

# 獨立核數師報告

## Independent Auditor's Report

### 致香港按揭證券有限公司唯一成員

(於香港註冊成立的有限公司)

### 意見

#### 我們已審計的內容

香港按揭證券有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)列載於第213至400頁的綜合財務報表，包括：

- 於二零二五年十二月三十一日的綜合財務狀況表；
- 截至該日止年度的綜合收益表；
- 截至該日止年度的綜合全面收益表；
- 截至該日止年度的綜合權益變動表；
- 截至該日止年度的綜合現金流量表；及
- 綜合財務報表附註，包括重大會計政策信息及其他解釋信息。

#### 我們的意見

我們認為，該等綜合財務報表已根據香港會計師公會頒布的《香港財務報告會計準則》真實而中肯地反映了貴集團於二零二五年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》妥為擬備。

### 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 213 to 400, comprise:

- the consolidated statement of financial position as at 31 December 2025;
- 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, comprising material accounting policy information 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 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

## 意見的基礎

我們已根據香港會計師公會頒布的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。

我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

## 獨立性

根據香港會計師公會頒布的《專業會計師道德守則》(以下簡稱「守則」)中適用於公眾利益實體財務報表審計的相關要求，我們獨立於貴集團。我們亦已履行守則中的其他專業道德責任。

## 關鍵審計事項

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

我們在審計中識別的關鍵審計事項概述如下：

- 保險合約估值
- 基建貸款組合的減值撥備

## Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSAs”) as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We 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”), as applicable to audits of financial statements of public interest entities. We have also 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:

- Valuation of insurance contracts
- Impairment allowance for infrastructure loan portfolio

關鍵審計事項

Key Audit Matter

保險合約估值

Valuation of insurance contracts

參考載於綜合財務報表內附註28。

Refer to note 28 to the consolidated financial statements

香港年金有限公司及香港按證保險有限公司(貴公司之全資附屬公司)按照香港財務報告準則第17號「保險合約」簽發保單導致 貴集團於綜合財務狀況表內確認保險合約。已確認保險合約負債為363.54億港元(二零二四年：248.51億港元)，約佔 貴集團於二零二五年十二月三十一日綜合負債總額的18%(二零二四年：14%)。

The issuance of policies by HKMC Annuity Limited and HKMC Insurance Limited (wholly-owned subsidiaries of the Company) has given rise to the recognition of insurance contracts on the Group's consolidated statement of financial position in accordance with HKFRS 17 Insurance Contracts. The insurance contract liabilities recognised amounted to HK\$36,354 million (2024: HK\$24,851 million), representing approximately 18% of the Group's total consolidated liabilities as at 31 December 2025 (2024: 14%).

保險合約以履約現金流量(「履約現金流量」)及合約服務收益(「合約服務收益」)之和計量，需要對不確定的未來結果作出判斷，方可釐定。

The insurance contracts are measured as the total of the fulfilment cash flows ("FCF") and the contractual service margin ("CSM"), the determination of which requires judgement about uncertain future outcomes.

根據香港財務報告準則第17號的計量要求的應用包括使用於模型中所應用的方法。該等方法乃使用各種不同假設，而該等假設受估計不確定性影響。

The application of the measurement requirements under HKFRS 17 involves the use of methodologies that are applied in models. These methodologies use various assumptions which are subject to estimation uncertainty.

我們的審計如何處理關鍵審計事項

How our audit addressed the Key Audit Matter

我們運用綜合核證及精算團隊的資源執行已計劃的審計程序，包括了解及評估保險合約估值的精算過程的關鍵內部控制。

We have performed our planned audit procedures using an integrated team of assurance and actuarial resources, including obtaining an understanding of and evaluating the key internal controls over the actuarial process for the valuation of insurance contracts.

在羅兵咸永道精算專家的參與下，我們已就保險合約的履約現金流量及合約服務收益進行以下程序：

With the involvement of our PwC actuarial experts, we performed the following procedures in relation to the FCF and CSM of the insurance contracts:

- 評估所採用方法的恰當性及審閱重大變動，如適用；  
Assessing the appropriateness of the methodologies adopted and reviewing material changes, as applicable;
- 評估所用的主要假設(包括貼現率、死亡率、物業價格及支出)的合理性，以及管理層所作判斷的根據；及  
Assessing the reasonableness of the key assumptions used, including discount rates, mortality, property prices and expenses, and management's rationale for the judgements applied; and
- 評估保險合約估值的整體合理性。  
Evaluating the overall reasonableness of the valuation of the insurance contracts.

我們就管理層用於計算保險合約的管理層判斷，已獲取相關憑證支持。

We found that management's judgements used in measuring the insurance contracts were supported by the evidence obtained.

關鍵審計事項  
Key Audit Matter

基建貸款組合的減值撥備  
Impairment allowance for infrastructure loan portfolio

參考載於綜合財務報表內附註20。

Refer to note 20 to the consolidated financial statements

於二零二五年十二月三十一日，貴集團就87.86億港元(二零二四年：72.90億港元)的基建貸款組合錄得6,200萬港元(二零二四年：5,300萬港元)的減值撥備。

As at 31 December 2025, the Group recorded an impairment allowance of HK\$62 million (2024: HK\$53 million) for its infrastructure loan portfolio, which amounted to HK\$8,786 million (2024: HK\$7,290 million).

貴集團就估計其基建貸款組合的減值撥備制定具有前瞻性觀點的預期信貸虧損模型。貴集團亦已就此組合的減值評估建立管治程序及監控。作為管治程序及監控的一部分，管理層評估整體預期信貸虧損模型，並決定其繼續恰當。

The Group developed an expected credit loss (“ECL”) model with a forward-looking view for estimating the impairment allowance for its infrastructure loan portfolio. The Group also established governance processes and controls over the impairment assessment of this portfolio. As part of these governance processes and controls, management assessed the overall ECL model and determined that it continues to be appropriate.

我們的審計如何處理關鍵審計事項  
How our audit addressed the Key Audit Matter

我們已就與基建貸款組合減值撥備評估執行計劃的審計程序，包括以下各項：

We performed our planned audit procedures in relation to the assessment of the impairment allowance for the infrastructure loan portfolio, which included the following:

- 了解、評估及測試減值評估的管治程序，包括預期信貸虧損方法、前瞻性情景的選擇及分配至該等情景的概率，以及管理層對整體減值撥備的評估(包括年度回顧測試程序的結果)；

Understanding, evaluating and testing the governance processes over the impairment assessment, including the ECL methodology, selection of forward-looking scenarios and the probabilities assigned to these scenarios, and management’s assessment of the overall impairment allowance (including the results of the annual back-testing procedures);

- 了解、評估及測試管理層分期分類的關鍵內部控制，透過管理層對定量及定性信貸指標(包括違約指標)的評估分配內部貸款評級，從而確定分期分類；

Understanding, evaluating and testing key internal controls over management’s staging classification through their assessment of quantitative and qualitative credit indicators (including default indicators) that drive the assignment of internal loan ratings, which in turn determine the staging classification;

**關鍵審計事項**

**Key Audit Matter**

管理層決定個別基建貸款的分期分類，乃根據(i)信貸質素是否出現變化，尤其是會否有證據顯示自貸款發放以來信貸風險顯著增加，以及(ii)是否有任何可能會觸發轉移至信貸減值貸款的違約指標(誠如附註3.2所詳述)。該等指標性質屬定量及定性，評估該等指標涉及重大管理層判斷，以致影響分期分類及減值撥備。

Management determines the staging classification of individual infrastructure loans based on (i) whether there is a change in credit quality, particularly whether there is evidence indicating a significant increase in credit risk ("SICR") since origination; and (ii) whether there are default indicators which might trigger migration to credit-impaired loans, as detailed in note 3.2. These indicators are quantitative and qualitative in nature. The assessment of these indicators involves significant management judgement, which affects the staging classification and the impairment allowance.

於釐定減值撥備時，貴集團會考慮過往虧損率，並就前瞻性因素作出調整。前瞻性調整於附註3.2詳述。貴集團基於全球經濟前景、相關地區經濟指標、特定行業數據，並考慮任何相關事項，制定前瞻性觀點。該等貸款其後根據不同情景評級，而概率則分配至各情景，從而影響違約概率及減值撥備。

In determining the impairment allowance, the Group considers historical loss rates and adjusts for forward-looking factors. Forward-looking adjustments are detailed in note 3.2. The Group develops forward-looking views based on the outlook for the global economy, relevant regional economic indicators and specific industry sector data, taking into consideration any relevant events. The loans are then rated under various scenarios, and probabilities are assigned to each scenario, which affects the probability of default and the impairment allowance.

此審計重點集中於確定附註4.1所詳述的分期分類及前瞻性情景，兩者本質上均會涉及管理層的重大判斷。

Our audit focused on the determination of the staging classification, as detailed in note 4.1, and the forward-looking scenarios, both of which are inherently subject to significant judgement by management.

**我們的審計如何處理關鍵審計事項**

**How our audit addressed the Key Audit Matter**

- 抽樣評估管理層對基建貸款的信貸審查，以評估於年末的分期分類是否恰當；

Assessing management's credit reviews of the infrastructure loans on a sampling basis to evaluate the appropriateness of the staging classification as at the year end;

- 在我們的信貸專家的支持下，評估前瞻性情景及分配至該等情景的概率的合理性及憑證文件；及

Assessing the reasonableness and supporting documentation of the forward-looking scenarios and the probabilities assigned to these scenarios, with the support of our credit experts; and

- 就於二零二五年十二月三十一日作出的基建貸款組合減值撥備進行敏感度測試及回溯程序，以評估該減值撥備的整體合理性。

Assessing the overall reasonableness of the impairment allowance for the infrastructure loan portfolio as at 31 December 2025, including performing sensitivity testing and stand-back procedures.

我們就管理層用於計算減值撥備的管理層判斷，已獲取相關憑證支持。

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

## 其他信息

貴公司董事須對其他信息負責。其他信息包括年報內的所有信息，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑒證結論。

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

## 董事及審計委員會就綜合財務報表須承擔的責任

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

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

審計委員會須負責監督 貴集團的財務報告過程。

## Other Information

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than 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 HKFRS Accounting Standards as 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.

## 核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅按照香港《公司條例》第405條向閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或匯總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

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

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。

## 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 HKSA's 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 HKSA's, we exercise professional judgment 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.

- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 計劃和進行集團審計，以獲取關於 貴集團內實體或業務單位財務信息的充足和適當的審計憑證，以對綜合財務報表形成審計意見提供基礎。我們負責指導、監督和審核為 貴集團審計而執行的審計工作。我們為審計意見承擔總體責任。
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

除其他事項外，我們與審計委員會溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

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.

我們還向審計委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，用以消除對獨立性產生威脅的行動或採取的防範措施。

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.

從與審計委員會溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審計項目合夥人是譚文傑先生(執業證書編號：P04873)。

羅兵咸永道會計師事務所  
執業會計師

香港，二零二六年四月二十一日

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.

The engagement partner on the audit resulting in this independent auditor's report is Mr. TAM Man Kit, James (practising certificate number: P04873).

**PricewaterhouseCoopers**  
*Certified Public Accountants*

Hong Kong, 21 April 2026