106亿港元及816亿港元，逾45,000间本地中小企业及640,000名相关雇员受惠。

财务回顾

财务回顾

经历前一年经济萎缩后，尽管经济增长受到疫情持续演变、供应瓶颈及国际旅游限制所限，全球经济于二零二一年维持复苏步伐。美国能源价格飙升及通胀压力上升，为美国货币政策的未来走向带来不明朗因素。由于中美地缘政治因素持续不明朗，全球金融市场仍然充满挑战。中国大陆方面，于二零二一年经济实现8.1%的稳健增长，惟由于经济活动受到若干城市的新型冠状病毒疫情、极端天气及限电措施的影响，下半年增长有所放缓。

香港经济在年内明显复苏，随着全球经济活动持续复苏及本地疫情稳定，第三季度的复苏情况更为稳固。于二零二一年第三季度，实际本地生产总值较上年同期增长5.4%，惟由于基数效应及二零二一年上半年表现较预期强劲，增长步伐较第二季度温和。在经济持续复苏的情况下，劳工市场自二零二一年初开始持续改善，令失业率在最后一个季度显著下跌至3.9%。

在市况不明朗下，本集团的核心业务保持灵活，以强大的融资能力及稳健的财务状况，为面对任何金融动荡提前作充分准备，以履行其策略性政策角色和达成社会目标。

收益表

财务表现

年内本集团除税后溢利为8.31亿港元(二零二零年：净亏损3.62亿港元)(表1)。盈利有所改善主要由于(a)受市况利好令存放于外汇基金的投资回报较高，使年金业务由上一年度录得会计亏损转亏为溢利；(b)持有以美元及策略性离岸人民币计价的存款及债务投资产生的外汇收益；(c)自二零二零

年以来，按揭保险计划业务大幅增长，新保费收入分摊入帐令净保费收入增加；及(d)重新平衡投资组合后，投资于上市房地产信托投资基金及交易所买卖债券基金的净亏损减少。

为对本集团的财务表现作更有效的评估，当即时入帐的按揭保险计划佣金支出经调节至分摊入帐借以与保费收入按年入帐作匹配及扣除年金业务的财务业绩后，经调整年内溢利及权益回报率分别为8.68亿港元(二零二零年：3.76亿港元)及7.3%(二零二零年：3.5%)。年金业务的内涵价值约为90亿港元，其中包括总权益72亿港元及未来溢利现值18亿港元，显示业务长远而言应能获得盈利。

本集团资本充足率处于23.4%的稳健水平(二零二零年：37.3%)，以预留资金作业务发展之用。本集团辖下从事一般保险业务的保险附属公司及从事年金业务的保险附属公司的偿付能力充足率分别为约7倍(二零二零年：12倍)和约15倍(二零二零年：12倍)，两者均远高于相关最低监管要求。

表1

财务表现概要	二零二一年 百万港元	二零二零年 百万港元
未计减值前的经营溢利／(亏损)	902	(435)
除税前溢利／(亏损)	894	(440)
年内溢利／(亏损)	831 ¹	(362) ¹
权益回报率	5.1% ¹	(2.4%) ¹
成本对收入比率	35.3% ¹	640.8% ¹
资本充足率	23.4%	37.3%

1 经调整(一)将源自按揭保险新取用贷款大增而带来即时入帐的银行佣金支出调节至分摊入帐借以与保费收入根据保单的相关贷款风险按年入帐作匹配的影响和(二)扣除年金业务的财务业绩，二零二一年的经调整年内溢利、权益回报率和成本对收入比率分别为8.68亿港元、7.3%及25.2%(二零二零年：分别为3.76亿港元、3.5%及44.8%)。

净利息收入

本集团录得净利息收入4.55亿港元，较二零二零年减少3,300万港元，主要由于调配盈余资金以支持购入中小企融资担保计划下的百分百担保特惠贷款，而该业务并非牟利，以及其他平均计息资产减少所致，而购置基建贷款增加则减轻了部份影响。净息差为0.4%(二零二零年：0.8%)(表2)。

表2

净利息收入	二零二一年 百万港元	二零二零年 百万港元
净利息收入	455	488
平均计息资产	113,918	62,447
净息差 ²	0.4%	0.8%

2 撇除本集团购买中小企融资担保计划下仅收回融资成本而并无赚取任何净息差的百分百担保特惠贷款的影响后，经调整净息差将为0.8%(二零二零年：1.0%)。

按揭保险已满期保费净额

透过按揭保险计划新承保的贷款，由二零二零年的983亿港元增加至二零二一年的1,326亿港元。已收保费净额(扣除提供予客户的折扣后)按未满期风险摊销及确认为收入。计及往年收取的保费按年入帐和申索拨备后，按揭保费净收入为7.65亿港元(二零二零年：3.98亿港元)。即时入帐的银行佣金支出净额因新取用贷款大增而攀升至9.61亿港元(二零二零年：6.66亿港元)。

年金业务之净保险相关业绩

由于按精算假设下需要维持审慎的法定储备，而存放于外汇基金的资本及已收保费的投资回报则归类于其他收入项下，年金业务之净保险相关业绩(即已满期保费净额、申索产生净额、已付利益、保单持有人负债变动以及佣金和征费支出总和)录得10.48亿港元净亏损(二零二零年：9.8亿港元亏损)。

其他收入

其他收入为21.46亿港元(二零二零年：8.08亿港元)，主要包括来自存放于外汇基金的投资收益19.91亿港元(二零二零年：8.89亿港元)及主要对持有以美元及策略性离岸人民币计价的现金及债务投资进行重估产生的外汇收益1.17亿港元(二零二零年：亏损4,400万港元)。上述的外汇收益主要反映金融资产的汇兑差额及就管理外币风险的相关对冲掉期按市值重估所带来的净额结果。

经营支出

本集团一直致力维持严格的成本监控以控制开支及提高营运效率。经营支出(经扣除收回中小企融资担保计划下的百分百担保特惠贷款的经营支出)按年下跌4.5%至4.92亿港元(二零二零年：5.15亿港元)，支出金额较预算为少。于二零二一年，收回中小企融资担保计划下的百分百担保特惠贷款的经营支出为8,700万港元(二零二零年：2,200万港元)。雇员成本为3.49亿港元(二零二零年：3.34亿港元)，有效控制于占总经营支出(不计及来自政府就中小企融资担保计划下的百分百担保特惠贷款所收回的成本)的60.2%。

减值拨备

资产素质维持稳健，本集团的按揭贷款组合拖欠比率处于0.11%的低水平(二零二零年：0.05%)。在年内购买基建贷款增加的情况下，按照已批准的审慎拨备政策在二零二一年录得的减值拨备为820万港元(二零二零年：520万港元)。本年度并无录得贷款撤销(二零二零年：50万港元)；而收回先前已撤销贷款为40万港元(二零二零年：50万港元)。

按类分析

以下表3载列按不同业务对二零二一年税前溢利／(亏损)的贡献。

表 3

	购买资产 及供款 管理服务 百万港元	一般保险 百万港元	人寿保险 百万港元	总额 百万港元
截至二零二一年十二月 三十一日止年度				
税前溢利／(亏损)	426	(152)	620	894
截至二零二零年十二月 三十一日止年度				
税前溢利／(亏损)	200	(269)	(371)	(440)

二零二一年购买资产及供款管理服务税前溢利为4.26亿港元，主要来自贷款及投资组合的净利息收入。二零二一年一般保险税前亏损为1.52亿港元，主要因按揭保险新取用贷款大增而引致即时入帐的银行佣金支出上升，然而有关的保费收入则需根据保单相应的贷款风险按年摊分入帐。二零二一年人寿保险税前溢利为6.20亿港元，主要由于资本及已收保费存放于外汇基金的投资回报较高所致。截至二零二一年年底，年金业务内涵价值约为90亿港元，显示业务长远而言应能获得盈利。

财务状况

贷款组合

本集团于本年度购入中小企融资担保计划下百分百担保特惠贷款约429亿港元(二零二零年：376亿港元)、基建贷款约29亿港元(二零二零年：13亿港元)及住宅按揭约2亿港元(二零二零年：4,000万港元)。计及本年度贷款组合的提早还款和正常还款后，贷款组合未偿还结余为796亿港元(二零二零年：431亿港元)。

证券投资

本集团按照董事局批准的投资指引，采取审慎、低风险的方针管理剩余资金与投资活动。于二零二一年十二月三十一日，投资组合总结余为149亿港元(二零二零年：144亿港元)，主要包括优质债务投资。债务投资并无任何违约损失。

外汇基金存款

于二零二一年十二月三十一日，存放于外汇基金的金额为286亿港元，包括按证保险公司和香港年金公司资本投资及香港年金公司已收保费239亿港元(二零二零年：163亿港元)，以及代表政府为购买百分百担保个人特惠贷款计划贷款而预收的资金47亿港元(二零二零年：无)。

债券发行

于二零二一年，本集团透过中期债券发行计划，发行合共1,095亿港元债券。该计划发行的所有非港元债务均以港元或美元对冲外汇风险。本集团继续采纳审慎的预先筹措资金策略，于二零二一年十二月三十一日，未赎回债券总结余维持于1,157亿港元(二零二零年：619亿港元)。

主要资产负债表外风险

按揭保险计划

本集团以核准再保险公司分担风险方式经营按揭保险业务。于二零二一年底，风险总额约为889亿港元(二零二零年：545亿港元)，其中83亿港元(二零二零年：69亿港元)已向核准再保险公司购买再保险。由本集团承担的资产负债表外风险增加至806亿港元(二零二零年：476亿港元)。

于年底，未决申索拨备占所承担风险维持稳定于0.1%。拖欠比率维持稳健的0.01%水平(二零二零年：0.01%)。

安老按揭计划

本集团以保险人的身份经营安老按揭计划，就香港参与的贷款机构贷出的安老按揭贷款收取保费，提供按揭保险保障。计及安老按揭贷款未提取的未来年金以及再保险安排，本集团于二零二一年十二月三十一日承担的风险，增加至140亿港元(二零二零年：123亿港元)，相关未偿还贷款结余为40亿港元。

资本管理

为确保本集团按资本金的比例扩展其业务及资产负债表时不会产生过度风险，本集团严密监控资本充足程度及资金运用。年内，本集团遵守财政司司长参照巴塞尔协定II以风险为本的资本充足框架下所发出的资本充足率指引(「指引」)。

根据指引，计算资本充足率乃跟随财务报告的综合基准，但撇除须遵守其他维持充足资本要求的受规管附属公司(即受保险业监管局规管的按证保险公司和香港年金公司)。撇除未予综合的受规管附属公司的投资成本后，于二零二一年十二月三十一日资本充足率仍处于23.4%的稳健水平，远高于资本充足率指引规定的8%最低比率。

截至二零二一年十二月三十一日，本集团辖下从事一般保险业务的保险附属公司及从事年金业务的保险附属公司的偿付能力充足率分别为7倍(二零二零年：12倍)和15倍(二零二零年：12倍)，两者均远高于保险业监管局分别规定不低于200%和150%的法定最低要求。

股息

考虑到业务发展的资金需求，二零二一年不会宣派股息(二零二零年：无)。

风险管理

风险管理

本集团以审慎的商业原则营运。一切以「审慎为先、利润为后」的原则，指导整体风险管理架构的设计、方针及日常业务执行。多年来，本集团不断优化已相当完善、稳健及行之有效的风险管理制度，务求配合市场与业务策略的变化。

董事局拥有本集团最高决策权及对风险管理负上最终责任。董事局在企业风险管理委员会的协助下，首要责任是制定风险胃纳声明内的风险管理策略，并确保本集团以有效的风险管理制度执行该等策略。风险胃纳声明订定所有风险活动的限制，并将这些限制纳入本集团遵循的风险上限、风险政策和监控程序中，以确保风险得到妥善管理。

企业风险管理委员会负责监察本集团各类型风险，检讨和批核高层次的风险相关政策，监察执行情况，并且督导有关管治、政策及措施的优化工作。委员会审视定期压力测试，以评估本集团应对极端严峻情况的财务能力。

委员会由一位执行董事担任主席，成员包括总裁、高级副总裁、首席法律顾问及风险管理部的高级职员。

本集团主要管理因贷款资产、担保组合、基建贷款、年金业务及投资组合而产生的信贷风险、市场风险、长寿风险、物业风险、营运风险、法律与合规风险、杠杆风险以及环境、社会及管治风险。

除企业风险管理委员会外，香港按揭证券有限公司亦借不同的管理委员会管理风险，如基建融资及证券化投资委员会、信贷委员会、交易核准委员会、资产负债管理委员会、营运风险管理委员会、长寿风险委员会以及环境、社会及管治委员会。除基建融资及证券化投资委员会由一位执行董事担任主席外，上述管理委员会均由总裁担任主席，成员包括相关高级副总裁、首席法律顾问及有关运作部门的高级职员。

保险附属公司亦自设风险管理委员会，以监察保险风险及其他有关风险。各个风险管理委员会由该等附属公司一位执行董事担任主席，成员包括总裁及该等附属公司的相关高级职员。香港年金的风险管理委员会成员包括独立及非执行董事，为其营运提供独立的风险监察。

信贷风险

贷款资产及担保组合

本集团置有由零售及商业贷款资产组成的贷款及担保组合，当中主要为按揭贷款。信贷风险是本集团承担的最主要风险，源于借款人或交易对手因拖欠贷款而引起的风险。

(一) 违约风险

为有效控制违约风险，本集团四管齐下，保障和维持本身资产、按揭保险计划及中小企业融资担保计划下资产组合的素质：

- 仔细挑选交易对手，包括核准卖方、核准管理供款机构、核准再保险公司和贷款机构
- 对购买资产、保险和担保申请制定审慎的资格标准

- 对购买按揭贷款、违约损失、保险及担保索偿进行有效的尽职审查程序
- 提升高风险交易的保障。

若购买按揭贷款计划的贷款违约，而收回的金额少于贷款余额，可能引致亏损。为减低违约风险，本集团制定审慎的贷款购买标准，并于购买贷款过程中进行有效的尽职审查，以维持贷款的信贷素质。此外，本集团会视乎个别相关贷款组合的预计风险，与核准卖方就该组合订立加强信贷安排，以降低因借款人违约而可能招致的信贷损失。

按揭保险计划所承保的贷款于违约时亦可能会带来亏损。每宗按揭保险计划的申请，均由本集团根据一套审慎的投保标准审批，而参与银行的每项申索亦会由本集团审查，以确保符合所有按揭保险计划下的承保条件。因此，按揭保险计划贷款的违约风险得以大幅降低。为避免违约风险可能过于集中，本集团以再保险安排，将部分风险转移至核准再保险公司。

同样地，中小企融资担保计划所担保的贷款，于借款人违约时亦可能会带来亏损。各担保申请均会经贷款机构根据本身的信贷政策评估借款人的违约风险。此外，本集团采用审慎的承保条件，进行行政审批和信贷审查，从而更加了解担保申请的信贷素质；并就每宗坏帐索偿进行尽职审查，确保贷款符合本集团的承保条件以及贷款机构的内部信贷政策。

本集团定期追踪与汇报贷款和担保组合的信贷表现，让管理层知悉最新的信贷状况，以便密切监察经营环境中出现任何与本集团有关的风险，并及时实施减少风险的措施。

(二) 卖方／管理供款机构交易对手风险

倘若所收购组合的核准卖方／管理供款机构未能适时及准确地汇寄定期款项予本集团，可能会产生交易对手风险。

本集团采用以风险为本的资格审查，持续监测核准卖方／管理供款机构的贷款管理素质和信贷状况。

(三) 再保险公司交易对手风险

再保险公司交易对手风险指核准再保险公司无法向本集团支付索偿款项的风险。本集团已设立机制，评估按揭再保险公司的资格，并就所承受风险索取抵押品，以有效降低交易对手风险。

本集团每年及于需要时检讨各核准再保险公司的资格，以决定日后的业务分配及风险分摊比例。

(四) 库务交易对手风险

当库务交易对手拖欠或无法支付本集团有关库务工具交易的款项时，可能会产生库务交易对手风险。为管理库务交易对手，本集团采用以评级为主的交易对手评估框架，及以风险为本的交易对手限额机制。本集团持续监测库务交易对手，并根据评估结果，调整各库务交易对手的限额。

此外，本集团已经与主要掉期交易对手建立了双边抵押品安排，以减低库务交易对手风险。

(五) 贷款机构风险

本集团承受中小企贷款所产生的贷款机构风险：(1) 贷款机构的贷款行为与其信贷政策不符；(2) 贷款机构制定的信贷政策宽松、不够仔细或不够详尽以落实审慎批核要求；及(3) 贷款机构因为贷款有担保保障而在审批时不够审慎所引发的道德风险。本集团通过审查贷款机构的信贷政策以及就索偿进行的尽职审查，管理贷款机构风险。

(六) 保险公司交易对手风险

当人寿保险公司拖欠或无法履行其于根据保单逆按计划转让予本集团的人寿保单下的责任时，可能会产生保险公司交易对手风险。为降低保险公司交易对手风险，转让予本集团的人寿保单必须由保险业条例下的获授权保险公司发出。此外，本集团持续监察保险公司。

本集团信贷风险管理机制以信贷委员会及交易核准委员会为核心，而在保险附属公司则为其风险管理委员会。

信贷委员会及保险附属公司风险管理委员会负责制定信贷政策和资格标准。上述委员会审批要求成为购买按揭贷款计划的核准卖方／管理供款机构、按揭保险计划的核准再保险公司、中小企融资担保计划的核准贷款机构及合格的库务交易对手的申请。委员会亦负责制定交易对手的风险承担限额。委员会密切注视经营环境，并适时提出缓解风险措施，以管理信贷风险。

交易核准委员会及保险附属公司的风险管理委员会负责根据最新市况及董事局批准的业务策略，深入分析业务交易的定价因素及相关信贷风险。

基建贷款

当金融工具的交易对手未有履行其合约责任时，则会产生信贷风险，导致本集团可能产生或实际产生财务亏损。本集团多管齐下管理与基建融资及证券化业务相关的信贷风险，包括采用审慎贷款准则、内部专才及独立顾问进行深入的尽职审查。本集团审慎考虑所有投资，包括适当的风险及回报、可予接纳的项目风险及缓解措施。有关风险包括延误风险、建造风险、履约风险、营运风险、商业风险、财务风险、交易对手风险、集中风险、法律与合规风险、监管风险、政治风险、货币风险、利率风险，以及环境及社会风险。本集团持续监察有关风险、实施审查制度，亦运用稳健的内部信贷评级及违约损失率方法，对因基建贷款违约而产生的预期亏损进行评估。

就风险管治架构而言，一个包括独立风险控制小组的专责部门负责对基建投资进行信贷评估、日常监察、汇报及风险管理。基建融资及证券化投资委员会负责管理基建投资，包括监督对适用规则、指引及政策的遵守，以及批核、监察基建投资。

市场风险

由于市场价格转变，使本集团收入或贷款组合价值减少，即属市场风险。市场风险包括利率风险、资产负债满期错配风险、流动资金风险及货币风险。

(一) 利率风险

净利息收入是本集团盈利的主要来源，即本集团的贷款组合、现金及债务投资的利息收入超逾债务发行及其他借款的利息支出的差额。当市场利率的变动影响资产的利息收入及负债相关的利息支出时，即引致利率风险。

利率风险管理的主要目的，是局限利率变动对利息收入／支出的潜在不利影响，同时取得稳定的盈利增长。本集团面对的利率风险有两方面，即利率错配风险和息差风险。利率错配风险是影响本集团净利息收入的最大风险，主要源自本集团赚息资产及计息负债的利率重新订价的时间差异。利率错配风险常见于贷款中大部分为浮息资产(以最优惠利率或香港银行同业拆息率为基准)的贷款组合，而本集团的主要负债则为定息债券。本集团审慎运用不同类型的金融工具(例如利率掉期、利率期权、息差掉期、远期利率协议及发行按揭证券)管理利率错配风险。定息债券的收益一般透过利率掉期，转变为以香港

银行同业拆息率为基准的资金，使之更能与按揭资产的浮息收入配对。

本集团亦采用期限差距作为监察、衡量及管理利率错配风险的指标。期限差距衡量资产与负债的利率重新订价的时差。差距愈大，利率错配风险愈高。正期限差距指资产期限长于负债期限，即利率上升时风险较大；反之，负期限差距则表示利率下跌时风险较大。

本集团在资产负债管理委员会的指引监督下，视乎利率的未来走势及市况，会主动对资产负债组合的期限差距作出重新平衡。

息差风险指本集团以最优惠利率计息的赚息资产，及以香港银行同业拆息率计息的计息负债两者的基准利率差距。市场上可用作完全对冲最优惠利率与香港银行同业拆息率息差风险的金融工具有限。一般而言，资产均按香港银行同业拆息率以与资金的计息基准配对时，或有关的风险管理工具更普及或更具经济效益时，方能有效管理息差风险。过往数年，本集团刻意购买较多以香港银行同业拆息率计息的资产，因此息差风险已大幅减少。此外，本集团也发行以最优惠利率计息的按揭证券，及采用对冲衍生工具，以减低在这方面的息差风险。

(二) 资产负债满期错配风险

按揭贷款及基建贷款组合的实际平均年期，通常较按揭贷款的合约年期为短，视乎按期还款及提前还款的快慢而定。提前还款率愈高，则按揭贷款组合的平均年期愈短。在香港，提早还款有两个主要原因：(i) 换楼 — 借款人出售相关物业时全数偿还按揭；及(ii) 转按 — 借款人为取得较低的按揭利率重新安排按揭贷款。

资产负债满期错配风险可更具体阐释为再投资风险与再融资风险。再投资风险指本集团将提前还款及收回的按揭贷款重新投资所得回报较低的风险。再融资风险指以较高利率或价差再融资负债的风险。当以短期负债融资长期的浮息按揭资产时，本集团便会面对融资金额及资金成本的再融资风险。再投资风险可透过不断购买贷款资产补充保留组合流失的贷款，及将剩余现金投资债券及现金存款以调整整体资产组合的平均年期作有效管理。此外，本集团透过发行可赎回债券及可转让贷款证减轻再投资风险，让本集团得以运用可赎回债券及可转让贷款证所包含的赎回权，调整负债的平均年期，使负债能更切合整体资产组合。

本集团通过发行不同年期的债券，管理再融资风险，用以灵活调校整体负债组合的平均年期。此外，可以透过调整投资组合的资产到期日，或将贷款证券化以减少本集团的贷款资产，从而减低再融资风险。

本集团以资产负债期限差距比率评估、监控及管理资产负债满期错配风险，以确保本集团资产与负债的平均年期有适度平衡。

(三) 流动资金风险

流动资金风险指本集团无法偿还债务(例如赎回到期债券)或无法为承诺购买的贷款组合提供资金的风险。本集团采用流动资金风险管理机制应对市况的转变，不断监控市场事件对本集团流动资金状况的影响，并采取审慎的预早融资策略，控制全球市场波动对本集团流动资金的影响。流动资金风险可透过监控每日资金流，以及预测整个还款期的较长期资金流情况加以管理。本集团以流动资产比率衡量、监控及管理流动资金风险状况。

鉴于本集团由政府全资拥有的强大背景及良好的评级，本集团可以于债券市场有效率地从机构及零售投资者取得融资。除此优势外，本集团持有高流动性的投资组合，有助本集团迅速和顺利地应付无法预见的流动资金需求。即使市场资金持续异常紧缩时，本集团亦可运用外汇基金的800亿港元备用循环信贷，作为后备流动资金。

本集团已成功开拓多个融资渠道，审慎管理提早融资，确保所有的可预见融资承诺于到期时能够兑现，以支援业务发展及维持债务组合的平衡。此多元化资金来源，可使本集团以最低成本进行提早融资的策略，同时亦可在市场不寻常时期保持融资能力。目前的资金来源如下列**表1**所示：

表 1：本公司现时的资金来源

资金来源	说明
200亿美元中期债券发行计划	已委任强大的交易商团队根据此计划向国际机构投资者包销及分销港币及外币债券
400亿港元债务工具发行计划	主要交易商及销售团成员根据债务工具发行计划向机构投资者包销及分销债券。此发行计划下的可转让贷款证附属计划更进一步扩大原计划的资金来源及投资者基础
200亿港元的零售债券发行计划	配售银行以分行网络、电话及电子银行服务设施协助本集团向投资者发行零售债券
30亿美元Bauhinia按揭证券化计划	多种货币按揭证券发行计划，让本集团在本地及国际市场推出按揭证券
投资组合	主要包括现金及银行存款、商业票据、优质存款证及可随时兑换成现金的票据
货币市场短期资金	本集团已从多家本地及国际银行取得货币市场短期资金借贷额度作短期融资
800亿港元备用循环信贷安排	外汇基金承诺向本集团提供800亿港元备用循环信贷

(四) 货币风险

货币风险指汇率波动对本集团财政状况及外币现金流量的影响。本集团严格按照董事局批准的投资指引，在资产负债管理委员会的监督下管理货币风险。资产负债管理委员会订立每日可承受的风险上限。

基于审慎风险管理原则，根据中期债券发行计划已发行的外币计值债券，已通过外币换汇交易悉数对冲。

交易分别经前线、中间及后勤办公室处理，以确保有充份制衡。库务部为前线办公室，负责监察金融市场的变化，并根据资产负债管理委员会制定的策略执行各种现金、衍生工具、债务及证券化市场交易。风险管理部则担任中间办事处角色，监察交易是否符合库务交易对手及市场风险限额。业务运作部为后勤办公室，负责交易的核实、确认、结算及付款流程。

资产负债管理委员会负责全面管理市场风险。委员会依循审慎风险管理原则及董事局所核准的投资指引，负责审查和管理市场风险，包括利率风险、资产负债满期错配风险、流动资金和融资风险及货币风险。委员会定期举行会议，检讨金融市场的最新发展，并制定有关资产负债的管理策略。

(五) 外汇基金存款

香港年金公司将所得年金供款存于外汇基金的「投资组合」和「长期增长组合」，以赚取投

资回报。此外，自二零一九年四月起，该公司及按证保险公司将缴足资本及保留溢利存于「投资组合」，以管理资本回报率。若投资回报低于预期水平，本集团会承受市场风险。利率、股价、楼价及汇率不利变动亦可能造成亏损风险。本集团积极监察并检讨投资组合，以厘定「投资组合」与「长期增长组合」之间的策略资产配置。

香港年金公司及按证保险公司因外汇基金存款所引致的一切风险，均由其风险管理委员会管理。

长寿风险

安老按揭计划及保单逆按计划下的长寿风险指预期长及支付较大额的年金所引致的风险。年金付款期及贷款期愈长，贷款金额随着时间亦会累积愈多，而执行抵押物以偿还贷款后的余额会愈少。当出售物业的款项并不足以偿还贷款时，就可能会导致损失。

香港年金计划下的长寿风险指年金受益人的实际寿命比预期长，令发放年金的年期变长，从而严重影响年金计划的长期可持续性。

安老按揭计划和保单逆按计划的贷款终止率和年金计划的保单终止率很大程度上取决于借款人和年金受益人的死亡率(即寿命)。本集团对死亡率及日后预期寿命的延长作审慎的精算假设，借以应对长寿风险。本集团每年进行风险分析，以评估长寿风险所带来的潜在财务影响，以及安老按揭计划、保单逆按计划和年金计划下各种风险素之间的相互影响，并定期检讨假设的死亡率。

长寿风险委员会负责管理本集团的长寿风险，其职责包括批核长寿风险管理政策、对冲交易，并检视本集团的长寿经验及风险。委员会亦会密切注视并分析人类寿命的趋势、相关科技的变革及对人类寿命的影响。

物业风险

在购买按揭贷款计划、按揭保险计划与安老按揭计划时，作为贷款及担保组合抵押品的物业如在价格方面有所波动，便会令本集团承受物业风险。本集团就每项购买贷款或贷款申请的相关物业索取专业测量师的估值、保守地假设已抵押物业于变现时的价值、制定各类相关计划的最高按揭成数及进行压力测试以评估楼市下滑的影响，借以管理物业风险。

信贷委员会和保险附属公司的风险管理委员会负责管理本集团的物业风险。

营运风险

营运风险指由内部程序、人为、系统失误或失灵、或外界因素引致运作中断而导致损失的风险。

本集团采用自下而上的方式，深入分析新产品、业务活动、程序，并将系统升级与尽职审查新业务流程，以识别营运风险，另外亦采用全面验证规则、资讯系统管理报告及审核证据，以追踪及呈报任何错误或不足。

本集团维持全面且完善的内部监控、核证制度及营运流程，积极管理营运风险。本集团设有营运框架，配合不同业务范畴推出的新产品。此外，本集团在执行营运及系统基建设施之前，会作出严格审视，确保有足够的内部监控，从而纾缓营运风险。

在业务活动及流程方面，本集团广泛利用先进资讯技术、配合有效的营运制度与监控，以确保日常营运的效率及成果。本集团采用有效的措施确保该等系统准确、可用及安全。本集团亦有谨慎措施确保足够监察和充分制衡，保证营运受到恰当控制。有效的内部监控有助减低财务风险，同时保障资产免遭挪用或不当的损失，包括预防及侦测欺诈行为。

营运风险管理委员会负责确保本集团所有相关运作部门都采取有效的营运风险及内部监控机制。委员会制定关键风险指标，监察主要营运风险的事项和减低风险措施的成效。于内部程序如有控制上的弱点、失效或不合规的情况，会作为营运风险事件纪录、汇报及处理，以作为营运风险管理。委员会也负责制定方向、解决有关政策、监控和管理营运事宜，并确保倘若审核结果涉及营运风险或内部监控时，可以迅速采取恰当的纠正措施。

法律与合规风险

法律与合规风险指违反法定或监管责任及法律文件无法予以执行以保障本集团利益所产生的风险。

本公司在法律顾问部(包括合规专组)的协助下管理该等风险。

由首席法律顾问主管的法律顾问部，负责就法律事务向本集团提供意见。当考虑新产品或业务时，法律顾问部会就有关法律及法律文件提供意见。本集团亦会适时聘请外部法律顾问，协助法律顾问部为本集团提供法律支援。

合规专组是法律顾问部的一部份，由合规总监领导，其通过首席法律顾问向总裁汇报。合规专组会适时聘请外部法律顾问，为合规事宜提供意见。

营运风险管理委员会是负责管理法律与合规风险的委员会。

杠杆风险

为确保本集团在扩展业务以及资产负债表时，对资本基础不会构成过度的风险，财政司司长作为本集团的监管人，已颁布资本充足率指引。该指引主要参考「巴塞尔协定II」的风险资本充足框架，而当中最低的资本充足率定为8%。于二零二一年十二月三十一日，本集团的资本充足率为23.4%。

监管资本按资本指引严格监控并审慎运用。总裁每季向董事局汇报资本充足率和当季的最低每日比率。本集团同时也设有预警机制，当资本充足率低于14%的临界水平时，总裁会通知执行董事及考虑作出补救措施。而当资本充足率下跌至12%或以下时，会通报董事局，并采取适当的补救措施。

保险附属公司的资本要求须遵守保险业监管局的监管规定。于二零二一年十二月三十一日，香港年金公司和按证保险公司各自的偿付能力充足率为约15倍及7倍。

环境、社会及管治风险

环境、社会及管治风险源于有关此议题的实践可能对本集团的偿付能力、财务表现、声誉或营运产生负面影响。

本集团评估来自环境、社会及管治议题的环境、社会及管治风险，以指导制定适当的风险管理措施，并监控其影响。环境、社会及管治委员会是负责管理此风险的委员会。

企业管治报告

企业管治报告

企业管治常规

本公司的使命是促进：

- 银行业界稳定
- 市民置业安居
- 本地债券市场发展
- 退休规划市场发展

本公司根据审慎商业原则运作，并致力确保高水平的企业管治，务求提升整体问责性、透明度及长远的持续营运能力。本公司所采纳的企业管治常规，载于董事局所通过的「企业管治守则」（「守则」）内。守则以公平、透明、问责及向所有持份者负责的原则为前提。守则已向唯一股东、董事及员工派发，并载于本公司的网站(www.hkmc.com.hk)。

守则的合规监控方面，每年由各部门进行自我评估开始，然后总内部审计师会独立审核各部门所填写的自我评估报表，合规报告之后会呈交董事局审阅。董事局有权要求就任何违规行为采取适当行动。

二零二二年二月，总内部审计师对各部门就二零二一年度的守则合规情况所提交的自我评估报表，进行了独立审核。根据年内本公司内部监控制度的审计结果及已填写的自我评估报表，总内部审计师认为守则在各重大方面已经予以遵守。

提升企业管治守则

保持稳健及合理的企业管治架构，以达至有效和审慎的公司管理，一直是本公司的首要工作。为确保本公司的企业管治常规与最佳标准更趋一致，

本公司将不时检讨守则，并采纳任何新发展的相关企业管治常规。

唯一股东

本公司的所有股份均由香港特别行政区政府透过外汇基金持有。

董事局

董事局负责领导本公司，并以有效及负责任方式推动公司争取佳绩。为对本公司作出策略性领导及实施有效监控，董事局每年最少会面四次，以检视本公司的业务策略与政策、预算与规划、组织与财务表现、风险管理、人力资源及社区关系。为确保董事局能够作出持平的决定，董事局成员包括来自政府以及政党、银行界、会计界与法律界的代表。本公司鼓励董事出席董事局会议，以确保事项得到充分讨论。

守则规定在董事局会议召开前，董事都获提供适当资料，以便了解公司事务的最新情况，并在会议上作出明智决定。在审查年度内，董事局共举行了四次会议。

守则亦规定董事在履行本公司的董事职责时，应避免可能或可能被视为损害其个人判断或诚信的情况或引起利益冲突的情况。

董事须就董事局会议即将审议的任何事项，申报其本人或其关联实体的重大利害关系。倘若有董事或其关联实体在董事局会议即将审议的事项中有利益冲突，则该名董事须在董事局会议表决该事项时放弃投票，而其出席也不会计算在该事项投票时的法定人数内。就每个财务汇报期，本公

司均会要求董事就其本人及其关连实体在涉及本公司或本公司之附属公司或附属企业的重要交易、安排或合约中所存有的重大利害关系进行确认。每年亦会按照香港财务报表准则，识别本公司与其交易对手订立的有关人士重大交易，并在财务报表的附注内作出披露。

截至二零二一年十二月三十一日，董事局有十三名董事，全部均由本公司的股东正式委任。董事资料载于年报内「董事局」一节，亦可在本公司网站参阅。除了四名执行董事，所有董事均为非执行董事，并无积极参与本公司的日常管理。但非执行董事在董事局审议事项方面扮演着重要角色，包括提供独立意见、广博见识及多方面专业知识，有效推动管理层执行本公司的政策。本公司并无向董事支付酬金。

本公司会向新委任的董事提供关于本公司业务活动、策略及目标的简介。

非执行董事的任期一般为一年。根据本公司的公司章程细则，全体非执行董事须于获委任后的下一届股东周年大会退任，惟可获再委任。

对于董事及管理人员为本公司履行职务时可能引起的法律诉讼及其他索偿，本公司备有保险安排。

主席与总裁

二零二一年内，主席一职由陈茂波先生担任，总裁一职由李令翔先生担任。主席与总裁职位分别由两位人士担任，以此明确区分董事局职责与本公司管理层的行政职责。董事局负责制定策略性

方向及业务指引，批核财务目标及持续密切监察本公司的表现。总裁向董事局负责，肩负带领管理层以适当有效方式执行董事局决策的重任。总裁亦会确保定期向董事局呈报有关本公司业务的充足资料。

公司秘书

公司秘书向董事局负责，而其主要负责是确保本公司及董事局遵循所有公司秘书程序。此外，公司秘书须确保会议文件于每次董事局会议召开前，及时发放予董事。董事亦可向公司秘书征询意见及有关服务，以确保董事局程序符合有关法律、规则和法规。

二零二一年的董事局会议时间表已预先提供予董事，以便董事安排出席会议。守则要求董事局会议文件一般应在相关董事局会议召开前最少七天，发送予各董事，让董事在董事局会议召开前能充分了解有关事宜。董事局会议文件一般载有会议议题的详尽背景或说明资料，亦适当包括支持文件、分析、研究结果、计划书、财政预算及预测。然而，如任何董事被认定与董事局会议的议题存在利益冲突，则该董事便不会获发相关议题的董事局会议文件。

所有董事局会议与审计委员会会议一般都有详尽的会议记录，记录内容包括会议上曾讨论的事项、达成的决定、董事曾提出的问题及曾发表的不同意见。董事局会议记录与审计委员会会议记录均由公司秘书保管，可供任何董事查阅。然而，如有董事对任何会议议题存有利益冲突，该名董事则不会获发亦不可查阅相关会议记录或资料。

审计委员会

在审查年度内，审计委员会成员为：

- 陈锦荣先生，非执行董事(审计委员会主席)
- 李达志先生，执行董事
- 谢伟俊先生，非执行董事
(于二零二一年七月十五日获委任)
- 冯婉眉女士，非执行董事
- 陈家强教授，非执行董事
(于二零二一年六月十二日退任非执行董事后不再为成员)

审计委员会负责审阅本公司的财务报表、该等报表的编制及所采纳的会计准则、财务审计结果及本公司的管理程序，以确保其内部监控制度充足有效。

审计委员会定期与管理层、总内部审计师及外聘核数师举行会议。审计委员会亦会召开临时会议，审议需要其注意的特别事项。审计委员会主席向董事局提交报告供董事审阅，报告概述审计委员会曾进行的审阅，并重点指出任何重要事项。在二零二一年，审计委员会共举行了两次会议。

内部审计师

集团内部审计部独立于管理层运作，在评核本公司的内部监控制度上担当重要角色。总内部审计师领导集团内部审计部，直接向审计委员会主席汇报与本公司内部监控有关的一切事宜，亦同时向总裁汇报集团内部审计部的日常行政事宜。总内部审计师可以毋须知会管理层，与审计委员会主席直接沟通。

审计委员会每年均会正式审批由总内部审计师根据其独立风险评估并按照其对营运风险管理委员会与企业风险管理委员会会议曾讨论的相关风险管理议题的观察结果所编制的年度内部审计工作计划。集团内部审计部依照年度内部审计工作计划，采用以风险为本的审计方法，独立审核本公司的内部监控制度。每次审核后，集团内部审计部会与相关部门主管、高级管理层和执行董事讨论审核结果及建议。内部审计报告会呈交审计委员会审阅，然后再呈报董事局。

一直以来，管理层都积极考虑总内部审计师所提出的审计结果及建议，并密切监督有关建议的实施。

外聘核数师

本公司的外聘核数师是罗兵咸永道会计师事务所。核数师酬金的详细资料于本公司的财务报表内披露。核数师可随时与总内部审核师及审计委员会沟通。为确保核数师对本公司的独立性，核数师会根据香港会计师公会的《国际职业会计师道德守则》第290节的要求，每年致函审计委员会，确认其身份独立。为审核本公司截至二零二一年十二月三十一日年度的财务报表，罗兵咸永道会计师事务所已向审计委员会确认其身份独立。

财务汇报

本公司致力向持份者与公众人士，就业绩表现、财务状况和前景提供清晰、持平及全面的评估。董事负责编制财务报表，核数师就其汇报责任于该等财务报表的独立核数师报告中作出声明。董事要确保所编制的财务报表真实及公平地反映本公司的财政状况。本公司的全年及中期业绩会在相关时期结束后及时公布。

内部监控

董事局对本公司的内部监控制度承担整体责任，并透过审计委员会对该等制度是否足够和有效作出定期检讨。

透过成立多个不同委员会，以确保本公司有营运效率及审慎风险管理。当中包括企业风险管理委员会及基建融资及证券化投资委员会，均由一位执行董事担任主席，负责从企业整体角度监督本

公司的风险；而营运风险管理委员会、信贷委员会、交易核准委员会、资产负债管理委员会、长寿风险委员会及环境、社会及管治委员会均由总裁担任主席。每个委员会都有清晰明确的职权范围。本公司的风险管理架构载于年报内「风险管理」一节。

内部监控制度旨在提供合理保障，以避免重大的失实陈述或损失，管理营运过程失效以及追求业务目标带来的风险，防止未经授权使用资产，妥善保存供内部使用及对外发放的会计记录，并确保符合政策及相关法例与法规。

合规汇报

合规专组是法律顾问部的一部分，其设立是为了更集中管理监管及合规风险。

合规专组由合规总监领导，并通过首席法律顾问向总裁汇报。根据本公司的集团合规政策和集团合规手册，合规专组主要就利益冲突、反贪污、竞争法、私隐和个人资料保护、打击清洗黑钱及反恐融资方面，对本公司各部门二零二一年的合规操作进行监控并提供意见。合规专组于二零二一年进行合规审核，以确保本公司各部门维持稳健的合规操作。

为支援交易，合规专组于年内负责对主要计划及计划优化措施进行审查和签字批核。合规专组亦举办培训提高员工的合规知识。为加强员工的合规知识，合规专组为本公司不同部门及附属公司的相关员工安排不同范畴的年度合规测验。

行为守则

本公司要求员工遵守最高的诚信和行为标准。该等要求与相关法律责任明确载于本公司员工手册内的行为守则。行为守则有条文特别规范员工个人利益与公司利益之间可能产生的潜在利益冲突。行为守则亦载有其他条文，以确保员工妥善地、符合道德地、公正无私地，在没有受到任何不正当影响下执行其职务。

行为守则载于本公司的内部网站，供全体员工参阅。

员工每年均须确认其已经遵守行为守则。根据已收到的员工确认书，管理层认为员工于二零二一年内均已遵守行为守则，表示满意。

沟通交流

本公司非常重视与公众的沟通交流。本公司的年报刊载了本公司的业务策略及发展详情。本公司的网站(www.hkmc.com.hk)适时登载本公司的新闻稿与其业务资讯。本公司亦设有热线电话，供公众人士查询使用。

香港按证保险公司(「按证保险公司」)及香港年金公司(「年金公司」)

按证保险公司及年金公司(本公司的全资附属公司，为根据《保险业条例》在或从香港分别经营一般保险业务及长期保险业务的获授权保险人)的企业管治守则紧贴本公司的守则，皆载纳最佳企业管治常规。年内，各该附属公司的董事局由本公司的董事局成员及各该附属公司的高级管理层成员组成。按证保险公司及年金公司的董事由财政司司长作为两间附属公司的股东代表委任。各附属公司的审计委员会向本公司的审计委员会作定期汇报。

二零二二年二月，本公司的总内部审核师与年金公司的内部审核部主管对按证保险公司及年金公司各部门及专组各自就按证保险公司及年金公司二零二一年度的企业管治守则合规情况所提交的自我评估报表，进行了独立审核。根据年内两间附属公司内部监控制度的审计结果及已填写的自我评估报表，本公司总内部审核师与年金公司的内部审核部主管分别认为按证保险公司及年金公司的企业管治守则在各重大方面已经予以遵守。

结语

董事局对本公司二零二一年内的企业管治操作表示满意。在二零二二年，本公司将按不断的实践经验、监管制度变化、国际市场动向与发展，继续检讨企业管治架构并恰当地优化该等操作，务求提升本公司的效率和有效管理以达成其使命。

独立核数师报告

Independent Auditor's Report

致香港按揭证券有限公司唯一成员

(于香港注册成立的有限公司)

意见

我们已审计的内容

香港按揭证券有限公司(以下简称「**贵公司**」)及其附属公司(以下统称「**贵集团**」)刊载于第135至253页的综合财务报表,包括:

- 于二零二一年十二月三十一日的综合财务状况表;
- 截至该日止年度的综合收益表;
- 截至该日止年度的综合全面收益表;
- 截至该日止年度的综合权益变动表;
- 截至该日止年度的综合现金流量表;及
- 综合财务报表附注,包括主要会计政策及其他解释信息。

我们的意见

我们认为,该等综合财务报表已根据香港会计师公会颁布的《香港财务报告准则》真实而中肯地反映了贵集团于二零二一年十二月三十一日的综合财务状况及其截至该日止年度的综合财务表现及综合现金流量,并已遵照香港《公司条例》妥为拟备。

意见的基础

我们已根据香港会计师公会颁布的《香港审计准则》进行审计。我们在该等准则下承担的责任已在本报告「核数师就审计综合财务报表承担的责任」部分中作进一步阐述。

To the Sole Member of The Hong Kong Mortgage Corporation Limited

(incorporated in Hong Kong with limited liability)

Opinion

What we have audited

The consolidated financial statements of The Hong Kong Mortgage Corporation Limited (the "**Company**") and its subsidiaries (the "**Group**"), which are set out on pages 135 to 253, which comprise:

- the consolidated statement of financial position as at 31 December 2021;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, which include significant accounting policies and other explanatory information.

Our opinion

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 2021, 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 Hong Kong Companies Ordinance.

Basis for Opinion

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

我们相信，我们所获得的审计凭证能充足及适当地为我们的审计意见提供基础。

独立性

根据香港会计师公会颁布的《专业会计师道德守则》(以下简称「守则」)，我们独立于 贵集团，并已履行守则中的其他专业道德责任。

关键审计事项

关键审计事项是根据我们的专业判断，认为对本期综合财务报表的审计最为重要的事项。这些事项是在我们审计整体综合财务报表及出具意见时进行处理的。我们不会对这些事项提供单独的意见。

我们在审计中识别的关键审计事项概述如下：

- 贷款组合的减值拨备
- 保险合同负债的计量

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

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.

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 identified in our audit are summarised as follows:

- Impairment allowances on loan portfolios
- Measurement of insurance contract liabilities

关键审计事项 Key Audit Matter

贷款组合的减值拨备 Impairment allowances on loan portfolios

参考载于综合财务报表内附注 17 及附注 18。

Refer to Note 17 and Note 18 to the consolidated financial statements.

于二零二一年十二月三十一日，贵集团就 85.76 亿港元(二零二零年：70.59 亿港元)的贷款组合录得 550 万港元(二零二零年：250 万港元)的贷款减值拨备，以及就 710.63 亿港元(二零二零年：360.85 亿港元)的中小企融资担保计划下的百分百担保特惠贷款录得零港元(二零二零年：零港元)的贷款减值拨备。

As at 31 December 2021, the Group recorded loan impairment allowances of HK\$5.5 million (2020: HK\$2.5 million) relating to the loan portfolio of HK\$8,576 million (2020: HK\$7,059 million), and loan impairment allowance of HK\$- (2020: HK\$-) relating to the Loans with special 100% guarantee under the SME Financing Guarantee Scheme of HK\$71,063 million (2020: HK\$36,085 million).

我们的审计如何处理关键审计事项 How our audit addressed the Key Audit Matter

我们就管理层对于贷款组合的预期信贷亏损评估所作出的审计程序包括下列项目：

Our audit procedures in relation to management's ECL assessment on the loan portfolios included the following:

- 了解及评估与计量预期信贷亏损有关的内部监控；
 - 测试管理层就监测抵押品价值建立的控制(如适用)；
- Testing of the controls that management has established over monitoring the value of collateral (as applicable);

关键审计事项 Key Audit Matter

贵集团建立预期信贷亏损模型，以估计其贷款组合的减值拨备。贵集团亦已就贷款组合的减值拨备的计量建立管治程序及监控。

The Group built an expected credit losses ("ECL") model for estimating impairment allowances on its loan portfolios. The Group also established governance process and controls for the measurement of impairment allowances of the loan portfolios.

贷款组合的减值拨备是指管理层在结算日对贷款组合内预期亏损的最佳估计。贵集团就自初始确认后信贷风险大幅增加的贷款以及不良信贷的贷款乃参考合约期内之预期信贷损失计提减值拨备。良好贷款乃参考12个月的预期信贷损失计提减值拨备。该等拨备乃基于过去事件、当前状况以及于报告日对未来事件及经济状况预测的合理及可证实的资料。

Impairment allowances on the loan portfolios represent management's best estimate of the expected losses within the loan portfolios as at the balance sheet date. Allowances for impairment are made for loans with significant increase in credit risk since initial recognition and for loans that are credit impaired with reference to the life time expected credit losses. Allowances for impairment are made for performing loans with reference to the 12-month expected credit losses. These allowances are based on reasonable and supportable information about past events, current conditions and forecasts of future events and economic conditions at the reporting date.

此审计重点集中于贷款减值拨备，因为决定预期减值本质上涉及管理层的重大判断。

The audit focused on loan impairment allowances because the determination of the expected impairment is inherently subject to significant judgement by management.

我们的审计如何处理关键审计事项 How our audit addressed the Key Audit Matter

- 在可行范围内通过与各个外部独立估值报价的比较，对抵押品估值进行独立的样本检查；

Performing independent sample checking of the collateral's value to various external independent valuation quotes to the extent available;

- 抽样评估管理层对贷款的信贷审查；及

Assessing management's credit review of loans on a sampling basis; and;

- 评估于二零二一年十二月三十一日的预期信贷亏损整体合理性。

Assessing the overall reasonableness of the ECL as at 31 December 2021.

我们就管理层用于计算预期减值的管理层判断，获取得相关凭证支持。

We found that management's judgements used in calculating the expected impairment were supported by the evidence obtained.

关键审计事项
Key Audit Matter

保险负债的计量

Measurement of insurance liabilities

参考载于综合财务报表内附注8及附注26。

Refer to Note 8 and Note 26 to the consolidated financial statements.

香港年金有限公司(贵公司之全资附属公司)已于二零一八年七月推出香港年金计划,于截至二零二一年十二月三十一日止年度已签发的保险合约之保费为30.03亿港元(二零二零年:25.38亿港元)。根据香港财务报告准则第4号「保险合约」及香港保险监管要求,签发香港年金计划下保单导致贵集团于综合财务状况表内确认保险合约负债。已确认负债为115.82亿港元(二零二零年:81.38亿港元),约占贵集团于二零二一年十二月三十一日综合负债总额的7%(二零二零年:10%)。

HKMC Annuity Limited (a wholly-owned subsidiary of the Company) has launched the HKMC Annuity Plan (the "Plan") in July 2018 and it has issued insurance contracts with premiums amounting to HK\$3,003 million for the year ended 31 December 2021 (2020: HK\$2,538 million). The issuance of the policies under the Plan has given rise to the recognition of insurance contract liabilities on the consolidated statement of financial position of the Group based on HKFRS 4 "Insurance Contracts" and the Hong Kong insurance regulatory requirements. The liabilities recognised amounted to HK\$11,582 million (2020: HK\$8,138 million), being approximately 7% of the total consolidated liabilities of the Group as at 31 December 2021 (2020: 10%).

我们的审计如何处理关键审计事项
How our audit addressed the Key Audit Matter

我们就保险合约负债的计量所作出的审计程序包括下列项目:

Our audit procedures in relation to the measurement of insurance contract liabilities included the following:

- 评估人寿保险合约负债估值精算过程的内部控制。

Evaluating the internal controls over the actuarial process of the valuation of life insurance contract liabilities.

在罗兵咸永道会计师事务所精算专家的参与下,我们对保险合约负债进行了以下程序:

With the involvement of our PwC actuarial experts, we have carried out the following procedures in relation to the insurance contract liabilities:

- 评估所采用的方法是否符合香港保险监管要求;

Assessing the appropriateness of the methodologies adopted against the Hong Kong insurance regulatory requirements;

关键审计事项
Key Audit Matter

保险合同负债的估值需要使用适当的精算方法、各种投资回报及操作假设，以上这些因素均涉及管理层的高程度判断。因此，我们认为此属关键审计事项。于资产负债表日，保单持有人未来给付的估计存在根本不确定性。用于计量与香港年金计划相关的保险合同负债的主要假设包括估值利率及死亡率。

The valuation of insurance contract liabilities requires the use of appropriate actuarial methodologies, and also various investments return and operational assumptions that are subject to a high degree of management's judgement. Therefore, this is identified as a key audit matter in our audit. There are inherent uncertainties in the estimation of future policyholder benefits as at the balance sheet date. The key assumptions used in measuring the insurance contract liabilities related to the Plan include valuation interest rates and mortality rates.

我们的审计如何处理关键审计事项
How our audit addressed the Key Audit Matter

- 评估所使用的主要假设(包括估值利率、死亡率及支出)的合理性，以及管理层所作判断的根据；及

Assessing the reasonableness of the key assumptions used including the valuation interest rate, mortality rates, and expenses, and management's rationale for the judgment applied; and

- 评估保险合同负债整体的合理性。

Evaluating the overall reasonableness of the insurance contract liabilities.

根据已完成的工作，我们认为保险合同负债估值所用的主要假设及方法均属恰当。

Based on the work performed, we considered the key assumptions and methodologies appropriate for the valuation of the insurance contract liabilities.

其他信息

贵公司董事须对其他信息负责。其他信息包括年报内的信息，但不包括综合财务报表及我们的核数师报告。

我们对综合财务报表的意见并不涵盖其他信息，我们亦不对该等其他信息发表任何形式的鉴证结论。

结合我们对综合财务报表的审计，我们的责任是阅读其他信息，在此过程中，考虑其他信息是否与综合财务报表或我们在审计过程中所了解的情况存在重大抵触或者似乎存在重大错误陈述的情况。

基于我们已执行的工作，如果我们认为其他信息存在重大错误陈述，我们需要报告该事实。在这方面，我们没有任何报告。

董事及审计委员会就综合财务报表须承担的责任

贵公司董事须负责根据香港会计师公会颁布的《香港财务报告准则》及香港《公司条例》拟备真实而中肯的综合财务报表，并对其认为为使综合财务报表的拟备不存在由于欺诈或错误而导致的重大错误陈述所需的内部控制负责。

在拟备综合财务报表时，董事负责评估 贵集团持续经营的能力，并在适用情况下披露与持续经营有关的事项，以及使用持续经营为会计基础，除非董事有意将 贵集团清盘或停止经营，或别无其他实际的替代方案。

审计委员会须负责监督 贵集团的财务报告过程。

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.

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 the Audit Committee 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 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.

The Audit Committee is responsible for overseeing the Group's financial reporting process.

核数师就审计综合财务报表承担的责任

我们的目标，是对综合财务报表整体是否不存在由于欺诈或错误而导致的重大错误陈述取得合理保证，并出具包括我们意见的核数师报告。我们仅按照香港《公司条例》第405条向阁下（作为整体）报告我们的意见，除此之外本报告别无其他目的。我们不会就本报告的内容向任何其他人士负责或承担任何责任。合理保证是高水平的保证，但不能保证按照《香港审计准则》进行的审计，在某一重大错误陈述存在时总能发现。错误陈述可以由欺诈或错误引起，如果合理预期它们单独或汇总起来可能影响综合财务报表使用者依赖综合财务报表所作出的经济决定，则有关的错误陈述可被视为重大。

在根据《香港审计准则》进行审计的过程中，我们运用了专业判断，保持了专业怀疑态度。我们亦：

- 识别和评估由于欺诈或错误而导致综合财务报表存在重大错误陈述的风险，设计及执行审计程序以应对这些风险，以及获取充足和适当的审计凭证，作为我们意见的基础。由于欺诈可能涉及串谋、伪造、蓄意遗漏、虚假陈述，或凌驾于内部控制之上，因此未能发现因欺诈而导致的重大错误陈述的风险高于未能发现因错误而导致的重大错误陈述的风险。
- 了解与审计相关的内部控制，以设计适当的审计程序，但目的并非对贵集团内部控制的有效性发表意见。
- 评价董事所采用会计政策的恰当性及作出会计估计和相关披露的合理性。

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. We report our opinion solely to you, as a body, in accordance with Section 405 of the Hong Kong Companies Ordinance 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 HKSAs 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.

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism 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.

- 对董事采用持续经营会计基础的恰当性作出结论。根据所获取的审计凭证，确定是否存在与事项或情况有关的重大不确定性，从而可能导致对 贵集团的持续经营能力产生重大疑虑。如果我们认为存在重大不确定性，则有必要在核数师报告中提醒使用者注意综合财务报表中的相关披露。假若有关的披露不足，则我们应当发表非无保留意见。我们的结论是基于核数师报告日止所取得的审计凭证。然而，未来事项或情况可能导致 贵集团不能持续经营。
- 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.
- 评价综合财务报表的整体列报方式、结构和内容，包括披露，以及综合财务报表是否中肯反映交易和事项。
- 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.
- 就 贵集团内实体或业务活动的财务信息获取充足、适当的审计凭证，以便对综合财务报表发表意见。我们负责 贵集团审计的方向、监督和执行。我们为审计意见承担全部责任。
- 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.

除其他事项外，我们与审计委员会沟通了计划的审计范围、时间安排、重大审计发现等，包括我们在审计中识别出内部控制的任何重大缺陷。

We communicate with the Audit Committee 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.

我们还向审计委员会提交声明，说明我们已符合有关独立性的相关专业道德要求，并与他们沟通有可能合理地被认为会影响我们独立性的所有关系和其他事项，以及在适用的情况下，用以消除对独立性产生威胁的行动或采取的防范措施。

We also provide the Audit Committee 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, actions taken to eliminate threats or safeguards applied.

从与审计委员会沟通的事项中，我们确定哪些事项对本期综合财务报表的审计最为重要，因而构成关键审计事项。我们在核数师报告中描述这些事项，除非法律法规不允许公开披露这些事项，或在极端罕见的情况下，如果合理预期在我们报告中沟通某事项造成的负面后果超过产生的公众利益，我们决定不应在报告中沟通该事项。

From the matters communicated with the Audit Committee, 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.

出具本独立核数师报告的审计项目合伙人是黄健立。

The engagement partner on the audit resulting in this independent auditor's report is Wong Kin Lap.

罗兵咸永道会计师事务所
执业会计师

PricewaterhouseCoopers
Certified Public Accountants

香港，二零二二年五月十九日

Hong Kong, 19 May 2022

综合收益表

Consolidated Income Statement

截至二零二一年十二月三十一日止年度
for the year ended 31 December 2021

		附注 Notes	2021 千港元 HK\$'000	2020 千港元 HK\$'000
利息收入	Interest income	6	906,148	1,158,286
利息支出	Interest expense	7	(451,260)	(670,560)
净利息收入	Net interest income		454,888	487,726
已到期保费净额	Net premiums earned	8	3,834,633	2,992,723
其他收入	Other income	9	2,146,210	807,841
经营收入总额	Total operating income		6,435,731	4,288,290
申索产生净额、已付利益及 保单持有人负债变动	Net claims incurred, benefits paid and movement in policyholders' liabilities	8	(4,079,450)	(3,541,468)
佣金支出净额及征费支出	Net commission and levy expenses	8	(962,127)	(666,467)
经营支出	Operating expenses	10	(491,896)	(514,886)
未计减值前的经营溢利/(亏损)	Operating profit/(loss) before impairment		902,258	(434,531)
减值拨备	Charge of impairment allowances	12	(8,185)	(5,178)
除税前溢利/(亏损)	Profit/(loss) before taxation		894,073	(439,709)
税项	Taxation	13(a)	(62,975)	77,585
本年度溢利/(亏损)	Profit/(loss) for the year		831,098	(362,124)

第141至253页所载附注为综合财务报表的一部分。

The notes on pages 141 to 253 are an integral part of these consolidated financial statements.

综合全面收益表

Consolidated Statement of Comprehensive Income

截至二零二一年十二月三十一日止年度
for the year ended 31 December 2021

	附注 Note	2021 千港元 HK\$'000	2020 千港元 HK\$'000
本年度溢利／(亏损)	Profit/(loss) for the year	831,098	(362,124)
其他全面收益：	Other comprehensive income:		
其后可能重新分类至损益 的项目：	Items that are or may be reclassified subsequently to profit or loss:		
以公允价值变化计入其他全面收益 的债务工具：	Debt instruments at fair value through other comprehensive income:		
— 公允价值变动净额	— change in the fair value, net	2,634	(16,319)
— 亏损拨备变动净额	— change in the loss allowance, net	(737)	1,024
于其他全面收益确认的现金流 对冲：	Cash flow hedges recognised in other comprehensive income:		
— 公允价值变动净额	— change in the fair value, net	5,724	(96)
本年度其他全面收益／(亏损)， 已扣除税项	Other comprehensive income/(loss) for the year, net of tax	7,621	(15,391)
本年度全面收益／(亏损)总额	Total comprehensive income/(loss) for the year	838,719	(377,515)

第141至253页所载附注为综合财务报表的一部分。

The notes on pages 141 to 253 are an integral part of these consolidated financial statements.

综合财务状况表

Consolidated Statement of Financial Position

于二零二一年十二月三十一日
as at 31 December 2021

		附注 Notes	2021 千港元 HK\$'000	2020 千港元 HK\$'000
资产	ASSETS			
现金及短期资金	Cash and short-term funds	14	45,249,382	21,900,341
应收利息及汇款	Interest and remittance receivables	15	871,272	487,267
衍生金融工具	Derivative financial instruments	16	812,397	797,352
中小企业融资担保计划下的 百分百担保特惠贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	17	71,063,154	36,084,713
贷款组合净额	Loan portfolio, net	18	8,570,813	7,056,879
证券投资：	Investment securities：			
— 以公允价值变化计入其他 全面收益	— fair value through other comprehensive income	19(a)	3,647,182	4,418,962
— 以公允价值变化计入损益	— fair value through profit or loss	19(b)	10,710	265,769
— 按摊销成本列帐	— amortised cost	19(c)	11,206,992	9,729,936
外汇基金存款	Placements with the Exchange Fund	20	28,633,258	16,336,835
预付款项、按金及其他资产	Prepayments, deposits and other assets	22	2,267,537	464,371
递延税项资产	Deferred tax assets	13(b)	116,547	179,747
再保险资产	Reinsurance assets	26	491,049	377,502
固定资产	Fixed assets	23	237,941	257,395
资产总额	Total assets		173,178,234	98,357,069
负债	LIABILITIES			
应付利息	Interest payable	24	688,242	342,501
应付帐项、应付开支及其他 负债	Accounts payable, accrued expenses and other liabilities	25	21,384,151	9,641,398
衍生金融工具	Derivative financial instruments	16	334,529	281,230
当期税项负债	Current tax liabilities	13(b)	136,260	136,745
保险负债	Insurance liabilities	26	16,784,290	11,186,971
已发行债务证券	Debt securities issued	27	115,652,967	61,909,148
负债总额	Total liabilities		154,980,439	83,497,993
权益	EQUITY			
权益持有人应占股本及储备：	Capital and reserves attributable to the equity holder：			
股本	Share capital	28	9,500,000	7,000,000
保留溢利	Retained profits		6,618,097	6,075,082
风险储备	Contingency reserve		2,062,654	1,774,571
公平价值储备	Fair value reserve		11,416	9,519
对冲储备	Hedging reserve		5,628	(96)
权益总额	Total equity		18,197,795	14,859,076
负债及权益总额	Total liabilities and equity		173,178,234	98,357,069

董事局已于二零二二年五月十九日批准及授权刊行。

Approved and authorised for issue by the Board of Directors on 19 May 2022.

余伟文

YUE Wai Man, Eddie

副主席兼执行董事 Deputy Chairman and Executive Director

李令翔

LI Ling Cheung, Raymond

执行董事兼总裁 Executive Director and Chief Executive Officer

第141至253页所载附注为综合财务报表的一部分。

The notes on pages 141 to 253 are an integral part of these consolidated financial statements.

综合权益变动表

Consolidated Statement of Changes in Equity

截至二零二一年十二月三十一日止年度
for the year ended 31 December 2021

		股本 Share capital 千港元 HK\$'000	保留溢利 Retained profits 千港元 HK\$'000	风险储备 Contingency reserve 千港元 HK\$'000	公平值储备 Fair value reserve 千港元 HK\$'000	对冲储备 Hedging reserve 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年一月一日结余	Balance as at 1 January 2020	7,000,000	6,553,108	1,658,669	24,814	–	15,236,591
本年度亏损	Loss for the year	–	(362,124)	–	–	–	(362,124)
其他全面亏损	Other comprehensive loss	–	–	–	(15,295)	(96)	(15,391)
本年度全面亏损总额	Total comprehensive loss for the year	–	(362,124)	–	(15,295)	(96)	(377,515)
由保留溢利拨入已到期风险保费 净额的50%或75%至风险储备	Transfer of 50% or 75% of net risk premium earned from retained profits to contingency reserve	–	(221,219)	221,219	–	–	–
由风险储备拨回至保留溢利	Release of contingency reserve to retained profits	–	105,317	(105,317)	–	–	–
于二零二零年 十二月三十一日结余	Balance as at 31 December 2020	7,000,000	6,075,082	1,774,571	9,519	(96)	14,859,076
本年度溢利	Profit for the year	–	831,098	–	–	–	831,098
其他全面溢利	Other comprehensive income	–	–	–	1,897	5,724	7,621
本年度全面溢利总额	Total comprehensive income for the year	–	831,098	–	1,897	5,724	838,719
注资(附注28)	Capital injection (Note 28)	2,500,000	–	–	–	–	2,500,000
由保留溢利拨入已到期风险保费 净额的50%或75%至风险储备	Transfer of 50% or 75% of net risk premium earned from retained profits to contingency reserve	–	(522,348)	522,348	–	–	–
由风险储备拨回至保留溢利	Release of contingency reserve to retained profits	–	234,265	(234,265)	–	–	–
于二零二一年 十二月三十一日结余	Balance as at 31 December 2021	9,500,000	6,618,097	2,062,654	11,416	5,628	18,197,795

第141至253页所载附注为综合财务报表的一部分。

The notes on pages 141 to 253 are an integral part of these consolidated financial statements.

综合现金流量表

Consolidated Statement of Cash Flows

截至二零二一年十二月三十一日止年度
for the year ended 31 December 2021

	附注 Notes	2021 千港元 HK\$'000	2020 千港元 HK\$'000
经营业务之现金流量	Cash flows from operating activities		
经营溢利／(亏损)	Operating profit/(loss)	894,073	(439,709)
就以下各项作出的调整：	Adjustments for:		
利息收入	Interest income	(904,173)	(1,158,695)
利息支出	Interest expense	341,069	545,728
股息收入	Dividend income	(215)	(17,998)
来自外汇基金存款的收益	Income from placements with the Exchange Fund	(1,991,151)	(889,208)
折旧	Depreciation	90,077	93,391
已发行债务证券折让摊销	Amortisation of discount on debt securities issued	110,191	124,832
减值拨备	Charge of impairment allowances	8,185	5,178
证券投资(折让)／溢价摊销	Amortisation of (discount)/premium on investment securities	(1,975)	409
以公平值变化计入损益的投资	Net loss on investments at fair value through profit or loss	10,238	64,597
金融工具公平值变动	Change in fair value of financial instruments	(192,870)	189,180
出售按摊销成本列帐的投资	Net gain on disposal of investment at amortised cost	(3,235)	(11,074)
收益净额	Loss on disposal of fixed assets	61	—
出售固定资产的亏损	Interest received	1,186,346	1,248,112
已收利息	Interest paid	(581,019)	(576,101)
已付利息			
未计经营资产及负债变动前 经营业务使用现金流量	Cash flows used in operating activities before changes in operating assets and liabilities	(1,034,398)	(821,358)
原到期日超过三个月的定期存款 变动	Change in time deposits with original maturity of more than three months	(24,046,208)	8,549,208
应收汇款变动	Change in remittance receivables	(80,487)	(57,993)
预付款项、按金及其他资产变动	Change in prepayments, deposits and other assets	(1,803,246)	890,825
中小企融资担保计划下的百分百 担保特惠贷款变动	Change in loans with special 100% guarantee under the SME Financing Guarantee Scheme	(34,978,441)	(36,084,713)
贷款组合变动	Change in loan portfolio	(1,519,745)	(129,774)
应付帐项、应付开支及其他负债 变动	Change in accounts payable, accrued expenses and other liabilities	11,605,798	4,239,536
保险负债净额变动	Change in insurance liabilities, net	5,483,772	4,516,821
汇兑差额	Exchange differences	(37,712)	72,517
经营业务使用之现金	Cash used in operation	(46,410,667)	(18,824,931)
已付税项	Taxation paid	(180)	(27,209)
经营业务使用之现金净额	Net cash used in operating activities	(46,410,847)	(18,852,140)

		附注 Notes	2021 千港元 HK\$'000	2020 千港元 HK\$'000
投资活动之现金流量	Cash flows from investing activities			
购买固定资产	Purchase of fixed assets	23	(61,754)	(46,640)
购买以公允价值变化计入其他全面收益的证券投资	Purchase of investment securities at fair value through other comprehensive income	19(a)	–	(623,344)
购买以公允价值变化计入损益的证券投资	Purchase of investment securities at fair value through profit or loss	19(b)	–	(1,565)
购买按摊销成本列帐的证券投资	Purchase of investment securities at amortised cost	19(c)	(2,744,548)	(773,375)
出售及赎回证券投资所得款项	Proceeds from sale and redemption of investment securities		2,375,562	4,223,403
外汇基金存款	Placements with the Exchange Fund		(11,640,000)	(2,566,000)
外汇基金提款	Withdrawals from the Exchange Fund		1,500,000	–
已收上市投资股息	Dividend received from listed investments		215	17,998
投资活动(使用)/产生之现金净额	Net cash (used in)/generated from investing activities		(10,570,525)	230,477
融资活动前现金流出净额	Net cash outflows before financing		(56,981,372)	(18,621,663)
融资活动之现金流量	Cash flows from financing activities			
银行借款所得款项	Proceeds from bank borrowings		19,821,844	15,939,666
偿还银行借款	Repayment of bank borrowings		(19,821,844)	(15,939,666)
发行债务证券所得款项	Proceeds from issue of debt securities	27	109,360,016	58,244,045
赎回已发行债务证券	Redemption of debt securities issued	27	(55,532,806)	(37,027,251)
租赁付款的本金部分	Principal elements of lease payments		(37,247)	(53,637)
注资所得款项	Proceeds from capital injection	28	2,500,000	–
融资活动产生之现金净额	Net cash generated from financing activities		56,289,963	21,163,157
现金及等同现金项目(减少)/增加净额	Net (decrease)/increase in cash and cash equivalents		(691,409)	2,541,494
年初现金及等同现金项目	Beginning cash and cash equivalents		14,499,795	11,957,183
汇率对现金及等同现金项目影响	Effect of exchange rates on cash and cash equivalents		(3,117)	1,118
年终现金及等同现金项目	Ending cash and cash equivalents	14	13,805,269	14,499,795

第141至253页所载附注为综合财务报表的一部分。

The notes on pages 141 to 253 are an integral part of these consolidated financial statements.

综合财务报表附注

Notes to the Consolidated Financial Statements

1. 编制基准

香港按揭证券有限公司(本公司)及其附属公司(统称**本集团**)的综合财务报表,是按照由香港会计师公会颁布的香港财务报告准则(包括所有适用的个别香港财务报告准则、香港会计准则及诠释)、香港公认的会计原则与香港《公司条例》的规定编制。

本综合财务报表按历史成本惯例编制,并已就以公允价值计量的金融资产及金融负债(包括衍生金融工具)的重估作出调整。

除另行陈述外,编制此综合财务报表所应用的会计政策及计算方法,与以往呈报的所有年度所应用的贯彻一致。

编制符合香港财务报告准则的财务报表时,须采用若干关键会计估计,而管理层应用本集团会计政策时亦须自行作出判断。涉及大量判断或较复杂的范畴、或假设及估计对综合财务报表属重要的范畴,已在附注4披露。

1. Basis of preparation

The consolidated financial statements of The Hong Kong Mortgage Corporation Limited (**Company**) and its subsidiaries (collectively the **Group**) have been prepared in accordance with Hong Kong Financial Reporting Standards ((**HKFRSS**) which is a collective term and includes all applicable individual Hong Kong Financial Reporting Standards (**HKFRS**), Hong Kong Accounting Standards (**HKASs**) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (**HKICPA**), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets and financial liabilities (including derivative financial instruments) carried at fair value.

The accounting policies and the methods of computation used in the preparation of these consolidated financial statements are consistently applied to all the years presented, unless otherwise stated.

The preparation of financial statements in conformity with HKFRSS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in Note 4.

2. 主要会计政策

2.1. 采纳香港财务报告准则

- (a) 于二零二一年一月一日起生效的新准则及修订

本集团已采用下列香港财务报告准则修订：

- 香港财务报告准则第9号、香港会计准则第39号、香港财务报告准则第7号、香港财务报告准则第4号及香港财务报告准则第16号(修订)「基准利率改革 — 第二阶段」

该等修订应对实体因同业拆息改革而需以替代参考利率取代旧有基准利率时对财务报告所引起的影响。

该等修订包括以下实际权宜方法：

- 实际权宜方法要求将合约变动或改革直接引致的现金流量变动视为浮动利率变动，相当于市场利率的变动；
- 允许因应同业拆息改革的要求改动对冲指定项目及对冲文件，而不会终止对冲关系；及
- 当无风险利率工具被指定为风险部分的对冲时，为实体提供暂时宽免，毋须满足单独识别的要求。

2. Summary of significant accounting policies

2.1. Adoption of HKFRSs

- (a) New and amended standards effective on 1 January 2021

The Group has adopted the following amendments to HKFRSs:

- Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 "Interest Rate Benchmark Reform — Phase 2"

The amendments address issues that might affect financial reporting when an entity replaces the old interest rate benchmark with alternative reference rates (**ARRs**) as a result of the interbank offered rate (**IBOR**) Reform.

The amendments include the following practical expedients:

- a practical expedient to require contractual changes, or changes to cash flows that are directly resulted from the reform, to be treated as changes to a floating interest rate, equivalent to a movement in a market rate of interest;
- permit changes required by IBOR reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued; and
- provide temporary reliefs to entities from having to meet the separately identifiable requirement when a risk-free interest rate instrument is designated as a hedge of a risk component.

该等修订对本集团的财务报表并无重大影响。

于二零二一年三月，英国金融行为监管局及伦敦银行同业拆息的管理机构(洲际交易所基准管理机构)确认，最为广泛使用的美元伦敦银行同业拆息的公布日将由二零二一年十二月三十一日延长至二零二三年六月三十日。因此，本集团将于停止公布伦敦银行同业拆借利率的修订日期前，利用二零二一年一月实施的国际掉期与衍生工具协会议定书中的衍生工具退场条款及既有贷款合约中的应变条款，审查既有合约并准备过渡。本集团已经签署《二零二零年国际掉期与衍生工具协会银行同业拆息退场条款议定书》，而本集团所有现行的国际掉期与衍生工具协会交易方均已遵守该议定书。同时，本集团于年内一直发展替代参考利率产品的能力，而所有新订立的银行同业拆息合约均已加入退场条款。

These amendments have no material impact on the financial statements of the Group.

In March 2021, the UK's Financial Conduct Authority and the administrator of London interbank offered rate (**LIBOR**), the intercontinental Exchange Benchmark Administrator confirmed that the publication date of the most widely used US dollar LIBOR settings was extended from 31 December 2021 to 30 June 2023. Accordingly, the Group will review and be ready for the transition of legacy contracts before the revised date of cessation of LIBOR publication by riding on the fallback provisions for derivatives within the International Swaps and Derivatives Association (**ISDA**) protocol, implemented in January 2021 and contractual fallback language within legacy loan contracts. The Group has signed up the ISDA 2020 IBOR Fallbacks Protocol and all of the Group's active ISDA counterparties have adhered to the Protocol. Meanwhile, the Group has been developing its capabilities to cater for ARR products during the year and fallback provisions have been incorporated into all new IBOR contracts.

于二零二一年生效的其他准则对本集团并无重大影响。

(b) 已颁布但尚未生效的新准则及修订

若干新准则及修订于二零二一年一月一日起的年度后才开始生效，故并未在编制综合财务报表时所采用。除了下列所述外，其余的新准则及修订预期不会对本集团之综合财务报表产生重大的影响：

- 香港财务报告准则第17号「保险合同」确立一套全面的环球保险准则，其就保险合约的确认、计量、呈列及披露提供指引。该准则要求实体按现行实现价值计量保险合同负债。本集团尚未评估此项准则对其财务状况及经营结果的全面影响。此项准则由二零二三年一月一日或以后开始的年度生效，除非实际不可行，需追溯应用及重列比较数字。在此阶段，本集团于生效日期前不计划采纳此准则，并正在为实施该准则作出准备。

预计没有其他尚未生效的香港财务报告准则会对本集团产生重大影响。

The other standards effective in 2021 have no material impact on the Group.

(b) New standards and amendments issued but not yet effective

A number of new standards and amendments to standards are effective for annual periods beginning after 1 January 2021, and have not been applied in preparing these consolidated financial statements. None of these is expected to have a significant effect on the consolidated financial statements of the Group, except the following set out below:

- HKFRS 17 “Insurance Contracts” establishes a comprehensive global insurance standard which provides guidance on the recognition, measurement, presentation and disclosures of insurance contracts. The standard requires entities to measure insurance contract liabilities at their current fulfilment values. The Group is yet to assess the full impact of the standard on its financial position and results of operations. The new standard is effective for annual periods beginning on or after 1 January 2023 and will be applied retrospectively with restatement of comparatives unless impracticable. At this stage, the Group does not intend to adopt the standard before its effective date and is in the process of preparing the implementation of the standard.

There are no other HKFRSs that are not yet effective that would be expected to have a material impact on the Group.

2.2. 综合帐目

综合财务报表包括本公司及其所有附属公司截至二零二一年十二月三十一日的财务报表。

附属公司指本集团有控制权的公司（包括用以发行按揭证券的结构公司香港按揭证券融资（第一）有限公司（正在清盘）及 Bauhinia MBS Limited（已解散））。本集团于年内向结构公司提供财务支持。当本集团透过参与公司运作而获得或承受不固定回报，并能够行使其权力影响该等回报，本集团被视为控制该公司。附属公司自控制权转移至本集团当日起被全面综合入帐，并自该控制权终止当日停止综合入帐。

本集团成员公司间的交易、结余及未变现交易收益会相互对销。除非有证据显示交易中所转让资产出现减值，否则未变现亏损亦应予以对销。如有需要，附属公司的会计政策需作出调整，以确保与本集团所采用的政策一致。

当本集团失去附属公司的控制权时，会被视为出售该附属公司的全部权益处理，而由此产生的收益或亏损会在损益内确认。

在本公司的财务状况表中，于附属公司的投资按成本扣减任何减值拨备列帐。附属公司之业绩由本公司按已收及应收股息记入本公司帐目。

2.2. Consolidation

The consolidated financial statements include the financial statements of the Company and all its subsidiaries made up to 31 December 2021.

Subsidiaries are entities (including structured entities used for issuing mortgage-backed securities, namely HKMC Funding Corporation (1) Limited (in liquidation) and Bauhinia MBS Limited (dissolved)) over which the Group has control. The Group has provided financial support to the structured entities during the year. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of impairment of the asset transferred. Accounting policies of the subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

When the Group loses control of a subsidiary, it is accounted for as a disposal of the entire interests in that subsidiary, with a resulting gain or loss being recognised in profit or loss.

In the Company's statement of financial position, the investment in the subsidiaries is stated at cost less provision for impairment allowances. The results of the subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

2.3. 利息收入及支出

所有附息金融工具之利息收入及支出均采用实际利息法于收益表内确认。

实际利息法是一种计算金融资产或金融负债之摊销成本、以及摊分有关期间之利息收入或利息支出的方法。实际利率指于金融工具之预计年期或较短时间(如适用)，将估计未来现金支出或收入准确折现至金融资产或金融负债帐面总值的利率。计算实际利率时，本集团会考虑金融工具的所有合约条款以估计现金流量，但不会计及预期信贷亏损。计算范围包括订约双方已支付或已收取且属于实际利率不可分割一部分的一切费用，以及交易成本及所有其他溢价或折让。

利息收入乃对金融资产帐面总值应用实际利率计算得出，惟其后出现信贷减值的金融资产除外。对于发生信贷减值的金融资产而言，其利息收入乃对金融资产的帐面净值(扣除亏损拨备后)应用实际利率。

2.4. 其他收入(附注2.21所述由保险与担保合约所产生的除外)**(a) 费用收入**

费用通常于提供服务时以应计基准确认。属于实际利率不可分割一部分的前期安排手续费作为对厘定贷款利息收入实际利率的调整确认。

2.3. Interest income and expense

Interest income and expense are recognised in the income statement for all interest-bearing financial instruments using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the gross carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument but does not consider expected credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets, the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

2.4. Other income other than those arising from insurance and guarantee contracts under Note 2.21**(a) Fee income**

Fees are generally recognised on an accrual basis when the service has been provided. Upfront arrangement fees that are an integral part of the effective interest rate are recognised as an adjustment to the effective interest rate in determining interest income on the loans.

(b) 股息收入

股息收入于取得获派股息权利时确认。

(c) 来自外汇基金存款的收益

外汇基金存款分类为「以公允价值变化计入损益的金融资产」，其公允价值变动于所产生年度确认为收入或亏损。

2.5. 金融资产

(a) 分类

本集团将其金融资产分类为以下计量类别：

- 以公允价值作后续计量（计入其他全面收益或计入损益）；及
- 按摊销成本计量。

分类取决于公司管理金融资产业务模式及其合约条款内的现金流量。

对于按公允价值计量的资产，收益及亏损将记入损益或其他全面收益。

本集团已将外汇基金存款分类为以公允价值变化计入损益的金融资产。

仅当其管理该等资产的业务模式发生变动时，本集团方会对证券投资进行重新分类。

(b) Dividend income

Dividend income is recognised when the right to receive payment is established.

(c) Income from placements with the Exchange Fund

Changes in fair value of the placements with the Exchange Fund classified as “financial assets at fair value through profit or loss” is recognised as income or loss in the year in which they arise.

2.5. Financial assets

(a) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income (OCI), or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI.

The Group has classified the placements with the Exchange Fund as financial asset at fair value through profit or loss.

The Group reclassifies investment securities when and only when its business model for managing those assets changes.

(b) 计量

于初始确认时，本集团按其公允价值计量金融资产，如金融资产并非以公允价值变化计入损益，则加上收购该金融资产的直接所引起的交易成本。以公允价值变化计入损益的金融资产的交易成本于损益列作支出。

在确定含有嵌入式衍生工具的金融资产的现金流量是否仅为支付本金及利息时，将会视作整体考虑。

本集团的金融资产的后续计量取决于本集团管理资产的业务模式及资产的现金流量特征，计量分类如下：

- 摊销成本：为收取合约现金流量而持有的资产，而该等现金流量仅代表支付本金及利息，则按摊销成本计量。当债务投资于后续计量为按摊销成本计量，且并非为对冲关系的一部分，该资产于终止确认或减值时所产生的收益或亏损于损益中确认。
- 以公允价值变化计入其他全面收益：为收取合约现金流量及出售金融资产而持有的资产，而该资产的现金流量仅代表支付本金及利息，则按以公允价值变化计入其他全面收益计量。帐面值之变动乃透过其他全面收益确认，惟确认减值收益或亏损、利息收入及汇兑收益及亏损则于损益确认。当金融资产终止确认时，先前在其他全面收益中确认的累计收益或亏损将从权益重新分类至损益，并在其他收益或亏损中确认。

(b) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Subsequent measurement of the Group's financial assets are classified into the following categories, depending on the Group's business model for managing the asset and the cash flow characteristics of the asset:

- Amortised cost: assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired.
- Fair value through other comprehensive income (**FVOCI**): assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains or losses.

- 以公允价值变化计入损益：不符合按摊销成本或以公允价值变化计入其他全面收益标准的资产，按以公允价值变化计入损益计量。当投资后续计量为以公允价值变化计入损益，且并非为对冲关系的一部份，其收益或亏损的产生于期间收益表中的其他收益或亏损内呈列。

(c) 减值

本集团以前瞻性基准评估按摊销成本及以公允价值变化计入其他全面收益列帐的资产相关的预期信贷亏损。所采用的减值方法取决于信贷风险是否显著增加。附注3.2载列有关如何计量预期信贷亏损的更多详情。

2.6. 股权证券及投资基金

除非于初始确认时选择指定股权证券以公允价值变化计入其他全面收益，否则股权证券以公允价值变化计入损益计量。

就以公允价值变化计入损益计量的股权证券而言，当期产生的公允价值变动于损益确认。

于初始确认时，按个别工具基准选择以公允价值变化计入其他全面收益，且有关选择为不可撤回。该等股权证券的收益及亏损于其他全面收益确认，随后（包括于终止确认股权证券时）不会重新分类至损益。

投资基金以公允价值变化计入损益计量。该等基金当期产生的公允价值变动于损益确认。

- Fair value through profit or loss (**FVPL**): assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on investment that is subsequently measured at FVPL and is not part of a hedging relationship is recognised in profit or loss and presented net in the income statement within other gains or losses in the period in which it arises.

(c) Impairment

The Group assesses on a forward-looking basis the expected credit losses (**ECLs**) associated with its assets carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 3.2 provides more details of how the ECLs is measured.

2.6. Equity securities and investment funds

Equity securities are measured at FVPL unless an election is made to designate them at FVOCI upon initial recognition.

For equity securities at FVPL, changes in fair value are recognised in profit or loss in the period in which they arise.

The election of FVOCI is made upon initial recognition on an instrument-by-instrument basis and once made is irrevocable. Gains and losses on these equity securities are recognised in OCI, which are not reclassified subsequently to profit or loss, including when they are derecognised.

Investment funds are measured at FVPL. Changes in fair value of these funds are recognised in profit or loss in the period in which they arise.

2.7. 金融负债

金融负债分为两类：以公允价值变化计入损益的金融负债及按摊销成本计量的金融负债。所有金融负债于初始时分类，并初步按公允价值确认。

财务状况表所列明的已发行债务证券，包括：(i) 根据债务工具发行计划发行的债券，及(ii) 根据中期债券发行计划发行的债券（中期债券）。

该等债券初步指定为：(i) 以公允价值变化计入损益的金融负债或(ii) 按摊销成本计量的金融负债。

于初始分类时，当债券（包括已发行嵌入式衍生工具的债券）被指定以公允价值变化计入损益，则按公允价值确认，且公允价值变动记录于收益表。倘本集团自身信贷风险出现变化，则因自身信贷风险变化产生的公允价值变动于其他全面收益入帐。当债券被指定为公允价值对冲之对冲项目，均会就被对冲风险而引起的公允价值变化作出相应调整。

指定为按摊销成本计量的金融负债的债券初始时按公允价值确认，即所收代价的公允价值扣减产生的交易成本。债券其后按摊销成本列帐，扣除交易成本后的所得款项净额与赎回价值间的任何差额，于债务证券期间按实际利息法在收益表确认。

凡赎回／回购债券时的损益，即赎回／回购债券的金额与帐面值的差额，于赎回／回购发生期间于收益表入帐确认。

2.7. Financial liabilities

Financial liabilities are classified into two categories: financial liabilities at fair value through profit or loss and financial liabilities measured at amortised cost. All the financial liabilities are classified at inception and recognised initially at fair value.

Debt securities issued in the statement of financial position include (i) notes issued under the Debt Issuance Programme (**DIP**), and (ii) notes issued under the Medium Term Note (**MTN**) Programme.

These notes are initially designated as either (i) financial liabilities at fair value through profit or loss or (ii) financial liabilities at amortised cost.

The notes (including those issued with embedded derivative instruments) designated as at fair value through profit or loss upon initial recognition are carried at fair value, with changes in fair value being recorded in the income statement. If there is change in the Group's own credit risk, the changes in fair value due to change in own credit risk are recorded in OCI. Those notes which are designated as hedged items under a fair value hedge are adjusted for the fair value changes subject to the risk being hedged.

The notes designated as financial liabilities at amortised cost are initially recognised at fair value, which is the fair value of the consideration received, net of transaction costs incurred. The notes are subsequently stated at amortised costs; any difference between proceeds net of transaction costs and the redemption value is recognised in the income statement over the period of the debt securities using the effective interest method.

On redemption/repurchase of the notes, the resulting gains or losses, being the difference between the redemption/repurchase amount and the carrying amount, are recognised in the income statement in the period in which the redemption/repurchase takes place.

2.8. 确认和终止确认金融工具

证券投资于本集团购买或出售的交易日确认。贷款组合及应收款项于借款人收到现金时确认。当收取金融资产所得现金流量的权利经已届满，或当本集团已转让拥有该项资产的绝大部分风险及回报的权利，金融资产将终止确认。

以公允价值变化计入损益的金融负债及已发行债务证券于交易日确认。其他金融负债于债务产生时确认。金融负债仅于合约规定的债务已被清偿、已取消或已届满时，才于财务状况表终止确认。

倘本集团订立转付资产现金流量的安排，且有关安排符合特定条件时，本集团并无拥有资产及负债。在该等情况下，本集团更似是担当现金流量最终收取人的代理人，而非资产的拥有人。因此，在符合有关条件的情况下，尽管实体可能继续收取资产现金流量，有关安排将被当作转让处理，并被视为终止确认。相反，倘并不符合有关条件，实体更似是担当资产的拥有人，故应继续确认有关资产。

2.8. Recognition and de-recognition of financial instruments

Purchases and sales of investment securities are recognised on the trade date, the date on which the Group purchases or sells the assets. Loan portfolio and receivables are recognised when cash is advanced to the borrowers. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or where the Group has transferred substantially all risks and rewards of ownership.

Financial liabilities at fair value through profit or loss and debt securities issued are recognised on the trade date. Other financial liabilities are recognised when such obligations arise. Financial liabilities are derecognised from the statement of financial position when and only when the obligation specified in the contract is discharged, cancelled or expired.

The Group does not have an asset and a liability, when the Group enters into an arrangement to pass through cash flows from an asset and that arrangement meets specified conditions. In these cases, the Group acts more as an agent of the eventual recipients of the cash flows than as an owner of the asset. Accordingly, to the extent that those conditions are met the arrangement is treated as a transfer and considered for derecognition even though the entity may continue to collect cash flows from the asset. Conversely, to the extent the conditions are not met, the entity acts more as an owner of the asset with the result that the asset should continue to be recognised.

2.9. 衍生金融工具及对冲会计处理

衍生工具最初于订立衍生工具合约之日按公允价值确认，其后按公允价值重新计量。公允价值乃根据活跃市场价厘定，包括最近市场交易及通过使用估值方法（包括现金流量折现模型及期权定价模型）。当衍生工具的公允价值为正数时，均作为资产入帐；而当公允价值为负数时，则作为负债入帐。从衍生工具所产生的应收和应付利息会分别呈列于财务状况表。

于初始确认时，最佳显示该衍生工具之公允价值应为其交易价值（即已付或已收代价之公允价值）。

若干嵌入金融负债之衍生工具之经济特征及风险与所属主合约并无密切关系，且主合约并非以公允价值变化计入损益计量时，该等嵌入式衍生工具会作为独立衍生工具处理。该等嵌入式衍生工具以公允价值计量，而公允价值变动则于收益表确认。

确认公允价值损益的方法取决于衍生工具是否指定为对冲工具，如属对冲工具则须取决对冲项目性质。本集团指定若干衍生工具为：(i) 对冲已确认资产或负债或确实承担的公允价值（**公允价值对冲**）；或(ii) 对冲已确认资产或负债或预期交易极有可能产生的未来现金流量（**现金流对冲**）。在符合若干条件的情况下，指定的衍生工具采纳对冲会计方式处理。

2.9. Derivative financial instruments and hedge accounting

Derivatives are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at their fair value. Fair values are obtained from market prices in active markets, including recent market transactions, and valuation techniques, including discounted cash flow models and options pricing models, as appropriate. All derivatives are carried as assets when fair value is positive and as liabilities when fair value is negative. Interest receivables and payables arising from derivatives are separately presented in the statement of financial position.

The best evidence of the fair value of a derivative at initial recognition is the transaction price (i.e. the fair value of the consideration given or received).

Certain derivatives embedded in financial liabilities are treated as separate derivatives when their economic characteristics and risks are not closely related to those of the host contract and the host contract is not carried at fair value through profit or loss. These embedded derivatives are measured at fair value with changes in fair value recognised in the income statement.

The method of recognising the resulting fair value gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group designates certain derivatives as either: (i) hedges of the fair value of recognised assets or liabilities or firm commitments (**fair value hedge**); or, (ii) hedges of highly probable future cash flows attributable to a recognised asset or liability, or a forecast transaction (**cash flow hedge**). Hedge accounting is used for derivatives designated in this way provided certain criteria are met.

本集团会于对冲发生时记录对冲工具与对冲项目之经济关系，包括预期对冲工具现金流量变动是否可抵销对冲项目现金流量变动。本集团记录风险管理目的以及进行对冲交易时所采取策略。本集团亦会就对冲活动发生时及所涉期间内评估有关衍生工具能否高度有效地抵销对冲项目之公平值或现金流量变动作出记录。

(a) 公平值对冲

被指定为且合资格之公平值对冲之衍生工具的公平值变动连同被对冲风险之对冲资产或负债之相关公平值变动，一并于收益表内记录。

若对冲不再符合对冲会计处理的要求，对冲项目之帐面值调整，将按剩余年期以实际利息法摊销至收益表。

(b) 现金流对冲

被指定为且合资格之现金流对冲之衍生工具的公平值变动的有效对冲部分于其他全面收益内确认，并作为对冲储备累计于权益中。无效部分的损益即时于收益表确认。

权益的累积数额将于相关对冲项目影响收益表时转出并拨入至收益表。

于对冲工具到期或出售，或不再符合对冲会计处理要求时，权益中的任何累计损益仍保留于权益内，直至预期进行的交易最终于收益表确认时始拨入收益表。当预期进行的交易不会落实时，权益所呈报的累计损益随即拨入收益表。

At the inception of the hedging, the Group documents the economic relationship between hedging instruments and hedged items, including whether changes in cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The Group documents its risk management objective and strategy for undertaking its hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values or cash flows of hedged items.

(a) Fair value hedge

Changes in the fair value of derivatives that are designated and qualified as fair value hedges are recorded in the income statement, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

If the hedge no longer meets the criteria for hedge accounting, the adjustment to the carrying amount of a hedged item for which the effective interest method is used, is amortised to income statement over the period to maturity.

(b) Cash flow hedge

The effective portion of changes in the fair value of derivatives that are designated and qualified as cash flow hedges are recognised in OCI and accumulated in equity as hedging reserve. The gain or loss relating to the ineffective portion is recognised immediately in the income statement.

Amounts accumulated in equity are recycled to the income statement in the periods in which the hedged item will affect income statement.

When a hedging instrument expires or is sold, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately transferred to the income statement.

(c) 不符合采用对冲会计方法的衍生工具

凡不合格采用对冲会计处理的经济对冲的衍生工具，以公允价值变化计入损益。任何衍生工具的公允价值变动，即时于收益表确认。

(c) Derivatives not qualified as hedges for accounting purposes

Derivative instruments entered into as economic hedges that do not qualify for hedge accounting are held at fair value through profit or loss. Changes in the fair value of any derivative instrument are recognised immediately in the income statement.

2.10. 对销金融工具

如金融资产及负债具有法律上可强制执行的权利可对销确认金额及有计划按净额结算，或同时变卖资产及清偿负债，则该金融资产及负债可互相对销，而两者之净额列于财务状况表内。法律上可强制执行的权利不应取决于未来事件，并且必须是在正常业务过程中，以及在本公司或交易对手违约、无力偿付债务或破产的情况下，可强制执行。

2.10. Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

2.11. 收回资产

收回抵押资产作为待售资产列帐，并于「其他资产」项下呈报，相关贷款则终止确认。收回抵押资产按帐面值与公允价值减销售成本之较低者计量。

2.11. Repossessed assets

Reposessed collateral assets are accounted as assets held for sale and reported in "Other assets" and the relevant loans are derecognised. The reposessed collateral assets are measured at lower of carrying amount and fair value less costs to sell.

2.12. 分类报告

经营分类按向首席经营决策者提供的内部报告一致的方式报告。首席经营决策者为分配资源及评估公司经营分类表现的个人或团体。本集团已指定总裁为首席经营决策者。

2.12. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Group has determined the Chief Executive Officer as its chief operating decision maker.

2.13. 外币换算

(a) 功能及呈列货币

本集团旗下各公司的财务报表中所载项目采用该公司营运所在主要经济环境所用的货币(功能货币)计量。综合财务报表以千港元为单位呈列,即本公司之功能及本公司和本集团之呈列货币。

(b) 交易及结余

外币交易按交易当日之汇率换算为功能货币。结算该等交易产生之汇兑盈亏以及以期末汇率换算外币计价的货币资产及负债而产生的汇兑盈亏在收益表确认。

以外币计价的货币项目,按呈报日期的收市汇率换算。以历史成本估值的外币计价的非货币项目,按初始确认日期的汇率换算;以公允价值估值的外币计价的非货币项目,会以确定公允价值当日的汇率换算。

当归类为以公允价值变化计入其他全面收益,并以外币计价的货币项目之公允价值变动时,由证券的摊销成本变动所产生的换算差额,及由证券的帐面值的其他变动所产生的换算差额会区别出来。有关摊销成本变动的换算差额会在损益内确认;而除减值外,帐面值的其他变动会在其他全面收益内确认。

持有以公允价值变化计入损益的非货币金融工具的换算差额呈报为公允价值损益的一部分。归类为以公允价值变化计入其他全面收益的非货币金融工具的换算差额计入权益内的公允价值储备。

2.13. Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (**functional currency**). The consolidated financial statements are presented in thousands of units of Hong Kong dollars (**HK\$'000**) which is the Company's functional and the Company's and the Group's presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement.

Monetary items denominated in foreign currency are translated with the closing rate as at the reporting date. Non-monetary items measured at historical cost denominated in a foreign currency are translated with the exchange rate as at the date of initial recognition; non-monetary items in a foreign currency that are measured at fair value are translated using the exchange rates at the date when the fair value was determined.

In the case of changes in the fair value of monetary assets denominated in foreign currency classified as FVOCI, a distinction is made between translation differences resulting from changes in amortised cost of the security and other changes in the carrying amount of the security. Translation differences related to changes in the amortised cost are recognised in profit or loss, and other changes in the carrying amount, except impairment, are recognised in OCI.

Translation differences on non-monetary financial instruments held at FVPL are reported as part of the fair value gain or loss. Translation differences on non-monetary financial instruments classified as FVOCI, are included in the fair value reserve in equity.

2.14. 固定资产

固定资产按历史成本减累计折旧及减值亏损列帐。历史成本包括收购该等项目的直接开支。

该项目的后续成本仅在本集团有可能获得有关项目之未来经济利益，且能准确计量项目成本时，方可计入资产帐面值或确认为独立资产（倘适用）。遭替换部分的帐面值被终止确认。所有其他维修及保养开支均于产生之财务期间于收益表确认。

折旧采用直线法按下列估计可使用年期将成本减剩余价值摊销：

自用租赁物业 的使用权资产	使用权资产的可使用 年期结束或租赁期 结束（以较短者为准）
租赁物业装修	租约尚未届满的期间
傢俬及装置	租约尚未届满的期间
电脑	三年
办公室设备	三年
汽车	四年

资产的剩余价值及可使用年期于各呈报期末检讨并于适当时调整。

出售之收益及亏损按所得款项与帐面值的差额于收益表确认。

2.14. Fixed assets

Fixed assets are stated at historical cost less accumulated depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Depreciation is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives.

Right-of-use assets on leased properties for own use	shorter of the end of the useful life of the right-of-use asset or the end of the lease term
Leasehold improvements	over the unexpired period of the lease
Furniture and fixtures	over the unexpired period of the lease
Computer	3 years
Office equipment	3 years
Motor vehicle	4 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gain and loss on disposal is determined by comparing proceeds with carrying amount. It is included in the income statement.

2.15. 于附属公司的投资的减值

于附属公司收取股息后，倘若出现下述情况，需就附属公司的投资进行减值测试。如在股息宣布周期，股息超过附属公司的总全面收益。又或是附属公司在本公司的财务状况表所显示的帐面值，超过附属公司在综合财务状况表的净资产值(包括商誉)。

2.16. 当期及递延税项

期内税项支出包括当期及递延税项。税项会在收益表内确认，除非涉及确认于其他全面收益的项目或直接在权益内确认。在这种情况下，税项也会在其他全面收益或直接在权益确认。

当期所得税支出根据本公司及其附属公司营运及产生应课税收入所在国家于呈报期末的已颁布或实际颁布的税法计算。管理层就适用税务法例及受其诠释所规限的情况下定期评估根据报税表计算的税务状况，并考量税务机关是否很有可能接受不确定的税务处理。本集团按最可能金额或期望值方法之一(取决于本集团预期何种方法更能预测不确定性的结果)，计量其税项结余。

递延税项采用负债法按资产及负债的税基与综合财务报表所呈列帐面值之暂时差额作全数拨备。递延税项采用各呈报期末已颁布或实际颁布并预期在相关递延税项资产变现或递延税项负债结算时适用之税率厘定。

2.15. Impairment of investment in subsidiaries

Impairment testing of the investment in a subsidiary is required upon receiving a dividend from that subsidiary if the dividend exceeds the total comprehensive income of the subsidiary concerned in the period the dividend is declared or if the carrying amount of the subsidiary in the Company's statement of financial position exceeds the carrying amount of the subsidiary's net assets including goodwill in the consolidated statement of financial position.

2.16. Current and deferred tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the income statement, except to the extent that it relates to items recognised in OCI or directly in equity. In this case, the tax is also recognised in OCI or directly in equity.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred tax is determined using tax rates that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

倘可能有未来应税溢利与可动用暂时差额抵销，则确认递延税项资产。除非暂时差异的拨回由本集团控制，并有可能在可预见将来不会拨回暂时差额，就投资附属公司而产生的暂时差额需作递延税项拨备。

倘若存在可依法强制执行之权利将当期税项资产与负债抵销，及倘递延税项结余与同一税务机构相关，则可将递延税项资产与负债抵销。倘实体有可依法强制执行抵销权利且有意按净值基准清偿或同时变现资产及清偿负债时，则当期税项资产与税项负债抵销。

2.17. 雇员福利

(a) 雇员可享有的假期

雇员所享年假于雇员得到有关假期时确认。按截至各呈报期末就雇员所提供服务的估计享有的年假及长期服务假期的承担列为应计项目。

雇员可享有的病假、产假及待产假，于雇员休假时确认。

(b) 花红计划

本集团根据一项程式以考虑若干调整后所得溢利确认花红负债及开支。本集团根据合约责任或过往经验建立推定责任时，确认有关拨备。

Deferred tax assets are recognised where it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax is provided on temporary differences arising from investment in the subsidiary, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the difference will not be reversed in the foreseeable future.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

2.17. Employee benefits

(a) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrue to employees. An accrual is made for the estimated liability for annual leave and long-service leave as a result of services rendered by employees up to the end of each reporting period.

Employee entitlements to sick leave, maternity or paternity leave are recognised when the absence occurs.

(b) Bonus plans

The Group recognises a liability and an expense for bonuses, based on a formula that takes into consideration the profit after certain adjustments. The Group recognises a provision where contractually obliged or where there is a past practice that has created constructive obligations.

(c) 退休金承担

本集团设立强制性公积金计划及界定供款计划，计划相关资产通常由独立信托人所管理之基金持有。该等退休金计划通常由雇员及本集团供款。

本集团对强制性公积金计划及界定供款计划的供款于产生时列作支出。

(c) Pension obligations

The Group offers a mandatory provident fund scheme and a defined contribution scheme, the assets of which are generally held in separate trustee – administered funds. These pension plans are generally funded by payments from employees and by the Group.

The Group's contributions to the mandatory provident fund scheme and defined contribution scheme are expensed as incurred.

2.18. 拨备

倘本集团现时因过往事件而涉及法律或推定责任，而履行责任很可能须耗用资源，且可合理估计款项时，则确认拨备。

当金额的时间值影响属重大的，拨备按预期偿付责任所需开支以除税前比率（反映当前市场对责任特定之时间值及风险之评估）计算之现值计量。

2.18. Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events where it is more likely than not that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where the effect of the time value of money is material, provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

2.19. 租约

(a) 作为承租人

(i) 使用权资产

本集团于租赁开始日期（即相关资产可供使用日期）确认使用权资产。使用权资产按成本减累计折旧及减值亏损计量，并就任何重新计量的租赁负债作出调整。使用权资产成本包括已确认租赁负债金额、已产生初始直接费用及于开始日期或之前支付之租赁付款扣减任何已收取租赁优惠。除非本集团合理确定于租赁期结束时取得租赁资产的拥有权，否则已确认使用权资产于其估计可使用年期及租赁期（以较短者为准）按直线法折旧。

2.19. Leases

(a) As a lessee

(i) Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

倘出现令使用权资产帐面值可能无法收回的事件或变动，则对使用权资产进行减值测试。倘资产帐面值高于其可收回金额，则将差额确认为减值亏损。可收回金额为资产公平值扣减出售成本与使用价值的较高者。

(ii) 租赁负债

于租赁开始日期，本集团按租赁期内将作出的租赁付款现值计量确认为租赁负债。租赁付款包括定额付款扣除任何应收租赁优惠。租赁付款亦包括本集团合理确定行使的购买选择权的行使价，及在租赁期反映本集团行使终止租赁选择权时有关终止租赁的罚款。

于计算租赁付款的现值时，倘租赁所隐含的利率不易厘定，本集团则使用租赁开始日期的递增借款利率计算。于开始日期后，租赁负债金额的增加反映利息的累积，并会因已作出的租赁付款而减少。此外，倘出现修订，租赁负债的帐面值将会重新计量。

Right-of-use assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

(ii) Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification.

(iii) 短期租赁及低价值资产租赁

本集团对自开始日期起租赁期为12个月或以下且不含购买选择权的短期租赁应用短期租赁确认豁免，并对其认为属低价值的资产租赁应用低价值资产租赁确认。短期租赁及低价值资产租赁的租赁付款于租赁期内以直线法确认为开支。

(b) 作为出租人

倘本集团为出租人，其于租赁开始时厘定一项租赁为融资租赁或经营租赁。倘租赁转移相关资产的拥有权附带的绝大部分风险及回报，该租赁应分类为融资租赁。融资租赁于租赁开始时按相等于租赁投资的净额（即租赁物业公平值或最低租金现值之较低者）拨作应收款项。应收款项总额与应收款项现值的差额确认为未赚取融资收入。租赁收入于租期内按反映固定回报率的净投资法确认。具有融资租赁特性的租购合约按融资租赁相同方式列帐。减值拨备按附注3.2所载贷款组合的会计政策列帐。

(iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases with a lease term of 12 months or less from the commencement date and do not contain a purchase option. It also applies the lease of low-value assets recognition to leases of assets that are considered as low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

(b) As a lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. Finance leases are capitalised as receivables at the lease's commencement at an amount equal to the net investment in the lease which represents at the lower of the fair value of the leased property and the present value of the minimum lease payments. The difference between the gross receivable and the present value of the receivable is recognised as unearned finance income. Lease income is recognised over the term of the lease using the net investment method, which reflects a constant periodic rate of return. Hire purchase contracts having the characteristics of a finance lease are accounted for in the same manner as finance leases. Impairment allowances are accounted for in accordance with the accounting policies for loan portfolio as set out in Note 3.2.

2.20. 现金及等同现金项目

就现金流量表而言，现金及等同现金项目包括原到期日为三个月或以内的结余，包括现金和银行结余。这些结余是易于转换为已知金额的现金，而其价值变动的风险不高。

2.21. 财务担保合约

财务担保合约，本集团须根据债务工具的条款向持有人支付定额款项以补偿指定欠款人未能支付到期款项所产生损失。

财务担保合约，按附注 2.22(b) 所载会计政策，列帐为保险合约。

2.22. 保险和其他担保合约**(a) 按揭保险合同**

本集团按揭保险计划下的按揭保险业务，根据年度会计基准入帐。依照年度会计处理法，本集团按未来收支的可靠预测作出拨备，厘定本会计年度的承保业绩。承保业绩包括更正过往估计而作出的任何修订。

毛保费指本会计年度透过在《银行业条例》下定义之认可机构参与直接承保业务的保费。扣除折扣及退款后的毛保费包括向核准再保险公司支付再保险保费、本集团应收风险保费及服务费。保险费净额于保险生效期间，以时间比例确认为收入。

2.20. Cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents comprise balances with original maturities of three months or less, including cash and balances with banks that are readily convertible to known amounts of cash and are subject to an insignificant risk of change in value.

2.21. Financial guarantee contracts

Financial guarantees are contracts that require the Group to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of a debt instrument.

Financial guarantee contracts are accounted for as insurance contracts in accordance with the accounting policies set out in Note 2.22(b).

2.22. Insurance and other guarantee contracts**(a) Mortgage insurance contracts**

The mortgage insurance business under the MIP of the Group is accounted for on the annual accounting basis. Under the annual accounting approach, the Group makes provisions based on credible estimates of future income and outgoings to determine the underwriting result for the current accounting period. The underwriting result includes any adjustments arising from the correction of the previous estimates.

Gross premiums represent direct business written through Authorized Institutions (AIs) as defined in accordance with the Banking Ordinance during an accounting period. The gross premiums after deduction of discounts and refunds, include the reinsurance premiums to be paid to the approved reinsurers, the risk premiums and servicing fees earned by the Group. The net premiums are recognised as income on a time-apportioned basis during the time the insurance coverage is effective.

未到期保费为各呈报期末，估计承担风险及提供服务所需保费净额部分。

于各呈报期末，就未决申索、已产生但未申报申索及亏损储备作拨备。至于风险分摊业务方面，根据有关监管指引及在董事认为适当的情况下，取决于相关产品，将年内已到期风险保费净额的50%或75%，在一段时间内，预留作为风险储备。期内可自风险储备提取以应付超额申索。于各呈报期末，风险储备的未动用结余可拨回至保留溢利。

再保险合同指本集团与再保险公司订立的合约，据此本集团就本集团发出的一份或以上保险合同获赔偿损失。本集团根据再保险合同下所获利益，确认为再保险资产。该等资产包括从再保险公司可收回的申索及应收款项（根据有关再保险合同所预期的申索及利息）。从再保险公司可收回款项或应付再保险公司金额的计量均与再保险合同相关金额及每份再保险合同的条款一致。再保险资产主要为再保险合同的保费，并摊销作开支。

再保险资产初始确认后，倘若有关客观证据显示，本集团可能不会收回合约条款内的全数款项，而本集团从再保险公司之收回款项亦能准确计量，则会对该再保险资产减值。

Unearned premiums represent that portion of net premiums written which are estimated to relate to risks and services subsequent to the end of each reporting period.

Provisions are made for outstanding claims, claims incurred but not reported and loss reserve at the end of each reporting period. For risk-sharing business, 50% or 75% of the net risk premiums earned in a year depending on the respective product is set aside as a Contingency Reserve for a period of time in accordance with relevant regulatory guidelines and as considered appropriate by the directors. Withdrawals from the Contingency Reserve can be made to meet excess claims at any time during the period. At the end of the reporting period, the unutilised balance of the Contingency Reserve can be released to retained profits.

Reinsurance contracts refer to contracts entered into by the Group with reinsurers under which the Group is compensated for losses on one or more insurance contracts issued by the Group. Benefits to which the Group is entitled under its reinsurance contracts held are recognised as reinsurance assets. These assets consist of claims recoverable from reinsurers and receivables that are dependent on the expected claims and benefits arising under the related reinsured insurance contracts. Amounts recoverable from or due to reinsurers are measured consistently with the amounts associated with the reinsured insurance contracts and in accordance with the terms of each reinsurance contract. Reinsurance assets are primarily premiums for reinsurance contracts and are amortised as an expense.

A reinsurance asset is impaired if there is objective evidence, as a result of an event that occurred after initial recognition of the reinsurance asset, that the Group may not receive all amounts due to it under the terms of the contract, and the impact on the amounts that the Group will receive from the reinsurer can be reliably measured.

已产生的佣金在收益表内确认。

Commissions are recognised in the income statement as incurred.

(b) 其他担保和保险合同

本集团为合资格的中小企业(中
小企)取得的贷款提供财务担保，并收取担保费；亦为长者的安老按揭贷款及保单逆按贷款，提供保险保障，并收取保险保费。

根据有关监管指引及在董事认为适当的情况下，年内已满期的担保费的50%和保险保费的75%，在一段时间内，预留作为风险储备。期内可自风险储备提取款项以应付超额申索。于各呈报期末，风险储备的未动用结余可拨回至保留溢利。

就安老按揭贷款保险业务而言，本集团与再保险公司订立再保险合同。再保险合同指本集团与再保险公司订立的合约，据此本集团就本集团发出的一份或以上保险合同获赔偿损失。本集团根据再保险合同下所获利益，确定为再保险资产。再保险资产主要为再保险合约的保费，并摊销作开支。

再保险资产初始确认后，倘若有客观证据显示，本集团可能不会收回合约条款内的全数款项，而本集团从再保险公司之收回款项亦能准确计量，则会对该再保险资产减值。

(b) Other guarantee and insurance contracts

The Group provides financial guarantees for loan facilities provided to eligible small and medium enterprises (**SMES**), in return for a guarantee fee, insurance coverage on reverse mortgage loans and policy reverse mortgage loans provided to elderly people, in return for an insurance premium.

50% of the guarantee fee earned and 75% of the insurance premium earned in a year is set aside as a Contingency Reserve for a period of time in accordance with relevant regulatory guidelines and as considered by directors to be appropriate. Withdrawals from the Contingency Reserve can be made to meet excess claims at any time during the period. At the end of the reporting period, the unutilised balance of the Contingency Reserve can be released to retained profits.

In respect of insurance coverage on reverse mortgage loans, the Group entered into reinsurance contract with a reinsurer. Reinsurance contracts refer to contracts entered into by the Group with reinsurers under which the Group is compensated for losses on one or more insurance contracts issued by the Group. Benefits to which the Group is entitled under its reinsurance contracts held are recognised as reinsurance assets. Reinsurance assets are primarily premiums for reinsurance contracts and are amortised as an expense.

A reinsurance asset is impaired if there is objective evidence, as a result of an event that occurred after initial recognition of the reinsurance asset, that the Group may not receive all amounts due to it under the terms of the contract, and the impact on the amounts that the Group will receive from the reinsurer can be reliably measured.

(c) 人寿保险合同

保费于从年金受益人收到现金以及保单于所有承保程序完成后签发并生效时被确认为收入。

保险合同负债于订立合约及确认保费时确认。该等负债乃根据《保险业(长期负债厘定)规则》的规定为长期业务使用经修订净额保费估值法计算。于各呈报日，负债的变动记入收益表。

保险索赔反映年内产生的所有年金付款、退保、提取现金及身故赔偿等成本。退保、提取现金及身故赔偿按所收到的通知记录。年金付款于到期时记录。

本集团会根据当前合约的未来现金流量估算，在每个呈报期日评估其已确认的负债是否足够。如果评估显示其保险负债的帐面值不足够应付预计的未来现金流量，不足之数额在收益表中确认。

2.23.股息分配

本集团已就于报告期末或之前已获适当授权及不再由实体自行决定之已宣派、但于报告期末并未分派之任何股息金额计提拨备。

(c) Life insurance contracts

Premiums are recognised as income when the cash is received from the annuitant, and the policy is issued and becomes effective after the completion of all the underwriting procedures.

Insurance contract liabilities are recognised when contracts are entered into and premiums are recognised. These liabilities are measured by using the Modified Net Level Premium Valuation method for long term business in accordance with the provision of the Insurance (Determination of Long Term Liabilities) Rules. The movements in liabilities at each reporting date are recorded in the income statement.

Insurance claims reflect the cost of all annuity payments, surrenders, withdrawals and death claims arising during the year. Surrenders, withdrawals and death claims are recorded on the basis of notifications received. Annuity payments are recorded when due.

The Group will assess if its recognised liabilities are adequate on each reporting date, using the current estimates of future cash flows under these contracts. If the assessment shows that the carrying amount of its insurance liabilities are inadequate in the light of the estimated future cash flows, the shortfall shall be recognised in the income statement.

2.23.Dividend distribution

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

3. 财务风险管理

3.1. 采用金融工具策略

本集团的主要业务为(i)购买按揭或贷款组合；(ii)透过发行债券为购买资产筹集资金；(iii)发展基建融资业务；(iv)为参与的贷款机构所批出以香港住宅物业、人寿保单及其他资产(如适用)作抵押的按揭贷款及安老按揭贷款，提供按揭保险；(v)受香港特别行政区政府(「政府」)委托经营一个为参与的贷款机构借予本地中小企的贷款提供担保的计划，并为政府经营一个为参与的贷款机构借予个别失业人士的贷款提供百分百担保的计划；及(vi)于或自香港提供终身年金产品。根据其性质，本集团业务主要使用金融工具包括现金、贷款、债务、投资及衍生工具。

本集团的业务面对多种财务风险，该等业务涉及分析、评估、承担及管理一定程度的风险或风险组合。本集团于维持财务表现过程中审慎管理风险。

企业风险管理委员会乃于集团层面设立监督企业范围内的风险事项(包括财务及非财务风险)。各类风险的政策及限额由本公司各管理委员会(包括基建融资及证券化投资委员会、信贷委员会、资产负债管理委员会、交易核准委员会、环境、社会及管治委员会及营运风险管理委员会)监控及定期检讨，并向企业风险管理委员会报告。

3. Financial risk management

3.1. Strategy in using financial instruments

The major activities of the Group are (i) to purchase portfolios of mortgages or loans; (ii) to raise financing for its purchase of assets through issuance of debt securities; (iii) to develop infrastructure financing business; (iv) to provide mortgage insurance cover in respect of mortgage loans and reverse mortgage loans originated by participating lenders and secured on residential properties in Hong Kong, life insurance policies and other assets, if applicable; (v) to operate a scheme for the Government of the Hong Kong Special Administrative Region (**Government**) providing guarantee on loans advanced by participating lenders for local SMEs and to operate a scheme for the Government providing 100% guarantee on loans advanced by participating lenders for unemployed individuals; and (vi) to offer life annuity products in or from Hong Kong. By their nature, the Group's activities are principally related to the use of financial instruments including cash, loans, debts, investments, and derivatives.

The Group's activities expose it to a variety of financial risks and those activities involve the analysis, evaluation, acceptance and management of some degree of risk or combination of risks. The Group manages the risks in a prudent manner in sustaining the Group's financial performance.

The Corporate Risk Management Committee is set up at group level to provide oversight of the enterprise-wide risk matters including financial and non-financial risks. The policies and limits for various risks are monitored and reviewed regularly by various management committees of the Company, including Infrastructure Financing and Securitisation Investment Committee (**IFSIC**), Credit Committee, Asset and Liability Committee (**ALCO**), Transaction Approval Committee (**TAC**), Environmental, Social and Governance (**ESG**) Committee, and Operational Risk Committee (**ORC**) which report to the Corporate Risk Management Committee.

基建融资及证券化投资委员会对所有基建贷款投资进行监督及审批。信贷委员会监察资产收购的信贷政策及标准。资产负债管理委员会监察经董事局批准的市场风险管理及投资指引的执行情况。交易核准委员会负责根据最新市况及董事局批准的业务策略，深入分析业务交易的定价基础及风险。成立环境、社会及管治委员会乃为经考虑相关规定及指引后指导及监督环境、社会及管治策略的发展及实行。营运风险管理委员会负责确保所有运作部门，都采取有效的营运风险及内部监控机制。该委员会也会负责就运作部门在政策、监控和管理等运作事宜发生问题时，提供指引和解决方法。倘若有审核结果涉及营运风险和内部监控，该委员会会确保尽快采取恰当的纠正措施。此外，集团内部审核部负责独立审查本集团的内部监控系统。

本集团已成立长寿风险委员会以管理本集团所承担的长寿风险。其职责包括批准长寿风险管理政策和对冲交易，以及检讨本集团所取得的长寿经验及其承担的风险。其亦监测及分析整体趋势、科技变化及其对人类寿命的影响。

就一般保险业务而言，香港按揭保险有限公司（**按揭保险公司**）已成立风险委员会，其作为独立监督委员会，负责协助其董事局监督风险管理架构的实施及管理按揭保险公司所面临的所有风险。至于香港年金有限公司（**香港年金公司**），则成立风险委员会以管理全企业的风险事宜，包括财务及非财务风险。

最重要的风险类型为信贷风险、市场风险（包括货币风险、利率风险及股票价格风险）、流动资金风险及保险风险。

The IFSIC executes oversight and approval authority over all investments in infrastructure loans. The Credit Committee oversees the credit policies and standards for asset acquisition. The ALCO oversees the implementation of market risk management and investment guidelines approved by the Board of Directors. The TAC conducts an in-depth analysis of pricing economics and associated risks for business transactions, whilst taking into consideration the latest market conditions and business strategies approved by the Board. The ESG Committee is established to direct and oversee the development and implementation of ESG strategy having regard to the relevant requirements and guidelines. The ORC is responsible for ensuring that all business entities and line functions maintain an effective operational risk and internal control framework. The ORC is also responsible for providing directions and resolving issues related to policies, controls and management of operational issues referred to by line functions, as well as ensuring prompt and appropriate corrective action in response to audit findings related to operational risks or internal controls. In addition, Group Internal Audit Department is responsible for the independent review of the internal control systems of the Group.

The Group established Longevity Risk Committee to manage longevity risk of the Group. Its duties include approving longevity risk management policies and hedging transactions and reviewing longevity experiences and exposures of the Group. It also monitors and analyses the general trend, technological changes and their implications for human longevity.

In respect of general insurance business, a Risk Committee is established by HKMC Insurance Limited (**HKMCI**) as an independent oversight committee to assist its Board to oversee implementation of risk management framework and manage all risks faced by the HKMCI. For HKMC Annuity Limited (**HKMCA**), a Risk Committee is established to manage the enterprise-wide risk matters, including financial and non-financial risks.

The most important types of risks are credit risk, market risk which includes currency risk, interest rate risk and equity price risk, liquidity risk and insurance risk.

3.2. 信贷风险

本集团主要金融资产为其现金及短期资金、证券投资、外汇基金存款、贷款组合及中小企融资担保计划下的百分百担保特惠贷款。流动资金及证券投资的信贷风险有限，因为交易对手主要是主权国、半主权国机构、银行及公司，其信贷评级须符合按照董事局批准的投资指引的最低要求。香港年金公司及按证保险公司的资本及香港年金公司保费收入存放于香港金融管理局（香港金管局）管理的外汇基金。由于交易对手为政府，故外汇基金存款的信贷风险非常有限。就中小企融资担保计划下的百分百担保特惠贷款而言，贷款的信贷违约风险由政府全额担保。

本集团的信贷风险主要来自其贷款组合，即借款人于款项到期时未能全数偿还的风险。因此本集团就管理信贷风险订下审慎政策。

为维持贷款组合的素质，本集团采取审慎风险管理框架：(i) 按既定准则挑选核准卖方；(ii) 采取审慎的资产购买准则；(iii) 进行有效及深入的尽职审查程序；(iv) 实行健全的项目架构及融资文件记录；(v) 持续监察及审查制度；及(vi) 确保较高风险的资产或交易有足够的保障。

本集团尤其注重对问题贷款进行持续信贷审查。业务部门将监控该等贷款，并尽力为收回款项采取如与借款人制定宽减计划从而加强贷款回收力度。根据信贷委员会批准的指引为贷款定期进行减值评估，减值拨备亦于收益表扣除。

3.2. Credit risk

The Group's principal financial assets are its cash and short-term funds, investment securities, placements with the Exchange Fund, loan portfolio and loans with special 100% guarantee under the SFGS. The credit risk on liquid funds and investment securities is limited because the credit ratings of the counterparties, mainly sovereigns, quasi-sovereign agencies, banks and companies, should meet the minimum requirement in accordance with the investment guidelines approved by the Board of Directors. The capital of the HKMCA and the HKMCI as well as premium receipts of the HKMCA are placed with the Exchange Fund managed by the Hong Kong Monetary Authority (HKMA). The credit risk on the placements with the Exchange Fund is very limited as it is exposure to the Government. Regarding loans with special 100% guarantee under the SFGS, the credit default risk of the loans is fully guaranteed by the Government.

The Group's credit risk is primarily attributable to its loan portfolio, which is the risk that a loan borrower will be unable to pay amounts in full when due. The Group therefore has a prudent policy for managing its exposure to credit risk.

To maintain the quality of the loan portfolios, the Group adheres to a prudent risk management framework to (i) select Approved Sellers with established criteria, (ii) adopt prudent asset purchasing criteria, (iii) conduct effective and in-depth due diligence reviews, (iv) implement robust project structures and financing documentation, (v) perform an ongoing monitoring and reviewing mechanism, and (vi) ensure adequate protection for higher-risk assets or transactions.

The Group undertakes ongoing credit review with special attention paid to problem loans. Business units will monitor these loans and take recovery action such as establishing relief plan with borrowers in order to maximise recoveries. Loan impairment assessment is performed regularly and impairment allowance is charged to income statement in accordance with the guidelines approved by the Credit Committee.

抵押品及其他信贷安排加强措施

本集团已实施关于接受用以减低信贷风险的特定类别的抵押品的指引。该等指引定期进行检讨。

贷款组合及中小企融资担保计划下的百分百担保特惠贷款

按揭贷款组合的主要抵押品类型包括位于香港的物业及递延代价(附注25)。至于租购应收帐款的抵押品类型包括的士和公共小巴牌照。按揭贷款组合和租购应收帐款一般有充足的抵押。目前物业抵押品的价值是以公开指数按组合基础而确定。基建贷款组合的主要抵押品类型包括借款人资产的抵押权益及转让主要项目合约文件及／或银行帐户的押记，惟实际抵押品因应不同项目而异。至于小型贷款，一般并不寻求抵押品。

就中小企融资担保计划下的百分百担保特惠贷款而言，由于有关贷款的信贷违约风险由政府提供全额担保，故并无寻求抵押品。更多详情请参阅附注17。

银行定期存款、证券投资及外汇基金存款

银行定期存款一般不寻求抵押，因为其交易对手的性质，和短期内到期，故被视为低风险。证券投资及外汇基金存款一般没有抵押。

Collateral and other credit enhancements

The Group has implemented guidelines on the acceptability of specific classes of collateral on credit risk mitigation, which are subject to regular review.

Loan portfolio and loans with special 100% guarantee under the SFGS

The principal collateral types for mortgage portfolio mainly consist of properties located in Hong Kong and the deferred consideration (Note 25). For hire purchase receivable, the collateral types include taxi and public light bus licenses. Mortgage portfolio and hire purchase receivable are generally fully secured by collateral. The current collateral value of properties is determined with the use of public indices on a portfolio basis. The principal collateral types for infrastructure loan portfolio mainly consist of security interests in the assets of the borrowers and assignment of key project documents and/or charge over bank accounts but the actual security varies projects to projects. For microfinance loans, no collateral is generally sought.

Regarding loans with special 100% guarantee under the SFGS, no collateral is sought as the credit default risk of the loans is fully guaranteed by the Government. Please refer to Note 17 for more details.

Time deposits with banks, investment securities and placements with the Exchange Fund

Collaterals are generally not sought for time deposits with banks as the exposures are considered to be low risk due to the nature of the counterparties and short-term maturity. Investment securities and placements with the Exchange Fund are generally unsecured.

衍生金融工具

本集团与所有衍生工具之交易对手签订国际掉期及衍生工具协会主协议。按照该协议，倘若其中一方出现违约事件，另一方可以净额结算所有未平仓的金额。本集团亦跟其主要交易对手，与主协议同时执行信贷支持附件。根据信贷支持附件，双方可以透过转移抵押品，减轻未平仓时存在的交易对手风险。

至于金融工具，如衍生工具，本集团按照投资指引及信贷风险政策所制定的交易对手风险限额予以监察。交易对手风险限额由信贷风险委员会每年定期检讨。无论于何时，交易对手风险的上限为对本集团有利的工具（即公平值为正数的资产）的现有公平值，就衍生工具而言，公平值仅占合约价值或用于反映未平仓工具数量的估算价值的小部分。交易对手风险作为交易对手整体信贷限额的一部分，与市场波动的潜在风险一并管理。

按揭保险合同、其他担保和保险合同

详情在附注3.5披露。

结算风险存在于任何以现金、证券或股票支付并期望收取相应现金、证券或股票的情况。为涵盖本集团于任何单一日期因市场交易产生的所有结算风险的总额，对每名交易对手均设有每日结算限额。

Derivative financial instruments

The Group enters into ISDA master agreement with all counterparties for derivative transactions where each party will be able to settle all outstanding amounts on a net basis in the event of default of the other party. The Group also executed Credit Support Annex (**CSA**) with its major counterparties in conjunction with the master agreement. Under CSA, collateral is passed between the parties to mitigate the counterparty risk inherent in outstanding positions.

For financial instruments such as derivatives, exposures are monitored against counterparty risk limits established in accordance with the investment guidelines and credit risk policy of the Group. These counterparty risk limits are subject to regular review by the Credit Committee on an annual basis. At any one time, the amount subject to counterparty risk is limited to the current fair value of instruments favourable to the Group (i.e. assets with positive fair value), which in relation to derivatives is only a small fraction of the contract, or notional values used to express the volume of instruments outstanding. This counterparty risk exposure is managed as part of the overall credit limits with counterparties, together with potential exposures from market movements.

Mortgage insurance contracts, other guarantee and insurance contracts

The details are disclosed in Note 3.5.

Settlement risk arises in any situation where a payment in cash, securities or equities is made in the expectation of a corresponding receipt in cash, securities or equities. Daily settlement limits are established for each counterparty to cover the aggregate of all settlement risk arising from the Group's market transactions on any single day.

预期信贷亏损计量

就金融资产而言，将应用下述信贷风险模型：

本集团于初始确认资产时，评估其违约率，以及于各呈报期持续评估信贷风险是否有明显增加。为评估信贷风险有否明显增加，本集团将资产于呈报日的违约风险与资产于初始确认时的违约风险进行比较。评估考虑可用合理及辅助性前瞻资料，并纳入下述指标：

- 外部信贷评级(尽可能取得)；
- 业务、财务或经济状况的实际或预期重大不利变动，而预期对借款人履行责任的能力构成重大改变；
- 相同借款人的其他金融工具的信贷风险明显增加；
- 支持其责任的抵押品价值或第三方担保或信贷安排加强措施的质素发生重大变动；及
- 借款人预期表现及行为的重大变动，包括该组合内借款人付款状况变动及借款人财务状况变动。

本集团采用三阶段方法计量贷款组合、现金及短期资金以及按摊销成本入帐及以公允价值变化计入其他全面收益的证券投资的预期信贷亏损，金融资产自初始确认后根据信贷质素的变化按以下三个阶段进行转移：

Expected credit loss (ECL) measurement

For financial assets, the following credit risk modelling applies:

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forward-looking information with the following indicators incorporated:

- external credit rating (as far as available);
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the borrower's ability to meet its obligations;
- significant increases in credit risk on other financial instruments of the same borrower;
- significant changes in the value of the collateral supporting the obligation or in the quality of third-party guarantees or credit enhancements; and
- significant changes in the expected performance and behaviour of the borrower, including changes in the payment status of borrowers in the group and changes in the financial conditions of the borrower.

A three-stage approach to measuring ECLs is applied on loan portfolio, cash and short-term funds and investment securities accounted for at amortised cost and FVOCI. Financial assets migrate through the following three stages based on the change in credit quality since initial recognition:

第一阶段：12个月预期信贷亏损

对于初始确认后信贷风险未显著增加及于产生时未出现信贷减值的其预期年限信贷亏损中与未来12个月内发生的违约率相关的亏损部份被确认。

第二阶段：预期年限信贷亏损 — 未发生信贷减值

对于信贷风险，自初始确认后信贷风险显著增加但未发生信贷减值，则确认预期年限信贷亏损。

第三阶段：预期年限信贷亏损 — 信贷减值

当一项或多项事件对金融资产的估计未来现金流量产生不利影响时，该资产即评估为发生信贷减值。对于发生信贷减值的金融资产，确认预期年限信贷亏损，其利息收入的计算按应用实际利率于摊销成本(扣除减值拨备)而非帐面总值来计算。

预期信贷亏损源自不偏不倚和概率加权估计的预期亏损。预期信贷亏损的金额使用减值拨备帐确认，此帐户中的变动计入损益表。

于初始确认时，需要为未来12个月内可能发生的违约事件导致的预期信贷亏损(12个月预期信贷亏损)计提减值拨备。于各呈报日，本集团通过比较呈报日与初始确认日之间预期年期发生的违约风险，评估自初始确认后金融资产的信贷风险是否显著增加。倘信贷风险大幅增加，则需要为金融资产的预期年期内所有可能发生的违约事件(预期年限信贷亏损)均计提减值拨备。如在随后的一段时间内，信贷质量得到改善并扭转自初始确认以来任何先前评估的信贷风险显著增加，减值拨备则将从预期年限信贷亏损恢复为12个月预期信贷亏损。

Stage 1: 12-month ECLs

For exposures where there has not been a significant increase in credit risk since initial recognition and that are not credit impaired upon origination, the portion of the lifetime ECL associated with the probability of default events occurring within the next 12 months is recognised.

Stage 2: Lifetime ECLs — not credit impaired

For credit exposures where there has been a significant increase in credit risk since initial recognition but that are not credit impaired, a lifetime ECL is recognised.

Stage 3: Lifetime ECLs — credit impaired

Financial assets are assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred. For financial assets that have become credit impaired, a lifetime ECL is recognised and interest income is calculated by applying the effective interest rate to the amortised cost (net of impairment provision) rather than the gross carrying amount.

ECLs are derived from unbiased and probability-weighted estimates of expected loss. The amount of the ECLs is recognised using an impairment allowance account with the movement in this account charged to income statement.

At initial recognition, impairment allowance is required for ECLs resulting from default events that are possible within the next 12 months (12-month ECLs). At each reporting date, the Group assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. In the event of a significant increase in credit risk, impairment allowance is required from all possible default events over the expected life of the financial assets (Lifetime ECLs). If, in a subsequent period, credit quality improves and reverses any previously assessed significant increase in credit risk since origination, then the impairment allowance reverts from lifetime ECLs to 12-month ECLs.

倘并无合理预期可收回，例如债务人未能与本集团订立还款计划，该金融资产将予以注销。在所有必要程序基本完成并且已确定亏损金额后，贷款将予以注销。在注销贷款的情况下，本集团继续进行强制执行活动以尝试收回到期应收款项。倘收回有关款项，则在损益中确认。

应收利息及汇款、按金及其他资产亦须遵守香港财务报告准则第9号的减值规定，而已识别减值拨备并不重大。

本集团将贷款按其信贷风险分为三类，以及如何确定各类别的贷款亏损拨备。

(a) 中小企融资担保计划下的百分百担保特惠贷款

诚如附注 17 所述，该等贷款由政府提供全额担保。本集团使用三个类别反映该等贷款的信贷风险：

第一阶段：指具有较低违约风险的良好贷款，且借款人有足够能力履行合约现金流量。

第二阶段：指自购入以来信贷风险大幅增加的贷款，如利息或本金逾期支付介乎30天至60天。

第三阶段：指信贷风险大幅增加，利息或本金逾期支付超过60天的贷款，或银行已提交违约通知书的贷款。

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. Loans are written off after all the necessary procedures have substantially been completed and the amount of the loss has been determined. Where loans have been written off, the Group continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised in profit or loss.

Interest and remittance receivables, deposits and other assets are also subject to the impairment requirements of HKFRS 9, and the identified impairment allowance was immaterial.

The Group uses three categories for loans which reflect their credit risk and how the loan loss provision is determined for each of those categories.

(a) Loans with special 100% guarantee under the SFGS

These loans are fully guaranteed by the Government as detailed in Note 17. The Group uses three categories for loans which reflect their credit risk:

Stage 1: It represents performing loans with low risk of default and the borrower has a strong capacity to meet contractual cash flows.

Stage 2: It represents loans with significant increase in credit risk since the moment of acquisition, for example there is interest or principal payment overdue between 30 days and 60 days.

Stage 3: It represents loans with significant increase in credit risk with interest or principal payment overdue for over 60 days, or loans with default notice submitted by banks.

由于该等贷款的违约亏损由政府作全额担保，考虑到政府的违约风险甚微，故并无确认减值拨备。

Given the default loss of these loans are fully guaranteed, no impairment allowance is recognised in view of the minimal default risk of the Government.

		第一阶段 Stage 1	第二阶段 Stage 2	第三阶段 Stage 3	总额 Total
于二零二一年十二月三十一日 As at 31 December 2021		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
帐面总值	Gross carrying amount	70,525,852	214,994	322,308	71,063,154
减值拨备	Impairment allowance	—	—	—	—
帐面值	Carrying amount	70,525,852	214,994	322,308	71,063,154

		第一阶段 Stage 1	第二阶段 Stage 2	第三阶段 Stage 3	总额 Total
于二零二零年十二月三十一日 As at 31 December 2020		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
帐面总值	Gross carrying amount	36,067,560	10,841	6,312	36,084,713
减值拨备	Impairment allowance	—	—	—	—
帐面值	Carrying amount	36,067,560	10,841	6,312	36,084,713

(b) 贷款组合

本集团预期信贷亏损贷款模型的假设概述如下：

(b) Loan portfolio

A summary of the assumptions underpinning the Group's ECL model on loans is as follows:

类别 Category	类别的定义 Definition of category	确认预期信贷亏损拨备的基础 Basis for recognition of ECL provision
第一阶段 Stage 1	借款人违约风险较低，并有足够能力履行合约现金流量。 Borrowers have a low risk of default and a strong capacity to meet contractual cash flows.	12个月预期信贷亏损（如资产的预期年期少于12个月，则预期亏损按其预期年期计量。） 12-month ECLs (Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime.)
第二阶段 Stage 2	贷款的信贷风险大幅增加；如利息及 / 或本金还款逾期超过30天，则假定为信贷风险显著增加。 Loans for which there is a significant increase in credit risk; as significant increase in credit risk is presumed if interest and/or principal repayments are more than 30 days past due.	预期年限信贷亏损—未发生信贷减值 Lifetime ECLs — not credit impaired
第三阶段 Stage 3	利息及 / 或本金还款逾期90天、借款人破产或收回物业。 Interest and/or principal repayments are 90 days past due, borrowers with bankruptcy or properties repossessed.	预期年限信贷亏损—信贷减值 Lifetime ECLs — credit impaired
撤销 Write-off	并无合理预期可收回逾期利息及 / 或本金还款。 There is no reasonable expectation of recovery on the delinquent interest and/or principal repayments.	撤销资产 Asset is written off

然而，在若干情况下，本集团对所持有的任何信贷安排加强措施前，内部或外部资料显示本集团不可能全数收取未偿还合约金额时，本集团将贷款视作违约。

However, in certain cases, the Group will also consider a loan to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any enhancements held by the Group.

在贷款期限内，本集团及时为预期信贷亏损作适当拨备，以应对其信贷风险。在计算预期信贷亏损率时，本集团考虑每类贷款组合的历史亏损率，并以前瞻性宏观经济数据作出调整。

就按组合基准评估的按揭贷款组合及租购应收帐款，本集团已就评估按揭贷款采用若干经济周期阶段。按不同经济周期阶段分配不同概率以进行评估。按照市场前景，信贷委员会成员得出有关各经济周期阶段的可能性意见。违约概率乃基于不同经济周期阶段及相应违约概率的加权平均数计算。

就按个别项目基准评估的基建贷款而言，本集团已根据全球经济前景、相关地区的经济指标、特定行业数据，并考虑任何特别事件的影响后，选择前瞻性看法。基建贷款按不同情景予以评级。已制定概率表以根据各前瞻性看法厘定各情景下的概率。

下表载有已确认减值拨备的贷款组合的信贷风险分析。

Over the term of the loans, the Group accounts for its credit risk by appropriately providing for ECLs on a timely basis. In calculating the ECL rates, the Group considers historical loss rates for each category of loan portfolio, and adjusts for forward-looking macroeconomic data.

For mortgage portfolio and hire purchase receivable assessed by portfolio base, the Group have adopted a range of economic cycle stages for the assessment of mortgage loans. Probabilities are assigned to different economic cycle stages for the assessment. Based on market outlook, Credit Committee members form a view on the likelihood of each economic cycle stage. The default probability is based on the weighted average of likelihood of different economic cycle stage and the corresponding default probability.

For infrastructure loans assessed by individual project base, the Group have selected a forward-looking view based on outlook of global economy, relevant regional economic indicators, specific industry data, and taking into consideration of the impact of any special events. Infrastructure loans are rated under various scenarios. The probability table is set up to determine the probability of each scenario under each forward-looking view.

The following table contains an analysis of the credit risk exposure of loan portfolio for which impairment allowance is recognised.

于二零二一年十二月三十一日 As at 31 December 2021		第一阶段 Stage 1 千港元 HK\$'000	第二阶段 Stage 2 千港元 HK\$'000	第三阶段 Stage 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
帐面总值	Gross carrying amount	8,560,284	7,829	8,176	8,576,289
减值拨备	Impairment allowance	(4,965)	—	(511)	(5,476)
帐面值	Carrying amount	8,555,319	7,829	7,665	8,570,813

于二零二零年十二月三十一日 As at 31 December 2020		第一阶段 Stage 1 千港元 HK\$'000	第二阶段 Stage 2 千港元 HK\$'000	第三阶段 Stage 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
帐面总值	Gross carrying amount	7,046,183	8,607	4,545	7,059,335
减值拨备	Impairment allowance	(1,949)	—	(507)	(2,456)
帐面值	Carrying amount	7,044,234	8,607	4,038	7,056,879

于二零二一年十二月三十一日
的贷款组合减值拨备与期初减
值拨备之对帐如下：

The impairment allowance for loan portfolio as at 31
December 2021 reconciles to the opening impairment
allowance as follows:

		第一阶段 Stage 1 千港元 HK\$'000	第二阶段 Stage 2 千港元 HK\$'000	第三阶段 Stage 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年 一月一日的减值 拨备	Impairment allowance as at 1 January 2020	813	—	775	1,588
已购买的贷款及还款	Loans purchased and repayment	1,096	—	—	1,096
阶段转移所产生的 减值计量净额	Net measurement of impairment arising from transfer of stage	—	112	298	410
因信贷风险变动而 产生的变动	Movement due to changes in credit risk	40	—	—	40
收回未撤销贷款	Recoveries of loans not written-off	—	(29)	(103)	(132)
		1,136	83	195	1,414
转移至第二阶段	Transfer to stage 2	—	229	(229)	—
转移至第三阶段	Transfer to stage 3	—	(312)	312	—
撤销	Write-offs	—	—	(546)	(546)
于二零二零年 十二月三十一日的 减值拨备(附注 18)	Impairment allowance as at 31 December 2020 (Note 18)	1,949	—	507	2,456
已购买的贷款及还款	Loans purchased and repayment	2,953	—	—	2,953
阶段转移所产生的 减值计量净额	Net measurement of impairment arising from transfer of stage	—	—	104	104
因信贷风险变动而 产生的变动	Movement due to changes in credit risk	63	—	—	63
收回未撤销贷款	Recoveries of loans not written-off	—	—	(100)	(100)
		3,016	—	4	3,020
转移至第二阶段	Transfer to stage 2	—	—	—	—
转移至第三阶段	Transfer to stage 3	—	—	—	—
撤销	Write-offs	—	—	—	—
于二零二一年 十二月三十一日的 减值拨备(附注 18)	Impairment allowance as at 31 December 2021 (Note 18)	4,965	—	511	5,476
贷款减值拨备	Charge of loan impairment allowance	3,016	—	4	3,020
贷款承担额减值拨备	Charge of loan commitment impairment allowance	3,212	—	—	3,212
收回已撤销贷款	Recoveries of loans previously written-off	—	—	(421)	(421)
于损益确认的减值 拨备/(回拨) 总额(附注 12)	Total charge/(write- back) of impairment allowance recognised in profit or loss (Note 12)	6,228	—	(417)	5,811

(c) 现金及短期资金

于二零二一年十二月三十一日的现金及短期资金减值拨备与期初减值拨备对帐如下：

(c) Cash and short-term funds

The impairment allowance for cash and short-term funds as at 31 December 2021 reconciles to the opening impairment allowance as follows:

		千港元 HK\$'000
于二零二零年一月一日的减值拨备	Impairment allowance as at 1 January 2020	999
期内于损益确认的减值拨备变动 (附注 12)	Change in the impairment allowance recognised in profit or loss during the period (Note 12)	1,247
于二零二零年十二月三十一日的减值 拨备(附注 14)	Impairment allowance as at 31 December 2020 (Note 14)	2,246
期内于损益确认的减值拨备变动 (附注 12)	Change in the impairment allowance recognised in profit or loss during the period (Note 12)	2,641
于二零二一年十二月三十一日的减值 拨备(附注 14)	Impairment allowance as at 31 December 2021 (Note 14)	4,887

根据经批准的投资指引，本集团仅可存款于发钞银行或达到特定最低信贷评级的银行。

According to the approved investment guidelines, the Group can only place deposits with note-issuing banks or banks with a certain minimum credit rating.

本集团已建立一个拨备矩阵，该矩阵基于每个交易对手的外部信用评级及相应的过往信贷亏损纪录，并根据前瞻性宏观经济数据进行调整，以确定减值拨备的预期信贷亏损。本集团已根据全球经济前景及相关经济指标，并考虑任何特别事件的影响后，选择若干可能的经济结果为有关组合最适当看法。已制定概率表以就前瞻性看法厘定概率。

The Group has established a provision matrix that is based on the external credit rating of each counterparty and the corresponding historical credit loss experience, adjusted for forward-looking macroeconomic data to determine the ECLs for impairment allowance. The Group has selected a range of possible economic outcomes, based on outlook of global economy and relevant economic indicators, taking into consideration the impact of any special events, as the most suitable views to the portfolio. A probability rate table is set up to determine the probability rate for the forward-looking views.

考虑到所有存款银行均获评级机构评为投资级别，所有该等金融资产均被视为低风险，因此期内确认的减值拨备仅限于第一阶段的12个月预期信贷亏损。年内，减值拨备增加乃主要由于银行存款增加所致，并无转拨至第二阶段及第三阶段。

All of these financial assets are considered to be low risk in view of all deposit banks are rated at investment grade by rating agencies, and thus the impairment allowance recognised during the period was limited to 12-month ECLs for stage 1. During the year, the increase in the impairment allowance was mainly due to the increase in deposits with banks and there was no transfer to stages 2 and 3.

于二零二一年十二月三十一日及二零二零年十二月三十一日，可接受的最低短期信贷评级为A-2(标准普尔)、P-2(穆迪)和F-2(惠誉)。

As at 31 December 2021 and 31 December 2020, the minimum acceptable short-term credit ratings are A-2 (Standard and Poor's), P-2 (Moody's) and F-2 (Fitch's).

(d) 证券投资

根据经批准的投资指引，本集团仅可投资于达到特定最低信贷评级的债务证券。资产负债管理委员会对按评级划分的投资进行监察及检讨。

根据外部信贷机构的评级(标准普尔、穆迪及惠誉)，下列为呈报期末债务证券按评定级别的分析。如证券本身没有特定的发行评级，则采用证券发行人的评级呈报。

(d) Investment securities

According to the approved investment guidelines, the Group can only invest in debt securities with a certain minimum credit rating. The proportion of investments according to rating categories is monitored and reviewed by ALCO.

The table below presents an analysis of debt securities by rating classification as at the end of the reporting period, based on external credit agency's ratings (Standard and Poor's, Moody's and Fitch's). In the absence of issue-specific ratings, the ratings for the issuers are reported.

于二零二一年十二月三十一日 As at 31 December 2021		以公允价值变化 计入其他全面 收益的证券 投资 Investment securities at FVOCI 千港元 HK\$'000	按摊销成本列 帐的证券投资 Investment securities at amortised cost 千港元 HK\$'000	总额 Total 千港元 HK\$'000
AAA/Aaa	AAA/Aaa	138,123	775,957	914,080
AA-至AA+/Aa3至Aa1	AA- to AA+/Aa3 to Aa1	2,458,519	2,169,524	4,628,043
A-至A+/A3至A1	A- to A+/A3 to A1	1,050,540	8,265,403	9,315,943
总额	Total	3,647,182	11,210,884	14,858,066

于二零二零年十二月三十一日 As at 31 December 2020		以公允价值变化 计入其他全面 收益的证券 投资 Investment securities at FVOCI 千港元 HK\$'000	按摊销成本列 帐的证券投资 Investment securities at amortised cost 千港元 HK\$'000	总额 Total 千港元 HK\$'000
AAA/Aaa	AAA/Aaa	—	77,279	77,279
AA-至AA+/Aa3至Aa1	AA- to AA+/Aa3 to Aa1	3,022,387	1,169,365	4,191,752
A-至A+/A3至A1	A- to A+/A3 to A1	1,396,575	8,486,714	9,883,289
总额	Total	4,418,962	9,733,358	14,152,320

下发表有已确认减值拨备的证券投资的信贷风险分析。于期内，并无转拨至第二阶段及第三阶段。

The following table contains an analysis of the credit risk exposure of investment securities for which impairment allowance is recognised. There was no transfer to stages 2 and 3 during the period.

于二零二一年十二月三十一日 As at 31 December 2021		第一阶段 Stage 1 千港元 HK\$'000	第二阶段 Stage 2 千港元 HK\$'000	第三阶段 Stage 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
帐面总值	Gross carrying amount				
— 以公允价值变化	— FVOCI	3,647,182	—	—	3,647,182
计入其他全面收益					
— 按摊销成本列帐	— amortised cost	11,210,884	—	—	11,210,884
减值拨备	Impairment allowance				
— 按摊销成本列帐	— amortised cost	(3,892)	—	—	(3,892)
帐面值	Carrying amount				
— 以公允价值变化	— FVOCI	3,647,182	—	—	3,647,182
计入其他全面收益					
— 按摊销成本列帐	— amortised cost	11,206,992	—	—	11,206,992
		14,854,174	—	—	14,854,174

于二零二零年十二月三十一日 As at 31 December 2020		第一阶段 Stage 1 千港元 HK\$'000	第二阶段 Stage 2 千港元 HK\$'000	第三阶段 Stage 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
帐面总值	Gross carrying amount				
— 以公允价值变化	— FVOCI	4,418,962	—	—	4,418,962
计入其他全面收益					
— 按摊销成本列帐	— amortised cost	9,733,358	—	—	9,733,358
减值拨备	Impairment allowance				
— 按摊销成本列帐	— amortised cost	(3,422)	—	—	(3,422)
帐面值	Carrying amount				
— 以公允价值变化	— FVOCI	4,418,962	—	—	4,418,962
计入其他全面收益					
— 按摊销成本列帐	— amortised cost	9,729,936	—	—	9,729,936
		14,148,898	—	—	14,148,898

于二零二一年十二月三十一日
的证券投资减值拨备与期初减
值拨备之对帐如下：

The impairment allowance for investment securities
as at 31 December 2021 reconciles to the opening
impairment allowance as follows:

		第一阶段 Stage 1 千港元 HK\$'000	第二阶段 Stage 2 千港元 HK\$'000	第三阶段 Stage 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年 一月一日 的减值拨备	Impairment allowance as at 1 January 2020				
— 以公允价值变化 计入其他全面收益	— FVOCI	474	—	—	474
— 按摊销成本列帐	— amortised cost	1,455	—	—	1,455
期内于损益确认的 减值拨备变动	Change in the impairment allowance recognised in profit or loss during the period				
— 以公允价值变化 计入其他全面收益	— FVOCI	1,024	—	—	1,024
— 按摊销成本列帐	— amortised cost	1,967	—	—	1,967
于二零二零年 十二月三十一日 的减值拨备	Impairment allowance as at 31 December 2020				
— 以公允价值变化 计入其他全面收益	— FVOCI	1,498	—	—	1,498
— 按摊销成本列帐 (附注 19(c))	— amortised cost (Note 19(c))	3,422	—	—	3,422
期内于损益确认的 减值拨备变动	Change in the impairment allowance recognised in profit or loss during the period				
— 以公允价值变化 计入其他全面收益	— FVOCI	(737)	—	—	(737)
— 按摊销成本列帐	— amortised cost	470	—	—	470
于二零二一年 十二月三十一日 的减值拨备	Impairment allowance as at 31 December 2021				
— 以公允价值变化 计入其他全面收益	— FVOCI	761	—	—	761
— 按摊销成本列帐 (附注 19(c))	— Amortised cost (Note 19(c))	3,892	—	—	3,892

(i) 按摊销成本列帐的证券投资

按摊销成本列帐的证券投资包括上市及非上市债务证券。于二零二一年十二月三十一日的按摊销成本列帐的证券投资减值拨备与期初减值拨备对帐如下：

		千港元 HK\$'000
于二零二零年一月一日的减值拨备	Impairment allowance as at 1 January 2020	1,455
期内于损益确认的减值拨备变动 (附注 12)	Change in the impairment allowance recognised in profit or loss during the period (Note 12)	1,967
于二零二零年十二月三十一日的 减值拨备(附注 19(c))	Impairment allowance as at 31 December 2020 (Note 19(c))	3,422
期内于损益确认的减值拨备变动 (附注 12)	Change in the impairment allowance recognised in profit or loss during the period (Note 12)	470
于二零二一年十二月三十一日的 减值拨备(附注 19(c))	Impairment allowance as at 31 December 2021 (Note 19(c))	3,892

本集团已建立一个拨备矩阵，该矩阵基于每个交易对手的外部信用评级及相应的过往信贷亏损纪录，并根据前瞻性宏观经济数据进行调整，以确定减值拨备的预期信贷亏损。本集团已根据全球经济前景及相关经济指标，并考虑任何特别事件的影响后，选择若干可能的经济结果为有关组合最适当看法。已制定概率表以就前瞻性看法厘定概率。

(i) Investment securities at amortised cost

Investment securities at amortised cost include listed and unlisted debt securities. The impairment allowance on investment securities at amortised cost as at 31 December 2021 reconciles to the opening impairment allowance as follows:

The Group has established a provision matrix that is based on the external credit rating of each counterparty and the corresponding historical credit loss experience, adjusted for forward-looking macroeconomic data to determine the ECLs for impairment allowance. The Group has selected a range of possible economic outcomes, based on outlook of global economy and relevant economic indicators, taking into consideration the impact of any special events, as the most suitable views to the portfolio. A probability rate table is set up to determine the probability rate for the forward-looking views.

所有按摊销成本列帐的
 证券投资的信贷风险于
 二零二一年十二月
 三十一日被视作并无大
 幅增加，因此截至二零
 二一年十二月三十一日
 止年度确认的减值拨备
 仅限于第一阶段下的12
 个月预期信贷亏损。年
 内，减值拨备增加乃主
 要由于按摊销成本列帐
 的投资证券增加所致。

All of these investment securities carried at
 amortised cost are considered with no significant
 increase in credit risk as at 31 December 2021,
 and thus the impairment allowance recognised
 for the year ended 31 December 2021 was
 limited to 12-months ECLs under Stage 1.
 During the year, the increase in the impairment
 allowance was mainly due to the increase in
 investment securities at amortised cost.

(ii) 以公允价值变化计入其他
 全面收益的证券投资

以公允价值变化计入其他
 全面收益的证券投资包
 括上市及非上市债务证
 券。于二零二一年十二
 月三十一日的以公允
 价值变化计入其他全面
 收益的证券投资减值拨
 备与期初减值拨备对
 帐如下：

(ii) Investment securities at FVOCI

Investment securities at FVOCI include listed
 and unlisted debt securities. The impairment
 allowance on investment securities at FVOCI as
 at 31 December 2021 reconciles to the opening
 impairment allowance as follows:

		千港元 HK\$'000
于二零二零年一月一日的减值拨备	Impairment allowance as at 1 January 2020	474
期内于损益确认的减值拨备变动 (附注12)	Change in the impairment allowance recognised in profit or loss during the period (Note 12)	1,024
于二零二零年十二月三十一日	Impairment allowance recognised in OCI as at 31 December 2020	1,498
于其他全面收益确认的减值拨备 期内于损益确认的减值拨备变动 (附注12)	Change in the impairment allowance recognised in profit or loss during the period (Note 12)	(737)
于二零二一年十二月三十一日	Impairment allowance recognised in OCI as at 31 December 2021	761

本集团已建立一个拨备矩阵，该矩阵基于每个交易对手的外部信用评级及相应的过往信贷亏损纪录，并根据前瞻性宏观经济数据进行调整，以确定减值拨备的预期信贷亏损。本集团已根据全球经济前景及相关经济指标，并考虑任何特别事件的影响后，选择若干可能经济结果为有关组合最适当看法。已制定的概率表以就前瞻性看法厘定概率。

鉴于所有以公允价值变化计入其他全面收益的证券投资均获评级机构评为投资级别，所有该等金融资产均被视为低风险，因此截至二零二一年十二月三十一日止年度确认的减值拨备仅限于第一阶段下的12个月预期信贷亏损。年内，减值拨备减少乃主要由于以公允价值变化计入其他全面收益的证券投资减少所致。

于拟备预期信贷亏损时，信贷委员会基于市况、实体经济及指定期间的历史宏观经济变量，得出三种情景作为三种前瞻性看法。良好看法假设很大可能出现乐观情况结果，而低迷看法则假设很大可能出现消极情况结果。选择指定期间内历史数据时，均会涵盖了经济周期内高峰值及最低值，以确保所选择的情景并无偏颇。

The Group has established a provision matrix that is based on the external credit rating of each counterparty and the corresponding historical credit loss experience, adjusted for forward-looking macroeconomic data to determine the ECLs for impairment allowance. The Group has selected a range of possible economic outcomes, based on outlook of global economy and relevant economic indicators, taking into consideration the impact of any special events, as the most suitable views to the portfolio. A probability rate table is set up to determine the probability rate for the forward-looking views.

All of these financial assets are considered to be low risk in view of all investment securities at FVOCI are rated at investment grade by rating agencies, and thus the impairment allowance recognised for the year ended 31 December 2021 was limited to 12-month ECLs under Stage 1. During the year, the decrease in the impairment allowance was mainly due to the decrease in investment securities at FVOCI.

In preparing the ECL, Credit Committee had formed three forward-looking views based on market conditions, real economies and a designated period of historical macroeconomic variables for three scenarios. The good view assumed a high probability of optimistic scenario outcome whereas the bad view assumed a high probability of pessimistic scenario outcome. A designated period of historical data that covers peaks and troughs of economic cycles were selected to ensure the selection of scenarios stays unbiased.

于二零二一年十二月三十一日，鉴于市况及新型冠状病毒新变种毒株带来威胁的不确定性以及可能出现另一波疫情，本集团的基建贷款、存款及债务投资于各经济情景（基本情况、消极情况及乐观情况）下的指定权重与二零二零年十二月三十一日定权重相同，该等资产按（外部或内部）信贷评级计提减值拨备，并构成减值拨备总额的大部分。

The weightings assigned to each economic scenario, base, pessimistic and optimistic as at 31 December 2021, were maintained at the same weightings as at 31 December 2020 in view of market conditions and uncertainty of the threat from new variant and possibility of additional COVID-19 pandemic waves, for the Group's infrastructure loans, deposits and debt investments, of which the impairment allowance is provided based on credit ratings (either external or internal) and forms the majority of total impairment allowance.

(e) 预期信贷亏损的敏感度分析

本集团按前瞻性看法应用三种可替代的宏观经济情景（基本情况、消极情况及乐观情况），以反映一系列将来可能出现结果的概率加权借以估计预期信贷亏损。下表提供按照正常、低迷及良好的前瞻性看法就本集团基建贷款、存款及债务投资组合计提减值拨备的概约水平：

(e) Sensitivity analysis of ECL

The Group applies three alternative macro-economic scenarios (base, pessimistic and optimistic scenarios) on the forward-looking views to reflect probability-weighted range of possible future outcomes in estimating ECL. The table below provides approximate levels of provisions of impairment under the normal, bad and good forward-looking views for the infrastructure loans, deposits and debt investment portfolio of the Group:

		2021	2020
		呈报预期信贷	呈报预期信贷
		亏损变动金额	亏损变动金额
		Amount	Amount
		change from	change from
		the reported	the reported
		ECL	ECL
		千港元	千港元
		HK\$'000	HK\$'000
		增加／(减少)	增加／(减少)
		Increase/ (decrease)	Increase/ (decrease)
预期信贷亏损：	ECL:		
— 正常看法	— Normal view	(8,010)	(4,852)
— 低迷看法	— Bad view	—	—
— 良好看法	— Good view	(9,874)	(6,046)

- (f) 未计所持有抵押品或其他信贷安排加强措施的最高信贷风险分析如下：

本集团金融资产最高信贷风险与其帐面总额相等。在未计再保险安排下，本集团资产负债表外的最高信贷风险分析如下：

- (f) Maximum exposures to credit risk before taking into account of collateral held or other credit enhancements are analysed as follows:

The maximum exposures to credit risk of the financial assets of the Group are equal to their gross carrying amounts. The maximum exposures to credit risk of the off-balance sheet exposures of the Group before taking into account of reinsurance arrangements are as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
风险投保总额	Total risk-in-force		
— 按揭保险业务	— mortgage insurance business	88,917,190	54,543,200
— 安老按揭业务	— reverse mortgage business	18,660,656	15,019,982
		107,577,846	69,563,182

- (g) 减值贷款

- (g) Impaired loans

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
减值贷款组合总额	Gross impaired loan portfolio	511	507
有关垫款的贷款减值拨备	Allowance for loan impairment in		
— 第三阶段	respect of such advances — Stage 3	(511)	(507)
		—	—

于二零二一年十二月三十一日及二零二零年十二月三十一日，本集团概无就减值贷款持有抵押品。

There was no collateral held for impaired loans of the Group as at 31 December 2021 and 31 December 2020.

- (h) 收回物业

本集团收回作为担保的抵押品的资产。

收回物业将在实际可行情况下尽快出售，所得款项用于减少未偿还债项。收回物业于财务状况表内归类于「其他资产」项目下。如果在偿还债务后尚有剩余款项，将根据适用的法律，分配给资产的受益人。

- (h) Repossessed properties

The Group obtained assets by taking possession of collateral held as security.

Reposessed properties are sold as soon as practicable, with the proceeds used to reduce the outstanding indebtedness and are classified in the statement of financial position within "Other assets". If excess funds arise after repayment of the outstanding indebtedness, they are distributed to the beneficiaries of the assets under the applicable laws.

3.3. 市场风险

本集团承担的市场风险是指金融工具的公平值或未来现金流量因市价变动而波动的风险。市场风险乃因利率、货币及股票产品的未平仓合约而产生。所有该等合约均面对一般及特定市场变动及市场比率或市价(如利率、信贷差、汇率及股价)波动水平变动的风险。本集团所面对市场风险主要来自对公司具有不同价格重订特性的金融工具的利率管理而产生,或者是以外币定价的金融工具的净风险。本集团亦采用公平值对冲,透过利率掉期对冲发行定息债券大部分现有利率风险,将浮息资金与浮息资产作出更好配对。本集团亦采用跨货币掉期,分别用作公平值对冲和经济对冲,借以对冲以外币定价发行的债券及资产的净风险。

市场风险主要由库务部采用董事局批准的风险限额进行管理。关于利率风险管理、融资、对冲、投资的策略由资产负债管理委员会制定。该委员会定期举行会议对金融市场及资产负债组合的近期状况进行检讨。库务部负责监察金融市场变动以及根据资产负债管理委员会制定的策略在现金、衍生工具、债务和投资市场执行交易。中台部门监察对风险限额的遵守情况及进行压力测试以评估在极端状况下可能产生的亏损规模。压力测试结果由资产负债管理委员会进行检讨。

利率风险管理主要指对利息收入净额对不同利率的敏感度进行监察,并透过对冲措施减低不利影响。利率曲线于二零二一年十二月三十一日平行下移20个基点,将使未来12个月的利息收入净额减少约1,800万港元(二零二零年:减少1,100万港元)。类似的平行上移,将使未来12个月的利息收入净额增加约1,500万港元(二零二零年:增加1,000万港元)。

3.3. Market risk

The Group takes on exposure to market risks, which is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks arise from open positions in interest rate, currency and equity products, all of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices such as interest rates, credit spreads, foreign exchange rates and equity prices. The Group's exposures to market risk primarily arise from the interest rate management of the entity's financial instruments of different repricing characteristics, or from the net exposure of the foreign currency denominated financial instruments. The Group hedges a major proportion of its existing interest rate risk of the fixed-rate bond issuance using fair value hedges in the form of interest rate swaps by swapping into floating-rate funding to better match the floating-rate assets. The Group also hedges the net exposure of the foreign-currency denominated debts issued and assets by the use of cross-currency swaps as fair value hedges and economic hedges respectively.

The management of market risk is principally undertaken by the Treasury Department using risk limits approved by the Board of Directors. Strategies on interest rate risk management, financing, hedging, investments are formulated by ALCO. Regular meetings are held to review the latest conditions in the financial markets and the asset-liability portfolio mix. The Treasury Department is responsible for monitoring financial market movements and executing transactions in the cash, derivatives, debt and investment markets in accordance with the strategies laid down by ALCO. The middle office monitors the compliance of risk limits and performs stress tests to assess the potential size of losses that could arise in extreme conditions. The results of the stress tests are reviewed by ALCO.

A principal part of the interest rate risk management is to monitor the sensitivity of projected net interest income under different interest rate scenarios and to mitigate the negative impact through hedging operations. A 20 basis points parallel downward shift of the interest rate curve as at 31 December 2021 would decrease the future net interest income for the next twelve months by around HK\$18 million (2020: HK\$11 million decrease) and increase by around HK\$15 million (2020: HK\$10 million increase) for a similar upward parallel shift.

于二零二一年十二月三十一日，如该日利率平行下移20个基点，年内溢利将增加约7,600万港元(二零二零年：9,000万港元)，于二零二一年十二月三十一日的公平值储备增加约600万港元(二零二零年：800万港元)。如利率平行上移20个基点，年内溢利将减少7,500万港元(二零二零年：8,900万港元)，而公平值储备将下调约600万港元(二零二零年：800万港元)。

于二零二一年十二月三十一日，在所有其他可变因素保持不变的情况下，如港元兑美元汇率下跌100点子，年内溢利将增加约1,200万港元(二零二零年：1,400万港元)。反之，如港元兑美元汇率上升100点子，则年内溢利将减少约1,200万港元(二零二零年：1,400万港元)。

于二零二一年十二月三十一日，在所有其他可变因素保持不变的情况下，如港元兑美元以外的其他外币汇率下跌100点子，年内溢利将增加2,500万港元(二零二零年：1,000万港元)。反之，如港元兑美元以外的其他外币汇率上升100点子，年内溢利将减少2,500万港元(二零二零年：1,000万港元)。

本集团面临因外汇基金存款回报率变动产生的财务风险，有关回报率乃于每年厘定(有关存款包括投资组合，其回报率将于一月重新厘定，而长期增长组合的回报将于来年三月才能厘定)。于二零二一年十二月三十一日，倘若本年度的回报率上升/下跌0.1%，在所有其他可变因素保持不变的情况下，估计本集团来自外汇基金存款的收入将增加/减少约2,400万港元(二零二零年：1,600万港元)。

As at 31 December 2021, if interest rates at that date had experienced a 20 basis points parallel shift downwards, profit for the year would have been higher by around HK\$76 million (2020: HK\$90 million) and the fair value reserve would have been higher by around HK\$6 million (2020: HK\$8 million) as at 31 December 2021. If interest rates had experienced a 20 basis points parallel shift upwards, profit for the year would have been lower by HK\$75 million (2020: HK\$89 million) and the fair value reserve would have been lower by around HK\$6 million (2020: HK\$8 million).

As at 31 December 2021, with all other variables held constant, if the Hong Kong dollars had weakened by 100 price interest points against the US dollars, profit for the year would have been around HK\$12 million higher (2020: HK\$14 million). Conversely, if the Hong Kong dollars had strengthened by 100 price interest points against the US dollars, profit for the year would have been around HK\$12 million lower (2020: HK\$14 million).

As at 31 December 2021, with all other variables held constant, if the Hong Kong dollars had weakened by 100 price interest points against foreign currencies other than US dollars, profit for the year would have been higher by HK\$25 million (2020: HK\$10 million). Conversely, if the Hong Kong dollars had strengthened by 100 price interest points against foreign currencies other than US dollars, profit for the year would have been lower by HK\$25 million (2020: HK\$10 million).

The Group is exposed to financial risk arising from changes in the rate of return on the placements with the Exchange Fund, which is set annually (the placements include Investment Portfolio which rate of return will reset in January while the return of LTGP will only be available in March in the following year). As at 31 December 2021, if there were an increase/decrease of 0.1% in the current year rate of return, it is estimated that, with all other variables held constant, the Group's income from the placements with the Exchange Fund would have increased/decreased by approximately HK\$24 million (2020: HK\$16 million).

于二零二一年十二月三十一日，在所有其他可变因素保持不变的情况下，如交易所买卖基金及房地产投资信托基金的价格下跌1%，年内溢利将减少约10万港元（二零二零年：300万港元）。反之，如交易所买卖基金和房地产投资信托基金的价格上升1%，年内溢利将增加约10万港元（二零二零年：300万港元）。

上升或下降反映管理层对利率、汇率及股价在十二个月期间可能的合理变动所作出评估。

(a) 外币风险

本集团因现行外币市场汇率波动对其财务状况及现金流量的影响而承担风险。董事局设定可准许用于投资目的的外币。资产负债管理委员会设定可承受外币风险的限额，并每日进行监察。在融资方面，中期债券发行计划下多种货币的特质，容许本集团发行包括美元、人民币、新加坡元、英镑、澳元、欧元及日圆等主要货币的债券。所有外币债券均对冲为港元或美元。

下表概列本集团的外币汇率风险。表内所载为按帐面值列示的资产与负债，并按货币种类分类。

As at 31 December 2021, with all other variables held constant, if the price of exchange-traded funds and real estate investment trusts had decreased by 1%, profit for the year would have been around HK\$0.1 million lower (2020: HK\$3 million). Conversely, if the price of exchange-traded funds and real estate investment trusts had increased by 1%, profit for the year would have been around HK\$0.1 million higher (2020: HK\$3 million).

The increase or decrease represents management's assessment of a reasonably possible change in interest rates, exchange rates and equity prices for a 12-month period.

(a) Foreign currency exposure

The Group takes on exposure to effects of fluctuations in the prevailing foreign currency exchange rate on its financial position and cash flows. The Board sets allowable currencies for investment purposes. The ALCO sets limits on the currency exposure that may be undertaken, which is monitored daily. At funding side, the multi-currency feature of the MTN programme enables the Group to issue notes in major currencies, including US dollars, renminbi, Singapore dollars, British pounds, Australian dollars, Euro and Japanese yen. All foreign currency-denominated debts are hedged into Hong Kong dollars or US dollars.

The tables below summarise the Group's exposure to foreign currency exchange rate risk. Included in the tables are the assets and liabilities at carrying amounts, categorised by currency.

		港元 HKD 千港元 HK\$'000	美元 USD 千港元 HK\$'000	其他外币 Other foreign currencies 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二一年 十二月三十一日	As at 31 December 2021				
金融资产	Financial assets				
现金及短期资金	Cash and short-term funds	43,523,586	1,342,495	383,301^	45,249,382
应收利息及汇款	Interest and remittance receivables	325,259	116,314	429,699	871,272
衍生金融工具	Derivative financial instruments	812,397	—	—	812,397
中小企融资担保计划下 的百分百担保特惠 贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	71,063,154	—	—	71,063,154
贷款组合净额	Loan portfolio, net	4,151,593	3,333,262	1,085,958^^	8,570,813
证券投资：	Investment securities：				
— 以公允价值变化计入 其他全面收益	— FVOCI	601,563	3,045,619	—	3,647,182
— 以公允价值变化 计入损益	— FVPL	1,354	9,356	—	10,710
— 按摊销成本列帐	— amortised cost	297,536	8,292,847	2,616,609	11,206,992
外汇基金存款	Placements with the Exchange Fund	28,633,258	—	—	28,633,258
按金及其他资产	Deposits and other assets	1,863,384	140,549	253,888	2,257,821
金融资产总额	Total financial assets	151,273,084	16,280,442	4,769,455	172,322,981
金融负债	Financial liabilities				
应付利息	Interest payable	258,339	41,012	388,891	688,242
应付帐项、应付开支及 其他负债	Accounts payable, accrued expenses and other liabilities	20,470,333	913,724	94	21,384,151
衍生金融工具	Derivative financial instruments	334,529	—	—	334,529
已发行债务证券	Debt securities issued	73,064,515	16,327,369*	26,261,083**	115,652,967
金融负债总额	Total financial liabilities	94,127,716	17,282,105	26,650,068	138,059,889
持仓净额#	Net position#	41,080,071	(1,001,663)	(21,880,613)	18,197,795
资产负债表外净 名义持仓##	Off-balance sheet net notional position ##	(34,756,067)	10,340,223	24,712,746	296,902

^ 总额包括3亿港元的澳元现金及短期资金及1亿港元的人民币现金及短期资金。

^^ 总额包括11亿港元的澳元贷款组合净额。

* 全数对冲为港元。

** 总额包括14亿港元的澳元债务证券及249亿港元的人民币债务证券，并全数对冲为港元。

「持仓净额」指资产总额与负债总额的差额。

「资产负债表外净名义持仓」指外币衍生金融工具(主要用以减低本集团于货币波动的风险)的名义金额与其公平值的差额。

^ Amounts included cash and short-term funds in Australian dollars of HK\$0.3 billion and renminbi of HK\$0.1 billion.

^^ Amounts included loan portfolio, net in Australian dollars of HK\$1.1 billion.

* Fully hedged into Hong Kong dollars.

** Amounts included debt securities issued in Australian dollars of HK\$1.4 billion and renminbi of HK\$24.9 billion, fully hedged into Hong Kong dollars.

"Net position" represents the difference between total assets and total liabilities.

"Off-balance sheet net notional position" represents the difference between the notional amounts of foreign currency derivative financial instruments, which are principally used to reduce the Group's exposure to currency movements and their fair values.

		港元 HKD 千港元 HK\$'000	美元 USD 千港元 HK\$'000	其他外币 Other foreign currencies 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年 十二月三十一日	As at 31 December 2020				
金融资产	Financial assets				
现金及短期资金	Cash and short-term funds	17,617,221	2,780,350	1,502,770 [^]	21,900,341
应收利息及汇款	Interest and remittance receivables	295,292	114,142	77,833	487,267
衍生金融工具	Derivative financial instruments	797,352	–	–	797,352
中小企业融资担保计划下 的百分百担保特惠 贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	36,084,713	–	–	36,084,713
贷款组合净额	Loan portfolio, net	4,262,138	1,076,962	1,717,779 ^{^^}	7,056,879
证券投资：	Investment securities:				
— 以公允价值变化计入 其他全面收益	— FVOCI	900,810	3,518,152	–	4,418,962
— 以公允价值变化 计入损益	— FVPL	255,906	9,863	–	265,769
— 按摊销成本列帐	— amortised cost	647,327	9,082,609	–	9,729,936
外汇基金存款	Placements with the Exchange Fund	16,336,835	–	–	16,336,835
按金及其他资产	Deposits and other assets	428,635	27,151	99	455,885
金融资产总额	Total financial assets	77,626,229	16,609,229	3,298,481	97,533,939
金融负债	Financial liabilities				
应付利息	Interest payable	226,545	39,775	76,181	342,501
应付帐项、应付开支及 其他负债	Accounts payable, accrued expenses and other liabilities	8,857,154	782,965	1,279	9,641,398
衍生金融工具	Derivative financial instruments	281,230	–	–	281,230
已发行债务证券	Debt securities issued	46,148,718	10,498,417 [*]	5,262,013 ^{**}	61,909,148
金融负债总额	Total financial liabilities	55,513,647	11,321,157	5,339,473	72,174,277
持仓净额 [#]	Net position [#]	11,611,996	5,288,072	(2,040,992)	14,859,076
资产负债表外净 名义持仓 ^{##}	Off-balance sheet net notional position ^{##}	(10,404,896)	7,275,309	3,248,283	118,696

^ 总额包括3亿港元的澳元现金及短期资金及12亿港元的人民币现金及短期资金。

^^ 总额包括17亿港元的澳元贷款组合净额。

* 全数对冲为港元。

** 总额包括15亿港元的澳元债务证券及37亿港元的人民币债务证券，并全数对冲为港元。

「持仓净额」指资产总额与负债总额的差额。

「资产负债表外净名义持仓」指外币衍生金融工具(主要用以减低本集团于货币波动的风险)的名义金额与其公平值的差额。

^ Amounts included cash and short-term funds in Australian dollars of HK\$0.3 billion and renminbi of HK\$1.2 billion.

^^ Amounts included loan portfolio, net in Australian dollars of HK\$1.7 billion.

* Fully hedged into Hong Kong dollars.

** Amounts included debt securities issued in Australian dollars of HK\$1.5 billion and renminbi of HK\$3.7 billion, fully hedged into Hong Kong dollars.

"Net position" represents the difference between total assets and total liabilities.

"Off-balance sheet net notional position" represents the difference between the notional amounts of foreign currency derivative financial instruments, which are principally used to reduce the Group's exposure to currency movements and their fair values.

(b) 现金流量及公平值利率风险

现金流量利率风险指金融工具的未来现金流量，将随着市场利率改变而波动的风险。公平值利率风险乃指金融工具的价值将随着市场利率改变而波动的风险。现行市场利率水平的波动会造成本集团的公平值利率风险及现金流量利率风险。由于利率变动，息差可能会扩阔，但倘若发生未能预计的波动，则亦会收窄或引致亏损。资产负债管理委员会设定息率错配水平的限额，并定期对该限额进行监控。

下表概述本集团所面对的利率风险，并按帐面值列示的资产及负债，而资产及负债则按重新定息日或到期日(以较早者为准)分类。衍生金融工具(主要用于减低本集团于利率波动承担的风险)的帐面值列于「不计息」项目中。

(b) Cash flow and fair value interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on both its fair value and cash flow risks. Interest margins may increase as a result of such changes but may reduce or create losses in the event that unexpected movements arise. The ALCO sets limits on the level of interest rate mismatch that may be undertaken, which is monitored regularly.

The tables below summarise the Group's exposure to interest rate risks. Included in the tables are the assets and liabilities at carrying amounts, categorised by the earlier of contractual repricing or maturity dates. The carrying amounts of derivative financial instruments, which are principally used to reduce the Group's exposure to interest rate movements, are included under the heading "Non-interest bearing".

		一个月内	一个月以上 至三个月	三个月以上 至一年	一年以上 至五年	五年以上	不计息	总额
		Up to 1 month	1 month to 3 months	3 months to 1 year	1 year to 5 years	Over 5 years	Non- interest bearing	Total
		千港元	千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于二零二一年十二月三十一日	As at 31 December 2021							
金融资产	Financial assets							
现金及短期资金	Cash and short-term funds	14,576,775	25,701,822	3,498,491	-	-	1,472,294	45,249,382
应收利息及汇款	Interest and remittance receivables	-	-	-	-	-	871,272	871,272
衍生金融工具	Derivative financial instruments	-	-	-	-	-	812,397	812,397
中小企业融资担保计划下的 百分百担保特惠贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	71,063,154	-	-	-	-	-	71,063,154
贷款组合净额	Loan portfolio, net	5,455,979	1,711,126	920,890	3,050	479,768	-	8,570,813
证券投资：	Investment securities：							
— 以公允价值变化计入其他全面收益	— FVOCI	-	1,844,470	1,239,160	247,468	316,084	-	3,647,182
— 以公允价值变化计入损益	— FVPL	-	-	-	-	-	10,710	10,710
— 按摊销成本列帐	— amortised cost	183,840	221,676	2,137,245	3,492,525	5,171,706	-	11,206,992
外汇基金存款	Placements with the Exchange Fund	-	-	-	-	-	28,633,258	28,633,258
按金及其他资产	Deposits and other assets	132,381	-	-	-	-	2,125,440	2,257,821
金融资产总额	Total financial assets	91,412,129	29,479,094	7,795,786	3,743,043	5,967,558	33,925,371	172,322,981
金融负债	Financial liabilities							
应付利息	Interest payable	-	-	-	-	-	688,242	688,242
应付帐项、应付开支及 其他负债	Accounts payable, accrued expenses and other liabilities	13,576,373	-	-	-	-	7,807,778	21,384,151
衍生金融工具	Derivative financial instruments	-	-	-	-	-	334,529	334,529
已发行债务证券	Debt securities issued	5,282,958	20,566,178	41,497,253	43,505,450	4,801,128	-	115,652,967
金融负债总额	Total financial liabilities	18,859,331	20,566,178	41,497,253	43,505,450	4,801,128	8,830,549	138,059,889
利息敏感度缺口总额*	Total interest sensitivity gap*	72,552,798	8,912,916	(33,701,467)	(39,762,407)	1,166,430		
利率衍生工具(持仓净额的名义金额)	Interest rate derivatives (notional amounts of net position)	(4,503,479)	(22,297,914)	19,317,832	7,622,524	157,939		

* 未计入衍生金融工具对已发行
债务证券重定价的影响。

* before the repricing effect of derivative financial instruments
on the debt securities issued.

3.4. 流动资金风险

流动资金风险指本集团未能偿还其债项或未能为已承诺购买的贷款提供资金的风险。本集团每日监测资金流入及流出，并按所有到期期限列序预计远期资金流入及流出。本集团建立多样化的资金来源支持其业务增长及维持均衡的负债组合。资产负债管理委员会定期对流动资金来源进行检讨。

(a) 未折现现金流量分析

下表列示本集团于呈报期末按剩余合约年期有关非衍生工具金融负债、以净额基准结算的衍生工具金融负债及以总额基准结算的衍生金融工具的应付现金流量。表内披露的金额为预测合约未折现的现金流量，包括根据最早的可能合约到期日计算的将来利息支付款项。本集团的衍生工具包括按净额基准结算的利率掉期、按总额基准结算的跨货币掉期及货币远期合约。

3.4. Liquidity risk

Liquidity risk represents the risk of the Group not being able to repay its payment obligations or to fund committed purchases of loans. Liquidity risk is managed by monitoring the actual inflows and outflows of funds on a daily basis and projecting longer-term inflows and outflows of funds across a full maturity spectrum. The Group has established diversified funding sources to support the growth of its business and the maintenance of a balanced portfolio of liabilities. Sources of liquidity are regularly reviewed by ALCO.

(a) Undiscounted cash flows analysis

The tables below present cash flows payable by the Group under non-derivative financial liabilities, derivative financial liabilities that will be settled on a net basis and derivative financial instruments that will be settled on gross basis by remaining contractual maturities as at the end of the reporting period. The amounts disclosed in the tables are the projected contractual undiscounted cash flows including future interest payments on the basis of their earliest possible contractual maturity. The Group's derivatives include interest rate swaps that will be settled on net basis; cross currency swaps and currency forwards that will be settled on gross basis.

(ii) 非衍生工具现金流入／(流出)

(i) Non-derivative cash inflows/(outflows)

		一个月以上 至三个月	三个月以上 至一年	一年以上 至五年	五年以上	总额	
		一个月内 Up to 1 month	Over 1 month to 3 months	Over 3 months to 1 year	Over 1 year to 5 years	Over 5 years	Total
		千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于二零二一年十二月三十一日	As at 31 December 2021						
负债	Liabilities						
应付帐项、应付开支及 其他负债	Accounts payable, accrued expenses and other liabilities						
一租赁负债	— lease liabilities	(3,324)	(6,648)	(29,685)	(107,436)	(5,800)	(152,893)
已发行债务证券	Debt securities issued						
一本金部分	— principal portion	(3,525,144)	(11,933,549)	(45,728,239)	(47,721,173)	(4,913,791)	(113,821,896)
一利息部分	— interest portion	(35,529)	(431,567)	(845,452)	(1,395,004)	(1,588,399)	(4,295,951)
		(3,563,997)	(12,371,764)	(46,603,376)	(49,223,613)	(6,507,990)	(118,270,740)

		一个月以上 至三个月	三个月以上 至一年	一年以上 至五年	五年以上	总额	
		一个月内 Up to 1 month	Over 1 month to 3 months	Over 3 months to 1 year	Over 1 year to 5 years	Over 5 years	Total
		千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于二零二零年十二月三十一日	As at 31 December 2020						
负债	Liabilities						
应付帐项、应付开支及 其他负债	Accounts payable, accrued expenses and other liabilities						
一租赁负债	— lease liabilities	(4,305)	(7,196)	(26,149)	(116,926)	(29,001)	(183,577)
已发行债务证券	Debt securities issued						
一本金部分	— principal portion	(6,352,955)	(8,373,273)	(26,850,154)	(15,127,676)	(4,576,908)	(61,280,966)
一利息部分	— interest portion	(63,796)	(139,651)	(409,171)	(877,881)	(1,660,821)	(3,151,320)
		(6,421,056)	(8,520,120)	(27,285,474)	(16,122,483)	(6,266,730)	(64,615,863)

(ii) 衍生工具现金流入／(流出)

(ii) Derivative cash inflows/(outflows)

		一个月以上 至三个月	三个月以上 至一年	一年以上 至五年	五年以上	总 额 Total
		Over	Over	Over	Over	
		Up to 1 month	1 month to 3 months	1 year to 5 years	5 years	
		千港元	千港元	千港元	千港元	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于二零二一年 十二月三十一日	As at 31 December 2021					
按下列基准结算的 衍生金融工具：	Derivative financial instrument settled:					
— 净额基准	— on net basis	(8,896)	(1,177)	33,562	(147,171)	107
— 总额基准	— on gross basis					
流出总额	Total outflow	(2,772,748)	(8,477,853)	(22,542,231)	(16,446,495)	(917,603)
流入总额	Total inflow	2,794,769	8,863,581	23,183,567	16,609,832	891,768
		13,125	384,551	674,898	16,166	(25,728)
						1,063,012

		一个月以上 至三个月	三个月以上 至一年	一年以上 至五年	五年以上	总 额 Total
		Over	Over	Over	Over	
		Up to 1 month	1 month to 3 months	1 year to 5 years	5 years	
		千港元	千港元	千港元	千港元	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于二零二零年 十二月三十一日	As at 31 December 2020					
按下列基准结算的 衍生金融工具：	Derivative financial instrument settled:					
— 净额基准	— on net basis	(1,555)	(3,433)	6,916	(1,750)	178
— 总额基准	— on gross basis					
流出总额	Total outflow	(2,690,459)	(405,023)	(11,118,780)	(7,161,645)	(1,374,996)
流入总额	Total inflow	2,790,353	441,526	11,271,920	7,100,874	1,359,766
		98,339	33,070	160,056	(62,521)	(15,052)
						213,892

(b) 到期日分析

下表根据呈报期末至合约到期日剩余期间，分析有关资产及负债到期组别。

(b) Maturity analysis

The table below analyses the assets and liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date.

		即时到期 Repayable on demand 千港元 HK\$'000	一个月以上 至三个月 Over Up to 1 month 千港元 HK\$'000	三个月以上 至一年 Over 3 months to 1 year 千港元 HK\$'000	一年以上 至五年 Over 1 year to 5 years 千港元 HK\$'000	五年以上 Over 5 years 千港元 HK\$'000	无限期 Undated 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二一年十二月三十一日	As at 31 December 2021							
资产	Assets							
现金及短期资金(总额)	Cash and short-term funds (gross)	2,884,469	13,165,337	25,705,463	3,499,000	-	-	45,254,269
中小企融资担保计划下的 百分百担保特惠贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	11,781	904,589	1,828,156	10,844,682	42,370,361	15,103,585	71,063,154
贷款组合	Loan portfolio	610	39,230	114,623	553,387	3,663,289	3,928,599	8,576,289
证券投资	Investment securities							
— 以公允价值变化计入 其他全面收益	— FVOCI	-	-	819,067	1,582,651	929,380	316,084	3,647,182
— 以公允价值变化计入损益	— FVPL	-	-	-	-	-	10,710	10,710
— 按摊销成本列帐(总额)	— amortised cost (gross)	-	-	62,361	1,831,157	4,143,659	5,173,707	11,210,884
外汇基金存款	Placements with the Exchange Fund	-	-	-	4,665,272	8,973,975	14,994,011	28,633,258
再保险资产	Reinsurance assets	-	-	-	-	-	491,049	491,049
		2,896,860	14,109,156	28,529,670	22,976,149	60,080,664	39,515,986	168,886,795
负债	Liabilities							
保险负债	Insurance liabilities	-	69,308	126,265	558,196	2,665,163	8,163,521	16,784,290
已发行债务证券	Debt securities issued	-	5,282,958	11,958,822	45,747,073	47,663,067	5,001,047	115,652,967
		-	5,352,266	12,085,087	46,305,269	50,328,230	13,164,568	132,437,257

		即时到期 Repayable on demand 千港元 HK\$'000	一个月以上 至三个月 Over Up to 1 month 千港元 HK\$'000	三个月以上 至一年 Over 3 months to 1 year 千港元 HK\$'000	一年以上 至五年 Over 1 year to 5 years 千港元 HK\$'000	五年以上 Over 5 years 千港元 HK\$'000	无限期 Undated 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年十二月三十一日	As at 31 December 2020							
资产	Assets							
现金及短期资金(总额)	Cash and short-term funds (gross)	852,013	8,419,075	10,521,641	2,109,858	-	-	21,902,587
中小企融资担保计划下的 百分百担保特惠贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	1,608	417,514	817,410	7,139,290	27,702,459	6,432	36,084,713
贷款组合	Loan portfolio	869	48,879	100,428	497,497	2,872,425	3,429,980	7,059,335
证券投资	Investment securities							
— 以公允价值变化计入 其他全面收益	— FVOCI	-	-	-	768,342	3,324,648	325,972	4,418,962
— 以公允价值变化计入损益	— FVPL	-	-	-	-	-	265,769	265,769
— 按摊销成本列帐(总额)	— amortised cost (gross)	-	910,963	23,266	386,991	3,318,342	5,093,796	9,733,358
外汇基金存款	Placements with the Exchange Fund	-	-	-	-	8,571,132	7,765,703	16,336,835
再保险资产	Reinsurance assets	-	-	-	-	-	377,502	377,502
		854,490	9,796,431	11,462,745	10,901,978	45,789,006	16,621,883	96,179,061
负债	Liabilities							
保险负债	Insurance liabilities	-	47,803	92,658	409,151	1,933,551	5,654,913	11,186,971
已发行债务证券	Debt securities issued	-	6,452,118	8,373,542	26,841,145	15,396,534	4,845,809	61,909,148
		-	6,499,921	8,466,200	27,250,296	17,330,085	10,500,722	73,096,119

除上述外，应收利息及汇款、预付款项及其他资产、应付利息、应付帐项、应付开支及当期税项负债，预期将在呈报期日起计的十二个月内收回或偿还。而在综合财务状况表的其他资产和负债，则预期由呈报期日起计需要逾十二个月才能收回或偿还。

此外，外汇基金承诺透过循环信贷安排向本集团提供800亿港元循环信贷。这个安排使本集团可在异常经济环境下保持平稳营运，因而更有效地履行促进香港银行及金融稳定的任务。

3.5. 保险风险

本集团透过其一般保险业务附属公司提供按揭保险，一般而言，为参与的贷款机构就所承造香港住宅物业贷款之信贷亏损风险提供最高可达40%的保险额，惟批出贷款时贷款额与物业价值比率为90%或以下，或按当时所指定的其他限制。本集团亦就参与的认可机构给予香港的中小企的贷款，提供高达50%–70%的财务担保保障；以及就参与的贷款机构给予以住宅物业、人寿保单及其他资产(如适用)作为担保的安老按揭，提供保险保障。

任何保险合同的风险为已投保事件发生的可能性及所引致的申索金额的不确定性。根据保险合同本身的特质，此类风险属随机，因此不能预计。

对一组保险合同而言，按机会率的理论应用于定价及拨备时，本集团保险合同面对的主要风险为实际申索超出保险负债帐面值。当申索的次数及金额超过预计时，上述情况便可能发生。保险事件为随机，而申索及赔偿的实际次数及金额每年有所不同，同时亦可能有异于使用统计方法得出的估计数字。

Apart from the above, interest and remittance receivables, prepayments and other assets, interest payable, accounts payable, accrued expenses and current tax liabilities are expected to be recovered or settled within twelve months from the reporting date. Other assets and liabilities included in the consolidated statement of financial position are expected to be recovered or settled in a period more than twelve months after the reporting date.

In addition, the Exchange Fund has committed to providing the Group with a HK\$80 billion revolving credit under the Revolving Credit Facility, which enables the Group to maintain smooth operation under exceptional circumstances, so that it can better fulfil its mandate to promote banking and financial stability in Hong Kong.

3.5. Insurance risk

Through its general insurance subsidiary, the Group provides the mortgage insurance cover to participating lenders for first credit losses, in general, of up to 40% of the property value of a residential mortgage loan in Hong Kong with loan-to-value ratio 90% or below at origination, or other thresholds as specified from time to time. The Group also provides financial guarantee cover to participating AIs up to 50%–70% of the banking facilities granted to SMEs in Hong Kong and insurance cover in respect of reverse mortgage loans originated by participating lenders and secured on residential properties, life insurance policies and, if applicable, other assets.

The risk under any one insurance contract is the possibility that the insured event occurs and the uncertainty of the amount of the resulting claim. By the very nature of an insurance contract, this risk is random and therefore unpredictable.

For a portfolio of insurance contracts where the theory of probability is applied to pricing and provisioning, the principal risk that the Group faces under its insurance contracts is that the actual claims exceed the carrying amount of the insurance liabilities. This could occur because the frequency or severity of claims are greater than estimated. Insurance events are random and the actual number and amount of claims and benefits will vary from year to year from the estimate established using statistical techniques.

经验显示类似保险合约的组合越大，预期后果的相对可变性则越低。此外，越是多元化的组合，越是不会由于组合内任何一组合变动而使整体受影响。本集团已制定业务策略，以分散所接纳保险风险种类，并在每个主要类别内归纳足够宗数，从而降低预期后果的可变性。

申索的次数及金额可受多项因素影响。最主要因素为经济衰退、本港物业市场下滑及借款人死亡率低。经济衰退可能引致拖欠付款增加，影响申索次数和抵押品价值。物业价格下跌，会使抵押品价值低于按揭贷款未偿还余额，因而增加索偿金额。安老按揭借款人死亡率低意味着更长的年金付款期，贷款金额随着时间亦愈高。这将影响申索的次数及金额，因为会带来物业价值在未来并不足以偿还贷款的风险。

本集团采纳一套审慎的保险承保资格准则管理有关风险。为确保预留充足拨备应付未来索偿付款，本集团以审慎负债估值假设及按监管指引内规定的方法计算技术储备。本集团亦向核准再保险公司按比例投保摊分再保险，致力减少按揭保险业务及安老按揭业务所面对的风险。本集团进行综合评估，包括按核准筛选架构，评估再保险公司的财政实力及信贷评级。本集团会定期检讨核准再保险公司。至于就本集团透过其一般保险业务附属公司提供给参与的贷款机构的财务担保保障，本集团依赖贷款人审慎评估借款人的信贷，从而减低拖欠风险；任何贷款安排导致的损失将在平等基础上由本集团与贷款人按比例摊分，借以减低道德风险。安老按揭贷款假设的死亡率会定期作出检讨，以评估营运时实际和预期结果的较大偏差所导致的风险。

Experience shows that the larger the portfolio of similar insurance contracts, the smaller the relative variability about the expected outcome will be. In addition, a more diversified portfolio is less likely to be affected across the board by a change in any subset of the portfolio. The Group has developed a business strategy to diversify the type of insurance risks accepted and within each of the key categories to achieve a sufficiently large population of risks to reduce the variability of the expected outcome.

The frequency and severity of claims can be affected by several factors. The most significant are a downturn of the economy, a slump in the local property market and a low mortality rate of borrowers. Economic downturn, which may cause a rise in defaulted payment, affects the frequency of claims and collateral value. A drop in property prices, where the collateral value falls below the outstanding balance of the mortgage loan, will increase the severity of claims. Low mortality rate of reverse mortgage borrowers means longer payout period and larger loan balance will be over time. This will affect the frequency and severity of claims as there is a risk of the property value insufficient to cover the outstanding loan balance in the future.

The Group manages these risks by adopting a set of prudent insurance underwriting eligibility criteria. To ensure sufficient provision is set aside for meeting future claim payments, the Group calculates technical reserves on prudent liability valuation assumptions and the method prescribed in the regulatory guidelines. The Group also takes out quota-share reinsurance from its approved mortgage reinsurers in an effort to limit its risk exposure under the mortgage insurance business and reverse mortgage business. The Group conducts comprehensive assessment including the financial strength and credit ratings of the reinsurers in accordance with the approved selection framework. The approved mortgage reinsurers are subject to periodic reviews. For financial guarantee cover provided to participating lenders via its general insurance subsidiary, the Group relies on the lenders' prudent credit assessment on the borrowers to mitigate default risk and any loss in the loan facility will be shared proportionately between the Group and the lender on a pari passu basis to minimise moral hazards. The mortality assumptions of reverse mortgages are also reviewed on a regular basis, to assess the risk of larger deviation between the actual and expected operating results.

本集团透过其人寿保险附属公司向个人客户提供年金产品。保险风险源于对承保保单及定价所产生的风险的不准确评估。主要的保险风险为长寿风险，此乃因年金受益人的实际寿命超过预期寿命的可能性而产生。本集团透过采用一系列的审慎假设及定期进行经验研究以管理保险风险。年金产品固有的资产负债错配风险是由于资产波动、不确定的年金负债、现金流量错配以及资产与负债之间的货币错配。为减轻此类风险，本集团积极监控表现，并致力维持对资产配置的控制。

一般保险附属公司及人寿保险附属公司均须受保险业监管局监管，并须遵守保险业监管局所订明的有关合规要求。

于二零二一年十二月三十一日，如一般保险业务的综合比率增加1%，则年内溢利将减少700万港元（二零二零年：400万港元）。如综合比率下降1%，则年内溢利将增加700万港元（二零二零年：400万港元）。综合比率乃按已产生亏损及开支的总额除以满期保费净额计算。

下表显示人寿保险业务的保险负债对死亡率及估值利率的潜在变化的敏感度。

Through its life insurance subsidiary, the Group offers annuity product to personal customers. Insurance risk arises from an inaccurate assessment of the risks entailed in writing and pricing an insurance policy. The major insurance risk is the longevity risk which arises from the possibility that actual life expectancy of annuitants being longer than expected. Insurance risk is managed by adopting a prudent set of assumptions and conducting regular experience studies. Asset-liability mismatch risk inherent to the annuity product is due to asset volatility, uncertain annuity liabilities, cash flow mismatch and currency mismatch between assets and liabilities. To mitigate such risk, the Group actively monitor the performance and steadfastly maintains control over asset allocation.

The general insurance subsidiary and life insurance subsidiary are subject to the supervision of the Insurance Authority and are required to observe the relevant compliance requirements stipulated by the Insurance Authority.

As at 31 December 2021, if the combined ratio of general insurance business had increased by 1%, profit for the year would have been HK\$7 million (2020: HK\$4 million) lower. If combined ratio had decreased by 1%, profit for the year would have been HK\$7 million (2020: HK\$4 million) higher. Combined ratio is calculated by taking the sum of incurred losses and expenses and then dividing them by net earned premium.

The following table shows the sensitivity of insurance liabilities on the life insurance business to potential changes in mortality and valuation interest rate.

		保险负债 金额变动 Amount change from insurance liabilities	保险负债 百分比变动 Percentage change from insurance liabilities
		千港元 HK\$'000	%
于二零二一年十二月三十一日 As at 31 December 2021		增加/(减少) Increase/ (decrease)	增加/(减少) Increase/ (decrease)
死亡率	Mortality		
+ 10%	+ 10%	(173,123)	(1.5)
- 10%	- 10%	192,379	1.7
估值利率	Valuation interest rate		
+ 0.5%	+ 0.5%	(525,658)	(4.5)
- 0.5%	- 0.5%	573,362	5.0

		保险负债 金额变动 Amount change from insurance liabilities	保险负债 百分比变动 Percentage change from insurance liabilities
		千港元 HK\$'000	%
于二零二零年十二月三十一日 As at 31 December 2020		增加/(减少) Increase/ (decrease)	增加/(减少) Increase/ (decrease)
死亡率	Mortality		
+ 10%	+ 10%	(122,993)	(1.5)
- 10%	- 10%	136,892	1.7
估值利率	Valuation interest rate		
+ 0.5%	+ 0.5%	(366,797)	(4.5)
- 0.5%	- 0.5%	399,562	4.9

3.6. 金融资产及负债的公允价值

(a) 公允价值估计

下表列示按公允价值(根据估值方法估算)确认的金融工具。

		于二零二一年十二月三十一日 As at 31 December 2021				于二零二零年十二月三十一日 As at 31 December 2020			
		第一层 Level 1 千港元 HK\$'000	第二层 Level 2 千港元 HK\$'000	第三层 Level 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000	第一层 Level 1 千港元 HK\$'000	第二层 Level 2 千港元 HK\$'000	第三层 Level 3 千港元 HK\$'000	总额 Total 千港元 HK\$'000
资产	Assets								
衍生金融工具	Derivative financial instruments	-	812,397	-	812,397	-	797,352	-	797,352
证券投资	Investment securities								
— 以公允价值变化计入其他全面收益	— FVOCI	2,358,572	1,288,610	-	3,647,182	2,835,020	1,583,942	-	4,418,962
— 以公允价值变化计入损益	— FVPL	10,710	-	-	10,710	265,769	-	-	265,769
外汇基金存款	Placements with the Exchange Fund	-	-	28,633,258	28,633,258	-	-	16,336,835	16,336,835
		2,369,282	2,101,007	28,633,258	33,103,547	3,100,789	2,381,294	16,336,835	21,818,918
负债	Liabilities								
衍生金融工具	Derivative financial instruments	-	334,529	-	334,529	-	281,230	-	281,230
		-	334,529	-	334,529	-	281,230	-	281,230

于本年度，第一层与第二层的金融工具之间并没有转移，亦无转入或转出第三层。

(i) 第一层的金融工具

于活跃市场交易的金融工具，其公允价值会根据呈报期日的市场报价。活跃市场是指可以容易地和定期地从交易所、交易员、经纪、行业协会、定价服务机构或监管机构取得报价，而该等价格代表按公平基准、实际和定期在市场的交易。如果按公允价值计量的资产或负债有一个买入价和卖出价，在这个买卖差价范围内的最能代表公平值的价格，应该用来计量公平值。而这类工具就被包括在第一层。

3.6. Fair values of financial assets and liabilities

(a) Fair value estimation

The following table shows financial instruments recognised at fair value, by valuation method.

There was no transfer between Level 1 and Level 2 nor transfers into or out of Level 3 during the year.

(i) Financial instruments in Level 1

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. If an asset or a liability measured at fair value has a bid price and an ask price, the price within the bid-ask spread that is most representative of fair value in the circumstances shall be used to measure fair value. These instruments are included in Level 1.

(ii) 第二层的金融工具

并非在活跃市场交易的金融工具的公平价值按估值方法确定。估值方法会尽量利用市场上可取得的及可观察的数据而尽可能少依赖对公司特定的估算。倘若计量工具的公平值时所需的重要资料是基于可观察的数据，该工具则被包括在第二层。

第二层的衍生工具包括利率掉期、货币掉期及货币远期合约。这些衍生工具会利用可观察到的收益率曲线，从而得到远期利率和远期汇率（如适用），用来计量公平值。

第二层的债务证券使用较不活跃市场上的市场报价，来计量公平值；如果没有的话，可以使用现金流量折现分析方法，从债务工具的交易对手在市场上可观察得到的报价，以得出折现率，用以折现合约现金流量。

(ii) Financial instruments in Level 2

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 2 derivatives comprise interest rate swaps, currency swaps and currency forwards. These derivatives are fair valued using forward interest rates and forward exchange rates, if applicable, from observable yield curves.

Level 2 debt securities are fair valued using quoted market prices in less active markets, or if not available, a discounted cash flow approach, which discounts the contractual cash flows using discount rates derived from observable market prices of other quoted debt instruments of the counterparties.

(iii) 第三层的金融工具

倘若其中一个或以上的
重要资料并非是基于可
观察的市场数据，该工
具则被包括在第三层。
外汇基金存款计入第三
层，其公平值乃参考估
计投资回报率厘定，并
与其帐面值相若。

第三层金融工具的公平
值计量变动如下：

(iii) Financial instruments in Level 3

If one or more of the significant inputs is not
based on observable market data, the instrument
is included in Level 3. The placements with the
Exchange Fund are included in Level 3 with fair
value determined by reference to the estimated
rates of investment return, approximate the
carrying value.

Movement in Level 3 fair value measurement as
follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
于一月一日	As at 1 January	16,336,835	12,881,627
外汇基金存款 *	Placements with the Exchange Fund*	11,640,000	2,566,000
外汇基金提款 *	Withdrawals from the Exchange Fund*	(1,500,000)	—
于损益中确认的 外汇基金存款收益 (附注9)	Income from placements with the Exchange Fund recognised in profit or loss (Note 9)	1,991,151	889,208
于其他负债中确认的 外汇基金存款收益 *	Income from placements with the Exchange Fund recognised in other liabilities*	165,272	—
于十二月三十一日	As at 31 December	28,633,258	16,336,835

* 于二零二一年，本集团
就收取来自政府用作
购买个人特惠贷款计
划下的贷款的预付款
项代政府存放60亿港
元，当中已提取15亿
港元为政府购买个人
特惠贷款计划下的贷
款。于二零二一年十二
月三十一日，于外汇基
金存放的预付款项结
余连同应计利息为47
亿港元(二零二零年：
无)。进一步详情请参
阅附注29。

* During 2021, the Group placed on behalf of the
Government HK\$6 billion with respect to the advance
payment received from the Government for purchasing
loans under PLGS, of which \$1.5 billion was withdrawn
to purchase of loans under PLGS for the Government.
As at 31 December 2021, the outstanding balance of
the advance payment placed with the Exchange Fund
together with accrued interest amounted to HK\$4.7
billion (2020: nil). Please refer to Note 29 for more
details.

(b) 并非以公允价值计量的金融资产和负债

于二零二一年十二月三十一日及二零二零年十二月三十一日，本集团并未于财务状况表按公允价值悉数呈列金融工具的帐面值与公允价值并没有重大不同。除其帐面值与公允价值相若的金融工具外，下表为非以公允价值计量的金融工具之帐面值、公允价值及公允价值架构级别：

		于二零二一年十二月三十一日 As at 31 December 2021				于二零二零年十二月三十一日 As at 31 December 2020			
		帐面值 Carrying amount 千港元 HK\$'000	公允价值 Fair value 千港元 HK\$'000	第一层 Level 1 千港元 HK\$'000	第二层 Level 2 千港元 HK\$'000	帐面值 Carrying amount 千港元 HK\$'000	公允价值 Fair value 千港元 HK\$'000	第一层 Level 1 千港元 HK\$'000	第二层 Level 2 千港元 HK\$'000
金融资产	Financial assets								
证券投资	Investment securities								
— 按摊销成本列帐	— amortised cost	11,206,992	11,777,666	9,963,998	1,813,668	9,729,936	10,548,761	9,498,464	1,050,297
金融负债	Financial liabilities								
已发行债务证券	Debt securities issued	115,652,967	116,310,363	-	116,310,363	61,909,148	62,937,618	-	62,937,618

估计金融工具公允价值时已使用下列方法及重要假设：

(i) 现金及短期资金

现金及短期资金包括银行存款，并于扣除减值拨备后列帐。浮息存款的公允价值即其帐面值。定息存款（存款期通常少于六个月）的估计公允价值乃基于使用同类信贷风险债务的现行货币市场利率及剩余年期计算之折现现金流量。因此，存款的公允价值约等于其帐面值。

(b) Fair values of financial assets and liabilities not measured at fair value

The carrying amounts of the Group's financial instruments not presented on the Group's statement of financial position at their fair values are not materially different from their fair values as at 31 December 2021 and 31 December 2020 except for the following financial instruments, for which their carrying amounts and fair values and the level of fair value hierarchy are disclosed below:

The following methods and significant assumptions have been used to estimate the fair values of financial instruments:

(i) Cash and short-term funds

Cash and short-term funds include bank deposits and are stated net of impairment allowance. The fair value of floating-rate deposits is the carrying amount. The estimated fair value of fixed-rate deposits, which are normally less than 6 months, is based on discounted cash flows using prevailing money-market interest rates for debts with similar credit risk and remaining maturity. Therefore, the fair value of the deposits is approximately equal to their carrying value.

- (ii) 中小企融资担保计划下的百分百担保特惠贷款

贷款组合于扣除减值拨备后列帐。政府为贷款的违约亏损提供百分百担保，故并无计提减值拨备。因此，贷款组合的帐面值为公平值的合理估计。

- (iii) 贷款组合净额

贷款组合于扣除减值拨备后列帐。小部分贷款组合按固定利率计息。因此，贷款组合的帐面值为公平值的合理估计。

- (iv) 按摊销成本列帐的证券投资

证券投资于扣除减值拨备后列帐。按摊销成本列帐的证券投资之公平值以市价或经纪／交易商报价的净价为基础。倘未能取得有关资料，则采用具有同类信贷、到期日及收益率等特点之证券所报的市价估计公平值。

- (v) 其他资产

这些主要是指在呈报期日后结算的已发行债务证券的应收款项，其公平值与帐面值相若。

- (ii) Loans with special 100% guarantee under the SFGS

Loan portfolio is stated net of impairment allowance. With the 100% guarantee provided by the Government to cover the default loss of the loans, no impairment allowance is provided. Therefore, the carrying value of loan portfolio is a reasonable estimate of the fair value.

- (iii) Loan portfolio, net

Loan portfolio is stated net of impairment allowance. An insignificant portion of loan portfolio bears interest at fixed rate. Therefore, the carrying value of loan portfolio is a reasonable estimate of the fair value.

- (iv) Investment securities at amortised cost

Investment securities are stated net of impairment allowance. Fair value for investment securities at amortised cost is based on market prices or broker/dealer price quotations, which are the clean prices. Where this information is not available, fair value has been estimated using quoted market prices for securities with similar credit, maturity and yield characteristics.

- (v) Other assets

These mainly represent receivables from debt securities issued for settlement after the reporting date with the fair value approximating the carrying amount.

(vi) 已发行债务证券

公平值总额乃基于市场报价的净价计算。至于未有市场报价的债券，会基于到期前剩余期限的现时收益率曲线并采用现金流量折现模型计算。

(vii) 其他负债

其他负债主要指二零零三年十二月及二零零四年一月自政府购买的按揭贷款加强信贷安排的递延代价，其公平值与帐面值相若。

(viii) 应收利息及汇款及应付利息

应计利息被独立确认，由于预期将在呈报期日起计的十二个月内收回或偿还，其公平值与帐面值相若。汇款预期将在呈报期日起计一个月内收回，其公平值与帐面值相若。

(vi) Debt securities issued

The aggregate fair values are calculated based on quoted market prices, which are the clean prices. For those notes where quoted market prices are not available, a discounted cash flow model is used based on a current yield curve appropriate for the remaining term to maturity.

(vii) Other liabilities

These mainly represent the deferred consideration used for credit enhancement on the mortgage loans purchased from the Government in December 2003 and January 2004 with the fair value approximating the carrying amount.

(viii) Interest and remittance receivables and interest payable

Accrued interest is recognised separately with the fair value approximating the carrying amount as it is expected to be recovered or settled within twelve months from the reporting date. Remittance receivables are expected to be recovered within one month from the reporting date with the fair value approximating the carrying amount.

3.7. 资本管理

本集团管理资本(其涵盖范围较列于财务状况表帐面的权益为广)的目的如下：

- 需符合政府财政司司长(财政司司长)订定资本要求及其保险附属公司需符合保险业监管局制定的资本规定；
- 确保本集团持续营运的能力，以继续为股东提供回报；
- 维持本集团的稳定及发展；
- 按有效及风险为本的方法分配资本，优化对股东的经风险调节的回报；及
- 维持雄厚的资本基础支持业务发展。

管理层根据财政司司长颁布的资本充足率指引(指引)，每日监控资本充足程度及监管资金的用途。指引主要参照巴塞尔协定II以风险为本的资本充足框架，而指引亦规定最低资本充足率为8%。

总裁须根据财政司司长颁布的指引每季度向董事局提交报告。如资本充足率下跌至14%的临界水平，总裁会通知执行董事。如资本充足率下跌至12%或以下，董事局将获通知，并会采取适当的补救措施。期内，本集团均遵守财政司司长制定的指引的所有资本规定。

3.7. Capital management

The Group's objectives when managing capital, which is a broader concept than the equity on the face of the statement of financial position, are:

- to comply with the capital requirements set by the Financial Secretary of the Government (**Financial Secretary**) and the Insurance Authority for its insurance subsidiaries;
- to safeguard the Group's ability to continue as a going concern so that it can continue to provide returns for shareholder;
- to support the Group's stability and growth;
- to allocate capital in an efficient and risk-based approach to optimise risk adjusted return to the shareholder; and
- to maintain a strong capital base to support the development of its business.

Capital adequacy and the use of regulatory capital are monitored daily by the management in accordance with the Guidelines on Capital Adequacy Ratio (**Guidelines**) issued by the Financial Secretary, by reference largely to Basel II risk-based capital adequacy framework. The minimum Capital Adequacy Ratio (**CAR**) stipulated in the Guidelines is 8%.

The Chief Executive Officer is required to submit a report to the Board of Directors on a quarterly basis by reference to the Guidelines issued by the Financial Secretary. If the CAR drops to the threshold level of 14%, the Chief Executive Officer will alert the Executive Directors. If the CAR falls to 12% or below, the Board of Directors will be informed and appropriate remedial actions will be taken. During the period, the Group complied with all of the capital requirement set out in the Guidelines by the Financial Secretary.

根据参考《银行业(资本)规则》制定的资本充足率指引，《银行业(资本)规则》下的资本比率计算基础跟随财务报告的综合基础，但不包括属于「受规管金融机构」(例如保险公司)的附属公司。此乃由于该等机构受监管机构所监督，并须维持足以维持业务活动的资本(例如偿付能力充足率)，与《银行业(资本)规则》对银行所规定者相若。该等未予综合的受规管金融机构的投资成本从资本基础中扣除，而相应的相关的风险资产亦不会计入加权资产的计算中。

下表概述于呈报期末的资本基础组成及资本充足率。

Pursuant to the Guidelines on the CAR, which is made by reference to the Banking (Capital) Rules (**BCR**), the calculation basis of capital ratio under the BCR follows the basis of consolidation for financial reporting with the exclusion of subsidiaries which are “regulated financial entities” (e.g. insurance companies). It is because these entities are supervised by a regulator and are subject to the maintenance of adequate capital (e.g. solvency ratio) to support business activities comparable to those prescribed for banks under the BCR. The investment cost of these unconsolidated regulated financial entities is deducted from the capital base whilst the corresponding related exposures are also excluded from the calculation of risk-weighted assets.

The table below summarises the composition of capital base and the CAR as at the end of the reporting period.

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
股本	Share capital	9,500,000	7,000,000
储备	Reserves	9,057,471	8,630,527
减值拨备	Impairment allowance	13,772	8,985
扣除：	Deductions:		
— 于受监管附属公司的投资	— Investment in regulated subsidiaries	(10,500,000)	(8,000,000)
资本基础总额	Total capital base	8,071,243	7,639,512
资本充足率	Capital Adequacy Ratio	23.4%	37.3%

3.8. 金融资产及金融负债之对销

下表披露涉及在本集团的综合财务状况表中并没有对销的金融资产和金融负债，但该等资产和负债受强制净额结算安排或涵盖类似金融工具的相若协议所约束。披露有助对总额和净额的了解，及提供减低相关信贷风险的附加资料。

3.8. Offsetting financial assets and financial liabilities

The disclosures set out in the tables below pertain to financial assets and financial liabilities that are not offset in the Group's consolidated statement of financial position but are subject to enforceable master netting arrangements or similar agreements that cover similar financial instruments. The disclosures enable the understanding of both the gross and net amounts, as well as provide additional information on how such credit risk is mitigated.

		于二零二一年十二月三十一日 As at 31 December 2021				于二零二零年十二月三十一日 As at 31 December 2020			
	综合财务状况表的 帐面值 Carrying amounts on the consolidated statement of financial position 千港元 HK\$'000	相关但并未在综合财务状况表 对销的金额*				相关但并未在综合财务状况表 对销的金额*			
		Related amount not set off in the consolidated statement of financial position [#]				Related amount not set off in the consolidated statement of financial position [#]			
		衍生金融工具				衍生金融工具			
		Derivative financial instruments 千港元 HK\$'000	现金抵押品 Cash collateral 千港元 HK\$'000	净额* Net amount [*] 千港元 HK\$'000		Derivative financial instruments 千港元 HK\$'000	现金抵押品 Cash collateral 千港元 HK\$'000	净额* Net amount [*] 千港元 HK\$'000	
金融资产 衍生金融工具之 正数公平值	Financial assets Positive fair values for derivative financial instruments	812,397	(196,767)	(582,030)	33,600	797,352	(174,964)	(620,969)	1,419
金融负债 衍生金融工具之 负数公平值	Financial liabilities Negative fair values for derivative financial instruments	334,529	(196,767)	(131,364)	6,398	281,230	(174,964)	(25,328)	80,938

「相关但并未在综合财务状况表对销的金额」指受净额结算安排或相若协议包括信贷支持附件所约束的金融负债／资产金额。

* 净额指受净额结算安排或相若协议所约束的金融资产／负债，但倘若本集团的交易对手违约，其并没有相等的金融负债／资产可与本集团作对销。

Amounts under "Related amount not set off in the consolidated statement of financial position" represent the amounts of financial liabilities/assets position that are subject to netting arrangements or similar agreements including CSA.

* Net amount represents financial assets/liabilities that are subject to netting arrangements or similar agreements but the Group's counterparty does not have equivalent financial liabilities/assets position with the Group to offset upon default.

4. 关键会计估计及假设

本集团采用对下一个财政年度的资产及负债列帐额有影响之估计及假设。本集团会根据过往经验及其他因素(包括于有关情况下对未来事项作出的合理预期)，持续评估所作估计及判断。

4.1 贷款组合的减值拨备

本集团会检讨其贷款组合，以定期评估预期信贷亏损。在厘定预期信贷亏损时，本集团对自初始确认后信贷风险是否有任何重大增加作出判断。就假设及估计，本集团需纳入有关过去事件、当前状况及经济状况预测的相关资料作出判断。估计未来现金流金额及时间的方法及假设会定期检讨，以减小估计亏损及实际亏损经验的差异。

贷款组合于二零二一年十二月三十一日的帐面值在附注 18 内披露。

4.2. 金融工具的公平值

大部分估值方法只应用市场上可观察的数据。然而，外汇基金存款按估计投资回报率厘定的估值方法进行估值，并与其帐面值相若。金融工具的公平值计量详情载于附注 3.6。

4. Critical accounting estimates and assumptions

The Group makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

4.1. Impairment allowances on loan portfolio

The Group reviews its loan portfolio to assess ECLs on a regular basis. In determining ECLs, the Group makes judgements as to whether there is any significant increase in credit risk since initial recognition. It is required to exercise judgements in making assumptions and estimates to incorporate relevant information about past events, current conditions and forecast of economic conditions. The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss experience.

The carrying amount of loan portfolio as at 31 December 2021 is disclosed in Note 18.

4.2. Fair value of financial instruments

The majority of valuation techniques employ only observable market data. However, the placements with the Exchange Fund are valued on the basis of valuation techniques which are determined by reference to the estimated rates of investment return, approximate the carrying value. Details of the fair value measurement of financial instruments are set out in Note 3.6.

4.3 一般保险业务的保险及担保组合的未决申索拨备

本集团检讨其保险及担保组合，以评估未决申索拨备，包括数额未经确定的申索及来自未通知承保者的事件的申索，即已产生但未申报及相关的索偿付款开支。在决定未决申索拨备时，本集团在保险及担保合约下履行其责任中需支付作出判断及假设，包括但不限于应用的损失严重率、经济气候及本地物业市场。估算最终申索数额的方法及假设会作定期检讨。

保险负债于二零二一年十二月三十一日的帐面值在附注26内披露。

4.4. 人寿保险业务的保险合同负债

保险合同负债乃基于当前假设，并考虑风险因素及假设上的偏差。所用的主要假设涉及死亡率、长寿、费用及折现率，并定期进行检讨。

保险负债于二零二一年十二月三十一日的帐面值在附注26内披露。

4.3. Provision for outstanding claims on insurance and guarantee portfolios of general insurance business

The Group reviews its insurance and guarantee portfolios to assess provision for outstanding claims, including claims of which the amounts have not been determined and claims arising out of incidents that have not been notified to the insurer, known as "Incurred But Not Reported" and related expenses for settling such claims. In determining the provision for outstanding claims, the Group makes judgement and assumptions including but not limited to the loss severity rate applied, the economic climate and the local property market in making estimation of the payments which the Group is required to make in fulfilling its obligations under the insurance and guarantee contracts. The methodology and assumptions used for estimating the ultimate claim amount are reviewed regularly.

The carrying amount of insurance liabilities as at 31 December 2021 is disclosed in Note 26.

4.4. Insurance contract liabilities of life insurance business

The liability for insurance contracts is based on current assumptions with a margin for risk and adverse deviation. The main assumptions used relate to mortality, longevity, expenses and discount rates, which are reviewed regularly.

The carrying amount of insurance liabilities as at 31 December 2021 is disclosed in Note 26.

4.5. 就结转税项亏损确认递延税项资产

递延税项资产包括香港年金公司及按证保险公司结转税项亏损相关的金额109,828,000港元。香港年金公司基于精算假设对年金业务因需要维持审慎的法定储备而引起会计亏损，及按证保险公司因即时入帐的佣金开支而引起会计亏损，产生递延税项资产。本集团认为递延资产将根据附属公司的经批准业务计划及预算所估计之未来应课税收入予以收回。预期保险业务于未来将产生应课税收入。此亏损可无限期结转，并无到期日。

4.6. 中小企融资担保计划下的百分百担保特惠贷款(百分百中小企融资担保计划)

诚如附注17所述，根据百分百中小企融资担保计划，参与的贷款机构批出的合资格贷款乃售予本集团，而政府就该等贷款向本集团提供财务担保。根据香港财务报告准则第9号，该等贷款被分类为按摊销成本计量的金融资产。

于制定百分百中小企融资担保计划的会计处理时，本集团判断是否应因与政府的安排而终止确认于本集团综合财务状况表中确认的向参与的贷款机构购买的贷款；于厘定会计处理时是否应该将参与银行与本集团之间的合约以及政府与本集团之间的合约一并考虑；且贷款的合约现金流量是否仅为支付本金及利息。

于进行此评估时，本集团考虑若干因素，其中包括本集团是否已转让收取贷款现金流量的合约权利、政府与本集团之间的合约是否一并考虑及合约现金流量是否符合仅为支付本金及利息标准。

4.5. Recognition of deferred tax asset for carried-forward tax losses

The deferred tax assets include an amount of HK\$109,828,000 which relates to carried-forward tax losses of the HKMCA and the HKMCI. The deferred tax assets mainly relate to tax losses of the annuity business arising from maintaining prudent statutory reserves based on actuarial assumptions of the HKMCA and the accounting loss of the HKMCI resulting from upfront booking of commission expenses. The Group has concluded that the deferred assets will be recoverable using the estimated future taxable income based on the approved business plans and budgets for the subsidiary. The insurance business is expected to generate taxable income in the future. The losses can be carried forward indefinitely and have no expiry date.

4.6. 100% guarantee under the SME Financing Guarantee Scheme (100% SFGS)

As refer to Note 17, under 100% SFGS, eligible loans originated by the participating lenders are sold to the Group, and the Government provides a financial guarantee to the Group on these loans. The loans are classified as financial assets measured at amortised cost under HKFRS 9.

In formulating the accounting treatment of 100% SFGS, the Group applied judgement on whether the loans purchased from the participating lenders as recognised on the Group's consolidated statement of financial position should be de-recognised as a result of the arrangement with the Government; whether the contracts between the participating banks and the Group and the contract between the Government and the Group should be considered together in the determination of accounting treatments; and whether the contractual cash flow of the loans represent "solely payments of the principal and interest" (SPPI).

When performing this assessment, the Group considers several factors including, whether the Group has transferred the contractual rights to receive the cash flows of the loans, whether the contracts between the Government and Group are considered together and whether the contractual cash flows met the SPPI criteria etc.

5. 分类资料

本集团主要在香港从事购买资产及供款管理服务、一般保险及人寿保险业务。其他业务，例如为提供资金以购入贷款而发行的债务工具，及将贷款收取款项所产生的盈余资金进行再投资，被视为购买资产业务的附属业务。

一般保险主要包括按揭保险、安老按揭及中小企融资担保业务。人寿保险包括年金业务。购买资产及供款管理服务包括贷款收购业务及债务发行等其他业务。

下表列示本集团经营分部的收入、溢利及其他资料。

5. Segment information

The Group is principally engaged in asset purchase and servicing, general insurance and life insurance businesses in Hong Kong. Other activities such as debt issuance to fund the loan purchase and investment to reinvest the surplus funds from loan receipt are considered ancillary to asset purchase business.

General insurance includes mainly mortgage insurance, reverse mortgage and SME financing guarantee businesses. Life insurance includes annuity business. Asset purchase and servicing include loan acquisition business and other activities such as debt issuance.

The following tables represent revenue, profit and other information for operating segments of the Group.

		购买资产及 供款管理服务 Asset purchase and servicing 千港元 HK\$'000	一般保险 General insurance 千港元 HK\$'000	人寿保险 Life insurance 千港元 HK\$'000	分部间对销 Inter- segment elimination 千港元 HK\$'000	总计 Total 千港元 HK\$'000
截至二零二一年十二月三十一日止年度 Year ended 31 December 2021						
净利息收入	Net interest income	428,059	33,061	(6,232)	-	454,888
净保险业务业绩	Net insurance business results	-	(158,829)	(1,048,115)	-	(1,206,944)
其他收入	Other income	383,606	151,041	1,843,668	(232,105)	2,146,210
经营收入	Operating income	811,665	25,273	789,321	(232,105)	1,394,154
经营支出	Operating expenses	(377,719)	(176,656)	(169,626)	232,105	(491,896)
未计减值前的经营溢利	Operating profit before impairment	433,946	(151,383)	619,695	-	902,258
减值拨备	Charge of impairment allowances	(7,533)	(571)	(81)	-	(8,185)
除税前溢利/(亏损)	Profit/(loss) before taxation	426,413	(151,954)	619,614	-	894,073

		购买资产及 供款管理服务 Asset purchase and servicing 千港元 HK\$'000	一般保险 General insurance 千港元 HK\$'000	人寿保险 Life insurance 千港元 HK\$'000	分部间对销 Inter- segment elimination 千港元 HK\$'000	总计 Total 千港元 HK\$'000
截至二零二零年十二月三十一日止年度	Year ended 31 December 2020					
净利息收入	Net interest income	440,008	54,613	(6,895)	–	487,726
净保险业务业绩	Net insurance business results	–	(234,903)	(980,309)	–	(1,215,212)
其他收入	Other income	125,348	112,746	777,834	(208,087)	807,841
经营收入	Operating income	565,356	(67,544)	(209,370)	(208,087)	80,355
经营支出	Operating expenses	(361,013)	(200,740)	(161,220)	208,087	(514,886)
未计减值前的经营溢利	Operating profit before impairment	204,343	(268,284)	(370,590)	–	(434,531)
减值拨备	Charge impairment allowances	(4,709)	(416)	(53)	–	(5,178)
除税前溢利/(亏损)	Profit/(loss) before taxation	199,634	(268,700)	(370,643)	–	(439,709)

		购买资产及 供款管理服务 Asset purchase and servicing 千港元 HK\$'000	一般保险 General insurance 千港元 HK\$'000	人寿保险 Life insurance 千港元 HK\$'000	分部间对销 Inter- segment elimination 千港元 HK\$'000	总计 Total 千港元 HK\$'000
于二零二一年十二月三十一日	As at 31 December 2021					
分部资产	Segment assets	138,942,104	15,699,117	21,070,791	(2,533,778)	173,178,234
分部负债	Segment liabilities	130,872,298	12,750,605	13,891,314	(2,533,778)	154,980,439

		购买资产及 供款管理服务 Asset purchase and servicing 千港元 HK\$'000	一般保险 General insurance 千港元 HK\$'000	人寿保险 Life insurance 千港元 HK\$'000	分部间对销 Inter- segment elimination 千港元 HK\$'000	总计 Total 千港元 HK\$'000
于二零二零年十二月三十一日	As at 31 December 2020					
分部资产	Segment assets	76,782,095	9,456,458	13,482,802	(1,364,286)	98,357,069
分部负债	Segment liabilities	69,145,740	6,385,999	9,330,540	(1,364,286)	83,497,993

6. 利息收入

6. Interest income

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
贷款组合	Loan portfolio	131,780	145,147
百分百中小企融资担保计划贷款	Loans with 100% SFGS	224,461	102,161
现金及短期资金	Cash and short-term funds	171,344	432,570
证券投资	Investment securities	378,563	478,408
		906,148	1,158,286

7. 利息支出

7. Interest expense

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
银行借款及已发行债务证券	Bank loans and debt securities issued	435,570	615,185
租赁负债	Lease liabilities	2,429	1,094
其他	Others	13,261	54,281
		451,260	670,560

本年度利息支出包括4.51亿港元(二零二零年：6.70亿港元)并非以公平值变化计入损益的金融负债。

Included within interest expenses are HK\$451 million (2020: HK\$670 million) for financial liabilities that are not at fair value through profit or loss.

8. 保险业务的收益帐

8. Revenue account for insurance business

		2021			2020		
		一般保险 General insurance 千港元 HK\$'000	人寿保险 Life insurance 千港元 HK\$'000	总计 Total 千港元 HK\$'000	一般保险 General insurance 千港元 HK\$'000	人寿保险 Life insurance 千港元 HK\$'000	总计 Total 千港元 HK\$'000
毛保费 (附注及附注 26(a)(i))	Gross premiums written (Note and Note 26(a)(i))	3,036,000	3,003,443	6,039,443	2,072,030	2,537,928	4,609,958
再保险保费 (附注 26(a)(i))	Reinsurance premiums (Note 26(a)(i))	(196,845)	–	(196,845)	(230,638)	–	(230,638)
保险费净额 (附注 26(a)(i))	Net premiums written (Note 26(a)(i))	2,839,155	3,003,443	5,842,598	1,841,392	2,537,928	4,379,320
未到期保费的变动净额	Movement in unearned premiums, net	(2,007,965)	–	(2,007,965)	(1,386,597)	–	(1,386,597)
已到期保费净额 (附注 26(a)(i))	Net premiums earned (Note 26(a)(i))	831,190	3,003,443	3,834,633	454,795	2,537,928	2,992,723
申索产生净额、已付利益及 保单持有人负债变动 (附注 26(a)(ii) 及附注 26(b)(i))	Net claims incurred, benefits paid and movement in policyholders' liabilities (Note 26(a)(ii) and Note 26(b)(i))	(28,636)	(4,050,814)	(4,079,450)	(23,959)	(3,517,509)	(3,541,468)
拨备后已到期保费净额	Net premiums earned after provisions	802,554	(1,047,371)	(244,817)	430,836	(979,581)	(548,745)
佣金支出	Commission expenses	(1,017,721)	(375)	(1,018,096)	(739,074)	(518)	(739,592)
征费支出	Levy expenses	–	(369)	(369)	–	(210)	(210)
再保险公司承担的佣金支出	Reinsurers' share of commission expenses	56,338	–	56,338	73,335	–	73,335
佣金支出净额及征费支出	Net commission and levy expenses	(961,383)	(744)	(962,127)	(665,739)	(728)	(666,467)
扣除佣金及征费支出后 已到期保费净额	Net premiums earned after commission and levy expenses	(158,829)	(1,048,115)	(1,206,944)	(234,903)	(980,309)	(1,215,212)

附注：

就一般保险业务而言，毛保费主要来自按揭及安老按揭贷款保险业务。

Note:

For general insurance business, gross premiums were mainly derived from mortgage insurance cover on mortgage loans and on reverse mortgage loans.

9. 其他收入

9. Other income

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
来自外汇基金存款的收益	Income from placements with the Exchange Fund	1,991,151	889,208
汇兑差额	Exchange difference	(457)	160,812
金融工具公平值变动净额	Net change in fair value of financial instruments	161,496	(203,684)
以公平值变化计入损益的投资亏损净额	Net loss on investments at fair value through profit or loss	(10,238)	(64,597)
出售按摊销成本列帐的投资收益净额	Net gain on disposal of investments at amortised cost	3,235	11,074
上市投资的股息收入	Dividend income from listed investments	215	17,998
行政费用收入	Administrative fee income	2,170	—
其他	Others	(1,362)	(2,970)
		2,146,210	807,841

金融工具公平值变动相当于以下各项的总和：(i) 指定为公平值对冲的对冲工具公平值亏损2.58亿港元(二零二零年：收益8.55亿港元)及对冲项目公平值收益2.63亿港元(二零二零年：亏损8.49亿港元)；及(ii)主要用作对冲外币风险但不符合采用对冲会计方法的衍生工具公平值收益1.56亿港元(二零二零年：亏损2.07亿港元)，并无指定为以公平值变化计入损益的已发行债务证券公平值收益/亏损(二零二零年：亏损300万港元)。

Change in fair value of financial instruments represented the aggregate of (i) HK\$258 million fair value loss on hedging instruments designated as fair value hedge (2020: HK\$855 million gain) and HK\$263 million fair value gain on the hedged items (2020: HK\$849 million loss); and (ii) HK\$156 million fair value gain on derivatives mainly for hedging foreign currency exposures which are not qualified as hedges for accounting purposes (2020: HK\$207 million loss) and there was no fair value gain/loss on debt securities issued designated as at fair value through profit or loss (2020: HK\$3 million loss).

10. 经营支出

10. Operating expenses

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
雇员成本：	Staff costs:		
— 薪金及福利	— Salaries and benefits	322,812	308,680
— 退休金成本	— Pension costs		
— 界定供款计划	— defined contribution plans	18,710	17,686
董事袍金	Directors' fees	—	—
就董事参与公司	Emoluments in respect of directors'		
管理事务的其他服务	other services in connection with		
而付予之酬金：	the management of the affairs of		
	the Company:		
— 薪金、津贴及花红	— Salaries, allowances and bonus	6,724	6,796
— 为退休计划所作之供款	— Retirement scheme contributions	661	661
折旧(附注23)	Depreciation (Note 23)	90,077	93,391
财经资讯服务	Financial information services	12,731	12,035
顾问费	Consultancy fees	40,966	26,450
市场推广及广告支出	Marketing and advertising expenses	36,667	30,263
办公室	Premises	9,915	10,409
其他经营支出	Other operating expenses	40,128	30,961
收回百分百中小企融资担保	Recovery of operating expenses		
计划的经营支出	from 100% SFGS	(87,495)	(22,446)
		491,896	514,886

11. 核数师酬金

11. Auditor's remuneration

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
核数师酬金：	Auditor's remuneration:		
— 审核服务	— Audit services	4,738	4,388
— 其他服务	— Other services	1,821	2,229
		6,559	6,617

12. 减值拨备

12. Charge of impairment allowances

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
贷款减值拨备／(回拨)：	Charge/(write-back) of loan impairment allowances:		
— 现金及短期资金(附注3.2(c))	— Cash and short-term funds (Note 3.2(c))	2,641	1,247
— 证券投资	— Investment securities		
— 按摊销成本列帐	— amortised cost (Note 3.2(d)(i))	470	1,967
— 以公允价值变化计入其他全面收益(附注3.2(d)(ii))	— FVOCI (Note 3.2(d)(ii))	(737)	1,024
— 贷款组合(附注3.2(b))	— Loan portfolio (Note 3.2(b))	5,811	940
		8,185	5,178

13. 税项

(a) 综合收益表内的税项为：

13. Taxation

(a) Taxation in the consolidated income statement represents:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
香港利得税	Hong Kong profits tax		
— 当期税项	— Current tax	21,747	22,397
— 过往年度调整	— Adjustment in respect of prior years	(21,972)	595
		(225)	22,992
递延税项	Deferred taxation		
— 本年度支出／(退回)	— Charge/(credit) for current period	63,200	(100,577)
		62,975	(77,585)

就本期间产生的估计应课税溢利按16.5%(二零二零年：16.5%)的税率计提香港利得税拨备。递延税项以负债法按16.5%(二零二零年：16.5%)的主要税率计算全部的暂时差额。

Hong Kong profits tax has been provided at the rate of 16.5% (2020: 16.5%) on the estimated assessable profit for the period. Deferred taxation is calculated in full on temporary differences under the liability method using a principal taxation rate of 16.5% (2020: 16.5%).

本集团的除税前溢利的税项与采用香港税率计算的理论金额的差异如下：

The taxation on the Group's profit before taxation differs from the theoretical amount that would arise using the taxation rate of Hong Kong as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
除税前溢利／(亏损)	Profit/(loss) before taxation	894,073	(439,709)
按16.5%(二零二零年：16.5%)的税率计算	Calculated at a taxation rate of 16.5% (2020: 16.5%)	147,522	(72,552)
税务影响：	Tax effect of:		
— 毋须缴税的收入	— income not subject to taxation	(72,977)	(113,527)
— 不可扣税的开支	— expenses not deductible for taxation purposes	20,281	95,865
— 过往年度调整	— adjustment in respect of prior years	(21,972)	595
— 其他	— other	(9,879)	12,034
税项支出／(退回)	Taxation charge/(credit)	62,975	(77,585)

(b) 财务状况表内的税项拨备为：

(b) Provision for taxation in the statement of financial position represents:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
当期税项资产(计入「其他资产」)	Current tax assets (included in "Other assets")	17,767	17,847
递延税项资产	Deferred tax assets	116,547	179,747
		134,314	197,594
当期税项负债	Current tax liabilities	136,260	136,745

于二零二一年十二月三十一日及二零二零年十二月三十一日，并无任何重大未拨备递延税项。

There was no significant unprovided deferred taxation as at 31 December 2021 and 31 December 2020.

递延税项(资产)/负债的主要组成部分及年内变动如下：

The major components of deferred tax (assets)/liabilities and the movements during the year are as follows:

		加速 税项折旧 Accelerated tax depreciation 千港元 HK\$'000	减值拨备 Impairment allowances and provisions 千港元 HK\$'000	税务亏损 Tax losses 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年一月一日	As at 1 January 2020	8,209	(4,732)	(82,647)	(79,170)
于收益表内扣除/(存入)	Charged/(credited) to income statement	13	(5,125)	(95,465)	(100,577)
于二零二零年十二月三十一日	As at 31 December 2020	8,222	(9,857)	(178,112)	(179,747)
于收益表内扣除/(存入)	Charged/(credited) to income statement	1,433	(6,517)	68,284	63,200
于二零二一年十二月三十一日	As at 31 December 2021	9,655	(16,374)	(109,828)	(116,547)

递延税项资产只限于有足够未来应税溢利可供变现的情况下才会确认。未动用税务亏损可无限期结转。

Deferred tax assets are recognised to the extent that sufficient future taxable profits will be available for realisation. The unused tax losses can be carried forward indefinitely.

于十二个月内，无任何重大递延税项资产/负债需要结算。

There is no significant amount of deferred tax assets/liabilities to be settled within twelve months.

14. 现金及短期资金

14. Cash and short-term funds

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
银行现金	Cash at banks	2,884,469	852,013
银行定期存款	Time deposits with banks	42,369,800	21,050,574
现金及短期资金总额	Gross cash and short-term funds	45,254,269	21,902,587
现金及短期资金的减值拨备 (附注 3.2(c))	Impairment allowance on cash and short-term funds (Note 3.2 (c))	(4,887)	(2,246)
		45,249,382	21,900,341

就现金流量表而言，现金及等同现金项目包括以下原到期日为三个月或以内的结余。

For the purposes of the statement of cash flows, cash and cash equivalents comprise the following balances with original maturities of three months or less.

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
银行现金	Cash at banks	2,884,469	852,013
银行定期存款	Time deposits with banks	10,920,800	13,647,782
现金及等同现金项目	Cash and cash equivalents	13,805,269	14,499,795

15. 应收利息及汇款

15. Interest and remittance receivables

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
以下各项的应收利息：	Interest receivables from:		
— 利率掉期合约	— interest rate swap contracts	583,549	282,537
— 证券投资	— investment securities	103,164	107,855
— 银行定期存款	— time deposits with banks	19,906	15,270
贷款组合的应收利息及 分期付款	Interest receivables and instalments, in transit from loan portfolio	164,653	81,605
		871,272	487,267

16. 衍生金融工具

(a) 衍生工具的应用

本集团应用下列衍生工具对冲本集团的金融风险。

货币远期合约为在未来日期以预先指定的汇率购买或出售外币的承诺。货币及利率掉期为以一组现金流量换取另一组现金流量的承诺。掉期导致货币或利率或两者组合的转换。除若干货币掉期外，该等交易不涉及转换本金。本集团的信贷风险为交易对手未能履行其责任而重置掉期合约的潜在成本。本集团根据审慎的库务交易对手风险管理机制，持续监测有关风险。

若干种类金融工具的名义金额，为于综合财务状况表确认的工具提供一个比较的基准，惟未必反映涉及的未来现金流量的金额或工具当前的公平值，因此，并不能反映本集团面临的信贷或价格风险。随着市场利率及汇率相对其条款的波动，衍生工具可能对本集团产生有利(资产)或不利(负债)的影响。衍生金融工具的合约或名义金额总额、上述有利或不利影响幅度，及衍生工具金融资产及负债之公平总值，可能不时大幅波动。所持有的衍生工具公平值载于下文。

16. Derivative financial instruments

(a) Use of derivatives

The Group uses the following derivative instruments to hedge the Group's financial risks.

Currency forwards are commitment to purchase or sell foreign currency at a pre-specified exchange rate on a future date. Currency and interest rate swaps are commitments to exchange one set of cash flows for another. Swaps result in an exchange of currencies or interest rates or a combination of all these. No exchange of principal takes place except for certain currency swaps. The Group's credit risk represents the potential cost to replace the swap contracts if counterparties fail to perform their obligations. This risk is monitored on an ongoing basis under a prudent treasury counterparty risk management framework.

The notional amounts of certain types of financial instruments provide a basis for comparison with instruments recognised on the consolidated statement of financial position but do not necessarily indicate the amounts of future cash flows involved or the current fair value of the instruments and, therefore, do not indicate the Group's exposure to credit or price risks. The derivative instruments become favourable (assets) or unfavourable (liabilities) as a result of fluctuations in market interest rates or foreign exchange rates relative to their terms. The aggregate contractual or notional amounts of derivative financial instruments on hand, the extent to which instruments are favourable or unfavourable, and thus the aggregate fair values of derivative financial assets and liabilities, can fluctuate significantly from time to time. The fair values of derivative instruments held are set out below.

			2021			2020		
			合约/ 名义金额 Contract/ notional amounts 千港元 HK\$'000	公平值 Fair values 资产 Assets 千港元 HK\$'000	负债 Liabilities 千港元 HK\$'000	合约/ 名义金额 Contract/ notional amounts 千港元 HK\$'000	公平值 Fair values 资产 Assets 千港元 HK\$'000	负债 Liabilities 千港元 HK\$'000
(i)	不符合采用对冲会计方法的 衍生工具	(i) Derivatives not qualified as hedges for accounting purposes						
	利率掉期	Interest rate swaps	12,555,407	40,407	(82)	13,846,440	14,917	(1,224)
	货币掉期	Currency swaps	4,637,216	–	(94,966)	2,900,016	190	(224,458)
	货币远期合约	Currency forwards	364,427	114	(157)	–	–	–
				40,521	(95,205)		15,107	(225,682)
(ii)	公平值对冲衍生工具	(ii) Fair value hedge derivatives						
	利率掉期	Interest rate swaps	48,052,689	213,547	(121,583)	28,251,058	404,905	(2,001)
	货币掉期	Currency swaps	41,497,986	485,124	(117,741)	18,913,027	377,340	(53,515)
				698,671	(239,324)		782,245	(55,516)
(iii)	现金流对冲衍生工具	(iii) Cash flow hedge derivatives						
	货币掉期	Currency swaps	3,385,815	73,205	–	269,536	–	(32)
				73,205	–		–	(32)
	已确认衍生工具资产/ (负债)总额	Total recognised derivative assets/ (liabilities)		812,397	(334,529)		797,352	(281,230)

(b) 对冲活动

倘衍生工具作为公平值对冲或现金流对冲，就会计处理而言，衍生工具入帐时符合对冲资格。

(i) 公平值对冲

本集团的公平值对冲主要包括用于保障因已发行债务证券公平值的任何潜在变动所引致的利率风险和外汇风险的利率和货币掉期。

(ii) 现金流对冲

本集团使用属现金流对冲的货币掉期对冲以外币计值的金融工具现金流变动所产生的外汇风险部分。

(b) Hedging activities

Derivatives may qualify as hedges for accounting purposes if they are fair value hedges or cash flow hedges.

(i) Fair value hedges

The Group's fair value hedge principally consists of interest rate and currency swaps that are used to protect interest rate risk and foreign currency risk resulting from any potential change in fair value of underlying debt securities issued.

(ii) Cash flow hedges

The Group hedged the portion of foreign exchange risks arising from variability of cash flows from foreign currency denominated financial instruments using currency swaps under cash flow hedge.

17. 中小企融资担保计划下的百分百担保特惠贷款

本集团于二零二零年推出百分百特惠中小企融资担保计划。此措施旨在纾缓中小企因收入减少而仍须承担支付薪金或租金的压力，从而有助减少企业倒闭和裁员。

根据此计划，贷款由参与的贷款机构批出。于批出贷款后，该等参与的贷款机构将以无追索权的方式向本集团出售有关贷款。该等贷款由政府全额担保。

借款企业须按最优惠利率减年利率2.5%支付利息。该等贷款利息在扣除本集团产生的资金成本及相关一般经营及行政开支后转交至政府。

该等担保贷款还款期最长8年，借款企业可选择于首二十四个月还息不还本。

百分百中小企融资担保计划的特惠贷款的贷款违约亏损由政府的担保所弥补，且鉴于政府的违约风险甚微，故并无确认减值拨备。本集团已保留所有已收贷款利息，以应对购买贷款及供款管理相关的融资成本、一般经营及行政开支。上述已收利息的余款(如有)将转交政府。本集团负责经营该产品。

17. Loans with special 100% guarantee under the SFGS

The Group introduced special 100% SFGS in 2020. This measure aims to alleviate the burden of paying employee wages and rents by small and medium-sized enterprises which are suffering from reduced income, thereby help minimise enterprise shutting down and layoffs.

Under this scheme, loans are originated by participating lenders. Upon origination, these participating lenders would sell the loans to the Group without recourse. These loans are fully guaranteed by the Hong Kong Government.

An interest rate of the Prime Rate minus 2.5% per annum is charged to the borrowers. These loan interest, net of the funding costs and relevant general operating and administrative expenses incurred by the Group, are passed to the Government.

The maximum repayment period of the loan under the guarantee is 8 years, with an option principal moratorium for the first twenty-four months.

Accordingly, loan default losses are covered by the Government's guarantee in relation to loans with special 100% SFGS and no impairment allowance is recognised in view of the minimal default risk of the Government. All loan interest received is set aside to meet the funding costs, general operating and administrative expenses in relation to the purchase and servicing of the loans of the Group. The remaining balance of the interest received, if any, will be passed to the Government. The Group is responsible for the operation of the product.

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
百分百中小企融资担保计划的特惠贷款	Loans with special 100% SFGS	71,063,154	36,084,713

18. 贷款组合净额

(a) 贷款组合减拨备

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
住宅按揭贷款组合	Residential mortgage portfolio	3,623,063	4,093,019
非按揭贷款组合	Non-mortgage portfolio		
基建贷款	Infrastructure loans	4,813,509	2,796,528
租购应收帐款	Hire purchase receivable	136,681	164,132
其他	Others	3,036	5,656
		8,576,289	7,059,335
贷款减值拨备(附注3.2(b))	Allowance for loan impairment (Note 3.2(b))	(5,476)	(2,456)
		8,570,813	7,056,879

贷款减值拨备总额占贷款组合尚未偿还本金结余的百分比如下：

Total allowance for loan impairment as a percentage of the outstanding principal balances of the loan portfolio is as follows:

		2021	2020
贷款减值拨备总额占贷款组合总额的百分比	Total allowance for loan impairment as a percentage of the gross loan portfolio	0.06%	0.03%

作出贷款减值拨备时，已考虑抵押品的当前市值。

Allowance for loan impairment has been made after taking into account the current market value of the collateral.

		2021	2020
减值贷款组合总额占贷款组合总额的百分比	Gross impaired loan portfolio as a percentage of gross loan portfolio	0.01%	0.01%

(b) 贷款组合内的租购应收帐款

(b) Hire purchase receivable included in loan portfolio

		2021		
		最低应收租约 款项现值 Present value of minimum lease payments receivable 千港元 HK\$'000	未来期间的 利息收入 Interest income relating to future periods 千港元 HK\$'000	最低应收租约 款项总额 Total minimum lease payments receivable 千港元 HK\$'000
应收款项：	Amounts receivable:			
— 一年内	— within one year	16,111	2,351	18,462
— 一年后至五年内	— after one year but within five years	49,877	6,881	56,758
— 五年后	— after five years	70,693	5,514	76,207
		136,681	14,746	151,427

		2020		
		最低应收租约 款项现值 Present value of minimum lease payments receivable 千港元 HK\$'000	未来期间的 利息收入 Interest income relating to future periods 千港元 HK\$'000	最低应收租约 款项总额 Total minimum lease payments receivable 千港元 HK\$'000
应收款项：	Amounts receivable:			
— 一年内	— within one year	18,982	2,833	21,815
— 一年后至五年内	— after one year but within five years	58,704	8,262	66,966
— 五年后	— after five years	86,446	7,077	93,523
		164,132	18,172	182,304

19. 证券投资

(a) 以公允价值变化计入其他全面收益的证券投资

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
按公允价值列帐的债务证券	Debt securities at fair value		
于香港上市	Listed in Hong Kong	754,458	1,102,806
于香港境外上市	Listed outside Hong Kong	1,604,114	1,732,214
非上市	Unlisted	1,288,610	1,583,942
以公允价值变化计入其他全面收益的证券总额	Total FVOCI securities	3,647,182	4,418,962

以公允价值变化计入其他全面收益的证券包括债务证券，其中合约现金流量仅为本金及利息，而本集团持有此类债务证券之业务模式的目标则通过收取合约现金流量及出售金融资产而实现。

按发行机构类别分析以公允价值变化计入其他全面收益的证券如下：

FVOCI securities comprise debt securities where the contractual cash flows are solely principal and interest and the objective of the Group's business model is achieved both by collecting contractual cash flows and selling financial assets.

FVOCI securities are analysed by categories of issuers as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
银行及其他金融机构	Banks and other financial institutions	2,649,426	3,411,319
公司企业	Corporate entities	840,180	847,991
中央政府	Central governments	157,576	159,652
		3,647,182	4,418,962

以公允价值变化计入其他全面收益的证券的变动概述如下：

The movement in FVOCI securities is summarised as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
于一月一日	As at 1 January	4,418,962	4,920,402
增加	Additions	–	623,344
赎回	Redemption	(766,854)	(1,136,404)
摊销	Amortisation	710	779
公允价值变动	Change in fair value	(23,755)	30,385
外币汇兑差额	Exchange difference	18,119	(19,544)
于十二月三十一日	As at 31 December	3,647,182	4,418,962

有关减值、信贷质素及本集团信贷风险的资料于附注3.2(d)披露。

Information on the impairment, credit quality and the Group's exposure to credit risk are disclosed in Note 3.2(d).

(b) 以公允价值变化计入损益的证券投资

(b) Investment securities at FVPL

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
按公允价值列帐的交易所买卖基金及房地产投资信托基金于香港上市	Exchange-traded funds and real estate investment trusts at fair value Listed in Hong Kong	10,710	265,769
以公允价值变化计入损益的证券总额	Total FVPL securities	10,710	265,769

本集团将不符合按摊销成本计量或以公允价值变化计入其他全面收益标准的交易所买卖基金及房地产投资信托基金等其他证券投资分类为以公允价值变化计入损益。

The Group classifies other investment securities in exchange-traded funds and real estate investments trusts at FVPL, which do not qualify for measurement at either amortised cost or FVOCI.

以公允价值变化计入损益的证券的变动
概述如下：

The movement in FVPL securities is summarised as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
于一月一日	As at 1 January	265,769	378,803
增加	Additions	–	1,565
出售	Sale	(246,384)	(44,989)
公平值变动	Change in fair value	(8,726)	(69,564)
外币汇兑差额	Exchange difference	51	(46)
于十二月三十一日	As at 31 December	10,710	265,769

(c) 按摊销成本列帐的证券投资

(c) Investment securities at amortised cost

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
按摊销成本列帐的债务证券	Debt securities at amortised cost		
于香港上市	Listed in Hong Kong	6,858,248	6,704,824
于香港境外上市	Listed outside Hong Kong	2,410,668	2,032,137
		9,268,916	8,736,961
非上市	Unlisted	1,941,968	996,397
按摊销成本列帐的证券	Gross investment securities at		
投资总额	amortised cost	11,210,884	9,733,358
按摊销成本列帐的证券投资的	Impairment allowance on investment		
减值拨备(附注3.2(d))	securities at amortised cost	(3,892)	(3,422)
	(Note 3.2(d))		
按摊销成本列帐的证券总额	Total amortised cost securities	11,206,992	9,729,936

本集团仅于同时符合以下标准之情况
时，方会将证券投资分类为按摊销成
本列帐：

The Group classifies investment securities as at amortised
cost only if both of the following criteria are met:

- 业务模式的目标为持有资产以
收取合约现金流量；及
- the asset is held within a business model with the
objective of collecting the contractual cash flows, and
- 根据合约条款在指定日期的现
金流量乃全数用于支付本金和
未偿还本金的利息。
- the contractual terms give rise on specified dates to
cash flows that are solely payments of principal and
interest on the principal outstanding.

按发行机构类别分析按摊销成本列帐的证券如下：

Amortised cost securities are analysed by categories of issuers as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
银行及其他金融机构	Banks and other financial institutions	2,725,359	1,927,019
公司企业	Corporate entities	5,581,354	6,113,080
公营机构	Public sector entities	1,253,154	356,827
中央政府	Central governments	1,651,017	1,336,432
		11,210,884	9,733,358

按摊销成本列帐的证券的变动概述如下：

The movement in amortised cost securities is summarised as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
于一月一日	As at 1 January	9,733,358	12,035,961
增加	Additions	2,744,548	773,375
出售及赎回	Sales and redemption	(1,360,601)	(3,025,969)
摊销	Amortisation	1,265	(1,188)
外币汇兑差额	Exchange difference	92,314	(48,821)
于十二月三十一日	As at 31 December	11,210,884	9,733,358

20. 外汇基金存款

本集团已将香港年金公司及按证保险公司的外汇基金存款分类为指定以公允价值变化计入损益的金融资产。于二零二一年十二月三十一日，外汇基金存款结余为286亿港元(二零二零年：163亿港元)，包括本金总额为249亿港元(二零二零年：148亿港元)加上于呈报日已赚取及已累计但尚未提取的收入，当中47亿港元为本公司代表政府用于经营个人特惠贷款计划的存款，其余部分为由香港年金公司及按证保险公司的保费及资本金存款。

外汇基金存款投资于外汇基金的投资组合及长期增长组合，并受锁定投资期限限制。外汇基金存款回报率按年厘定。就投资组合而言，回报率乃根据投资组合过去六年的年均回报率或上年度三年期政府债券的年均收益率(下限为0%)计算，以较高者为准。就长期增长组合而言，回报率乃根据本年度时间加权回报率厘定。

20. Placements with the Exchange Fund

The Group has classified the placements of the HKMCA and the HKMCI with the Exchange Fund as financial assets designated at fair value through profit or loss. As at 31 December 2021, the balance of the placements with the Exchange Fund amounted to HK\$28.6 billion (2020: HK\$16.3 billion), comprising a total principal sum of HK\$24.9 billion (2020: HK\$14.8 billion) plus income earned and accrued but not yet withdrawn as at the reporting date, of which HK\$4.7 billion represented the placement made by the Company on behalf of the Government for the operation of PLGS and the remaining portion was the premium and capital placements made by the HKMCA and the HKMCI.

The placements with the Exchange Fund are invested in the Investment Portfolio and Long-Term Growth Portfolio of the Exchange Fund, subject to a lock-up period. The rate of return on the placements with the Exchange Fund is determined annually. For Investment Portfolio, the rate of return is calculated on the basis of the average annual rate of return on the portfolio over the past six years or the average annual yield of three-year Government Bond in the previous year (subject to a minimum of zero percent), whichever is the higher. With respect to the Long-Term Growth Portfolio, the rate of return is determined based on the current year time-weighted rate of return.

21. 附属公司投资

于二零二一年十二月三十一日，本公司的主要附属公司详情如下：

21. Interests in subsidiaries

Details of the principal subsidiaries of the Company as at 31 December 2021 are as follows:

名称 Name	注册成立地点 Place of incorporation	主要业务 Principal activities	已发行及缴足股份详情 (股份类别) Particulars of issued and fully paid up share capital (Class of shares)	由公司 (或其代名人) 所持的股份 百分率 Percentage of shares held by the Company (or its nominee)	由公司的 附属公司 (或其代名人) 所持股份的 百分率 Percentage of shares held by the Company's subsidiary (or its nominee)
香港按揭管理有限公司 HKMC Mortgage Management Limited	香港 Hong Kong	为本集团进行购买按揭及供款管理服务、未偿还小额贷款供款管理服务、及安老按揭贷款及保单逆按揭贷款的批出安排 Mortgage purchase and servicing, servicing of outstanding microfinance loans, and origination of reverse mortgage loans and policy reverse mortgage loans, all for the Group	1,000,000港元(普通股) HK\$1,000,000 (Ordinary)	100%	不适用 N/A
香港按证保险有限公司 HKMC Insurance Limited	香港 Hong Kong	一般保险业务 General insurance business	3,000,000,000港元(普通股) HK\$3,000,000,000 (Ordinary)	100%	不适用 N/A
香港年金有限公司 HKMC Annuity Limited	香港 Hong Kong	长期保险业务 Long term insurance business	7,500,000,000港元(普通股) HK\$7,500,000,000 (Ordinary)	100%	不适用 N/A
香港按揭证券融资(第一)有限公司* HKMC Funding Corporation (1) Limited*	香港 Hong Kong	股东自愿清盘中 In member's voluntary liquidation	1,000港元(普通股) HK\$1,000 (Ordinary)	不适用 N/A	不适用 N/A
Bauhinia MBS Limited*	开曼群岛 Cayman Islands	股东自愿清盘中 In member's voluntary liquidation	1,000美元(普通股) US\$1,000 (Ordinary)	不适用 N/A	不适用 N/A
HKMC Premier Solutions Limited	香港 Hong Kong	向本集团提供营销及业务发展服务及相关设施 Provision of marketing and business development services and related facilities to the Group	100港元(普通股) HK\$100 (Ordinary)	不适用 N/A	100%

* 根据香港《公司条例》附表1，这些公司被定义为附属企业。这些公司为经营由本公司担保的按揭证券化计划而成立，而本公司并没有持有这些公司的股份。香港按揭证券融资(第一)有限公司及Bauhinia MBS Limited分别于二零二一年九月二日及二零二一年十一月八日停止营运业务。

* These companies are subsidiary undertakings as defined in Schedule 1 to the Hong Kong Companies Ordinance and the Company does not hold shares in these companies which are set up for the operation of mortgage-backed securitisation programmes guaranteed by the Company. HKMC Funding Corporation (1) Limited and Bauhinia MBS Limited ceased businesses on 2 September 2021 and 8 November 2021 respectively.

22. 预付款项、按金及其他资产

22. Prepayments, deposits and other assets

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
公司会籍债券	Corporate club debentures	910	910
信贷支持附件应收款项	CSA receivables	132,381	27,061
在呈报日后结算的已发行证券 的应收款项	Receivables from securities issued for settlement after the reporting date	1,761,894	101,122
其他应收款项	Other receivables	312,785	275,637
其他资产	Other assets	59,567	59,641
		2,267,537	464,371

23. 固定资产

23. Fixed assets

(i) 固定资产变动

(i) Movement in fixed assets

		自用租赁物业 的使用权资产 Right-of-use assets on leased properties for own use 千港元 HK\$'000	租赁物业装修 improvement 千港元 HK\$'000	办公设备、 家具及装备 Office equipment, furniture and fixtures 千港元 HK\$'000	电脑 Computers 千港元 HK\$'000	汽车 Motor vehicle 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年一月一日的成本	Cost as at 1 January 2020	105,090	44,818	14,014	248,700	775	413,397
增加	Additions	194,282	16,675	489	29,476	-	240,922
撤销/出售	Written off/disposals	(90,481)	-	-	(5,020)	-	(95,501)
于二零二零年十二月三十一日的成本	Cost as at 31 December 2020	208,891	61,493	14,503	273,156	775	558,818
增加	Additions	8,930	15,626	8,578	37,141	409	70,684
撤销/出售	Written off/disposals	(16,487)	(22,077)	(4,295)	(37)	-	(42,896)
于二零二一年十二月三十一日的成本	Cost as at 31 December 2021	201,334	55,042	18,786	310,260	1,184	586,606
于二零二零年一月一日的累计折旧	Accumulated depreciation as at 1 January 2020	(53,877)	(35,417)	(10,335)	(203,129)	(775)	(303,533)
折旧(附注10)	Depreciation charge (Note 10)	(58,862)	(5,823)	(1,771)	(26,935)	-	(93,391)
撤销/出售	Written off/disposals	90,481	-	-	5,020	-	95,501
于二零二零年十二月三十一日的累计折旧	Accumulated depreciation as at 31 December 2020	(22,258)	(41,240)	(12,106)	(225,044)	(775)	(301,423)
折旧(附注10)	Depreciation charge (Note 10)	(49,296)	(5,665)	(2,612)	(32,475)	(29)	(90,077)
撤销/出售	Written off/disposals	16,487	22,036	4,275	37	-	42,835
于二零二一年十二月三十一日的累计折旧	Accumulated depreciation as at 31 December 2021	(55,067)	(24,869)	(10,443)	(257,482)	(804)	(348,665)
于二零二一年十二月三十一日成本	As at 31 December 2021 Cost	201,334	55,042	18,786	310,260	1,184	586,606
累计折旧	Accumulated depreciation	(55,067)	(24,869)	(10,443)	(257,482)	(804)	(348,665)
帐面净额	Net book amount	146,267	30,173	8,343	52,778	380	237,941
于二零二零年十二月三十一日成本	As at 31 December 2020 Cost	208,891	61,493	14,503	273,156	775	558,818
累计折旧	Accumulated depreciation	(22,258)	(41,240)	(12,106)	(225,044)	(775)	(301,423)
帐面净额	Net book amount	186,633	20,253	2,397	48,112	-	257,395

(ii) 租赁

财务状况表列示有关租赁的金额如下：

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
使用权资产 — 楼宇	Right-of-use assets — Buildings	146,267	186,633
租赁负债	Lease liabilities		
— 一年内	— within one year	37,692	35,246
— 超过一年	— over one year	109,725	140,488
		147,417	175,734

于本年度，使用权资产增加8,930,000港元（二零二零年：194,282,000港元）。

The statement of financial position shows the following amounts relating to leases:

Additions to the right-of-use assets during the year were HK\$8,930,000 (2020: HK\$194,282,000).

综合收益表列示有关租赁的金额如下：

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
使用权资产折旧 — 楼宇	Depreciation charge of right-of-use assets — Buildings	49,296	58,862
利息支出	Interest expense	2,429	1,094

于二零二一年，租赁现金流出总额为39,676,000港元（二零二零年：54,731,000港元）。

The consolidated income statement shows the following amounts relating to leases:

The total cash outflow for leases in 2021 was HK\$39,676,000 (2020: HK\$54,731,000).

本集团租赁若干办公室，而租期通常固定为六年，但附带下文所述的续租选择权。

The Group leases various offices and rental contracts are mainly made for fixed periods of 6 years but may have extension options as described below.

为本集团营运上更具弹性，物业租赁都会包括续租及终止选择权。大部分续租及终止选择权仅可由本集团行使，而非相关的出租人。

Extension and termination options are included in property leases of the Group for operational flexibility. The majority of extension and termination options held are exercisable only by the Group and not by the respective lessor.

24. 应付利息

24. Interest payable

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
以下各项的应付利息：	Interest payable from:		
— 已发行债务证券	— debt securities issued	632,241	292,172
— 利率掉期合约	— interest rate swap contracts	55,091	49,135
— 其他负债	— other liabilities	910	1,194
		688,242	342,501

25. 应付帐项、应付开支及其他负债

25. Accounts payable, accrued expenses and other liabilities

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
应付帐项及应付开支	Accounts payable and accrued expenses	1,788,966	1,520,339
其他负债	Other liabilities	19,382,767	7,872,016
租赁负债	Lease liabilities	147,417	175,734
其他拨备	Other provision	65,001	73,309
		21,384,151	9,641,398

其他负债主要是指中小企融资担保计划下的特别优惠措施(附注32)及个人特惠贷款计划(附注29(a))所收到的担保费及拨款(已扣除申索及相关开支)14,831,893,000港元(二零二零年:3,330,216,000港元),与及指用于二零零三年十二月及二零零四年一月自政府购买的按揭贷款信贷安排加强措施的递延代价4,550,874,000港元(二零二零年:4,541,800,000港元)。

Other liabilities represented mainly the guarantee fee and fund received (net of claims and related expenses) of HK\$14,831,893,000 (2020: HK\$3,330,216,000) under the special concessionary measures of the SFGS (Note 32) and the PLGS (Note 29(a)), and the deferred consideration of HK\$4,550,874,000 (2020: HK\$4,541,800,000) used for credit enhancement on the mortgage loans purchased from the Government in December 2003 and January 2004.

26. 保险负债及再保险资产

26. Insurance liabilities and reinsurance assets

		2021			2020		
		毛额	再保险	净额	毛额	再保险	净额
		Gross	Reinsurance	Net	Gross	Reinsurance	Net
		千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
一般保险业务：	General insurance:						
未到期保费及担保费用拨备	Provision for unearned premiums and guarantee fees	5,109,451	481,508	4,627,943	2,989,183	369,205	2,619,978
未决申索拨备：	Provision for outstanding claims:						
— 已申报/(已收回)申索	— claims reported/(recovery)	—	—	—	109	54	55
— 已产生但未申报申索	— claims incurred but not reported	92,386	9,541	82,845	59,603	8,243	51,360
		92,386	9,541	82,845	59,712	8,297	51,415
人寿保险：	Life insurance:	5,201,837	491,049	4,710,788	3,048,895	377,502	2,671,393
保单持有人负债	Policyholders' liabilities	11,582,453	—	11,582,453	8,138,076	—	8,138,076
		16,784,290	491,049	16,293,241	11,186,971	377,502	10,809,469

(a) 一般保险业务

(a) General insurance

- (i) 未到期保费及担保费用拨备变动分析如下

- (i) Analysis of movement in provision for unearned premiums and guarantee fees

		2021			2020		
		毛额	再保险	净额	毛额	再保险	净额
		Gross	Reinsurance	Net	Gross	Reinsurance	Net
		千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于一月一日	As at 1 January	2,989,183	369,205	2,619,978	1,435,165	201,784	1,233,381
已收取保费(附注8)	Premiums written (Note 8)	3,036,000	196,845	2,839,155	2,072,030	230,638	1,841,392
已到期保费(附注8)	Premiums earned (Note 8)	(915,732)	(84,542)	(831,190)	(518,012)	(63,217)	(454,795)
于十二月三十一日	As at 31 December	5,109,451	481,508	4,627,943	2,989,183	369,205	2,619,978

(ii) 未决申索拨备变动分析如下

(ii) Analysis of movement in provision for outstanding claims

		2021			2020		
		毛额	再保险	净额	毛额	再保险	净额
		Gross	Reinsurance	Net	Gross	Reinsurance	Net
		千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于一月一日	As at 1 January	59,712	8,297	51,415	38,991	7,207	31,784
已付申索	Claims paid	(729)	(55)	(674)	(6,397)	(1,336)	(5,061)
已收回申索	Claims recovery	4,286	818	3,468	1,471	738	733
已产生/(回拨)申索(附注8):	Claims incurred/(written back) (Note 8):						
一已申报申索	— claims reported	(3,666)	(817)	(2,849)	3,140	263	2,877
一已产生但未申报申索	— claims incurred but not reported	32,783	1,298	31,485	22,507	1,425	21,082
		29,117	481	28,636	25,647	1,688	23,959
于十二月三十一日	As at 31 December	92,386	9,541	82,845	59,712	8,297	51,415

(b) 人寿保险

(b) Life insurance

(i) 保单持有人负债变动分析

(i) Analysis of movement in policyholders' liabilities

		2021			2020		
		毛额	再保险	净额	毛额	再保险	净额
		Gross	Reinsurance	Net	Gross	Reinsurance	Net
		千港元	千港元	千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
于一月一日	As at 1 January	8,138,076	—	8,138,076	5,027,483	—	5,027,483
已付申索及已付利益	Claims and benefits paid	(606,437)	—	(606,437)	(406,916)	—	(406,916)
已产生申索及保单持有人	Claims incurred and movement in						
负债变动(附注8)	policyholders' liabilities (Note 8)	4,050,814	—	4,050,814	3,517,509	—	3,517,509
于十二月三十一日	As at 31 December	11,582,453	—	11,582,453	8,138,076	—	8,138,076

(ii) 主要假设及负债预订的方法

(ii) Key assumptions and reserving approach

对于长期保险合同，经济假设会持续检讨及更新。非经济假设亦至少每年检讨一次。

For long term insurance contracts, economic assumptions are continually reviewed and updated. Non-economic assumptions are reviewed at least annually.

根据公认精算原则及《保险业条例》内香港《保险业(长期负债厘定)规则》的规例，就个别人寿保险责任采用经修订定额净保费估值法进行估值，下限为退保现金价值。

Based on generally accepted actuarial principles and in accordance with Hong Kong Insurance (Determination of Long Term Liabilities) Rules of the Insurance Ordinance, the valuation of individual life liabilities was carried out using the Modified Net Level Premium Valuation method, subject to a minimum of the surrender value.

(iii) 非经济假设

死亡率

使用HKA18死亡率表(经死亡率改善及筛选负加调整)，并在最佳估计死亡率假设上为不利偏差计提15%的保费负加。

失效

根据香港《保险业(长期负债厘定)规则》第13条(即不就自愿中止计提拨备)。

重续支出

重续支出假设乃基于内部经验研究所得。于二零二一年，重续支出假设有所轻微增加，故保险负债增加20万港元。

(iv) 估值利率基准

估值利率指现有资产收益率与于估值日期起计3年内及3年后购买的资产预期再投资收益率的加权比例。于估值日期起计3年内购买的资产再投资收益率，乃取当前资产的平均收益率与预期于估值日期起计3年后购买的资产再投资收益率的平均值得出。此方法符合香港《保险业(长期负债厘定)规则》及香港精算学会提供的精算指引。估值利率为4%(二零二零年：4%)。

(iii) Non-economic assumptions

Mortality

HKA18 mortality table adjusted by mortality improvement and selection loading is used, with loading of 15% for provision for adverse deviations on top of best estimate mortality assumptions.

Lapse

In accordance with Section 13 of the Hong Kong Insurance (Determination of Long Term Liabilities) Rules (i.e. no allowance is made for the voluntary discontinuance).

Renewal expense

The renewal expense assumption is based on internal experience study. The renewal expense assumption is slightly increased in 2021 and the insurance liabilities has increased by HK\$0.2 million.

(iv) Valuation interest basis

The valuation interest rate is the weighted proportion of yield on existing assets and reinvestment yield expected of assets bought within 3 years of valuation date and 3 years after valuation date. The reinvestment yield of assets bought within 3 years of valuation date is obtained by taking the average of yield on current assets and reinvestment yield of assets expected to be bought 3 years after valuation date. This methodology is in compliance with the Hong Kong Insurance (Determination of Long Term Liabilities) Rules and the actuarial guidance provided by the Actuarial Society of Hong Kong. The valuation interest rate is 4% (2020: 4%).

27. 已发行债务证券

27. Debt securities issued

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
按摊销成本列帐的债务证券	Debt securities carried at amortised cost		
中期债券	MTN	24,928,315	17,480,014
按摊销成本列帐的债务证券总额	Total debt securities carried at amortised cost	24,928,315	17,480,014
指定为对冲项目并以现金流对冲的债务证券	Debt securities designated as hedged items under cash flow hedge		
中期债券	MTN	3,452,590	271,205
指定为对冲项目并以现金流对冲的债务证券总额	Total debt securities designated as hedged items under cash flow hedge	3,452,590	271,205
指定为对冲项目并以公平值对冲的债务证券	Debt securities designated as hedged items under fair value hedge		
债务工具发行计划债券	DIP notes	1,080,122	1,222,216
中期债券	MTN	86,191,940	42,935,713
指定为对冲项目并以公平值对冲的债务证券总额	Total debt securities designated as hedged items under fair value hedge	87,272,062	44,157,929
已发行债务证券总额	Total debt securities issued	115,652,967	61,909,148

已发行债务证券的变动概述如下：

The movement in debt securities issued is summarised as follows:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
于一月一日	As at 1 January	61,262,254	39,912,212
发行	Issuance	109,469,731	58,372,069
减：赎回	Less: Redemption	(55,532,806)	(37,027,251)
外币汇兑差额	Exchange difference	69,655	5,224
名义价值总额	Total nominal value	115,268,834	61,262,254
未摊销折让部分	Unamortised portion of discount	(77,690)	(78,166)
公平值调整	Fair value adjustment	461,823	725,060
于十二月三十一日	As at 31 December	115,652,967	61,909,148

本年度发行的债券：

Notes issued during the year comprise:

		中期债券 MTN 千港元 HK\$'000
已发行金额面值	Amount issued at nominal value	109,469,731
已收款项	Consideration received	109,360,016

所有已发行的债务证券均属本集团无抵押责任，而发行该等债务证券旨在提供一般营运资金及作再融资用途。

All the debt securities issued are unsecured obligations of the Group, and are issued for the purposes of providing general working capital and refinancing.

28. 股本

28. Share capital

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
已发行及缴足： 20亿股普通股	Issued and fully paid: 2 billion ordinary shares	9,500,000	7,000,000

股本变动概述如下：

The movement in share capital is summarised as follows:

		千港元 HK\$'000
于二零二零年十二月三十一日	As at 31 December 2020	7,000,000
注资	Capital injection	2,500,000
于二零二一年十二月三十一日	As at 31 December 2021	9,500,000

29. 与有关连人士订立的重大交易

- (a) 本公司及其全资附属公司由政府经外汇基金所全资拥有。年内，本集团与有关连人士订立或维持的重大交易如下：

与政府相关机构香港金管局的交易包括下列各项：

- (i) 本集团于本年度就债务工具中央结算系统所提供的托管及结算代理服务向香港金管局缴付费用总额190万港元(二零二零年：180万港元)；
- (ii) 本集团于本年度产生2,270万港元(二零二零年：2,400万港元)借调费，作为从香港金管局借调员工的费用；
- (iii) 本公司于本年度缴付40万港元(二零二零年：60万港元)予香港金管局，作为后备场所的服务费；
- (iv) 金融管理专员透过外汇基金向本公司提供循环信贷，于二零二零年十月额度由300亿港元提高至800亿港元，于二零二一年十二月三十一日并无未偿还余额及应计利息(二零二零年：两者均无)；及
- (v) 于二零二一年六月二十八日，金融管理专员透过外汇基金向本公司注资25亿港元，目的为资助本公司于同日向香港年金公司的额外注资。因此，金融管理专员透过外汇基金继续承诺向本公司注入额外资金合共高达175亿港元作为股本(经上述向香港年金公司注资25亿港元后，从原本金额为200亿港元中扣除)，目的仅为资助本公司向香港年金公司的额外注资，而本公司继续承诺向香港年金公司注入相应额外资金作为其股本，目的仅为保持香港年金公司的偿付能力超过一定水平。

29. Material related party transactions

- (a) The Company and its wholly-owned subsidiaries are wholly owned by the Government for the account of the Exchange Fund. During the year, the Group entered into or maintained material transactions with the related parties as follows:

Transactions with the HKMA, a Government-related entity, included the following:

- (i) the Group paid a total fee amount of HK\$1.9 million for the year (2020: HK\$1.8 million) to the HKMA in respect of custodian and clearing agent services from the Central Moneymarkets Unit;
- (ii) the Group incurred a secondment fee of HK\$22.7 million for the year (2020: HK\$24.0 million) in respect of secondees from the HKMA;
- (iii) the Company paid a back-up site service fee of HK\$0.4 million for the year (2020: HK\$0.6 million) to the HKMA;
- (iv) the Monetary Authority through the Exchange Fund increased its revolving credit facility to the Company to HK\$80 billion in October 2020 from HK\$30 billion, and there was no outstanding balance and accrued interest as at 31 December 2021 (2020: nil for both); and
- (v) on 28 June 2021, the Monetary Authority through the Exchange Fund injected funds of HK\$2.5 billion into the Company for the purpose of financing the Company's additional capital injection into the HKMCA on the same date. Accordingly, the Monetary Authority through the Exchange Fund maintained its commitment to inject additional funds up to HK\$17.5 billion in aggregate (reduced from the original amount of HK\$20 billion after the above HK\$2.5 billion capital injection into the HKMCA) into the Company as equity for the sole purpose of financing the Company's additional capital injection into the HKMCA and the Company maintained its commitment to inject such additional funds into the HKMCA as equity for the sole purpose of maintaining the HKMCA's margin of solvency above a certain level.

与政府的交易包括下列各项：

- (i) 按证保险公司提供八成、九成及(自二零二零年四月推出的)百分百中小企融资担保计划下的贷款担保，由政府提供最高达2,180亿港元的总信贷担保承诺额(包括本公司就中小企融资担保计划下取得的百分百担保贷款的担保)，详情见附注32。于百分百中小企融资担保计划的日常运作方面，政府向按证保险公司补偿8,750万港元(二零二零年：2,240万港元)，作为按证保险公司本年度的行政开支；及
- (ii) 于二零二零年，本公司与政府订立协议，据此，本公司维持承诺向中小企融资担保计划下的贷款机构全数购买百分百中小企融资担保计划下的贷款，由政府透过按证保险公司作全额担保，详情见附注17；
- (iii) 本公司及按证保险公司与政府签订协定，根据协定，本公司承诺向参与个人特惠贷款计划的认可机构购买所有贷款，而政府则向本公司提供全部资金以购买所有个人特惠贷款计划的贷款，按证保险公司则负责运作及管理个人特惠贷款计划。关于从政府收到用于购买个人特惠贷款计划贷款的预付款，于二零二一年十二月三十一日，该预付款中部分待购买贷款的预付资金已存入认可机构，余额为7亿港元(二零二零年：无)，预付款的剩余部分已代表政府存入外汇基金，余额为47亿港元(二零二零年：两者均无)。按证保险公司获政府委任为个人特惠贷款计划的管理人，本年度的管理费为220万港元(二零二零年：无)。个人特惠贷款计划贷款产生的风险及回报由政府承担；及
- (iv) 于二零二一年十二月三十一日，本公司持有3.07亿港元(二零二零年：无)的香港政府债券作投资，其利息为80万港元(二零二零年：无)。

本公司于本年度内向其附属公司提供企业支援服务，有关费用按公平基准厘定。

Transactions with the Government included the following:

- (i) the HKMCI provided 80%, 90% and (since launch in April 2020) 100% SFGS loan guarantees with a total guarantee commitment up to HK\$218 billion reimbursable by the Government (including guarantees on 100% SFGS loans acquired by the Company), see Note 32 for details. With respect to the day-to-day operation of the 100% SFGS, the Government reimbursed HK\$87.5 million (2020: HK\$22.4 million) to the HKMCI for the administrative expenses incurred by the HKMCI for the year;
- (ii) the Company entered into an agreement with the Government in 2020, pursuant to which the Company maintained its commitment to purchase from SFGS lenders all 100% SFGS loans that are fully guaranteed by the Government via the HKMCI, see Note 17 for details;
- (iii) the Company and the HKMCI entered into an agreement with the Government, pursuant to which the Company committed to purchase all loans under the PLGS from the participating AIs and the Government provided full funding to the Company for the purchase of all the PLGS loans, the HKMCI is responsible for the operation and administration of the PLGS. With respect to the advance payment received from the Government to purchase loans under the PLGS, a portion of such advance funding pending for the purchase of loans was deposited with AIs with an outstanding balance of HK\$0.7 billion (2020: nil) and the remaining portion of the advance payment was placed with the Exchange Fund on behalf of the Government with an outstanding balance of HK\$4.7 billion as at 31 December 2021 respectively (2020: nil for both). The HKMCI was appointed by the Government to act as an administrator for PLGS for a fee of HK\$2.2 million (2020: nil) for the year. Risks and rewards arising from the PLGS loans rest with the Government; and
- (iv) the Company held investment of HK\$307 million (2020: nil) in the Hong Kong Government Bonds as at 31 December 2021 and the interest thereon was HK\$0.8 million (2020: nil).

The Company provided corporate support services to its subsidiaries during the year for fees on an arm's length basis.

应付相关连人士的结余如下：

Balances of amounts due to relevant related parties are as follows:

		外汇基金 The Exchange Fund		政府 The Government	
		2021 千港元 HK\$'000	2020 千港元 HK\$'000	2021 千港元 HK\$'000	2020 千港元 HK\$'000
外汇基金存款(附注20)	Placements with the Exchange Fund (Note 20)	28,633,258	16,336,835	–	–
其他负债(附注25及32)	Other liabilities (Notes 25 and 32)	–	–	19,382,767	7,872,016

(b) 主要管理层人员

主要管理层人员为直接或间接有权力及负责策划、指挥及控制本集团业务的人士，包括董事及高级管理人员。

于二零二一年及二零二零年，主要管理层人员的薪酬包括：

(b) Key management personnel

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Group, directly or indirectly, including directors and senior officers.

Compensation of the key management personnel for 2021 and 2020 comprised:

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
薪金及其他短期雇员福利	Salaries and other short-term employee benefits	31,237	31,244
离职后福利	Post-employment benefits	2,866	2,993
		34,103	34,237

30. 承担

(a) 资本

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
已批准及订约	Authorised and contracted for	3,356	6,780
已批准但未订约	Authorised but not contracted for	60,557	106,695
		63,913	113,475

上述资本承担主要与购买电脑设备及软件有关。

The above capital commitments mainly relate to commitments to purchase computer equipment and software.

(b) 其他承担

(b) Other commitments

		2021 千港元 HK\$'000	2020 千港元 HK\$'000
未提用贷款承担额	Undrawn loan commitments	2,847,131	2,028,272

31. 按揭保险计划及安老按揭计划

于二零二一年十二月三十一日，本集团按揭保险计划的风险投保总额约为889亿港元(二零二零年：545亿港元)，其中83亿港元(二零二零年：69亿港元)已向核准再保险公司购买再保险，而本集团则自行承担余下806亿港元(二零二零年：476亿港元)的风险。

于二零二一年十二月三十一日，本集团安老按揭计划的风险投保总额约为187亿港元(二零二零年：150亿港元)，其中47亿港元(二零二零年：27亿港元)已向核准再保险公司购买再保险，而本集团则自行承担余下140亿港元(二零二零年：123亿港元)的风险。

31. Mortgage Insurance Programme and Reverse Mortgage Programme

As at 31 December 2021, the total risk-in-force of the Group under the MIP was approximately HK\$88.9 billion (2020: HK\$54.5 billion) of which HK\$8.3 billion (2020: HK\$6.9 billion) was ceded to the approved reinsurers and the balance of HK\$80.6 billion (2020: HK\$47.6 billion) was retained by the Group.

As at 31 December 2021, the total risk-in-force of the Group under the RMP was approximately HK\$18.7 billion (2020: HK\$15.0 billion) of which HK\$4.7 billion (2020: HK\$2.7 billion) was ceded to the approved reinsurer and the balance of HK\$14.0 billion (2020: HK\$12.3 billion) was retained by the Group.

32. 中小企融资担保计划下的特别优惠措施

本集团就现有的中小企融资担保计划下的八成及九成担保保障的贷款担保产品提供优惠的担保费水平，以及为百分百中小企融资担保计划所取得的贷款，由政府提供总贷款担保额高达2,180亿港元。

有关八成及九成担保产品，由特别信贷担保产品所收取的担保费，将首先全数用于支付相关的坏帐偿付及相关开支，如有余款则将拨归予政府。如所收取的担保费不足以应付相关坏帐及费用，政府将会承担余额。本集团负责此产品的营运并承担日常营运开支。

对本集团的综合收益表就有关担保费用的收入及违约索偿并没有影响。基于本集团只是代表政府营运该等产品，本集团认为有关此产品的风险和利益均属于政府。因此，该等产品的风险承担并没有列于本集团的资产负债表外风险。

有关百分百中小企融资担保计划的更多详情，请参阅附注17。

32. Special concessionary measures under the SME Financing Guarantee Scheme

The Group provided loan guarantee products with 80% and 90% guarantee coverage under the existing SFGS at a concessionary guarantee fee rate, together with guarantee for 100% SFGS loans acquired for a total guarantee commitment up to HK\$218 billion reimbursable by the Government.

Regarding the 80% and 90% guarantee products, all guarantee fees collected under the special loan guarantee products are set aside to meet the relevant default claims and related out-of-pocket expenses. The remaining balance of the guarantee fees, if any, will be returned to, and any shortfall will be borne by, the Government. The Group is responsible for the operation of the product and the applicable day-to-day operating costs.

There is no impact on the consolidated income statement of the Group in respect of guarantee fee revenue and default claims. Given that the Group operates only these products for the Government, the Group considers the risk and rewards associated with this product rest with the Government. Hence, the risk-in-force for these products has not been included as the Group's off-balance sheet exposures.

For the 100% SFGS, please refer to Note 17 for more details.

33. 本公司的财务状况表及储备变动

33. Statement of financial position and reserve movement of the Company

33.1 本公司于二零二一年十二月三十一日的财务状况表

33.1 Statement of financial position of the Company as at 31 December 2021

	附注 Note	2021 千港元 HK\$'000	2020 千港元 HK\$'000
资产	ASSETS		
现金及短期资金	Cash and short-term funds	33,813,827	16,797,113
应收利息及汇款	Interest and remittance receivables	862,200	467,932
衍生金融工具	Derivative financial instruments	812,397	797,352
中小企融资担保计划下的 百分百担保特惠贷款	Loans with special 100% guarantee under the SME Financing Guarantee Scheme	71,063,154	36,084,713
贷款组合净额	Loan portfolio, net	7,117,247	5,463,004
证券投资：	Investment securities:		
— 以公允价值变化计入其他 全面收益	— at fair value through other comprehensive income	3,647,182	4,418,962
— 以公允价值变化计入损益	— at fair value through profit or loss	10,710	265,769
— 按摊销成本列帐	— at amortised cost	10,987,143	9,160,264
外汇基金存款	Placements with the Exchange Fund	4,665,273	—
附属公司投资	Interests in subsidiaries	14,120,803	10,723,687
预付款项、按金及其他资产	Prepayments, deposits and other assets	1,910,836	155,034
固定资产	Fixed assets	213,559	234,950
资产总额	Total assets	149,224,331	84,568,780
负债	LIABILITIES		
应付利息	Interest payable	688,255	342,501
附属公司存款	Placements by subsidiary	147,000	20,000
应付帐项、应付开支及 其他负债	Accounts payable, accrued expenses and other liabilities	13,913,015	6,455,675
衍生金融工具	Derivative financial instruments	334,529	281,230
当期税项负债	Current tax liabilities	136,064	136,745
递延税项负债	Deferred tax liabilities	5,747	5,037
已发行债务证券	Debt securities issued	115,652,967	61,909,148
负债总额	Total liabilities	130,877,577	69,150,336

		附注 Note	2021 千港元 HK\$'000	2020 千港元 HK\$'000
权益	EQUITY			
权益持有人应占股本及	Capital and reserves attributable			
储备：	to the equity holder:			
股本	Share capital		9,500,000	7,000,000
保留溢利	Retained profits	33.2	8,829,710	8,409,021
公平值储备	Fair value reserve	33.2	11,416	9,519
对冲储备	Hedging reserve	33.2	5,628	(96)
权益总额	Total equity		18,346,754	15,418,444
负债及权益总额	Total liabilities and equity		149,224,331	84,568,780

董事局已于二零二二年五月十九日批准及授权刊行。

Approved and authorised for issue by the Board of Directors on 19 May 2022.

余伟文
副主席兼执行董事

YUE Wai Man, Eddie
Deputy Chairman and
Executive Director

李令翔
执行董事兼总裁

LI Ling Cheung, Raymond
Executive Director and
Chief Executive Officer

33.2 本公司的储备

33.2 Reserves of the Company

		保留溢利 Retained profits 千港元 HK\$'000	公平值储备 Fair value reserve 千港元 HK\$'000	对冲储备 Hedging reserve 千港元 HK\$'000	总额 Total 千港元 HK\$'000
于二零二零年一月一日结余	Balance as at 1 January 2020	8,235,410	24,814	–	8,260,224
本年度溢利	Profit for the year	173,611	–	–	173,611
其他全面收益：	Other comprehensive income:				
以公平值变化计入其他全面收益 的债务证券公平值变动	Change in the fair value of debt securities at FVOCI	–	(16,319)	–	(16,319)
以公平值变化计入其他全面收益 的债务证券亏损拨备变动	Change in the loss allowance of debt securities at FVOCI	–	1,024	–	1,024
以现金流对冲的对冲工 具公平值变动	Change in the fair value of hedging instruments at cash flow hedge	–	–	(96)	(96)
本年度全面收益总额	Total comprehensive income for the year	173,611	(15,295)	(96)	158,220
于二零二零年十二月三十一日	As at 31 December 2020	8,409,021	9,519	(96)	8,418,444
本年度溢利	Profit for the year	420,689	–	–	420,689
其他全面收益：	Other comprehensive income:				
以公平值变化计入其他全面收益 的债务证券公平值变动	Change in the fair value of debt securities at FVOCI	–	2,634	–	2,634
以公平值变化计入其他全面收益 的债务证券亏损拨备变动	Change in the loss allowance of debt securities at FVOCI	–	(737)	–	(737)
以现金流对冲的对冲工 具公平值变动	Change in the fair value of hedging instruments at cash flow hedge	–	–	5,724	5,724
本年度全面收益总额	Total comprehensive income for the year	420,689	1,897	5,724	428,310
于二零二一年十二月三十一日	As at 31 December 2021	8,829,710	11,416	5,628	8,846,754

34. 董事于交易、安排和合约中的重大利害关系

截至二零二一年十二月三十一日止年度内，不存在亦不曾订立本集团任何成员作为一方，对本公司业务属重要的，且年内曾为本公司董事的人士或其有关连实体(根据《公司条例》定义)在当中有直接或间接重大利害关系的任何交易、安排和合约。

35. 通过财务报表

董事局于二零二二年五月十九日通过本财务报表。

34. Directors' material interests in transactions, arrangements and contracts

At no time during the year ended 31 December 2021, there subsisted or entered into any transaction, arrangement or contract of significance in relation to the Company's business, to which any member of the Group was a party, and in which any person who was a director of the Company at any time during the year or a connected entity (as defined in the Companies Ordinance) of any such person had, directly or indirectly, a material interest.

35. Approval of financial statements

The financial statements were approved by the Board of Directors on 19 May 2022.

本公司尽力确保独立核数师报告及财务报表的中文本与英文本一致。如有任何不一致，概以英文本为准。

The Company makes every effort to ensure consistency between the Chinese and English versions of this Independent Auditor's Report and Financial Statements. In the event of any inconsistency, the English version shall prevail.

Abbreviations used in this Report

100% Guarantee Product	Special 100% Loan Guarantee
Als	Authorized Institutions
ALCO	Asset and Liability Committee
AMIGOS	AMIGOS By HKMC
Annuity Plan	HKMC Annuity Plan
B&R Initiative	Belt and Road Initiative
BLRs	Best Lending Rates
CAR	Capital Adequacy Ratio
CC	Credit Committee
Code	Corporate Governance Code of the HKMC
Code of Conduct	Code of Conduct for the HKMC's staff
COVID-19	Coronavirus Disease 2019
CRC	Corporate Risk Management Committee
CSA	Credit Support Annex
DIP	Debt Issuance Programme
Directors	Directors of the Corporation
ECL	Expected credit losses
Enhanced 3% Fixed-rate Mortgage Plan	Higher payout fixed-rate mortgage plan to AMIGOS members
ESG	Environmental, Social and Governance
ESGC	Environmental, Social and Governance Committee
Financial Secretary	The Financial Secretary of the Government
Financial Statements	Audited consolidated financial statements of the Company for the year ended 31 December 2021
FVOCI	Fair value through other comprehensive income
FVPL	Fair value through profit or loss
Government	The Government of the Hong Kong Special Administrative Region
Group	The Company and its subsidiaries and subsidiary undertakings
Guidelines	Guidelines on Capital Adequacy Ratio
HIBOR	Hong Kong Interbank Offered Rate
HKASS	Hong Kong Accounting Standards
HKFRSs	Hong Kong Financial Reporting Standards
HKICPA	Hong Kong Institute of Certified Public Accountants
HKMA	Hong Kong Monetary Authority
HKMC/Corporation/Company	The Hong Kong Mortgage Corporation Limited 香港按揭證券有限公司
HKMCA	HKMC Annuity Limited 香港年金有限公司
HKMCI	HKMC Insurance Limited 香港按揭保險有限公司
HKSAR	Hong Kong Special Administrative Region
HKSAs	Hong Kong Standards on Auditing
HMML	HKMC Mortgage Management Limited 香港按揭管理有限公司
IA	Insurance Authority
IFS	Infrastructure Financing and Securitisation
IFSIC	Infrastructure Financing and Securitisation Investment Committee
IP	Investment Portfolio
IRM	Information Risk Management Department
LRC	Longevity Risk Committee
LTGP	Long Term Growth Portfolio
LTV	Loan-to-value
MBS	Mortgage-backed securities
MIP	Mortgage Insurance Programme
Moody's	Moody's Investors Service, Inc.
MoU	Memorandum of Understanding
MPP	Mortgage Purchase Programme
MTN	Medium Term Note
ORC	Operational Risk Committee
PBO	Prevention of Bribery Ordinance (Cap. 201)
PLGS	100% Personal Loan Guarantee Scheme
PRMP	Policy Reverse Mortgage Programme
RC	Risk Committee
RMP	Reverse Mortgage Programme
S&P	S&P Global Ratings
SFGS	SME Financing Guarantee Scheme
SMEs	Small and medium-sized enterprises
TAC	Transaction Approval Committee

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