

綜合收益表

CONSOLIDATED INCOME STATEMENT

截至二零零九年十二月三十一日止年度
for the year ended 31 December 2009

		附註 Notes	2009 千港元 HK\$'000	2008 千港元 HK\$'000
利息收入	Interest income	6	1,338,301	1,825,214
利息支出	Interest expense	7	(300,594)	(1,115,364)
淨利息收入	Net interest income		1,037,707	709,850
其他收入	Other income	8	231,588	102,100
經營收入	Operating income		1,269,295	811,950
經營支出	Operating expenses	9	(157,836)	(141,749)
未計減值前的經營溢利	Operating profit before impairment		1,111,459	670,201
貸款減值回撥／(撥備)	Write-back of loan impairment allowances /(loan impairment charge)	12	36,837	(36,225)
經營溢利	Operating profit		1,148,296	633,976
應佔合營公司溢利／(虧損)	Share of profit/(loss) of a joint venture	23	1,922	(8)
除稅前溢利	Profit before taxation		1,150,218	633,968
稅項	Taxation	13(a)	(144,186)	(28,974)
本年度溢利	Profit for the year		1,006,032	604,994
應佔溢利／(虧損)：	Profit/(loss) attributable to:			
本公司股東	Equity holders of the Company		1,006,469	604,994
沒控制權股東	Non-controlling interest		(437)	—
			1,006,032	604,994
擬派股息	Proposed dividend	16	500,000	250,000

第121至207頁所載附註為綜合財務報表的一部分。

The notes on pages 121 to 207 are an integral part of these consolidated financial statements.

綜合全面收益表

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

截至二零零九年十二月三十一日止年度
for the year ended 31 December 2009

	附註 Notes	2009 千港元 HK\$'000	2008 千港元 HK\$'000
本年度溢利	Profit for the year	1,006,032	604,994
其他全面收益：	Other comprehensive income:		
可供出售證券：	Available-for-sale securities:		
– 未變現收益／(虧損)淨額	– unrealised net gains/(losses) 32	227,272	(147,960)
– 已變現收益淨額的 重新分類調整淨額	– net reclassification adjustments for realised net gains 32	(3,522)	(24,329)
– 稅項	– tax effect 32	(37,311)	29,907
– 攤銷	– amortization 32	2,381	338
現金流對沖：	Cash flow hedges:		
– 直接在權益確認的 對沖收益／(虧損)淨額	– net gains/(losses) arising on hedges recognized directly in equity 32	25,126	(86,497)
– 稅項	– tax effect 32	(4,145)	14,338
換算海外業務時產生的 匯兌差額	Exchange differences on translation of foreign operations		
– 附屬公司	– subsidiary	157	–
– 合營公司	– joint venture 32	1,279	(8,557)
本年度其他全面收益， 已扣除稅項	Other comprehensive income for the year, net of tax	211,237	(222,760)
本年度全面收益總額	Total comprehensive income for the year	1,217,269	382,234
應佔全面收益總額：	Total comprehensive income attributable to:		
本公司股東	Equity holders of the Company	1,217,707	382,234
沒控制權股東	Non-controlling interest	(438)	–
		1,217,269	382,234

第121至207頁所載附註為綜合財務報表的一部分。

The notes on pages 121 to 207 are an integral part of these consolidated financial statements.

綜合財務狀況表

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於二零零九年十二月三十一日
as at 31 December 2009

	附註 Notes	2009 千港元 HK\$'000	2008 千港元 HK\$'000	
資產	ASSETS			
現金及短期資金	Cash and short-term funds	17	4,067,798	3,093,258
應收利息及匯款	Interest and remittance receivables	18	710,530	1,334,485
衍生金融工具	Derivative financial instruments	19	1,317,375	2,237,526
貸款組合淨額	Loan portfolio, net	20	43,788,716	50,760,112
證券投資：	Investment securities:			
– 可供出售	– available-for-sale	21(a)	3,613,064	2,052,552
– 持有至到期	– held-to-maturity	21(b)	5,817,998	5,614,666
合營公司投資	Investment in a joint venture	23	115,190	113,532
固定資產	Fixed assets	24	21,257	14,302
預付款項、按金及其他資產	Prepayments, deposits and other assets	25	32,595	30,555
遞延稅項資產	Deferred tax assets	13(b)	–	28,904
再保險資產	Reinsurance assets	27	266,101	348,442
資產總值	Total assets		59,750,624	65,628,334
負債	LIABILITIES			
應付利息	Interest payable		445,787	469,965
應付賬項、應付開支及 其他負債	Accounts payable, accrued expenses and other liabilities	26	4,274,177	4,183,693
衍生金融工具	Derivative financial instruments	19	158,246	214,994
應付稅項	Tax payable	13(b)	138,329	47,866
遞延稅項負債	Deferred tax liabilities	13(b)	15,209	–
保險負債	Insurance liabilities	27	1,462,318	908,740
外匯基金墊款	Advance from Exchange Fund	28	–	8,000,000
已發行債務證券	Debt securities issued	29	44,495,073	42,814,988
已發行按揭證券	Mortgage-backed securities issued	30	2,020,394	3,225,624
負債總額	Total liabilities		53,009,533	59,865,870
權益	EQUITY			
權益持有人應佔股本 及儲備：	Capital and reserves attributable to the equity holders:			
股本	Share capital	31	2,000,000	2,000,000
保留溢利	Retained profits		3,925,694	3,485,513
風險儲備	Contingency reserve	32	189,833	123,545
公平值儲備	Fair value reserve	32	167,449	(21,371)
對沖儲備	Hedging reserve	32	(45,685)	(66,666)
匯兌儲備	Translation reserve	32	(7,120)	(8,557)
擬派股息	Proposed dividend	16	500,000	250,000
			6,730,171	5,762,464
沒控制權股東的權益	Non-controlling interest in equity		10,920	–
權益總額	Total equity		6,741,091	5,762,464
權益及負債總額	Total equity & liabilities		59,750,624	65,628,334

董事局已於二零一零年四月二十日批准及授權刊行。

Approved and authorized for issue by the Board of Directors on 20 April 2010.

陳德霖 Norman T. L. Chan
副主席 Deputy Chairman

彭醒棠 Pang Sing Tong, Peter
執行董事 Executive Director

第121至207頁所載附註為綜合財務報表的一部分。

The notes on pages 121 to 207 are an integral part of these consolidated financial statements.

財務狀況表

STATEMENT OF FINANCIAL POSITION

於二零零九年十二月三十一日
as at 31 December 2009

	附註 Notes	2009 千港元 HK\$'000	2008 千港元 HK\$'000	
資產	ASSETS			
現金及短期資金	Cash and short-term funds	17	3,924,752	3,054,735
應收利息及匯款	Interest and remittance receivables	18	698,809	1,322,591
衍生金融工具	Derivative financial instruments	19	1,273,102	2,159,479
貸款組合淨額	Loan portfolio, net	20	40,817,163	46,678,285
證券投資：	Investment securities:			
– 可供出售	– available-for-sale	21(a)	3,613,064	2,052,552
– 持有至到期	– held-to-maturity	21(b)	5,817,998	5,614,666
附屬公司投資	Investment in subsidiaries	22	1,733,580	2,210,981
合營公司投資	Investment in a joint venture	23	120,554	122,097
固定資產	Fixed assets	24	19,000	14,302
預付款項、按金及其他資產	Prepayments, deposits and other assets	25	36,681	38,118
遞延稅項資產	Deferred tax assets	13(b)	–	28,889
再保險資產	Reinsurance assets	27	266,101	348,442
資產總值	Total assets		58,320,804	63,645,137
負債	LIABILITIES			
應付利息	Interest payable		442,217	462,518
應付賬項、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	26	4,910,949	4,979,510
衍生金融工具	Derivative financial instruments	19	158,246	214,994
應付稅項	Tax payable	13(b)	131,850	47,866
遞延稅項負債	Deferred tax liabilities	13(b)	15,213	–
保險負債	Insurance liabilities	27	1,462,318	908,740
外匯基金墊款	Advance from Exchange Fund	28	–	8,000,000
已發行債務證券	Debt securities issued	29	44,495,073	43,260,323
負債總額	Total liabilities		51,615,866	57,873,951
權益	EQUITY			
權益持有人應佔股本 及儲備：	Capital and reserves attributable to the equity holders:			
股本	Share capital	31	2,000,000	2,000,000
保留溢利	Retained profits		3,893,341	3,485,678
風險儲備	Contingency reserve	32	189,833	123,545
公平值儲備	Fair value reserve	32	167,449	(21,371)
對沖儲備	Hedging reserve	32	(45,685)	(66,666)
擬派股息	Proposed dividend	16	500,000	250,000
權益總額	Total equity		6,704,938	5,771,186
權益及負債總額	Total equity & liabilities		58,320,804	63,645,137

董事局已於二零一零年四月二十日批准及授權刊行。

Approved and authorized for issue by the Board of Directors on 20 April 2010.

陳德霖 Norman T. L. Chan
副主席 Deputy Chairman

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綜合權益變動表

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至二零零九年十二月三十一日止年度
for the year ended 31 December 2009

	附註 Notes	本公司股東應佔 Attributable to equity holders of the Company			沒控制 權股東 Non- controlling interest 千港元 HK\$'000	合計 Total 千港元 HK\$'000
		股本 Share capital 千港元 HK\$'000	保留溢利 Retained profits * 千港元 HK\$'000	其他儲備 Other reserves 千港元 HK\$'000		
於二零零八年一月一日結餘		2,000,000	3,401,567	228,663	-	5,630,230
本年度溢利		-	604,994	-	-	604,994
可供出售證券的公平值 虧損淨額，已扣除稅項	32	-	-	(142,044)	-	(142,044)
現金流對沖的虧損淨額， 已扣除稅項	32	-	-	(72,159)	-	(72,159)
換算海外業務時產生 的匯兌差額 - 合營公司	32	-	-	(8,557)	-	(8,557)
本年度全面收益總額		-	604,994	(222,760)	-	382,234
由保留溢利撥入已滿期 風險保費淨額的50% 至風險儲備	32	-	(26,330)	26,330	-	-
撥回風險儲備至保留溢利	32	-	5,282	(5,282)	-	-
已付二零零七年股息		-	(250,000)	-	-	(250,000)
於二零零八年 十二月三十一日結餘		2,000,000	3,735,513	26,951	-	5,762,464
本年度溢利/(虧損)		-	1,006,469	-	(437)	1,006,032
可供出售證券的公平值 收益淨額，已扣除稅項	32	-	-	188,820	-	188,820
現金流對沖的收益淨額， 已扣除稅項	32	-	-	20,981	-	20,981
換算海外業務時產生 的匯兌差額 - 附屬公司	32	-	-	158	(1)	157
- 合營公司	32	-	-	1,279	-	1,279
本年度全面收益總額		-	1,006,469	211,238	(438)	1,217,269
沒控制權股東注資		-	-	-	11,358	11,358
由保留溢利撥入已滿期 風險保費淨額的50% 至風險儲備	32	-	(76,313)	76,313	-	-
撥回風險儲備至保留溢利	32	-	10,025	(10,025)	-	-
已付二零零八年股息		-	(250,000)	-	-	(250,000)
於二零零九年 十二月三十一日結餘		2,000,000	4,425,694	304,477	10,920	6,741,091

* 於二零零九年十二月三十一日，已從保留溢利中劃撥500,000,000港元(二零零八年：250,000,000港元)作為擬派末期股息。

* As at 31 December 2009, HK\$500 million (2008: HK\$250 million) was earmarked as proposed final dividend from retained earnings.

第121至207頁所載附註為綜合財務報表的一部分。

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綜合現金流量表

CONSOLIDATED STATEMENT OF CASH FLOWS

截至二零零九年十二月三十一日止年度
for the year ended 31 December 2009

	附註 Notes	2009 千港元 HK\$'000	2008 千港元 HK\$'000
經營業務所得現金流量	Cash flows from operating activities		
經營溢利	Operating profit	1,148,296	633,976
就以下各項作出的調整：	Adjustment for:		
利息收入	Interest income	(1,334,981)	(1,750,116)
利息支出	Interest expense	254,642	1,071,035
股息收入	Dividend income	(42,224)	(42,867)
折舊	Depreciation	10,890	8,936
已發行債務證券折讓攤銷	Amortisation of discount on debt securities issued	45,952	44,329
貸款減值(回撥)／撥備	(Write-back of loan impairment allowances)/ loan impairment charge	(36,837)	36,225
扣除收回貸款後撇銷的貸款組合	Loan portfolio written off net of recoveries	634	716
減值折現回撥	Unwind of discount on impairment	(322)	(335)
可供出售證券轉作持有至到期證券時的未變現虧損攤銷	Amortisation of unrealised loss on available-for-sale securities transferred to held-to-maturity securities	2,381	338
證券投資折讓攤銷	Amortisation of discount on investment securities	(5,701)	(75,436)
出售可供出售證券收益淨額	Net gain on disposal of available-for-sale securities	(5,277)	(26,026)
金融工具公平值變動	Change in fair value of financial instruments	35,534	50,993
根據現金流對沖換算金融資產變動	Change in translation of financial assets under cash flow hedge	25,126	(94,542)
已收利息	Interest received	1,361,663	1,776,266
已付利息	Interest paid	(278,820)	(1,073,063)
未計經營資產及負債變動的經營業務所得現金流量	Cash flows from operating activities before changes in operating assets and liabilities	1,180,956	560,429
於三個月後到期的定期存款減少／(增加)	Decrease/(increase) in time deposits with more than three month's maturity	88,971	(88,386)
應收匯款減少／(增加)	Decrease/(increase) in remittance receivables	597,273	(478,528)
預付款項、按金及其他資產減少	Decrease in prepayments, deposits and other assets	630	11,827
貸款組合減少／(增加)	Decrease/(increase) in loan portfolio	7,007,921	(16,336,427)
應付賬項、應付開支及其他負債項增加	Increase in accounts payable, accrued expenses and other liabilities	90,484	32,187
保險負債淨額增加	Increase in insurance liabilities, net	635,919	265,295
外幣匯兌差額	Exchange differences	(2,848)	29,515
經營所得／(所用)現金	Cash generated from/(used in) operation	9,599,306	(16,004,088)
已付香港利得稅	Hong Kong profits tax paid	(51,066)	(15,584)
經營業務所得／(所用)現金淨額	Net cash generated from/(used in) operating activities	9,548,240	(16,019,672)

綜合現金流量表
CONSOLIDATED STATEMENT OF CASH FLOWS

截至二零零九年十二月三十一日止年度
for the year ended 31 December 2009

		附註 Notes	2009 千港元 HK\$'000	2008 千港元 HK\$'000
投資活動所得現金流量	Cash flows from investing activities			
購買固定資產	Purchase of fixed assets	24	(17,845)	(7,389)
購買可供出售證券	Purchase of available-for-sale securities	21(a)	(3,134,672)	(17,311,387)
購買持有至到期證券	Purchase of held-to-maturity securities	21(b)	(2,923,038)	(3,036,106)
出售或贖回可供出售證券 所得款項	Proceeds from sale or redemption of available-for-sale securities		1,813,456	18,565,927
贖回持有至到期證券所得款項	Proceeds from redemption of held-to-maturity securities	21(b)	2,731,226	3,518,682
合營公司投資	Investment in joint venture		-	(122,097)
應收合營公司款項減少	Decrease in amount due from a joint venture		1,543	-
已收可供出售證券股息	Dividend received from available-for-sale securities		39,554	41,513
投資活動(所用)/所得現金 淨額	Net cash (used in)/generated from investing activities		(1,489,776)	1,649,143
融資前現金流入/(流出)淨額	Net cash inflows/(outflows) before financing		8,058,464	(14,370,529)
融資活動所得現金流量	Cash flows from financing activities			
外匯基金墊款所得款項	Proceeds from advance from Exchange Fund		57,000,000	8,000,000
償還外匯基金墊款	Repayment from advance from Exchange Fund		(65,000,000)	-
發行債務證券所得款項	Proceeds from issue of debt securities	29	22,060,740	24,377,642
贖回已發行債務證券	Redemption of debt securities issued	29	(19,645,595)	(16,362,840)
已發行按揭證券還款	Repayment of mortgage-backed securities issued	30	(1,171,456)	(1,055,906)
沒控制權股東注資	Capital injection by non-controlling interest		11,358	-
已付股息	Dividend paid	16	(250,000)	(250,000)
融資活動(所用)/所得現金 淨額	Net cash (used in)/generated from financing activities		(6,994,953)	14,708,896
現金及等同現金項目增加淨額	Net increase in cash and cash equivalents		1,063,511	338,367
年初現金及等同現金項目	Beginning cash and cash equivalents		2,764,608	2,426,241
年終現金及等同現金項目	Ending cash and cash equivalents	17	3,828,119	2,764,608

第121至207頁所載附註為綜合財務報表的一部分。

The notes on pages 121 to 207 are an integral part of these consolidated financial statements.

綜合財務報表附註

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. 編製基準

香港按揭證券有限公司(「本公司」)及其附屬公司(統稱「本集團」)的綜合財務報表乃按照由香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」(包括所有適用的個別香港財務報告準則(「香港財務報告準則」)、香港會計準則(「香港會計準則」)及詮釋)、香港公認的會計原則,以及香港公司條例的規定編製。

本綜合財務報表乃按歷史成本慣例編製,並已就可供出售證券投資、以公平值列賬的金融資產及金融負債(包括衍生金融工具)的重估作出調整。

除另行陳述者外,編製此等綜合財務報表所應用的主要會計政策及計算方法與以往呈報的所有年度所應用的貫徹一致。

編製符合香港財務報告準則的財務報表時須採用若干重大會計估計,而管理層應用本集團會計政策時亦須自行作出判斷。需要較多判斷或較複雜的範疇,或假設及估計對綜合財務報表屬重要的範疇已在附註4披露。

1. Basis of preparation

The consolidated financial statements of The Hong Kong Mortgage Corporation Limited (the “Company”) and its subsidiaries (collectively the “Group”) have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) is a collective term which 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 available-for-sale investment securities, financial assets and financial liabilities (including derivative financial instruments) carried at fair value.

The principal accounting policies and 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. 主要會計政策

2.1 採納香港財務報告準則

(a) 於二零零九年一月一日或以後生效的準則、修訂及詮釋

2. Significant accounting policies

2.1 Adoption of HKFRSs

(a) Standards, amendments and interpretations effective on or after 1 January 2009

準則／詮釋 Standard/ Interpretation	內容 Content	適用於以下日期／ 之後開始之財政年度 Applicable for financial years beginning on/after	與本集團相關 Relevant to the Group
香港財務報告準則第2號 HKFRS 2	股權償付 – 權益歸屬條件及註銷 Share-based payments – Vesting Conditions and Cancellations	二零零九年一月一日 1 January 2009	否 No
香港財務報告準則第7號 HKFRS 7	改進有關金融工具之披露 Improving Disclosures about Financial Instruments	二零零九年一月一日 1 January 2009	是 Yes
香港財務報告準則第8號 HKFRS 8	經營分類 Operating Segments	二零零九年一月一日 1 January 2009	是 Yes
香港會計準則第1號 HKAS 1	財務報表之呈列 Presentation of Financial Statements	二零零九年一月一日 1 January 2009	是 Yes
香港會計準則第23號 HKAS 23	借貸成本 Borrowing Costs	二零零九年一月一日 1 January 2009	否 No
香港會計準則第32號 及香港會計準則第1號 HKAS 32 and HKAS 1	可沽售金融工具及清盤產生之責任 Puttable Financial Instruments and Obligations Arising on Liquidation	二零零九年一月一日 1 January 2009	否 No
香港(國際財務報告 詮釋委員會) – 詮釋第13號 HK (IFRIC) – Int 13	客戶忠誠計劃 Customer Loyalty Programmes	二零零八年七月一日 1 July 2008	否 No
香港(國際財務報告 詮釋委員會) – 詮釋第15號 HK (IFRIC) – Int 15	房地產建造協議 Agreements for the Construction of Real Estate	二零零九年一月一日 1 January 2009	否 No
香港(國際財務報告 詮釋委員會) – 詮釋第16號 HK (IFRIC) – Int 16	境外業務投資淨額之對沖 Hedges of a Net Investment in a Foreign Operation	二零零八年十月一日 1 October 2008	否 No

- **香港財務報告準則第7號之修訂改進有關金融工具之披露**

該修訂增加有關公平值計量之披露規定，並加強有關披露流動資金風險之現有準則。該修訂就金融工具之公平值計量引入一套三級制披露規則，規定須就歸類為此分類架構中最低層次之金融工具作出若干特定的定量披露。此外，該修訂澄清及加強披露流動資金風險之現有規定，主要規定須分開對衍生及非衍生金融負債進行流動資金風險分析。採納該修訂導致額外披露，但對本集團的財務狀況或全面收益並無任何影響。

- **香港財務報告準則第8號經營分類**

該準則取代香港會計準則第14號分類呈報有關釐定主要及次要報告分類的規定。香港財務報告準則第8號規定按內部呈報所用相同基準的「管理方法」呈列分類資料。經營分類指公司主要經營決策者定期審查的公司組成部分。本集團已評估香港財務報告準則第8號的影響，並確定主要影響將為分類確定、分類資料的計量須與用於決策的管理資料相符；及增加與分類有關的質量及計量披露。

- **香港會計準則第1號財務報表之呈列**

經修訂版本於二零零七年十二月頒佈。準則禁止於權益變動表內呈列收入及開支項目（即「非所有者權益變動」），規定「非所有者權益變動」須與所有者權益變動分開呈列。所有非所有者權益變動須於業績報表中呈列，惟公司可選擇以一份業績報表（全面收益表）或兩份報表（收益表及全面收益表）呈列。本集團已選擇呈列兩份報表：收益表及全面收益表。根據經修訂準則，資產負債表重新命名為「財務狀況表」，而現金流量表的英文名稱由「Cash Flow Statement」重新命名為「Statement of Cash Flows」。

- **Amendment to HKFRS 7 Improving Disclosures about Financial Instruments**

The amendment increases the disclosure requirements about fair value measurement and reinforces existing principles for disclosure about liquidity risk. The amendment introduces a three-level hierarchy for fair value measurement disclosures and requires some specific quantitative disclosures for financial instruments in the lowest level in the hierarchy. In addition, the amendment clarifies and enhances the existing requirements for the disclosure of liquidity risk primarily requiring a separate liquidity risk analysis for derivative and non-derivative financial liabilities. The adoption of the amendment results in additional disclosures but does not have an impact on the financial position or the comprehensive income of the Group.

- **HKFRS 8 Operating Segments**

The standard replaces HKAS 14 Segment Reporting with its requirement to determine primary and secondary reporting segments. HKFRS 8 requires a 'management approach' under which segment information is presented on the same basis as that used for internal reporting purposes. Operating segments are components of an entity regularly reviewed by an entity's chief operating decision-maker. The Group has assessed the impact of HKFRS 8 and concluded that the key impact is on the identification of segments, measurement of segment information in line with the management information for decisions making and more qualitative and quantitative disclosures related to segments.

- **HKAS 1 Presentation of Financial Statements**

A revised version was issued in December 2007. It prohibits the presentation of items of income and expenses (that is, 'non-owner changes in equity') in the statement of changes in equity, requiring 'non-owner changes in equity' to be presented separately from owner changes in equity. All non-owner changes in equity will be required to be shown in a performance statement, but entities can choose whether to present one performance statement (the statement of comprehensive income) or two statements (the income statement and statement of comprehensive income). The Group has elected to present two statements: an income statement and a statement of comprehensive income. Under the revised standard, the Balance Sheet is renamed as the "Statement of Financial Position" and the Cash Flow Statement is renamed as the "Statement of Cash Flows".

比較資料亦已重新呈列，以符合經修訂準則。根據香港會計準則第1號之修訂，權益的各組成部分(包括其他全面收益項目)應就期初及期末的賬面值進行對賬。由於會計政策變動僅影響呈列，故其對保留盈利並無任何影響。

Comparative information has been re-presented so that it also conforms with the revised standard. According to the amendment of HKAS 1, each component of equity, including each item of other comprehensive income, should be reconciled between carrying amount at the beginning and the end of the period. Since the change in accounting policy only impacts presentation aspects, there is no impact on retained earnings.

(b) 已頒佈但尚未生效的準則及詮釋

以下為已頒佈且本集團須於二零零九年七月一日或之後開始之會計期間強制採用的準則及詮釋：

(b) Standards and Interpretations issued but not yet effective

The following Standards and Interpretations have been issued and are mandatory for the Group's accounting periods beginning on or after 1 July 2009 or later periods:

準則／詮釋 Standard/ Interpretation	內容 Content	適用於以下日期或之後開始之財政年度 Applicable for financial years beginning on/after	與本集團相關 Relevant to the Group
香港財務報告準則第1號 及香港會計準則第27號 HKFRS 1 and HKAS 27	於附屬公司、共同控制公司或 聯營公司之投資成本 Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	二零零九年七月一日 1 July 2009	否 No
香港財務報告準則第3號 HKFRS 3	企益合併 Business Combinations	二零零九年七月一日 1 July 2009	否 No
香港會計準則第27號 HKAS 27	綜合及獨立財務報表 Consolidated and Separate Financial Statements	二零零九年七月一日 1 July 2009	是 Yes
香港會計準則第39號 HKAS 39	金融工具：確認及計量 — 合資格對沖項目 Financial Instruments: Recognition and Measurements – Eligible Hedged Items	二零零九年七月一日 1 July 2009	是 Yes
香港(國際財務報告 詮釋委員會) — 詮釋第17號 HK (IFRIC) – Int 17	向擁有人分派非現金資產 Distribution of Non-Cash Assets to Owners	二零零九年七月一日 1 July 2009	否 No
香港(國際財務報告 詮釋委員會) — 詮釋第18號 HK (IFRIC) – Int 18	轉讓自客戶之資產 Transfers of Assets from Customers	二零零九年七月一日 1 July 2009	否 No
香港財務報告準則第9號 HKFRS 9	金融工具第一部分：分類及計量 Financial Instruments Part 1: Classification and Measurement	二零一三年一月一日 1 January 2013	是 Yes

- **香港會計準則第27號綜合及獨立財務報表**

經修訂準則規定，如控制權不變，而此等交易將不再產生商譽或損益，則集團與沒控制權股東之間的所有交易的影響必須在權益中呈列。該準則亦指明失去控制權時之會計處理方式。持有該公司之餘下權益按公平值重新計量，而損益於損益賬中確認。本集團預期將自二零一零年一月一日起應用香港會計準則第27號（經修訂）處理與沒控制權股東之間的交易。

- **香港會計準則第39號金融工具：確認及計量 – 合資格對沖項目**

合資格對沖項目的修訂於二零零八年十一月頒佈，提供兩種情況的指引：香港會計準則第39號列明，在指定對沖項目的單方面風險時，整體指定所購買期權為單方面風險對沖工具不會完全有效。除特殊情況外，通脹不可指定為對沖風險或部份風險。本集團財務報表不會有任何變動。

- **香港財務報告準則之改進**

「香港財務報告準則之改進」包含多項被香港會計師公會認為非緊急但必須之香港財務報告準則的多項修訂。「香港財務報告準則之改進」包括導致呈列、確認或計量方面出現會計變更的修訂，以及多項與個別香港財務報告準則相關之用詞或編輯修訂。大部分修訂分別於二零零九年一月一日及二零一零年一月一日或之後開始之年度期間生效，可提前應用。預期此等修訂不會令會計政策有重大變動。

- **HKAS 27 Consolidated and Separate Financial Statements**

The revised standard requires the effects of all transactions with non-controlling interests to be recorded in equity if there is no change in control and these transactions will no longer result in goodwill or gains and losses. The standard also specifies the accounting when control is lost. Any remaining interest in the entity is re-measured to fair value, and a gain or loss is recognised in profit or loss. The Group will apply HKAS 27 (Revised) prospectively to transactions with non-controlling interests from 1 January 2010.

- **HKAS 39 Financial Instruments: Recognition and Measurement – Eligible Hedged Items**

The amendment Eligible Hedged Items was issued in November 2008. It provides guidance in two situations: On the designation of one-sided risk in a hedged item HKAS 39 concludes that a purchased option designated in its entirety as the hedging instrument of a one-sided risk will not be perfectly effective. The designation of inflation as a hedged risk or portion is not permitted unless in particular situations. This will not give rise to any changes to the Group's financial statements.

- **Improvements to HKFRS**

'Improvements to HKFRS' contains numerous amendments to HKFRS which the HKICPA consider non-urgent but necessary. 'Improvement to HKFRS' comprise amendments that result in accounting changes for presentation, recognition or measurement purposes as well as terminology or editorial amendments related to a variety of individual HKFRS standards. Most of the amendments are effective for annual periods beginning on or after 1 January 2009 and 1 January 2010 respectively, with earlier application permitted. No material changes to accounting policies are expected as a result of these amendments.

• **香港財務報告準則第9號金融工具第一部分：分類及計量**

香港財務報告準則第9號於二零零九年十一月頒佈，取代香港會計準則第39號有關金融資產分類及計量的部分。主要特點如下：

金融資產須分類為兩種計量類別：一種是其後按公平值計量的金融資產，另一種是其後按攤銷成本計量的金融資產。計量類別乃於初步確認時按該公司管理其金融工具的業務模式以及該工具的合約現金流量特徵而釐定。

僅在金融工具為債務工具，且公司的業務模式旨在持有該資產以收取合約現金流量，而資產的合約現金流量僅指本金及利息付款（即僅具有「基本借款特性」）的情況下，該金融工具其後方會按攤銷成本計量。所有其他債務工具均透過損益按公平值計量。

所有股本工具其後按公平值計量。持作買賣的股本工具將透過損益按公平值計量。對於所有其他股本工具，可於初步確認時作出不可撤回選擇，以透過其他全面收益而非損益確認未變現及已變現的公平值收益及虧損。公平值收益及虧損並不會重新計入損益。此項選擇可按逐個工具作出。倘股息為投資回報，則即於損益內呈列。

雖然香港財務報告第9號自二零一三年一月一日起強制採用，但可提早採用。

本集團正在考慮該準則的規定、對本集團的影響以及本集團應用該準則的時間。

(c) 提早應用準則

本集團於二零零九年並無提早應用任何新訂或經修訂準則。

• **HKFRS 9 Financial Instruments Part 1: Classification and Measurement**

HKFRS 9 was issued in November 2009 and replaces those parts of HKAS 39 relating to the classification and measurement of financial assets. Key features are as follows:

Financial assets are required to be classified into two measurement categories: those to be measured subsequently at fair value, and those to be measured subsequently at amortised cost. The decision is to be made at initial recognition. The classification depends on the entity's business model for managing its financial instruments and the contractual cash flow characteristics of the instrument.

An instrument is subsequently measured at amortised cost only if it is a debt instrument and both the objective of the entity's business model is to hold the asset to collect the contractual cash flows, and the asset's contractual cash flows represent only payments of principal and interest (that is, it has only 'basic loan features'). All other debt instruments are to be measured at fair value through profit or loss.

All equity instruments are to be measured subsequently at fair value. Equity instruments that are held for trading will be measured at fair value through profit and loss. For all other equity instruments, an irrevocable election can be made at initial recognition, to recognise unrealised and realised fair value gains and losses through other comprehensive income rather than profit and loss. There is to be no recycling of fair value gains and losses to profit and loss. This election may be made on an instrument-by-instrument basis. Dividends are to be presented in profit and loss, as long as they represent a return on investment.

While adoption of HKFRS 9 is mandatory from 1 January 2013, earlier adoption is permitted.

The Group is considering the implications of the standard, the impact on the Group and the timing of its adoption by the Group.

(c) Early adoption of standards

The Group did not early-adopt any new or amended standards in 2009.

2.2 綜合賬目

綜合財務報表包括本公司及其所有附屬公司截至十二月三十一日的財務報表。

(a) 附屬公司

附屬公司指本集團有權控制其財務及營運政策的所有公司(包括特設公司)，一般為擁有該公司過半數投票權之股權。評估本集團是否控制另一公司時，會考慮現時是否存在可行使或可轉換的潛在投票權及其影響。附屬公司自控制權轉移至本集團當日起全面綜合入賬，並自該控制權終止當日終止綜合入賬。

本集團成員公司間的交易、結餘及未變現收益會相互對銷。除非有證據顯示交易所轉讓資產出現減值，否則未實現虧損亦應予以沖銷。如有需要，附屬公司的會計政策需作出調整，以確保與本集團的政策一致。

沒控制權股東指並非由本公司直接或透過附屬公司間接所擁有權益應佔附屬公司淨資產的部份，本集團並無與該等權益持有人協定任何額外條款而導致本集團整體對符合金融負債定義的該等權益擁有合約責任。沒控制權股東在綜合財務狀況表及綜合全面收益表呈列，與本公司股東應佔權益分開呈列。沒控制權股東應佔本集團業績部分，在綜合收益表呈列為沒控制權股東與本公司之間的年度純利分配。

在本公司的財務狀況表中，於附屬公司的投資按成本扣減任何減值撥備列賬。附屬公司之業績由本公司按已收及應收股息入本公司賬目。

2.2 Consolidation

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

(a) Subsidiaries

Subsidiaries are all entities (including special purpose entities) over which the Group has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another 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.

Non-controlling interests represent the portion of the net assets of subsidiaries attributable to interests that are not owned by the Company, whether directly or indirectly through subsidiaries, and in respect of which the Group has not agreed any additional terms with the holders of these interests which would result in the Group as a whole having a contractual obligation in respect of those interests that meet the definition of a financial liabilities. They are presented in the consolidated statement of financial position and consolidation statement of comprehensive income, separately from equity attributable to equity holders of the Company. Non-controlling interests in the results of the Group are presented on the face of the consolidated income statement as an allocation of the net profit for the year between non-controlling interest and equity holders of the Company.

In the Company's statement of financial position, the investment in the subsidiaries are 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.

(b) 與沒控制權股東之交易

本集團的政策是將與沒控制權股東之交易視為與本集團以外人士之交易。本集團向沒控制權股東出售項目而產生之盈虧在收益表列賬。向沒控制權股東購買項目所產生之商譽指任何已付代價超過分佔所收購附屬公司淨資產之賬面值的差額。

(c) 共同控制實體

共同控制實體指涉及成立獨立公司且各合營方對其經濟活動有共同控制權的共同合營安排。對共同控制公司的投資以權益會計法入賬，首先以成本確認。

本集團應佔共同控制實體之溢利或虧損於收益表確認，而應佔儲備之增減則於儲備確認。投資賬面值會根據累積增減調整。倘本集團應佔共同控制實體之虧損等於或超過所持共同控制實體之權益(包括任何其他無抵押應收款項)，則本集團不會再確認額外虧損，除非本集團有責任或已經代表合營公司付款。

本公司財務狀況表內，於共同控制實體的投資按成本扣除減值撥備列賬。共同控制實體之業績由本公司按已收及應收股息入賬。

(b) Transactions with non-controlling interests

The Group applies a policy of treating transactions with non-controlling interests as transactions with parties external to the Group. Disposals to non-controlling interest result in gains and losses to the Group that are recorded in the income statement. Purchases from the non-controlling interests result in goodwill, being the difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary.

(c) Jointly controlled entities

Joint venture arrangements that involve the establishment of a separate entity in which venturers have joint control over the economic activity are referred as jointly controlled entities. Investments in jointly controlled entities are accounted for using the equity method of accounting and are initially recognised at cost.

The Group's share of its jointly controlled entities' profits or losses is recognised in the income statement, and its share of movements in reserves is recognised in reserves. The cumulative movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a jointly controlled entity equals or exceeds its interest in the entity, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the entity.

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

2.3 利息收入及支出

除指定為以公平值變化計入損益者外，所有付息金融工具之利息收入及支出均採用實際利息法於收益表內確認。

實際利息法是一種計算金融資產或金融負債之攤銷成本以及攤分有關期間之利息收入或支出的方法。實際利率指於金融工具之預計年期或較短時間(如適用)內將估計未來現金支出或收入準確折現至金融資產或金融負債賬面淨值的利率。計算實際利率時，本集團會考慮金融工具的所有合約條款以估計現金流量，但不會計及未來信貸虧損。計算範圍包括訂約雙方已支付或已收取且屬於實際利率不可分割一部分的一切費用，以及交易成本及所有其他溢價或折讓。

當一項金融資產或一組同類金融資產因出現減值虧損而撇減其價值時，會按計算減值虧損時用以折現未來現金流量的利率確認利息收入。

2.4 非利息收入

(a) 費用及佣金收入

費用及佣金通常於提供服務時以應計基準確認。屬於實際利率不可分割一部分的前期安排手續費作為對釐定貸款利息收入實際利率的調整確認。

(b) 股息收入

股息收入於取得獲派股息權利時確認。

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 except for those designated at fair value through profit or loss.

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 net 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 future 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.

Once a financial asset or a group of similar financial assets has been written down as a result of an impairment loss, interest income is recognised using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss.

2.4 Non interest income

(a) Fee and commission income

Fees and commissions 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) Dividend income

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

2.5 金融資產

本集團將金融資產分為：以公平值變化計入損益的金融資產、貸款及應收款項、持至到期的投資及可供出售金融資產。分類方式視乎購入投資的目的而定。管理層於初始確認時決定投資分類。

(a) 以公平值變化計入損益的金融資產

此類別可細分為兩類：持作買賣的金融資產及於首次分類時指定為以公平值變化計入損益的金融資產。倘金融資產主要為在短期內出售而購入，或該資產為集合管理的可識別金融工具組合之一部分及有證據顯示近期曾實際短期獲利，則歸類為持作買賣用途。除已指定作對沖用途外，否則衍生工具亦歸類為持作買賣用途。

符合以下條件之金融資產，一般會初始時被界定為以公平值變化計入損益類別：

- (i) 若該界定能消除或大幅減少因按不同基準計量金融資產或金融負債之價值或確認其盈利或虧損，而出現不一致的計量或確認情況（有時稱為「會計錯配」）；或
- (ii) 若根據明文規定的風險管理或投資策略，有一組金融資產及／或金融負債需按公平值基準管理及評估表現，而內部亦根據該基準向管理層呈報有關該組金融資產及／或金融負債。
- (iii) 含有一項或多項對現金流量有重大影響的嵌入式衍生工具的所持有債務證券等金融資產指定為以公平值變化計入損益。

(b) 貸款及應收款項

貸款及應收款項為有固定或可確定還款額、並無活躍市場報價之非衍生金融資產，且本集團無意買賣有關貸款及應收款項。

2.5 Financial assets

The Group classifies its financial assets in the following categories: financial assets at fair value through profit or loss; loans and receivables; held-to-maturity investments; and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition.

(a) Financial assets at fair value through profit or loss

This category has two sub-categories: financial assets held for trading, and those designated as at fair value through profit or loss at inception. A financial asset is classified as held for trading if acquired principally for the purpose of selling in the short term or if it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of recent actual pattern of short-term profit-making. Derivatives are also categorised as held for trading unless they are designated as hedges.

A financial asset is typically classified as fair value through profit or loss at inception if it meets the following criteria:

- (i) the designation eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as “an accounting mismatch”) that would otherwise arise from measuring the financial assets or financial liabilities or recognising the gains and losses on them on different bases; or
- (ii) a group of financial assets and/or financial liabilities is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy, and this is the basis on which information about the financial assets and/or financial liabilities is provided internally to the key management personnel.
- (iii) Financial assets, such as debt securities held, containing one or more embedded derivatives significantly modify the cash flows, are designated at fair value through profit or loss.

(b) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and for which the Group has no intention of trading.

(c) 持至到期投資

持至到期投資為有固定或可確定還款額及還款期的非衍生金融資產，且本集團管理層有明確意向及能力持至到期。若本集團出售非重大數額之持至到期資產，則整個資產類別將受影響並重新分類至可供出售資產。

(d) 可供出售投資

可供出售投資為包括指定為此類別或並無歸入任何其他類別的非衍生金融投資。可供出售投資為無限期持有時間的投資，可因應流動資金需要或利率、匯率或市價變動而出售。可供出售投資初步按公平值(包括直接及遞增交易成本)確認，其後按公平值持有。

金融資產的買賣於交收日確認。所有並非以公平值變化計入損益的金融資產初始時按公平值加上交易成本確認。以公平值變化計入損益的金融資產初步按公平值確認，而交易成本則在收益表列作支出。在該等金融資產取得現金流量的權利完結或本集團已轉讓所有權的大體上全部風險及回報時，會終止對該等金融資產之確認。

可供出售金融資產及以公平值變化計入損益的金融資產其後以公平值列賬。貸款及應收款項及持至到期的投資則採用實際利息法以攤銷成本列賬。「以公平值變化計入損益的金融資產」類別的公平值變動產生的收益及虧損，於產生時計入該期間的收益表。可供出售金融資產公平值變動產生的未變現收益及虧損於權益中直接確認，直至有關金融資產被註銷或減值時，則將先前已於權益確認之累計盈虧撥轉至收益表。然而，使用實際利息法計算的利息乃於收益表中確認。可供出售股權工具之股息於有關公司取得獲派股息權利時於收益表確認。

(c) Held-to-maturity

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Group's management has the positive intention and ability to hold to maturity. If the Group was to sell other than an insignificant amount of held-to-maturity assets, the entire category would be tainted and reclassified as available-for-sale.

(d) Available-for-sale

Available-for-sale investments are non-derivative financial investments that are either designated in this category or not classified in any of the other categories. Available-for-sale investments are those intended to be held for an indefinite period of time, which may be sold in response to needs for liquidity or changes in interest rate, exchange rate or market prices. They are initially recognised at fair value including direct and incremental transaction costs. They are subsequently held at fair value.

Purchases and sales of financial assets are recognised on settlement date. Financial assets are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value, and transaction costs are expensed in the income statement. 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.

Available-for-sale financial assets and financial assets at fair value through profit or loss are subsequently carried at fair value. Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method. Gains and losses arising from changes in the fair value of the "financial assets at fair value through profit or loss" category are included in the income statement in the period in which they arise. Unrealised gains and losses arising from changes in the fair value of available-for-sale financial assets are recognised directly in equity, until the financial asset is derecognised or impaired at which time the cumulative gain or loss previously recognised in equity should be recognised in income statement. However, interest calculated using the effective interest method is recognised in the income statement. Dividends on available-for-sale equity instruments are recognised in the income statement when the entity's right to receive payment is established.

以外幣列值及分類為可供出售的貨幣證券的公平值變動按有關證券的攤銷成本與證券賬面值的其他變動之間產生的換算差額計算。貨幣證券的換算差額於收益表確認，非貨幣證券的換算差額於權益確認。歸類為可供出售的貨幣及非貨幣證券的公平值於權益確認。

於交投活躍市場報價之投資的公平值按現時買入價計算。倘金融資產的市場並不活躍，本集團會採用估值方法訂出公平值，包括採用近期按公平原則進行的交易、參考其他大致相同的工具、現金流量折現分析及市場參與者廣泛採用的其他估值方法釐定公平值。

2.6 金融資產減值

(a) 以攤銷成本列賬之資產

本集團於各呈報期末評估有無客觀證據顯示個別金融資產或一組金融資產出現減值。於初始確認資產後發生一個或多個損失事件（「損失事件」）以致出現減值之客觀證據，且該宗（或該等）損失事件對有關金融資產或一組金融資產之未來現金流量的影響可準確估計，則該金融資產或一組金融資產將視作減值及出現減值虧損。顯示個別或一組金融資產減值之客觀證據包括本集團注意到有關可供觀察資料之以下損失事件：

- 發行人或欠債人出現嚴重財政困難；
- 違約，例如延遲支付或拖欠利息或本金；
- 因與借款人財政困難有關之經濟或法律理由，本集團給予借款人在一般情況下不予考慮之優惠條件；
- 借款人可能面臨破產或其他財務重組；
- 因財政困難至使金融資產之活躍市場消失；或

Changes in the fair value of monetary securities denominated in a foreign currency and classified as available-for-sale are analysed between translation differences resulting from changes in amortised cost of the securities and other changes in the carrying amount of the securities. The translation differences on monetary securities are recognised in income statement; translation differences on non-monetary securities are recognised in equity. Changes in the fair value of monetary and non-monetary securities classified as available-for-sale are recognised in equity.

The fair value of quoted investments in active markets are based on current bid prices. If there is no active market for a financial asset, the Group establishes fair value by using valuation techniques. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis and other valuation techniques commonly used by market participants.

2.6 Impairment of financial assets

(a) Assets carried at amortised cost

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a "loss event") and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated. Objective evidence that a financial asset or group of assets is impaired includes observable data that comes to the attention of the Group about the following loss events:

- significant financial difficulty of the issuer or obligor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- the Group granting to the borrower, for economic or legal reasons relating to the borrower's financial difficulty, a concession that the Group would not otherwise consider;
- it becoming probable that the borrower will enter bankruptcy or other financial reorganisation;
- the disappearance of an active market for that financial asset because of financial difficulties; or

- 可察覺的資料顯示初步確認某一金融資產組合產生時的未來預計現金流量將較最初確認有可量度下降，即使有關下降未能識別為該組合內之個別金融資產。資料包括：

- 該組合的供款人之還款狀況有不利轉變；或
- 該組合資產之逾期還款相關之經濟狀況。

本集團首先評估有否客觀證據顯示金額重大之個別金融資產出現減值，以及個別或組合地評估金額非重大之個別金融資產。若本集團確定並無客觀證據顯示所評估個別金融資產（不論金額是否屬重大）出現減值，則將該資產包括於信貸風險特徵相若的組合中，以作出組合減值評估。組合減值評估不包括已經個別評估為有減值虧損或將繼續確認減值虧損之資產。

如有客觀證據顯示以攤銷成本列賬之貸款及應收款或持至到期投資出現減值虧損，則虧損額將以資產賬面值與預計未來現金流量（不包括尚未產生的未來信貸虧損），按該金融資產原有實際利率的折現差額計算。資產的賬面值通過撥備賬目而調減，虧損金額則於收益表確認。倘貸款或持至到期投資按浮動利率計算，則計量減值虧損的折現率為合約釐定的現行實際利率。倘有實際需要，本集團可採用可供觀察的市價按金融工具公平值計量減值。

對有抵押金融資產預計未來現金流量之現值計算，可反映因收回抵押品後扣除取得及出售抵押品之成本可能產生的現金流量，不論是否可能取消贖回權。

- observable data indicating that there is a measurable decrease in the estimated future cash flows from a group of financial assets since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financial assets in the group, including:

- adverse changes in the payment status of borrowers in the group; or
- economic conditions that correlate with defaults on the assets in the group.

The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables or held-to-maturity investments carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognised in the income statement. If a loan or held-to-maturity investment has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract. As a practical expedient, the Group may measure impairment on the basis of an instrument's fair value using an observable market price.

The calculation of the present value of estimated future cash flows of a collateralised financial asset reflects the cash flows that may result from foreclosure less costs for obtaining and selling the collateral, whether or not foreclosure is probable.

整體之組合減值評估而言，金融資產按相若信貸風險特徵歸類，該等特徵與預測該等資產群組之未來現金流量有關，可顯示所評估資產在合約條款下其債務人清還所有到期債務的能力。

一組共同進行減值評估的金融資產的未來現金流量，是按群組內資產的合約現金流量，及與其具相若信貸風險特徵的資產之過往虧損記錄為基準估量。過往虧損紀錄會根據現時可觀察資料予以調整，以反映並沒有對過往經驗所依據的該期間產生影響的現有狀況的影響，以及消除於過往期間出現但現時並不存在之條件的影響。

估計一組資產未來現金流量的變動時須反映各期間的相關可觀察數據（顯示該組資產虧損之可能性及程度的變動），並調整至與其一致。本集團定期檢討估計未來現金流量的方法及假設，以縮減虧損估計與實際虧損的差距。

倘貸款無法收回，則信貸委員會將酌情決定自相關貸款減值虧損撥備撤銷貸款。該等貸款將於完成所有必需程序及確定虧損金額後撤銷。倘日後收回以往已撤銷的款項，將用於減抵收益表中之減值虧損。

如日後減值虧損撥備減少，且與確認減值後發生的事件有客觀聯繫，則過往確認的減值虧損會透過調整撥備賬目撥回。回撥的金額於收益表內確認。

For the purposes of a collective evaluation of impairment, financial assets are grouped on the basis of similar credit risk characteristics which are relevant to the estimation of future cash flows for groups of such assets by being indicative of the debtors' ability to pay all amounts due according to the contractual terms of the assets being evaluated.

Future cash flows in a group of financial assets that are collectively evaluated for impairment are estimated on the basis of the contractual cash flows of the assets in the group and historical loss experience for assets with credit risk characteristics similar to those in the group. Historical loss experience is adjusted on the basis of current observable data to reflect the effects of current conditions that did not affect the period on which the historical loss experience is based and to remove the effects of conditions in the historical period that do not exist currently.

Estimates of changes in future cash flows for groups of assets should reflect and be directionally consistent with changes in related observable data from period to period which are indicative of changes in the probability of losses in the group and their magnitude. The methodology and assumptions used for estimating future cash flows are reviewed regularly by the Group to reduce any differences between loss estimates and actual loss experience.

When a loan is uncollectable, it is written off against the related allowance for loan impairment at the discretion of the Credit Committee. Such loans are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off decrease the amount of the allowance for loan impairment in the income statement.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed by adjusting the allowance account. The amount of the reversal is recognised in the income statement.

(b) 以公平值列賬的資產

本集團在各呈報期末評估有否客觀證據顯示個別金融資產或一組金融資產出現減值。如可供出售金融資產存在該等值證據，其累計虧損(即收購成本與現時公平值之差額扣減原先已於收益表確認之金融資產減值虧損)需自權益撥轉至收益表。如日後歸類為可供出售金融資產之債務工具的公平值增加，並與確認減值後發生之事件有客觀聯繫，則有關減值虧損將於收益表回撥。

(c) 已重組貸款

須作組合減值評估或屬個別重大的貸款如已重新協商條款則不再視為逾期，而作為已重組貸款處理。

(b) Assets carried at fair value

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in income statement – is removed from equity and recognised in the income statement. If, in a subsequent period, the fair value of a debt instrument classified as available-for-sale increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in income statement, the impairment loss is reversed through the income statement.

(c) Renegotiated loans

Loans that are either subject to collective impairment assessment or individually significant and whose terms have been renegotiated are no longer considered to be past due but are treated as renegotiated loans.

2.7 金融負債

金融負債分為兩類：以公平值變化計入損益的金融負債及其他金融負債。所有金融負債於初始時分類，並初步按公平值確認。

根據債務工具發行計劃(「債務工具計劃」)發行的債券及可轉讓貸款證、透過配售銀行於獨立零售債券發行及根據零售債券發行計劃(「零售債券發行計劃」)向零售投資者發售的債券以及根據中期債券計劃發行的債券(「中期債券」)，於財務狀況表入賬為已發行債務證券。特設公司透過按揭證券化計劃及Bauhinia按揭證券化計劃發行的按揭證券(「按揭證券」)於綜合處理特設公司時在財務狀況表入賬為已發行按揭證券。該等債券(包括按揭證券)初步指定為金融負債：(i) 以公平值變化計入損益或(ii) 其他金融負債。

2.7 Financial liabilities

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

The notes and Transferable Loan Certificates issued under the Debt Issuance Programme (“DIP”) and the notes offered to retail investors through the placing banks in standalone retail bond issues and under the Retail Bond Issuance Programme (“RBIP”) and the notes issued under the Medium Term Note Programme (“MTN”) are recorded as debt securities issued on the statement of financial position. The Mortgage-Backed Securities (“MBS”) issued by the SPEs through the MBS Programme and Bauhinia MBS Programme are recorded as mortgage-backed securities issued in the statement of financial position on consolidation of the SPEs. These notes (including MBS) are initially designated as financial liabilities either (i) at fair value through profit or loss or (ii) other financial liabilities.

當債券(包括已發行嵌入式衍生工具的債券)被界定為公平值對沖之對沖項目，且初始分類時以公平值變化計入損益，則按公平值確認，且公平值變動記錄於收益表。

指定為其他金融負債的債券按成本計量，即所收代價的公平值扣減產生的交易成本。債券其後按攤銷成本列賬，扣除交易成本後的所得款項淨額與贖回價值間的任何差額，於債務證券期間按實際利息法在收益表確認。

凡贖回/回購債券時的損益，即贖回/回購債券的金額與賬面值的差額，於贖回/回購發生期間於收益表入賬確認。

2.8 衍生金融工具及對沖會計處理

衍生工具最初於訂立衍生工具合約之日按公平值確認，其後按公平值重新計量。公平值乃根據活躍市場的報價釐定，包括最近市場交易及通過使用估值方法(包括現金流量折現模型及期權定價模型)。當衍生工具的公平值為正數時，均作為資產入賬；而當公平值為負數時，則作為負債入賬。

除非在通過與相同工具(不經修改或重新包裝)之其他可觀察當前市場交易相比較，或根據變數僅包括可觀察市場數據的估值方法，以證明工具的公平值，否則於初始確認時，最佳顯示該衍生工具之公平值應為其交易價值(即已付或已收代價之公平值)。當存在該證據時，本集團會即日確認溢利。

若干嵌入其他金融工具之衍生工具之經濟特徵及風險與所屬主合約並無密切關係，且主合約並非以公平值變化計入損益計量時，該等嵌入式衍生工具會作為獨立衍生工具處理。該等嵌入式衍生工具以公平值計量，而公平值變動則於收益表確認。

The notes (including those issued with embedded derivative instruments) designated as hedged items under a fair value hedge and 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.

The notes designated as other financial liabilities are measured at cost, 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 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 quoted 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.

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) unless the fair value of that instrument is evidenced by comparison with other observable current market transactions in the same instrument (i.e. without modification or repackaging) or based on a valuation technique whose variables include only data from observable markets. When such evidence exists, the Group recognises profits on day 1.

Certain derivatives embedded in other financial instruments 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.

確認公平值損益的方法取決於衍生工具是否指定為對沖工具，如屬對沖工具則須取決對沖項目性質。本集團指定若干衍生工具為：(1) 對沖已確認資產或負債或落實承擔的公平值（公平值對沖）；或(2) 對沖已確認資產或負債所產生極有可能的未來現金流量或預期交易（現金流對沖）。在符合若干條件的情況下，以此方法指定的衍生工具採納對沖會計方式處理。

本集團會於交易發生時記錄對沖工具與相關對沖項目之關係、風險管理目的以及進行各類對沖交易所採取策略。本集團亦於對沖活動發生時及所涉期間內評估有關衍生工具能否高度有效地抵銷相關對沖項目之公平值或現金流量變動，並作出記錄。

(a) 公平值對沖

指定為且合資格之公平值對沖之衍生工具的公平值變動連同對沖資產或負債之公平值變動，一併於收益表內記錄。

倘對沖不再符合對沖會計處理的標準，則會按實際利息法計算對沖項目之賬面值調整，將於直至到期日之期間攤銷至收益表。

(b) 現金流對沖

指定為且合資格列為現金流對沖之衍生工具的公平值變動的對沖部分於權益中確認。無效部分的損益即時於收益表確認。

權益的累積數額將於相關對沖項目影響收益表時轉出並撥入至收益表。

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: (1) hedges of the fair value of recognised assets or liabilities or firm commitments (fair value hedge); or, (2) 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.

The Group documents, at the inception of the transaction, the relationship between hedging instruments and hedged items, as well as its risk management objective and strategy for undertaking various 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 equity. 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.

於對沖工具到期或出售或不再符合對沖會計處理標準時，權益中的任何累計損益仍保留於權益內，直至預期進行的交易最終於收益表確認時始撥入收益表。當預期進行的交易不會落實時，權益所呈報的累計損益隨即撥入收益表。

(c) 以公平值變化計入損益的衍生工具

凡不合資格採用對沖會計處理的經濟對沖的衍生工具均按公平值計入損益。任何衍生工具的公平值變動即時於收益表確認。

2.9 對銷金融工具

如金融資產及負債具有法定權利可抵銷確認金額及有計劃按淨額結算，或同時變賣資產以清償負債，則該金融資產及金融負債可互相抵銷，而兩者之淨額列於財務狀況表內。

2.10 收回資產

收回抵押資產作為持作出售資產列賬，並於「其他資產」項下呈報，相關貸款則終止確認。收回抵押資產按賬面值或公平值減銷售成本之較低者計量。

2.11 分類呈報

經營分類按向首席經營決策者提供的內部報告一致的方式報告。首席經營決策者為分配資源及評估公司經營分類表現的個人或團體。本集團已指定行政總裁為首席經營決策者。

釐定分類業績時已計入與各分類直接相關的收入。資金成本以內部資金轉讓定價機制分配至各分類。成本分配乃基於各分類產生的直接成本及管理間接開支分配。

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) Derivatives at fair value through profit or loss

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.

2.9 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.

2.10 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.

2.11 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.

Income directly associated with each segment is included in determining segment performance. Funding costs are allocated to each segment by way of internal fund transfer pricing mechanisms. Cost allocation is based on the direct costs incurred by the respective segment and apportionment of management overheads.

2.12 外幣換算

(a) 功能及呈列貨幣

本集團旗下各公司的財務報表中所載項目採用該公司營運所在主要經濟環境所用的貨幣（「功能貨幣」）計量。綜合財務報表以本公司之功能及呈列貨幣港元呈列。

(b) 交易及結餘

外幣交易按交易當日之匯率換算為功能貨幣。結算該等交易產生之匯兌盈虧以及結算以年終匯率換算的外幣計值的貨幣資產及負債而產生的匯兌盈虧在收益表確認，惟在權益中遞延入賬之合資格現金流對沖除外。

持有以公平值變化計入損益的非貨幣項目的換算差額呈報為公平值損益的一部分。歸類為可供出售金融資產的非貨幣項目的換算差額計入權益的公平值儲備。

(c) 集團旗下公司

所有功能貨幣與呈列貨幣不同的集團公司（概無嚴重通脹經濟之貨幣），其業績及財務狀況按如下方法換算為呈列貨幣：

- 各財務狀況表內所呈報的資產及負債按財務狀況表之報告日期的收市匯率換算；
- 各收益表內的收支按平均匯率換算（倘此平均值並非該等交易日期當時匯率的累計效果之合理約數，則收支按交易日期的匯率換算）；及
- 所有由此產生的匯兌差額於其他全面收益內確認。

2.12 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 ("the functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which is the Company's functional and 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 year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement, except when deferred in equity as qualifying cash flow hedges.

Translation differences on non-monetary items held at fair value through profit or loss are reported as part of the fair value gain or loss. Translation differences on non-monetary items classified as available-for-sale financial assets, are included in the fair value reserve in equity.

(c) Group companies

The results and financial position of all the Group's entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- Assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- Income and expenses for each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- All resulting exchange differences are recognised in other comprehensive income.

上述方式產生的匯兌差額於股東權益中呈報為匯兌儲備。

綜合賬目時，換算境外實體的投資淨額以及換算借款及其他指定用於對沖該等投資的貨幣工具所產生的匯兌差額計入其他全面收益。當出售全部或部份境外業務時，匯兌差額於綜合收益表確認為出售盈虧的一部份。

2.13 固定資產

固定資產按歷史成本減累計折舊及減值虧損列賬。歷史成本包括收購該等項目的直接開支。

該項目的其後成本僅在本集團有可能獲得有關項目之未來經濟利益，且能準確計量項目成本時，方可計入資產賬面值或確認為獨立資產（倘適用）。遭替換部分的賬面值終止確認。所有其他維修及保養開支均於彼等產生之財務期間自收益表確認。

折舊採用直線法按下列估計可使用年期將成本減剩餘價值計算：

租賃物業裝修	於租約尚未屆滿的期間
傢俬及裝置	於租約尚未屆滿的期間
電腦	三年
辦公室設備	三年
汽車	四年

資產的剩餘價值及可使用年期於各呈報期末檢討並於適當時調整。

出售損益按所得款項與賬面值的差額於收益表確認。

Exchange differences arising from the above process are reported in shareholders' equity as translation reserve.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities, and of borrowings and other currency instruments designated as hedges of such investments, are taken to other comprehensive income. When a foreign operation is disposed of, or partially disposed of, such exchange differences are recognised in the consolidated income statement as part of the gain or loss on sale.

2.13 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.

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.

2.14 於附屬公司的投資及非金融資產減值

未釐定可使用年期或尚不可使用的資產毋須攤銷，但會每年測試有否減值。須作出攤銷的資產於出現其賬面值可能無法收回的事件或情況變動時則會評估資產有否減值。倘資產賬面值超出其可收回金額，則資產賬面值即時撇減至其可收回金額。可收回金額為資產公平值扣減銷售成本或使用價值之較高者為準。

2.15 遞延所得稅

遞延所得稅採用負債法按資產及負債的稅基與綜合財務報表所呈列賬面值之暫時差額作全數撥備。遞延稅項採用各呈報期末前已頒佈或實際頒佈並預期在相關遞延所得稅資產變現或遞延所得稅負債結算時適用之稅率釐定。

倘可能有未來應課稅溢利與可動用暫時差額抵銷，則確認遞延稅項資產。遞延所得稅就投資附屬公司而產生的暫時差額而撥備，除非暫時差異的撥回由本集團控制，並有可能在可預見將來不會撥回暫時差額則除外。

應付所得稅於溢利產生當期確認為支出。可結轉的所得稅虧損的稅務影響於該等虧損可用於抵銷日後應課稅溢利時確認為資產。

與可供出售投資及現金流對沖的公平值重新計量相關的遞延稅項直接在權益中扣除或計入權益，其後連同遞延盈虧在收益表中確認。

2.14 Impairment of investment in subsidiaries and non-financial assets

Assets that have an indefinite useful life or are not yet available for use are not subject to amortisation, but are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use.

2.15 Deferred income tax

Deferred income 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 income tax is determined using tax rates that have been enacted or substantially enacted by the end of the reporting period are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised where it is probable that future taxable profit will be available against which the temporary differences can be utilised. Deferred income 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 reverse in the foreseeable future.

Income tax payable on profits is recognised as an expense in the period in which profits arise. The tax effects of income tax losses available for carry-forward are recognised as an asset when it is probable that future taxable profits will be available against which these losses can be utilised.

Deferred tax related to fair value re-measurement of available-for-sale investments and cash flow hedges, which are charged or credited directly to equity, is also credited or charged directly to equity and is subsequently recognised in the income statement together with the deferred gain or loss.

2.16 僱員福利

(a) 僱員可享有的假期

僱員所享年假及長期服務假期於計算僱員有關假期時確認。按截至各呈報期末就僱員所提供服務而估計享有的年假及長期服務假期列為應計項目。

僱員可享有的病假、產假及陪產假，於僱員休假時確認。

(b) 花紅計劃

本公司根據一項程式以考慮若干調整後所得溢利確認花紅負債及開支。本公司根據合約責任或過往經驗建立推定責任時，確認有關花紅撥備。

(c) 退休金承擔

本公司為僱員設立強制性公積金計劃及界定供款計劃，計劃相關資產通常由獨立信託人所管理之基金持有。該等退休金計劃通常由僱員及本公司供款。

本公司對強制性公積金計劃及界定供款計劃的供款於產生時列作支出，僱員於全數享有應得僱主供款前退出該計劃而被沒收的僱主供款部分會用於扣減僱主目前供款負擔。

本集團全體中國僱員均參加的退休金計劃為界定供款計劃，有不同供款比率，並符合地方慣例及規例。

2.16 Employee benefits

(a) Employee leave entitlements

Employee entitlements to annual leave and long-service 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 Company recognises a liability and an expense for bonuses, based on a formula that takes into consideration the profit after certain adjustments. The Company recognises a provision where contractually obliged or where there is a past practice that has created constructive obligations.

(c) Pension obligations

The Company 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 Company.

The Company's contributions to the mandatory provident fund scheme and defined contribution scheme are expensed as incurred and are reduced by the portion of employer contributions being forfeited by those employees who leave the scheme prior to full vesting of the employer contributions.

The pension schemes covering all the Group's PRC employees are defined Contribution scheme at various funding rates, and are in accordance with local practices and regulations.

(d) 終止利益

倘於正式退休日期前終止僱傭關係，或倘僱員接受自願離職換取利益，則本公司應付終止利益。倘本公司明確承諾根據一項不可撤回的周詳正式計劃終止僱用現有僱員，或為鼓勵自願離職而提供終止利益時，則確認終止利益。於各呈報期末後超過十二個月到期的利益會折現至現值。

2.17 撥備

倘本集團現時因過往事件而涉及法律或推定責任，而履行責任很可能須耗用資源，且可合理估計款項時，則確認撥備。

撥備按預期償付責任所需開支按除稅前比率（反映當前市場對責任特定之貨幣時間值及風險之評估）計算之現值計量。

2.18 租約**(a) 經營租約**

經營租約指由出租人承擔資產擁有權絕大部份風險及回報之租約。本集團主要以承租人身份訂立經營租約。經營租約租金（扣除出租人給予的任何優惠後）於租期內以直線法自收益表扣除。

倘經營租約於租約期滿前終止，則任何須付予出租人的罰款將於終止發生期間確認為開支。

(d) Termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Company recognises termination benefits when it is demonstrably committed to either: terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal; or providing termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than 12 months after the end of each reporting period date are discounted to present value.

2.17 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.

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.

2.18 Leases**(a) Operating leases**

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. The Group entered into operating leases primarily as lessee. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognised as an expense in the period in which termination takes place.

(b) 融資租約

融資租約指由本集團承擔擁有權的絕大部分風險及回報之資產租約。本集團主要以出租人身份訂立融資租約。融資租約於租賃開始時按租賃物業公平值或最低租金現值之較低者撥作應收款項。應收款項總額與應收款項現值的差額確認為未賺取融資收入。租約收入於租期內按反映固定回報率的淨投資法確認。具有融資租約特性的租購合約按融資租約相同方式列賬。減值撥備按附註2.6所載會計政策列賬。

(b) Finance leases

Leases of assets where the Group has substantially all the risks and rewards of ownership are classified as finance leases. The Group entered into finance leases primarily as lessor. Finance leases are capitalised as receivables at the lease's commencement 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 set out in Note 2.6.

2.19 現金及等同現金項目

就現金流量表而言，現金及等同現金項目包括於購入之日起計三個月內到期的結餘，包括現金、銀行及其他金融機構的結存。

2.19 Cash and cash equivalents

For the purposes of the statement of cash flow, cash and cash equivalents comprise balances with less than three months' maturity from the date of acquisition, including cash, balances with banks and other financial institutions.

2.20 按揭保險合約

本集團的按揭保險業務根據年度會計基準入賬。依照年度會計處理法，本集團按未來收支的可靠預測作出撥備，釐定本會計年度的承保業績。承保業績包括更正過往估計而作出的任何修訂。

2.20 Mortgage insurance contracts

The mortgage insurance business 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.

毛保費指本會計年度透過認可機構參與直接承保業務的保費。扣除折扣後的毛保費包括向再保險公司支付再保險保費、本集團應收風險保費及供款管理費。保險費淨額於保險生效期間之時間比例確認為收入。

Gross premiums represent direct business written through the Authorized Institutions during an accounting period. The gross premiums after deduction of discounts, 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.

未賺取保費為各呈報期末後估計承擔風險及提供服務所需保費淨額部分。

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.

於各呈報期末，就未決申索、已申索但未報告及虧損儲備作撥備。至於分擔風險業務方面，根據有關監管指引及在董事認為適當的情況下，將一年內已滿期風險保費淨額的50%，於一段合理時間內，預留作為風險儲備。期內可自風險儲備撤回款項以應付超額申索。於各呈報期末，風險儲備的未動用結餘可撥回至一般儲備。

再保險合約指本集團與再保險公司訂立的合約，據此本集團就本集團發出的一份或以上保險合約獲賠償損失。本集團根據再保險合約下所獲利益，確認為再保險資產。該等資產包括從再保險公司可收回的申索及應收款項（根據有關再保險合約所預期的申索及利息）。從再保險公司可收回款項或應付再保險公司與再保險合約相關金額的計量，與每份再保險合約的條款一致。再保險負債主要為再保險合約的應付保費，於到期時確認為開支。

2.21 財務擔保合約

財務擔保合約指本集團須向持有人支付定額款項以補償指定欠款人未能按債務工具條款支付到期款項所產生損失的合約。財務擔保於發行按揭證券時向投資者作出。

財務擔保初步按作出擔保當日的公平值於財務報表確認。初步確認後，本集團根據有關擔保的責任以按照香港會計準則第37號「撥備、或然負債及或然資產」釐定的金額或初步確認金額減已確認累計攤銷的較高者計量。財務擔保相關責任之任何變動於收益表處理。

2.22 股息

於呈報期末後擬派或宣派的股息作為股東權益獨立組成部分披露。

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% of the net risk premiums earned in a year is set aside as a Contingency Reserve for a reasonable period of time and maintained 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 general reserve.

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 liabilities are primarily premiums payable for reinsurance contracts and are recognised as an expense when due.

2.21 Financial guarantee contracts

Financial guarantee contracts 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 guarantees are given to investors of mortgage-backed securities issued.

Financial guarantees are initially recognised in the financial statements at fair value on the date that the guarantee was given. Subsequent to initial recognition, the Group's liabilities under such guarantees are measured at the higher of the amount determined in accordance with HKAS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation recognised. Any changes in the liability relating to financial guarantees are taken to the income statement.

2.22 Dividend

Dividend proposed or declared after the end of each reporting period is disclosed as a separate component of shareholders' equity.

3. 財務風險管理

3.1 採用金融工具策略

本集團主要業務為 (i) 購買按揭或貸款組合；(ii) 透過發行債券為購買資產籌集資金；(iii) 透過特設公司將按揭組合證券化發行按揭證券；及 (iv) 向認可機構所承造的按揭貸款及以香港住宅物業作抵押的按揭貸款，提供按揭保險。根據其性質，本集團業務主要與使用金融工具有關，金融工具包括現金、貸款、債務及衍生工具。

本集團的業務面對多種財務風險，該等業務涉及分析、評估、承擔及管理一定程度的風險或風險組合。本集團於維持財務表現過程中審慎管理風險。

本集團於二零零九年設立新的風險監督分部，進一步加強管理風險的能力。風險監督分部負責本集團風險管理政策的整體風險監管架構及董事會批准的主要限額。企業風險管理委員會乃按企業級別設立，監督企業範圍內的風險事項（包括財務及非財務風險）。各管理委員會（包括信貸委員會、資產負債管理委員會、審核委員會、交易審批委員會及營運風險管理委員會）定期監控及檢討政策及限額，並向企業風險管理委員會報告。

信貸委員會監察資產收購及按揭保險的信貸政策及標準。資產負債管理委員會監察經董事會批准的風險管理及投資指引的執行情況。此外，內部審核部負責獨立審查風險管理及監控狀況。最重要的風險類型為信貸風險、流動資金風險及市場風險（包括貨幣風險及利率風險）。

3. Financial risk management

3.1 Strategy in using financial instruments

The principal 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 securitise mortgage portfolios through special purpose entities by way of issuing mortgage-backed securities (“MBS”); and (iv) to provide mortgage insurance cover to Authorized Institutions in respect of mortgage loans originated by such Authorized Institutions and secured by residential properties in Hong Kong. By their nature, the Group's activities are principally related to the use of financial instruments including cash, loans, debts 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.

A new Risk Oversight Division was established in 2009 to further strengthen the management of risk within the Group. The Risk Oversight Division is responsible to the overall risk governance structure of the Group's risk management policies and major limits for approval by the Board of Directors. The Corporate Risk Management Committee is set up at corporate level to provide oversight of the enterprise-wide risk matters including financial and non-financial risks. The policies and limits are monitored and reviewed regularly by various management committees, including the Credit Committee, Asset and Liability Committee, Audit Committee, Transaction Approval Committee and Operational Risk Committee which report to Corporate Risk Management Committee.

The Credit Committee oversees the credit policies and standards for asset acquisition and mortgage insurance. The Asset and Liability Committee (“ALCO”) oversees the implementation of market risk management and investment guidelines approved by the Board of Directors. In addition, Internal Audit is responsible for the independent review of risk management and the control environment. The most important types of risks are credit risk, liquidity risk and market risk which includes currency risk and interest rate risk.

3.2 信貸風險

本集團主要金融資產為其貸款組合、證券投資、現金及短期資金。流動資金及投資證券的信貸風險有限，因為對手主要是主權國、半主權國機構、信貸評級極高的銀行及公司。

本集團的信貸風險主要來自其貸款組合，即借款人於款項到期時未能全數償還的風險。本集團就於呈報期末已產生的虧損作出減值撥備。

經濟及本港物業市場出現的重大轉變可能導致虧損有別於呈報期末之撥備。本集團因此就管理信貸風險訂下審慎政策。

為維持資產及按揭保險組合的質素，本集團採取四路策略：(i) 謹慎挑選核准賣方；(ii) 審慎的資產購買準則及保險申請標準；(iii) 有效的核查程序；及 (iv) 確保較高風險的資產或交易有足夠的保障。本集團信貸風險並沒有高度集中，而分攤於眾多客戶、交易對手及分佈於不同地區的相關抵押品。

本集團尤其注重對問題貸款進行持續信貸審查。各業務部門將監控該等貸款，並為盡力收回款項採取如與借款人制定寬減計劃等收款行動。貸款定期進行減值評估，減值撥備根據信貸委員會批准的指引自收益表扣除。

抵押品及其他信貸安排加強措施

本集團已實施關於接受用以減低信貸風險的特定類別的抵押品的指引。該等指引定期進行審查。貸款組合的主要抵押品類型為用於加強信貸安排的物業按揭、儲備金及遞延代價。

作為除貸款組合之外的金融資產擔保持有的抵押品按工具性質確定。債務證券一般無抵押，惟抵押證券及類似工具以金融資產組合作為抵押。

3.2 Credit risk

The Group's principal financial assets are its loan portfolio, investment securities, cash and short-term funds. The credit risk on liquid funds and investment securities is limited because the counterparties are mainly sovereigns, quasi-sovereign agencies, banks and companies with very high credit ratings.

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. Allowance for impairment is provided for losses that have been incurred at the end of the reporting period.

Significant changes in the economy and local property market could result in losses that are different from those provided for at the end of the reporting period. The Group therefore has a prudent policy for managing its exposure to credit risk.

To maintain the quality of the asset and mortgage insurance portfolios, the Group adheres to a four-pronged approach to (i) select Approved Sellers carefully, (ii) adopt prudent asset purchasing criteria and insurance eligibility criteria, (iii) conduct effective due diligence reviews and (iv) ensure adequate protection for higher-risk assets or transactions. The Group has no significant concentration of credit risk. Risk exposure is spread over a large number of customers, counterparties and a diversified geographic distribution of underlying collateral.

The Group undertakes ongoing credit review with special attention paid to problem loans. Operation 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.

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. The principal collateral types for loan portfolio are mortgages over properties, reserve funds and deferred consideration used for credit enhancement.

Collateral held as security for financial assets other than loan portfolio is determined by the nature of the instrument. Debt securities are generally unsecured, with the exception of asset-backed securities and similar instruments, which are secured by portfolios of financial assets.

至於金融工具，如衍生工具，本集團按照其投資指引及信貸風險政策為交易對手制定的風險限額予以監察。交易對手風險限額由信貸風險委員會每半年定期檢討。無論於何時，信貸風險的上限為對本集團有利的工具（即公平值為正數的資產）的現有公平值，就衍生工具而言，公平現值僅佔合約價值或用於反映未平倉工具數量的估算價值的小部分。信貸風險作為交易對手整體信貸限額的一部分，與市場波動的潛在風險一併管理。

結算風險存在於任何以現金、證券或股本支付並期望收取相當現金、證券或股本的情況。為涵蓋本集團於任何單一日期因市場交易產生的所有結算風險的總額，對每名交易對手均設有每日結算限額。

(a) 未計所持有抵押品或其他信貸安排加強措施的最高信貸風險

未計所持有抵押品或其他信貸安排加強措施的最高信貸風險分析如下：

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 a semi-annual basis. At any one time, the amount subject to credit risk is limited to the current fair value of instruments that are favourable to the Group (i.e. assets where their fair value is positive), 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 credit risk exposure is managed as part of the overall credit limits with counterparties, together with potential exposures from market movements.

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.

(a) Maximum exposure to credit risk before taking account of collateral held or other credit enhancements

Maximum exposure to credit risk before taking account of collateral held or other credit enhancements are analysed as follows:

	本集團 The Group		本公司 The Company		
	於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000	於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000	
資產：	Assets:				
現金及短期資金	Cash and short-term funds	4,067,798	3,093,258	3,924,752	3,054,735
應收利息及匯款	Interest and remittance receivables	710,530	1,334,485	698,809	1,322,591
衍生金融工具	Derivative financial instruments	1,317,375	2,237,526	1,273,102	2,159,479
貸款組合淨額	Loan portfolio, net	43,788,716	50,760,112	40,817,163	46,678,285
證券投資：	Investment securities:				
– 可供出售債券	– available-for-sale debt securities	2,587,344	1,209,825	2,587,344	1,209,825
– 持有至到期債券	– held-to-maturity debt securities	5,817,998	5,614,666	5,817,998	5,614,666
預付款項、按金及其他資產	Prepayments, deposits and other assets	32,595	30,555	36,681	38,118
再保險資產	Reinsurance assets	266,101	348,442	266,101	348,442
資產負債表外風險：	Off-balance sheet exposures:				
財務擔保 (按揭證券化計劃的合約金額)	Financial guarantees (contractual amount under the MBS programmes)	–	–	1,277,647	1,717,540
風險投保	Risk-in-force	14,920,287	9,830,573	14,919,441	9,830,573
		73,508,744	74,459,442	71,619,038	71,974,254

(b) 信貸質素

貸款組合分析如下：

		本集團 The Group		本公司 The Company	
		於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000	於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000
未逾期亦未減值	Neither past due nor impaired	42,854,818	49,761,406	39,972,073	45,740,512
逾期但未減值	Past due but not impaired	942,532	1,026,708	853,688	965,174
已減值	Impaired	5,377	22,534	5,377	22,372
貸款組合總額	Gross loan portfolio	43,802,727	50,810,648	40,831,138	46,728,058
貸款減值撥備	Allowance for loan impairment	(14,011)	(50,536)	(13,975)	(49,773)
		43,788,716	50,760,112	40,817,163	46,678,285

於呈報期末未逾期亦未減值的貸款組合的信貸質素可參考本集團採納的內部評級系統進行評估。

(b) Credit quality

The loan portfolio is analysed as follows:

The credit quality of loan portfolio that were neither past due nor impaired as at the end of the reporting period can be assessed by reference to the internal rating system adopted by the Group.

		本集團 The Group		本公司 The Company	
		於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000	於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000
級別：	Grades:				
1至3級	1 to 3	42,794,073	49,725,637	39,916,630	45,705,432
4級	4	-	2,409	-	2,409
5級	5	60,745	33,360	55,443	32,671
		42,854,818	49,761,406	39,972,073	45,740,512

1至3級包括無信貸風險或無先前逾期記錄的貸款，並持有不同水平的信貸安排加強措施及持作擔保的抵押品。

Grades 1 to 3 include loans with either no credit risk or no previous past due history; and with different levels of credit enhancements in addition to the collateral held as security.

4級包括有先前逾期記錄，並持有不同水平的信貸安排加強措施及抵押品的貸款。

Grade 4 includes loans with previous past due history and with different levels of credit enhancement in addition to the collateral held as security.

5級包括有先前逾期記錄及持有抵押品作為擔保的貸款。

Grade 5 includes loans with previous past due history and with collateral held as security.

(c) 逾期但未減值的貸款組合

以下為於呈報期末已逾期但未減值的貸款組合總額分析：

		本集團 The Group		本公司 The Company	
		於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000	於二零零九年 十二月三十一日 As at 31 December 2009 千港元 HK\$'000	於二零零八年 十二月三十一日 As at 31 December 2008 千港元 HK\$'000
逾期時間：	Past due:				
三個月或以下	Three months or less	933,096	1,021,165	844,512	959,955
六個月或以下， 但超過三個月	Six months or less but over three months	4,316	3,746	4,056	3,611
超過六個月	Over six months	5,120	1,797	5,120	1,608
總額	Total	942,532	1,026,708	853,688	965,174
抵押品及其他信貸 安排加強措施 的公平值	Fair value of collateral and other credit enhancement	2,753,090	2,173,979	2,515,417	2,015,777

(c) Loan portfolio past due but not impaired

The analysis below shows the gross loan portfolio that were past due but not impaired at the end of the reporting period:

(d) 已個別減值的貸款組合

本集團及本公司未計所持有抵押品及信貸安排加強措施產生的現金流量的個別減值貸款為5,377,000港元(二零零八年：本集團：22,534,000港元，本公司：22,372,000港元)。

本集團及本公司所持相關抵押品及信貸安排加強措施的公平值為9,177,000港元(二零零八年：本集團：26,602,000港元，本公司：26,338,000港元)。

(e) 已重組的貸款組合

已重組的貸款指由於借款人財政狀況惡化而作出調整的貸款，本集團已就該等貸款作出在其他情況下不予考慮的讓步。於調整後，先前已逾期的客戶賬戶回復正常狀態，並與其他類似賬戶共同管理。調整政策及應用乃根據表明極有可能繼續支付款項的指標或標準作出。該等政策會持續進行審查。原本已逾期或減值的已重組的貸款於二零零九年十二月三十一日為3,304,000港元(二零零八年：9,811,000港元)。除非已遵照重訂條款回復良好還款狀況達六個月，否則已重組的貸款將繼續照此方式披露。

(d) Loan portfolio individually impaired

The individually impaired loans of the Group and the Company before taking into account the cash flows from collateral held and credit enhancement is HK\$5,377,000 (2008: The Group: HK\$22,534,000 and the Company: HK\$22,372,000).

The fair value of related collateral held and credit enhancement of the Group and the Company is HK\$9,177,000 (2008: The Group: HK\$26,602,000 and the Company: HK\$26,338,000)

(e) Loan portfolio renegotiated

Renegotiated loans are those that have been restructured due to deterioration in the borrower's financial position and where the Group has made concessions that it would not otherwise consider. Following restructuring, a previously overdue customer account is reset to a normal status and managed together with other similar accounts. Restructuring policies and practices are based on indicators or criteria which indicate that payment will most likely continue. These policies are kept under continuous review. Renegotiated loans that would otherwise be past due or impaired totalled HK\$3,304,000 as at 31 December 2009 (2008: HK\$9,811,000). A renegotiated loan will continue to be disclosed as such unless the loan has been performing in accordance with the rescheduled terms for a period of six months.

(f) 收回抵押品

本集團及本公司收取作為擔保的抵押品的資產如下：

		賬面值 Carrying Amount	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000
住宅物業	Residential property	3,317	3,149

收回物業將在實際可行情況下盡快出售，所得款項用於減少未償還債項。收回物業於財務狀況表內歸類於其他資產項下。

(f) Repossessed collateral

The Group and the Company obtained assets by taking possession of collateral held as security, as follows:

Reposessed properties are sold as soon as practicable, with the proceeds used to reduce the outstanding indebtedness. Repossessed property is classified in the statement of financial position within other assets.

(g) 投資證券

根據董事局批准的投資指引，本公司僅可投資於特定最低信貸評級債務證券。資產負債管理委員會對按級別劃分的投資比例進行檢察及審查。

根據外部信貸機構的評級方法（Standard and Poor's、Moody's及Fitch），下列為呈報期末按評定級別對債務證券所作分析。如證券本身沒有評級，則採用證券發行人的評級。

(g) Investment securities

According to the Investment Guidelines approved by the Board of Directors, the HKMC can only invest in debt securities with a certain minimum credit rating. The proportion of investment according to rating categories is monitored and reviewed by ALCO.

The table below presents an analysis of debt securities by rating designation as at the end of the reporting period, based on external credit agency's ratings (Standard and Poor's, Moody's and Fitch). In the absence of issue-specific ratings, the ratings for the issuers are reported.

本集團及本公司 於二零零九年十二月三十一日 The Group and the Company As at 31 December 2009		持有至到期證券 Held-to-maturity securities		總額 Total 千港元 HK\$'000
		可供出售證券 Available-for-sale securities 千港元 HK\$'000	可供出售證券 Available-for-sale securities 千港元 HK\$'000	
AAA/Aaa	AAA/Aaa	581,306	642,867	1,224,173
AA-至AA+/Aa3至Aa1	AA- to AA+/Aa3 to Aa1	2,006,038	4,330,310	6,336,348
A-至A+/A3至A1	A- to A+/A3 to A1	–	844,821	844,821
總額	Total	2,587,344	5,817,998	8,405,342

本集團及本公司 於二零零八年十二月三十一日 The Group and the Company As at 31 December 2008		持有至到期證券 Held-to-maturity securities		總額 Total 千港元 HK\$'000
		可供出售證券 Available-for-sale securities 千港元 HK\$'000	可供出售證券 Available-for-sale securities 千港元 HK\$'000	
AAA/Aaa	AAA/Aaa	–	506,613	506,613
AA-至AA+/Aa3至Aa1	AA- to AA+/Aa3 to Aa1	1,209,825	4,558,827	5,768,652
A-至A+/A3至A1	A- to A+/A3 to A1	–	549,226	549,226
總額	Total	1,209,825	5,614,666	6,824,491

3.3 市場風險

本集團面對市場風險。市場風險指金融工具的公平值或未來現金流量因市價變動而波動的風險。市場風險乃因利率、貨幣及股本產品的未平倉合約而產生。所有該等合約均面對一般及特定市場變動及市場比率或市價(如利率、信貸息差、匯率及股價)波動水平變動的風險。本集團所面對市場風險主要因對實體的具有不同價格重訂特性的金融工具的利率管理而產生。本集團亦採用公平值對沖，透過利率掉期對沖定息債券發行大部分現有利率風險，將浮息資金與浮息資產互調以作出更好配對。

市場風險主要由庫務部採用董事局批准的風險限額進行管理。關於利率風險管理、融資、對沖、投資的策略由資產負債管理委員會制定。該委員會定期舉行會議對金融市場及資產－負債組合的近期狀況進行檢討。庫務部負責監察金融市場變動以及根據資產負債管理委員會制定的策略在現金、衍生工具及債務市場執行交易。中台部門監察對風險限額的遵守情況及實施壓力測試以評估在極端狀況下可能產生的虧損規模。壓力測試結果由資產負債管理委員會進行檢討。

利率風險管理主要指對利息收入淨額對不同利率的敏感度進行監察，並透過對沖措施減低不利影響。利率曲綫於二零零九年十二月三十一日平行下移20個基點(二零零八年：50個基點)將使未來12個月的利息收入淨額減少18,700,000港元(二零零八年：增加5,700,000港元)，反之則將使未來12個月的利息收入淨額增加13,000,000港元(二零零八年：減少5,700,000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. 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 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. A regular meeting is 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 and debt 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 (2008: 50 basis points) parallel downward shift of the interest rate curve as at 31 December 2009 would decrease the future net interest income for the next 12 months by HK\$18.7 million (2008: HK\$5.7 million increase) and increase by HK\$13 million (2008: HK\$5.7 million decrease) for a similar upward parallel shift.

於二零零九年十二月三十一日，倘該日利率平行下移20個基點（二零零八年：50個基點），年內除稅前溢利將減少5,400,000港元（二零零八年：增加5,900,000港元），於二零零九年十二月三十一日的儲備則將下降2,900,000港元（二零零八年：8,900,000港元）。倘利率平行上移20個基點（二零零八年：50個基點），年內除稅前溢利將增加5,000,000港元（二零零八年：減少15,200,000港元），儲備則將增加2,000,000港元（二零零八年：8,800,000港元）。

於二零零九年十二月三十一日，在所有其他可變因素保持不變的情況下，倘港元兌美元匯率下跌100點子，年內除稅前溢利將增加9,300,000港元（二零零八年：20,000,000港元）。反之，倘港元兌美元匯率上升100點子，則年內除稅前溢利將減少9,300,000港元（二零零八年：20,000,000港元）。

於二零零九年及二零零八年十二月三十一日，在所有其他可變因素保持不變的情況下，港元兌其他外幣匯率下跌或上漲100點子對年內除稅前溢利並無重大影響。

上升或下降20個基點（二零零八年：50個基點）及100點子反映管理層對利率及匯率於直至下一呈報期末止期間可能的合理變動所作評估。

As at 31 December 2009, if interest rates at that date had experienced a 20 basis points (2008: 50 basis points) parallel shift downwards, profit before tax for the year would have been HK\$5.4 million (2008: HK\$5.9 million higher) lower and the reserve would have been HK\$2.9 million lower (2008: HK\$8.9 million) as at 31 December 2009. If interest rates had experienced a 20 basis points (2008: 50 basis points) parallel shift upwards, profit before tax for the year would have been HK\$5 million (2008: HK\$15.2 million lower) higher and the reserve would have been HK\$2 million higher (2008: HK\$8.8 million).

As at 31 December 2009, with all other variables held constant, if the HK dollar had weakened by 100 price interest points against the US dollar, profit before tax for the year would have been HK\$9.3 million (2008: HK\$20 million) higher. Conversely, if the HK dollar had strengthened by 100 price interest points against the US dollar, profit before tax for the year would have been HK\$9.3 million (2008: HK\$20 million) lower.

As at 31 December 2009 & 2008, with all other variable held constant, the weakening or strengthening of HK dollar by 100 price interest points against other foreign currencies would have no significant impact on the profit before tax for the year.

The 20 basis points (2008: 50 basis points) and 100 price interest points increase or decrease represent management's assessment of a reasonably possible change in interest rate and exchange rates over the period until the next reporting period end.

(a) 貨幣風險

本集團因現行外幣市場匯率波動對其財務狀況及現金流量的影響而承擔風險。董事局設定可准許用於投資目的的外幣。資產負債管理委員會設定可承受外幣風險承擔的限額，並每日進行監察。

下表概列本集團的外幣匯率風險。表內所載為本集團按賬面值列值的資產與負債，並按貨幣種類分類。

(a) Currency risk

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.

The tables below summarise the Group's exposure to foreign currency exchange rate risk. Included in the tables are the Group's assets and liabilities at carrying amounts, categorised by currency.

本集團 The Group		港元	美元	其他外幣	總額
		HK Dollar	US Dollar	Other foreign currencies	Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年 十二月三十一日	As at 31 December 2009				
資產	Assets				
現金及短期資金	Cash and short-term funds	3,065,437	895,247	107,114	4,067,798
應收利息及匯款	Interest and remittance receivables	495,299	207,063	8,168	710,530
衍生金融工具	Derivative financial instruments	1,249,113	68,262	-	1,317,375
貸款組合淨額	Loan portfolio, net	29,289,381	14,499,335	-	43,788,716
證券投資：	Investment securities:				
- 可供出售	- available-for-sale	759,851	2,853,213	-	3,613,064
- 持有至到期	- held-to-maturity	2,379,960	3,438,038	-	5,817,998
合營公司投資	Investment in a joint venture	-	-	115,190	115,190
固定資產	Fixed assets	19,000	-	2,257	21,257
預付款項、按金 及其他資產	Prepayments, deposits and other assets	32,375	-	220	32,595
再保險資產	Reinsurance assets	266,101	-	-	266,101
總資產	Total assets	37,556,517	21,961,158	232,949	59,750,624
負債	Liabilities				
應付利息	Interest payable	307,265	130,390	8,132	445,787
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,272,541	598	1,038	4,274,177
衍生金融工具	Derivative financial instruments	107,872	50,374	-	158,246
應付稅項	Tax payable	138,329	-	-	138,329
遞延稅項負債	Deferred tax liabilities	15,209	-	-	15,209
保險負債	Insurance liabilities	1,462,318	-	-	1,462,318
已發行債務證券	Debt securities issued	34,214,500	8,383,249	1,897,324	44,495,073
已發行按揭證券	Mortgage-backed securities issued	2,020,394	-	-	2,020,394
總負債	Total liabilities	42,538,428	8,564,611	1,906,494	53,009,533
持倉淨額	Net position	(4,981,911)	13,396,547	(1,673,545)	6,741,091
資產負債表外淨 名義持倉 [#]	Off-balance sheet net notional position [#]	4,388,318	(6,164,030)	1,869,013	93,301

[#] 資產負債表外淨名義持倉指外幣衍生金融工具(主要用以減低本集團於貨幣波動的風險)的名義金額與其公平值的差額。

[#] 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 HK Dollar	美元 US Dollar	其他外幣 Other foreign currencies	總額 Total
本公司 The Company		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年 十二月三十一日	As at 31 December 2009				
資產	Assets				
現金及短期資金	Cash and short-term funds	3,029,501	895,248	3	3,924,752
應收利息及匯款	Interest and remittance receivables	483,614	207,063	8,132	698,809
衍生金融工具	Derivative financial instruments	1,204,840	68,262	-	1,273,102
貸款組合淨額	Loan portfolio, net	26,317,828	14,499,335	-	40,817,163
證券投資：	Investment securities:				
– 可供出售	– available-for-sale	759,851	2,853,213	-	3,613,064
– 持有至到期	– held-to-maturity	2,379,960	3,438,038	-	5,817,998
附屬公司投資	Investment in subsidiaries	1,631,520	-	102,060	1,733,580
合營公司投資	Investment in a joint venture	-	-	120,554	120,554
固定資產	Fixed assets	19,000	-	-	19,000
預付款項、按金 及其他資產	Prepayments, deposits and other assets	36,681	-	-	36,681
再保險資產	Reinsurance assets	266,101	-	-	266,101
總資產	Total assets	36,128,896	21,961,159	230,749	58,320,804
負債	Liabilities				
應付利息	Interest payable	303,695	130,390	8,132	442,217
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,909,762	574	613	4,910,949
衍生金融工具	Derivative financial instruments	107,872	50,374	-	158,246
應付稅項	Tax payable	131,850	-	-	131,850
遞延稅項負債	Deferred tax liabilities	15,213	-	-	15,213
保險負債	Insurance liabilities	1,462,318	-	-	1,462,318
已發行債務證券	Debt securities issued	34,214,500	8,383,249	1,897,324	44,495,073
總負債	Total liabilities	41,145,210	8,564,587	1,906,069	51,615,866
持倉淨額	Net position	(5,016,314)	13,396,572	(1,675,320)	6,704,938
資產負債表外淨 名義持倉 [#]	Off-balance sheet net notional position [#]	4,388,318	(6,164,030)	1,869,013	93,301

[#] 資產負債表外淨名義持倉指外幣衍生金融工具(主要用以減低本公司於貨幣波動的風險)的名義金額與其公平值的差額。

[#] 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 Company's exposure to currency movements and their fair values.

		港元 HK Dollar	美元 US Dollar	其他外幣 Other foreign currencies	總額 Total
本集團 The Group		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日	As at 31 December 2008				
資產	Assets				
現金及短期資金	Cash and short-term funds	1,715,931	1,376,710	617	3,093,258
應收利息及匯款	Interest and remittance receivables	1,100,888	228,400	5,197	1,334,485
衍生金融工具	Derivative financial instruments	2,147,270	90,256	–	2,237,526
貸款組合淨額	Loan portfolio, net	36,086,528	14,673,584	–	50,760,112
證券投資：	Investment securities:				
– 可供出售	– available-for-sale	456,874	1,595,678	–	2,052,552
– 持有至到期	– held-to-maturity	2,887,746	2,640,087	86,833	5,614,666
合營公司投資	Investment in a joint venture	1,543	–	111,989	113,532
固定資產	Fixed assets	14,302	–	–	14,302
預付款項、按金 及其他資產	Prepayments, deposits and other assets	30,555	–	–	30,555
遞延稅項資產	Deferred tax assets	28,904	–	–	28,904
再保險資產	Reinsurance assets	348,442	–	–	348,442
總資產	Total assets	44,818,983	20,604,715	204,636	65,628,334
負債	Liabilities				
應付利息	Interest payable	280,832	183,973	5,160	469,965
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,183,693	–	–	4,183,693
衍生金融工具	Derivative financial instruments	128,374	86,620	–	214,994
應付稅項	Tax payable	47,866	–	–	47,866
保險負債	Insurance liabilities	908,740	–	–	908,740
外匯基金墊款	Advance from Exchange Fund	8,000,000	–	–	8,000,000
已發行債務證券	Debt securities issued	37,697,553	3,816,602	1,300,833	42,814,988
已發行按揭證券	Mortgage-backed securities issued	3,225,624	–	–	3,225,624
總負債	Total liabilities	54,472,682	4,087,195	1,305,993	59,865,870
持倉淨額	Net position	(9,653,699)	16,517,520	(1,101,357)	5,762,464
資產負債表外淨 名義持倉 [#]	Off-balance sheet net notional position [#]	(97,119)	(1,006,850)	1,196,717	92,748

[#] 資產負債表外淨名義持倉指外幣衍生金融工具(主要用以減低本集團於貨幣波動的風險)的名義金額與其公平值的差額。

[#] 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 HK Dollar	美元 US Dollar	其他外幣 Other foreign currencies	總額 Total
本公司 The Company		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日	As at 31 December 2008				
資產	Assets				
現金及短期資金	Cash and short-term funds	1,677,408	1,376,710	617	3,054,735
應收利息及匯款	Interest and remittance receivables	1,088,994	228,400	5,197	1,322,591
衍生金融工具	Derivative financial instruments	2,069,223	90,256	-	2,159,479
貸款組合淨額	Loan portfolio, net	32,004,701	14,673,584	-	46,678,285
證券投資：	Investment securities:				
— 可供出售	— available-for-sale	456,874	1,595,678	-	2,052,552
— 持有至到期	— held-to-maturity	2,887,746	2,640,087	86,833	5,614,666
附屬公司投資	Investment in a subsidiary	2,210,981	-	-	2,210,981
合營公司投資	Investment in a joint venture	1,543	-	120,554	122,097
固定資產	Fixed assets	14,302	-	-	14,302
預付款項、按金 及其他資產	Prepayments, deposits and other assets	38,118	-	-	38,118
遞延稅項資產	Deferred tax assets	28,889	-	-	28,889
再保險資產	Reinsurance assets	348,442	-	-	348,442
總資產	Total assets	42,827,221	20,604,715	213,201	63,645,137
負債	Liabilities				
應付利息	Interest payable	273,385	183,973	5,160	462,518
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,979,510	-	-	4,979,510
衍生金融工具	Derivative financial instruments	128,374	86,620	-	214,994
應付稅項	Tax payable	47,866	-	-	47,866
保險負債	Insurance liabilities	908,740	-	-	908,740
外匯基金墊款	Advance from Exchange Fund	8,000,000	-	-	8,000,000
已發行債務證券	Debt securities issued	38,142,888	3,816,602	1,300,833	43,260,323
總負債	Total liabilities	52,480,763	4,087,195	1,305,993	57,873,951
持倉淨額	Net position	(9,653,542)	16,517,520	(1,092,792)	5,771,186
資產負債表外淨 名義持倉 #	Off-balance sheet net notional position #	(97,119)	(1,006,850)	1,196,717	92,748

資產負債表外淨名義持倉指外幣衍生金融工具(主要用以減低本公司於貨幣波動的風險)的名義金額與其公平值的差額。

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 Company's exposure to currency movements and their fair values.

(b) 現金流量及公平值利率風險

現金流量利率風險乃指金融工具的未來現金流量將隨著市場利率改變而波動的風險。公平值利率風險乃指金融工具的價值將隨著市場利率改變而波動的風險。現行市場利率水平的波動會造成本集團的公平值利率風險及現金流量利率風險。由於利率變動，息差可能會擴闊，但倘發生未能預計的波動，則亦會收窄或引致虧損。資產負債管理委員會設定息率錯配水平的限額，並定期對該限額進行監控。

下表概述本集團所面對的利率風險，並按賬面值列示本集團的資產及負債，而資產及負債則按重新定息日或到期日（以較早者為準）分類。衍生金融工具（主要用於減低本集團於利率波動承擔的風險）的賬面值列於「不計息」項目中。

(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 Group's 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".

本集團 The Group		一個月內	一個月以上 至三個月	三個月以上 至一年	一年以上 至五年	五年以上	不計息	總額
		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	Non-interest bearing	Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年 十二月三十一日		As at 31 December 2009						
資產		Assets						
現金及短期資金	Cash and short-term funds	3,660,995	342,787	5,679	-	-	58,337	4,067,798
應收利息及匯款	Interest and remittance receivables	-	-	-	-	-	710,530	710,530
衍生金融工具	Derivative financial instruments	-	-	-	-	-	1,317,375	1,317,375
貸款組合淨額	Loan portfolio, net	36,614,171	6,978,278	123,890	57,473	14,904	-	43,788,716
證券投資：	Investment securities：							
- 可供出售	- available-for-sale	1,201,524	931,092	454,728	-	-	1,025,720	3,613,064
- 持有至到期	- held-to-maturity	502,010	1,000,024	741,741	3,097,888	476,335	-	5,817,998
合營公司投資	Investment in a joint venture	-	-	-	-	-	115,190	115,190
固定資產	Fixed assets	-	-	-	-	-	21,257	21,257
預付款項、按金 及其他資產	Prepayments, deposits and other assets	-	-	-	-	-	32,595	32,595
再保險資產	Reinsurance assets	-	-	-	-	-	266,101	266,101
總資產	Total assets	41,978,700	9,252,181	1,326,038	3,155,361	491,239	3,547,105	59,750,624
負債		Liabilities						
應付利息	Interest payable	-	-	-	-	-	445,787	445,787
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,133,740	-	-	-	-	140,437	4,274,177
衍生金融工具	Derivative financial instruments	-	-	-	-	-	158,246	158,246
應付稅項	Tax payable	-	-	-	-	-	138,329	138,329
遞延稅項負債	Deferred tax liabilities	-	-	-	-	-	15,209	15,209
保險負債	Insurance liabilities	-	-	-	-	-	1,462,318	1,462,318
已發行債務證券	Debt securities issued	6,043,151	6,293,644	6,664,434	19,688,772	5,805,072	-	44,495,073
已發行按揭證券	Mortgage-backed securities issued	1,051,120	-	229,116	740,158	-	-	2,020,394
總負債	Total liabilities	11,228,011	6,293,644	6,893,550	20,428,930	5,805,072	2,360,326	53,009,533
利息敏感度缺口總額*	Total interest sensitivity gap*	30,750,689	2,958,537	(5,567,512)	(17,273,569)	(5,313,833)		
利率衍生工具 (持倉淨額的名義金額)	Interest rate derivatives (notional amounts of net position)	(13,406,010)	(13,453,873)	2,715,050	18,876,598	5,361,536		

* 未計入衍生金融工具重定息對已發行債務證券及已發行按揭證券的影響。

* before the repricing effect of derivative financial instruments on the debt securities and the mortgage-backed securities issued.

本公司 The Company		一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	不計息 Non-interest bearing	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年 十二月三十一日	As at 31 December 2009							
資產	Assets							
現金及短期資金	Cash and short-term funds	3,550,348	325,750	-	-	-	48,654	3,924,752
應收利息及匯款	Interest and remittance receivables	-	-	-	-	-	698,809	698,809
衍生金融工具	Derivative financial instruments	-	-	-	-	-	1,273,102	1,273,102
貸款組合淨額	Loan portfolio, net	33,645,048	6,978,278	123,890	55,044	14,903	-	40,817,163
證券投資：	Investment securities:							
– 可供出售	– available-for-sale	1,201,524	931,092	454,728	-	-	1,025,720	3,613,064
– 持有至到期	– held-to-maturity	502,010	1,000,024	741,741	3,097,888	476,335	-	5,817,998
附屬公司投資	Investment in subsidiaries	1,628,130	-	-	2,390	-	103,060	1,733,580
合營公司投資	Investment in a joint venture	-	-	-	-	-	120,554	120,554
固定資產	Fixed assets	-	-	-	-	-	19,000	19,000
預付款項、按金 及其他資產	Prepayments, deposits and other assets	-	-	-	-	-	36,681	36,681
再保險資產	Reinsurance assets	-	-	-	-	-	266,101	266,101
總資產	Total assets	40,527,060	9,235,144	1,320,359	3,155,322	491,238	3,591,681	58,320,804
負債	Liabilities							
應付利息	Interest payable	-	-	-	-	-	442,217	442,217
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,724,848	-	-	-	-	186,101	4,910,949
衍生金融工具	Derivative financial instruments	-	-	-	-	-	158,246	158,246
應付稅項	Tax payable	-	-	-	-	-	131,850	131,850
遞延稅項負債	Deferred tax liabilities	-	-	-	-	-	15,213	15,213
保險負債	Insurance liabilities	-	-	-	-	-	1,462,318	1,462,318
已發行債務證券	Debt securities issued	6,043,151	6,293,644	6,664,434	19,688,772	5,805,072	-	44,495,073
總負債	Total liabilities	10,767,999	6,293,644	6,664,434	19,688,772	5,805,072	2,395,945	51,615,866
利息敏感度缺口總額*	Total interest sensitivity gap*	29,759,061	2,941,500	(5,344,075)	(16,533,450)	(5,313,834)		
利率衍生工具 (持倉淨額的名義金額)	Interest rate derivatives (notional amounts of net position)	(12,481,010)	(14,378,873)	2,715,050	18,876,598	5,361,536		

* 未計入衍生金融工具重定息對已發行債務證券的影響。

* before the repricing effect of derivative financial instruments on the debt securities issued.

		一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上	不計息 Non-interest bearing	總額 Total
本集團 The Group		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日	As at 31 December 2008							
資產	Assets							
現金及短期資金	Cash and short-term funds	2,681,817	164,800	206,150	-	-	40,491	3,093,258
應收利息及匯款	Interest and remittance receivables	-	-	-	-	-	1,334,485	1,334,485
衍生金融工具	Derivative financial instruments	-	-	-	-	-	2,237,526	2,237,526
貸款組合淨額	Loan portfolio, net	34,856,337	15,878,446	14,041	11,288	-	-	50,760,112
證券投資：	Investment securities：							
- 可供出售	- available-for-sale	-	1,209,825	-	-	-	842,727	2,052,552
- 持有至到期	- held-to-maturity	875,431	387,550	1,401,822	2,556,293	393,570	-	5,614,666
合營公司投資	Investment in a joint venture	-	-	-	-	-	113,532	113,532
固定資產	Fixed assets	-	-	-	-	-	14,302	14,302
預付款項、按金 及其他資產	Prepayments, deposits and other assets	-	-	-	-	-	30,555	30,555
遞延稅項資產	Deferred tax assets	-	-	-	-	-	28,904	28,904
再保險資產	Reinsurance assets	-	-	-	-	-	348,442	348,442
總資產	Total assets	38,413,585	17,640,621	1,622,013	2,567,581	393,570	4,990,964	65,628,334
負債	Liabilities							
應付利息	Interest payable	-	-	-	-	-	469,965	469,965
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,088,880	-	-	-	-	94,813	4,183,693
衍生金融工具	Derivative financial instruments	-	-	-	-	-	214,994	214,994
應付稅項	Tax payable	-	-	-	-	-	47,866	47,866
保險負債	Insurance liabilities	-	-	-	-	-	908,740	908,740
外匯基金墊款	Advance from Exchange Fund	8,000,000	-	-	-	-	-	8,000,000
已發行債務證券	Debt securities issued	10,079,026	5,244,478	5,791,690	14,969,795	6,729,999	-	42,814,988
已發行按揭證券	Mortgage-backed securities issued	1,257,577	-	990,027	978,020	-	-	3,225,624
總負債	Total liabilities	23,425,483	5,244,478	6,781,717	15,947,815	6,729,999	1,736,378	59,865,870
利息敏感度缺口總額*	Total interest sensitivity gap*	14,988,102	12,396,143	(5,159,704)	(13,380,234)	(6,336,429)		
利率衍生工具 (持倉淨額的名義金額)	Interest rate derivatives (notional amounts of net position)	(16,562,510)	(8,723,435)	6,172,000	13,974,060	5,139,885		

* 未計入衍生金融工具重定息對已發行債務證券及已發行按揭證券的影響。

* before the repricing effect of derivative financial instruments on the debt securities and the mortgage-backed securities issue.

本公司 The Company		一個月內 Up to 1 month 千港元 HK\$'000	一個月以上 至三個月 Over 1 month to 3 months 千港元 HK\$'000	三個月以上 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	不計息 Non-interest bearing 千港元 HK\$'000	總額 Total 千港元 HK\$'000
於二零零八年 十二月三十一日	As at 31 December 2008							
資產	Assets							
現金及短期資金	Cash and short-term funds	2,662,755	164,800	187,400	-	-	39,780	3,054,735
應收利息及匯款	Interest and remittance receivables	-	-	-	-	-	1,322,591	1,322,591
衍生金融工具	Derivative financial instruments	-	-	-	-	-	2,159,479	2,159,479
貸款組合淨額	Loan portfolio, net	30,776,325	15,878,446	13,191	10,323	-	-	46,678,285
證券投資：	Investment securities:							
— 可供出售	— available-for-sale	-	1,209,825	-	-	-	842,727	2,052,552
— 持有至到期	— held-to-maturity	875,431	387,550	1,401,822	2,556,293	393,570	-	5,614,666
附屬公司投資	Investment in a subsidiary	2,208,160	-	854	967	-	1,000	2,210,981
合營公司投資	Investment in a joint venture	-	-	-	-	-	122,097	122,097
固定資產	Fixed assets	-	-	-	-	-	14,302	14,302
預付款項、按金 及其他資產	Prepayments, deposits and other assets	-	-	-	-	-	38,118	38,118
遞延稅項資產	Deferred tax assets	-	-	-	-	-	28,889	28,889
再保險資產	Reinsurance assets	-	-	-	-	-	348,442	348,442
總資產	Total assets	36,522,671	17,640,621	1,603,267	2,567,583	393,570	4,917,425	63,645,137
負債	Liabilities							
應付利息	Interest payable	-	-	-	-	-	462,518	462,518
應付賬款、應付開支 及其他負債	Accounts payable, accrued expenses and other liabilities	4,831,846	-	-	-	-	147,664	4,979,510
衍生金融工具	Derivative financial instruments	-	-	-	-	-	214,994	214,994
應付稅項	Tax payable	-	-	-	-	-	47,866	47,866
保險負債	Insurance liabilities	-	-	-	-	-	908,740	908,740
外匯基金墊款	Advance from Exchange Fund	8,000,000	-	-	-	-	-	8,000,000
已發行債務證券	Debt securities issued	10,524,361	5,244,478	5,791,690	14,969,795	6,729,999	-	43,260,323
總負債	Total liabilities	23,356,207	5,244,478	5,791,690	14,969,795	6,729,999	1,781,782	57,873,951
利息敏感度缺口總額*	Total interest sensitivity gap*	13,166,464	12,396,143	(4,188,423)	(12,402,212)	(6,336,429)		
利率衍生工具 (持倉淨額的名義金額)	Interest rate derivatives (notional amounts of net position)	(14,672,510)	(8,723,435)	5,432,000	12,824,060	5,139,885		

* 未計入衍生金融工具重定息對已發行債務證券的影響。

* before the repricing effect of derivative financial instruments on the debt securities issued.

3.4 流動資金風險

流動資金風險指本集團未能償還其支付債項或未能為已承諾購買的貸款提供資金的風險。本集團每日監測資金流入及流出，並在所有工具到期期限的基礎上預計遠期資金流入及流出。本集團從不同資金來源支持其業務增長及維持均衡的負債組合。資產負債管理委員會定期對流動資金來源進行審查。

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 inflow and outflow 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. Source of liquidity are regularly reviewed by ALCO.

(a) 未折現現金流量分析

下表列示本集團於呈報期末按剩餘合約年期根據非衍生金融負債、以淨額基準結算的衍生金融負債及以總額基準結算的衍生金融工具的現金流量。表內披露的金額為預測合約未折現現金流量，包括根據最早的可能合約到期日計算的未來利息支付款項。本集團的衍生工具包括按淨額基準結算的利率掉期以及按總額基準結算的貨幣間掉期及遠期貨合約。

(a) Undiscounted cash flows analysis

The table below presents 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 table 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; and cross currency swaps, currency forward contracts that will be settled on gross basis.

		一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
本集團 The Group							
於二零零九年 十二月三十一日		As at 31 December 2009					
非衍生現金流出 負債	Non-derivative cash outflows Liabilities						
已發行債務證券	Debt securities issued	(1,118,623)	(3,715,322)	(7,917,958)	(28,083,715)	(7,500,004)	(48,335,622)
已發行按揭證券	Mortgage-backed securities issued	(49,315)	(30,227)	(401,388)	(1,611,674)	-	(2,092,604)
		(1,167,938)	(3,745,549)	(8,319,346)	(29,695,389)	(7,500,004)	(50,428,226)
衍生現金流入/(流出)	Derivative cash inflows/(outflows)						
按下列基準結算的 衍生金融工具：	Derivative financial instrument settled:						
- 淨額基準	- on net basis	(11,212)	(5,829)	(84,151)	(31,888)	(7,253)	(140,333)
- 總額基準	- on gross basis						
流出總額	Total outflow	(1,363,581)	(1,276,362)	(4,185,396)	(15,797,991)	(613,371)	(23,236,701)
流入總額	Total inflow	1,357,584	1,281,986	4,187,431	15,792,814	608,060	23,227,875
		(17,209)	(205)	(82,116)	(37,065)	(12,564)	(149,159)

		一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
本公司 The Company							
於二零零九年 十二月三十一日		As at 31 December 2009					
非衍生現金流出 負債	Non-derivative cash outflows Liabilities						
已發行債務證券	Debt securities issued	(1,118,623)	(3,715,322)	(7,917,958)	(28,083,715)	(7,500,004)	(48,335,622)
衍生現金流入/(流出)	Derivative cash inflows/(outflows)						
按下列基準結算的 衍生金融工具：	Derivative financial instrument settled:						
- 淨額基準	- on net basis	(11,212)	(5,829)	(84,151)	(31,888)	(7,253)	(140,333)
- 總額基準	- on gross basis						
流出總額	Total outflow	(1,363,581)	(1,276,362)	(4,185,396)	(15,797,991)	(613,371)	(23,236,701)
流入總額	Total inflow	1,357,584	1,281,986	4,187,431	15,792,814	608,060	23,227,875
		(17,209)	(205)	(82,116)	(37,065)	(12,564)	(149,159)

		一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	總額 Total
本集團 The Group		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日	As at 31 December 2008						
非衍生現金流出 負債	Non-derivative cash outflows Liabilities						
已發行債務證券	Debt securities issued	(6,660,320)	(2,078,979)	(3,709,327)	(25,822,304)	(7,530,588)	(45,801,518)
已發行按揭證券	Mortgage-backed securities issued	(13,068)	(44,943)	(1,136,283)	(2,183,220)	-	(3,377,514)
		(6,673,388)	(2,123,922)	(4,845,610)	(28,005,524)	(7,530,588)	(49,179,032)
衍生現金流入／(流出) 按下列基準結算的 衍生金融工具：	Derivative cash inflows/(outflows) Derivative financial instrument settled:						
- 淨額基準	- on net basis	8,616	6,225	(64,687)	(106,946)	170	(156,622)
- 總額基準	- on gross basis						
流出總額	Total outflow	(821,700)	(4,146,870)	(2,294,685)	(9,463,556)	(1,053,100)	(17,779,911)
流入總額	Total inflow	786,236	4,141,430	2,240,134	9,425,543	1,046,124	17,639,467
		(26,848)	785	(119,238)	(144,959)	(6,806)	(297,066)

		一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	總額 Total
本公司 The Company		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日	As at 31 December 2008						
非衍生現金流出 負債	Non-derivative cash outflows Liabilities						
已發行債務證券	Debt securities issued	(7,106,009)	(2,078,979)	(3,709,327)	(25,822,304)	(7,530,588)	(46,247,207)
衍生現金流入／(流出) 按下列基準結算的 衍生金融工具：	Derivative cash inflows/(outflows) Derivative financial instrument settled:						
- 淨額基準	- on net basis	8,616	6,225	(64,687)	(106,946)	170	(156,622)
- 總額基準	- on gross basis						
流出總額	Total outflow	(821,700)	(4,146,870)	(2,294,685)	(9,463,556)	(1,053,100)	(17,779,911)
流入總額	Total inflow	786,236	4,141,430	2,240,134	9,425,543	1,046,124	17,639,467
		(26,848)	785	(119,238)	(144,959)	(6,806)	(297,066)

(b) 到期日分析

下表根據呈報期末至合約到期日剩餘期間按分類之資產及負債分析。

(b) Maturity analysis

The table below analyses the Group's assets and liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date.

		即時到期 Repayable on demand	一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上	無限期 Undated	總額 Total
本集團 The Group		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年 十二月三十一日		As at 31 December 2009							
資產		Assets							
現金及短期資金	Cash and short-term funds	57,248	3,593,937	410,934	5,679	-	-	-	4,067,798
貸款組合	Loan portfolio	11,181	1,039,425	879,296	4,454,273	18,062,261	19,331,884	24,407	43,802,727
證券投資	Investment securities								
- 可供出售	- available-for-sale	-	1,201,524	931,092	454,728	-	-	1,025,720	3,613,064
- 持有至到期	- held-to-maturity	-	155,071	637,241	1,023,674	3,525,677	476,335	-	5,817,998
再保險資產	Reinsurance assets	-	-	-	-	-	-	266,101	266,101
		68,429	5,989,957	2,858,563	5,938,354	21,587,938	19,808,219	1,316,228	57,567,688
負債		Liabilities							
保險負債	Insurance liabilities	-	-	-	-	-	-	1,462,318	1,462,318
已發行債務證券	Debt securities issued	-	1,238,693	4,663,947	7,369,542	25,318,031	5,904,860	-	44,495,073
已發行按揭證券	Mortgage-backed securities issued	-	53,369	64,783	361,301	1,540,941	-	-	2,020,394
		-	1,292,062	4,728,730	7,730,843	26,858,972	5,904,860	1,462,318	47,977,785

		即時到期 Repayable on demand	一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上	無限期 Undated	總額 Total
本公司 The Company		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年 十二月三十一日		As at 31 December 2009							
資產		Assets							
現金及短期資金	Cash and short-term funds	44,740	3,573,012	307,000	-	-	-	-	3,924,752
貸款組合	Loan portfolio	9,543	891,005	801,897	4,129,092	16,885,678	18,090,064	23,859	40,831,138
證券投資	Investment securities								
- 可供出售	- available-for-sale	-	1,201,524	931,092	454,728	-	-	1,025,720	3,613,064
- 持有至到期	- held-to-maturity	-	155,071	637,241	1,023,674	3,525,677	476,335	-	5,817,998
再保險資產	Reinsurance assets	-	-	-	-	-	-	266,101	266,101
		54,283	5,820,612	2,677,230	5,607,494	20,411,355	18,566,399	1,315,680	54,453,053
負債		Liabilities							
保險負債	Insurance liabilities	-	-	-	-	-	-	1,462,318	1,462,318
已發行債務證券	Debt securities issued	-	1,238,693	4,663,947	7,369,542	25,318,031	5,904,860	-	44,495,073
		-	1,238,693	4,663,947	7,369,542	25,318,031	5,904,860	1,462,318	45,957,391

		即時到期 Repayable on demand	一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	無限期 Undated	總額 Total
本集團 The Group		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日		As at 31 December 2008							
資產		Assets							
現金及短期資金	Cash and short-term funds	38,444	2,683,864	164,800	206,150	-	-	-	3,093,258
貸款組合	Loan portfolio	8,729	1,006,930	1,425,123	5,169,544	27,003,734	16,136,222	60,366	50,810,648
證券投資		Investment securities							
- 可供出售	- available-for-sale	-	696,856	512,969	-	-	-	842,727	2,052,552
- 持有至到期	- held-to-maturity	-	452,472	355,433	1,401,822	2,996,067	408,872	-	5,614,666
再保險資產	Reinsurance assets	-	-	-	-	-	-	348,442	348,442
		47,173	4,840,122	2,458,325	6,777,516	29,999,801	16,545,094	1,251,535	61,919,566
負債		Liabilities							
保險負債	Insurance liabilities	-	-	-	-	-	-	908,740	908,740
已發行債務證券	Debt securities issued	-	6,842,666	2,387,257	5,835,259	20,922,519	6,827,287	-	42,814,988
已發行按揭證券	Mortgage-backed securities issued	-	99,301	87,224	830,998	2,208,101	-	-	3,225,624
		-	6,941,967	2,474,481	6,666,257	23,130,620	6,827,287	908,740	46,949,352

		即時到期 Repayable on demand	一個月內 Up to 1 month	一個月以上 至三個月 Over 1 month to 3 months	三個月以上 至一年 Over 3 months to 1 year	一年以上 至五年 Over 1 year to 5 years	五年以上 Over 5 years	無限期 Undated	總額 Total
本公司 The Company		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年 十二月三十一日		As at 31 December 2008							
資產		Assets							
現金及短期資金	Cash and short-term funds	36,342	2,666,193	164,800	187,400	-	-	-	3,054,735
貸款組合	Loan portfolio	7,869	937,317	1,248,549	4,791,178	25,265,027	14,422,538	55,580	46,728,058
證券投資		Investment securities							
- 可供出售	- available-for-sale	-	696,856	512,969	-	-	-	842,727	2,052,552
- 持有至到期	- held-to-maturity	-	452,472	355,433	1,401,822	2,996,067	408,872	-	5,614,666
再保險資產	Reinsurance assets	-	-	-	-	-	-	348,442	348,442
		44,211	4,752,838	2,281,751	6,380,400	28,261,094	14,831,410	1,246,749	57,798,453
負債		Liabilities							
保險負債	Insurance liabilities	-	-	-	-	-	-	908,740	908,740
已發行債務證券	Debt securities issued	-	7,288,001	2,387,257	5,835,259	20,922,519	6,827,287	-	43,260,323
		-	7,288,001	2,387,257	5,835,259	20,922,519	6,827,287	908,740	44,169,063

3.5 按揭保險風險

本集團為核准賣方／管理供款機構提供按揭保險，就信貸虧損風險提供的保險額最高可達按揭貸款之物業價值的25%至30%，惟批出貸款時貸款額與物業價值比率不得超過95%。

任何保險合約的風險為已投保事件發生的可能性及所引致的申索金額的不確定性。根據保險合約本身的特質，此類風險屬隨機，因此不能預計。

3.5 Mortgage insurance risk

The Group offers mortgage insurance which provides cover to the Approved Sellers/Service providers for first credit losses of up to 25% - 30% of the property value of a mortgage loan with loan-to-value ratio below 95% at origination.

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.

對一組保險合約而言，當機會率的理論應用予定價及撥備時，本集團保險合約面對的主要風險為實際申索超出保險負債賬面值。當申索的次數及金額超過預計時，上述情況便可能發生。保險事件為隨機，而申索及利益的實際次數及金額每年有所不同，同時亦可能有異於使用統計方法得出的估計數字。

經驗顯示類似保險合約的組合越大，預期後果的相對可變性則越低。此外，越是多元化的組合，越是不會由於組合內任何一組分支變動而使整體受影響。本集團已制定業務策略，為分散所接納按揭保險風險種類，並在每個主要類別內歸納足夠宗數的風險，從而降低預期後果的可變性。

申索的次數及金額可受多項因素影響。最主要因素為經濟衰退及本港物業市場下滑。經濟衰退可能引致拖欠付款增加，影響申索次數。物業價格下跌，會使抵押品價值低於按揭貸款未償還餘額，因而增加索償金額。

本集團採納一套審慎的保險資格準則管理有關風險。為確保預留充足撥備應付未來索償付款，本集團以審慎負債估值假設，按監管指引內規定的方法計算技術儲備。本集團亦向核准再保險公司按比例投保攤分再保險，致力限制所面對的風險。本集團進行綜合評估，包括按信貸委員會制定的核准篩選架構，評估按揭再保險公司的財政實力及信貸評級。本集團會定期檢討核准再保險公司。

截至二零零九年十二月三十一日，倘總承保虧損率增加1%，則本年度除稅前溢利將減少170萬港元（二零零八年：130萬港元）。倘總承保虧損率下降1%，則本年度除稅前溢利將增加170萬港元（二零零八年：130萬港元）。

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.

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 mortgage 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 and a slump in the local property market. Economic downturn, which may cause a rise in defaulted payment, affects the frequency of claims. A drop in property prices, where the collateral value falls below the outstanding balance of the mortgage loan, will increase the severity of claims.

The Group manages these risks by adopting a set of prudent insurance 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. The Group conducts comprehensive assessment including the financial strength and credit ratings of the mortgage reinsurers in accordance with the approved selection framework set by the Credit Committee. The approved mortgage reinsurers are subject to periodic reviews.

As at 31 December 2009, if total loss ratio had increased by 1%, profit before tax for the year would have been HK\$1.7 million (2008: HK\$1.3 million) lower. If total loss ratio had decreased by 1%, profit before tax for the year would have been HK\$1.7 million (2008: HK\$1.3 million) higher.

3.6 金融資產及負債的公平值

公平值估計基於相關市場資料及金融工具特性在指定時間作出。

下表概述並未於本集團財務狀況表按公平值悉數呈列的金融資產及負債的賬面值與公平值。買入價用於估計資產的公平值，而賣出價則用於估計負債的公平值。

		賬面值		公平值	
		Carrying value		Fair value	
		2009	2008	2009	2008
		千港元	千港元	千港元	千港元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
金融資產	Financial assets				
現金及短期資金	Cash and short-term funds	4,067,798	3,093,258	4,067,798	3,093,258
貸款組合淨額	Loan portfolio, net	43,788,716	50,760,112	43,788,716	50,760,112
證券投資	Investment securities				
– 持有至到期	– held-to-maturity	5,817,998	5,614,666	5,935,727	5,644,179
金融負債	Financial liabilities				
其他負債	Other liabilities	4,133,740	4,088,880	4,133,740	4,088,880
已發行債務證券	Debt securities issued	41,648,925	38,101,573	41,655,241	38,108,085
已發行按揭證券	Mortgage-backed securities issued	2,020,394	3,225,624	2,011,421	3,211,027

估計金融工具公平值時已使用下列方法及假設：

(a) 現金及短期資金

現金及短期資金包括銀行存款。浮息存款的公平值即其賬面值。定息存款(存款期通常少於三個月)的估計公平值乃基於使用同類信貸風險債務的現行貨幣市場利率及剩餘年期計算之折現現金流量。因此，存款的公平值約等於其賬面值。

(b) 貸款組合淨額及根據按揭通遞證券化計劃發行的按揭證券

貸款組合於扣除減值撥備後列賬。小部分貸款組合按固定利率計息。因此，貸款組合及已發行按揭證券的賬面值為公平值的合理估計。

3.6 Fair values of financial assets and liabilities

Fair value estimate are made at a specific point in time based on relevant market information and the characteristics of the financial instruments.

The following table summarises the carrying amounts and fair values of those financial assets and liabilities not wholly presented on the Group's statement of financial position at their fair value. Bid prices are used to estimate fair values of assets, whereas offer prices are applied for liabilities.

The following methods and assumptions have been used to estimate the fair values of financial instruments:

(a) Cash and short-term funds

Cash and short-term funds include bank deposits. The fair value of floating-rate deposits is the carrying amount. The estimated fair value of fixed-rate deposits, which are normally less than 3 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.

(b) Loan portfolio, net, and mortgage-backed securities issued under the MBS Pass-Through Programme

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 and the mortgage-backed securities issued is a reasonable estimate of the fair value.

(c) 證券投資

證券投資包括持有至到期計息資產，而分類為可供出售的資產按公平值計量。持有至到期資產之公平值以市價或經紀／交易商報價為基礎。倘本集團未能取得有關資料，則採用具有同類信貸、到期日及收益率等特點之證券所報市價估計公平值。

(d) 已發行債務證券

公平值總額乃基於市場報價計算。至於未有市場報價的債券，本集團基於到期前剩餘期限的現時收益率曲線並採用現金流量貼現模型計算。

(e) 根據Bauhinia按揭證券計劃發行的按揭證券

公平值總額乃基於市場報價計算。至於未有市場報價的債券，本集團基於到期前剩餘期限的現時收益率曲線並採用現金流量貼現模型計算。

(f) 其他負債

其他負債指二零零三年十二月及二零零四年一月自香港特別行政區（「香港特區」）政府購買的按揭貸款加強信貸安排的遞延代價。其他負債的公平值與賬面值相若。

(g) 於財務報表按公平值計量的金融工具

按公平值計量的金融工具並無（二零零八年：無）使用無法以明顯市場數據佐證的估值方法。

下表列示按公平值確認並根據以下方式計算的公平值分析的金融工具：

- 相同資產或負債於活躍市場中之報價（第一層）；
- 除第一層所包括之報價外，就資產或負債能直接（如股價）或間接（如從價格推斷）可觀察之數據（第二層）；及
- 有關資產或負債並非基於可觀察之市場數據（不可觀察之數據）（第三層）。

(c) Investment securities

Investment securities include only interest-bearing assets held to maturity, assets classified as available-for-sale are measured at fair value. Fair value for held-to-maturity assets is based on market prices or broker/dealer price quotations. Where this information is not available, fair value has been estimated using quoted market prices for securities with similar credit, maturity and yield characteristics.

(d) Debt securities issued

The aggregate fair values are calculated based on quoted market 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.

(e) Mortgage-backed securities issued under the Bauhinia MBS Programme

The aggregate fair values are calculated based on quoted market 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.

(f) Other liabilities

Other liabilities represent the deferred consideration used for credit enhancement on the mortgage loans purchased from the Government of the Hong Kong Special Administrative Region ("HKSAR") in December 2003 and January 2004. The fair value of other liabilities approximates the carrying amount.

(g) Financial instruments measured at fair value in the financial statements

There is no (2008: nil) financial instrument measured at fair value using a valuation technique that is not supported by observable market data.

The following table shows financial instruments recognised at fair value, analysed between those whose fair value is based on:

- Quoted prices in active markets for identical assets or liabilities (Level 1);
- Those involving inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived from prices) (Level 2); and
- Those with inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

		本集團 The Group			本公司 The Company		
		第一層 Level 1	第二層 Level 2	總計 Total	第一層 Level 1	第二層 Level 2	總計 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零九年十二月三十一日	As at 31 December 2009						
資產	Assets						
衍生金融工具	Derivative financial instruments	-	1,317,375	1,317,375	-	1,273,102	1,273,102
證券投資	Investment securities						
– 可供出售	– available-for-sale	1,104,186	2,508,878	3,613,064	1,104,186	2,508,878	3,613,064
		1,104,186	3,826,253	4,930,439	1,104,186	3,781,980	4,886,166
負債	Liabilities						
衍生金融工具	Derivative financial instruments	-	158,246	158,246	-	158,246	158,246
初步確認時指定為以公平值 變化計入損益的 已發行債務證券	Debt securities issued designated as at fair value through profit or loss upon initial recognition	-	2,846,148	2,846,148	-	2,846,148	2,846,148
		-	3,004,394	3,004,394	-	3,004,394	3,004,394

本集團及本公司概無持有任何屬於第三層之金融工具。

Neither the Group nor the Company hold any financial instruments categorized as Level 3.

3.7 資本管理

本集團管理資本(其涵蓋範圍較列於財務狀況表賬面的「權益」為廣)的目的如下：

- 符合香港特別行政區政府財政司司長(「財政司司長」)制定的資本規定；
- 確保本集團持續營運的能力，以繼續為股東提供回報；
- 維持本集團的穩定及發展；
- 按有效及基於風險的方法分配資本，最優化提供予股東的經風險調報回報；及
- 維持雄厚的資本基礎支持業務發展。

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 of the Hong Kong Special Administrative Region ("Financial Secretary");
- To safeguard the Group's ability to continue as a going concern so that it can continue to provide returns for shareholders;
- 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 shareholders; and
- To maintain a strong capital base to support the development of its business.

本集團管理層根據財政司司長頒佈的指引每日監控資本充足程度及監管資金的用途。指引規定資本對資產比率最低為5%。資本對資產比率為本集團資本總額與其資產負債表內及資產負債表外加權風險值總額之間的比率，以百分比表示。

總裁須根據財政司司長頒佈的指引每季度向董事局提交報告。任何違反或可能違反資本對資產比率指引的情況均須向財政司司長報告。

本集團的資本基礎包括股本、股份溢價、保留溢利及調撥保留溢利產生的風險儲備、以組合形式評估貸款減值所作之撥備以及其他儲備。

資本充足架構計及嵌入資產的風險的不同水平。經計及任何合資格抵押品或擔保後，根據資產性質應用不同兌換因素，並反映對相關風險的估計。對資產負債表外風險採取類似處理方法，並作出若干調整以反映更難以預計的潛在虧損。

下表概述本集團於呈報期末的資本基礎組成及比率。年內，本集團遵守財政司司長制定的所有資本規定。

Capital adequacy and the use of regulatory capital are monitored daily by the Group's management in accordance with the guidelines issued by the Financial Secretary. The minimum Capital-to-Assets ratio ("CAR") stipulated in the guidelines is 5%. The CAR is calculated as a ratio, expressed as a percentage, of the Group's total capital base to the sum of its total on-balance sheet and total off-balance sheet risk-weighted exposures.

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. Any breach or likely breach of the CAR guidelines must be reported to the Financial Secretary.

The Group's capital base comprises share capital, share premium, retained profits and contingency reserve created by appropriations of retained profits, allowance for loan impairment under collective assessment and other reserve.

The capital adequacy framework takes into account different levels of risk embedded in assets. Conversion factors are applied to assets according to their nature and reflecting an estimate of underlying risks, taking into account any eligible collateral or guarantee. A similar treatment is adopted for off-balance sheet exposures, with some adjustments to reflect the more contingent nature of the potential losses.

The table below summarises the composition of capital base and the ratios of the Group as at the end of the reporting period. During the year, the Group complied with all of the capital requirement set by the Financial Secretary.

		2009 千港元 HK\$'000	2008 千港元 HK\$'000
股本	Share capital	2,000,000	2,000,000
保留溢利	Retained profits	3,925,694	3,485,513
風險儲備	Contingency reserves	189,833	123,545
其他儲備	Other reserves	160,329	(29,928)
以組合形式評估貸款減值所作之撥備	Allowance for loan impairment under collective assessment	14,011	50,536
資本總額	Total capital base	6,289,867	5,629,666
資本對資產比率	CAR	9.5%	8.7%

4. 關鍵會計估計及假設

本集團採用對下一個財政年度的資產及負債列賬額有影響之估計及假設。本集團會根據過往經驗及其他因素(包括於有關情況下對未來事項作出的合理預期)，持續評估所作估計及判斷。

4.1 貸款組合的減值撥備

本集團至少每季檢討其貸款組合以評估減值。釐定減值虧損是否應計入收益表時，本集團會判斷有否任何觀察可得數據，在可識別出貸款組合個別貸款的預計未來現金流減少前，反映組合有關下跌的可計量數額。此等證據或會包括有可觀察數據顯示某一組借款人的還款狀況轉差，或出現與個別資產組別拖欠付款相關的經濟狀況。管理層估計未來現金流時，會依據貸款風險特徵及客觀減值證據與有關組合相若的資產過往虧損經驗。本集團會定期檢討估計未來現金流金額及時間的方法及假設，以縮小估計虧損及實際虧損經驗的差異。

4.2 衍生工具的公平值

並無活躍市場報價的金融工具公平值採用估值方法釐定。使用估值方法(如模型)釐定公平值時，該等方法經獨立於建立此等模型相關範疇的合資格人士核實及定期檢討。所有模型於使用前均被核實及調整以確保結果反映實際數據及可比較市價。在可行情況下，此等模型僅使用觀察所得數據，然而，信貸風險、波幅及相關系數等若干方面則需管理層作出估計。有關此等因素之假設的轉變可能影響所呈報的金融工具公平值。敏感度分析載於附註3.3。

4.3 可供出售投資減值

若可供出售投資的公平值大幅或持續跌至低於其成本，本集團即判定該等投資已減值。釐定是否大幅及持續需運用判斷。作出判斷時，本集團評估(其中包括)上市價格日常波動。此外，倘投資的財務穩健程度、行業及類別表現轉差以及技術、營運及融資現金流量出現變動，亦顯示可能出現減值。

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 impairment at least on a quarterly basis. In determining whether an impairment loss should be recorded in the income statement, the Group makes judgements as to whether there is any observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of loans before the decrease can be identified with an individual loan in that portfolio. This evidence may include observable data indicating that there has been an adverse change in the payment status of borrowers in a group or economic conditions that correlate with defaults on assets in the group. Management uses estimates based on historical loss experience for assets with credit risk characteristics and objective evidence of impairment similar to those in the portfolio when scheduling its future cash flows. 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.

4.2 Fair value of derivatives

The fair value of financial instruments that are not quoted in active markets are determined by using valuation techniques. Where valuation techniques (for example, models) are used to determine fair value, they are validated and periodically reviewed by qualified personnel independent of the area that created them. All models are validated before they are used, and models are calibrated to ensure that outputs reflect actual data and comparative market prices. To the extent practical, models use only observable data, however areas such as credit risk, volatilities and correlations require management to make estimates. Changes in assumptions about these factors could affect reported fair value of financial instruments. Sensitivity analysis is set out in Note 3.3.

4.3 Impairment of available-for-sale investments

The Group determines that available-for-sale investments are impaired when there has been a significant or prolonged decline in the fair value below its cost. This determination of what is significant or prolonged requires judgement. In making this judgement, the Group evaluates, among other factors, the normal volatility in listed price. In addition, impairment may be appropriate when there is evidence of a deterioration in the financial health of the investment, industry and sector performance, changes in technology, and operational and financing cash flows.

4.4 持有至到期投資

本集團依照香港會計準則第39號之指引，運用重大判斷，將具有既定或確定付款額及還款期的若干非衍生工具金融資產分類為持有至到期投資。作出判斷時，本集團會評估持有投資之目的及持有該資產至到期之能力。除香港會計準則第39號所指明的特定情況外，倘本集團未能持有該等投資至到期，則須將全部資產重新分類為可供出售投資並以公平值而非攤銷成本計量。

4.5 利得稅

本集團在香港須繳納利得稅。釐定利得稅撥備時需作出重大估計。日常業務過程中進行的多項交易及計算的最終稅項無法確定。本集團基於估計有否到期應繳的額外稅項確認預期稅務事宜的負債。倘該等事項的最終稅務結果有別於原來記錄的金額，則有關差額將影響釐定期間的所得稅及遞延稅項撥備。

4.4 Held-to-maturity investments

The Group follows the guidance of HKAS 39 on classifying non-derivative financial assets with fixed or determinable payments and fixed maturity as held-to-maturity. This classification requires significant judgement. In making this judgement, the Group evaluates its intention and ability to hold such investments to maturity. If the Group fails to keep these investments to maturity other than for the specific circumstances defined in HKAS 39, it will be required to reclassify the entire class as available-for-sale and measured at fair value, not amortised cost.

4.5 Profits tax

The Group is subject to profits tax in Hong Kong. Significant estimates are required in determining the provision for profits tax. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact on the income tax and deferred tax provisions in the period in which such determination is made.

5. 分類分析

本集團主要從事按揭業務。其他業務，例如為提供資金以購入按揭貸款而發行債務工具，及將按揭貸款收取款項所產生的盈餘資金進行再投資，視為按揭業務的附屬業務。本集團亦可以從單一按揭業務分類在集團層面計量其表現。

雖然按揭業務作為單一分類管理，惟按揭業務位於香港、韓國、馬來西亞及中國內地四個地區。香港分類包括香港按揭業務，而非香港分類包括韓國按揭資產、於馬來西亞一家合營公司的投資及於中華人民共和國深圳市的一家附屬公司的投資。主要經營決策人根據地區分類評估表現。

5. Segment analysis

The Group is principally engaged in mortgage business. Other activities such as debt issuance to fund the mortgage purchase and investment to reinvest the surplus funds from mortgage receipt are considered ancillary to mortgage business. The Group is also organised in such a way that performance is measured at Group level in single segment for mortgage business.

Although the mortgage business is managed as a single segment, the mortgage businesses are located in four geographical areas, namely Hong Kong, Korea, Malaysia and China. The segment for Hong Kong includes the mortgage business in Hong Kong. The segment for non-Hong Kong includes the mortgage assets in Korea, investment in a joint venture in Malaysia and investment in a subsidiary in Shenzhen, People's Republic of China. The chief operating decision maker assesses the performance based on geographical segments.

下表呈列截至二零零九年及二零零八年十二月三十一日止年度經營分類的收益及溢利資料。可比較數字已經重列以符合香港財務報告準則第8號的規定。

The following tables represent revenue and profit information for operating segments for the years ended 31 December 2009 and 2008. Comparative figures have been restated to conform to the requirements of HKFRS 8.

		香港 Hong Kong 千港元 HK\$'000	非香港 Non-Hong Kong 千港元 HK\$'000	總額 Total 千港元 HK\$'000
截至二零零九年十二月三十一日止年度 Year ended 31 December 2009				
利息收入	Interest income	1,056,085	282,216	1,338,301
利息支出	Interest expense	(176,106)	(124,488)	(300,594)
淨利息收入	Net interest income	879,979	157,728	1,037,707
其他收入	Other income	230,584	1,004	231,588
經營收入	Operating income	1,110,563	158,732	1,269,295
經營支出	Operating expenses	(123,337)	(34,499)	(157,836)
未計減值前的經營溢利	Operating profit before impairment	987,226	124,233	1,111,459
貸款減值撥	Write-back of loan impairment allowances	36,837	-	36,837
應佔合營公司溢利	Share of profit of a joint venture	-	1,922	1,922
除稅前溢利	Profit before tax	1,024,063	126,155	1,150,218
稅項	Taxation			(144,186)
本年度溢利	Profit for the year			1,006,032
年內資本開支	Capital expenditure during the year	15,111	2,734	17,845

		香港 Hong Kong 千港元 HK\$'000	非香港 Non-Hong Kong 千港元 HK\$'000	總額 Total 千港元 HK\$'000
截至二零零八年十二月三十一日止年度 Year ended 31 December 2008				
利息收入	Interest income	1,475,276	349,938	1,825,214
利息支出	Interest expense	(840,697)	(274,667)	(1,115,364)
淨利息收入	Net interest income	634,579	75,271	709,850
其他收入	Other income	102,100	-	102,100
經營收入	Operating income	736,679	75,271	811,950
經營支出	Operating expenses	(118,844)	(22,905)	(141,749)
未計減值前的經營溢利	Operating profit before impairment	617,835	52,366	670,201
貸款減值撥備	Loan impairment charge	(36,225)	-	(36,225)
應佔合營公司虧損	Share of loss of a joint venture	-	(8)	(8)
除稅前溢利	Profit before tax	581,610	52,358	633,968
稅項	Taxation			(28,974)
本年度溢利	Profit for the year			604,994
年內資本開支	Capital expenditure during the year	7,389	-	7,389

		香港 Hong Kong 千港元 HK\$'000	非香港 Non-Hong Kong 千港元 HK\$'000	總額 Total 千港元 HK\$'000
於二零零九年十二月三十一日	As at 31 December 2009			
分類資產	Segment assets	44,027,821	15,607,613	59,635,434
合營公司投資	Investment in a joint venture	-	115,190	115,190
總資產	Total assets	44,027,821	15,722,803	59,750,624
分類負債	Segment liabilities	37,511,123	15,498,410	53,009,533

		香港 Hong Kong 千港元 HK\$'000	非香港 Non-Hong Kong 千港元 HK\$'000	總額 Total 千港元 HK\$'000
於二零零八年十二月三十一日	As at 31 December 2008			
分類資產	Segment assets	49,496,237	16,018,565	65,514,802
合營公司投資	Investment in a joint venture	-	113,532	113,532
總資產	Total assets	49,496,237	16,132,097	65,628,334
分類負債	Segment liabilities	43,847,305	16,018,565	59,865,870

6. 利息收入

6. Interest income

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
貸款組合	Loan portfolio	1,060,315	1,311,680
現金及短期資金	Cash and short-term funds	36,328	147,117
證券投資 – 上市	Investment securities – listed	82,176	68,731
證券投資 – 非上市	Investment securities – unlisted	159,482	297,686
		1,338,301	1,825,214

本年度利息收入包括488,000港元(二零零八年: 690,000港元)個別已減值貸款的應計利息收入。

Included within interest income is HK\$488,000 for the year (2008: HK\$690,000) with respect to interest income accrued on individually impaired loans.

7. 利息支出

7. Interest expense

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
須於五年內悉數償還的銀行貸款、已發行債務及按揭證券	Bank loans, debt and MBS issued wholly repayable within 5 years	241,376	887,654
毋須於五年內悉數償還的已發行債務及按揭證券	Debt and MBS issued not wholly repayable within 5 years	59,218	227,710
		300,594	1,115,364

本年度利息支出包括220,700,000港元(二零零八年: 399,300,000港元)並非以公平值變化計入損益的金融負債。

Included within interest expenses are HK\$220.7 million (2008: HK\$399.3 million) for financial liabilities that are not at fair value through profit and loss.

8. 其他收入

8. Other income

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
提早還款費用及過期罰款	Early prepayment fees and late charges	19,742	26,289
已滿期保費淨額(附註14)	Net insurance premiums earned (Note 14)	149,429	93,365
匯兌差額	Exchange difference	5,833	(40,455)
金融工具公平值變動	Change in fair value of financial instruments	13,011	(43,108)
可供出售上市投資的股息收入	Dividend income from available-for-sale listed investments	42,224	42,867
出售可供出售投資的收益淨額 (附註11)	Net gain on disposal of available-for-sale investments (Note 11)	5,277	26,026
其他	Others	(3,928)	(2,884)
		231,588	102,100

金融工具公平值變動相當於以下各項的總和：
(i) 指定為公平值對沖的對沖工具公平值虧損783,300,000港元(二零零八年：收益1,482,200,000港元)及被對沖項目公平值收益785,400,000港元(二零零八年：虧損1,482,200,000港元)；及(ii)指定為以公平值變化計入損益的衍生工具公平值虧損31,600,000港元(二零零八年：收益5,400,000港元)及指定以公平值變化計入損益的已發行債務證券公平值收益42,500,000港元(二零零八年：虧損48,500,000港元)。於二零零九年，概無於收益表內確認任何因現金流對沖而產生的無效項目(二零零八年：無)。

Change in fair value of financial instruments represents the aggregate of (i) HK\$783.3 million (2008: HK\$1,482.2 million gain) fair value loss on hedging instruments designated as fair value hedge and HK\$785.4 million (2008: HK\$1,482.2 million loss) fair value gain on the hedged items; and (ii) HK\$31.6 million (2008: HK\$5.4 million gain) fair value loss on derivatives designated as at fair value through profit or loss and HK\$42.5 million (2008: HK\$48.5 million loss) fair value gain on issued debt securities designated as at fair value through profit or loss. In 2009, there is no ineffectiveness recognised in the income statement that arises from cash flow hedges (2008: nil).

9. 經營支出

9. Operating expenses

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
僱員成本	Staff costs		
薪金及福利	Salaries and benefits	102,633	91,855
退休金成本—界定供款計劃	Pension costs – defined contribution plans	5,608	5,216
辦公室	Premises		
租金	Rental	7,268	6,368
其他	Others	7,050	6,333
董事酬金	Directors' emoluments	–	–
折舊(附註24)	Depreciation (Note 24)	10,890	8,936
財經資訊服務	Financial information services	5,593	5,164
顧問費	Consultancy fees	6,702	6,327
其他經營支出	Other operating expenses	12,092	11,550
		157,836	141,749

10. 核數師酬金

10. Auditor's remuneration

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
審核服務	Audit services	867	690
其他服務	Other services	1,186	901
		2,053	1,591

11. 出售可供出售投資的
收益淨額11. Net gain on disposal of available-for-sale
investments

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
出售可供出售投資的收益淨額：	Net gain on disposal of available-for-sale investments:		
— 於一月一日變現已於 儲備內確認的款項	— realisation of amounts recognised in reserves up to 1 January	3,522	24,329
— 本年度產生收益淨額	— net gain arising in current year	1,755	1,697
		5,277	26,026

12. 貸款減值回撥／(撥備)

12. Write-back of loan impairment allowances/
(loan impairment charge)

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
貸款減值回撥／(撥備)	Write-back of loan impairment allowances/ (loan impairment charge)		
— 組合評估(附註20(b))	— collective assessment (Note 20 (b))	36,837	(36,225)

13. 稅項

(a) 於綜合收益表內扣除的稅項為：

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
香港利得稅	Hong Kong profits tax		
– 本年度撥備	– Provision for current year	126,419	39,933
– 過往年度撥備不足	– Underprovision in prior years	15,110	2,242
		141,529	42,175
遞延稅項	Deferred taxation		
– 本年度支出／(抵免)	– Charge/(credit) for current year	2,657	(13,201)
		144,186	28,974

就本年度產生的估計應課稅溢利按16.5% (二零零八年：16.5%) 的稅率計提香港利得稅撥備。遞延稅項以負債法按16.5% (二零零八年：16.5%) 的主要稅率計算全部的暫時差額。

本集團的除稅前溢利的稅項與採用香港稅率計算的理論金額的差異如下：

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
除稅前溢利	Profit before taxation	1,150,218	633,968
按16.5% (二零零八年：16.5%) 的稅率計算	Calculated at a taxation rate of 16.5% (2008:16.5%)	189,786	104,605
應佔合營公司(溢利)／虧損的稅務影響	Tax effect of share of (profit)/loss of a joint venture	(317)	1
毋須繳稅的收入	Income not subject to taxation	(91,044)	(138,820)
不可扣稅的開支	Expenses not deductible for taxation purposes	30,651	60,946
過往年度撥備不足	Underprovision in prior years	15,110	2,242
稅項開支	Taxation charge	144,186	28,974

13. Taxation

(a) Taxation charge in the consolidated income statement represents:

Hong Kong profits tax has been provided at the rate of 16.5% (2008: 16.5%) on the estimated assessable profit for the year. Deferred taxation is calculated in full on temporary differences under the liability method using a principal taxation rate of 16.5% (2008: 16.5%).

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:

(b) 財務狀況表內的稅項撥備為：

(b) Provision for taxation in the statement of financial position represents:

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
香港利得稅撥備	Provision for Hong Kong profits tax	138,329	47,866	131,850	47,866
遞延稅項負債／ (資產)	Deferred tax liabilities/ (assets)	15,209	(28,904)	15,213	(28,889)
		153,538	18,962	147,063	18,977

於二零零九年及二零零八年十二月三十一日，概無任何重大未撥備遞延稅項。

There was no significant unprovided deferred taxation as at 31 December 2009 and 2008.

遞延稅項(資產)／負債的主要組成部分及年內變動如下：

The major components of deferred tax (assets)/liabilities and the movements during the year are as follows:

		本集團 The Group					
		加速稅項折舊 Accelerated tax depreciation	減值撥備 Impairment allowances and provisions	稅項虧損 Tax losses	公平值變動 Fair value changes	現金流對沖 Cash flow hedges	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年一月一日	As at 1 January 2008	2,676	(784)	(199)	25,684	1,165	28,542
於收益表內(計入)／ 扣除	(Credit)/charged to the income statement	(179)	(13,211)	189	–	–	(13,201)
計入權益內(附註32)	Credit to equity (Note 32)	–	–	–	(29,907)	(14,338)	(44,245)
於二零零八年 十二月三十一日	As at 31 December 2008	2,497	(13,995)	(10)	(4,223)	(13,173)	(28,904)
於收益表內扣除	Charged to the income statement	951	1,696	10	–	–	2,657
於權益內扣除(附註32)	Charged to equity (Note 32)	–	–	–	37,311	4,145	41,456
於二零零九年 十二月三十一日	As at 31 December 2009	3,448	(12,299)	–	33,088	(9,028)	15,209

		本公司 The Company					
		加速稅項折舊 Accelerated tax depreciation	減值撥備 Impairment allowances and provisions	公平值變動 Fair value changes	現金流對沖 Cash flow hedges	總額 Total	
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	
於二零零八年一月一日	As at 1 January 2008	2,676	(779)	25,684	1,165	28,746	
計入收益表內	Credit to the income statement	(179)	(13,211)	–	–	(13,390)	
計入權益內(附註32)	Credit to equity (Note 32)	–	–	(29,907)	(14,338)	(44,245)	
於二零零八年 十二月三十一日	As at 31 December 2008	2,497	(13,990)	(4,223)	(13,173)	(28,889)	
於收益表內扣除	Charged to the income statement	951	1,695	–	–	2,646	
於權益內扣除(附註32)	Charged to equity (Note 32)	–	–	37,311	4,145	41,456	
於二零零九年 十二月三十一日	As at 31 December 2009	3,448	(12,295)	33,088	(9,028)	15,213	

14. 按揭保險業務的收益賬

14. Revenue account for mortgage insurance business

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
毛保費	Gross premiums written	839,042	477,843
再保險保費	Reinsurance premiums	(54,392)	(119,264)
保險費淨額(附註27(a))	Net premiums written (Note 27(a))	784,650	358,579
未滿期保費的增加淨額	Increase in unearned premiums, net	(613,572)	(224,009)
已滿期保費淨額(附註27(a))	Net premiums earned (Note 27(a))	171,078	134,570
產生的申索(附註27(b))	Claims incurred (Note 27(b))	(21,649)	(41,205)
撥備後已滿期保費淨額(附註8)	Net premiums earned after provisions (Note 8)	149,429	93,365
管理開支(附註a)	Management expenses (Note a)	(14,399)	(10,144)
承保收益	Underwriting gains	135,030	83,221

附註

(a) 管理開支為附註9經營支出的一部分。

Note

(a) The management expenses formed part of the operating expenses in Note 9.

15. 本年度溢利

15. Profit for the year

本公司財務報表所載本年度溢利為973,951,000港元(二零零八年：603,763,000港元)。

The profit for the year is dealt with in the financial statements of the Company to the extent of HK\$973,951,000 (2008: HK\$603,763,000).

16. 股息

16. Dividend

		本公司 The Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
擬派股息每股普通股0.25港元 (二零零八年：0.125港元)	Proposed dividend of HK\$0.25 (2008: HK\$0.125) per ordinary share	500,000	250,000

於二零零九年已付二零零八年度股息2.5億港元。於二零一零年四月二十日，董事建議派發二零零九年末期股息每股普通股0.25港元。此項建議股息並無列為於二零零九年十二月三十一日的應付股息。

The dividend paid in 2009 in respect of 2008 was HK\$250 million. The directors proposed a final dividend in respect of 2009 of HK\$0.25 per ordinary share on 20 April 2010. The proposed dividend is not reflected as a dividend payable as at 31 December 2009.

17. 現金及短期資金

17. Cash and short-term funds

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
銀行現金	Cash at banks	57,248	38,444	44,740	36,342
銀行定期存款	Time deposits with banks	4,010,550	3,054,814	3,880,012	3,018,393
		4,067,798	3,093,258	3,924,752	3,054,735

就現金流量表而言，現金及等同現金項目包括以下自交易日期起計三個月內到期的結餘。

For the purposes of the statement of cash flows, cash and cash equivalents comprise the following balances with less than three months' maturity from the date of transaction.

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
銀行現金	Cash at banks	57,248	38,444	44,740	36,342
銀行定期存款	Time deposits with banks	3,770,871	2,726,164	3,646,012	2,708,493
現金及等同現金項目	Cash and cash equivalents	3,828,119	2,764,608	3,690,752	2,744,835

18. 應收利息及匯款

18. Interest and remittance receivables

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
以下各項的應收利息	Interest receivable from				
— 利率掉期合約	— interest rate swap contracts	443,221	379,353	440,007	374,374
— 證券投資	— investment securities	77,432	89,956	77,432	89,956
— 銀行定期存款	— time deposits with banks	169	2,589	131	2,554
貸款組合的應收利息及 分期付款	Interest receivable and instalments, in transit from loan portfolio	189,708	862,587	181,239	855,707
		710,530	1,334,485	698,809	1,322,591

19. 衍生金融工具

(a) 應用衍生工具

本集團應用下列衍生工具對沖本集團的金融風險。就會計處理而言，根據香港會計準則第39號金融工具：確認及計量，衍生工具分類為以公平值變化計入損益或按公平值或現金流對沖的對沖工具。

貨幣遠期為購買外幣及本地貨幣的承諾。

貨幣及利率掉期為以一組現金流量換取另一組現金流量的承諾。掉期導致貨幣或利率或兩者組合的經濟轉換。除若干貨幣掉期外，該等交易不涉及轉換本金。本集團的信貨風險為交易對手未能履行其責任而重置掉期合約的潛在成本。本集團參考現行公平值、名義合約數額比例，及市場的流通量持續監測有關風險。

若干種類金融工具的名義金額，為於財務狀況表確認的工具提供一個比較的基準，惟未必反映涉及的未來現金流量的金額或工具當前的公平值，因此，並不能反映本集團面臨的信貨或價格風險。隨著市場利率及匯率相對其條款的波動，衍生工具可能對本集團產生有利(資產)或不利(負債)的影響。衍生金融工具的合約或名義金額總額、上述有利或不利影響幅度，及衍生金融資產及負債之公平總值，可能不時大幅波動。所持有的衍生工具公平值載於下文。

19. Derivative financial instruments

(a) Use of derivative

The Group uses the following derivative instruments to hedge the Group's financial risks. For accounting purposes, derivative instrument are designated as at fair value through profit or loss or hedging instruments under fair value or cash flow hedges as defined in HKAS 39 Financial Instruments: Recognition and Measurement.

Currency forwards represents commitments to purchase foreign and domestic currency.

Currency and interest rate swaps are commitments to exchange one set of cash flows for another. Swaps result in an economic 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 with reference to the current fair value, a proportion of the notional amount of the contracts and the liquidity of the market.

The notional amounts of certain types of financial instruments provide a basis for comparison with instruments recognised on the 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 amount 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.

		本集團 The Group					
		2009			2008		
		合約/ 名義金額 Contract/ notional amount	公平值 Fair values		合約/ 名義金額 Contract/ notional amount	公平值 Fair values	
			資產 Assets	負債 Liabilities		資產 Assets	負債 Liabilities
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
(i)	指定以公平值變化計入損益的衍生工具 (i) Derivatives designated as at fair value through profit or loss						
	利率掉期 Interest rate swaps	20,736,942	127,084	(106,858)	40,867,628	217,361	(149,931)
	貨幣掉期 Currency swaps	902,100	-	(993)	-	-	-
	貨幣遠期 Currency forwards	-	-	-	9,915,468	1,375	(230)
			127,084	(107,851)		218,736	(150,161)
(ii)	指定為公平值對沖的衍生工具 (ii) Derivatives designated as fair value hedge						
	利率掉期 Interest rate swaps	31,372,819	1,034,874	(2,847)	25,357,353	1,866,586	(318)
	貨幣掉期 Currency swaps	8,629,385	133,867	(40,521)	4,952,742	123,655	(52,490)
			1,168,741	(43,368)		1,990,241	(52,808)
(iii)	指定為現金流對沖的衍生工具 (iii) Derivatives designated as cash flow hedge						
	貨幣掉期 Currency swaps	11,760,464	21,550	(7,027)	14,769,947	28,549	(12,025)
			21,550	(7,027)		28,549	(12,025)
	已確認衍生資產/(負債)總額 Total recognised derivative assets/(liabilities)		1,317,375	(158,246)		2,237,526	(214,994)

		本公司 The Company					
		2009			2008		
		合約/ 名義金額 Contract/ notional amount	公平值 Fair values		合約/ 名義金額 Contract/ notional amount	公平值 Fair values	
			資產 Assets	負債 Liabilities		資產 Assets	負債 Liabilities
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
(i)	指定以公平值變化計入損益的衍生工具 (i) Derivatives designated as at fair value through profit or loss						
	利率掉期 Interest rate swaps	20,736,942	127,084	(106,858)	40,867,628	217,361	(149,931)
	貨幣掉期 Currency swaps	902,100	-	(993)	-	-	-
	貨幣遠期 Currency forwards	-	-	-	9,915,468	1,375	(230)
			127,084	(107,851)		218,736	(150,161)
(ii)	指定為公平值對沖的衍生工具 (ii) Derivatives designated as fair value hedge						
	利率掉期 Interest rate swaps	30,447,819	990,601	(2,847)	23,467,353	1,788,539	(318)
	貨幣掉期 Currency swaps	8,629,385	133,867	(40,521)	4,952,742	123,655	(52,490)
			1,124,468	(43,368)		1,912,194	(52,808)
(iii)	指定為現金流對沖的衍生工具 (iii) Derivatives designated as cash flow hedge						
	貨幣掉期 Currency swaps	11,760,464	21,550	(7,027)	14,769,947	28,549	(12,025)
			21,550	(7,027)		28,549	(12,025)
	已確認衍生資產/(負債)總額 Total recognised derivative assets/(liabilities)		1,273,102	(158,246)		2,159,479	(214,994)

(b) 對沖活動

倘衍生工具為公平值對沖或現金流對沖，就會計處理而言，入賬時符合對沖資格。

(b) Hedging activities

Derivatives may qualify as hedges for accounting purposes if they are fair value hedges or cash flow hedges.

(i) 公平值對沖

本集團的公平值對沖主要包括用於保障因定息金融工具公平值的任何潛在變動引致的利率風險的利率及貨幣掉期。

(ii) 現金流對沖

本集團使用屬現金流對沖的貨幣掉期對沖外幣金融工具現金流變動產生的部分外匯風險。

(c) 重置成本及潛在未來信貸風險

重置成本為重置所有市價估值為其正值的衍生工具合約成本。潛在未來信貸風險金額指根據資本對資產比率指引(附註3.7)計算的金額。本集團從未遇到交易對手不履約的情形。

衍生工具合約的重置成本及潛在未來信貸風險金額載於下文。該等金額並無計入與交易對手進行雙向結算安排的影響。

(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 resulting from any potential change in fair value of fixed rate financial instruments.

(ii) Cash flow hedges

The Group hedges a portion of foreign exchange risks arising from variability of cash flows from foreign currency denominated financial instruments using currency swaps under cash flow hedge.

(c) Replacement costs and potential future credit exposures

The replacement costs represent the cost of replacing all derivative contracts that have a positive value when marked to market. The potential future credit exposure amounts refer to the amount as computed in accordance with the Capital-to-Assets ratio guidelines (Note 3.7). The Group has not experienced any non-performance by its counterparties.

The replacement costs and potential future credit exposure amounts of the derivative contracts are as follows. These amounts do not take into account the effects of bilateral netting arrangements with the counterparties.

		本集團 The Group			
		2009		2008	
		重置成本 Replacement cost 千港元 HK\$'000	潛在未來 信貸風險 Potential future credit exposure 千港元 HK\$'000	重置成本 Replacement cost 千港元 HK\$'000	潛在未來 信貸風險 Potential future credit exposure 千港元 HK\$'000
利率合約	Interest rate contracts	1,556,847	182,660	2,428,610	203,271
匯率合約	Exchange rate contracts				
— 貨幣掉期	— Currency swaps	184,827	945,386	177,630	980,171
— 貨幣遠期	— Currency forwards	—	—	1,375	99,155
		184,827	945,386	179,005	1,079,326
		1,741,674	1,128,046	2,607,615	1,282,597

		本公司 The Company			
		2009		2008	
		重置成本 Replacement cost 千港元 HK\$'000	潛在未來 信貸風險 Potential future credit exposure 千港元 HK\$'000	重置成本 Replacement cost 千港元 HK\$'000	潛在未來 信貸風險 Potential future credit exposure 千港元 HK\$'000
利率合約	Interest rate contracts	1,509,359	179,160	2,345,583	197,521
匯率合約	Exchange rate contracts				
— 貨幣掉期	— Currency swaps	184,827	945,386	177,630	980,171
— 貨幣遠期	— Currency forwards	—	—	1,375	99,155
		184,827	945,386	179,005	1,079,326
		1,694,186	1,124,546	2,524,588	1,276,847

20. 貸款組合淨額

20. Loan portfolio, net

(a) 貸款組合減撥備

(a) Loan portfolio less allowance

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
按揭貸款組合	Mortgage portfolio				
住宅	Residential				
– 香港	– Hong Kong	21,980,141	27,624,099	20,323,237	25,420,270
– 海外	– Overseas	15,441,285	15,905,032	15,441,285	15,905,032
商業	Commercial	4,000,000	4,000,000	4,000,000	4,000,000
證券化組合 (附註34)	Securitised portfolio (Note 34)	1,314,685	1,878,761	–	–
非按揭貸款組合	Non-mortgage portfolio	1,066,616	1,402,756	1,066,616	1,402,756
貸款減值撥備	Allowance for loan impairment	43,802,727 (14,011)	50,810,648 (50,536)	40,831,138 (13,975)	46,728,058 (49,773)
		43,788,716	50,760,112	40,817,163	46,678,285

於二零零九年十二月三十一日，以貸款合約為基準計算，及未計入本地按揭貸款提早還款的情況下，按揭貸款組合的加權平均年期尚餘九年（二零零八年：九年）。按揭貸款組合最遲於二零四零年到期。

As at 31 December 2009, the mortgage portfolio had a weighted average remaining term of 9 years (2008: 9 years) on a contractual basis, without taking into account any prepayment of local mortgage loans. Final maturity of the mortgage portfolio is in the year 2040.

貸款減值撥備總額佔貸款組合尚未償還本金結餘的百分比如下：

Total allowance for loan impairment as a percentage of the outstanding principal balances of the loan portfolio is as follows:

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
貸款減值撥備 總額佔貸款組合 總額的百分比	Total allowance for loan impairment as a percentage of the gross loan portfolio	0.03%	0.10%	0.03%	0.11%

(b) 按揭貸款組合的貸款減值撥備

(b) Allowance for loan impairment on mortgage portfolio

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
組合評估	Collective assessment				
於一月一日	As at 1 January	50,536	13,930	49,773	12,970
撇銷貸款	Loans written off	(2,748)	(4,227)	(2,748)	(4,227)
於收益表內(撥回)/ 扣除(附註12)	(Released)/charged to income statement (Note 12)	(36,837)	36,225	(36,110)	36,422
收回已撇銷貸款	Recoveries of loans previously written off	3,382	4,943	3,382	4,943
撥備折現值撥回	Unwind of discount on allowance	(322)	(335)	(322)	(335)
於十二月三十一日	As at 31 December	14,011	50,536	13,975	49,773

作出貸款減值撥備時，已考慮拖欠貸款的抵押品的目前市值。概無就海外及商業按揭貸款組合作出減值撥備。年內，貸款減值撥備2,641,000港元(二零零八年：3,563,000港元)已轉撥至收回資產(附註25)。

Allowance for loan impairment was made after taking into account the current market value of the collateral of the delinquent loan. There is no impairment provided for overseas and commercial mortgage portfolio. During the year, allowance for loan impairment of HK\$2,641,000 (2008: HK\$3,563,000) has been transferred to repossessed assets (Note 25).

以組合形式評估的個別已減值貸款分析如下：

Individually impaired loans collectively assessed under portfolio basis are analysed as follows:

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
減值貸款組合總額	Gross impaired loan portfolio	5,377	22,534	5,377	22,534
貸款減值撥備	Allowance for loan impairment	(1,811)	(6,636)	(1,811)	(6,636)
		3,566	15,898	3,566	15,898
貸款減值撥備 佔減值貸款組合 總額的百分比	Allowance for loan impairment as a percentage of gross impaired loan portfolio	33.7%	29.4%	33.7%	29.4%
減值貸款組合 總額佔貸款組合 總額的百分比	Gross impaired loan portfolio as a percentage of gross loan portfolio	0.01%	0.04%	0.01%	0.05%

以組合形式評估不可獨立識別的貸款所作貸款減值撥備為12,200,000港元(二零零八年：43,900,000港元)。

Allowance for loan impairment under collective assessment for loans not individually identified are HK\$12,200,000 (2008: HK\$43,900,000).

(c) 貸款組合內的融資租賃投資淨額

(c) Net investments in finance leases included in loan portfolio

		本集團及本公司 The Group and the Company 2009		
		最低應收租約 款項現值 Present value of minimum lease payments receivable 千港元 HK\$'000	未來期間的 利息收入 Interest income relating to future periods 千港元 HK\$'000	最低應收租約 款項總額 Total minimum lease payments receivable 千港元 HK\$'000
於以下期間應收款項：	Amounts receivable:			
– 一年內	– within one year	93,661	20,369	114,030
– 一年後但五年內	– after one year but within five years	335,541	63,433	398,974
– 五年後	– after five years	637,414	69,650	707,064
		1,066,616	153,452	1,220,068

		本集團及本公司 The Group and the Company 2008		
		最低應收租約 款項現值 Present value of minimum lease payments receivable 千港元 HK\$'000	未來期間的 利息收入 Interest income relating to future periods 千港元 HK\$'000	最低應收租約 款項總額 Total minimum lease payments receivable 千港元 HK\$'000
於以下期間應收款項：	Amounts receivable:			
– 一年內	– within one year	110,808	26,884	137,692
– 一年後但五年內	– after one year but within five years	419,158	85,251	504,409
– 五年後	– after five years	872,790	100,757	973,547
		1,402,756	212,892	1,615,648

於二零零九年十二月三十一日及二零零八年十二月三十一日，本集團及本公司並無就融資租賃應收款項作出減值撥備。

There is no impairment allowance for finance lease receivable as at 31 December 2009 and 31 December 2008 of the Group and the Company.

21. 證券投資

(a) 可供出售證券

		本集團及本公司 The Group and the Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
按公平值列賬的債務證券	Debt securities at fair value		
非上市	Unlisted	2,452,054	1,160,924
於香港上市	Listed in Hong Kong	78,466	48,901
於香港以外地區上市	Listed outside Hong Kong	56,824	–
		2,587,344	1,209,825
按公平值列賬的其他證券	Other securities at fair value		
於香港上市	Listed in Hong Kong	1,025,720	842,727
可供出售證券總額	Total available-for-sale securities	3,613,064	2,052,552

其他證券指交易所買賣基金及房地產投資信託。

Other securities refer to exchange-traded funds and real estate investment trust.

按發行機構類別分析可供出售證券如下：

Available-for-sale securities are analysed by categories of issuers as follows:

		本集團及本公司 The Group and the Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
銀行及其他金融機構	Banks and other financial institutions	2,452,054	1,160,924
公營機構	Public sector entities	135,290	48,901
其他	Others	1,025,720	842,727
		3,613,064	2,052,552

可供出售證券的變動概述如下：

The movement in available-for-sale securities is summarised as follows:

		本集團及本公司 The Group and the Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
於一月一日	As at 1 January	2,052,552	4,038,250
增加	Additions	3,134,672	17,311,387
重新分類為持有至到期債務證券	Reclassification to held-to-maturity debt securities	–	(641,322)
處置(出售及贖回)	Disposals (sale and redemption)	(1,811,701)	(18,564,231)
攤銷	Amortisation	8,539	72,357
公平值變動	Change in fair value	227,272	(147,960)
外幣匯兌差額	Exchange difference	1,730	(15,929)
於十二月三十一日	As at 31 December	3,613,064	2,052,552

(b) 持有至到期證券

(b) Held-to-maturity securities

		本集團及本公司 The Group and the Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
按攤銷成本列賬的債務證券	Debt securities at amortised cost		
於香港上市	Listed in Hong Kong	1,166,552	1,147,001
於香港境外上市	Listed outside Hong Kong	2,244,441	1,138,537
		3,410,993	2,285,538
非上市	Unlisted	2,407,005	3,329,128
持有至到期證券總額	Total held-to-maturity securities	5,817,998	5,614,666
上市證券的市值	Market value of listed securities		
— 持有至到期	— held-to-maturity	3,504,167	2,291,021

按發行機構類別分析持有至到期證券如下：

Held-to-maturity securities are analysed by categories of issuers as follows:

		本集團及本公司 The Group and the Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
銀行及其他金融機構	Banks and other financial institutions	3,939,368	3,664,530
公司企業	Corporate entities	622,626	561,422
公營機構	Public sector entities	715,548	771,730
中央政府	Central governments	293,287	343,610
其他	Others	247,169	273,374
		5,817,998	5,614,666

持有至到期證券的變動概述如下：

The movement in held-to-maturity securities is summarised as follows:

		本集團及本公司 The Group and the Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
於一月一日	As at 1 January	5,614,666	5,500,024
增加	Additions	2,923,038	3,036,106
重新分類可供出售債務證券	Reclassification from available-for-sale debt securities	—	641,322
贖回	Redemption	(2,731,226)	(3,518,682)
攤銷	Amortisation	(2,838)	3,079
外幣匯兌差額	Exchange difference	14,358	(47,183)
於十二月三十一日	As at 31 December	5,817,998	5,614,666

22. 附屬公司投資

22. Investment in subsidiaries

		本公司 The Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
非上市股份，成本值	Unlisted shares, at cost	103,060	1,000
附屬公司所欠款項	Due from a subsidiary	1,630,520	2,209,981
		1,733,580	2,210,981

附屬公司所欠款項無抵押及無固定還款期，並按市場利率計息。

The amount due from a subsidiary is unsecured and has no fixed term of repayment. Interest is charged at market rates.

於二零零九年十二月三十一日，附屬公司的詳情如下：

The details of the subsidiaries as at 31 December 2009 are:

名稱 Name	註冊成立地點 Place of incorporation	主要業務 Principal activities	已發行/ 已註冊股本詳情 Particulars of issued/registered capital	所持實際股權 Effective equity held
香港按揭管理 有限公司	香港	購入及管理 按揭貸款	1,000,000港元 每股普通股面值1港元	100%
HKMC Mortgage Management Limited	Hong Kong	Mortgage purchases and servicing	HK\$1,000,000 of HK\$1 ordinary share each	100%
深圳經緯盈富擔保 有限公司	中國	按揭貸款 擔保業務	人民幣1億元 註冊股本	90%
Bauhinia HKMC Corporation Limited	PRC	Mortgage guarantee business	RMB100 million registered capital	90%

23. 合營公司投資

23. Investment in a joint venture

		本集團 The Group	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
於一月一日	As at 1 January	111,989	–
注資	Capital injection	–	120,554
扣除稅項後應佔的溢利／(虧損)	Share of profit/(loss), net of tax	1,922	(8)
外幣匯兌差額(附註32)	Exchange differences (Note 32)	1,279	(8,557)
		115,190	111,989
合營公司所欠款項	Due from a joint venture	–	1,543
於十二月三十一日	As at 31 December	115,190	113,532

		本公司 The Company	
		2009	2008
		千港元 HK\$'000	千港元 HK\$'000
非上市股份，成本值	Unlisted shares, at cost	120,554	120,554
合營公司所欠款項	Due from a joint venture	–	1,543
		120,554	122,097

於二零零九年十二月三十一日，合營公司的詳情如下： The details of the joint venture as at 31 December 2009 are:

名稱 Name	註冊成立地點 Place of incorporation	主要業務 Principal activities	已發行股本的面值 Nominal value of issued capital	所持股份類別 Class of shares held	直接持有普通股百分比 % of ordinary shares directly held
Cagamas HKMC Berhad	馬來西亞	按揭貸款擔保業務	馬幣1億元 每股面值馬幣1元	普通股	50%
Cagamas HKMC Berhad	Malaysia	Mortgage guaranty business	RM100 million of RM1 each	Ordinary	50%

本集團於合營公司的權益如下：

The Group's interest in the joint venture is as follows:

		資產 Assets	負債 Liabilities	收入 Income	溢利／(虧損) Profit/(Loss)	所持權益百分比 % of Interest held
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	
於二零零九年十二月三十一日	As at 31 December 2009	231,855	1,475	6,777	3,844	50%
於二零零八年十二月三十一日	As at 31 December 2008	227,365	3,387	3,703	(16)	50%

24. 固定資產

24. Fixed assets

		本集團 The Group				
		租賃物業 裝修 Leasehold improvement	辦公室設備、 傢私及裝 備 Office equipment, furniture and fixtures	電腦 Computers	汽車 Motor vehicle	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
成本值	Cost					
於二零零九年一月一日	As at 1 January 2009	8,038	6,395	111,784	226	126,443
添置	Additions	1,137	994	15,714	–	17,845
於二零零九年十二月三十一日	As at 31 December 2009	9,175	7,389	127,498	226	144,288
累計折舊	Accumulated depreciation					
於二零零九年一月一日	As at 1 January 2009	5,331	5,284	101,375	151	112,141
本年度折舊(附註9)	Charge for the year (Note 9)	1,627	725	8,482	56	10,890
於二零零九年十二月三十一日	As at 31 December 2009	6,958	6,009	109,857	207	123,031
賬面淨值	Net book value					
於二零零九年十二月三十一日	As at 31 December 2009	2,217	1,380	17,641	19	21,257
於二零零八年十二月三十一日	As at 31 December 2008	2,707	1,111	10,409	75	14,302

		本公司 The Company				
		租賃物業 裝修 Leasehold improvement	辦公室設備、 傢私及裝 備 Office equipment, furniture and fixtures	電腦 Computers	汽車 Motor vehicle	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
成本值	Cost					
於二零零九年一月一日	As at 1 January 2009	8,038	6,395	111,784	226	126,443
添置	Additions	601	123	14,387	–	15,111
於二零零九年十二月三十一日	As at 31 December 2009	8,639	6,518	126,171	226	141,554
累計折舊	Accumulated depreciation					
於二零零九年一月一日	As at 1 January 2009	5,331	5,284	101,375	151	112,141
本年度折舊	Charge for the year	1,480	553	8,324	56	10,413
於二零零九年十二月三十一日	As at 31 December 2009	6,811	5,837	109,699	207	122,554
賬面淨值	Net book value					
於二零零九年十二月三十一日	As at 31 December 2009	1,828	681	16,472	19	19,000
於二零零八年十二月三十一日	As at 31 December 2008	2,707	1,111	10,409	75	14,302

25. 預付款項、按金及其他資產

25. Prepayments, deposits and other assets

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
收回資產	Repossessed assets	3,317	3,149	3,317	3,149
公司會籍債券	Corporate club debentures	750	750	750	750
應收可供出售(上市)投資股息	Dividend receivable from available-for-sale investments (listed)	15,530	12,860	15,530	12,860
其他	Others	12,998	13,796	17,084	21,359
		32,595	30,555	36,681	38,118

26. 應付賬項、應付開支及其他負債

26. Accounts payable, accrued expenses and other liabilities

		本集團 The Group		本公司 The Company	
		2009	2008	2009	2008
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
應付賬項及應付開支	Accounts payable and accrued expenses	126,205	81,475	172,018	134,464
其他應付款項	Other payable	-	-	591,108	742,966
其他負債	Other liabilities	4,133,740	4,088,880	4,133,740	4,088,880
其他撥備	Other provisions	14,232	13,338	14,083	13,200
		4,274,177	4,183,693	4,910,949	4,979,510

其他負債是指用於二零零三年十二月及二零零四年一月自香港特別行政區(「香港特區」)政府購買的按揭貸款加強信貸安排的遞延代價。

Other liabilities represented the deferred consideration used for credit enhancement on the mortgage loans purchased from the Government of the Hong Kong Special Administrative Region ("HKSAR") in December 2003 and January 2004.

截至二零零九年十二月三十一日，本公司向 Bauhinia MBS Limited 出售 30 億港元按揭貸款作證券化，並繼續按其擔保及持續參與的程度，確認按揭貸款為「貸款組合淨額」，以及於「其他應付款項」確認一筆應付 Bauhinia MBS Limited 的負債。於二零零九年十二月三十一日，本公司財務狀況表中的其他應付款項為 591,108,000 港元(二零零八年：742,966,000 港元)。

Up to 31 December 2009, the Company sold HK\$3 billion of mortgage loans to Bauhinia MBS Limited for securitisation, in which, the Company continues to recognise the mortgage loans in "Loan portfolio, net" to the extent of the guarantee and continuing involvement. A liability due to Bauhinia MBS Limited shown as "Other payable" has also been recognised. As at 31 December 2009, other payable was HK\$591,108,000 (2008: HK\$742,966,000) in the Company's statement of financial position.

27. 保險負債及再保險資產 27. Insurance liabilities and reinsurance assets

		本集團及本公司 The Group and the Company 2009			本集團及本公司 The Group and the Company 2008		
		毛額 Gross	再保險 Reinsurance	淨額 Net	毛額 Gross	再保險 Reinsurance	淨額 Net
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
未滿期保費撥備	Provision for unearned premium	1,372,427	240,738	1,131,689	829,370	311,253	518,117
未決申索撥備	Provision for outstanding claims						
– 已申報/(收回)申索	– claims reported/(recovery)	2,091	(27)	2,118	188	(41)	229
– 已產生但未申報申索	– claims incurred but not reported	87,800	25,390	62,410	79,182	37,230	41,952
		89,891	25,363	64,528	79,370	37,189	42,181
		1,462,318	266,101	1,196,217	908,740	348,442	560,298

(a) 未滿期保費撥備變動分析如下

(a) Analysis of movements in provision for unearned premiums

		本集團及本公司 The Group and the Company 2009			本集團及本公司 The Group and the Company 2008		
		毛額 Gross	再保險 Reinsurance	淨額 Net	毛額 Gross	再保險 Reinsurance	淨額 Net
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於一月一日	As at 1 January	829,370	311,253	518,117	658,569	364,461	294,108
年內已收取保費(附註14)	Premiums written during the year (Note 14)	839,042	54,392	784,650	477,843	119,264	358,579
年內已滿期保費(附註14)	Premiums earned during the year (Note 14)	(295,985)	(124,907)	(171,078)	(307,042)	(172,472)	(134,570)
於十二月三十一日	As at 31 December	1,372,427	240,738	1,131,689	829,370	311,253	518,117

(b) 未決申索撥備變動分析如下

(b) Analysis of movements in provision for outstanding claims

		本集團及本公司 The Group and the Company 2009			本集團及本公司 The Group and the Company 2008		
		毛額 Gross	再保險 Reinsurance	淨額 Net	毛額 Gross	再保險 Reinsurance	淨額 Net
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於一月一日	As at 1 January	79,370	37,189	42,181	2,817	1,922	895
已付申索	Claims paid	(1,804)	(1,969)	165	(486)	(400)	(86)
已收回申索	Claims recovery	1,207	674	533	477	310	167
已產生申索(附註14)	Claims incurred (Note 14)						
– 已申報申索	– claims reported	2,500	1,310	1,190	146	78	68
– 已產生但未申報申索	– claims incurred but not reported	8,618	(11,841)	20,459	76,416	35,279	41,137
於十二月三十一日	As at 31 December	89,891	25,363	64,528	79,370	37,189	42,181

(c) 負債充足測試

進行負債充足測試時，考慮全部合約現金流量及申索處理費用等相關現金流量的現時估計，測試顯示於二零零九年及二零零八年十二月三十一日，本集團有足夠保險負債。

(c) Liability adequacy test

The liability adequacy test considers current estimates of all contractual cash flows, and of related cash flows such as claims handling costs, the test shows that, as at 31 December 2009 and 2008, the Group's insurance liabilities are adequate.

28. 外匯基金墊款

外匯基金透過香港金管局向本公司提供300億港元(二零零八年：300億港元)的循環信貸。外匯基金墊款無抵押及無固定還款期，按市場利率計息。於二零零九年十二月三十一日，該信貸並無尚未償還的結餘(二零零八年：80億港元)。

28. Advance from Exchange Fund

The Exchange Fund through the HKMA has provided the Company with a HK\$30 billion (2008: HK\$30 billion) revolving credit facility. Advance from the Exchange Fund is unsecured and has no fixed term of repayment. Interest is charged at market rate. As at 31 December 2009, there was no outstanding balance under this facility (2008: HK\$8 billion).

29. 已發行債務證券

29. Debt securities issued

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
按攤銷成本列賬的 債務證券	Debt securities carried at amortised cost				
債務工具計劃債券	DIP notes	4,218,169	8,123,942	4,218,169	8,569,277
零售債券發行計劃及 其他債券	RBIP and other notes	-	86,980	-	86,980
按攤銷成本列賬的 債務證券總額	Total debt securities carried at amortised cost	4,218,169	8,210,922	4,218,169	8,656,257
指定為公平值對沖的 債務證券	Debt securities designated as fair value hedge				
債務工具計劃債券	DIP notes	24,013,513	22,517,865	24,013,513	22,517,865
零售債券發行計劃及 其他債券	RBIP and other notes	1,760,614	2,619,612	1,760,614	2,619,612
中期債券發行計劃債券	MTN notes	11,656,629	4,753,174	11,656,629	4,753,174
指定為公平值對沖的 債務證券總額	Total debt securities designated as fair value hedge	37,430,756	29,890,651	37,430,756	29,890,651
於初始確認時指定為以 公平值變化計入損益 的債務證券	Debt securities designated as at fair value through profit or loss upon initial recognition				
債務工具計劃債券	DIP notes	2,329,306	4,358,210	2,329,306	4,358,210
零售債券發行計劃及 其他債券	RBIP and other notes	167,341	355,205	167,341	355,205
中期債券發行計劃債券	MTN notes	349,501	-	349,501	-
於初始確認時指定為以 公平值變化計入損益 的債務證券總額	Total debt securities designated as at fair value through profit or loss upon initial recognition	2,846,148	4,713,415	2,846,148	4,713,415
已發行債務證券總額	Total debt securities issued	44,495,073	42,814,988	44,495,073	43,260,323

於年內，本集團於初始確認時指定該等金融負債的2,272,000,000港元（二零零八年：4,113,450,000港元）名義價值以公平值變化計入損益。該等金融負債之公平值變動源於基準利率的改變。於初始確認時指定為以公平值變化計入損益的金融負債賬面值較本集團根據合約規定於到期時須向債券持有人支付的金額少581,052,000港元（二零零八年：多10,465,000港元）。

該等指定為以公平值列賬的金融負債沒有任何重大盈虧源自本公司之信貸風險變動。

已發行債務證券的變動概述如下：

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
於一月一日	As at 1 January	40,967,452	32,958,185	41,412,787	33,064,076
於本年度發行	Issuance for the year	22,688,680	24,405,704	29,092,736	28,065,344
減：本年度贖回	Less: Redemption for the year	(19,645,595)	(16,362,840)	(26,494,986)	(19,683,036)
外幣匯兌差額	Exchange difference	13,083	(33,597)	13,083	(33,597)
名義價值總額	Total nominal value	44,023,620	40,967,452	44,023,620	41,412,787
折讓未攤銷部分	Unamortised portion of discount	(665,658)	(83,670)	(665,658)	(83,670)
公平值調整	Fair value adjustment	1,137,111	1,931,206	1,137,111	1,931,206
於十二月三十一日	As at 31 December	44,495,073	42,814,988	44,495,073	43,260,323

During the year, the Group designated on initial recognition HK\$2,272,000,000 (2008: HK\$4,113,450,000) nominal value of such financial liabilities as at fair value through profit or loss. The fair value changes are attributable to changes in benchmark interest rates for the debt securities designated as at fair value through profit or loss. The carrying amount of the financial liabilities designated as at fair value through profit or loss upon initial recognition is HK\$581,052,000 (2008: HK\$10,465,000 higher) lower than the amount that the Group would be contractually required to pay at maturity to the note holders.

There were no significant gains or losses attributable to changes in the credit risk of the Company for those financial liabilities designated as at fair value.

The movement in debt securities issued is summarised as follows:

本年度發行的債券：

Notes issued during the year comprise:

		本集團 The Group			本公司 The Company		
		債務工具 計劃 DIP 千港元 HK\$'000	零售債券 發行計劃 RBIP 千港元 HK\$'000	中期債券 發行計劃 MTN 千港元 HK\$'000	債務工具 計劃 DIP 千港元 HK\$'000	零售債券 發行計劃 RBIP 千港元 HK\$'000	中期債券 發行計劃 MTN 千港元 HK\$'000
已發行金額面值	Amount issued at nominal value	15,462,000	-	7,226,680	21,866,056	-	7,226,680
已收取款項	Consideration received	14,881,380	-	7,179,360	21,285,435	-	7,179,360

所有已發行的債務證券均屬本集團無抵押責任，而發行該等債務證券旨在提供一般營運資金及作再融資用途。

All the debt securities issued are unsecured obligations of the Group, and are issued for the purposes of providing general working capital and refinancing.

30. 已發行按揭證券

30. Mortgage-backed securities issued

		本集團 The Group	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000
按攤銷成本列賬的按揭證券	MBS at amortised cost		
按揭證券化計劃	MBS Programme	60,305	83,522
Bauhinia按揭證券化計劃	Bauhinia MBS Programme	990,815	1,174,055
		1,051,120	1,257,577
指定為公平值對沖的按揭證券	MBS designated at fair value hedge		
Bauhinia 按揭證券化計劃	Bauhinia MBS Programme	969,274	1,968,047
已發行按揭證券總額(附註37)	Total MBS issued (Note 37)	2,020,394	3,225,624
於一月一日	As at 1 January	3,147,577	4,203,483
減：年內贖回	Less: Redemption for the year	(1,171,456)	(1,055,906)
總名義價值	Total nominal value	1,976,121	3,147,577
公平值調整	Fair value adjustment	44,273	78,047
於十二月三十一日	As at 31 December	2,020,394	3,225,624

所有按揭證券均為特設公司的抵押責任，並為向本公司購買按揭貸款組合提供資金而發行。按揭貸款組合中1,905,793,000港元(二零零八年：2,621,727,000港元)已作為所發行按揭證券的抵押品(附註37)。已發行按揭證券總額中1,276,120,000港元(二零零八年：1,707,577,000港元)的面值由本公司擔保。

All MBS are collateralised obligation of the SPEs and are issued for the purpose of providing funds to purchase mortgage portfolios from the Company. HK\$1,905,793,000 (2008: HK\$2,621,727,000) of mortgage portfolio are collateralised for the MBS issued (Note 37). Out of the total MBS issued, nominal value of HK\$1,276,120,000 (2008: HK\$1,707,577,000) are guaranteed by the Company.

31. 股本

31. Share Capital

		二零零九年及 二零零八年 2009 and 2008 千港元 HK\$'000
法定	Authorized	
每股面值1港元的30億股普通股	3 billion ordinary shares of HK\$1 each	3,000,000
已發行及繳足	Issued and fully paid	
每股面值1港元的20億股普通股	2 billion ordinary shares of HK\$1 each	2,000,000

32. 其他儲備

32. Other Reserves

		本集團 The Group				
		風險儲備 Contingency reserve	公平值儲備 Fair value reserve	對沖儲備 Hedging reserve	滙兌儲備 Translation reserve	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年一月一日	As at 1 January 2008	102,497	120,673	5,493	–	228,663
可供出售證券的公平值變動：	Change in fair value of available-for-sale securities:					
– 未變現虧損淨額	– unrealised net losses	–	(147,960)	–	–	(147,960)
– 出售時變現	– realisation on disposal	–	(24,329)	–	–	(24,329)
– 稅項(附註13(b))	– tax effect (Note 13(b))	–	29,907	–	–	29,907
– 攤銷*	– amortization *	–	338	–	–	338
現金流對沖	Cash flow hedges					
– 直接於權益確認因對沖 產生的虧損淨額	– net losses arising from hedges recognized directly in equity	–	–	(86,497)	–	(86,497)
– 稅項(附註13(b))	– tax effect (Note 13(b))	–	–	14,338	–	14,338
貨幣匯兌差額	Currency translation difference					
– 合營公司(附註23)	– joint venture (Note 23)	–	–	–	(8,557)	(8,557)
其他全面收入	Other comprehensive income	–	(142,044)	(72,159)	(8,557)	(222,760)
由保留溢利轉撥已滿期風險 保費淨額的50%至風險儲備	Transfer of 50% of net risk premium earned from retained profits to contingency reserve	26,330	–	–	–	26,330
由風險儲備撥回至保留溢利	Release of contingency reserve to retained profits	(5,282)	–	–	–	(5,282)
於二零零八年十二月三十一日/ 二零零九年一月一日	As at 31 December 2008/ 1 January 2009	123,545	(21,371)	(66,666)	(8,557)	26,951
可供出售證券的公平值變動：	Change in fair value of available-for-sale securities:					
– 未變現收益淨額	– unrealised net gains	–	227,272	–	–	227,272
– 出售時變現	– realisation on disposal	–	(3,522)	–	–	(3,522)
– 稅項(附註13(b))	– tax effect (Note 13(b))	–	(37,311)	–	–	(37,311)
– 攤銷*	– amortization *	–	2,381	–	–	2,381
現金流對沖	Cash flow hedges					
– 直接於權益確認因對沖 產生的收益淨額	– net gains arising from hedges recognized directly in equity	–	–	25,126	–	25,126
– 稅項(附註13(b))	– tax effect (Note 13(b))	–	–	(4,145)	–	(4,145)
貨幣匯兌差額	Currency translation difference					
– 附屬公司	– subsidiary	–	–	–	158	158
– 合營公司(附註23)	– joint venture (Note 23)	–	–	–	1,279	1,279
其他全面收入	Other comprehensive income	–	188,820	20,981	1,437	211,238
由保留溢利轉撥已滿期風險 保費淨額的50%至風險儲備	Transfer of 50% of net risk premium earned from retained profits to contingency reserve	76,313	–	–	–	76,313
由風險儲備撥回至保留溢利	Release of contingency reserve to retained profits	(10,025)	–	–	–	(10,025)
於二零零九年十二月三十一日	As at 31 December 2009	189,833	167,449	(45,685)	(7,120)	304,477

* 未變現虧損於可供出售證券轉撥至持有至到期證券時於收益表攤銷。

* amortization of unrealised loss to income statement on available-for-sale securities transferred to held-to-maturity securities.

		本公司 The Company			
		風險儲備 Contingency reserve	公平值儲備 Fair value reserve	對沖儲備 Hedging reserve	總額 Total
		千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000	千港元 HK\$'000
於二零零八年一月一日	As at 1 January 2008	102,497	120,673	5,493	228,663
可供出售證券的公平值變動：	Change in fair value of available-for-sale securities:				
— 未變現虧損淨額	— unrealised net losses	—	(147,960)	—	(147,960)
— 出售時變現	— realisation on disposal	—	(24,329)	—	(24,329)
— 稅項(附註13(b))	— tax effect (Note 13(b))	—	29,907	—	29,907
— 攤銷*	— amortization *	—	338	—	338
現金流對沖	Cash flow hedges				
— 直接於權益確認因對沖產生的虧損淨額	— net losses arising from hedges recognized directly in equity	—	—	(86,497)	(86,497)
— 稅項(附註13(b))	— tax effect (Note 13(b))	—	—	14,338	14,338
其他全面收入	Other comprehensive income	—	(142,044)	(72,159)	(214,203)
由保留溢利轉撥已滿期風險保費淨額的50%至風險儲備	Transfer of 50% of net risk premium earned from retained profits to contingency reserve	26,330	—	—	26,330
由風險儲備撥回至保留溢利	Release of contingency reserve to retained profits	(5,282)	—	—	(5,282)
於二零零八年十二月三十一日/ 二零零九年一月一日	As at 31 December 2008/ 1 January 2009	123,545	(21,371)	(66,666)	35,508
可供出售證券的公平值變動：	Change in fair value of available-for-sale securities:				
— 未變現收益淨額	— unrealised net gains	—	227,272	—	227,272
— 出售時變現	— realisation on disposal	—	(3,522)	—	(3,522)
— 稅項(附註13(b))	— tax effect (Note 13(b))	—	(37,311)	—	(37,311)
— 攤銷*	— amortization *	—	2,381	—	2,381
現金流對沖	Cash flow hedges				
— 直接於權益確認因對沖產生的收益淨額	— net gains arising from hedges recognized directly in equity	—	—	25,126	25,126
— 稅項(附註13(b))	— tax effect (Note 13(b))	—	—	(4,145)	(4,145)
其他全面收入	Other comprehensive income	—	188,820	20,981	209,801
由保留溢利轉撥已滿期風險保費淨額的50%至風險儲備	Transfer of 50% of net risk premium earned from retained profits to contingency reserve	76,313	—	—	76,313
由風險儲備撥回至保留溢利	Release of contingency reserve to retained profits	(10,025)	—	—	(10,025)
於二零零九年十二月三十一日	As at 31 December 2009	189,833	167,449	(45,685)	311,597

* 未變現虧損於可供出售證券轉撥至持有至到期證券時於收益表攤銷。

* amortization of unrealised loss to income statement on available-for-sale securities transferred to held-to-maturity securities.

33. 與有關人士訂立的重大交易

- (a) 有關人士指有能力直接或間接控制另一人士或對另一人士財務及經營決策有重大影響力的人士，受共同控制或受共同重大影響的人士亦被視為有關人士。有關人士可為個人或其他實體。

年內，本公司與有關人士按公平原則及商業基準訂立多項交易。交易的性質載列於下表：

33. Material related party transactions

- (a) Related parties are those parties which have the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or other entities.

During the year, the Company entered into various transactions with related parties on an arm's length and commercial basis. The nature of the relationship is set out in the following table:

姓名 Name	職銜 Interests	有關交易的性質 – 見下文附註 Nature of related transaction – see the notes below
曾俊華先生，太平紳士 The Honourable John TSANG Chun Wah, JP	財政司司長 外匯基金的管理人 Financial Secretary Controller of the Exchange Fund	(2) (9) (13)
陳德霖先生，SBS，太平紳士 (於二零零九年十月一日獲委任) Norman CHAN Tak Lam, SBS, JP (appointed on 1 October 2009)	香港金融管理局總裁 Chief Executive of the Hong Kong Monetary Authority	(1) (2) (9) (10) (11)
任志剛先生，GBS，太平紳士 (於二零零九年十月一日退任) Joseph YAM Chi Kwong, GBS, JP (retired on 1 October 2009)	香港金融管理局總裁 (直至二零零九年九月三十日) Chief Executive of the Hong Kong Monetary Authority (up to 30 September 2009)	(1) (2) (9) (10) (11)
彭醒棠先生，太平紳士 Peter PANG Sing Tong, JP	香港金融管理局副總裁 Deputy Chief Executive of the Hong Kong Monetary Authority	(1) (2) (9) (10) (11)
余偉文先生，太平紳士 Eddie YUE Wai Man, JP	香港金融管理局副總裁 Deputy Chief Executive of the Hong Kong Monetary Authority	(1) (2) (9) (10) (11)
夏佳理先生，CVO，GBS，OBE，太平紳士 (於二零零九年四月十六日退任) The Honourable Ronald Joseph ARCULLI, CVO, GBS, OBE, JP (retired on 16 April 2009)	金杜律師事務所高級合夥人 (前稱夏佳理 方和 吳正和 律師事務所與 金杜律師事務所聯營) Senior Partner of King & Wood (formerly known as Arculli Fong & Ng in association with King & Wood)	(15)
陳家強教授，SBS，太平紳士 Professor the Honourable K C CHAN, SBS, JP	財經事務及庫務局局長 Secretary for Financial Services and the Treasury	(3) (13)
陳鑑林先生，SBS，太平紳士 (於二零零九年四月十六日退任) The Honourable CHAN Kam Lam, SBS, JP (retired on 16 April 2009)	立法會議員 香港房屋委員會委員 (直至二零零九年三月三十一日) Legislative Councillor Member of The Hong Kong Housing Authority (up to 31 March 2009)	(3)
鄭蔚彤女士 (於二零零九年四月十六日獲委任) Louisa CHEANG (appointed on 16 April 2009)	香港上海滙豐銀行有限公司 亞太區個人理財業務總監 Regional Director, Personal Financial Services, Asia-Pacific The Hongkong and Shanghai Banking Corporation Limited	(3) (4) (5) (6) (7) (8) (14)

姓名 Name	職銜 Interests	有關交易的性質 – 見下文附註 Nature of related transaction – see the notes below
鄭汝樺女士，太平紳士 The Honourable Ms. Eva CHENG, JP	運輸及房屋局局長 香港房屋委員會主席 Secretary for Transport and Housing Chairman of The Hong Kong Housing Authority	(3) (13)
張炳良教授，GBS，BBS，太平紳士 Professor the Honourable Anthony CHEUNG Bing Leung, GBS, BBS, JP	香港房屋委員會委員 Member of The Hong Kong Housing Authority	(3)
林炎南先生 (於二零零九年四月十六日退任) David LAM Yim Nam (retired on 16 April 2009)	中國銀行(香港)有限公司副總裁 Deputy Chief Executive of Bank of China (Hong Kong) Limited	(3) (4) (5) (6)
李國寶博士， GBM，GBS，LLD (Cantab)，太平紳士 Dr. the Honourable David Li Kwok Po, GBM, GBS, LLD (Cantab), JP	東亞銀行有限公司主席兼行政總裁 Chairman and Chief Executive of The Bank of East Asia, Limited	(3) (4) (5) (6)
單仲偕先生，SBS，太平紳士 (於二零零九年四月十六日退任) The Honourable SIN Chung Kai, SBS, JP (retired on 16 April 2009)	香港房屋委員會委員 (直至二零零九年三月三十一日) Member of The Hong Kong Housing Authority (up to 31 March 2009)	(3)
陳清賜先生 Eddie TAN Cheng Soo	花旗銀行亞太區資金部總監(駐新加坡) Regional Treasurer, Asia Pacific, Citibank, N.A. (based in Singapore)	(12)

(1) 本公司為香港金融管理局(「香港金管局」)所營運的債務工具中央結算系統服務的成員，為本公司發行的債務證券提供託管及結算代理服務。於二零零九年，本公司就該等服務向香港金管局支付80萬港元(二零零八年：110萬港元)。

(2) 外匯基金透過香港金管局向本公司提供300億港元的循環信貸。於二零零九年十二月三十一日，並無未償還餘額(二零零八年：80億港元)且相關利息為2,070萬港元(二零零八年：470萬港元)。

(1) The Company is a member of the Central Moneymarkets Unit Service operated by the Hong Kong Monetary Authority ("HKMA") which provides custodian and clearing agent services for the debt securities issued by the Company. In 2009, the Company paid HK\$0.8 million (2008: HK\$1.1 million) by way of fees to the HKMA for such services.

(2) The Exchange Fund through the HKMA has provided the Company with a HK\$30 billion revolving credit facility. As at 31 December 2009, there was no outstanding balance (2008: HK\$8 billion) and the interest thereon was HK\$20.7 million (2008: 4.7 million).

- | | |
|--|---|
| (3) 參與購買按揭貸款計劃，不時就購買按揭貸款與本公司訂立協議的金融機構或組織的執行董事或高級管理人員，其相關職責見上述「職銜」欄內。 | (3) Being an executive director or senior officer of a financial institution or organisation as specified under the column headed "Interests" in the above table which has entered into an agreement with the Company in respect of the purchase of mortgage loans by the Company from time to time under the Mortgage Purchase Programme. |
| (4) 參與按揭保險計劃，不時就申請按揭保險保障與本公司訂立協議的金融機構或組織的執行董事或高級管理人員，其相關職責見上述「職銜」欄內。 | (4) Being an executive director or senior officer of a financial institution or organisation as specified under the column headed "Interests" in the above table which has entered into an agreement with the Company in respect of the application for mortgage insurance cover from time to time under the Mortgage Insurance Programme. |
| (5) 曾作為主要交易商或銷售銀團成員，就400億港元債務工具發行計劃與本公司訂立協議的金融機構的執行董事或高級管理人員，其相關職責見上述「職銜」欄內。 | (5) Being an executive director or senior officer of a financial institution as specified under the column headed "Interests" in the above table which has entered into an agreement with the Company, as primary dealer or selling group member in the HK\$40 Billion Debt Issuance Programme. |
| (6) 曾作為配售銀行，就200億港元零售債券發行計劃與本公司訂立協議的金融機構的執行董事或高級管理人員，其相關職責見上述「職銜」欄內。 | (6) Being an executive director or senior officer of a financial institution as specified under the column headed "Interests" in the above table which has entered into an agreement with the Company, as a placing bank in the HK\$20 Billion Retail Bond Issuance Programme. |
| (7) 曾作為安排人或牽頭經辦人／聯席牽頭經辦人，參與本公司一項或多項按揭證券發行(包括30億美元Bauhinia按揭證券化計劃)與本公司訂立協議的金融機構的執行董事或高級管理人員，其相關職責見上述「職銜」欄內。 | (7) Being an executive director or senior officer of a financial institution as specified under the column headed "Interests" in the above table which has entered into an agreement with the Company, as arranger or lead manager/co-lead manager in one or more of the Company's MBS issues, including the US\$3 Billion Bauhinia Mortgage-Backed Securitisation Programme. |
| (8) 曾作為30億美元中期債券發行計劃的安排人或交易商，與本公司訂立協議的金融機構的執行董事或高級管理人員，其相關職責見上述「職銜」欄內。 | (8) Being an executive director or senior officer of a financial institution as specified under the column headed "Interests" in the above table which has entered into an agreement with the Company, as arranger or dealer in the US\$3 Billion Medium Term Note Programme. |

- (9) 二零零四年四月二十一日，本公司與財政司司長法團訂立一項租約，由二零零五年一月一日起計，為期六年。據此，財政司司長法團向本公司出租香港中環金融街8號國際金融中心二期79樓7902室及80樓全層。按財政司司長法團的指示，本公司將租金支付予香港金管局。於二零零九年，本公司已支付合共640萬港元(二零零八年：640萬港元)之租金予香港金管局。
- (10) 自二零零九年五月二十六日起，香港金管局提供香港中環金融街8號國際金融中心二期78樓7807室供本公司使用，並收取服務費。於二零零九年，本公司已向港金管局支付合共30萬港元(二零零八年：無)之服務費。
- (11) 年內，香港金管局於二零零九年一月一日至二零零九年十二月六日及二零零九年十二月七日至二零零九年十二月三十一日分別提供位於香港鰂魚涌英皇道電訊盈科中心16樓及該大廈9樓901室，作為後勤用地供本公司使用，並收取服務費。於二零零九年，本公司已向香港金管局支付合共30萬港元(二零零八年：20萬港元)之服務費。
- (12) 花旗集團成員公司已與本公司就上文第(3)、(4)、(5)、(6)、(7)及(8)段所載事宜訂立協議。
- (13) 於二零零九年，本公司向財政司司長法團購買約1.73億港元(二零零八年：7,100萬港元)按揭貸款。
- (9) On 21 April 2004, the Company entered into a lease for a period of 6 years commencing on 1 January 2005 with The Financial Secretary Incorporated ("FSI") by which the FSI let to the Company Suite 7902 on 79th Floor and the whole of the 80th Floor, Two International Finance Centre, 8 Finance Street, Central, Hong Kong. At the direction of the FSI, the Company paid rental to the HKMA. In 2009, the Company paid a total of HK\$6.4 million (2008: HK\$6.4 million) of rental to the HKMA.
- (10) With effect from 26 May 2009, the HKMA provided to the Company the use of Suite 7807, 78th Floor, Two International Finance Centre, 8 Finance Street, Central, Hong Kong for a service fee. In 2009, the Company paid a total of HK\$0.3 million (2008: nil) of service fee to the HKMA.
- (11) During the year, the HKMA provided a back-up site, with respect to the period from 1 January 2009 to 6 December 2009, at 16th Floor, PCCW Tower, King's Road, Quarry Bay, Hong Kong, and with respect to the period from 7 December 2009 to 31 December 2009, at Unit 901, 9th Floor of the same building to the Company for a service fee. In 2009, the Company paid a total of HK\$0.3 million (2008: HK\$0.2 million) of service fee to the HKMA.
- (12) Members of the Citi group have entered into agreements with the Company in respect of the matters set out in paragraphs (3), (4), (5), (6), (7) and (8) above.
- (13) In 2009, the Company purchased about HK\$173 million of mortgage loans from the FSI (2008: HK\$71 million).

(14) 於二零零九年九月三十日，本公司與(其中包括)Shinhan Mortgage Second International Limited(發行人)、Shinhan Mortgage Second Securitization Specialty Co., Ltd.(買方)、Shinhan Bank(賣方)及香港上海滙豐銀行有限公司Seoul Securities Branch(共同安排人之一)訂立購買協議，據此，本公司向發行人購買以Shinhan Bank承造的按揭貸款所支持的4億美元票據。

(15) 於二零零九年，金杜律師事務所獲委任為本集團法律顧問，向本集團提供中國法律意見及其他法律服務，金杜律師事務所的法律費用總額為90萬港元。

(b) 主要管理層人員

主要管理層為直接或間接有權力及負責策劃、指揮及控制本集團業務的人士，包括董事及高級管理人員。

本年度主要管理層人員的薪酬包括：

(14) On 30 September 2009, the Company entered into a purchase agreement with, inter alia, Shinhan Mortgage Second International Limited (as issuer), Shinhan Mortgage Second Securitization Specialty Co., Ltd. (as purchaser), Shinhan Bank (as seller) and The Hongkong and Shanghai Banking Corporation Limited Seoul Securities Branch (as one of the joint arrangers) pursuant to which the Company purchased from the issuer a US\$400 million note backed by mortgage loans originated by Shinhan Bank.

(15) In 2009, King & Wood was appointed as legal adviser for providing Chinese legal advice and other legal services to the Group and the total amount of legal fees of King & Wood incurred was HK\$0.9 million.

(b) Key management personnel

Key management 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.

Key management personnel compensation for the year comprises:

		2009 千港元 HK\$'000	2008 千港元 HK\$'000
薪金及其他短期僱員福利	Salaries and other short-term employee benefits	13,120	13,036
離職後福利	Post-employment benefits	942	817
		14,062	13,853

34. 特設公司及證券化

本公司通過兩家特設公司，即香港按揭證券融資(第一)有限公司及Bauhinia MBS Limited進行按揭貸款組合證券化工作，因而向該兩家特設公司轉讓按揭貸款組合。該等轉讓可能導致有關按揭貸款組合須全面或局部於本公司財務狀況表內終止確認。

當本公司轉讓其自按揭貸款組合收取現金流量的合約權利及其擁有權的絕大部分風險及回報時，會全面終止確認按揭貸款組合。

當本公司出售或以其他方式轉讓按揭貸款組合，以致轉讓擁有權中某一部分(而非絕大部分)風險及回報，但仍保留控制權，則會局部終止確認按揭貸款組合。該等按揭貸款組合按持續參與程度在財務狀況表確認。

大部分轉讓予特設公司而不符合全面終止確認條件的按揭貸款組合，為本公司擔保的按揭證券。

本公司因繼續參與證券化活動而仍保留的權利及責任，初步分配列入在轉讓日期被終止確認部分及繼續確認部分的金融資產公平值。

香港(準則詮釋委員會)詮釋第12號綜合賬目一特設公司規定，當特設公司與申報公司的關係實質上反映特設公司由申報公司控制，則須綜合計入特設公司，因此須於綜合財務狀況表重新綜合計入已轉讓的資產。下表概述轉讓予特設公司而已於本公司財務狀況表終止確認，但因香港(準則詮釋委員會)詮釋第12號而重新綜合計入綜合財務狀況表的按揭貸款組合之未償還本金結餘。

34. Special purpose entities and securitisations

The Company uses two special purpose entities ("SPE") namely HKMC Funding Corporation (1) Limited and Bauhinia MBS Limited to securitise mortgage portfolio that result in the transfer of mortgage portfolio to two SPEs. These transfers may give rise to full or partial derecognition of the mortgage portfolio concerned from the Company's statement of financial position.

Full derecognition occurs when the Company transfers its contractual right to receive cash flows from the mortgage portfolio and substantially all the risks and rewards of ownership.

Partial derecognition occurs when the Company sells or otherwise transfers mortgage portfolio in such a way that some but not substantially all of the risks and rewards of ownership are transferred but control is retained. These mortgage portfolio are recognised on the statement of financial position to the extent of continuing involvement.

The majority of mortgage portfolio transferred to the SPEs, that do not qualify for full derecognition, are MBS guaranteed by the Company.

The rights and obligations that the Company retains from its continuing involvement in securitisations are initially recorded as an allocation of the fair value of the financial asset between the part that is derecognised and the part that continues to be recognised on the date of transfer.

HK(SIC) INT-12 Consolidation – Special Purpose Entities requires consolidation of SPEs when the substance of the relationships between the SPE and the reporting entity indicates that the SPE is controlled by the reporting entity. This results in consolidating back the transferred assets to the consolidated statement of financial position. The following summarises the outstanding principal balances of the mortgage portfolio transferred to the SPEs that were derecognised from the Company's statement of financial position but were consolidated back to the consolidated statement of financial position as a result of HK(SIC) INT-12.

		2009	2008
		千港元	千港元
		HK\$'000	HK\$'000
香港按揭證券融資(第一)有限公司	HKMC Funding Corporation (1) Limited	59,829	82,702
Bauhinia MBS Limited	Bauhinia MBS Limited	1,254,856	1,796,059
已轉讓予特設公司的按揭貸款組合 (附註20(a))	Mortgage portfolio transferred to the SPEs (Note 20(a))	1,314,685	1,878,761

35. 承擔

(a) 資本

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
已批准但未訂約	Authorized but not contracted for	19,643	19,616	19,352	19,616

(b) 經營租約

於呈報期末，根據不可註銷的經營租約而須作出的未來最低租金付款總額分析如下：

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
辦公室物業	Office premises				
不多於一年	not later than one year	7,264	6,368	6,368	6,368
多於一年但 不多於五年	later than one year and not later than five years	306	6,368	-	6,368
		7,570	12,736	6,368	12,736

36. 按揭保險業務

本公司與核准再保險公司互相分擔風險，經營按揭保險業務。

於二零零九年十二月三十一日，風險投保總額約為149.2億港元(二零零八年：98.3億港元)，其中33.3億港元(二零零八年：41.2億港元)已向核准再保險公司購買再保險，而本公司則自行承擔餘下115.9億港元(二零零八年：57.1億港元)的風險。

35. Commitments

(a) Capital

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
已批准但未訂約	Authorized but not contracted for	19,643	19,616	19,352	19,616

(b) Operating lease

Total future minimum lease payments under non-cancellable operating lease at the end of the reporting period are analysed as follows:

		本集團 The Group		本公司 The Company	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000	2009 千港元 HK\$'000	2008 千港元 HK\$'000
辦公室物業	Office premises				
不多於一年	not later than one year	7,264	6,368	6,368	6,368
多於一年但 不多於五年	later than one year and not later than five years	306	6,368	-	6,368
		7,570	12,736	6,368	12,736

36. Mortgage insurance business

The Company operates its mortgage insurance business on a risk-sharing basis with its approved reinsurers.

As 31 December 2009, the total risk-in-force was approximately HK\$14.92 billion (2008: HK\$9.83 billion) of which HK\$3.33 billion (2008: HK\$4.12 billion) was ceded to the approved reinsurers and the balance of HK\$11.59 billion (2008: HK\$5.71 billion) was retained by the Company.

37. 已抵押資產

特設公司已將其資產抵押作擔保或透過抵押方式進行轉讓，以根據有關證券化計劃規定發行有擔保或無擔保按揭證券。證券化計劃委任的抵押信託人將於有關特設公司(就有擔保按揭證券而言，則本公司作為擔保人)就任何一批按揭證券拖欠付款或違約時，行使該等作為已抵押資產的抵押品。

37. Pledged assets

SPEs have charged their assets as securities or otherwise transferred by way of security for issuing guaranteed or non-guaranteed MBS in accordance with the provisions under the relevant securitisation programmes. The security trustee appointed under the relevant securitisation programmes will enforce the securities over the relevant pledged assets when the relevant SPE (and, in the case of guaranteed MBS, the Company as guarantor) defaults in payment under any series of MBS or otherwise on the occurrence of an event of default in respect of any series of MBS.

		本集團 The Group	
		2009 千港元 HK\$'000	2008 千港元 HK\$'000
已抵押資產	Assets pledged		
銀行定期存款	Time deposits with banks	28,317	36,420
證券投資	Investment securities	-	445,335
按揭貸款組合	Mortgage portfolio	1,905,793	2,621,727
應收利息	Interest receivable	267	653
		1,934,377	3,104,135
有抵押負債	Secured liabilities		
已發行按揭證券(附註30)	Mortgage-backed securities issued (Note 30)	2,020,394	3,225,624

已抵押按揭貸款組合包括特設公司賬冊所載的證券化按揭貸款組合(附註34)，已轉讓按揭貸款組合按擔保及持續參與度繼續於「貸款組合淨額」內確認為資產(附註26)。

Mortgage portfolio pledged included securitised mortgage portfolio recorded in the SPE's book (Note 34) and the transferred mortgage portfolio continued to be recognised as assets in "Loan portfolio, net" to the extent of the guarantee and continuing involvement (Note 26).

570萬港元的定期存款已抵押予銀行作為中國按揭擔保業務的保證金。

Time deposits of HK\$5.7 million are pledged as security deposits with a bank for mortgage guarantee business in China.

38. 通過財務報表

董事局於二零一零年四月二十日通過本財務報表。

38. Approval of financial statements

The financial statements were approved by the Board of Directors on 20 April 2010.