

Audited Financial Statements

PUBLIC FINANCE LIMITED  
大眾財務有限公司

31 December 2020

CONTENTS

	Pages
REPORT OF THE DIRECTORS	1
INDEPENDENT AUDITOR'S REPORT	4
AUDITED FINANCIAL STATEMENTS	
CONSOLIDATED INCOME STATEMENT	7
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	8
CONSOLIDATED STATEMENT OF FINANCIAL POSITION	9
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	10
CONSOLIDATED STATEMENT OF CASH FLOWS	11
NOTES TO FINANCIAL STATEMENTS	15
SUPPLEMENTARY FINANCIAL INFORMATION	120

## REPORT OF THE DIRECTORS

The Directors present their report and the audited financial statements of Public Finance Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) for the year ended 31 December 2020.

### **Principal activities**

The principal activities of the Group have not changed during the year and consisted of deposit taking, personal and commercial lending, which comprised mainly the granting of personal loans, revolving loans, property mortgage loans, hire purchase loans to individuals and small to medium size manufacturing companies, remittance service, the provision of finance to purchasers of taxis, the letting of investment properties and the provision of stockbroking.

Details of the principal activities of the Company’s subsidiaries are set out in note 1 to the financial statements.

### **Results and dividends**

The Group’s profit for the year ended 31 December 2020 and the Group’s financial position as at that date are set out in the financial statements on pages 7 to 119.

Interim dividend of HK\$18.264 cents (2019: HK\$44.116 cents) per ordinary share was declared and paid during the year. The Directors recommend the payment of a final dividend of HK\$40.760 cents (2019: HK\$31.649 cents) per ordinary share for the year.

### **Investment properties, property and equipment and land held under finance leases**

Details of movements in the investment properties, property and equipment and land held under finance leases of the Group during the year are set out in notes 14, 15 and 16 to the financial statements, respectively.

### **Share capital**

There was no movement in the Company’s issued share capital during the year.

### **Reserves**

Details of movements in the reserves of the Group and of the Company during the year are set out in notes 23 and 30(b) to the financial statements, respectively, and the consolidated statement of changes in equity.

### **Directors**

The Directors of the Company during the year and up to the date of this report were as follows:

#### *Non-Executive Directors:*

Tan Sri Dato’ Sri Dr. Teh Hong Piow, Chairman

Quah Poh Keat

Dato’ Chang Kat Kiam

#### *Independent Non-Executive Directors:*

Tang Wing Chew, Co-Chairman

Lee Chin Guan

Lai Wan

## REPORT OF THE DIRECTORS

### **Directors (Continued)**

*Executive Director:*

Chong Yam Kiang

In accordance with Articles 110 and 111 of the Articles of Association of the Company, Dato' Chang Kat Kiam, Mr. Tang Wing Chew and Mr. Lai Wan shall retire by rotation and, being eligible, will offer themselves for re-election at the forthcoming annual general meeting ("AGM").

The Directors of the subsidiaries of the Company during the year and up to the date of this report were as follows:

Chong Yam Kiang

Chiu Chik Shang

### **Management contracts**

Save for employment contracts, no other contracts relating to the management and/or administration of the whole or any substantial part of the business of the Company were entered into or subsisted during the year.

### **Directors' rights to acquire shares and debentures**

At no time during the year or at the end of the year has been/was the Company or any of its holding companies, subsidiaries or fellow subsidiaries a party to any arrangement to enable the Company's Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

### **Equity-linked agreements**

No equity-linked agreement that will or may result in the Company issuing shares or that requires the Company to enter into any agreements that will or may result in the Company issuing shares was entered into by the Company during the year or subsisted at the end of the year.

### **Directors' interests in transactions, arrangements or contracts**

Except as detailed in note 26 to the financial statements, there has been no transaction, arrangement or contract of significance in relation to the Company's business to which the Company or any of its holding companies, subsidiaries or fellow subsidiaries was a party and in which a Director of the Company or an entity connected with the Director is or was materially interested, either directly or indirectly, subsisted during or at the end of the year.

### **Permitted indemnity provision**

Pursuant to Article 158 of the Company's Articles of Association and subject to the provisions of the statutes, every Director, secretary or officer of the Company shall be indemnified out of the funds of the Company against all liability incurred by him as such Director, secretary or officer of the Company in or about the execution or holding of his office or otherwise in relation thereto. The Directors and officers liability insurance for the Company was/is in force during the year and as at the date on which this Directors' Report is approved in accordance with Section 391 of the Hong Kong Companies Ordinance.

PUBLIC FINANCE LIMITED  
大眾財務有限公司

## REPORT OF THE DIRECTORS

### **Compliance with Supervisory Policy Manual**

The Company has complied with the Supervisory Policy Manual (“SPM”) Module CG-1 “Corporate Governance of Locally Incorporated Authorised Institutions” issued by the Hong Kong Monetary Authority (“HKMA”).

The Company has also complied with the Banking (Disclosure) Rules issued by the HKMA, and the capital requirements related to capital base and capital adequacy ratio as stipulated by the HKMA.

### **Auditors**

Ernst & Young retire and a resolution for their re-appointment as auditors of the Company will be proposed at the forthcoming AGM.

ON BEHALF OF THE BOARD

Tang Wing Chew  
Director

15 January 2021

**Independent auditor's report**  
**To the members of Public Finance Limited**  
(Incorporated in Hong Kong with limited liability)

**Opinion**

We have audited the consolidated financial statements of Public Finance Limited (the "Company") and its subsidiaries (the "Group") set out on pages 7 to 119, which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

**Basis for opinion**

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Information other than the consolidated financial statements and auditor's report thereon**

The directors of the Company are responsible for the other information. The other information comprises the information included in the report of the directors and other supplementary financial information.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Independent auditor's report**  
**To the members of Public Finance Limited**  
(Incorporated in Hong Kong with limited liability)

**Responsibilities of the directors for the consolidated financial statements**

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors of the Company are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Company either intend to liquidate the Company or to cease operations or have no realistic alternative but to do so.

The directors of the Company are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

**Auditor's responsibilities for the audit of the consolidated financial statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Our report is made solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSAAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

**Independent auditor's report**  
**To the members of Public Finance Limited**  
(Incorporated in Hong Kong with limited liability)

**Auditor's responsibilities for the audit of the consolidated financial statements (continued)**

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Ernst & Young*  
Certified Public Accountants  
22/F CITIC Tower  
1 Tim Mei Avenue  
Central, Hong Kong

15 January 2021



**CONSOLIDATED INCOME STATEMENT**

For the year ended 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
Interest income	4	810,870	937,190
Interest expense	4	(113,045)	(140,410)
<b>NET INTEREST INCOME</b>		<b>697,825</b>	<b>796,780</b>
Other operating income	5	164,678	127,817
<b>OPERATING INCOME</b>		<b>862,503</b>	<b>924,597</b>
Operating expenses	6	(431,222)	(461,473)
Changes in fair value of investment properties	14	(2,143)	815
<b>OPERATING PROFIT BEFORE CREDIT LOSS EXPENSES</b>		<b>429,138</b>	<b>463,939</b>
Credit loss expenses	7	(172,673)	(208,044)
<b>PROFIT BEFORE TAX</b>		<b>256,465</b>	<b>255,895</b>
Tax	9	(36,290)	(41,900)
<b>PROFIT FOR THE YEAR</b>		<b>220,175</b>	<b>213,995</b>
<b>ATTRIBUTABLE TO:</b>			
Owners of the Company		220,175	213,995

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

For the year ended 31 December 2020

	2020 HK\$'000	2019 HK\$'000
<b>PROFIT FOR THE YEAR</b>	220,175	213,995
<b>OTHER COMPREHENSIVE INCOME FOR THE YEAR</b>	<u>-</u>	<u>-</u>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<u>220,175</u>	<u>213,995</u>
<b>ATTRIBUTABLE TO:</b>		
Owners of the Company	<u>220,175</u>	<u>213,995</u>

# **CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
<b>ASSETS</b>			
Cash and short term placements	11	1,313,378	759,159
Loans and advances and receivables	12	5,351,307	5,991,269
Held-to-collect debt securities at amortised cost	13	39,982	324,737
Investment properties	14	24,812	26,955
Property and equipment	15	26,184	22,309
Land held under finance leases	16	39,820	41,174
Right-of-use assets	17	55,243	68,056
Deferred tax assets	21	16,712	21,690
Tax recoverable		1,713	-
Intangible assets	19	486	486
Other assets	18	155,793	178,909
<b>TOTAL ASSETS</b>		<b>7,025,430</b>	<b>7,434,744</b>
<b>EQUITY AND LIABILITIES</b>			
<b>LIABILITIES</b>			
Customer deposits at amortised cost	20	5,161,310	5,575,741
Lease liabilities	17	56,618	69,284
Current tax payable		2,284	37,159
Deferred tax liabilities	21	5,251	4,941
Other liabilities	18	211,204	249,856
<b>TOTAL LIABILITIES</b>		<b>5,436,667</b>	<b>5,936,981</b>
<b>EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY</b>			
Share capital	22	671,038	671,038
Reserves	23	917,725	826,725
<b>TOTAL EQUITY</b>		<b>1,588,763</b>	<b>1,497,763</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>7,025,430</b>	<b>7,434,744</b>

Tang Wing Chew  
Director

Chong Yam Kiang  
Director

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

For the year ended 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
<b>TOTAL EQUITY</b>			
Balance at the beginning of the year		1,497,763	1,515,751
Profit for the year		220,175	213,995
Other comprehensive income		-	-
Total comprehensive income for the year		220,175	213,995
Dividends paid in respect of previous year	10(a)	(81,908)	(117,811)
Dividends paid in respect of current year	10(a)	<u>(47,267)</u>	<u>(114,172)</u>
Balance at the end of the year		<u>1,588,763</u>	<u>1,497,763</u>

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Profit before tax		256,465	255,895
Adjustments for:			
Depreciation of property and equipment and land held under finance leases	6	11,968	9,644
Depreciation of right-of-use assets	6	44,978	45,025
Net losses on disposal of property and equipment	5	20	62
Gain on termination of leases	5	(975)	(810)
Other interest expenses	4	1,694	2,026
(Decrease) / increase in credit loss expenses for loans and advances and receivables		(50,588)	11,974
(Decrease) / increase in credit loss expenses for held-to-collect debt securities at amortised cost and bank placements		(31)	4
Decrease / (increase) in fair value of investment properties	14	2,143	(815)
Payment of dismantling costs		(68)	(54)
Profits tax paid		<u>(67,590)</u>	<u>(11,418)</u>
Operating profit before changes in operating assets and liabilities		<u>198,016</u>	<u>311,533</u>
Decrease / (increase) in operating assets:			
Decrease / (increase) in loans and advances and receivables		690,550	(77,546)
Increase in held-to-collect debt securities at amortised cost		(39,986)	-
Decrease / (increase) in other assets		<u>23,116</u>	<u>(119,611)</u>
		<u>673,680</u>	<u>(197,157)</u>
(Decrease) / increase in operating liabilities:			
(Decrease) / increase in customer deposits at amortised cost		(414,431)	110,322
(Decrease) / increase in other liabilities		<u>(38,640)</u>	<u>114,810</u>
		<u>(453,071)</u>	<u>225,132</u>
Net cash inflow from operating activities		<u>418,625</u>	<u>339,508</u>

# **CONSOLIDATED STATEMENT OF CASH FLOWS**

For the year ended 31 December 2020

	Notes	2020 HK\$'000	2019 HK\$'000
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchases of property and equipment	15	(14,622)	(11,058)
Sales proceeds from disposal of property and equipment		<u>113</u>	<u>-</u>
Net cash outflow from investing activities		<u>(14,509)</u>	<u>(11,058)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Repayment of lease liabilities	17	(45,494)	(45,797)
Dividends paid on shares		<u>(129,175)</u>	<u>(231,983)</u>
Net cash outflow from financing activities		<u>(174,669)</u>	<u>(277,780)</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>		229,447	50,670
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b>		<u>1,083,952</u>	<u>1,033,282</u>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>		<u>1,313,399</u>	<u>1,083,952</u>
<b>ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS</b>			
Cash and short term placements repayable on demand	28	478,556	441,628
Money at call and short notice with an original maturity within three months		834,843	317,555
Held-to-collect debt securities at amortised cost with an original maturity within three months		<u>-</u>	<u>324,769</u>
		<u>1,313,399</u>	<u>1,083,952</u>
<b>OPERATIONAL CASH FLOWS FROM INTEREST</b>			
Interest paid		(129,046)	(127,952)
Interest received		<u>819,268</u>	<u>937,453</u>

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2020

### RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flow will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Dividend payable HK\$'000	Lease liabilities HK\$'000	Total liabilities from financing activities HK\$'000
As at 1 January 2020	-	69,284	69,284
Changes from financing cash flows:			
Dividends paid on ordinary shares	(129,175)	-	(129,175)
Repayment of lease liabilities	-	(45,494)	(45,494)
Total changes from financing cash flows	(129,175)	(45,494)	(174,669)
Other changes:			
Dividends declared on ordinary shares	129,175	-	129,175
Additions to lease liabilities	-	31,095	31,095
Interest expense on lease liabilities	-	1,612	1,612
Reassessment on lease liabilities	-	121	121
Total other changes	129,175	32,828	162,003
As at 31 December 2020	-	56,618	56,618

## CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2020

### RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES (Continued)

	Dividend payable HK\$'000	Lease liabilities HK\$'000	Total liabilities from financing activities HK\$'000
As at 1 January 2019	-	66,403	66,403
Changes from financing cash flows:			
Dividends paid on ordinary shares	(231,983)	-	(231,983)
Repayment of lease liabilities	-	(45,797)	(45,797)
Total changes from financing cash flows	(231,983)	(45,797)	(277,780)
Other changes:			
Dividends declared on ordinary shares	231,983	-	231,983
Additions to lease liabilities	-	46,717	46,717
Interest expense on lease liabilities	-	1,961	1,961
Total other changes	231,983	48,678	280,661
As at 31 December 2019	-	69,284	69,284



## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 1. CORPORATE AND GROUP INFORMATION

The Company is a company incorporated in Hong Kong with limited liability. The registered office of the Company is located at Room 1105-7, Wing On House, 71 Des Voeux Road Central, Central, Hong Kong.

The principal activities of the Group have not changed during the year and consisted of deposit taking, personal and commercial lending, which comprised mainly the granting of personal loans, revolving loans, property mortgage loans, hire purchase loans to individuals and small to medium size manufacturing companies, remittance service, the provision of finance to purchasers of taxis, the letting of investment properties and the provision of stockbroking.

The Company is a wholly-owned subsidiary of Public Bank (Hong Kong) Limited. Public Bank Berhad, a bank incorporated in Malaysia, is considered by the Directors to be the Company's ultimate holding company.

Particulars of the Company's subsidiaries, which are incorporated and operate in Hong Kong, are as follows:

Name	Issued ordinary share capital HK\$	Percentage of equity attributable to the Company		Principal activities
		Direct %	Indirect %	
Public Financial Limited	10,100,000	100	-	Investment holding
Public Securities Limited	10,000,000	-	100	Securities brokerage
Public Securities (Nominees) Limited	10,000	100	-	Provision of nominee services

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.1 BASIS OF PREPARATION

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”) (a collective term which includes all applicable individual HKFRSs, Hong Kong Accounting Standards (“HKASs”) and Interpretations (“Int”)) issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”), accounting principles generally accepted in Hong Kong and applicable requirements of the Hong Kong Companies Ordinance. They also contain certain disclosure information required under the Banking (Disclosure) Rules issued by the HKMA.

These financial statements have been prepared under the historical cost convention, as modified for the revaluation of investment properties. The consolidated financial statements are presented in Hong Kong dollars (“HKD”) and all values are rounded to the nearest thousand except when otherwise indicated.

### 2.2 BASIS OF CONSOLIDATION

The consolidated financial statements include the financial statements of the Company and its subsidiaries for the year ended 31 December 2020.

A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e. existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group’s voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.2 BASIS OF CONSOLIDATION (Continued)

Profit or loss and each component of other comprehensive income (“OCI”) are attributed to the owners of the parent of the Group. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group’s share of components previously recognised in OCI is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

The subsidiaries consolidated for accounting purposes are as follows:

Name	31 December 2020		31 December 2019		Principal activities
	Total assets HK\$'000	Total equity HK\$'000	Total assets HK\$'000	Total equity HK\$'000	
Public Financial Limited	10,101	10,101	10,101	10,101	Investment holding
Public Securities Limited	341,005	217,090	334,243	187,857	Securities brokerage
Public Securities (Nominees) Limited	1,122	1,119	1,122	1,120	Provision of nominee services

The computation of liquidity maintenance ratio, common equity tier 1 (“CET1”) capital ratio, tier 1 capital ratio, total capital ratio, capital conservation buffer (“CCB”) ratio, countercyclical capital buffer (“CCyB”) ratio and leverage ratio for regulatory reporting purpose is on a solo basis of the Company only.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.3 BASIS OF CAPITAL DISCLOSURES

The Company has complied with the capital requirements during the reporting period related to capital base and the capital adequacy ratios as stipulated by the HKMA, and has also complied with the Banking (Disclosure) Rules.

Should the Company have not complied with the externally imposed capital requirements of the HKMA, capital management plans should be submitted to the HKMA for restoration of capital to the minimum required level as soon as possible.

The computation of the total capital ratio and other regulatory capital ratios of the Company is based on the solo basis of the Company for regulatory reporting purpose. No subsidiary will be consolidated for capital adequacy ratio computation as the subsidiaries do not satisfy the criteria as stipulated in the Banking (Capital) Rules (the "Capital Rules") issued by the HKMA.

There are no major restrictions or impediments on the transfer of capital or funds among the members of the Company's consolidation group except that liquidity, capital and other performance indicators of Public Securities Limited should satisfy the minimum requirements of the Securities and Futures (Financial Resources) Rules issued by the Securities and Futures Commission of Hong Kong.

The Group has adopted the provisions of the Banking Ordinance relating to the Basel III capital standards and the Capital Rules. The Capital Rules outline the general requirements on regulatory capital ratios, the components of eligible regulatory capital as well as the levels of those ratios at which banking institutions are required to operate. The Capital Rules have been developed based on internationally-agreed standards on capital adequacy promulgated by the Basel Committee on Banking Supervision. Under the Capital Rules, the required CCB ratio for 2019 and 2020 is 2.5%, whilst the required CCyB ratio for 2019 and 2020 is 2.0% and 1.0%, respectively.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.4 ACCOUNTING POLICIES

#### Changes in accounting policies and disclosures

The HKICPA has issued a number of new and revised HKFRSs, which are generally effective for accounting periods beginning on or after 1 January 2020. The Group has adopted the *Conceptual Framework for Financial Reporting 2018* (the “Conceptual Framework”) and the following revised standards for the first time for the current year’s financial statements:

- |  |  |
|--|--|
| • Amendments to HKFRS 3                      | <i>Definition of a Business</i>          |
| • Amendments to HKFRS 9, HKAS 39 and HKFRS 7 | <i>Interest Rate Benchmark Reform</i>    |
| • Amendments to HKAS 1 and HKAS 8            | <i>Definition of Material</i>            |
| • Amendment to HKFRS 16                      | <i>COVID-19-Related Rent Concessions</i> |

Except for the amendments included in Amendments to HKFRS 9, HKAS 39 and HKFRS 7, which are not relevant to the preparation of the Group’s consolidated financial statements, the nature and impact of the Conceptual Framework and the amendments are described below.

The Conceptual Framework sets out a comprehensive set of concepts for financial reporting and standard setting, and provides guidance for preparers of financial statements in developing consistent accounting policies and assistance to all parties to understand and interpret the standards. The Conceptual Framework includes new chapters on measurement and reporting financial performance, new guidance on the derecognition of assets and liabilities, and updated definitions and recognition criteria for assets and liabilities. It also clarifies the roles of stewardship, prudence and measurement uncertainty in financial reporting. The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The Conceptual Framework has no impact on the Group’s financial statements.

The amendments to HKFRS 3 clarify that to be considered a business, an integrated set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. Furthermore, a business can exist without including all of the inputs and processes needed to create outputs. These amendments have no impact on the Group’s financial statements, but may impact future periods should the Group enter into any business combinations.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.4 ACCOUNTING POLICIES (Continued)

#### Changes in accounting policies and disclosures (Continued)

The amendments to HKAS 1 and HKAS 8 provide a new definition of material. The new definition states that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make based on those financial statements. The amendments clarify that materiality will depend on the nature or magnitude of information, or both. These amendments have no impact on the Group's financial statements.

The amendment to HKFRS 16 provides relief to lessees from applying lease modification accounting to Novel Coronavirus ("COVID-19") related rent concessions. The relief applies to lessees only. Lessors are required to apply the existing requirements of HKFRS 16. The amendment applies to annual reporting periods beginning on or after 1 June 2020 and early application is permitted.

The practical expedient applies only to rent concessions occurring as a direct consequence of the COVID-19 pandemic and only if all of the following conditions are met:

- the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- any reduction in lease payments affects only payments originally due on or before 30 June 2021; and
- there is no substantive change to other terms and conditions of the lease.

The Group has assessed all COVID-19 related rent concessions given by lessors. All necessary lease modifications have been made and the Group did not apply the practical expedient provided in the amendment.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.4 ACCOUNTING POLICIES (Continued)

#### Issued but not yet effective HKFRSs

The Group has not applied the following revised HKFRSs, that are expected to be relevant to the Group and have been issued but are not yet effective, in these financial statements:

- Amendments to HKFRS 10 and HKAS 28 (2011) *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*<sup>1</sup>

<sup>1</sup> No mandatory effective date yet determined but available for adoption

Further information about those HKFRSs that are expected to be relevant to the Group is as follows:

Amendments to HKFRS 10 and HKAS 28 (2011) address an inconsistency between the requirements in HKFRS 10 and in HKAS 28 (2011) in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss when the sale or contribution of assets between an investor and its associate or joint venture constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. The previous mandatory effective date of amendments to HKFRS 10 and HKAS 28 (2011) was removed by the HKICPA in January 2016 and a new mandatory effective date will be determined after the completion of a broader review of accounting for associates and joint ventures. However, the amendments are available for adoption now. The amendments are not expected to have any significant impact on the Group's financial statements.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.4 ACCOUNTING POLICIES (Continued)

#### Summary of significant accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below:

#### (1) Foreign currency translation

These financial statements are presented in HKD, which is the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

##### (i) Transactions and balances

Transactions in foreign currencies are initially recorded in the functional currency rates prevailing at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of the reporting period. Differences arising on settlement or translation of monetary items are recognised in "Other operating income" or "Other operating expenses" in the consolidated income statement with the exception of differences on foreign currency borrowings that provide an effective hedge against a net investment in a foreign entity which is taken directly to equity until the disposal of the net investment, at which time they are recognised in the consolidated income statement. Tax charges and credits attributable to exchange differences on those borrowings are also recorded in OCI.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of a non-monetary item measured at fair value is treated in line with the recognition of the gain or loss on change in fair value of the item (i.e. translation difference on the item whose fair value gain or loss is recognised in OCI or profit or loss is also recognised in OCI or profit or loss, respectively).

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on the acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(1) Foreign currency translation (Continued)**

**(ii) Group companies**

As at the reporting date, the assets and liabilities of subsidiaries are translated into the Group's presentation currency at the rates of exchange ruling at the end of the reporting period, and their statement of comprehensive income are translated at the weighted average exchange rates for the year. Exchange differences arising on translation are taken directly to a separate component of equity. On disposal of a foreign entity, the deferred cumulative amount recognised in equity relating to that particular foreign operation is recognised in the consolidated income statement as part of gain or loss on disposal.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

**(i) Financial assets**

**Initial recognition and measurement**

Financial assets are classified at initial recognition and subsequently measured at amortised cost, fair value through other comprehensive income (“FVOCI”), and fair value through profit or loss (“FVPL”).

The classification of financial assets at initial recognition depends on the financial asset’s contractual cash flow characteristics and the Group’s business model for managing them. With the exception of receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, transaction costs. Receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under HKFRS 15.

In order for a financial asset to be classified and measured at amortised cost or FVOCI, it needs to give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding. This assessment is referred to as the solely payments of principal and interest test and is performed at an instrument level.

The Group’s business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement (Continued)**

**(i) Financial assets (Continued)**

**Initial recognition and measurement (Continued)**

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

**Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at FVOCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at FVOCI with no recycling of cumulative gains and losses upon derecognition (equity investments)
- Financial assets at FVPL

**Financial assets at amortised cost (debt instruments)**

The Group measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold the financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement (Continued)**

**(i) Financial assets (Continued)**

**Financial assets at amortised cost (debt instruments) (Continued)**

The Group's financial assets at amortised cost include cash and short term placements, placements with banks and financial institutions, loans and advances and receivables, and held-to-collect debt securities.

**Financial assets at FVOCI (debt instruments)**

The Group measures financial assets at FVOCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For financial assets at FVOCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the consolidated income statement and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss.

**Financial assets designated at FVOCI (equity investments)**

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as financial assets designated at FVOCI when they meet the definition of equity under HKAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement (Continued)**

**(i) Financial assets (Continued)**

**Financial assets designated at FVOCI (equity investments) (Continued)**

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the consolidated income statement when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity investments designated at FVOCI are not subject to impairment assessment.

The Group elected to classify irrevocably its non-listed equity investments under this category.

**Financial assets at FVPL**

Financial assets at FVPL include financial assets held for trading, financial assets designated upon initial recognition at FVPL, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at FVPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at FVOCI, as described above, debt instruments may be designated at FVPL on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at FVPL are carried in the statement of financial position at fair value with net changes in fair value recognised in the consolidated income statement.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement (Continued)**

**(i) Financial assets (Continued)**

**Financial assets at FVPL (Continued)**

This category includes derivative instruments and listed equity investments which the Group had not irrevocably elected to classify at FVOCI. Dividends on listed equity investments are also recognised as “other operating income” in the consolidated income statement when the right of payment has been established.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if: the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at FVPL. Embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the FVPL category.

A derivative embedded within a hybrid contract containing a financial asset host is not accounted for separately. The financial asset host together with the embedded derivative is required to be classified in its entirety as a financial asset at FVPL.

**(ii) Financial liabilities**

**Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement (Continued)**

**(ii) Financial liabilities (Continued)**

**Initial recognition and measurement (Continued)**

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities include deposits and balances of banks and other financial institutions at amortised cost, customer deposits at amortised cost, certificates of deposit issued at amortised cost, unsecured bank loan at amortised cost, other liabilities and foreign exchange contracts.

**Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

**Financial liabilities at FVPL**

Financial liabilities at FVPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVPL.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by HKFRS 9. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the consolidated income statement.

Financial liabilities designated upon initial recognition at FVPL are designated at the initial date of recognition, and only if the criteria in HKFRS 9 are satisfied. The Group has not designated any financial liability as at FVPL.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(2) Financial instruments – initial recognition and subsequent measurement (Continued)**

**(ii) Financial liabilities (Continued)**

**Loans and borrowings**

This is the category most relevant to the Group. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included as finance costs in the consolidated income statement.

This category generally applies to customer deposits at amortised cost and unsecured bank loans at amortised cost.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(3) Derecognition of financial assets and financial liabilities**

**(i) Financial assets**

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Group's consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a "pass-through" arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(3) Derecognition of financial assets and financial liabilities (Continued)**

**(ii) Financial liabilities**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in the consolidated income statement.

**(iii) Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.4 ACCOUNTING POLICIES (Continued)

#### Summary of significant accounting policies (Continued)

##### (4) Fair value measurement

The Group measures its investment properties at fair value at the end of each reporting period. Fair value is the price that will be received from selling an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that will use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: based on quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly

Level 3: based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(4) Fair value measurement (Continued)**

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

**(5) Impairment of financial assets**

The Group recognises an allowance for expected credit losses (“ECLs”) for all debt instruments not held at FVPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL). For revolving facilities that include both the loan and undrawn commitments, ECLs are calculated and presented together with the loan.

For accounts receivable from contracts with customers, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic conditions.

For loans and advances, accrued interests and loan commitments, the ECL is based on the 12-month ECL. The 12-month ECL is a portion of lifetime ECLs that results from default events on a financial instrument that are possible within 12 months after the reporting date. However, when there has been a significant increase in credit risk since origination, the allowances will be based on the lifetime ECL.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(5) Impairment of financial assets (Continued)**

The Group considers that there has been a significant increase in credit risk (i.e. Stage 2 for ECL calculations) in all cases when contractual payments are more than 30 days past due. The Group considers a financial asset in default (i.e. Stage 3 (credit-impaired) for ECL calculations) in all cases when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

As a part of a qualitative assessment of whether a customer is in default, the Group also considers a variety of instances that may indicate unlikelihood to pay. When such events occur, the Group carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate. Such events include:

- Internal rating of the borrower indicating default or near-default
- The borrower requesting emergency funding from the Group
- The borrower having past due liabilities to public creditors or employees
- The borrower is deceased
- A material decrease in the underlying collateral value where the recovery of the loan is expected from the sale of the collateral
- A material decrease in the borrower's turnover or the loss of a major customer
- A covenant breach not waived by the Group
- The debtor (or any legal entity within the debtor's group) filing for bankruptcy application/protection
- Debtor's listed debt or equity suspended at the primary exchange because of rumours or facts about financial difficulties

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(5) Impairment of financial assets (Continued)**

The Group provides relief measures, including principal moratorium or extension of due dates, to relieve financial burden of loan borrowers affected by the COVID-19 pandemic. Borrowers with significant increase in credit risk (e.g. contractual payments being more than 30 days past due) are not eligible for application of the aforesaid relief scheme. In determination of the loan stage of loans under relief measures, the Group considers both delinquent period and qualitative information on loan repayment ability as mentioned above.

It is the Group's policy to consider a financial instrument as "cured" and therefore reclassified out of Stage 3 when none of the default criteria have been present for at least six consecutive months. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade at the time of the cure, and whether this indicates there has been a significant increase in credit risk compared to initial recognition.

All exposures attributed to the held-to-collect debt securities at amortised cost were rated with a grading of Aa3 (31 December 2019: Aa2) based on the credit rating of Moody's Investors Service ("Moody's"), an external credit agency, as at 31 December 2020. Over 90% (31 December 2019: over 90%) of the placements were deposited with banks and financial institutions rated with a grading of Baa2 or above based on the credit rating of Moody's. Therefore, they are considered to be low credit risk investments. It is the Group's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Group uses the ratings from the Moody's both to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(6) Leases**

The Group assesses at contract inception whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

**Group as a lessee**

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

**Right-of-use assets**

The Group recognises right-of-use assets at the commencement date of the lease (i.e. the date which the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. The right-of-use assets are also subject to impairment. Right-of-use assets are depreciated on a straight-line basis, as follows:

Land and buildings: Over the lease terms plus extension option period

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(6) Leases (Continued)**

**Lease liabilities**

Lease liabilities are recognised at the commencement date of the lease at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for termination of a lease, if the lease term reflects the Group exercising the option to terminate the lease. The variable lease payments that do not depend on an index or a rate are recognised as an expense in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification (i.e. a change in the lease term, a change in lease payments (e.g. a change to future lease payments resulting from a change in an index or rate) or a change in the assessment of an option to purchase the underlying asset).



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(6) Leases (Continued)**

**Short-term leases and leases of low-value assets**

The Group applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

**Group as a lessor**

When the Group acts as a lessor, it classifies at lease inception (or when there is a lease modification) each of its leases as either an operating lease or a finance lease.

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income is accounted for on a straight-line basis over the lease terms and is included in other operating income in the consolidated income statement. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Leases that transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee are accounted for as finance leases.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(7) Interest income and expense, fee and commission income and other operating income**

**(i) Interest income and expense**

For all financial instruments measured at amortised cost and interest-bearing financial instruments, interest income or expense is recorded at the effective interest rate, which is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or financial liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the effective interest rate, but not future credit losses. The carrying amount of the financial asset or financial liability is adjusted if the Group revises its estimates of payments or receipts. The adjusted carrying amount is calculated based on the original effective interest rate and the change in the carrying amount is recorded as interest income or expense.

Once the value of a financial asset or a group of similar financial assets had been reduced due to an impairment loss, interest income continues to be recognised using the original effective interest rate applied to the new carrying amount.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(7) Recognition of revenue and expenditure (Continued)**

**(ii) Fee and commission income**

The Group earns fee and commission income from a diverse range of services it provides to its customers. Fees income can be divided into the following two categories:

(a) Fee income earned from services that are provided over a certain period of time

Fees earned from the provision of services over a period of time are accrued over that period. These fees include commission income and asset management, custody and other management and advisory fees. Loan commitment fees for loans that are likely to be drawn down and other credit related fees are deferred (together with any incremental costs) and recognised as an adjustment to the effective interest rate on the loan.

(b) Fee income from providing transaction services

Fees arising from negotiating or participating in the negotiation of a transaction for a third party, such as the arrangement of the acquisition of shares or other securities or the purchase or sale of businesses, are recognised on completion of the underlying transaction.

**(iii) Dividend income**

Dividend income is recognised when the shareholders' right to receive payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(7) Recognition of revenue and expenditure (Continued)**

**(iv) Net trading income**

Net trading income arising from trading activities includes all gains and losses from changes in fair value for financial assets and financial liabilities held for trading. Gains and losses on foreign exchange trading and other transactions are also reported as “Net trading income” except for those gains and losses on translation of foreign currencies recognised in the translation reserve.

**(v) Rental income**

Rental income arising on investment properties is accounted for on a straight-line basis over the lease terms on ongoing leases and is recorded in the consolidated income statement as “Other operating income”.

**(8) Cash and cash equivalents**

For the purpose of consolidated statement of cash flows, cash and cash equivalents consist of cash on hand, amounts due from banks on demand or with original maturity within three months and held-to-collect debt securities at amortised cost with original maturity within three months.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(9) Related parties**

A party is considered to be related to the Group if:

- (a) the party is a person or a close member of that person's family and that person
  - (i) has control or joint control over the Group;
  - (ii) has significant influence over the Group; or
  - (iii) is a member of the key management personnel of the Group or of a parent of the Group;

or

- (b) the party is an entity where any of the following conditions applies:
  - (i) the entity and the Group are members of the same group;
  - (ii) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);
  - (iii) the entity and the Group are joint ventures of the same third party;
  - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity;
  - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group;
  - (vi) the entity is controlled or jointly controlled by a person identified in (a);
  - (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity); and
  - (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(10) Property and equipment, and depreciation**

Property and equipment are stated at cost, except for certain buildings transferred from investment properties which are stated at deemed cost at the date of transfer, less accumulated depreciation and impairment. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditure incurred after items of property and equipment have been put into operation, such as repairs and maintenance, is normally charged to the consolidated income statement in the period in which it is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment, and where the cost of the item can be measured reliably, the expenditure is capitalised as an additional cost of that asset or as a replacement.

Depreciation is calculated on a straight-line basis to write off the cost of each item of property and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Buildings	2%
Leasehold improvements:	
Own leasehold buildings	20% to 33 $\frac{1}{3}$ %
Others	Over the shorter of the remaining lease terms and 7 years
Furniture, fixtures and equipment	10% to 25%
Motor vehicles	25%
Land held under finance leases	Over the lease terms

Where parts of an item of property and equipment have different useful lives, the cost of that item is allocated on a reasonable basis among the parts and each part is depreciated separately.

Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in the consolidated income statement in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(10) Property and equipment, and depreciation (Continued)**

Land held under finance leases is stated at cost less accumulated depreciation and any impairment, and is depreciated over the remaining lease terms on a straight-line basis to the consolidated income statement.

Medium-term leases are leases with remaining lease periods of more than 10 years to 50 years. Long-term leases are leases with remaining lease periods of more than 50 years.

**(11) Investment properties**

Investment properties are interests in land and buildings held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services; or for administrative purposes; or for sale in the ordinary course of business. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period. Gains or losses arising from changes in the fair values of investment properties are included in the consolidated income statement in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the consolidated income statement in the year of retirement or disposal.

For a transfer from investment properties to owner-occupied properties or inventories, the deemed cost of a property for subsequent accounting is its fair value at the date of change in use. If a property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under "Property and equipment, and depreciation" up to the date of change in use, and any difference at that date between the carrying amount and the fair value of the property is accounted for as a revaluation in accordance with the policy stated under "Property and equipment, and depreciation" above. For a transfer from inventories to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the consolidated income statement.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(12) Intangible assets (other than goodwill)**

Intangible assets, representing eligibility rights to trade on or through Hong Kong Exchanges and Clearing Limited, are stated at cost less impairment. The useful lives are assessed to be indefinite and they are reviewed annually to determine whether the indefinite life assessment continues to be supportable. If not, the change in the useful life assessment from indefinite to finite is accounted for on a prospective basis. The carrying amount of intangible assets is subject to an annual impairment test, and impairment, if any, is charged to the consolidated income statement.

**(13) Impairment of non-financial assets**

The Group assesses at each reporting date or more frequently if events or changes in circumstances indicate that the carrying value may be impaired, whether there is an indication that a non-financial asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group will make an estimate of the asset's recoverable amount. Where the carrying amount of an asset (or a cash-generating unit ("CGU")) exceeds its recoverable amount, the asset (or the CGU) that the Group considered impaired is written down to its recoverable amount.

For assets excluding goodwill and deferred tax assets, an assessment is made at each reporting date as to determine whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the consolidated income statement in the period it arises.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(14) Repossessed assets and valuation of collateral**

Collateral assets for loans and advances and receivables are repossessed by the Group when the borrowers are unable to service their repayments, and would be realised in satisfaction of outstanding debts. Advances with repossessed collateral assets will continue to be accounted for as customer advances, except for those where the Group has taken the legal title and control of the repossessed collateral assets, in which cases the repossessed assets are shown under other accounts at the predetermined value with a corresponding reduction in the related advances. Individual impairment allowance is made on the shortfall between the expected net realisable value of the repossessed assets and the outstanding advances.

Repossessed assets are recognised at the lower of the carrying amount of the related loans and advances and receivables and fair value less costs to sell.

**(15) Provisions**

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is included in "Operating expenses" in the consolidated income statement.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.4 ACCOUNTING POLICIES (Continued)

#### Summary of significant accounting policies (Continued)

##### (16) Income tax

Income tax comprises current and deferred tax. Income tax is recognised in the consolidated income statement, or in equity if it relates to items that are recognised in the same or a different period directly in equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of an asset or a liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carryforward of unused tax credit and any unused tax losses. Deferred tax assets are recognised, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carryforward of unused tax credit and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or a liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(16) Income tax (Continued)**

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

**(17) Employee benefits**

**(i) Retirement benefit schemes**

The Group participates in two defined contribution retirement benefit schemes for those employees who are eligible to participate. The assets of the schemes are held separately from those of the Group in independently administered funds.

Contribution for Mandatory Provident Fund (MPF) Scheme is made based on a percentage of the participating employees' relevant monthly income from the Group while contribution for Occupational Retirement Schemes Ordinance (ORSO) Scheme is made based on the participating employees' basic salary, and the contributions are charged to the consolidated income statement as they become payable in accordance with the rules of the respective schemes. When an employee leaves the Group prior to his/her interest in the Group's employer non-mandatory contributions vesting with the employee, the ongoing contributions payable by the Group may be reduced by the relevant amount of forfeited contributions. The Group's mandatory contributions vest fully with the employee.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.4 ACCOUNTING POLICIES (Continued)**

**Summary of significant accounting policies (Continued)**

**(17) Employee benefits (Continued)**

**(ii) Employee leave entitlements**

The cost of accumulating compensated absences is recognised as an expense and measured based on the additional amount that the Group expects to pay as a result of the unused entitlement that has accumulated as at the end of the reporting period.

**(18) Dividends**

Final dividends proposed by the Directors will remain in retained profits within reserves in the consolidated statement of financial position, until they have been approved by the shareholders in a general meeting. Final dividends are recognised as a liability when they are approved by the shareholders in the general meeting.

Interim dividends are simultaneously proposed and declared by the Directors. Consequently, interim dividends are recognised directly as a liability when they are proposed and declared.

**(19) Government grants**

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, for which it is intended to compensate, are expensed.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 2.5 SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS

#### Estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

#### Impairment allowances on loans and advances and receivables

The measurement of impairment losses under HKFRS 9 across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Group's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

- The Group's internal credit grading model, which assigns probabilities of default to the individual grades
- The Group's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a lifetime ECL basis and the qualitative assessment
- The segmentation of financial assets based on risk characteristics of the customers and by product types when their ECL is assessed on a collective basis
- Development of ECL models, including the various formulas and the choice of inputs over determination of the period over which the entity is exposed to credit risk based on the behavioural life of the credit exposures, loss given default and collateral recovery of the credit exposures
- Determination of associations between macroeconomic scenarios and economic inputs, such as unemployment levels and collateral values, and the effect on probabilities of default, exposures at default and losses given default
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models

It has been the Group's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.5 SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**

**Estimation uncertainty (Continued)**

**Leases - Estimating the incremental borrowing rate**

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (“IBR”) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group “would have to pay”, which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary’s functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates.

**Judgements**

In the process of applying the Group’s accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

**Determining the lease term of contracts with renewal and termination options – Group as lessee**

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease if it is reasonably certain not to be exercised.

The Group has the option, under some of its leases, to lease the assets for additional terms of two to three years. The Group applies judgement in evaluating whether it is reasonably certain to exercise the option to renew. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal option. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is beyond its control and affects its ability to exercise (or not to exercise) the option to renew (e.g. a change in business strategy).

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**2.5 SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**

**Judgements (Continued)**

**Property lease classification – Group as lessor**

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**3. SEGMENT INFORMATION**

**Operating segment information**

In accordance with the Group's internal financial reporting, the Group has identified operating segments based on similar economic characteristics, products and services and delivery methods. The operating segments are identified by Senior Management who is designated as the "Chief Operating Decision Maker" to make decisions about resources allocation to the segments and assess their performance. A summary of the operating segments is as follows:

- the core businesses of the Group are personal and commercial lending businesses, which comprise mainly the granting of personal loans, revolving loans, property mortgage loans, hire purchase loans to individuals and small to medium size manufacturing companies, remittance service, and the provision of finance to purchase of taxis;
- the stockbroking segment comprises securities dealing and receipt of commission income; and
- other businesses segment comprises mainly the letting of investment properties.



# NOTES TO FINANCIAL STATEMENTS

31 December 2020

## 3. SEGMENT INFORMATION (Continued)

### Operating segment information (Continued)

The following table discloses the revenue and profit information for operating segments for the years ended 31 December 2020 and 31 December 2019.

	Personal and commercial lending businesses		Stockbroking		Other businesses		Total	
	2020	2019	2020	2019	2020	2019	2020	2019
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Segment revenue</b>								
External:								
Net interest income/(expense)	698,427	797,620	(602)	(840)	-	-	697,825	796,780
Other operating income/(expense):								
Net fees and commission income	76,354	91,713	47,518	34,356	-	-	123,872	126,069
Others	39,124	931	871	(6)	811	823	40,806	1,748
Operating income	813,905	890,264	47,787	33,510	811	823	862,503	924,597
Operating profit/(loss) after credit loss expenses before tax	224,006	234,989	34,808	20,369	(2,349)	537	256,465	255,895
Tax							(36,290)	(41,900)
<b>Profit for the year</b>							220,175	213,995
<b>Other segment information</b>								
Depreciation of property and equipment and land held under finance leases	(11,968)	(9,644)	-	-	-	-	(11,968)	(9,644)
Depreciation of right-of-use assets	(44,978)	(45,025)	-	-	-	-	(44,978)	(45,025)
Changes in fair value of investment properties	-	-	-	-	(2,143)	815	(2,143)	815
Credit loss expenses	(172,673)	(208,044)	-	-	-	-	(172,673)	(208,044)
Net losses on disposal of property and equipment	(20)	(62)	-	-	-	-	(20)	(62)

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 3. SEGMENT INFORMATION (Continued)

#### Operating segment information (Continued)

The following table discloses certain assets and liabilities information regarding operating segments as at 31 December 2020 and 31 December 2019.

	Personal and commercial lending businesses		Stockbroking		Other businesses		Total	
	2020	2019	2020	2019	2020	2019	2020	2019
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment assets other than intangible assets	6,613,983	7,022,894	367,724	362,719	24,812	26,955	7,006,519	7,412,568
Intangible assets	-	-	486	486	-	-	486	486
Segment assets	6,613,983	7,022,894	368,210	363,205	24,812	26,955	7,007,005	7,413,054
Unallocated assets:								
Deferred tax assets and tax recoverable							18,425	21,690
<b>Total assets</b>							<b>7,025,430</b>	<b>7,434,744</b>
Segment liabilities	5,281,340	5,724,334	147,565	170,326	227	221	5,429,132	5,894,881
Unallocated liabilities:								
Deferred tax liabilities and tax payable							7,535	42,100
<b>Total liabilities</b>							<b>5,436,667</b>	<b>5,936,981</b>
<b>Other segment information</b>								
Additions to non-current assets - capital expenditure	14,622	11,058	-	-	-	-	14,622	11,058

#### Geographical information

Over 90% (2019: over 90%) of the Group's operating income, profit before tax, assets, liabilities, off-balance sheet commitments and exposures are derived from operations carried out in Hong Kong. Accordingly, no geographical segment information is presented in the financial statements.

#### Operating income or revenue from major customers

Operating income or revenue from transactions with each external customer amounted to less than 10% (2019: less than 10%) of the Group's total operating income or revenue.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**4. INTEREST INCOME AND EXPENSE**

	2020 HK\$'000	2019 HK\$'000
Interest income from:		
Loans and advances and receivables	806,339	927,193
Short term placements and placements with banks	3,472	4,759
Held-to-collect debt securities at amortised cost	<u>1,059</u>	<u>5,238</u>
	<u>810,870</u>	<u>937,190</u>
Interest expense on:		
Deposits from customers	110,700	137,398
Bank loans	651	986
Others	<u>1,694</u>	<u>2,026</u>
	<u>113,045</u>	<u>140,410</u>

Interest income and interest expense for the year ended 31 December 2020, calculated using the effective interest method for financial assets and financial liabilities which are not designated at FVPL, amounted to HK\$810,870,000 and HK\$113,045,000 (2019: HK\$937,190,000 and HK\$140,410,000) respectively.

**5. OTHER OPERATING INCOME**

	2020 HK\$'000	2019 HK\$'000
Fees and commission income:		
Personal and commercial lending	76,354	91,713
Stockbroking	<u>47,518</u>	<u>34,356</u>
	123,872	126,069
Gross rental income	819	828
Less: Direct operating expenses	<u>(8)</u>	<u>(5)</u>
Net rental income	811	823
Net losses on disposal of property and equipment	(20)	(62)
Gain on termination of leases	975	810
Government subsidies	38,499	-
Others	<u>541</u>	<u>177</u>
	<u>164,678</u>	<u>127,817</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**5. OTHER OPERATING INCOME (Continued)**

Direct operating expenses included repairs and maintenance expenses arising from investment properties.

The government subsidies were granted from the Employment Support Scheme and Subsidy Scheme for the Securities Industry under the Anti-epidemic Fund of the Hong Kong Government which aims to retain employment and combat COVID-19 epidemic.

There were no net gains or losses arising from equity investments at FVOCI, loans and advances and receivables, financial assets and financial liabilities measured at amortised cost and financial assets and financial liabilities designated at FVPL for the years ended 31 December 2020 and 31 December 2019.

All fees and commission income and expenses are related to financial assets or financial liabilities which are not designated at FVPL. No fees and commission income and expenses are related to trust and other fiduciary activities.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**6. OPERATING EXPENSES**

	Notes	2020 HK\$'000	2019 HK\$'000
Staff costs:			
Salaries and other staff costs		261,264	283,575
Pension contributions		13,018	12,779
Less: Forfeited contributions		(59)	(158)
Net contribution to retirement benefit schemes		12,959	12,621
		274,223	296,196
Other operating expenses:			
Depreciation of right-of-use assets	17	44,978	45,025
Depreciation of property and equipment and land held under finance leases	15, 16	11,968	9,644
Auditors' remuneration		1,790	1,691
Administrative and general expenses		35,550	39,351
Others		62,713	69,566
Operating expenses before changes in fair value of investment properties		431,222	461,473

As at 31 December 2020 and 31 December 2019, the Group had no material forfeited contributions available to reduce its contributions to the pension schemes in future years. The credits for the years ended 31 December 2020 and 31 December 2019 arose in respect of staff who left the schemes during the years.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**7. CREDIT LOSS EXPENSES**

The following table shows the changes in ECL on financial instruments for the years recorded in the consolidated income statement.

	2020			
	12 month expected credit loss (Stage 1) HK\$'000	Lifetime expected credit loss not credit impaired (Stage 2) HK\$'000	Lifetime expected credit loss credit impaired (Stage 3) HK\$'000	Total HK\$'000
Net charge for/(write-back of) credit loss expenses:				
- loans and advances	(16,786)	(12,849)	202,847	173,212
- accrued interest and other receivables	(499)	-	-	(499)
- cash and short term placements	(3)	-	-	(3)
- held-to-collect debt securities at amortised cost	(28)	-	-	(28)
- loan commitments	(9)	-	-	(9)
	<u>(17,325)</u>	<u>(12,849)</u>	<u>202,847</u>	<u>172,673</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**7. CREDIT LOSS EXPENSES (Continued)**

		2019		
	12 month expected credit loss (Stage 1) HK\$'000	Lifetime expected credit loss not credit impaired (Stage 2) HK\$'000	Lifetime expected credit loss credit impaired (Stage 3) HK\$'000	Total HK\$'000
Net charge for/(write-back of) credit loss expenses:				
- loans and advances	(2,242)	4,478	205,795	208,031
- accrued interest and other receivables	24	-	-	24
- cash and short term placements	2	-	-	2
- held-to-collect debt securities at amortised cost	2	-	-	2
- loan commitments	(15)	-	-	(15)
	<u>(2,229)</u>	<u>4,478</u>	<u>205,795</u>	<u>208,044</u>

**8. DIRECTORS' REMUNERATION**

Directors' remuneration, disclosed pursuant to section 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation, is as follows:

	2020 HK\$'000	2019 HK\$'000
Fees	1,763	1,263
Other emoluments:		
Salaries, bonuses, allowances and benefits in kind	2,908	2,712
Retirement benefits contribution	116	211
	<u>4,787</u>	<u>4,186</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**9. TAX**

	Note	2020 HK\$'000	2019 HK\$'000
Current tax charge		31,648	33,654
Over-provision in prior years		(646)	-
Deferred tax charge, net	21	<u>5,288</u>	<u>8,246</u>
		<u>36,290</u>	<u>41,900</u>

Hong Kong profits tax has been provided at the rate of 16.5% (2019: 16.5%) on the estimated assessable profits arising in Hong Kong during the year.

A reconciliation of the tax expense applicable to profit before tax using the statutory tax rates to the tax expense at the effective tax rates, and a reconciliation of the applicable rates (i.e. statutory tax rates) to the effective tax rates, are as follows:

	2020		2019	
	HK\$'000	%	HK\$'000	%
Profit before tax	<u>256,465</u>		<u>255,895</u>	
Tax at the applicable tax rate	42,317	16.5	42,223	16.5
Estimated tax effect of net income that is not taxable	(5,381)	(2.1)	(323)	(0.1)
Adjustments in respect of current tax of previous years	<u>(646)</u>	<u>(0.3)</u>	<u>-</u>	<u>-</u>
Tax charge at the Group's effective rate	<u>36,290</u>	<u>14.1</u>	<u>41,900</u>	<u>16.4</u>



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**10. DIVIDENDS**

**(a) Dividends approved and paid during the year**

	2020 HK cents per ordinary share	2019 HK cents per ordinary share	2020 HK\$'000	2019 HK\$'000
Interim dividend	18.264	44.116	47,267	114,172
Final dividend in respect of previous year	<u>31.649</u>	<u>45.522</u>	<u>81,908</u>	<u>117,811</u>
	<u>49.913</u>	<u>89.638</u>	<u>129,175</u>	<u>231,983</u>

Final dividend of 2019 was paid in 2020 with the consent of shareholders at the 2020 AGM.

**(b) Dividends attributable to the year**

	2020 HK cents per ordinary share	2019 HK cents per ordinary share	2020 HK\$'000	2019 HK\$'000
Interim dividend	18.264	44.116	47,267	114,172
Proposed final dividend	<u>40.760</u>	<u>31.649</u>	<u>105,487</u>	<u>81,908</u>
	<u>59.024</u>	<u>75.765</u>	<u>152,754</u>	<u>196,080</u>

The proposed final dividend was recommended after respective year end and had not been recognised as a liability at respective year end dates. The proposed final dividend of 2020 is subject to the approval of shareholders at the 2021 AGM.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**11. CASH AND SHORT TERM PLACEMENTS**

	2020 HK\$'000	2019 HK\$'000
Cash and placements with banks and financial institutions	478,556	441,628
Money at call and short notice	<u>834,843</u>	<u>317,555</u>
Gross cash and short term placements	1,313,399	759,183
Less: Impairment allowances collectively assessed		
As at 1 January 2020 and 2019	(24)	(22)
Credit loss expenses released / (charged) to the consolidated income statement during the year	<u>3</u>	<u>(2)</u>
	<u>(21)</u>	<u>(24)</u>
Cash and short term placements	<u>1,313,378</u>	<u>759,159</u>

Over 90% (31 December 2019: over 90%) of the placements were deposited with banks and financial institutions rated with a grading of Baa2 or above based on the credit rating of Moody's.

There were no overdue or rescheduled placements with banks and financial institutions and no impairment allowances specifically assessed for such placements accordingly.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES**

	2020 HK\$'000	2019 HK\$'000
Loans and advances to customers	5,457,611	6,139,924
Accrued interest	<u>36,351</u>	<u>44,588</u>
Gross loans and advances and receivables	5,493,962	6,184,512
Less: Impairment allowances*		
- specifically assessed	(41,397)	(61,842)
- collectively assessed	<u>(101,258)</u>	<u>(131,401)</u>
	<u>(142,655)</u>	<u>(193,243)</u>
Loans and advances and receivables	<u>5,351,307</u>	<u>5,991,269</u>

Over 90% (31 December 2019: over 90%) of the loans and advances and receivables were unrated exposures. Over 90% (31 December 2019: over 90%) of the collateral for the secured loans and advances and receivables were customer deposits, properties, taxi licences and vehicles.

\* The balances also include the impairment allowances of HK\$12,000 and HK\$21,000 on off-balance sheet credit exposures as at 31 December 2020 and 31 December 2019 respectively.

Loans and advances and receivables are summarised as follows:

	2020 HK\$'000	2019 HK\$'000
Neither past due nor impaired loans and advances and receivables	5,260,978	5,892,537
Past due but not impaired loans and advances and receivables	140,372	170,305
Credit impaired loans and advances	92,496	121,670
Credit impaired receivables	<u>116</u>	<u>-</u>
Gross loans and advances and receivables	<u>5,493,962</u>	<u>6,184,512</u>

About 35% (31 December 2019: about 30%) of "Neither past due nor impaired loans and advances and receivables" were property mortgage loans and taxi financing loans secured by customer deposits, properties, taxi licences and vehicles.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(a) (i) Ageing analysis of overdue and impaired loans and advances**

		2020		2019	
	Gross amount HK\$'000	Percentage of total loans and advances %	Gross amount HK\$'000	Percentage of total loans and advances %	
Loans and advances overdue for:					
Six months or less but over three months	38,076	0.70	52,582	0.86	
One year or less but over six months	2,496	0.04	967	0.01	
Over one year	-	-	-	-	
Loans and advances overdue for more than three months	40,572	0.74	53,549	0.87	
Rescheduled loans and advances overdue for three months or less	50,103	0.92	65,047	1.06	
Impaired loans and advances overdue for three months or less	1,821	0.03	3,074	0.05	
Total overdue and impaired loans and advances	<u>92,496</u>	<u>1.69</u>	<u>121,670</u>	<u>1.98</u>	

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(a) (ii) Ageing analysis of overdue and impaired accrued interest and other receivables**

	2020 HK\$'000	2019 HK\$'000
Accrued interest and other receivables overdue for:		
Six months or less but over three months	66	-
One year or less but over six months	50	-
Over one year	-	-
	<hr/>	<hr/>
Accrued interest and other receivables overdue for more than three months	116	-
Impaired accrued interest and other receivables overdue for three months or less	-	-
	<hr/>	<hr/>
Total overdue and impaired accrued interest and other receivables	<hr/> 116	<hr/> -

Impaired loans and advances and receivables are individually determined to be impaired after considering overdue ageing analysis and other qualitative factors such as bankruptcy proceedings and individual voluntary arrangements.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(b) Geographical analysis of overdue and impaired loans and advances and receivables, and impairment allowances**

	2020 HK\$'000	2019 HK\$'000
<b>(i) Analysis of overdue loans and advances and receivables</b>		
Loans and advances and receivables overdue for more than three months	<u>40,688</u>	<u>53,549</u>
Impairment allowances specifically assessed	<u>25,246</u>	<u>41,083</u>
Current market value and fair value of collateral	<u>9,400</u>	<u>-</u>
<b>(ii) Analysis of impaired loans and advances and receivables</b>		
Impaired loans and advances and receivables	<u>92,612</u>	<u>121,670</u>
Impairment allowances specifically assessed	<u>41,397</u>	<u>61,842</u>
Current market value and fair value of collateral	<u>9,400</u>	<u>-</u>

Over 90% (31 December 2019: over 90%) of the Group's gross loans and advances and receivables were derived from operations carried out in Hong Kong. Accordingly, no geographical segment information of gross loans and advances and receivables is presented herein.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

- (c) The value of collateral held in respect of the overdue loans and advances and the split between the portion of the overdue loans and advances covered by credit protection (covered portion) and the remaining portion (uncovered portion) are as follows:

	2020 HK\$'000	2019 HK\$'000
Current market value and fair value of collateral held against the covered portion of overdue loans and advances	<u>9,400</u>	<u>-</u>
Covered portion of overdue loans and advances	<u>5,345</u>	<u>-</u>
Uncovered portion of overdue loans and advances	<u>35,227</u>	<u>53,549</u>

The assets taken as collateral should satisfy the following criteria:

- The market value of the asset is readily determinable or can be reasonably established and verified.
- The asset is marketable and there exists a readily available secondary market for disposal of the asset.
- The Group's right to repossess the asset is legally enforceable without impediment.
- The Group is able to secure control over the asset if necessary.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(d) Repossessed assets**

There was no repossessed asset of the Group as at 31 December 2020 (31 December 2019: Nil).

**(e) Past due but not impaired loans and advances and receivables**

	2020		2019	
	Gross amount HK\$'000	Percentage of total loans and advances %	Gross amount HK\$'000	Percentage of total loans and advances %
Loans and advances overdue for three months or less	<u>140,206</u>	<u>2.6</u>	<u>170,153</u>	<u>2.8</u>
Accrued interest and other receivables overdue for three months or less	<u>166</u>		<u>152</u>	



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(f) Impairment allowances on loans and advances and receivables and off-balance sheet credit exposures**

An analysis of changes in the gross amount of loans and advances and receivables is as follows:

	2020			
	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	Total HK\$'000
Gross loans and advances and receivables as at 1 January 2020	6,002,633	60,209	121,670	6,184,512
New loans/financing originated	2,544,954	-	-	2,544,954
Loans/financing derecognised or repaid during the year (other than write-offs)	(2,886,170)	(9,147)	(13,417)	(2,908,734)
Transfer to 12-month expected credit loss (Stage 1)	18,481	(1,779)	(16,702)	-
Transfer to lifetime expected credit loss not credit impaired (Stage 2)	(36,327)	37,776	(1,449)	-
Transfer to lifetime expected credit loss credit impaired (Stage 3)	(281,542)	(47,738)	329,280	-
Total transfer between stages	(299,388)	(11,741)	311,129	-
Write-offs	-	-	(326,770)	(326,770)
As at 31 December 2020	<u>5,362,029</u>	<u>39,321</u>	<u>92,612</u>	<u>5,493,962</u>
Arising from:				
Loans and advances	5,325,797	39,318	92,496	5,457,611
Accrued interest and other receivables	36,232	3	116	36,351
	<u>5,362,029</u>	<u>39,321</u>	<u>92,612</u>	<u>5,493,962</u>

The amount outstanding on financial assets that were written off during the year and are still subject to enforcement action amounted to HK\$270,478,000.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(f) Impairment allowances on loans and advances and receivables and off-balance sheet credit exposures (Continued)**

	2019			
	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	Total HK\$'000
Gross loans and advances and receivables as at 1 January 2019	5,929,890	58,067	119,009	6,106,966
New loans/financing originated	3,403,343	-	-	3,403,343
Loans/financing derecognised or repaid during the year (other than write-offs)	(2,982,292)	(12,021)	(18,097)	(3,012,410)
Transfer to 12-month expected credit loss (Stage 1)	26,778	(4,874)	(21,904)	-
Transfer to lifetime expected credit loss not credit impaired (Stage 2)	(57,127)	59,418	(2,291)	-
Transfer to lifetime expected credit loss credit impaired (Stage 3)	(317,959)	(40,381)	358,340	-
Total transfer between stages	(348,308)	14,163	334,145	-
Write-offs	-	-	(313,387)	(313,387)
As at 31 December 2019	<u>6,002,633</u>	<u>60,209</u>	<u>121,670</u>	<u>6,184,512</u>
Arising from:				
Loans and advances	5,958,046	60,208	121,670	6,139,924
Accrued interest and other receivables	<u>44,587</u>	<u>1</u>	<u>-</u>	<u>44,588</u>
	<u>6,002,633</u>	<u>60,209</u>	<u>121,670</u>	<u>6,184,512</u>

The amount outstanding on financial assets that were written off during the year and are still subject to enforcement action amounted to HK\$251,894,000.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(f) Impairment allowances on loans and advances and receivables and off-balance sheet credit exposures (Continued)**

An analysis of credit risk exposure by the Group's internal credit rating system is as follows:

	2020			Total HK\$'000
	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	
Internal rating grades:				
Performing				
Pass	5,319,110	-	-	5,319,110
Special mention	42,919	39,321	-	82,240
Non-performing				
Substandard	-	-	83,882	83,882
Doubtful	-	-	3,805	3,805
Loss	-	-	4,925	4,925
Total	<u>5,362,029</u>	<u>39,321</u>	<u>92,612</u>	<u>5,493,962</u>
	2019			Total HK\$'000
	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	
Internal rating grades:				
Performing				
Pass	5,937,500	-	-	5,937,500
Special mention	65,133	60,209	-	125,342
Non-performing				
Substandard	-	-	113,794	113,794
Doubtful	-	-	2,260	2,260
Loss	-	-	5,616	5,616
Total	<u>6,002,633</u>	<u>60,209</u>	<u>121,670</u>	<u>6,184,512</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(f) Impairment allowances on loans and advances and receivables and off-balance sheet credit exposures (Continued)**

An analysis of changes in the corresponding ECL allowances is as follows:

	2020			
	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	Total HK\$'000
As at 1 January 2020	97,652	33,749	61,842	193,243
New loans/financing originated	51,559	-	-	51,559
Loans/financing derecognised or repaid during the year (other than write-offs)	(63,578)	(4,941)	(109,241)	(177,760)
Transfer to 12-month expected credit loss (Stage 1)	4,296	(568)	(3,728)	-
Transfer to lifetime expected credit loss not credit impaired (Stage 2)	(1,617)	1,949	(332)	-
Transfer to lifetime expected credit loss credit impaired (Stage 3)	(8,355)	(27,604)	35,959	-
Total transfer between stages	(5,676)	(26,223)	31,899	-
Impact on year end expected credit loss of exposures transferred between stages during the year	(1,612)	18,315	251,063	267,766
Movements due to changes in credit risk	2,013	-	29,126	31,139
Recoveries	-	-	103,478	103,478
Write-offs	-	-	(326,770)	(326,770)
As at 31 December 2020	<u>80,358</u>	<u>20,900</u>	<u>41,397</u>	<u>142,655</u>
Arising from:				
Loans and advances	79,152	20,900	41,397	141,449
Accrued interest and other receivables	1,194	-	-	1,194
Loan commitments	12	-	-	12
	<u>80,358</u>	<u>20,900</u>	<u>41,397</u>	<u>142,655</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(f) Impairment allowances on loans and advances and receivables and off-balance sheet credit exposures (Continued)**

	2019			
	Stage 1 HK\$'000	Stage 2 HK\$'000	Stage 3 HK\$'000	Total HK\$'000
As at 1 January 2019	99,885	29,271	52,113	181,269
New loans/financing originated	75,393	-	-	75,393
Loans/financing derecognised or repaid during the year (other than write-offs)	(67,480)	(5,723)	(122,375)	(195,578)
Transfer to 12-month expected credit loss (Stage 1)	3,255	(456)	(2,799)	-
Transfer to lifetime expected credit loss not credit impaired (Stage 2)	(2,267)	2,589	(322)	-
Transfer to lifetime expected credit loss credit impaired (Stage 3)	(9,441)	(22,967)	32,408	-
Total transfer between stages	(8,453)	(20,834)	29,287	-
Impact on year end expected credit loss of exposures transferred between stages during the year	(194)	31,035	275,484	306,325
Movements due to changes in credit risk	(1,499)	-	23,399	21,900
Recoveries	-	-	117,321	117,321
Write-offs	-	-	(313,387)	(313,387)
As at 31 December 2019	<u>97,652</u>	<u>33,749</u>	<u>61,842</u>	<u>193,243</u>
Arising from:				
Loans and advances	95,938	33,749	61,842	191,529
Accrued interest and other receivables	1,693	-	-	1,693
Loan commitments	21	-	-	21
	<u>97,652</u>	<u>33,749</u>	<u>61,842</u>	<u>193,243</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**12. LOANS AND ADVANCES AND RECEIVABLES (Continued)**

**(g) Finance lease receivables**

Included in loans and advances and receivables were receivables in respect of assets leased under finance leases as set out below:

	2020	2019	2020	2019
	Minimum		Present value of	
	lease payments		minimum	
	HK\$'000	HK\$'000	lease payments	HK\$'000
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Amounts receivable under finance leases:				
Within one year	72,092	87,022	55,871	69,443
In the second to fifth years, inclusive	181,409	189,743	131,293	136,702
Over five years	<u>593,383</u>	<u>637,781</u>	<u>503,301</u>	<u>536,035</u>
	846,884	914,546	<u>690,465</u>	<u>742,180</u>
Less: Unearned finance income	<u>(156,419)</u>	<u>(172,366)</u>		
Present value of minimum lease payments receivable	<u>690,465</u>	<u>742,180</u>		

The Group has entered into finance lease arrangements with customers in respect of motor vehicles and equipment. The terms of the finance leases entered into range from 1 to 25 years.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**13. HELD-TO-COLLECT DEBT SECURITIES AT AMORTISED COST**

	2020 HK\$'000	2019 HK\$'000
Unlisted:		
Treasury bills (including Exchange Fund Bills)	39,986	324,769
Less: Impairment allowances collectively assessed		
As at 1 January 2020 and 2019	(32)	(30)
Credit loss expenses released/(charged) to the consolidated income statement during the year	28	(2)
	<u>(4)</u>	<u>(32)</u>
Held-to-collect debt securities at amortised cost	<u>39,982</u>	<u>324,737</u>
Analysed by type of issuers:		
- Central governments	<u>39,982</u>	<u>324,737</u>

There were no impairment allowances specifically assessed made against held-to-collect debt securities at amortised cost as at 31 December 2020 and 31 December 2019.

There were neither impaired nor overdue held-to-collect debt securities at amortised cost as at 31 December 2020 and 31 December 2019.

All exposures attributed to the held-to-collect debt securities at amortised cost were rated with a grading of Aa3 (31 December 2019: Aa2) based on the credit rating of Moody's, an external credit agency, as at 31 December 2020.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**14. INVESTMENT PROPERTIES**

	HK\$'000
At valuation:	
As at 1 January 2019	26,140
Changes in fair value recognised in the consolidated income statement	<u>815</u>
As at 31 December 2019 and 1 January 2020	26,955
Changes in fair value recognised in the consolidated income statement	<u>(2,143)</u>
As at 31 December 2020	<u>24,812</u>

The Group's investment properties are situated in Hong Kong and are held under the following lease terms:

	2020 HK\$'000	2019 HK\$'000
At valuation:		
On medium-term leases	<u>24,812</u>	<u>26,955</u>

All investment properties were classified under Level 3 in the fair value hierarchy. During the year, there were no transfer of fair value measurements between Level 1 and Level 2 and no transfer into or out of Level 3 (2019: Nil). The Group has assessed that the highest and best use of its properties did not differ from their existing use.

As at 31 December 2020, investment properties were revalued according to the revaluation reports issued by C S Surveyors Limited, a firm of independent professionally qualified valuers. Accounts Department has discussions with the valuer on the valuation methodology and valuation results twice a year when the valuation is performed for interim and annual financial reporting.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**14. INVESTMENT PROPERTIES (Continued)**

The fair value of investment properties located in Hong Kong is determined using market comparison approach by reference to recent sales price of comparable properties on a price per square metre basis. Below is a summary of the significant inputs to the valuation of investment properties:

	2020		2019	
	Range HK\$	Weighted average HK\$	Range HK\$	Weighted average HK\$
Price per square metre	78,000 to <u>79,000</u>	<u>79,000</u>	85,000 to <u>86,000</u>	<u>85,000</u>

A significant increase/decrease in the price per square metre would result in a significant increase/decrease in the fair value of the investment properties.

The investment properties held by the Group are let under operating leases from which the Group earns rental income. Details of future annual rental receivables under operating leases are included in note 24(a) to the financial statements.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**15. PROPERTY AND EQUIPMENT**

	Buildings HK\$'000	Leasehold improvements, furniture, fixtures and equipment HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
Cost:				
As at 1 January 2019	6,247	102,854	1,609	110,710
Additions	-	11,058	-	11,058
Disposals/write-off	-	(3,021)	-	(3,021)
As at 31 December 2019 and 1 January 2020	6,247	110,891	1,609	118,747
Additions	-	14,536	86	14,622
Disposals/write-off	-	(1,903)	-	(1,903)
As at 31 December 2020	6,247	123,524	1,695	131,466
Accumulated depreciation:				
As at 1 January 2019	1,935	87,563	1,609	91,107
Provided during the year	124	8,166	-	8,290
Disposals/write-off	-	(2,959)	-	(2,959)
As at 31 December 2019 and 1 January 2020	2,059	92,770	1,609	96,438
Provided during the year	124	10,468	22	10,614
Disposals/write-off	-	(1,770)	-	(1,770)
As at 31 December 2020	2,183	101,468	1,631	105,282
Net carrying amount:				
As at 31 December 2020	4,064	22,056	64	26,184
As at 31 December 2019	4,188	18,121	-	22,309

There were no impairment allowances made against the above items of property and equipment as at 31 December 2020 and 31 December 2019. There were no movements in impairment allowances for the years ended 31 December 2020 and 31 December 2019.

All property and equipment are situated in Hong Kong.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**16. LAND HELD UNDER FINANCE LEASES**

HK\$'000

Cost:

As at 1 January 2019, 31 December 2019, 1 January 2020 and 31 December 2020	<u>60,623</u>
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Accumulated depreciation and impairment:

As at 1 January 2019	18,095
Depreciation provided during the year	<u>1,354</u>

As at 31 December 2019 and 1 January 2020	19,449
Depreciation provided during the year	<u>1,354</u>

As at 31 December 2020	<u>20,803</u>
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Net carrying amount:

As at 31 December 2020	<u>39,820</u>
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As at 31 December 2019	<u>41,174</u>
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The land held under finance leases at net carrying amount is held under the following lease terms:

	2020 HK\$'000	2019 HK\$'000
Leaseholds held in Hong Kong :		
On medium-term leases	<u>39,820</u>	<u>41,174</u>

Land leases are stated at the recoverable amount and are subject to an impairment test pursuant to HKAS 36, which is based on the higher of fair value less costs of disposal and value-in-use.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**17. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES**

The Group has entered into lease arrangements with landlords, and the terms of the leases range from 1 to 4 years.

The Group has several lease contracts that include extension options range from 2 to 3 years. Management exercises significant judgement in determining whether these extension options are reasonably certain to be exercised (see note 2.5 to the financial statements). Upon adoption of HKFRS 16 and during the years ended 31 December 2020 and 31 December 2019, management has considered to exercise all extension options available in the lease contracts which have commenced, and therefore, all future cash outflows to which the Group is potentially exposed have already been reflected in the measurement of lease liabilities.

The Group also has certain leases of office equipment with low value. The Group applies the “lease of low-value assets” recognition exemptions for these leases.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**17. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (Continued)**

Set out below are the carrying amount of right-of-use assets recognised and the movements during the years:

Right-of-use assets:

	Land and buildings HK\$'000
Cost:	
As at 1 January 2019	141,322
Additions	47,623
Reassessment	-
Written off	(43,374)
As at 31 December 2019 and 1 January 2020	145,571
Additions	32,028
Reassessment	137
Written off	(38,289)
As at 31 December 2020	139,447
Accumulated depreciation and impairment:	
As at 1 January 2019	(75,864)
Depreciation provided during the year	(45,025)
Written off	43,374
Exchange difference	-
As at 31 December 2019 and 1 January 2020	(77,515)
Depreciation provided during the year	(44,978)
Written off	38,289
Exchange difference	-
As at 31 December 2020	(84,204)
Net carrying amount:	
As at 31 December 2020	55,243
As at 31 December 2019	68,056

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**17. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (Continued)**

Set out below are the carrying amounts of lease liabilities and the movements during the years:

Lease liabilities:

	Land and buildings HK\$'000
As at 1 January 2019	66,403
Additions	46,717
Interest expense	1,961
Payments	(45,797)
Reassessment	-
Exchange difference	-
As at 31 December 2019 and 1 January 2020	69,284
Additions	31,095
Interest expense	1,612
Payments	(45,494)
Reassessment	121
Exchange difference	-
As at 31 December 2020	56,618

The maturity analysis of lease liabilities is disclosed in note 28 to the financial statements.

The following are the amounts recognised in profit or loss:

	2020 HK\$'000	2019 HK\$'000
Depreciation expense of right-of-use assets	44,978	45,025
Interest expense on lease liabilities	1,612	1,961
Expense relating to leases of low-value assets	1,295	1,187
	<u>47,885</u>	<u>48,173</u>

The group had total cash outflow for leases of HK\$45,494,000 in 2020 (2019: HK\$45,797,000). The future cash outflows relating to leases committed but not yet commenced are disclosed in note 24 to the financial statements.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**18. OTHER ASSETS AND OTHER LIABILITIES**

**Other assets**

	2020 HK\$'000	2019 HK\$'000
Interest receivable from financial institutions	22	183
Other debtors, deposits and prepayments	139,940	136,753
Amount due from a fellow subsidiary	482	657
Net amount of accounts receivable from Hong Kong Securities Clearing Company Limited ("HKSCC")	<u>15,349</u>	<u>41,316</u>
	<u>155,793</u>	<u>178,909</u>

The amount due from a fellow subsidiary was unsecured, interest-free and repayable on demand.

There were no other overdue or rescheduled assets, and no impairment allowances for such other assets accordingly.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**18. OTHER ASSETS AND OTHER LIABILITIES (Continued)**

**Other liabilities**

	2020 HK\$'000	2019 HK\$'000
Creditors, accruals and interest payable	128,186	242,021
Net amount of accounts payable to HKSCC	<u>83,018</u>	<u>7,835</u>
	<u>211,204</u>	<u>249,856</u>

Public Securities Limited maintains accounts with HKSCC through which it conducts securities trading transactions and settlement on a net basis.

In presenting the amounts due from and to HKSCC, the subsidiary concerned has offset the gross amount of the accounts receivable from and the gross amount of the accounts payable to HKSCC. The amounts offset and the net balances are shown as follows:

	Gross amount HK\$'000	Amount offset HK\$'000	Net amount HK\$'000
<b>Other assets</b>			
2020			
Amount of accounts receivable from HKSCC	<u>60,193</u>	<u>(44,844)</u>	<u>15,349</u>
2019			
Amount of accounts receivable from HKSCC	<u>210,648</u>	<u>(169,332)</u>	<u>41,316</u>
<b>Other liabilities</b>			
2020			
Amount of accounts payable to HKSCC	<u>(127,862)</u>	<u>44,844</u>	<u>(83,018)</u>
2019			
Amount of accounts payable to HKSCC	<u>(177,167)</u>	<u>169,332</u>	<u>(7,835)</u>



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**19. INTANGIBLE ASSETS**

	2020 HK\$'000	2019 HK\$'000
Cost:		
At the beginning and at the end of the year	<u>486</u>	<u>486</u>
Accumulated impairment:		
At the beginning and at the end of the year	<u>-</u>	<u>-</u>
Net carrying amount:		
At the beginning and at the end of the year	<u>486</u>	<u>486</u>

Intangible assets represent trading rights held by the Group. The trading rights are retained for stock trading and stockbroking activities, and have indefinite useful lives as the trading rights have no expiry date. They comprise two units (31 December 2019: two units) of Stock Exchange Trading Right in Hong Kong Exchanges and Clearing Limited.

**20. CUSTOMER DEPOSITS AT AMORTISED COST**

All the customer deposits were time deposits repayable at maturity dates.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**21. DEFERRED TAX**

The movements in deferred tax assets and liabilities during the year are as follows:

**Deferred tax assets:**

	Impairment allowances for loans and advances and receivables HK\$'000
As at 1 January 2019	29,807
Deferred tax charged to the consolidated income statement	<u>(8,117)</u>
As at 31 December 2019 and 1 January 2020	21,690
Deferred tax charged to the consolidated income statement	<u>(4,978)</u>
As at 31 December 2020	<u>16,712</u>

**Deferred tax liabilities:**

	Depreciation allowance in excess of related depreciation HK\$'000
As at 1 January 2019	4,812
Deferred tax charged to the consolidated income statement	<u>129</u>
As at 31 December 2019 and 1 January 2020	4,941
Deferred tax charged to the consolidated income statement	<u>310</u>
As at 31 December 2020	<u>5,251</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**22. SHARE CAPITAL**

	2020 HK\$'000	2019 HK\$'000
Issued and fully paid: 258,800,000 (2019: 258,800,000) ordinary shares	<u>671,038</u>	<u>671,038</u>

**23. RESERVES**

	Retained profits HK\$'000
As at 1 January 2019	844,713
Profit for the year	213,995
Dividends paid in respect of previous year	(117,811)
Dividends paid in respect of current year	<u>(114,172)</u>
As at 31 December 2019 and 1 January 2020	826,725
Profit for the year	220,175
Dividends paid in respect of previous year	(81,908)
Dividends paid in respect of current year	<u>(47,267)</u>
As at 31 December 2020	<u>917,725</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**24. LEASES**

**(a) As lessor**

The Group leases its investment properties in note 14 to the financial statements under operating lease arrangements with a lease term of 2 years.

As at 31 December 2020 and 31 December 2019, the Group had total future minimum lease rental receivables under non-cancellable operating leases falling due as follows:

	2020 HK\$'000	2019 HK\$'000
Within one year	796	590
In the second to fifth years, inclusive	<u>566</u>	<u>-</u>
	<u>1,362</u>	<u>590</u>

**(b) As lessee**

The Group has entered into certain future lease arrangements with landlords with a lease term of 3 years during the year. As at 31 December 2020 and 31 December 2019, the Group had total future lease payments for leases committed but not yet commenced falling due as follows:

	2020 HK\$'000	2019 HK\$'000
Within one year	1,637	1,271
In the second to fifth years, inclusive	<u>4,488</u>	<u>1,992</u>
	<u>6,125</u>	<u>3,263</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**25. CONTINGENT LIABILITIES AND COMMITMENTS**

	2020		2019	
	Contractual amount HK\$'000	Credit risk- weighted amount HK\$'000	Contractual amount HK\$'000	Credit risk- weighted amount HK\$'000
Capital commitments contracted for, but not provided in the consolidated statement of financial position:				
- With an original maturity of not more than one year	3,588	-	6,127	-
Undrawn loan facilities with an original maturity of not more than one year or which are unconditionally cancellable, granted to:				
- Customers	<u>6,292</u>	<u>-</u>	<u>20,517</u>	<u>-</u>
	<u>9,880</u>	<u>-</u>	<u>26,644</u>	<u>-</u>

The corresponding ECLs for the outstanding off-balance sheet exposures are included in the analysis of changes in ECL allowances in note 12(f) to the financial statements.

The Group had not entered into any bilateral netting arrangements and accordingly the above amounts are shown on a gross basis. The credit risk-weighted amounts are calculated in accordance with the Capital Rules and guidelines issued by the HKMA. The amounts calculated are dependent upon the status of the counterparty and the maturity characteristics. The risk weights used range from 0% to 100% for contingent liabilities and commitments.

As at 31 December 2020 and 31 December 2019, the Group had no material outstanding contingent liabilities and commitments save as disclosed above.

During the year, no derivative activities were transacted by the Group (2019: Nil).

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**26. RELATED PARTY TRANSACTIONS**

During the year, the Group had the following major transactions with related parties in the normal course of business. In addition to those disclosed elsewhere in the financial statements, the details of related party transactions, related expenses and income for the year and outstanding balances as at the year end are as follows:

	Notes	2020 HK\$'000	2019 HK\$'000
<b>Related party transactions included in the consolidated income statement:</b>			
Management fees from a fellow subsidiary	(a)	523	580
Rent paid to the intermediate holding company	(b)	9,442	9,193
Rent paid to the immediate holding company	(c)	1,461	1,514
Interest received from the immediate holding company	(d)	1,924	2,473
Interest paid to a fellow subsidiary	(e)	114	249
Commission income from key management personnel	(f)	3	-
Commission and service fee to a fellow subsidiary	(g)	11	9
Building management fee to the intermediate holding company	(b)	4	4
Commitment fee paid to the ultimate holding company	(h)	1,650	1,650
Commitment fee paid to a fellow subsidiary	(i)	136	124
Bank service charges to the immediate holding company	(j)	1,730	1,716
Key management personnel compensation:			
- Short term employee benefits	(k)	6,177	5,371
- Post-employment benefits	(k)	224	317

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**26. RELATED PARTY TRANSACTIONS (Continued)**

	Notes	2020 HK\$'000	2019 HK\$'000
<b>Related party transactions included in the consolidated statement of financial position:</b>			
Cash and short term funds with the ultimate holding company	(l)	102	111
Cash and short term funds with the immediate holding company	(d)	1,071,020	497,106
Interest receivable from the immediate holding company	(d)	10	20
Rental deposits to the intermediate holding company	(b)	143	143
Amounts due from a fellow subsidiary included in other assets	(m)	482	657

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**26. RELATED PARTY TRANSACTIONS (Continued)**

Notes:

- (a) Management fees arose in respect of administrative services provided by the Company to a fellow subsidiary. They were charged based on the costs incurred during the year.
- (b) Rent paid, rental deposits and building management fee were related to properties rented from the intermediate holding company as the Group's offices/branches during the year.
- (c) Rent paid was related to property rented from the immediate holding company as the Group's offices/branches during the year.
- (d) The Group placed deposits with the immediate holding company. Interest was received/receivable from the immediate holding company. The balances of the said deposits and interest receivable were included in cash and short term placements and other assets, respectively, in the consolidated statement of financial position.
- (e) A bank loan borrowed from a fellow subsidiary was settled during the year. Interest was paid to the fellow subsidiary in respect of the loan during the year.
- (f) Commission income was received from the key management personnel of the Group for securities dealing through a subsidiary.
- (g) The expenses represented commission and service fee paid for the referrals of stockbroking business from a fellow subsidiary during the year.
- (h) During the year, commitment fee was paid to the ultimate holding company in order to obtain standby facilities granted by the ultimate holding company to the Company.
- (i) During the year, commitment fee was paid to a fellow subsidiary in order to obtain standby facilities granted by the fellow subsidiary to Public Securities Limited.
- (j) Bank service charges were paid to the immediate holding company for banking services provided to the Group during the year.
- (k) The Group's short-term employee benefits and post-employment benefit plan for the benefits of employees are detailed in note 6 to the financial statements.
- (l) The Group maintained a current account with the ultimate holding company. Balance of the said deposits was included in cash and short term placements in the consolidated statement of financial position.
- (m) These balances represented other receivable from a fellow subsidiary.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**27. FAIR VALUE OF FINANCIAL INSTRUMENTS**

**(a) Financial assets and financial liabilities not carried at fair value**

The following describes the methodologies and assumptions used to determine fair values of financial instruments which are not carried at fair value in the financial statements.

**Liquid or/and very short-term and variable rate financial instruments**

Liquid or/and very short-term and variable rate financial instruments include loans and advances and receivables. As these financial instruments are liquid or having a short-term maturity or at variable rate, the carrying amounts are reasonable approximations of their fair values. In the case of loans and unquoted debt securities, their fair values do not reflect changes in their credit quality as the impact of credit risk is recognised separately by deducting the amount of the impairment allowances.

**Fixed rate financial instruments**

Fixed rate financial instruments include placements with banks and financial institutions, loans and advances and receivables, held-to-collect debt securities at amortised cost and customer deposits. The fair values of these fixed rate financial instruments carried at amortised cost are determined based on prevailing money-market interest rates or current interest rates offered for similar financial instruments appropriate for the remaining term to maturity. The carrying amounts of such financial instruments are not materially different from their fair values.

**(b) Financial assets and financial liabilities carried at fair value**

There were no financial instruments carried at fair value as at 31 December 2020 and 31 December 2019.

For the years ended 31 December 2020 and 31 December 2019, there were no transfers amongst Level 1, Level 2 and Level 3 in the fair value hierarchy.

For the years ended 31 December 2020 and 31 December 2019, there were no purchases, issues and settlements related to the Level 3 financial instruments.

There were no gain or loss and no OCI reported in the consolidated income statement and consolidated statement of comprehensive income respectively related to Level 3 financial instruments for the years ended 31 December 2020 and 31 December 2019.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 28. MATURITY ANALYSIS OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The tables below show an analysis of financial assets and financial liabilities analysed by principal according to the periods that they are expected to be recovered or settled. There were no key off-balance sheet items as at 31 December 2020 and 31 December 2019. The Group's contractual undiscounted repayment obligations are shown in the sub-section "Liquidity risk management" in note 29 to the financial statements.

	2020							
	Repayable on demand HK\$'000	Up to 1 month HK\$'000	Over 1 month but not more than 3 months HK\$'000	Over 3 months but not more than 12 months HK\$'000	Over 1 year but not more than 5 years HK\$'000	Over 5 years HK\$'000	Repayable within an indefinite period HK\$'000	Total HK\$'000
<b>Financial assets:</b>								
Gross cash and short term placements	478,556	834,843	-	-	-	-	-	1,313,399
Gross loans and advances and receivables	17,659	248,041	413,410	1,417,165	1,785,999	1,519,192	92,496	5,493,962
Gross held-to-collect debt securities at amortised cost	-	-	-	39,986	-	-	-	39,986
Other assets	-	120,950	-	-	-	-	34,843	155,793
<b>Total financial assets</b>	<b>496,215</b>	<b>1,203,834</b>	<b>413,410</b>	<b>1,457,151</b>	<b>1,785,999</b>	<b>1,519,192</b>	<b>127,339</b>	<b>7,003,140</b>
<b>Financial liabilities:</b>								
Customer deposits at amortised cost	57,061	1,389,376	1,917,198	1,797,675	-	-	-	5,161,310
Lease liabilities	-	3,572	7,013	17,213	28,681	139	-	56,618
Other liabilities	499	153,714	4,684	3,721	1,601	52	46,933	211,204
<b>Total financial liabilities</b>	<b>57,560</b>	<b>1,546,662</b>	<b>1,928,895</b>	<b>1,818,609</b>	<b>30,282</b>	<b>191</b>	<b>46,933</b>	<b>5,429,132</b>
<b>Net liquidity gap</b>	<b>438,655</b>	<b>(342,828)</b>	<b>(1,515,485)</b>	<b>(361,458)</b>	<b>1,755,717</b>	<b>1,519,001</b>	<b>80,406</b>	<b>1,574,008</b>

  

	2019							
	Repayable on demand HK\$'000	Up to 1 month HK\$'000	Over 1 month but not more than 3 months HK\$'000	Over 3 months but not more than 12 months HK\$'000	Over 1 year but not more than 5 years HK\$'000	Over 5 years HK\$'000	Repayable within an indefinite period HK\$'000	Total HK\$'000
<b>Financial assets:</b>								
Gross cash and short term placements	441,628	317,555	-	-	-	-	-	759,183
Gross loans and advances and receivables	21,416	283,845	481,063	1,689,848	2,136,788	1,449,882	121,670	6,184,512
Gross held-to-collect debt securities at amortised cost	49,998	274,771	-	-	-	-	-	324,769
Other assets	-	140,536	-	-	-	-	38,373	178,909
<b>Total financial assets</b>	<b>513,042</b>	<b>1,016,707</b>	<b>481,063</b>	<b>1,689,848</b>	<b>2,136,788</b>	<b>1,449,882</b>	<b>160,043</b>	<b>7,447,373</b>
<b>Financial liabilities:</b>								
Customer deposits at amortised cost	42,141	1,452,696	2,135,662	1,943,666	1,576	-	-	5,575,741
Lease liabilities	-	3,592	7,275	27,779	30,638	-	-	69,284
Other liabilities	319	181,421	13,344	8,332	9	-	46,431	249,856
<b>Total financial liabilities</b>	<b>42,460</b>	<b>1,637,709</b>	<b>2,156,281</b>	<b>1,979,777</b>	<b>32,223</b>	<b>-</b>	<b>46,431</b>	<b>5,894,881</b>
<b>Net liquidity gap</b>	<b>470,582</b>	<b>(621,002)</b>	<b>(1,675,218)</b>	<b>(289,929)</b>	<b>2,104,565</b>	<b>1,449,882</b>	<b>113,612</b>	<b>1,552,492</b>

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

### 29. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's business activities comprise deposit taking and financing. These activities expose the Group to a variety of risk, mainly interest rate risk, market risk, credit risk, liquidity risk, operational risk and cyber security risk. The Board of Directors (the "Board") reviews and approves policies for managing each of these risks and they are summarised below.

#### **Risk Management Structure**

The Group's risk management is underpinned by the Group's risk appetite and is subject to the Board's oversight, through the Risk Management Committee ("RMC"), a Board Committee which oversees the establishment of enterprise-wide risk management policies and processes. The RMC is assisted by the specific risk committees, including the Assets and Liabilities Management Committee ("ALCO"), Operational Risk Management Committee ("ORMC"), Credit Committee, Anti-Money Laundering Committee and Compliance Working Group of the Company.

The Group has established systems, policies and procedures for the control and monitoring of interest rate risk, market risk, credit risk, liquidity risk, operational risk and cyber security risk which are approved by the Board and reviewed regularly by the Group's management, and other designated committees or working groups. Material risks are identified and assessed by designated committees and/or working groups before the launch of new products or business activities, and are monitored, documented and controlled against applicable risk limits after the introduction of new products or services or implementation of new business activities. Internal auditors of the Company also perform regular audits to ensure compliance with the policies and procedures.

#### **Interest Rate Risk Management**

Interest rate risk in banking book ("IRRBB") is internally defined as current or prospective risk arising from adverse movements in market interest rates to the Group's positions in the banking book. Changes in market interest rate affect economic value of interest bearing assets, liabilities, off-balance commitments and net interest income from such financial instruments. The primary objective of interest rate risk management is to minimise/contain the potential adverse effects of interest rate movements in economic value of equity ("EVE") and net interest income ("NII") by closely monitoring the net repricing gap of the Group's assets and liabilities.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Interest Rate Risk Management (Continued)**

The IRRBB comprises gap risk, basis risk and option risk. Gap risk arises from changes in interest rates on assets, liabilities and off-balance sheet positions of different maturities. Basis risk arises from imperfect correlation of timing between changes in the rates earned and paid on different instruments with otherwise similar repricing characteristics. Option risk arises from the optional elements embedded in the Group's assets and liabilities that provide customers with the right to prepay or early repay one's assets or liabilities such that cash flows related to such financial contracts are altered.

The Board is ultimately responsible for management of IRRBB and defines the overall risk appetite for management of IRRBB. The RMC is responsible for reviewing IRRBB policies, establishing risk limits in relation to EVE and NII in accordance with risk appetite and maintaining management oversight on IRRBB. The ALCO is responsible for identifying, measuring, evaluating, controlling and monitoring of IRRBB and ensuring the timely implementation of IRRBB management strategy by different departments and business lines in response to the changing market conditions. Risk Management Department ("RMD") assesses, monitors and reports interest rate risk exposures against approved risk limits and key interest rate risk related matters (such as limit excesses) to the ALCO at least monthly, and escalates to the RMC and the Board for further deliberations/ approval of proposed actions as necessary. The Group manages its IRRBB exposures at a desired level and within its risk tolerance thresholds through strategic planning of balance sheet compositions with matching of repricing maturity for its on-balance sheet instruments and/or off-balance sheet derivatives in each significant currency. Currently, the Group does not use interest rate instruments like interest rate swaps and interest rate futures for hedging purpose as the Group is not engaged in complex business transactions involving derivative financial instruments. Where the Group decides to implement a hedging to manage IRRBB, the hedge accounting treatment is required to be made in accordance with the HKFRSs. The Group conducts stress testing via scenario analyses to assess the adverse impact of various interest rate shocks on the Group's EVE and NII, and the outcomes are deliberated in ALCO and RMC meetings. The Group establishes model for IRRBB assessment including yield curve levels' projection of relevant interest-bearing assets and early redemption of loans. Any revisions to the existing IRRBB model or assessment methodology are deliberated by ALCO and RMC for the approval by the Board. Internal Audit Department performs independent reviews on the effectiveness of the IRRBB management system, including but not limited to the implementation/ compliance of the approved policies, monitoring of risk limits, escalation of limit breaches and adequacy of IRRBB assessment methodology.

The Group employs various analytical techniques to measure IRRBB and its impact on EVE and NII on monthly basis, including interest rate repricing profile analysis, and scenario assessment on the Group's EVE and NII under both parallel and non-parallel interest rate shocks.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Interest Rate Risk Management (Continued)**

For computation of the impact on EVE, the Group adopts the six prescribed standardised interest rate shock scenarios defined by the HKMA (namely parallel up, parallel down, steepener, flattener, short rate up, and short rate down) and internal parallel up and down scenarios at 100 basis points.

For computation of the impact on NII over the next twelve months, the Group adopts the standardised and internal parallel up or down scenarios as mentioned above and also the two prescribed standardised basis risk scenarios defined by the HKMA as below:

Scenario 1: All rates except for fixed and managed rates on interest rate-sensitive assets are subject to the parallel up shock; and

Scenario 2: Managed rates on interest rate-sensitive assets are subject to the parallel down shock while other rates remain unchanged.

The key modeling assumptions used by the Group in EVE and NII calculation include the followings:

- (i) For EVE computation, commercial margins and other spread components have been excluded in the cash flows used in the computation and discount rate.
- (ii) The repricing maturity of non-maturity deposits is determined based on the earliest date on which their interest rates can be adjusted. Based on such assumption, the repricing maturity of all non-maturity deposits is determined to be one day.
- (iii) Conditional prepayment rates have been computed for the fixed-rate retail loan products based on historical data of past two years or more. Retail term deposits are assumed not subject to early redemption risk given the material early withdrawal penalty imposed by the Group.
- (iv) The Group measures IRRBB exposures separately for each significant currency in view that yield curves for different currencies vary from one to another. The Group's significant currency is defined as currency that accounting for at least 5% of total on-balance sheet interest rate-sensitive position in all currencies and that the aggregate of significant currency should account for at least 90% of total on-balance sheet interest rate-sensitive position. The interest rate correlations between different currencies are assumed to be insignificant.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Interest Rate Risk Management (Continued)**

Pursuant to the above methodology and assumptions, the impacts to EVE and NII for the positions of 31 December 2020 and 31 December 2019 under various scenarios are as follows:

<b>Scenario</b>	<b>2020 EVE HK\$'000</b>	<b>2019 EVE HK\$'000</b>	<b>2020 NII HK\$'000</b>	<b>2019 NII HK\$'000</b>
Parallel up	(47,739)	(63,707)	(2,177)	(8,924)
Parallel down	44,549	59,329	290	6,462
Steepener	12,185	12,801	198	5,648
Flattener	(18,537)	(21,127)	1,222	(4,952)
Short rate up	(33,643)	(45,861)	(1,166)	(9,569)
Short rate down	32,634	42,879	767	6,626

Further details can be viewed under “Interest rate risk in banking book” in the Regulatory Disclosure Statement for the position date of 31 December 2020 to be published in the Company’s website at [www.publicfinance.com.hk](http://www.publicfinance.com.hk) under “Regulatory Disclosures” section on or before 30 April 2021.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Market Risk Management**

**(a) Currency risk**

Currency risk is the risk that the holding of foreign currencies will affect the Group's position as a result of a change in foreign currency exchange rates. The Group's foreign exchange risk positions arise from foreign exchange dealings. All foreign exchange positions are managed by Accounts Department within limits approved by the Board.

The Group has limited foreign currency risk as the Group's assets and liabilities were mainly denominated in HKD for the year ended 31 December 2020 and 2019. Directors considered that currency risk was insignificant to the Group. Accordingly, no quantitative market risk disclosures for currency risk have been made.

**(b) Price risk**

Price risk is the risk to the Group's earnings and capital due to changes in the prices of securities, including debt securities and equities.

The Group did not actively trade in financial instruments and in the opinion of the Directors, the price risk related to trading activities to which the Group was exposed was not material. Accordingly, no quantitative market risk disclosures for price risk have been made.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Credit Risk Management**

Credit risk is the risk that a customer or counterparty in a transaction may default. It arises from the lending and other activities undertaken by the Group.

The Group has a credit risk management process to measure, monitor and control credit risk. Its credit policy defines the credit extension and measurement criteria, credit review, approval and monitoring processes, and the loan classification and provisioning systems. It has a hierarchy of credit authority which approves credit in compliance with the Group's credit policy. Credit risk exposures are measured and monitored against credit limits and other control limits (such as connected exposures, large exposures and risk concentration limits approved by the Board or dedicated committees). Segregation of duties in key credit functions is in place to ensure separate credit control and monitoring. Management and recovery of problem credits are handled by an independent work-out team.

The Group manages its credit risk within a conservative framework. Its credit policy is regularly revised, taking into account factors such as prevailing business and economic conditions, regulatory requirements and its capital resources. Its policy on connected lending exposure defines and states connected parties, statutory and applicable connected lending limits, types of connected transactions, taking of collateral, the capital adequacy treatment, and detailed procedures and controls for monitoring connected lending exposures. In general, interest rates and other terms and conditions applying to connected lending should not be more favourable than those of the loans offered to non-connected borrowers under similar circumstances. The terms and conditions should be determined on normal commercial terms at arm's length and in the ordinary course of business of the Group.

Credit and compliance audits are periodically conducted by Internal Audit Department to evaluate the effectiveness of the credit review, approval and monitoring processes and to ensure that the established credit policies and procedures are complied with.

Compliance Department conducts compliance test at selected business units on identified high risk areas for adherence to regulatory and operational requirements and credit policies.

Credit Committee monitors the quality of financial assets which are neither past due nor impaired by financial performance indicators (such as the loan-to-value ratio, debts servicing ratio, financial soundness of borrowers and personal guarantees) through meeting discussions and management reports. Loan borrowers subject to legal proceedings, negative comments from other counterparties and rescheduled arrangements are put under watch lists or under the "special mention" grade for management oversight.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Credit Risk Management (Continued)**

Credit Committee also monitors the quality of past due or impaired financial assets by internal grading comprising “substandard”, “doubtful” and “loss” accounts through meeting discussions and management reports. Impaired financial assets include those subject to personal bankruptcy petitions, corporate winding-up and rescheduled arrangements.

RMC is responsible for reviewing and assessing the adequacy of risk management framework for identifying, measuring, monitoring and controlling the credit risk of existing and new products, and reviewing credit risk management policies and credit risk tolerance limits.

The Group mitigates credit risk by credit protection provided by guarantors and by loan collateral such as customer deposits, properties, taxi licences and vehicles.

The “Neither past due nor impaired loans and advances and receivables” are shown in note 12 to the financial statements.

Loans and advances and receivables that were neither past due nor impaired were related to a large number of diversified customers for whom there was no recent history of default.

Maximum credit exposures for off-balance sheet items without taking into account the fair value of collateral are as follows:

	2020 HK\$'000	2019 HK\$'000
Loan commitments	<u>6,292</u>	<u>20,517</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Liquidity Risk Management**

Liquidity risk is the risk that the Group cannot meet its current obligations. Major sources of liquidity risk of the Group are the early or unexpected withdrawals of deposits in cash outflow and the delay in cash inflow from loan repayments. To manage liquidity risk, the Group has established a liquidity risk management framework which incorporates liquidity risk tolerance, management oversight on liquidity risk, liquidity risk and funding strategy, risk related metrics and tools for liquidity risk management, internal liquidity risk pricing, and the manner of reporting significant matters. The major objectives of liquidity risk management framework are to (i) specify the roles and responsibilities of relevant parties on liquidity risk management, (ii) identify, measure and control liquidity risk exposures with proper implementation of funding strategies, (iii) effectively report significant risk related matters for management oversight, and (iv) manage the liquidity profile within risk tolerance. The liquidity risk management framework is cascaded to all business lines to ensure a consistent liquidity risk strategy, policies and practices across the Group. Liquidity risk related policies are reviewed by Senior Management and dedicated committees, and significant changes in such policies are approved by the Board or committees delegated by the Board.

ALCO monitors the liquidity position as part of the ongoing management of assets and liabilities, and sets up trigger limits to monitor liquidity risk. It also closely monitors the liquidity of the subsidiaries on a periodic basis to ensure that the liquidity structure of the subsidiaries' assets, liabilities and commitments can meet their funding needs, and that internal liquidity trigger limits are complied with.

Accounts Department is responsible for the centralised implementation of the strategies and policies approved by the dedicated committees and the Board, and developing operational procedures and controls to ensure the compliance with the aforesaid policies and to minimise operational disruptions in case of a liquidity crisis.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Liquidity Risk Management (Continued)**

RMD is responsible for day-to-day monitoring of liquidity maintenance ratio, loans to deposits ratio, concentration risk related ratios and other liquidity risk related ratios coupled with the use of cash-flow projections, maturity ladder, stress-testing methodologies and other applicable risk assessment tools and metrics to detect early warning signals and identify vulnerabilities to potential liquidity risk on forward-looking basis with the objective of ensuring different types of liquidity risks of the Group are appropriately identified, measured, assessed and reported. It also carries out analysis based on risk-based management reports, summarise the data from those reports and presents the key liquidity information of the Group and key business lines to ALCO on a regular (at least monthly) basis. In case of significant issues, such as serious limit excesses or breaches or early warning signals of potential severe impact are identified from the aforesaid management reports or market information obtained from other business units, a designated ALCO member will convene a meeting (involving Senior Management members) to discuss risk related matters and propose actions to ALCO whenever necessary. A high level summary of liquidity risk performance will be presented by ALCO to RMC and the Board.

The liquidity risk related metrics include at least liquidity maintenance ratio (with internal risk tolerance higher than the statutory liquidity maintenance ratio); cash-flow mismatches under normal and different stress scenarios; concentration related limits of deposits and other funding sources, and maturity profile of major assets and liabilities (including on-balance sheet and off-balance sheet items). The systems and procedures are in place to measure and manage liquidity risk by cash-flow projections in both baseline and stressed scenario arising from off-balance sheet exposures and contingent funding obligations. In baseline scenario, expected cash outflow is derived from the aforesaid exposures and obligations including uncommitted facilities and other contingent obligations with regard to not only the contractual terms in agreements with customers but also the manner of past months' utilization and genuine drawdowns of the credit facilities. In stressed scenario, the utilization and drawdowns of credit facilities are expected to escalate to some extent.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Liquidity Risk Management (Continued)**

The funding strategies of the Group are to (i) diversify funding sources for mitigating liquidity risk exposures; (ii) minimise disruptions due to operational issues such as transfer of liquidity across group entities; (iii) ensure contingency funding is available to the Group; and (iv) maintain sufficient liquidity cushion to meet critical liquidity needs such as loan commitments and deposit withdrawals in stressed situations. The Group has established concentration limits of funding sources taking into account the risk profile of the Group. For instance, intra-group funding and funding from the largest funding provider are restricted to be not more than 10% and 5% of total funding sources respectively to reduce reliance on single source of funding. Medium and long term funding is maintained at a level of at least 20% of total funding sources to pursue stable funding structure.

Contingency funding plan is formulated to address liquidity needs at different stages including the mechanism for the detection of early warning signals of potential crisis at early stage and obtaining of emergency funding in bank-run scenario at later stage. Designated roles and responsibilities of Crisis Management Team, departments and business units and their emergency contact information are documented clearly in the contingency funding plan as part of business continuity planning, and contingency funding measures are in place to set priorities of funding arrangements with counterparties, to set procedures for intraday liquidity risk management and intra-group funding support, to manage media relationship and to communicate with internal and external parties during a liquidity crisis. The stress-testing results are updated and reported to Senior Management regularly and the results such as survival period for positive cash-flow mismatches are used in contingency funding planning and determination of the required level of liquidity cushion. Based on the results of liquidity stress-testing, standby facilities and liquid assets are maintained to provide liquidity to meet unexpected and material cash outflows in stressed situations.

The Group maintains sufficient liquidity cushion comprising mainly cash and treasury bills issued by eligible central governments to address critical and emergent liquidity needs on intraday basis and over other different time horizons. The Group is not subject to particular collateral arrangements or requirements in contracts in case there is a credit rating downgrade of entities within the Group.

## NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)****Liquidity Risk Management (Continued)**

Apart from cash-flow projections under the normal scenario to manage liquidity under different time horizons, different stress scenarios such as institution-specific stress scenario, the general market stress scenario and the combination of such scenarios with assumptions are set and reviewed by dedicated committees and approved by the Board. Under the institution-specific stress scenario, loan repayments from some customers are assumed to be delayed. The projected cash inflow would be reduced by the amount of retail loan delinquencies. Regarding cash-outflow projection, part of undrawn loan facilities are not to be utilised by borrowers or honoured by the Group. The core deposits ratio would decrease as there would be fewer renewals of fixed deposits on the contractual maturity dates. In the general market stress scenario, some undrawn banking facilities are not to be honoured upon drawdown as some bank counterparties will not have sufficient liquidity to honour their obligations in market. The Group may pledge or liquidate its liquid assets such as treasury bills issued by eligible central governments to secure funding to address potential liquidity crisis. Liquidity stress-tests are conducted regularly (at least monthly) and the results are utilised for part of contingency funding plan or for providing insights to management about the latest liquidity position of the Group.

**Regulatory liquidity ratio**

Pursuant to section 97H of the Hong Kong Banking Ordinance and Rule 7 of the Banking (Liquidity) Rules, the Company is required to comply with the liquidity maintenance ratio requirement.

	2020	2019
Average liquidity maintenance ratio	<u>71.37%</u>	<u>73.26%</u>

The average liquidity maintenance ratio is computed on a solo basis using the arithmetic mean of each calendar month's average liquidity maintenance ratio as reported in the return relating to the liquidity position submitted to the HKMA.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

Liquidity Risk Management (Continued)

Liquidity exposures and funding needs are measured and assessed at the level of individual legal entities (i.e. the Company and its core operating subsidiaries). Pursuant to the HKMA/SFC's requirements, the transferability of liquidity of the Company and its operating subsidiaries takes into account the need of compliance with trigger points of liquidity related ratios and minimum liquidity capital level; and other legal and regulatory limitations such as limits of connected exposures and capital related ratios.

Maturity analysis of financial liabilities, based on the contractual undiscounted cash flows, is as follows:

	Repayable on demand HK\$'000	Up to 1 month HK\$'000	2020			Over 5 years HK\$'000	Repayable within an indefinite period HK\$'000	Total HK\$'000
			Over 1 month but not more than 3 months HK\$'000	Over 3 months but not more than 12 months HK\$'000	Over 1 year but not more than 5 years HK\$'000			
Customer deposits at amortised cost	57,560	1,398,256	1,925,190	1,808,810	-	-	-	5,189,816
Lease liabilities	-	3,679	7,205	17,850	29,424	139	-	58,297
Other liabilities	-	145,580	165	1,101	1,601	52	46,933	195,432
Gross loan commitments	6,292	-	-	-	-	-	-	6,292
	<u>63,852</u>	<u>1,547,515</u>	<u>1,932,560</u>	<u>1,827,761</u>	<u>31,025</u>	<u>191</u>	<u>46,933</u>	<u>5,449,837</u>

  

	Repayable on demand HK\$'000	Up to 1 month HK\$'000	2019			Over 5 years HK\$'000	Repayable within an indefinite period HK\$'000	Total HK\$'000
			Over 1 month but not more than 3 months HK\$'000	Over 3 months but not more than 12 months HK\$'000	Over 1 year but not more than 5 years HK\$'000			
Customer deposits at amortised cost	42,460	1,468,458	2,156,923	1,972,243	1,627	-	-	5,641,711
Lease liabilities	-	3,894	7,605	29,165	30,787	-	-	71,451
Other liabilities	-	167,031	1,557	1,370	-	-	46,431	216,389
Gross loan commitments	20,516	-	-	-	-	-	-	20,516
	<u>62,976</u>	<u>1,639,383</u>	<u>2,166,085</u>	<u>2,002,778</u>	<u>32,414</u>	<u>-</u>	<u>46,431</u>	<u>5,950,067</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Operational Risk Management**

Operational risk is defined as the risk of loss resulting from inadequate or failed internal processes, human and system errors or from external events.

The Group has an operational risk management function in place to identify, measure, monitor and control operational risk. Its operational risk management policy defines the responsibilities of various committees, business units and supporting departments, and highlights key operational risk factors and categories with loss event types to facilitate the measurement and assessment of operational risks and their potential impact. Operational risk exposures are monitored by appropriate key risk indicators for tracking and escalation to management for providing early warning signals of increased operational risk or a breakdown in operational risk management. Regular operational risk management reports are received and consolidated from various parties and reported to the ORMC for the monitoring and control of operational risk.

**Cyber Security Risk Management**

Cyber security risk is the risk of loss resulting from a cyber attack or information security breach on the Group. The Group has put in place adequate resources and established cyber security risk management policy in accordance with the requirements of the HKMA's Cybersecurity Fortification Initiative and other industry standards to provide guidance on managing cyber security risk, improving cyber resilience as well as ensuring adequate cyber security awareness throughout the Group. The Group also periodically engaged qualified professional assessors to conduct assessments and simulation attacks to assess the robustness of the Group's cyber security controls.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Capital Management**

Capital of the Group for regulatory and risk management purposes includes share capital, reserves, retained profits and regulatory reserve. Accounts Department is responsible for monitoring the amount of the capital base and capital adequacy ratios against trigger limits and for risk exposures and ensuring compliance with relevant statutory limits, taking into account business growth, dividend payouts and other relevant factors.

The Group's policy is to maintain a strong capital base to support the development of the Group's businesses and to meet the statutory capital adequacy ratios and other regulatory capital requirements. Capital is allocated to various business activities of the Group depending on the risks taken by each business unit and in accordance with the requirements of relevant regulatory bodies, taking into account current and future activities within a time frame of 3 years.

**Capital adequacy ratios**

The capital adequacy ratios of the Company are computed in accordance with the provisions of the Banking Ordinance relating to Basel III capital standards and the Capital Rules. The Company has adopted the standardised approach for the calculation of credit risk-weighted exposures, market risk-weighted exposures and operational risk-weighted exposures. The Company is granted an exemption by the HKMA for the calculation of market risk exposures which are immaterial to the Company.

	31 December 2020	31 December 2019
CET1 Capital Ratio	<u>23.7%</u>	<u>20.9%</u>
Tier 1 Capital Ratio	<u>23.7%</u>	<u>20.9%</u>
Total Capital Ratio	<u>24.7%</u>	<u>22.0%</u>

The above capital ratios are higher than the minimum capital ratios required by the HKMA. The capital adequacy ratios above are calculated after the deduction of proposed dividends.



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Capital Management (Continued)**

**Capital disclosures**

The components of capital base include the following items:

	2020 HK\$'000	2019 HK\$'000
CET1 capital instruments	671,038	671,038
Retained earnings	604,038	565,848
Disclosed reserves	-	-
CET1 capital before deduction	1,275,076	1,236,886
Deduct:		
Cumulative fair value gains arising from the revaluation of land and buildings (covering both own-use and investment properties)	(8,879)	(11,022)
Regulatory reserve for general banking risk	-	-
Deferred tax assets in excess of deferred tax liabilities	(11,512)	(16,820)
CET1 capital after deduction	1,254,685	1,209,044
Additional Tier 1 capital	-	-
Tier 1 capital after deductions	1,254,685	1,209,044
Reserve attributable to fair value gains	3,996	4,960
Regulatory reserve for general banking risk	-	-
Collective provisions	50,469	56,457
	50,469	56,457
Tier 2 capital	54,465	61,417
Capital base	1,309,150	1,270,461
Total risk-weighted assets	5,297,680	5,776,634

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Capital Management (Continued)**

**Capital conservation buffer (CCB)**

The Company is subject to the 2.5% CCB ratio effective from 1 January 2019.

**Countercyclical capital buffer (CCyB)**

The CCyB ratio is an additional layer of CET1 capital which takes effect as an extension of the Basel III CCB.

As at 31 December 2020, the Company has reserved a capital buffer, inclusive of CCyB ratio of 1.0%, to the private sector credit exposures in Hong Kong.

The following tables illustrate the geographical breakdown of risk-weighted amounts ("RWA") in relation to private sector credit exposures:

Jurisdiction ("J")	Applicable JCCyB ratio in effect %	31 December 2020		
		Total RWA used in computation of CCyB ratio HK\$'000	CCyB ratio %	CCyB amount HK\$'000
Hong Kong	1.000	<u>3,825,738</u>	1.000	<u>38,257</u>

Jurisdiction ("J")	Applicable JCCyB ratio in effect %	31 December 2019		
		Total RWA used in computation of CCyB ratio HK\$'000	CCyB ratio %	CCyB amount HK\$'000
Hong Kong	2.000	<u>4,411,172</u>	2.000	<u>88,223</u>

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Capital Management (Continued)**

**Leverage ratio**

The leverage ratio is introduced into the Basel III framework as a non-risk-based backstop limit to supplement risk-based capital requirements. It aims to constrain the build-up of excess leverage in the banking sector, and introduce additional safeguards against model risk and measurement errors. The ratio is a volume-based measure calculated as Basel III Tier 1 capital divided by total on-balance sheet and off-balance sheet exposures with reference to the Completion Instructions of the Quarterly Template on Leverage Ratio.

	31 December 2020 HK\$'000	31 December 2019 HK\$'000
Tier 1 Capital	<u>1,254,685</u>	<u>1,209,044</u>
Exposure Measure for Leverage Ratio	<u>6,748,814</u>	<u>7,187,239</u>
Leverage Ratio	<u>18.6%</u>	<u>16.8%</u>

The disclosure on leverage ratio has been effective since 31 March 2015 and the relevant disclosures can be viewed in the Regulatory Disclosure Statement for the position date of 31 December 2020 to be published in the Company's website at [www.publicfinance.com.hk](http://www.publicfinance.com.hk) under "Regulatory Disclosures" on or before 30 April 2021.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

Capital Management (Continued)

Risk exposures

Class of exposures	Rated <sup>#</sup> HK\$'000	Exposures* Unrated HK\$'000	2020			
			Total HK\$'000	Risk-weighted amounts		Total HK\$'000
				Rated HK\$'000	Unrated HK\$'000	
On-balance sheet:						
Sovereign	39,986	-	39,986	-	-	-
Bank	1,059,077	-	1,059,077	211,815	-	211,815
Corporate	-	-	-	-	-	-
Cash items	-	20,283	20,283	-	-	-
Regulatory retail	-	4,161,967	4,161,967	-	3,121,476	3,121,476
Residential mortgage loan	-	1,237,490	1,237,490	-	433,122	433,122
Other non-past due	-	181,883	181,883	-	197,048	197,048
Past due	-	51,215	51,215	-	74,092	74,092
Off-balance sheet:						
Other off-balance sheet items	-	6,292	6,292	-	-	-
	1,099,063	5,659,130	6,758,193	211,815	3,825,738	4,037,553

  

Class of exposures	Rated <sup>#</sup> HK\$'000	Exposures* Unrated HK\$'000	2019			
			Total HK\$'000	Risk-weighted amounts		Total HK\$'000
				Rated HK\$'000	Unrated HK\$'000	
On-balance sheet:						
Sovereign	324,769	-	324,769	-	-	-
Bank	526,807	-	526,807	105,361	-	105,361
Corporate	-	10,146	10,146	-	10,146	10,146
Cash items	-	19,356	19,356	-	-	-
Regulatory retail	-	4,948,866	4,948,866	-	3,711,650	3,711,650
Residential mortgage loan	-	1,103,346	1,103,346	-	386,171	386,171
Other non-past due	-	198,298	198,298	-	213,463	213,463
Past due	-	59,828	59,828	-	89,742	89,742
Off-balance sheet:						
Other off-balance sheet items	-	20,516	20,516	-	-	-
	851,576	6,360,356	7,211,932	105,361	4,411,172	4,516,533

The Company had no credit exposures that were risk-weighted at 1,250% at 31 December 2020 (2019: Nil).

The Company did not enter into over-the-counter ("OTC") derivative transactions during 2020 and 2019.

\* Principal amount or credit equivalent amount, net of individual impairment allowances before or after credit risk mitigation.

# Exposures are rated by the Company's External Credit Assessment Institutions ("ECAI"), Moody's with ECAI issue specific ratings or with ECAI inferred ratings. Risk weights are determined based on ECAI ratings pursuant to the Capital Rules.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Capital Management (Continued)**

**Risk exposures (Continued)**

	31 December 2020		31 December 2019	
	Risk-weighted exposures HK\$'000	Capital requirements/ charge HK\$'000	Risk-weighted exposures HK\$'000	Capital requirements/ charge HK\$'000
Credit risk	4,037,553	323,004	4,516,533	361,323
Market risk	-	-	-	-
Operational risk	1,315,825	105,266	1,341,163	107,293
Deductions	(55,698)		(81,062)	
	<u>5,297,680</u>		<u>5,776,634</u>	

For the years ended 31 December 2020 and 31 December 2019, the Company has adopted the standardised approach for calculation of credit risk-weighted exposures, market risk-weighted exposures and operational risk-weighted exposures. The Company is granted an exemption by the HKMA for calculation of market risk exposures which are immaterial to the Company.

As at 31 December 2020 and 31 December 2019, the Company had no securitisation and counterparty credit risk related exposures.

**Principal subsidiaries and basis of consolidation**

The basis of consolidation for financial accounting purposes is in accordance with HKFRSs, as described in note 2.2 to the financial statements.

The basis of consolidation for regulatory purposes is different from that for accounting purposes. Subsidiaries included in the consolidation for regulatory purposes are specified in a notice from the HKMA in accordance with section 3C(1) of the Capital Rules.

The subsidiaries not included in the computation of the capital adequacy ratios of the Company are Public Financial Limited, Public Securities Limited and Public Securities (Nominees) Limited.

Details of the Company's subsidiaries are set out in note 1 to the financial statements.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**29. RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**

**Capital Management (Continued)**

**Capital instruments**

To comply with the Banking (Disclosure) Rules, the Company will present all the information relating to the disclosure of regulatory capital instruments and the reconciliation to the Company's published financial statements in the Regulatory Disclosure Statement for the position date of 31 December 2020 to be published in the Company's website at [www.publicfinance.com.hk](http://www.publicfinance.com.hk) under "Regulatory Disclosures" section on or before 30 April 2021.

The disclosure will include the following information:

- a description of the main features and full terms and conditions of the Company's capital instruments;
- a detailed breakdown of the Company's CET1 capital, Additional Tier 1 capital, Tier 2 capital and regulatory deductions, using the standard disclosure template as specified by the HKMA; and
- a full reconciliation between the Company's accounting and regulatory balance sheets, using the standard disclosure template as specified by the HKMA.

The following is a summary of the Company's CET1 capital instruments:

	Note	2020 HK\$'000	2019 HK\$'000
<b>CET1 capital instruments issued by the Company</b>			
Ordinary shares:			
258,800,000 issued and fully paid ordinary shares	22	<u>671,038</u>	<u>671,038</u>

**Pillar 3 disclosures**

Further disclosures with respect to capital adequacy and risk management were shown in the Pillar 3 disclosures templates as required by Banking (Disclosure) Rules. The Company will publish the Regulatory Disclosure Statement for the position date of 31 December 2020 in the Company's website at [www.publicfinance.com.hk](http://www.publicfinance.com.hk) under "Regulatory Disclosures" section on or before 30 April 2021.

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**30. STATEMENT OF FINANCIAL POSITION OF THE COMPANY**

Information about the statement of financial position of the Company at the end of the reporting year is as follows:

	Notes	2020 HK\$'000	2019 HK\$'000
<b>ASSETS</b>			
Cash and short term placements		1,077,424	545,473
Loans and advances and receivables		5,351,307	5,991,269
Held-to-collect debt securities at amortised cost		39,982	324,737
Investment properties		24,812	26,955
Property and equipment		25,326	21,255
Land held under finance leases		39,820	41,174
Right-of-use assets		55,144	67,563
Investment in subsidiaries	30(a)	10,110	10,110
Deferred tax assets		16,712	21,690
Tax recoverable		1,713	-
Other assets		24,980	31,423
<b>TOTAL ASSETS</b>		<b>6,667,330</b>	<b>7,081,649</b>
<b>EQUITY AND LIABILITIES</b>			
<b>LIABILITIES</b>			
Customer deposits at amortised cost		5,161,310	5,575,741
Lease liabilities		56,517	68,786
Current tax payable		-	33,429
Deferred tax liabilities		5,200	4,870
Other liabilities		63,741	80,029
<b>TOTAL LIABILITIES</b>		<b>5,286,768</b>	<b>5,762,855</b>
<b>EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY</b>			
Share capital		671,038	671,038
Reserves	30(b)	709,524	647,756
<b>TOTAL EQUITY</b>		<b>1,380,562</b>	<b>1,318,794</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>6,667,330</b>	<b>7,081,649</b>

Tang Wing Chew  
Director

Chong Yam Kiang  
Director

NOTES TO FINANCIAL STATEMENTS

31 December 2020

**30. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)**

**(a) Investments in subsidiaries**

Information about the investments in subsidiaries of the Company at the end of the reporting year is as follows:

	2020 HK\$'000	2019 HK\$'000
Unlisted shares, at cost	<u>10,110</u>	<u>10,110</u>

Particulars of the Company's subsidiaries are shown in note 1 to the financial statements.

**(b) Reserves**

Information about movement of the reserves of the Company during the reporting year is as follows:

	Retained profits HK\$'000
As at 1 January 2019	682,844
Profit for the year	196,895
Dividends paid in respect of previous year	(117,811)
Dividends paid in respect of current year	<u>(114,172)</u>
As at 31 December 2019 and 1 January 2020	647,756
Profit for the year	190,943
Dividends paid in respect of previous year	(81,908)
Dividends paid in respect of current year	<u>(47,267)</u>
As at 31 December 2020	<u>709,524</u>



NOTES TO FINANCIAL STATEMENTS

31 December 2020

**31. KEY ELEMENTS OF DISCLOSURE POLICY**

The Disclosure Policy of the Company sets out the approach used by the Company to (i) determine the content, appropriateness and frequency of the information it discloses to the general public relating to its state of affairs including its profit and loss and its financial resources (including capital / liquidity resources); and (ii) describe its own risk profile as required by the Banking (Disclosure) Rules. Further details of key elements of the Disclosure Policy will be published in the Company's website at [www.publicfinance.com.hk](http://www.publicfinance.com.hk) under "Regulatory Disclosures" section on or before 30 April 2021.

**32. APPROVAL OF THE FINANCIAL STATEMENTS**

The financial statements were approved and authorised for issue by the Board on 15 January 2021.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

(A) ADVANCES TO CUSTOMERS BY INDUSTRY SECTORS

Gross and impaired loans and advances to customers, provisions, impaired loans and advances written off and collateral are analysed by industry sectors pursuant to the HKMA's guidelines as follows:

Company

	31 December 2020								
	Gross loans and advances HK\$'000	Impairment allowances collectively assessed HK\$'000	Impairment allowances specifically assessed HK\$'000	New Impairment allowances for loans charged to income statement HK\$'000	Amount of impaired loans and advances written off HK\$'000	Collateral HK\$'000	Percentage of gross advances covered by collateral %	Impaired loans and advances HK\$'000	Loans and advances overdue for more than three months HK\$'000
Loans and advances for use in Hong Kong									
Manufacturing	7,864	112	-	40	-	-	-	-	-
Building and construction, property development and investment									
Property development	-	-	-	-	-	-	-	-	-
Property investment	39,419	4	-	1	-	39,419	100.0	-	-
Civil engineering works	7,989	114	-	84	-	-	-	-	-
Electricity and gas	-	-	-	-	-	-	-	-	-
Recreational activities	103	1	-	-	-	-	-	-	-
Information technology	-	-	-	-	-	-	-	-	-
Wholesale and retail trade	34,419	481	139	379	-	679	2.0	139	139
Transport and transport equipment	638,212	134	-	230	165	637,817	99.9	-	-
Hotels, boarding houses and catering	-	-	-	-	-	-	-	-	-
Financial concerns	-	-	-	-	-	-	-	-	-
Stockbrokers	-	-	-	-	-	-	-	-	-
Non-stockbroking companies and individuals for the purchase of shares	-	-	-	-	-	-	-	-	-
Professional and private individuals									
Loans for the purchase of flats covered by the guarantees issued by the Housing Authority under the Home Ownership Scheme, Private Sector Participation Scheme and Tenant Purchase Scheme	-	-	-	-	-	-	-	-	-
Loans for the purchase of other residential properties	1,205,913	120	1	30	-	1,205,913	100.0	5,345	5,345
Loans for credit card advances	-	-	-	-	-	-	-	-	-
Loans for other business purposes	-	-	-	-	-	-	-	-	-
Loans for other private purposes	3,512,752	98,616	41,106	348,003	325,261	35,640	1.0	86,824	34,900
Trade finance	-	-	-	-	-	-	-	-	-
Other loans and advances	-	-	-	-	-	-	-	-	-
Loans and advances for use outside Hong Kong	10,940	470	151	1,697	1,344	-	-	188	188
Total loans and advances (excluding other receivables)	5,457,611	100,052	41,397	350,464	326,770	1,919,468	35.2	92,496	40,572

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

(A) ADVANCES TO CUSTOMERS BY INDUSTRY SECTORS (Continued)

Company

	31 December 2019								
	Gross loans and advances HK\$'000	Impairment allowances collectively assessed HK\$'000	Impairment allowances specifically assessed HK\$'000	New Impairment allowances for loans charged to income statement HK\$'000	Amount of impaired loans and advances written off HK\$'000	Collateral HK\$'000	Percentage of gross advances covered by collateral %	Impaired loans and advances HK\$'000	Loans and advances overdue for more than three months HK\$'000
Loans and advances for use in Hong Kong									
Manufacturing	11,084	169	-	135	-	-	-	-	-
Building and construction, property development and investment									
Property development	-	-	-	-	-	-	-	-	-
Property investment	40,786	4	-	1	-	40,786	100.0	-	-
Civil engineering works	7,739	119	-	73	-	-	-	-	-
Electricity and gas	-	-	-	-	-	-	-	-	-
Recreational activities	186	3	-	-	-	-	-	-	-
Information technology	-	-	-	-	-	-	-	-	-
Wholesale and retail trade	45,115	678	-	555	47	1,089	2.4	-	-
Transport and transport equipment	674,235	76	-	5	-	673,634	99.9	-	-
Hotels, boarding houses and catering	-	-	-	-	-	-	-	-	-
Financial concerns	-	-	-	-	-	-	-	-	-
Stockbrokers	-	-	-	-	-	-	-	-	-
Non-stockbroking companies and individuals for the purchase of shares	-	-	-	-	-	-	-	-	-
Professional and private individuals									
Loans for the purchase of flats covered by the guarantees issued by the Housing Authority under the Home Ownership Scheme, Private Sector Participation Scheme and Tenant Purchase Scheme	-	-	-	-	-	-	-	-	-
Loans for the purchase of other residential properties	1,071,628	107	-	31	-	1,071,628	100.0	-	-
Loans for credit card advances	-	-	-	-	-	-	-	-	-
Loans for other business purposes	-	-	-	-	-	-	-	-	-
Loans for other private purposes	4,275,412	127,923	61,552	401,209	312,115	34,097	0.8	121,318	53,208
Trade finance	-	-	-	-	-	-	-	-	-
Other loans and advances	-	-	-	-	-	-	-	-	-
Loans and advances for use outside Hong Kong	13,739	608	290	1,609	1,225	-	-	352	341
Total loans and advances (excluding other receivables)	6,139,924	129,687	61,842	403,618	313,387	1,821,234	29.7	121,670	53,549

The advances to customers are classified by industry sectors based on the industry in which the granted loans are used. In those cases where loans cannot be classified with reasonable certainty, they are classified according to the known principal activities of the borrowers or by reference to the assets financed according to the loan documentation.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(B) MAINLAND ACTIVITIES**

The following table illustrates the disclosure required to be made in respect of the Company's Mainland China exposures to non-bank counterparties:

Type of counterparties	31 December 2020		
	On-balance sheet exposure HK\$'000	Off-balance sheet exposure HK\$'000	Total HK\$'000
People's Republic of China ("PRC") nationals residing outside Mainland China or entities incorporated outside Mainland China where the credit is granted for use in Mainland China	2,284	-	2,284
Total	2,284	-	2,284
Total assets after provision	6,667,330		
On-balance sheet exposures as percentage of total assets	0.03%		
Type of counterparties	31 December 2019		
	On-balance sheet exposure HK\$'000	Off-balance sheet exposure HK\$'000	Total HK\$'000
PRC nationals residing outside Mainland China or entities incorporated outside Mainland China where the credit is granted for use in Mainland China	4,611	-	4,611
Total	4,611	-	4,611
Total assets after provision	7,081,649		
On-balance sheet exposures as percentage of total assets	0.07%		

Note:

The analysis of non-bank Mainland China exposures is disclosed with reference to the Banking (Disclosure) Rules and Completion Instructions for the HKMA Return of Mainland Activities.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM**

**Nomination and Remuneration Committee**

The Company has established its Remuneration Committee with written terms of reference in compliance with the requirements of the SPM Module CG-5 on “Guideline on a Sound Remuneration System” (the “Remuneration Guideline”) issued by the HKMA. The Remuneration Committee has been re-organised and combined with the Nomination Committee of the Company and re-named as “Nomination and Remuneration Committee” with effect from 1 January 2020 (the “Re-organisation”) with the same Chairman and the same composition of members as before the Re-organisation for better efficiency. The Nomination and Remuneration Committee performs basically the same duties of the Nomination Committee and Remuneration Committee before the Re-organisation. Details of its roles and functions are stated in its terms of reference which is available under “Board Committees” section in the Company’s website at [www.publicfinance.com.hk](http://www.publicfinance.com.hk).

As at 31 December 2020, there were four members in the Nomination and Remuneration Committee and three of them were Independent Non-Executive Directors. The Nomination and Remuneration Committee was chaired by Mr. Tang Wing Chew, the Independent Non-Executive Co-Chairman of the Company. The other members were Mr. Lee Chin Guan, Mr. Lai Wan and Mr. Quah Poh Keat.

The Nomination and Remuneration Committee meets at least once a year to review and make recommendations to the Board of the Company on the overall remuneration policy (the “Remuneration Policy”), specific remuneration packages and compensation arrangement relating to the appointment or termination of Directors, Chief Executive, Alternate Chief Executives, Senior Management and key personnel, and for the formulation and implementation of the Remuneration Policy applicable to all employees of the Group.

Three meetings were held in 2020. The attendance of each member in 2020 is set out below:

Name of members	Number of meetings attended in 2020	Attendance rate
Mr. Tang Wing Chew ( <i>Chairman of the Committee</i> )	3/3	100%
Mr. Lee Chin Guan	3/3	100%
Mr. Lai Wan	3/3	100%
Mr. Quah Poh Keat	<u>3/3</u>	<u>100%</u>

During the year, Directors’ fees, annual salary review, allocation of annual discretionary bonus, and annual review of the Remuneration Policy and system in compliance with the Remuneration Guideline of the HKMA were reviewed and noted.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM (Continued)**

**Nomination and Remuneration Committee (Continued)**

Remuneration of the Executive Director, Chief Executive, Alternate Chief Executives, Senior Management and key personnel is determined by reference to factors including the level of workload, responsibilities and commitments, performance and remuneration packages. No individual Director or any of his associates is involved in deciding his own remuneration.

**Remuneration of Directors**

The scales of Directors' fees of the Company for the years 2020 and 2019 are set out as below:

Board of Directors	2020 Range HK\$	2019 Range HK\$
Chairman/Co-Chairman	<u>255,000 to 310,000</u>	<u>202,500 to 205,000</u>
Other Directors	<u>187,500 to 255,000</u>	<u>100,000 to 202,500</u>

No remuneration was paid to members of the Nomination and Remuneration Committee for the years 2020 and 2019 except the aforesaid Directors' fees.

**Design and structure of the remuneration processes**

The Board of the Company oversees the formulation, maintenance and implementation of the Remuneration Policy.

The Nomination and Remuneration Committee of the Company reviews and recommends the remuneration packages of Senior Management and key personnel of the Group in accordance with the authorities and responsibilities as stipulated in its terms of reference to the Board of the Company for approval.

Remuneration review is submitted to the Board of the Company by the Nomination and Remuneration Committee for approval each year.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM (Continued)**

**Design and structure of the remuneration processes (Continued)**

The Nomination and Remuneration Committee of the Company also works closely with the Human Resources Committee, Audit Committee, Risk Management Committee and other dedicated committees and departments to (i) review if there are any material non-compliance issues in relation to internal policy and statutory requirements and make adjustments to payments of remuneration whenever necessary, and (ii) decide upon the appraisal system which fairly measures the performance of each key personnel, and make changes to the system when necessary to meet the changing needs of the Company.

Regular compliance monitoring is imposed to review the management and operation of the remuneration system.

Personnel Department continues to take initiatives on all human resources matters while Human Resources Committee continues to function in accordance with its terms of reference.

Recommendations related to Heads of Internal Audit Department, Compliance Department and RMD are submitted to the Audit Committee and RMC, where applicable, for endorsement. Discussions and recommendations related to other employees at managerial level made in the meetings of Human Resources Committee are submitted to the Group Human Resources Committee of Public Bank Berhad, the ultimate holding company of the Company, and where appropriate, to the Nomination and Remuneration Committee of the Company for endorsement while discussions and decisions related to non-managerial employees made in the meetings are normally noted in the Board Executive Committee of the Company.

**The Remuneration Policy of the Group**

The Company adopted the Remuneration Policy in compliance with the Remuneration Guideline. The Remuneration Policy covers the Company and its subsidiaries which are subject to the HKMA's consolidated supervision. The Remuneration Policy was initiated by the Human Resources Committee and approved by the Board. The Human Resources Committee also reviews and keeps abreast of the legal and regulatory requirements from time to time, and liaises with risk control units including risk management, financial management and compliance functions to strike a balance among sufficient staff motivation, sound remuneration packages and prudent risk management. Any findings and recommendations to be incorporated into the Remuneration Policy will be put forth to the Nomination and Remuneration Committee for consideration. Having discussed and agreed upon at the Nomination and Remuneration Committee, the revisions to the Remuneration Policy will be recommended to the Board for approval. The Remuneration Policy is subject to an annual review.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM (Continued)**

**The Remuneration Policy of the Group (Continued)**

The Company's Remuneration Policy encourages employee behaviour that supports the Company's risk tolerance, risk management framework and long-term financial soundness. The policy is established and implemented in line with the objectives, business strategies and long-term goals of the Company and formulated in a way that will not encourage excessive risks taking by employees but allows the Company to attract and retain employees with relevant skills, knowledge and expertise to discharge their specific functions. The Company has considered the key risks, including market risk, credit risk, liquidity risk and operational risk, when implementing the remuneration measures, which are closely monitored by various management committees and working groups. The Company considers and reviews the audit reports and various kinds of performance reports to take account of these risks in the remuneration process. Audit reports cover information on asset quality, credit risk management and operational risk management whilst performance reports state various kinds of business performance indicators such as delinquent rate, net impairment ratio, customer deposit, business growth, etc., which are useful for identification of current and future risks. The employees' performances in controlling these current and future risks are linked with their remuneration rewards. The Board will take the overall performance of the Group, risk management, market trends, and other non-financial measures when deciding the performance bonus pool. This will be adjusted as and when the Company considers appropriate. There is no change of remuneration measures over the past year.

Basically, the remuneration package consists of fixed and variable remuneration which are offered in cash. Fixed remuneration refers to basic salary, the year end double pay, and other fixed income while variable remuneration refers to discretionary bonus, sales commission and other variable income. The remuneration packages are determined by taking into consideration the evaluation of the job's responsibilities and contribution, the market pay levels for benchmark positions, and employee's performance. The level of remuneration and the proportion of variable remuneration to fixed remuneration of Senior Management and key personnel are linked to their level of responsibility undertaken and contribution to business performance and enhancements of efficiency and effectiveness of operations.

When the amount of variable remuneration payout exceeds a predetermined percentage or amount of the annual fixed remuneration of the employee, a deferment period of 3 years will be imposed in order to align the incentive awards to be granted to an individual employee with the long-term value creation and the time horizons of risk. The deferred remuneration will be vested gradually over the 3-year deferment period and no faster than on a pro-rata basis. To conform to the spirit of the Remuneration Guideline and not to undermine the risk management advantage by applying deferment of variable remuneration, if there is any deferred remuneration, hedging exposures in respect of the unvested portion of deferred remuneration by any trading, investment or other financial activities will be restricted.



SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM (Continued)**

**The Remuneration Policy of the Group (Continued)**

Subject to the decision of the Nomination and Remuneration Committee in accordance with the internal guidelines, the deferred remuneration will be forfeited and/or clawed back when it is later established that the data on which the performance measurement for a particular year was based is subsequently proven to have been manifestly misstated; or it is later established that the employee concerned has committed fraud or other malfeasance, or violated any legislation, code or internal control policies of the Group; or there has been a significant downward restatement of the financial performance of the Group; or the employment of the employee is terminated.

The award of variable remuneration to the Senior Management, key personnel and risk taking employees is subject to the aforesaid deferral mechanism which will be reviewed by the Nomination and Remuneration Committee at least annually and subject to change when necessary.

The remuneration of the employees within the risk control function, including those performing risk management, accounts, audit, compliance and credit management functions, etc., is determined by the performance of individual employees and is independent of the business they oversee. The performance factors of the appraisees in carrying out their core job responsibilities under their respective job functions are assessed in the performance appraisals. Appropriate remuneration will be recommended based on the results of the appraisals annually.

The Company uses a comprehensive performance measurement framework that incorporates both financial and non-financial performance in determining the size and allocation of variable remuneration. The financial metrics link the variable remuneration to the profits, revenue and other performance measures of the Company as a whole, and the contribution of business units or departments and an individual employee to the Company as well. The applicable and material risks associated with the activities of employees, the cost and quantity of capital required to support the risks taken, and the cost and quantity of liquidity risk in the conduct of business are also taken into consideration. The non-financial metrics capture the performance on qualitative aspects such as the compliance with risk management policies, adherence to legal, regulatory and ethical standards; adherence to corporate culture and values; customer satisfaction; and effectiveness and efficiency of supporting operations. Given the importance in both financial achievements and non-financial factors, poor performance will result in reduction of or elimination to the variable remuneration. Adverse performance in non-financial factors will override outstanding financial achievement, and thus, the employee's performance can be assessed comprehensively.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM (Continued)**

**Annual review of remuneration system and policy**

An annual review of the remuneration system and the Remuneration Policy of the Group was conducted by the Nomination and Remuneration Committee at the end of 2020. No material changes were made to the Remuneration Policy. The review concludes that the remuneration system and the Remuneration Policy are consistent with the principles set out in the Remuneration Guideline.

**Remuneration of Senior Management and key personnel**

The aggregate quantitative information on remuneration for the Group's Senior Management (including the Executive Director who also holds the position of Chief Executive) and key personnel is set out below.

- (i) The amount of remuneration for the financial years 2020 and 2019, split into fixed and variable remuneration, is set out below:

**Remuneration of Senior Management\*:**

	2020 (7 beneficiaries)		2019 (5 beneficiaries)	
	Non-deferred HK\$	Deferred HK\$	Non-deferred HK\$	Deferred HK\$
<b>Fixed remuneration</b>				
Cash	<u>7,083,052</u>	<u>-</u>	<u>7,253,271</u>	<u>-</u>
<b>Variable remuneration</b>				
Cash	<u>2,615,835</u>	<u>-</u>	<u>1,928,970</u>	<u>-</u>

\* Senior Management comprises personnel who received remuneration during the year in respect of his/her position as Chief Executive/ Alternate Chief Executive/ Assistant General Manager/ Dealing Director/ Information Technology Controller.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(C) DISCLOSURE OF THE REMUNERATION SYSTEM (Continued)**

**Remuneration of Senior Management and key personnel (Continued)**

**Remuneration for key personnel#:**

	2020 (11 beneficiaries)		2019 (12 beneficiaries)	
	Non-deferred HK\$	Deferred HK\$	Non-deferred HK\$	Deferred HK\$
<b>Fixed remuneration</b>				
Cash	<u>7,753,745</u>	<u>-</u>	<u>7,884,404</u>	<u>-</u>
<b>Variable remuneration</b>				
Cash	<u>2,078,484</u>	<u>-</u>	<u>2,262,091</u>	<u>-</u>

# Key personnel comprises individual employees whose duties or activities in the course of employment involve the assumption of material risks or the taking on material exposures on behalf of the Group and the key personnel within risk control functions

- (ii) No variable remuneration in shares or share-linked instruments was granted during the financial years 2020 and 2019.
- (iii) There was no deferred remuneration awarded, paid out and reduced through performance adjustments and there was no outstanding deferred remuneration during the financial years 2020 and 2019.
- (iv) No Senior Management or key personnel had been awarded new sign-on or severance payments or paid guaranteed bonuses during the financial years 2020 and 2019.

SUPPLEMENTARY FINANCIAL INFORMATION (UNAUDITED)

31 December 2020

**(D) CORPORATE GOVERNANCE**

The Company is a deposit taking company incorporated in Hong Kong and is under the supervision of the HKMA. The Board is fully committed to adopting and implementing the principles and best practices in corporate governance as set out in the SPM Module CG-1 on “Corporate Governance of Locally Incorporated Authorised Institutions” issued by the HKMA. Specialised committees with clear terms of references and specific authorities delegated by the Board have been set up by the Company.

1. Board Executive Committee

Board Executive Committee consists of Executive and Non-Executive Directors and is responsible for the management of the business of the Company in all aspects and implementation of strategic business plans and policies approved and formulated by the Board. The minutes of Board Executive Committee meetings are tabled to the Board for noting. The present members comprise Tan Sri Dato’ Sri Dr. Teh Hong Piow (Chairman of Board Executive Committee), Dato’ Chang Kat Kiam and Mr. Chong Yam Kiang.

2. Risk Management Committee

RMC is responsible for overseeing the overall management of all risks covering market risk management, liquidity risk management, credit risk management, operational risk management, and compliance risk management. It reviews and approves major risk related policies and major risk tolerance limits and reviews and assesses the adequacy of risk management policies and framework in identifying, measuring, monitoring and controlling risk and the extent to which these are operating effectively. It also conducts review of the compliance functions to ensure adequate resources and independence of Compliance Department. The minutes of RMC meetings are tabled to the Board for noting and further action, where appropriate. The present members comprise Mr. Lee Chin Guan (Chairman of RMC), Mr. Tang Wing Chew, Mr. Lai Wan, Mr. Quah Poh Keat and Dato’ Chang Kat Kiam.

3. Audit Committee

Audit Committee reviews internal control issues identified by Internal Audit Department, external auditors, regulatory authorities and management, and evaluates the adequacy and effectiveness of the Group’s risk management and internal control systems. It also conducts review of the internal audit functions with particular emphasis on the scope of audits, quality of internal audits and independence of Internal Audit Department. The minutes of Audit Committee meetings are tabled to the Board for noting and further action, where appropriate. The Chief Executive and Head of Internal Audit normally attend the meetings. The members of Audit Committee shall be appointed by the Board from amongst the Non-Executive Directors of the Company and shall consist of not less than three members. The present members comprise Mr. Lai Wan (Chairman of Audit Committee), Mr. Tang Wing Chew, Mr. Lee Chin Guan and Mr. Quah Poh Keat.

**(D) CORPORATE GOVERNANCE (Continued)**

4. Nomination and Remuneration Committee

Nomination and Remuneration Committee (formerly known as Nomination Committee and Remuneration Committee which were re-organised and combined as one committee with same Chairman and same members on 1 January 2020) is responsible for reviewing and recommending to the Board the overall Remuneration Policy and remuneration packages of the Executive Directors, Chief Executive, Alternate Chief Executives, Senior Management and key personnel, and the Remuneration Policy applicable to all employees of the Group; to review the structure, size and composition of the Board and make recommendations of any proposed changes to the Board to complement their corporate strategy; to make recommendations on the appointment, nomination policy, succession planning and any related matters for Directors, Chief Executive, Alternate Chief Executives and Senior Management. The minutes of Nomination and Remuneration Committee meetings are tabled to the Board for noting. The members of Nomination and Remuneration Committee comprise Non-Executive Directors appointed by the Board, and the majority of them shall be Independent Non-Executive Directors and shall consist of not less than three members. The present members comprise Mr. Tang Wing Chew (Chairman of Nomination and Remuneration Committee), Mr. Lee Chin Guan, Mr. Lai Wan and Mr. Quah Poh Keat.

5. Bank Culture Committee

Bank Culture Committee (“BCC”) is established by the Board to develop and promote a sound corporate culture and behavioural standards that promote prudent risk-taking and fair treatment of customers within the Group. The minutes of BCC meetings are tabled to the Board for noting. The present members comprise Mr. Tang Wing Chew (Chairman of BCC), Mr. Lee Chin Guan, Mr. Lai Wan, Mr. Quah Poh Keat and Dato’ Chang Kat Kiam.

6. Management Committee

Management Committee is established by the Board to ensure the effectiveness of the daily operations and that the operations are in accordance with the corporate objectives, strategies and the annual budget as well as the policies and business directions that have been approved. The members of the Committee comprise the Executive Director and Chief Executive, Assistant General Manager, Assistant General Manager (Business), Head of Direct Sales, Manager of Accounts Department, and Zone Managers.

**(D) CORPORATE GOVERNANCE (Continued)**

7. Credit Committee

Credit Committee is responsible for making decision on loan applications for all types of loan facilities within its discretionary powers, assisting the Board in formulating policy guidelines for the Company's lending business, and recommending applications for loan facilities exceeding the discretionary powers of Credit Committee to the Board for approval. The members of the Committee comprise the Executive Director and Chief Executive, Assistant General Manager, Assistant General Manager (Business) and Head of Business Operations and Administration.

8. Assets and Liabilities Management Committee

ALCO reviews and assesses the risk profile (including risk tolerance limits and potential material impacts) and statement of financial position structure of the Company, sets out the objectives for the assets and liabilities management function and implements relevant risk management strategy. The Committee monitors and manages the aforesaid matters within a framework of approved policies and limits, and reports to the RMC. The members of ALCO comprise the Executive Director and Chief Executive (Chairman of ALCO), Assistant General Manager, Assistant General Manager (Business), Manager of Accounts Department and Manager of Risk Management Department.

9. Human Resources Committee

Human Resources Committee assists the Board in formulating and implementing human resources policies including staff recruitment, promotion, career development, performance appraisal and remuneration packages of all staff. The members of the Committee comprise the Executive Director and Chief Executive, Assistant General Manager, Assistant General Manager (Business) and Human Resources Manager.

10. Information Technology Committee

Information Technology Committee is responsible for establishing objectives, policies and strategies for the computerisation of the Company, recommending to the Board on major acquisitions of computer hardware and software, and monitoring the progress of the implementation of all information technology related projects. The members of the Committee comprise the Executive Director and Chief Executive, Information Technology Controller and Manager of Accounts Department.

11. Finance Committee

Finance Committee assists the Board in the financial planning and budgeting process of the business of the Company and the review of the business performance, medium-term financial strategic business plan, statutory and half-year accounts. The members of the Committee comprise the Executive Director and Chief Executive, Assistant General Manager, Assistant General Manager (Business) and Manager of Accounts Department.

**(D) CORPORATE GOVERNANCE (Continued)**

**12. Operational Risk Management Committee**

ORMC is responsible for the implementation of the operational risk management framework approved by the Board, and the development of specific policies, processes and procedures for managing operational risk in the material products, activities, processes and systems. The members of ORMC comprise the Executive Director and Chief Executive (Chairman of ORMC), Assistant General Manager (Business), Assistant General Manager, Information Technology Controller, Manager of Accounts Department, Head of Business Operations and Administration and Manager of Risk Management Department.

**13. Anti-Money Laundering (“AML”) Committee**

AML Committee is accountable for the supervision of matters relating to money laundering and terrorist financing. The Committee shall assist the Board of the Company in overseeing the management of AML risk with the focus on the second line of defense as well as providing governance and advice to the Company on its policies and procedures designed to identify money laundering/ terrorist financing risk areas where the Company may be exposed. The Committee shall use its professional judgment to guide the Company and to report to the Risk Management Committee. The members of the Committee comprise the Executive Director and Chief Executive (Chairman of AML Committee), Assistant General Manager/Alternate Chief Executive, Assistant General Manager (Business), AML Compliance Officer/Alternate AML Compliance Officer, Manager of Fixed Deposit Department, Head of Business Operations and Administration, Zone Manager and Manager of Risk Management Department.

**14. Business Strategy Steering Committee**

Business Strategy Steering Committee is responsible for establishing effective business strategies to meet corporate goals and objectives taking into account operating conditions in the market and formulating strategic business plans to achieve growth and return, efficiency and competitive advantage in the financial industry. The members of the Committee comprise the Executive Director and Chief Executive, Assistant General Manager, Assistant General Manager (Business), Zone Managers and nominated Branch Managers.