



FINANCIAL REPORT

財務報告 2023 / 2024





This Financial Report is published by authority of the Council for the period from 1 September 2023 to 31 August 2024.

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總覽

本人欣然發表本年度財務報告,並祝賀大學於 年內取得的重大進展與成就。首先,我要感謝 各位敬業專注的員工、學生、校友、合作夥伴和 支持者的貢獻,令大學得以持續成功。

Overview

It is my pleasure to present this year's Financial Report and to celebrate a year marked by significant progress and achievements. First, I extend my gratitude to our dedicated staff, students, alumni, partners and supporters whose contributions are integral to our continued success.

Despite the challenges posed by unstable financial markets, the University concluded the fiscal year ending 31st August 2024 in an excellent financial position. This strength will allow us to further our strategic priorities in the upcoming years. Consolidated net assets at the close of the year totaled HK\$5,904.7 million, an increase of HK\$797.1 million or 15.6% from the prior year. Factors contributing to this robust performance included ongoing growth in tuition income from both Undergraduate and Taught Postgraduate programmes, alongside strong investment return due to prudent financial management. A consolidated net surplus of HK\$797.1 million sets a solid groundwork for future mission-driven investments in 2024/25 and beyond.

年度亮點

深圳虛擬大學園

二零二三年十一月,大學與深圳市科技創新委員會簽訂入園協議,成為首間進駐深圳虛擬大學園的香港自資專上院校。大學將於園內成立「香港都會大學深圳研究院」,旨在推動兩地合作,共同推進科研成果的產業化。

二零二四年至二零二八年策略發展計劃

二零二四年一月,大學在廣泛諮詢學生、員工、校友和主要持份者後,正式展開其二零二四年至二零二八年策略發展計劃。計劃以「提升高水平・開拓新領域」為題,重點是「教育」和「研究」,並以「人性因素」為焦點。計劃涵蓋六大策略主題和五十四項承諾,範圍廣泛而充滿抱負,將引領大學探索嶄新天地、開拓未知領域。

二零二四年四月,大學公布了財務策略,就管 理其財務狀況提供整全方針,藉以支持其策略 目標。

新校舍

二零二四年一月,大學獲城市規劃委員會通過 其提交的用地和發展申請,將常盛街及佛光街 交界的斜坡用地擬建為教學大樓。新校舍以 「社區健康樞紐」定位,將提供各項教育計劃 和活動以應對人口老化問題,同時冀促進整個 社區的健康。

項目樓高十九層、佔地面積約三千四百平方米,將為大學提供約三萬零六百六十平方米的額外總樓面面積,相當於現有校園空間約百分之四十二;並將設置兩座行人天橋通往佛光街及常盛街,為師生及公眾提供一條安全和便捷的通道。

二零二四年二月,大學向政府提交撥地申請以展開新校舍的建造工程。在等待政府批准期間,大學已聘請首席建築顧問及測量師展開方案設計。新校舍預期於二零二八/二九學年投入運作。

Highlights of the Year

Shenzhen Research Institute

In November 2023, the University signed an agreement with the Science, Technology and Innovation Commission of Shenzhen Municipality to join Shenzhen Virtual University Park, becoming Hong Kong's first self-financing tertiary institution to be admitted to the Park. The University is setting up the "Hong Kong Metropolitan University Shenzhen Research Institute" in the Park, which will foster collaboration between the two cities and commercialisation of research outcomes.

2024-2028 Strategic Plan

In January 2024, the University officially launched its Strategic Plan 2024-2028 after having consulted extensively with students, staff, alumni and major stakeholders. Titled "Extending the Horizon", the plan prioritises education and research with a focus on the "human factor". It encompasses 6 strategic themes and 54 commitments, demonstrating a broad vision and ambitious aspirations, which will lead the University to explore new horizons and venture into uncharted territory.

In April 2024, the University unveiled its Financial Strategy to provide an integrated approach to managing its financial position in support of its strategic objectives.

New Campus

In January 2024, the University obtained the Town Planning Board's approval of its application for the use and development of a slope at the junction of Sheung Shing Street and Fat Kwong Street to build an academic complex. The new campus, positioned as "A Hub for Community Health and Wellness", will provide a range of educational programmes and activities aimed at addressing the needs of the ageing population and promoting overall community health.

The 19-storey building will occupy an area of about 3,400 square meters, providing the University with an additional gross floor area of approximately 30,660 square meters, equivalent to about 42% of the existing campus space. Two footbridges will be constructed to connect to Fat Kwong Street and Sheung Shing Street, providing safe and convenient access for teachers, students and the public.

In February 2024, the University submitted an application to the Government for a grant for the site to commence the construction of the new campus. While awaiting the approval from the Government, the University has engaged the Lead Architect Consultant and the Quantity Surveyor to commence the schematic design. The new campus is scheduled to open in the 2028/29 academic year.

年度亮點(續)

應用科學大學

二零二四年三月,大學成為本港首間應用科學大學。大學一向因應市場趨勢及行業需求,靈活開辦多項高質素的專業課程,包括理論和實踐並重的應用學位課程。這些課程為學生提供優質的專業教育,協助他們規劃及發展事業。大學亦一直積極與業界夥伴合作,為學生提供多元化學習和職前培訓機會。

學生宿舍

二零二四年六月,大學購入位於紅磡的全新酒店以作為學生宿舍,該酒店名為「MU88」,將支持大學的發展和豐富學生的校園生活體驗,以應對學生人數的持續增長。

酒店座落於紅磡蕪湖街八十四至一百零二號, 由兩座樓高十六層的大樓組成,總樓面面積 約為六萬六千四百平方呎,提供二百五十五間 配備獨立浴室的房間,總共可容納約四百八十 人。大學將對房間的設施進行適度改裝,以確 保其配合學生日常生活和學習的需要,方便他 們舒適入住。

Highlights of the Year (continued)

University of Applied Sciences (UAS)

In March 2024, the University became the first UAS in Hong Kong. The University has flexibly offered high-quality professional programmes, including applied degree programmes, that emphasise both theory and practice in response to the market trends and industry needs. These programmes provide students with quality professional education and help them to plan and develop their careers. The University has also actively collaborated with industry partners to provide diversified learning and pre-employment training opportunities.

Student Hostel

In June 2024, the University acquired a brand-new hotel in Hung Hom for student accommodation. The hotel, named MU88, will support the University's development and enrich student's campus life, in response to the continued growth in student population.

Located at 84-102 Wuhu Street, Hung Hom, the hotel consists of two 16-storey towers with a gross floor area of approximately 66,400 square feet, offering 255 rooms with en-suite bathrooms to accommodate about 480 persons. The University will suitably modify and enhance the facilities to ensure that it comfortably accommodates students' daily living and study needs.

收入與支出

本財政年度的綜合收入在大學歷史上首次突破二十億港元,增加四億一千二百七十萬港元或百分之二十四點二至二十一億一千八百萬港元(二零二二至二三年度:十七億零五百三十萬港元)。佔大學最大部分收入來源的學費收入增加四億二千七百五十萬港元或百分之二十六點三至二十億零五千三百七十萬港元(二零二二至二三年度:十六億二千六百二十萬港元),此乃受學生人數及學費增長所帶動。此與大學的整體策略一致,即維持學生人數的同時,透過較高的入學要求持續提升院校的質素。

總綜合營運開支為十五億七千五百三十萬港元,較去年增加二億三千二百八十萬港元或百分之十七點三(二零二二至二三年度:十三億四千二百五十萬港元),主要由於為吸引和保留人才而增加的薪酬成本,以及基礎設施和學生服務的投資以支持大學的成長和發展。

佔總營運開支百分之六十三點七的教職員成本總額增加一億五千四百五十萬港元或百分之十八點二至十億零三百四十萬港元(二零二二至二三年度:八億四千八百九十萬港元),數字反映教學與行政人員人數增加,以及緊貼市場趨勢的薪酬調整。

非教職員開支也增加七千八百三十萬港元或百分之十五點九至五億七千一百九十萬港元(二零二二至二三年度:四億九千三百六十萬港元),此乃因為大學在多項新措施上投入了額外資源,以提升校園基礎設施並加強學生及一般教育服務。與物業相關的開支為二億二千一四點五,主要反映資本項目推進所帶來的相關折舊。直接學生開支及學生活動開支為一億五千萬港元(二零二二至二三年度:一億二千五百九十萬港元),佔總營運開支百分之九點五。

Income and Expenditure

Consolidated income for the year has exceeded HK\$2 billion for the first time in the University's history, increasing by HK\$412.7 million or 24.2% to HK\$2,118.0 million (2022/23: HK\$1,705.3 million). Tuition income, our largest revenue source, grew by HK\$427.5 million or 26.3% to HK\$2,053.7 million (2022/23: HK\$1,626.2 million), driven by higher student enrolment and tuition fees. This is in line with the University's overall strategy of maintaining student numbers whilst driving continued institutional quality through higher entry requirements.

Total consolidated operating expenses amounted to HK\$1,575.3 million, reflecting an increase of HK\$232.8 million or 17.3% (2022/23: HK\$1,342.5 million), mainly due to higher salary costs to attract and retain talents, and investments in infrastructure and student services to support the growth and development of the University.

Total staffing costs, which accounted for 63.7% of the total operating expenses, increased by HK\$154.5 million or 18.2% to HK\$1,003.4 million (2022/23: HK\$ 848.9 million) as a result of increase in headcount of academic and administrative staff, and salary adjustments in line with prevailing market trends.

Non-staffing expenses also increased by HK\$78.3 million or 15.9% to HK\$571.9 million (2022/23: HK\$493.6 million) as the University has spent additional resources on a number of new initiatives to enhance campus infrastructure and to strengthen student and general educational services. Premise-related expenses were HK\$228.1 million (2022/23: HK\$206.4 million), which accounted for 14.5% of the total operating expenses, largely reflecting higher depreciation as capital programmes advanced. Direct student costs and student activity expenses were HK\$150.0 million (2022/23: HK\$125.9 million), representing 9.5% the total operating expenses.

投資

截至二零二四年八月三十一日,大學的投資中有百分之四十七(二零二二至二三年度:百分之三十九)為主動式管理的多元化基金投資組合,而百分之五十三(二零二二至二三年度:百分之六十一)為自行管理的現金,此部分是根據財務委員會認可的投資指引,按投資多元化、風險管理和信貸評級等原則投放於不優地行的定期存款。投資組合的設計理念,是優化長遠回報,同時透過審慎的財務管理來緩解風險。我們將繼續保留大量現金與投資結餘,以為未來的策略投資做好準備。

大學於年內持續優化其投資公司名冊以提升表現,並與表現最出色的合作夥伴深化聯繫,同時採取策略性措施來減低美洲市場的風險。上述措施為我們的投資業績帶來正面影響,盈利遠超預期。受惠於美國經濟的強韌增長、全球通脹率逐步下降、各國央行停止加息以及市場對人工智能發展的持續看好,綜合利息及投资收益共計四億三千一百六十萬港元(二零二二至二年度:一億九千二百三十萬港元)。截至二零二四年八月三十一日,綜合現金及投資總額為五十六億一千四百三十萬港元(二零二二至二年度:五十二億五千四百一十萬港元)。

Investment

As of 31st August 2024, 47% (2022/23: 39%) of the University's investments were diversified portfolios of actively managed funds, and 53% (2022/23: 61%) were self-managed cash invested in the deposit pool according to guidelines on diversification, exposure and credit rating as agreed by the Finance Committee. The portfolio investment is designed to optimise long-term returns while mitigating risk through prudent financial management. We will continue to retain significant cash and investment balances in preparation for future strategic investments.

Throughout the year, the University made ongoing efforts to upgrade its investment firm roster to enhance performance, fostered relationships with top-performing partners, and took tactical measures to reduce exposure to Americas market. These actions positively impacted our investment results, achieving gain beyond forecasts. Consolidated interest and investment income totaled HK\$431.6 million (2022/23: HK\$192.3 million), benefiting from resilient U.S. economic growth, a gradual reduction in the rate of global inflation, central banks halting rate hikes, and the continued excitement around advancements in artificial intelligence. As of 31st August 2024, the total consolidated cash and investment was valued at HK\$5,614.3 million (2022/23: HK\$5,254.1 million).

捐款及政府撥款

大學得到校友與各方友好慷慨解囊,來自個人、企業和各大基金會的捐款為學生、研究投資,以至大學運作的各個環節提供了重要的務資助。大學於年內共錄得一億四千五百年五百年五月,其中四千萬港元捐款和補助金(二零二三年至二三年度一億四千四百九十萬港元),其中四千萬港元為支持本年營運的補助金和捐款,,支支持大學在實體基建上的長遠投資,並為未捐之項目提供資金來源。我們衷心感謝所有捐述。我學有機續加強籌款能力,積極為其長遠發展的收入來源。

年度業績

大學的財政保持上升動力,截至年底的綜合營 運盈餘為三億六千五百五十萬港元 (二零二二 至二三年度:三億二千一百一十萬港元),淨 利息及投資收益為四億三千一百六十萬港元 (二零二二至二三年度:一億九千二百三十萬 港元)。整體盈餘因而錄得七億九千七百一 十萬港元(二零二二至二三年度:五億一千三 百四十萬港元),是大學有史以來最佳業績之 一。強勁的營運與投資表現推動淨資產於本 年底大幅増加七億九千七百一十萬港元或百分 之十五點六至五十九億零四百七十萬港元的新 高(二零二二至二三年度:五十一億零七百六 十萬港元)。綜合淨營運現金流穩健,總額為 九億零二十萬港元 (二零二二至二三年度:六 億四千九百三十萬港元),使我們為實踐投資 承諾和迎接新的投資機遇作好準備。

全賴大學團隊的專業知識、工作承諾、拼博和 熱誠,我們才得以實現此等佳績。本人謹藉此 機會感謝他們對大學的重大貢獻。

Donations and Government Grants

The remarkable generosity of the University's alumni and friends – including individuals, corporations, and foundations – provides essential funding for student financial aid, investments in research, and every aspect of the University's operations. In aggregate, a total of HK\$145.5 million in donations and grants was recorded for the year (2022/23: HK\$124.9 million), with HK\$40.2 million reflected as current year grants and donations in support of operations, and HK\$105.3 million recorded as deferred income for funding the University's long-term investment in physical infrastructure and providing resources for core activities for future generations. We are deeply grateful to all donors for their contributions, which empower the University's mission and pursuit of excellence. The University will continue to strengthen its fundraising capabilities in order to secure a stable source of income for its long-term development.

Results of the Year

The University maintained its upward momentum, closing the year with a consolidated operating surplus of HK\$365.5 million (2022/23: HK\$321.1 million) and a net interest and investment income of HK\$431.6 million (2022/23: HK\$192.3 million). This led to an overall surplus of HK\$797.1 million (2022/23: HK\$513.4 million), yielding one of the best results in its history. Strong operating and investment performance drove a significant net asset increase of HK\$797.1 million or 15.6%, ending the year at a record of HK\$5,904.7 million (2022/23: HK\$5,107.6 million). Consolidated net operating cash flow was a robust HK\$900.2 million (2022/23: HK\$649.3 million), positioning us well to meet the investment commitments and new investment opportunities.

These results would not have been possible without the expertise, commitment, hard work and passion of our staff. I would like to take this opportunity to thank them for their invaluable contribution to the University.

展望

過去數年的審慎財務管理和靈活資源分配, 令我們能夠在追求學術卓越上取得進展,同 時也擴展了大學的承諾,讓我們得以迎接各 種機遇,並為大學開展新的資本計劃以配合 未來發展。

在慶祝二零二三至二四年度的財務成就時,我們也深明各種外部挑戰,包括經濟增長放緩,還有美國總統大選、戰爭和地緣政治緊張局勢等帶來的政治不確定性,均可能引起金融市場波動,影響我們未來的投資回報。儘管如此,憑藉我們穩健的策略、領導及管治能力,我們對大學實現目標的能力充滿信心,並將繼續致力履行大學的使命。我們期待二零二四至二五年度再創佳績。

Way Forward

Prudent financial management and flexible resource allocation over the past several years made it possible to advance our pursuit of academic excellence, expand our commitment to opportunity and access, and initiate new capital expenditure programs for the development of the University.

While we celebrate our financial achievements in 2023/24, we also recognise external challenges, including economic growth slowdowns, and political uncertainty driven by US Presidential election, war and geopolitical tensions etc., will create volatility in financial markets, which will impact our future investment returns. Nevertheless, with our sound strategy, leadership and governance, we are confident in our ability to achieve our goals and remain committed to our mission. We look forward to a successful 2024/25.

鄭家駒

香港都會大學司庫

Arnold CHENG Ka-kui

Treasurer of Hong Kong Metropolitan University

獨立核數師報告

REPORT OF THE INDEPENDENT AUDITOR

致香港都會大學校董會

To the Council of Hong Kong Metropolitan University

意見

我們已審計的內容

香港都會大學(以下簡稱「貴大學」)及其附屬公司(以下統稱「貴集團」)列載於第14至92頁的綜合財務報表,包括:

- 於二零二四年八月三十一日的綜合資產負債表;
- 截至該日止年度的綜合全面收益表;
- 截至該日止年度的綜合資金結餘變動表;
- 截至該日止年度的綜合現金流量表;及
- 綜合財務報表附註,包括重大會計政策信息 及其他解釋信息。

我們的意見

我們認為,該等綜合財務報表已根據香港會計師公會頒布的《香港財務報告準則》真實而中肯地反映了貴集團於二零二四年八月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量。

Opinion

What we have audited

The consolidated financial statements of Hong Kong Metropolitan University (the "University") and its subsidiaries (the "Group"), which are set out on pages 14 to 92, comprise:

- · the consolidated balance sheet as at 31st August 2024;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in fund balances for the year then ended;
- the consolidated statement of cash flows for the year then ended;
 and
- the notes to the consolidated financial statements, which comprising material accounting policy information and other explanatory information.

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31st August 2024, 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").

獨立核數師報告 REPORT OF THE INDEPENDENT AUDITOR

意見的基礎

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

我們相信,我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

獨立性

根據香港會計師公會頒布的《專業會計師道 德守則》(以下簡稱「守則」),我們獨立於貴集 團,並已履行守則中的其他專業道德責任。

其他信息

貴大學校董會須對其他信息負責。其他信息包括司庫報告及業績指標內的信息,但不包括綜合財務報表及我們的核數師報告。

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

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

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

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

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

Other Information

The Council is responsible for the other information. The other information comprises the information included in the Treasurer's Report and Performance Indicators, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

獨立核數師報告

REPORT OF THE INDEPENDENT AUDITOR

校董會及審核委員會就綜合財務報 表須承擔的責任

貴大學校董會須負責根據香港會計師公會頒布的《香港財務報告準則》及香港都會大學條例擬備真實而中肯的綜合財務報表,並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

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

審核委員會須負責監督貴集團的財務報告 過程。

Responsibilities of The Council and The Audit Committee for the Consolidated Financial Statements

The Council is 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 Hong Kong Metropolitan University Ordinance, and for such internal control as the Council determines 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 Council is 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 Council either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

獨立核數師報告 REPORT OF THE INDEPENDENT AUDITOR

核數師就審計綜合財務報表承擔的 責任

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

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with section 15 of Hong Kong Metropolitan University Ordinance and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the
 consolidated financial statements, whether due to fraud or error,
 design and perform audit procedures responsive to those risks,
 and obtain audit evidence that is sufficient and appropriate to
 provide a basis for our opinion. The risk of not detecting a material
 misstatement resulting from fraud is higher than for one resulting
 from error, as fraud may involve collusion, forgery, intentional
 omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Council.

獨立核數師報告

REPORT OF THE INDEPENDENT AUDITOR

核數師就審計綜合財務報表承擔的 責任 (續)

- 對校董會採用持續經營會計基礎的恰當性 作出結論。根據所獲取的審計憑證,確定 是否存在與事項或情況有關的重大不確定 性,從而可能導致對貴集團的持續經營能力 產生重大疑慮。如果我們認為存在重大 確定性,則有必要在核數師報告中提請 用者注意綜合財務報表中的相關披露。假 若有關的披露不足,則我們應當發表非無保 留意見。我們的結論是基於核數師報告日止 所取得的審計憑證。然而,未來事項或情況 可能導致貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構 和內容,包括披露,以及綜合財務報表是否 中肯反映交易和事項。
- 就貴集團內實體或業務活動的財務信息獲取充足、適當的審計憑證,以便對綜合財務報表發表意見。我們負責貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Conclude on the appropriateness of the Council's 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.

羅兵咸永道會計師事務所

執業會計師 香港,二零二四年十二月五日 **PricewaterhouseCoopers**

Certified Public Accountants Hong Kong, 5th December, 2024

綜合資產負債表 CONSOLIDATED BALANCE SHEET

於二零二四年八月三十一日 以港元結算

AS AT 31ST AUGUST 2024 Expressed in Hong Kong dollars

		附註 Note	於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
非流動資產	NON-CURRENT ASSETS			
投資物業	Investment properties	6	903,650	126,693
物業、機器及設備	Property, plant and equipment	7	1,961,102	1,928,896
無形資產	Intangible assets	8	-	-
使用權資產	Right-of-use assets	21	112,859	103,508
應收學生貸款	Student loan receivables	11	51,211	64,883
預付款項	Prepayment		367	-
			3,029,189	2,223,980
流動資產	CURRENT ASSETS			
課程教材庫存	Stock of course materials		2,510	2,726
應收賬款、其他應收賬	Accounts receivable, other receivables,			
款、預付款項及按金	prepayments and deposits	12	129,911	152,685
應收學生貸款	Student loan receivables	11	30,088	11,311
通過損益表反映公平 價值變化的既定金融	Designated financial assets at fair			
資產	value through profit or loss	14	2,657,886	2,042,882
衍生金融資產	Derivative financial instruments	14	_	1,741
按攤銷成本的金融投資	Financial investments at amortised cost	13	_	21,445
可收回稅項	Income tax recoverable		23	156
原到期日超過三個月之	Bank deposits with original maturities			
銀行存款	over three months	15	973,726	2,017,776
現金及現金等價物	Cash and cash equivalents	15	1,984,200	1,170,228
			5,778,344	5,420,950
流動負債	CURRENT LIABILITIES			
預收各類收費	Fee income receipt in advance	16	1,021,353	793,646
應付賬款、應計費用及	Accounts payable, accrued expenses	17	270 570	071.000
撥備 遞延收益	and provisions Deferred income	17	370,570	271,260
	Deferred income	18	250,018	232,699
部分	Current portion of gratuities provision	19	51,476	18,330
政府有抵押貸款流動	Current portion of government loans,			2,222
部分	secured	20	31,368	-
租賃負債流動部分	Current portion of lease liabilities	21	31,816	23,481
衍生金融負債	Derivative financial instruments	14	1,489	-
			1,758,090	1,339,416
流動資產淨額	NET CURRENT ASSETS		4,020,254	4,081,534
總資產減	TOTAL ASSETS LESS			
流動負債	CURRENT LIABILITIES		7,049,443	6,305,514

綜合資產負債表 **CONSOLIDATED BALANCE SHEET**

於二零二四年八月三十一日 AS AT 31ST AUGUST 2024 以港元結算 Expressed in Hong Kong dollars

		附註 Note	於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
非流動負債	NON-CURRENT LIABILITIES			
教職員酬金撥備	Gratuities provision	19	37,743	32,449
政府有抵押貸款	Government loans, secured	20	443,184	464,005
租賃負債	Lease liabilities	21	85,163	82,499
遞延資本基金	Deferred capital fund	22	568,556	608,977
遞延稅項負債	Deferred tax liability	23	10,083	9,961
			1,144,729	1,197,891
淨資產總額	TOTAL NET ASSETS		5,904,714	5,107,623
相當於	REPRESENTED BY	F	E 004 714	E 107 000
基金與儲備金	FUNDS AND RESERVES	5	5,904,714	5,107,623

校董會於二零二四年十二月五日核准此綜合財務報告 Approved by the Council on 5th December 2024

鄭家駒先生 Mr Arnold CHENG Ka-kui

林群聲教授 **Professor Paul LAM Kwan-sing**

President

趙智偉先生 Mr Raymond CHIU Chi-wai

財務總監

綜合全面收益表

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

以港元結算

截至二零二四年八月三十一日止年度 FOR THE YEAR ENDED 31ST AUGUST 2024 Expressed in Hong Kong dollars

		附註 Note	截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
業務活動	OPERATING ACTIVITIES			
營運收益	OPERATING INCOME			
學費收益	Tuition fee income		2,053,713	1,626,168
顧問費收益	Consultancy fee income		1,989	15,741
雜項收益	Miscellaneous income		62,298	63,386
總營運收益	Total operating income		2,118,000	1,705,295
營運開支	OPERATING EXPENDITURE			
教務開支	Academic expenditure			
課程教材	Course materials		(16,290)	(21,969)
導師成本	Tutors' costs		(41,644)	(41,979)
直接學生成本	Direct student costs		(84,801)	(68,377)
教職員成本	Staff costs		(616,573)	(503,009)
一般開支	General expenses	25	(28,347)	(18,195)
			(787,655)	(653,529)
行政開支	Administrative expenditure			
教職員成本	Staff costs		(333,662)	(295,352)
一般開支	General expenses	25	(325,088)	(285,433)
折舊費用	Depreciation charge		(128,895)	(108,213)
			(787,645)	(688,998)
總營運開支	Total operating expenditure		(1,575,300)	(1,342,527)
營運表現	OPERATING RESULT		542,700	362,768
捐款及補助金資助的 其他活動	OTHER ACTIVITIES FUNDED BY DONATIONS AND GRANTS			
收入	Income	26	176,811	162,777
開支	Expenditure	26	(204,839)	(193,234)
捐款及補助金資助的 其他活動表現	RESULT OF OTHER ACTIVITIES FUNDED BY DONATIONS AND GRANTS		(28,028)	(30,457)
投資物業減值虧損	IMPAIRMENT LOSS OF INVESTMENT PROPERTIES	6	(149,000)	-
			,	

綜合全面收益表 **CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

以港元結算

截至二零二四年八月三十一日止年度 FOR THE YEAR ENDED 31ST AUGUST 2024 Expressed in Hong Kong dollars

			截至二零二四年 八月三十一日	截至二零二三年 八月三十一日
			止年度	止年度
		7/1 ->	Year ended	Year ended
		附註 Note	31st August 2024 \$'000	31st August 2023 \$'000
		Note	\$ 000	\$ 000
計入利息及投資收益和 財務費用前之表現	NET RESULT BEFORE INTEREST AND INVESTMENT INCOME AND FINANCE COST		365,672	332,311
淨利息及投資收益	Net interest and investment income	33	431,580	192,330
財務費用	Finance cost	21	(2,362)	(2,067)
除稅前盈餘	SURPLUS BEFORE INCOME TAX		794,890	522,574
所得稅開支	Income tax expense	34	(124)	(3,567)
年內盈餘	SURPLUS FOR THE YEAR		794,766	519,007
	OTHER COMPREHENSIVE INCOME/			
其他綜合收益/(虧損)	(LOSS)			
可重新分類至損益之 項目	Items that may be reclassified to profit or loss			
進兌差額	Currency translation differences	5	2,325	(5,567)
	carrette, translation amoretices		_,	(0,001)
	TOTAL COMPREHENSIVE INCOME			
年內綜合收益總額	FOR THE YEAR		797,091	513,440
分配到:	ALLOCATED TO:			
專用基金	Specific funds		1,512	(7,518)
一般及匯兌儲備	General and exchange reserves		795,579	520,958
			797,091	513,440
				· · · · · · · · · · · · · · · · · · ·

綜合資金結餘變動表

CONSOLIDATED STATEMENT OF CHANGES IN FUND BALANCES

以港元結算

截至二零二四年八月三十一日止年度 FOR THE YEAR ENDED 31ST AUGUST 2024 Expressed in Hong Kong dollars

		專用基金 Specific funds \$'000	一般及 匯兌儲備 General and exchange reserves \$'000	總額 Total \$'000
於二零二二年 九月一日之結餘 I	Balance as at 1st September 2022	301,525	4,292,658	4,594,183
, ,,	(Deficit)/surplus for the year Other comprehensive loss: Exchange difference arising from translation of a foreign subsidiary's	(7,518)	526,525	519,007
匯兌差額	financial statements	-	(5,567)	(5,567)
		-	(5,567)	(5,567)
年內綜合(虧損)/收益總額	Total comprehensive (loss)/income for the year Reallocation of funds	(7,518) 8,041	520,958 (8,041)	513,440
於二零二三年 八月三十一日之結餘 (Balance as at 31st August 2023	302,048	4,805,575	5,107,623
於二零二三年 九月一日之結餘 I	Balance as at 1st September 2023	302,048	4,805,575	5,107,623
	Surplus for the year Other comprehensive income: Exchange difference arising from translation of a foreign subsidiary's	1,512	793,254	794,766
匯兌差額	financial statements	-	2,325	2,325
		-	2,325	2,325
年內綜合收益總額 -	Total comprehensive income for the year	1,512	795,579	797,091
基金之重新發配	Reallocation of funds	1,734	(1,734)	-
於二零二四年 八月三十一日之結餘 (Balance as at 31st August 2024	305,294	5,599,420	5,904,714

基金及儲備金之變動詳列於附註5。

Details of movements in funds and reserves are set out in note 5.

綜合現金流量表 **CONSOLIDATED STATEMENT OF CASH FLOWS**

以港元結算

截至二零二四年八月三十一日止年度 FOR THE YEAR ENDED 31ST AUGUST 2024 Expressed in Hong Kong dollars

		附註 Note	截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
來自業務活動之現金流量				
業務活動產生之現金	Cash generated from operations	37.1	1,049,117	652,777
退回/(已付)稅款	Tax refund/(paid)		130	(3,439)
業務活動產生之淨現金	Net cash generated from operating activities		1,049,247	649,338
來自投資活動之現金流量	Cash flows from investing activities			
已收利息	Interest received		144,183	81,086
已收投資收益	Investment income received		74,173	85,567
已付基金管理及保管費 用	Fund management and custody fees paid		(5,885)	(5,185)
存放在通過損益表反映 公平值變化的既定 金融資產的資金	Funds placed in designated financial assets at fair value through profit or loss		(696,134)	(952,563)
提取自通過損益表反映 公平值變化的既定 金融資產的資金	Funds withdrawn from designated financial assets at fair value through profit or loss		349,547	872,174
提取已到期及已出售 之按攤銷成本的金融 投資	Proceeds from matured and disposed financial investments at amortised cost		35	35
購入投資物業	Purchases of investment property	6	(991,970)	-
購入物業、機器及設備	Purchases of property, plant and equipment		(120,812)	(152,173)
出售物業、機器及設備 所得款	Sale proceeds from disposal of property, plant and equipment		309	43
已授予學生之貸款	Student loans granted to students		(13,176)	(13,658)
學生償還之貸款	Student loans repaid by students		8,165	2,086
原到期日超過三個月之 銀行存款之減少/ (增加)	Decrease/(increase) in bank deposits with original maturities over three months		1,044,050	(1,427,000)
投資活動動用之淨現金	Net cash used in investing activities		(207,515)	(1,509,588)
			(201,313)	(1,303,300)
來自融資活動之現金流量				
租賃付款 - 本金部分	Lease payments - Principal elements		(27,620)	(10.707)
- 利息部分	- Interest elements	21	(2,362)	(19,707) (2,067)
融資活動動用之淨現金	Net cash used in financing activities	37.2	(29,982)	(21,774)
現金及現金等價物的淨	Net changes in cash and cash	J. 12	(=0,00=)	(=:,)
块立及块立守顶彻内 产 變動	equivalents		811,750	(882,024)
於九月一日之現金及現金 等價物結餘	1st September		1,170,228	2,057,533
匯率改變的結果	Effect of foreign exchange rate changes		2,222	(5,281)
於八月三十一日之現金及 現金等價物結餘	Cash and cash equivalents at 31st August	15	1,984,200	1,170,228

以港元結算 Expressed in Hong Kong dollars

一般資料 1.

- 1.1 香港都會大學〔「大學」〕於一九八九年 五月二十五日根據香港公開進修學院條 例(1989)成立為法團,以公開進修方式 提供高等教育機會,藉以培養學習風氣, 提高知識水平,從而促進香港的經濟及 社會發展。
- 1.2 根據確立政府與大學之間的運作關係的 「行政安排備忘錄」,政府於每個財政 年度撥款予大學應付創校及基建開支, 直至一九九二/一九九三年度止。從一九 九三/一九九四年度開始,大學以自負盈 虧方式經營。
- 1.3 一九九五年六月,香港學術評審局通過 對學院課程進行的第三次評審,政府於 一九九六年十月按照香港學術評審局的 建議,授予學院自我評審資格,可以自行 評審所有學位課程。

立法局於一九九七年五月二十一日通過 了香港公開進修學院(修訂)條例(1997), 學院隨即於一九九七年五月三十日升格 為大學,並廢除香港公開進修學院條例 (1989)及香港公開進修學院(修訂)條例 (1997),由香港公開大學條例取代。

立法會於二零二一年九月一日通過了 《2021年香港公開大學(修訂)條例草 案》。香港公開大學條例修訂為香港都 會大學條例。根據該條例,大學於二零二 一年九月一日起易名為香港都會大學。

- 1.4 大學附屬公司的主要業務列於綜合財務 報表附註9。大學及其附屬公司統稱為 「集團」。
- 1.5 大學的註冊地址為香港九龍何文田牧愛 街30號。
- 1.6 除另作說明,本綜合財務報表以港幣千 元為單位。

General information 1.

- Hong Kong Metropolitan University, "the University", was 1.1 established as a body corporate on 25th May 1989 under The Open Learning Institute of Hong Kong Ordinance 1989 for the provision of opportunities for higher education in Hong Kong by means of open learning and thereby to advance learning and knowledge, and to enhance economic and social development in Hong Kong.
- 1.2 Under the Memorandum of Administration Arrangements which provides the framework for the operational relationship between the Government and the University, the Government met the setting up and capital costs of the University by giving a grant in each financial year up to 1992/1993. Starting from 1993/1994, the University became self-financing.
- 1.3 Upon the third review of the Institute by Hong Kong Council for Academic Accreditation ("HKCAA") in June 1995 and the successful transfer of accrediting role from HKCAA, the Government confirmed the Institute's self-accrediting status to validate its own degree programmes in October 1996.

On 30th May 1997, the Institute was upgraded to a university following The Open Learning Institute of Hong Kong (Amendment) Ordinance 1997 passed by the Legislative Council on 21st May 1997. The Open Learning Institute of Hong Kong Ordinance 1989 and The Open Learning Institute of Hong Kong (Amendment) Ordinance 1997 had been repealed and superseded by The Open University of Hong Kong Ordinance.

On 1st September 2021, The Open University of Hong Kong (Amendment) Bill 2021 was passed by the Legislative Council. The Open University of Hong Kong Ordinance had been amended as Hong Kong Metropolitan University Ordinance. Pursuant to the Ordinance, the name of the University was changed from "The Open University of Hong Kong" to "Hong Kong Metropolitan University" with effect from 1st September 2021.

- 1.4 The principal activities of the University's subsidiaries are set out in note 9 to the consolidated financial statements. The University and its subsidiaries are collectively referred to as the "Group".
- 1.5 The address of its registered office is 30 Good Shepherd Street. Homantin, Kowloon, Hong Kong.
- 1.6 These consolidated financial statements are presented in thousands of units of HK dollars (\$'000), unless otherwise stated.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要

下面列出編製本綜合財務報表時採用的 主要會計政策。除另作說明,綜合財務 報表中各財政年度的資料均採用這些政 策列示。

2.1 編制基準

本綜合財務報表是按照所有相關的香港會計師公會(會計師公會)發佈的香港財務報告準則和香港會計準則及其詮釋(統稱為財務報告準則)的規定。本綜合財務報表沿用原始成本編製,惟通過損益表反映公平價值變化的既定金融資產及衍生金融工具採用公平值計算。

按財務報告準則的要求,在編製本綜合財務報表時需要作出若干重要的會計估計,同時管理層在採用本集團的會計政策時也要作出判斷。附註4列出了涉及較多判斷或較複雜,或所作的估計對綜合財務報表有重要影響的地方。

本集團已於二零二三年九月一日或之後 開始的財政年度首次採納下列經修訂之 準則:

香港會計準則第 1號之修訂的修 訂本	財務報表的列報
香港會計準則第 8號的修訂本	會計政策、會計估 計變更及錯誤
香港會計準則第 12號的修訂本	所得稅
香港財務報告準則第17號的修訂本	保險合同

2. Summary of material accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the financial years presented, unless otherwise stated.

2.1 Basis of preparation

The consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRS"), Hong Kong Accounting Standards ("HKAS") and interpretations (collectively HKFRS) issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). They have been prepared under the historical cost convention, as modified by the revaluation of designated financial assets at fair value through profit or loss and derivative financial instruments, which are carried at fair value.

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

The following amendments to standards have been adopted by the Group for the first time for the financial year beginning on 1st September 2023:

Amendments to HKAS 1 (Revised)	Presentation of Financial Statements
Amendments to HKAS 8	Accounting Policies, Changes in Accounting Estimates and Errors
Amendments to HKAS 12	Income Taxes
Amendments to HKFRS 17 and HKFRS 17 (Amendments)	Insurance Contracts

以港元結算 Expressed in Hong Kong dollars

主要會計政策概要(續) 2.

2.1 編制基準 (續)

的修訂本

除此以外,其餘於二零二三年九月一日 或之後開始的財政年度生效之修改對集 團並無重大影響。

多項新準則、經修訂之準則及詮釋在二 零二四年九月一日後開始的年度期間生 效,但未有在本綜合財務報表中應用。 此等準則預期不會對本集團的綜合財 務報表造成重大影響,惟以下列載者 除外:

		或以後之 會計年度 生效
香港會計準則 第1號之修訂 的修訂本	財務報表的 列報	二零二四年一月一日
香港會計準則 第7號的修 訂本	現金流量表	二零二四年 一月一日

於下列日期

香港會計準則 第21號的修 訂本	外匯匯率變 動的影響	二零二五年一月一日
香港會計準則 第28號(2011)	於聯營公司及 合營公司的	尚待公佈

香港財務報告	金融工具:	二零二四年
準則第7號的	揭露	一月一日
修訂本		

投資

香港財務報告	綜合財務報表	尚待公佈
準則第10號		
的修訂本		

香港財務報告 準則第16號	租賃	二零二四年 一月一日
的修訂本		
ロリリショ I 44×		

香港詮釋第5 號之修訂	財務報表的 列報-借款 人對包含可 按要求償還 條款之定期	

貸款之分類

2. Summary of material accounting policies (continued)

2.1 Basis of preparation (continued)

Apart from the above, no other amendments that are mandatory for the financial year commencing on 1st September 2023 are relevant and applicable to the Group.

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1st September 2024 and have not been applied in preparing these consolidated financial statements. None of these are expected to have a significant effect on the consolidated financial statements of the Group, except the following set out below:

		Effective for accounting periods beginning on or after
HKAS 1 (Revised) (Amendments)	Presentation of Financial Statements	1st January 2024
HKAS 7 (Amendments)	Statement of Cash Flows	1st January 2024
HKAS 21 (Amendments)	The Effects of Changes in Foreign Exchange Rates	1st January 2025
HKAS 28 (2011) (Amendments)	Investments in Associates and Joint Ventures	To be announced
HKFRS 7 (Amendments)	Financial Instruments: Disclosures	1st January 2024
HKFRS 10 (Amendments)	Consolidated Financial Statements	To be announced
HKFRS 16 (Amendments)	Lease	1st January 2024
HK Interpretation 5 (Revised)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that contains a Repayment on Demand Clause	1st January 2024

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.1 編制基準 (續)

於下列日期 或以後之 會計年度 生效 二零二七年 香港財務報告 非公共受託 準則第19號 責任附屬公 一月一日 司:披露 財務報表列 二零二七年 香港財務報告 準則第18號 一月一日 報和披露 香港財務報告 金融工具之 二零二六年 準則第9號及 分類與衡量 一月一日 第17號 之修正 二零二十年 香港詮釋第5 財務報表的 列報一借款 號的修訂 一月一日 人對包含可 按要求償還 條款之定期 貸款之分類

本集團將於生效的相應財政年度提納以 上新準則、經修訂之準則及詮釋。本集 團現正評估以上新準則、經修訂之準則 及詮釋的全面影響。

2.2 附屬公司

2.2.1 綜合財務報表

附屬公司指本集團對其具有控制權的所有主體(包括結構性主體)。當本集團因為參與該主體而承擔可變回報的風險或享有可變回報的權益,並有能力透過其對該主體的權力影響此等回報時,本集團即控制該主體。附屬公司在控制權轉移至本集團之日起合併入賬。附屬公司在控制權終止之日起停止合併入賬。

2. Summary of material accounting policies (continued)

2.1 Basis of preparation (continued)

	,	Effective for accounting periods beginning on or after
HKFRS 19	Subsidiaries without Public Accountability: Disclosures	1st January 2027
HKFRS 18	Presentation and Disclosure in Financial Statements	1st January 2027
HKFRS 9 and HKFRS 17	Amendments to the Classification and Measurement of Financial Instruments	1st January 2026
Amendments to HK Int 5	Presentation of Financial Statements - Classification by the Borrower of a Term Loan that contains a Repayment on Demand Clause	1st January 2027

The Group will apply the new standard, amendments to standards and interpretations in the year of initial application. The Group is currently assessing the impact of the adoption of the new standard, amendments to standards and interpretations and is not yet in a position to state whether they would have a significant impact on the Group's results of operations and financial position.

2.2 Subsidiaries

2.2.1 Consolidation

A subsidiary is an entity (including a structured entity) over which the Group has control. The Group controls an entity when the Group is exposed to, or has right to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.2 附屬公司 (續)

2.2.1 綜合財務報表 (續)

購買法乃用作本集團購買業務合併的入 賬方法。收購附屬公司轉讓的代價為轉 讓資產的公平值、涉及的負債及售團 行的股本權益。所轉讓的對價包括的 對價安排所產生的任何資產和負債 平值。業務合併所收購的可識別以購 不值計算。就個別收購基準, 不值計算。就個別收購基準 可按公允價值或按非控制權益應 買方淨產的比例,計量被收購方的 控制權益。

購買相關成本在產生時支銷。

集團內公司之間的交易、結餘及交易的未變現利得予以對銷。未變現損失亦予以對銷,除非交易提供所轉撥資產的減值證據。附屬公司報告的數額已按需要作出改變,以確保與本集團採用的政策符合一致。

倘業務合併分階段進行,收購方之前於 被購買方持有的股本權益於購買日期重 新計量為按公平值計入盈虧。

本集團將轉讓的任何或然代價於購買日期按公平值確認。被視為資產或負債的或然代價公平值其後任何變動,根據香港財務報告準則第9號於盈虧確認或確認為其他綜合收益/(虧損)變動。被視為權益的或然代價並無重新計量,而其後結算於權益入賬。

2. Summary of material accounting policies (continued)

2.2 Subsidiaries (continued)

2.2.1 Consolidation (continued)

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs are expensed as incurred.

Intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

If the business combination is achieved in stages, the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through surplus or deficit.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with HKFRS 9 either in surplus or deficit or as a change to other comprehensive income/(loss). Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.2 附屬公司(續)

2.2.2 獨立財務報表

附屬公司投資成本扣除減值列賬,成本 會調整以反映因或然對價修正而更改 之代價。成本亦包括投資的直接歸屬成 本。附屬公司的業績由公司按已收及應 收股息基準入賬。

倘投資附屬公司收取的股息超過附屬公司於股息宣派期間的綜合收益總額或倘有關投資於獨立財務報表中的賬面值超過投資對象資產淨值(包括商譽)於綜合財務報表中的賬面值,則於從該等投資收到股息時須對投資附屬公司進行減值檢測。

2.3 投資物業

如物業是作長期持有以賺取租金收益或 資本增值或兩者皆是時,並且不是由集 團使用,便會被分類為投資物業。

投資物業以成本值減累計折舊及累計減值虧損(如有)列賬。原始成本包括收購該項目直接產生的開支。

投資物業的租賃土地和建築物的折舊是 以直線法按照二十至五十年或剩餘租賃 期,以較短者作準,並考慮其估計的剩餘 價值。投資物業的傢具、裝置及設備的 折舊是以直線法按照其三至五年的預計 使用年期計算折舊,並考慮其估計的剩 餘價值。若投資物業的賬面值高於其估 計可收回價值,其賬面值即時撇減至可 收回價值。

2. Summary of material accounting policies (continued)

2.2 Subsidiaries (continued)

2.2.2 Separate financial statements

Investments in subsidiaries are accounted for at cost less impairment. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments. Cost also includes direct attributable costs of investment. The results of the subsidiaries are accounted for by the University on the basis of dividend received and receivable.

Impairment testing of the investment in a subsidiary is required upon receiving dividends from the investment if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

2.3 Investment properties

Property that is held for long-term yields or for capital appreciation or both, and that is not occupied by the Group, is classified as investment property.

Investment property is carried at cost, including related transaction costs, less accumulated depreciation and accumulated impairment losses, if any.

Depreciation of leasehold land and buildings of the investment properties is provided using the straight-line method to allocate the cost of investment properties over a period of 20-50 years or over the remaining lease period, whichever is shorter, after taking into account of their estimated residual values. Depreciation of furniture, fixtures and equipment of the investment properties is provided using the straight-line method to allocate the cost of investment properties over their estimated useful lives of 3-5 years, after taking into account of their estimated residual values. Where the carrying amount of an investment property is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.3 投資物業 (續)

如未來經濟效益很可能流入集團而項目 成本可計量時,與已確認固定資產有關 的其後支出便會加入資產的賬面金額。 所有其他維修及保養支出則在產生的期 間於盈虧內確認為支出。

當投資物業轉為自用時,該物業須重新 分類為物業、機器及設備,而於重新分 類日的賬面價值成為會計用途的成本 價值。

2.4 物業、機器及設備

物業、機器及設備均以成本值減累計折 舊及累計減值虧損列賬。原始成本包括 收購該項目直接產生的開支。

在建工程按成本列賬,其中包括發展和建築費用及其他與發展相關之直接成本,扣除累積減值虧損,並不計算折舊。但在落成並/或收到由香港特別行政區政府簽發之佔用許可證時(如適用),該成本則轉至物業、機器及設備並相應計算折舊。

如未來經濟效益很可能流入集團而項目成本可計量時,與已確認固定資產有關的其後支出便會加入資產的賬面金額,或確認為一項獨立資產。已被更換的資產部分的賬面金額會停止確認為固定資產。所有其他維修及保養支出則在產生的期間於綜合全面收益表內確認為支出。

2. Summary of material accounting policies (continued)

2.3 Investment properties (continued)

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance costs are expensed in surplus or deficit during the financial period in which they are incurred.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its carrying amount at the date of reclassification becomes its cost for accounting purposes.

2.4 Property, plant and equipment

Property, plant and equipment is stated at the cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Construction in progress is stated at cost which includes development and construction expenditure and other direct costs attributable to the development less any accumulated impairment losses, and is not depreciated. Costs are transferred to property, plant and equipment and depreciated accordingly, upon completion and/or receipt of the occupation permit issued by the Hong Kong Special Administrative Region ("HKSAR") Government, where applicable.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the consolidated statement of comprehensive income during the financial period in which they are incurred.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.4 物業、機器及設備(續)

物業、機器及設備的折舊採用直線法計算,將其成本按以下的估計可使用年期 攤分至剩餘價值:

歸類為財務租約 的租賃土地	餘下租賃期
建築物	二十至五十年或租賃期,以較短者作準
裝修成本	五年或合約租賃期, 以較短者作準
「「「」」 「「」 「「」 「」 「」 「」 「」 「」 「」 「」 「」 「」	三至五年
車輛	五年

在每個資產負債表結算日,均檢討資產 的剩餘價值及可使用年期,視需要而作 調整。

若某項資產的賬面值高於其估計可收 回價值,其賬面值即時撇減至可收回 價值。

出售之損益透過比較所得款項與賬面值 釐定,並於綜合全面收益表中確認。

2.5 無形資產 - 電腦軟件

購入之電腦軟件以購買成本及使其可達 致原定用途之直接成本確認為資產。無 形資產乃按成本減去減值虧損後列賬, 並於完成用戶驗收測試後計提攤銷。

2. Summary of material accounting policies (continued)

2.4 Property, plant and equipment (continued)

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate cost to their residual values over their estimated useful lives, as follows:

Leasehold land classified as finance lease	Remaining lease period
Buildings	20 - 50 years or lease period, whichever is shorter
Renovation costs	5 years or period of tenancy agreement whichever is shorter
Furniture, fixtures and equipment	3 - 5 years
Motor vehicles	5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are recognised in the consolidated statement of comprehensive income.

2.5 Intangible assets - computer software

Acquired computer software is capitalised on the basis of the costs incurred to acquire and any directly attributable cost of preparing the asset for its intended use. The intangible assets are initially recognised at costs less impairment losses and are amortised upon completion of the user-acceptance test.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.5 無形資產 - 電腦軟件 (續)

確認為資產之直接成本包括使該等電腦 軟件成為可使用狀態的僱員成本及專業 費用。

確認為資產之電腦軟件按其估計可使用 年期三年計提攤銷。

保養電腦軟件之費用於產生時確認為 支出。

2.6 金融資產

2.6.1 分類

本集團將投資及其他金融資產分類為其 後通過損益表反映公平值變化的金融資 產或按攤銷成本計量。分類方式視乎集 團管理金融投資及其他金融資產之業務 模式及現金流量合約條款而定。

僅當本集團管理該等資產的業務模式 發生變動時,本集團方會重新分類債務 投資。

(a) 按攤銷成本的金融資產

倘若持有資產目的為收取合約現金 流量,而該等資產的現金流量僅為 支付本金及利息,則該等資產按攤 銷成本計量。該資產屬流動資產,但 如果在報告期末完結後超過十二個 月才到期,則屬非流動資產。

(b) 通過損益表反映公平值變化的金融 資產

通過損益表反映公平值變化的金融 資產是指根據內部書面記載的風險 管理指引或集團主要管理層提供的 投資策略所管理之金融資產。此類 別之資產是按公平值陳述並歸類為 流動資產。

2. Summary of material accounting policies (continued)

2.5 Intangible assets – computer software (continued)

Directly attributable costs that are capitalised as part of the software product include costs of employee benefits and professional fees arising directly from bringing the asset to its working condition.

Computer software recognised as assets are amortised over their estimated useful lives of 3 years.

Costs associated with maintaining computer software programmes are recognised as an expense as incurred.

2.6 Financial assets

2.6.1 Classification

The Group classifies its financial investments and other financial assets either those to be measured subsequently at fair value through profit or loss, or those to be measured at amortised cost. The classification depends on the entity's business model for managing the financial investments and other financial assets and the contractual terms of the cash flows.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

(a) Financial assets at amortised cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. They are included in current assets, except for maturities greater than 12 months after the end of reporting period. These are classified as non-current assets.

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

Financial assets at fair value through profit or loss are financial assets which are managed in accordance with internal documented risk management guidelines or investment strategy provided by the Group's key management personnel. Assets in this category are stated at fair value and classified as current assets.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.6 金融資產 (續)

2.6.2 確認及計量

正常買賣財務資產於成交日期確認,即本集團承諾買賣資產的日期。投資過去有按公平值計入損益的財務資產的交易成本確認。通過過初益表反映公平值變化的金融資產全面的人工。若該項金融,且集該不可確認為支出。若該項金融,且集該不可能與此所有權的所有風險及收益,是與公平值變化的金融資產其後以公平值變化的金融資產其後以公平值數。

2.6.3 抵銷金融工具

當有法定可執行權力可抵銷已確認金額,並有意圖按淨額基準結算或同時變現資產和結算負債時,金融資產與負債可互相抵銷,並在資產負債表報告其淨額。法定可執行權利必須不得依賴表本事件而定,而在一般業務過程中以及倘大學,其附屬公司或對手方一旦出現違約、無償債能力或破產時,這也必須具有約束力。

2.7 課程教材庫存

課程教材庫存是以成本與可變現淨值中的較低者入賬。成本採用加權平均法計算。可變現淨值是在正常業務情況下預計的銷售收益,扣除適用的可變銷售費用後的數值或使用價值,以較適用者作準。

2.8 現金及現金等價物

現金及現金等價物包括庫存現金、可隨時提取的銀行存款,以及其他在三個月或以內到期的高流動性的短期投資。

2. Summary of material accounting policies (continued)

2.6 Financial assets (continued)

2.6.2 Recognition and measurement

Regular purchases and sales of financial assets are recognised on the trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value, and transaction costs are expensed in the consolidated statement of comprehensive income. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Financial assets at fair value through profit or loss are subsequently carried at fair value.

2.6.3 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the balance sheet when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the University, its subsidiaries or the counterparty.

2.7 Stock of course materials

Stock of course materials are stated at the lower of cost and net realisable value. Cost is determined using the weighted-average method. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses or value in use, wherever appropriate.

2.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.9 應收賬款

應收賬款包括在日常業務中產生的應收 學費、應收學生貸款及其他應收款項。 倘預期在一年或以內(倘屬較長期間,須 在正常營運週期中)收回應收賬款,有關 款項乃分類為流動資產;否則以非流動 資產呈列。

應收賬款最初按公平值確認,其後以實際利率法按已攤銷成本扣除減值撥備 列賬。

本集團就應收學費及應收學生貸款整個存續期之損失準備以計量預期信用損失。對其他應收賬款而言,本集團應用十二個月之預期損失以計量預期信用損失。預期信貸虧損比率基於歷史可觀察違約率,並按前瞻性估計予以調整。

應收款項之減值虧損於營運表現中確認。應收款項於合理預期無法收回時(部分或全部)撤銷。

2.10 非金融資產的減值

2. Summary of material accounting policies (continued)

2.9 Receivables

Receivables include tuition fee receivables, student loan receivables and other receivables incurred under the ordinary course of business. If collection of receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

The Group measures the expected credit losses using a lifetime expected loss allowance for tuition fee receivables and student loan receivables. For other receivables, the Group measures the expected credit losses using 12 months expected loss allowance. The expected loss rates are based on the historical observed default rates adjusted for forward-looking estimates.

Impairment losses on receivables are recognised within operating result. Receivables are written off (either partially or in full) when there is no reasonable expectation of recovery.

2.10 Impairment of non-financial assets

Intangible assets that have an indefinite useful life or intangible assets not ready to use are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.11 金融資產減值

本集團於各報告年度結算日評估是否客 觀證據證明財務資產或財務資產組別 現減值。財務資產或財務資產組別僅 存在客觀證據證明因首次確認資產組別 生一宗或多宗事件導致出現減值(「對 事項」),而該宗(或該等)損失事項 對務資產組別的估計未來現 務資產或財務資產組別方被視為減值 財務資產組別方被視為減值 及出現減值虧損。

減值證據包括有顯示借款人或借款人組別遭遇嚴重財政困難、逾期或拖欠償還利息或本金;借款人有可能破產或進行其他財務重組;及有可察覺的資料顯示估計未來現金流有可計量的減少,如與逾期還款相關連的還款情況改變或經濟狀況。

本集團按前瞻基準評估其按攤銷成本的 債務票據計量相關之預期信貸虧損。所 應用之減值方法視乎信貸風險是否出現 大幅增加而定。

就應收賬款及應收學生貸款而言,本集團應用香港財務報告準則第9號允許使用之簡化方法,並於初始確認時確認應收貸款整個存續期的預期信貸虧損。

按攤銷成本計量之金融資產(不包括應收賬款及應收學生貸款)減值按12個月預期信貸虧損或全期預期信貸虧損計量,視乎初次確認後信貸風險是否大幅增加而定。倘自初次確認後按攤銷成本計量之金融資產(不包括應收賬款及應收學生貸款)的信貸風險大幅增加,則按全期預期信貸虧損計量減值。

倘信貸風險大幅增加或應收款未根據協議所載條款結付,則管理層認為該等應收款表現不理想或無表現及按全期預期信貸虧損計量減值。

2. Summary of material accounting policies (continued)

2.11 Impairment of financial assets

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

Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation, and where observable data indicate that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

The Group assesses on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For accounts receivable and student loan receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Impairment on financial assets measured at amortised cost other than accounts receivable and student loan receivables is measured as either 12-month expected credit losses or lifetime expected credit losses, depending on whether there has been a significant increase in credit risk since initial recognition. If a significant increase in credit risk of a financial asset measured at amortised cost other than accounts receivable and student loan receivables has occurred since initial recognition, then impairment is measured as lifetime expected credit loss.

When there is a significant increase in credit risk or the receivables are not settled in accordance with the terms stipulated in the agreements, management considers these receivables as underperforming or non-performing and impairment is measured as lifetime expected credit loss.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.11 金融資產減值 (續)

倘管理層認為並無預期合理收回款項的 可能,則按攤銷成本計量之金融資產將 撇銷。

2.12 合約負債

與獨立顧客或學生簽訂合約時,集團有權向獨立顧客或學生收取代價,並顧客或學生轉移貨物或提供服務 之履約責任。倘餘下履約責任之計量超過餘下權利之計量,則合約為負債可之計量,則合約為預收各類收費。倘集團預期將重收回為取得獨立顧客或學生合約而產生之增量成本,則會將有關成本確認為合約資產。

2.13 撥備

當集團因以往發生的事件而要承擔現有的法律責任或推定性責任,而解除該責任多半可能導致資金流出,並在數額能夠可靠地作出估算的情況下,便須為有關責任確立撥備。不會為未來預計經營虧損確認撥備。

如有多項類似責任,則以整體的角度考慮該類責任導致資金流出的可能性。即使同一責任類別中有任何一項導致資金流出的可能性極低,仍須確認撥備。

2.14 應付款項

應付款項為於日常業務過程中購買商品或服務中需支付的責任。如果付款期限少於一年,則應付款項被歸類為流動負債(如仍在正常經營周期,則可較長時間), 否則歸類為非流動負債。

應付款項初步以公平值確認,其後以實際利息法按攤銷成本計量。

2. Summary of material accounting policies (continued)

2.11 Impairment of financial assets (continued)

When management considers that there is no reasonable expectation of recovery, the financial assets measured at amortised cost will be written off.

2.12 Contract liabilities

Upon entering into a contract with a customer or student, the Group obtains rights to receive consideration from the customer or student and assumes performance obligations to transfer goods or provide services to the customer or student. The contract is a liability and recognised as fee income receipt in advance if the measure of the remaining performance obligations exceeds the measure of the remaining rights. The Group recognises the incremental costs of obtaining a contract with a customer or student within contract assets if the Group expects to recover those costs.

2.13 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. No provision will be made for future anticipated operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlements is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

2.14 Payables

Accounts payables are obligations to pay for goods and services that have been acquired in the ordinary course of business. Payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.15 香港特別行政區政府的貸款

貸款按公允價值並扣除產生的交易費用為初始確認。貸款其後按攤銷成本列賬;所得款(扣除交易成本)與贖回價值的任何差額利用實際利率法於貸款期間內在綜合全面收益表確認。

除非集團可無條件將負債的結算遞延至 結算日後最少十二個月,否則貸款分類 為流動負債。

設立貸款融資時支付的費用倘部分或全部融資將會很可能提取,該費用確認為貸款的交易費用。在此情況下,費用遞延至貸款提取為止。如沒有證據證明部分或全部融資將會很可能被提取,則該費用資本化作為流動資金服務的預付款,並按有關的融資期間攤銷。

2.16 租賃

倘合約附有以代價作為交換在某段時期間內使用已識別資產之控制權,則該合約屬於租賃或包含租賃。倘客戶有權從使用已識別資產獲得絕大部份經濟利益以及有權指示使用已識別資產,則合約賦予控制權。

於租賃期內,作為承租人,除租賃年期 為十二個月或以下並於租賃期內以直線 方式確認為支出的租賃外,集團於租賃 開始日即確認其餘租賃的使用權資產 (包括在綜合資產負債表中在物業、機器 及設備內呈列為「租賃土地及建築物」) 和租賃負債。

2. Summary of material accounting policies (continued)

2.15 Loans from the HKSAR Government

Loans are recognised initially at fair value, net of transaction costs incurred. Loans are subsequently stated at amortised cost; any difference between the proceeds net of transaction costs and the redemption value is recognised in the consolidated statement of comprehensive income over the period of the loans using the effective interest method.

Loans are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

2.16 Leases

A contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. A contract conveys the right to control the use of an identified asset if the customer has both the right to obtain substantially all of the economic benefits from using the identified asset and the right to direct the use of the identified asset.

As a lessee, the Group recognises a right-of-use asset (including within property, plant and equipment as "leasehold land and buildings" in the consolidated balance sheet) and a lease liability at the lease commencement date, except for leases with a lease term of 12 months or less which are recognised as expenses on a straight-line basis over the lease term.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.16 租賃 (續)

(a) 使用權資產

在租賃期開始日,租賃的使用權資產初始計量為租賃負債、初始直接成本、恢復資產的成本責任,減去出租人給予的任何租賃優惠。使用權資產根據相關資產的租賃期折舊。倘若發生任何事件或情況改變,顯示使用權資產的賬面價值未必可以收回,則須進行減值檢討。

(b) 租賃負債

租賃負債初步按預計租賃期未來租 賃開支的現值計量,包括承租人合 理確定行使租賃延長或不行使租 賃終止選擇權的選擇性租賃期。未 來租賃開支採用租賃隱含的利率貼 現,如利率未可容易確定,則採用承 租人為獲取資產所借入資金而需支 付的遞增借款利率。租賃負債其後 透過增加賬面價值以反映租賃負債 的利息(採用實際利息法)及透過減 少賬面值以反映所作的租賃開支進 行計量。倘經重新磋商未來租賃開 支有變動、指數或利率有變或選擇 權作重新評估,則會重新計量租賃 負債(並對相關使用權資產作出相應 調整)。

2.17 當期及遞延所得稅

年內稅項開支包括當期及遞延稅項。稅 項乃於綜合全面收益表中確認,惟與於 其他綜合收益確認的項目有關者除外。 在此情況下,稅項亦於其他綜合收益 確認。

2. Summary of material accounting policies (continued)

2.16 Leases (continued)

(a) Right-of-use assets

At inception, the right-of-use asset is initially measured at the amount of the lease liability, initial direct costs and the obligation to restore the asset, less any incentive granted by the lessor. The right-of-use asset is depreciated over the lease term of the underlying asset. The right-of-use asset is subject to impairment review whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

(b) Lease liabilities

A lease liability is initially measured at the present value of future lease payments with reference to an expected lease term, which includes optional lease periods when the lessee is reasonably certain to exercise the option to extend or not to terminate the lease. Future lease payments are discounted using the interest rate implicit in the lease, if this cannot be readily determined, an incremental borrowing rate that the lessee would have to pay to borrow the funds necessary to obtain an asset. The lease liability is subsequently measured by increasing its carrying amount to reflect interest on the lease liability (using the effective interest rate method) and by reducing its carrying amount to reflect the lease payments made. The lease liability is remeasured (with a corresponding adjustment made to the related right-of-use asset) when there is a change in future lease payments in case of renegotiation, changes of an index or rate or in case of reassessment of options.

2.17 Current and deferred income tax

The tax expense for the year comprises current and deferred income tax. Tax is recognised in consolidated statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income. In this case the tax is also recognised in other comprehensive income.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要(續)

2.17 當期及遞延所得稅(續)

(a) 當期所得稅

當期所得稅開支乃按在集團實體經營及產生應課稅收入的國家於結算日已頒佈或實際上已頒佈的稅法計算。管理層定期評估就適用稅項法規有待詮釋的情況的稅項申報所採取措施,亦在適當情況下按預期將支付予稅務機構的款項為基準計提撥備。

(b) 遞延所得稅

內部基礎差額

遞延所得稅資產於有可能動用日後 應課稅利潤抵銷暫時差額情況下 確認。

外部基礎差額

遞延所得稅按投資附屬公司產生的 暫時差額作出撥備,惟本集團可控 制暫時差額的撥回時間,且暫時差 額在可預見未來可能不會撥回的情 況除外。

2. Summary of material accounting policies (continued)

2.17 Current and deferred income tax (continued)

(a) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Group operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

(b) Deferred income tax

Inside basis differences

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Outside basis differences

Deferred income tax liabilities are provided on temporary differences arising on investments in subsidiaries, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.17 當期及遞延所得稅 (續)

(c) 抵銷

當存在合法可執行權利以將當期稅 項資產抵銷當期稅項負債,以及當 遞延所得稅項資產及負債乃關於同 一稅務機關對應課稅實體或不同應 課稅實體(而其有意按額基準償付餘 款)所徵收所得稅時,遞延所得稅資 產可與負債互相抵銷。

2.18 收益確認

學費收益於科目/課程開辦期內以直線 法記賬確認。

雜項收益包括報名費、學分承認申請費、畢業費等,於提供服務後確認。

顧問費收入於提供服務後確認。

利息收益會以實際利率法按時間比例 確認。

經營租賃的租金收入於租賃期內以直線 法記賬確認。

股息收益在收取股息的權利確定時確認。

雜項收入按應計基準記賬確認。

2. Summary of material accounting policies (continued)

2.17 Current and deferred income tax (continued)

(c) Offsetting

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.18 Income recognition

Tuition fee income is recognised on a straight-line basis over the period of the courses/programmes to which it relates.

Miscellaneous income consists of application fee, advance standing claim fee, graduation fee, etc.; and are recognised when services are rendered.

Consultancy fee income is recognised when the services are rendered.

Interest income is recognised on a time proportion basis using the effective interest method.

Operating lease rental income is recognised on a straight-line basis over the lease period.

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

Miscellaneous income is recognised on an accruals basis.

以港元結算 Expressed in Hong Kong dollars

主要會計政策概要(續)

2.18 收益確認 (續)

以下為按履行履約責任之時間劃分之本 集團收入分析:

> 截至二零二四年 八月三十一日止年度

> > \$'000

獨立顧客及學生合約收益:

在某一時點 64,287

在一段時間內 2,053,713

2,118,000

其他來源收益 176,811

2,294,811

截至二零二三年 八月三十一日止年度

\$'000

獨立顧客及學生合約收益:

在某一時點 79,127

在一段時間內 1,626,168

1,705,295

其他來源收益 162,777

1,868,072

Summary of material accounting policies 2. (continued)

2.18 Income recognition (continued)

The following is an analysis of the Group's income by timing of satisfaction of performance obligations:

> Year ended 31st August 2024

> > \$'000

Income from contracts with customers and students

At a point in time 64,287

Over time 2,053,713

2,118,000

Income from other sources 176,811

2,294,811

Year ended 31st August 2023

\$'000

Income from contracts with customers and students

At a point in time 79,127 Over time

1,626,168

Income from other sources 162,777

1,868,072

1,705,295

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.19 資本基金、遞延資本基金及其他專 用基金

設立資本基金,以反映集團撥作購買或 建造物業、機器及設備的資金。資本基 金會用作抵扣相關資產在其可供使用年 期內的折舊費或當物業、機器及設備出 售或報廢。

設立遞延資本基金,以反映專用作購買或建造物業、機器及設備所獲的撥款和 捐贈。該基金會被確認為收益並抵扣相 關的資產在其可供使用年期內的折舊費 或當物業、機器及設備報廢或出售。

其他專用基金的成立是為了支持集團的活動,如課程發展、學生貸款計劃、研究項目、頒予學生的獎助學金、大廈保養、資訊科技發展等。當相關費用產生後,有關專用基金便會被動用。

2.20 外界捐贈

一般捐助及善款在確認符合可收取捐贈 時當作收益記賬。

已收或應收之特定捐助及善款(除上述附註2.19註明用作購買或建造物業、機器及設備的捐贈,作為遞延資本基金外)初始按遞延收益記賬,並在與相關開支配對的期內,確認為收益。

配對補助金在收到或將會收到政府撥款 時確認為收入。

當能夠合理地保證集團會符合附帶條件 及將可收取到政府的補助金及資助時, 該補助金及資助(除上述附註2.19註明用 作購買或建造物業、機器及設備的撥款, 作為遞延資本基金外),連同由此產生之 利息收益,當作遞延收益記賬,並在與 該筆款項擬補償之成本配對的期內確認 為收入。

2. Summary of material accounting policies (continued)

2.19 Capital fund, deferred capital fund and other specific funds

The capital fund is set up to reflect funds of the Group allocated for the purchase or construction of property, plant and equipment. They are released to match with depreciation of related assets over their useful lives or upon disposal of property, plant and equipment.

The deferred capital fund is set up to reflect grants and donations earmarked for the purchase or construction of property, plant and equipment. The fund will be recognised as income to match with the depreciation charge of the related assets over their useful lives or upon disposal of property, plant and equipment.

Other specific funds are set up to support the Group's activities such as course development, student loan scheme, research projects, scholarships and bursaries to students, building maintenance, IT development, etc. They are released when the related expenses are incurred.

2.20 Donations and benefactions

General donations and benefactions are recognised as income when right to receive has been established.

Specific donations and benefactions received or receivable (other than for purchase or construction of property, plant and equipment which are dealt with as deferred capital fund in note 2.19 above) are initially recorded as deferred income and recognised as income over the periods to match with the related expenditure.

Matching grants are recognised as income when grants have been received or are receivable from the Government.

Other government grant or sponsorship (other than for purchase or construction of property, plant and equipment which are dealt with as deferred capital fund in note 2.19 above), together with the interest income arising therefrom, is recorded as deferred income, when there is a reasonable assurance that the Group will comply with the conditions attaching with it and that the grant or the sponsorship will be received. They are recognised as income over the period to match with the costs they are intended to compensate.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.21 外幣換算

(a) 功能貨幣及呈列貨幣

每一間集團公司的財務報表所列項目均採用公司所在的主要經濟環境的通用貨幣(功能貨幣)為計算單位。 綜合財務報表以港幣列賬,而大學的功能貨幣及集團的呈列貨幣均為 港幣。

(b) 交易及結餘

外幣交易按交易當日的匯率或重新 計算之估值換算為功能貨幣。因結 算此等外幣交易及把以外幣計值的 貨幣資產及負債按年終匯率換算而 產生的匯兌損益於盈虧內確認。

非貨幣財務資產及負債的換算差異,如通過損益表反映公平值變化的股權,在盈虧中確認為公平值損益的一部分。

(c) 集團公司

集團所有公司(其中並無任何公司持有通賬嚴重的經濟體系的貨幣)的功能貨幣如與本大學的呈列貨幣不一致,其業績和財務狀況按以下方法兌換為呈列貨幣:

(i) 各資產負債表內的資產及債務 均按照該資產負債表結算日的 匯率換算;

2. Summary of material accounting policies (continued)

2.21 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which is the University's functional and the Group's presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in surplus or deficit.

Translation differences on non-monetary financial assets and liabilities, such as equities held at fair value through profit or loss, are recognised in surplus or deficit as part of the fair value gain or loss.

(c) Group entities

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

 assets and liabilities for each balance sheet presented are translated at the closing rate of the balance sheet date:

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要 (續)

2.21 外幣換算 (續)

- (c) 集團公司(續)
 - (ii) 各綜合全面收益表的收入和支 出均按照平均匯率換算,但若 此平均匯率未能合理地反映各 交易日的匯率的累計影響,則按 照交易日的匯率換算;及
 - (iii) 所產生的匯兌差額均於其他綜 合收益/(虧損)中確認。

2.22 僱員福利

(a) 僱員應享年假

僱員應享有的年假於確立時確認。 大學已經為僱員服務至資產負債表 結算日尚未支取的年假所造成的估 計負債撥備。

僱員的病假及產假不作確認,直至 僱員正式休假為止。

(b) 退休計劃責任

集團在香港為界定供款退休計劃所 作的供款在發生時支銷。

集團亦為中國的附屬公司供款給由 地方政府成立的僱員退休計劃。地 方政府答應承擔附屬公司全部現有 及將來的退休僱員的退休福利責 任。這個計劃的供款支出發生時確 認為支出。

(c) 長期服務金

本集團根據其營運所在地區之僱傭 條例在若干情況下就終止僱用應付 金額之負擔淨額,為僱員於本期及 過往提供服務賺取之回報之未來利 益金額。

2. Summary of material accounting policies (continued)

2.21 Foreign currency translation (continued)

- (c) Group entities (continued)
 - (ii) income and expenses for each consolidated statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
 - (iii) all resulting exchange differences are recognised in other comprehensive income/(loss).

2.22 Employee benefits

(a) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for unutilised annual leave as a result of services rendered by employees up to the balance sheet date.

Employee entitlement to sick leave and maternity leave are not recognised until the time of leave.

(b) Retirement scheme obligations

The Group's contributions to the defined contribution retirement schemes in Hong Kong are expensed as incurred.

The Group contributes to an employee retirement scheme established by municipal government in respect of a subsidiary in the People's Republic of China (the "PRC"). The municipal government undertakes to assume the retirement benefit obligations of all existing and future retired employees of this subsidiary. Contributions to this scheme are expensed as incurred.

(c) Long service payments

The Group's net obligation in respect of amounts payable on cessation of employment in certain circumstances under the employment law of the respective regions in which the Group operates is the amount of future benefits that employees have earned in return for their service in the current and prior periods.

以港元結算 Expressed in Hong Kong dollars

2. 主要會計政策概要(續)

2.22 僱員福利 (續)

(c) 長期服務金(續)

長期服務金乃以預計單位貸記法評估。長期服務金負債之成本乃於綜合全面收益表扣除,以使成本按精算師之建議於僱員服務年期內分攤支銷。

長期服務金會予以貼現以確定其承擔之現值,並扣減本集團於定額供款計劃就本集團所作供款應佔部分。根據經驗而調整及精算假設變動而產生的精算收益及虧損、當期服務成本、淨利息費用和過往服務成本即時於綜合全面收益表確認。

2.23 借貸成本

借貸成本於產生期間在綜合全面收益 表中支銷,若直接用於收購、建造或生 產資產,需長時間準備方能使用或出售 者,有關部分予以資本化。

作為合資格資產成本一部分之借貸成本 在該資產產生支出、借貸成本產生需要 準備該資產作為使用或出售之活動正在 進行時開始資本化。當大部分需要準備 合資格資產作為使用或出售之活動已被 中斷或完成,借貸成本資本化亦暫停或 終止。

2.24 金融衍生工具

金融衍生工具初步按於衍生工具合約訂立日之公允值確認,其後按公允值重新計量。公允值之改變於綜合全面收益表中確認。

2. Summary of material accounting policies (continued)

2.22 Employee benefits (continued)

(c) Long service payments (continued)

Long service payments are assessed using the projected unit credit method. The cost of providing the long service payment liabilities is charged to the consolidated statement of comprehensive income so as to spread the cost over the service lives of employees in accordance with the advice of the actuaries.

Long service payments are discounted to determine the present value of obligation and reduced by entitlement accrued under the Group's defined contribution plans that are attributable to contributions made by the Group. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions, current service costs, interest expenses and past-service costs are recognised immediately in consolidated statement of comprehensive income.

2.23 Borrowing costs

Borrowing costs are expensed in the consolidated statement of comprehensive income in the period in which they are incurred, except to the extent that they are capitalised as being directly attributable to the acquisition, construction or production of a qualifying asset which necessarily takes a substantial period of time to get ready for its intended use or sale.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

2.24 Derivative financial instruments

Derivative financial instruments are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value. Changes in fair value are recognised in the consolidated statement of comprehensive income.

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理

3.1 財務風險因素

(a) 外匯風險

由於集團在香港及內地運作,因而 要承受來自非以集團公司之功能貨 幣為單位之未來商業交易及已確認 資產和債務,主要為證券投資等之 外匯風險。

它們主要以美元結算。

下表顯示集團除稅後盈餘/虧損於結 算日對外幣匯率可能的合理變動的 敏感度,前提是其他因素不變。管理 層估計外幣匯率可能的合理變動的 敏感度為1%。

3. Financial risk and capital risk management

3.1 Financial risk factors

(a) Foreign exchange risk

The Group operates in Hong Kong and the PRC and is exposed to foreign exchange risk arising from future commercial transactions and recognised assets and liabilities mainly in connection with investment in securities, certain of which the currencies are not the Group entities' functional currencies.

The majority of them are denominated in US dollars ("USD").

The following table demonstrates the sensitivity at the balance sheet date to reasonable possible changes in the foreign currency exchange rates, with all other variables held constant, on the Group's surplus/deficit after income tax. 1% is the sensitivity rate that represents management's assessment of the reasonable possible change in foreign exchange rates.

外幣 Foreign Currency	外幣匯率上升 / (下跌) Increase/(decrease) in exchange rate %	對年內盈餘 / 虧損之影響 Effect on surplus/deficit for the year \$'000
二零二四年 八月三十一日 31st August 2024		
美元	1	25,375
USD	(1)	(25,375)
二零二三年 八月三十一日 31st August 2023		
美元	1	17,293
USD	(1)	(17,293)

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理 (續)

3.1 財務風險因素 (續)

(b) 價格風險

集團持有的投資歸類為通過損益表反映公平價值變化的既定金融資產,因此,集團須承受證券和債券的價格風險。

集團對其管理的所有基金,均採用 審慎的投資政策,盡可能在爭取最 佳回報的同時,能夠保持資金的流 動性,保障金融資產,並有效地管理 風險。

投資和基金管理按照校董會通過的 投資政策和風險管理指引進行,而 各種投資限制和指引則是風險控制 的主要部分。每種基金均有針對其 目標而設的基金特定限制與指引,並 有明確的限額以控制各種投資風險 (例如:允許的資產類型、資產分配、 流動性、信貸、交易對手持有的集中 度、投資年期、外匯及利率風險)。

集團的財務委員會負責監控集團的 投資風險及表現,集團同時亦聘用 外部基金經理管理投資基金。外部 投資基金經理由財務穩健的金融機 構擔任。

3. Financial risk and capital risk management (continued)

3.1 Financial risk factors (continued)

(b) Price risk

The Group is exposed to equity and debt securities price risk because investments held by the Group are classified as designated financial assets at fair value through profit or loss.

The Group's investment policy is to prudently invest all funds managed by the Group in a manner which will satisfy liquidity requirements, safeguard financial assets and manage risks while optimising return on investments.

Investment and fund management is governed by investment policies and risk management guidelines approved by the Council. Investment restrictions and guidelines form an integral part of risk control. Specific restrictions and guidelines are set for each fund in accordance with its investment objectives. In addition, specific limits are set for each fund to control risks (e.g. permissible asset type, asset allocation, liquidity, credit, counterparty concentration, maturity, foreign exchange and interest rate risks) of the investments.

The Group has a Finance Committee which monitors the risk and performance of its investments while external fund managers have also been appointed to manage the investment funds. The external fund managers are stable and financially strong financial institutions.

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3. Financial risk and capital risk management (continued)

3.1 財務風險因素(續)

(b) 價格風險 (續)

下表顯示根據於結算日,證券和債券的賬面值對其公平值升或跌0.11%至1.25% (二零二三年: 0.74%至1.12%)的敏感度,前提是其他因素不變。

3.1 Financial risk factors (continued)

(b) Price risk (continued)

The following table demonstrates the sensitivity to range from 0.11% to 1.25% (2023: 0.74% to 1.12%) increase/ decrease in the fair values of the equity and debt securities with all other variables held constant, based on their carrying amounts at the balance sheet date.

對年內盈餘/ 虧損之影響 Effect on surplus/ deficit for the year \$'000

二零二四年 八月三十一日

31st August 2024

上升0.11%至1.25%	applicable rates ranging from 0.11% to 1.25%	23,596
證券和債券的價格按適用比率	Decrease in prices of equity and debt securities with	
下跌0.11%至1.25%	applicable rates ranging from 0.11% to 1.25%	(23,596)

證券和債券的價格按適用比率 Increase in prices of equity and debt securities with

二零二三年

八月三十一日

31st August 2023

證券和債券的價格按適用比率 上升0.74%至1.12%	Increase in prices of equity and debt securities with applicable rates ranging from 0.74% to 1.12%	15,379
證券和債券的價格按適用比率 下跌0.74%至1.12%	Decrease in prices of equity and debt securities with applicable rates ranging from 0.74% to 1.12%	(15,379)

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3.1 財務風險因素 (續)

(c) 信貸風險

集團的信貸風險來自其存放於銀行 及投資經理的存款、按攤銷成本的 金融投資、應收學生貸款,及應收賬 款、其他應收賬款及按金。

集團於本年度結算日並無集中信貸 風險。集團在信貸風險的最高承擔 相當於銀行存款、按攤銷成本的金 融投資、應收學生貸款,及應收賬 款、其他應收賬款及按金之賬面值。

集團制定了相應的政策,以控制及 監察信貸風險。各項收費大部分在 提供服務之前收取。存款主要存放 於高信貸評級之銀行及財務機構。 集團採取跟進措施收回逾期賬收頭定期檢討個別應收賬款 之可收回金額及確認不可收回金額 額,藉以確保已就不可收回金額確 認足夠之減值虧損。

(d) 流動資金風險

流動資金風險是指債務及/或財務承付款項到期時,沒有可用來償還債務的資金,這是由於資產與負債的金額與期限配合不當所致。

集團採取了審慎的流動資金風險管理政策,維持足夠的現金及短期銀行存款,並保持各項投資有足夠的流動性,以應付營運的需要。集團採用預計現金流量分析來管理流動資金風險,預測現金需求的數額,監察營運資本,保證能夠支付所有的到期債務和已知的資金需求。

3. Financial risk and capital risk management (continued)

3.1 Financial risk factors (continued)

(c) Credit risk

The Group is exposed to credit risk in relation to its deposits with banks and investment managers, financial assets at amortised cost, student loan receivables and accounts receivable, other receivables and deposits.

At the balance sheet date, there was no concentration of credit risk. The Group's maximum exposure to credit risk is represented by the carrying amounts of cash deposits with banks, financial assets at amortised cost, student loan receivables and accounts receivable, other receivables and deposits.

The Group has policies in place for the control and monitoring its credit risk. Fee income primarily has to be received in advance before service is rendered. Deposits are placed with banks and investment managers which are all high-credit-quality financial institutions. Follow-up action is taken in case of overdue debts. In addition, the Group reviews regularly the recoverable amount of receivables individually to identify any irrecoverable amounts to ensure that adequate impairment losses are made for them.

(d) Liquidity risk

Liquidity risk is the risk that funds will not be available to meet liabilities and/or financial commitments as they fall due, and it results from the amount and maturity mismatch of assets and liabilities.

The Group has prudent liquidity risk management policy in place by maintaining sufficient cash and short-term bank deposits and keeping investments sufficiently liquid to meet the operating needs. The Group employs projected cash flow analysis to manage liquidity risk by forecasting the amount of cash required and monitoring the working capital of the Group to ensure that all liabilities due and known funding requirements could be met.

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3. Financial risk and capital risk management (continued)

3.1 財務風險因素(續)

(d) 流動資金風險 (續)

下表按有關到期日分析集團的金融 負債,並根據於結算日的合約未貼 現款項計算:

3.1 Financial risk factors (continued)

(d) Liquidity risk (continued)

The maturity profile of the Group's financial liabilities as at the balance sheet date, based on the contractual undiscounted payments, was as follows:

二零二四年	
八月三十一	日

政府有抵押貸款 租賃負債 應付賬款及 應計費用

衍生金融負債

31st August 2024

Government loans, secured Lease liabilities Accounts payable and accrued expenses Derivative financaial instruments

二零二三年 八月三十一日

政府有抵押貸款 租賃負債 應付賬款及 應計費用

31st August 2023

Government loans, secured Lease liabilities Accounts payable and accrued expenses

一年內	一年至五年	五年後	總計
Within 1 year	1 to 5 years	After 5 years	Total
\$'000	\$'000	\$'000	\$'000
Ψ σ σ σ σ	Ψσσσ	Ψ σ σ σ σ	Ψοσο
31,700	255,100	240,000	526,800
34,473	71,050	22,622	128,145
331,869	_	_	331,869
,			, , , , , , , ,
1,489	_	_	1,489
·			
399,531	326,150	262,622	988,303
_	246,800	280,000	526,800
25,294	62,744	23,814	111,852
20,234	02,744	20,014	111,032
007 400			007 400
237,493	-	-	237,493
262,787	309,544	303,814	876,145

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3. Financial risk and capital risk management (continued)

3.1 財務風險因素(續)

(e) 現金流量及公平值利率風險

集團並無附息金融負債。集團之現 金流量及公平值利率風險主要由現 金及現金等價物及債券等附息金融 資產的利率改變所產生。

下表顯示集團除稅後盈餘/虧損於結 算日對利率可能的合理變動的敏感 度,前提是其他因素不變。

3.1 Financial risk factors (continued)

(e) Cash flow and fair value interest rate risk

The Group has no interest-bearing financial liabilities. The Group is exposed to cash flow and fair value interest rate risk through the impact of rate changes on interest-bearing financial assets, mainly the cash and cash equivalents and debt securities.

The following table demonstrates the sensitivity at the balance sheet date to reasonable possible changes in the interest rates, with all other variables held constant, on the Group's surplus/deficit after income tax.

銀行存款、債券投資、現金及現金等價物 (以不同貨幣表示) Bank deposits, investment in bonds and cash and cash equivalents in different currencies	利率上升 / (下跌) Increase/(decrease) in interest rate %	對年內盈餘 / 虧損之影響 Effect on surplus/ deficit for the year \$'000
二零二四年		
31st August 2024		
港元	1	24,412
HKD	(1)	(24,412)
非港元	1	2,272
Non-HKD	(1)	(2,272)
總計	1	26,684
Total	(1)	(26,684)
二零二三年 八月三十一日 31st August 2023		
港元	1	25,253
HKD	(1)	(25,253)
非港元	1	2,489
Non-HKD	(1)	(2,489)
·····································	1	27,742
Total	(1)	(27,742)

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3.2 資本風險管理

集團之資本管理目標是保障集團之持續經營能力,以提供足夠資金維持現有運作,及保持最佳資本架構以應付未來發展。

集團管理層考慮到集團將來之資本需求 及資本效率、預計營運現金流、預計資 本開支及預計策略投資機會,積極及定 期審閱及管理其資本架構以確保達致最 佳資本架構。

3.3 公平值估計

下表根據在評估公允價值的估值技術中 所運用到的輸入的層級,分析本集團按 公允價值入賬的金融工具。這些輸入按 照公允價值層級歸類為如下三層:

- 相同資產或負債在活躍市場的報價 (未經調整) (第一層)。
- 除了第一層所包括的報價外,該資產和負債的可觀察的其他輸入,可為直接(即例如價格)或間接(即源自價格) (第二層)。
- 資產和負債並非依據可觀察市場數據 的輸入(即非可觀察輸入)(第三層)。

3. Financial risk and capital risk management (continued)

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide sufficient funding to support the existing operations and to maintain a strong capital base for future development of its business.

The Group's management actively and regularly reviews and manages its capital structure to ensure an optimal capital structure, taking into consideration the future capital requirements of the Group and capital efficiency, projected operating cash flows, projected capital expenditure and projected strategic investment opportunities.

3.3 Fair value estimation

The table below analyses financial instruments carried at fair value, by level of the inputs to valuation techniques used to measure fair value. Such inputs are categorised into three levels within a fair value hierarchy as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3. Financial risk and capital risk management (continued)

3.3 公平值估計 (續)

下表是本集團於二零二四年八月三十一 日及二零二三年八月三十一日以公平價 值計算的資產及負債:

3.3 Fair value estimation (continued)

The following table presents the Group's assets and liabilities that are measured at fair value at 31st August 2024 and 2023:

		第一層 Level 1 \$'000	第二層 Level 2 \$'000	第三層 Level 3 \$'000	總計 Total \$'000
於二零二四年 八月三十一日	As at 31st August 2024				
資產	Assets				
通過損益表反映公平 價值變化的金融資產	Designated financial assets at fair value through profit or loss				
非上市投資 - 單位信託基金	Unlisted investments - Unit trusts	1,479,870			1,479,870
- 固定收益基金	- Fixed income funds	1,479,670	-	-	1,479,670
- 於金融機構之存款	- Deposits at financial institutions	6,782	-	-	6,782
上市投資	Listed investments	576	_	_	576
總資產值	Total assets	2,657,886	_		2,657,886
負債	Liabilities	, ,			
衍生金融負債	Derivative financial instruments				
	- Foreign exchange forward				
- 外匯遠期合約	contracts	-	(1,489)	-	(1,489)
總負債值	Total liabilities	-	(1,489)	-	(1,489)
於二零二三年					
八月三十一日	As at 31st August 2023				
資產	Assets				
通過損益表反映公平 價值變化的金融資產	Designated financial assets at fair value through profit or loss				
非上市投資	Unlisted investments				
- 單位信託基金	- Unit trusts	965,891	-	-	965,891
- 固定收益基金	- Fixed income funds	1,028,432	-	-	1,028,432
- 於金融機構之存款	- Deposits at financial institutions	13,590	-	-	13,590
- 債券	- Bonds	34,475	-	-	34,475
上市投資	Listed investments	494	-	-	494
衍生金融資產	Derivative financial instruments				
- 外匯遠期合約	 Foreign exchange forward contracts 		1,741		1 7/11
		0.040.000		-	1,741
總資產值	Total assets	2,042,882	1,741	-	2,044,623

以港元結算 Expressed in Hong Kong dollars

3. 財務風險及資本風險管理(續)

3.3 公平值估計 (續)

在活躍市場買賣的金融工具的公允價值 根據資產負債表日的市場報價列賬。 報價可即時和定期從證券交易所、交易 商、經紀、業內人士、定價服務者或監管 代理獲得,而該等報價代表按公平等 基準進行的實際和常規市場交易時 基準進行的實際。本集團持有的金融 產的市場報價為當時買方報價。此等工 具包括在第一層。

並無於活躍市場買賣之金融工具(如櫃台交易之衍生工具)之公允價值以估值法釐定。該等估值法盡量採用觀察所得市場數據,而盡少依賴實體特定估計。倘計算工具公平值所用重大輸入數據均為觀察所得,此等工具包括在第二層。

3. Financial risk and capital risk management (continued)

3.3 Fair value estimation (continued)

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

以港元結算 Expressed in Hong Kong dollars

4. 重要會計估計及假設

本集團會根據過往經驗及其他因素,例 如在當前情況下對未來事件的合理預期 等,不斷評估所作的估計及假設。

本集團對未來作出推算及假設。所得之會計估計理論上很少會和實際結果相符。以下指出了帶有相當風險可能導致下個財政年度對資產和負債的賬面值須作重大調整的會計估計及假設。

(a) 物業、機器及設備與預付租賃款項 的區分:

預付租賃款項由外聘的估價人員估價,方法是先評估建築物的折舊後重置成本,然後從最初購入該位於中華人民共和國的租賃土地及建築物的價款中,扣除建築物的折舊後重置成本。

(b) 應收賬款減值估計:

集團根據應收賬款可收回數額之評估而計提應收賬款減值準備。當當生,便可能無法收回時,便會會時,與會會時,然為一個人。當別應以實力。當別應以實力。當到與一個人。當到與一個人。當到與一個人。當到與一個人。當到與一個人。當到與一個人。這一個人。

4. Critical accounting estimates and assumptions

Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal to the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) Separation of prepayment of lease premium from property, plant and equipment:

The valuation of prepayment of lease premium has been performed by an external valuer by valuing the depreciated replacement cost of the buildings and then deducting the depreciated replacement cost of the buildings from the initial consideration paid for the leasehold land and the building in the People's Republic of China.

(b) Estimated impairment of receivables:

The Group makes provision for impairment of receivables based on an assessment of the recoverability of the receivables. Provisions are applied to receivables where events or changes in circumstances indicate that the balances may not be collectible. The identification of impairment of receivables requires the use of judgement and estimates. Where the expectations are different from the original estimates, such differences will have impact on the carrying value of receivables and impairment of receivables is recognised in the year in which such estimates have been changed.

以港元結算 Expressed in Hong Kong dollars

4. 重要會計估計及假設 (續)

(c) 物業、機器及設備、使用權資產、 無形資產及投資物業之估計可使用 年期:

(d) 投資物業的減值:

管理層判斷涉及釐定相關投資物 業使用價值,該價值基於編製相關 未來現金流量預測時使用的假設。 管理層採用的主要假設包括預測收 入、預測營運成本、永續增長率及貼 現率。

4. Critical accounting estimates and assumptions (continued)

(c) Estimated useful lives of property, plant and equipment, right-of-use assets, intangible assets and investment properties:

The Group's management determines the estimated useful lives for the Group's property, plant and equipment, right-of-use assets, intangible assets and investment properties with reference to the estimated lease period of the leasehold land, expected technical or commercial obsolescence arising from changes or improvements in the market and that the Group intends to derive future economic benefits from the use of these assets. Management will revise the depreciation and amortisation charges where useful lives are different to previously estimated, or it will write off or write down technically obsolete or non-strategic assets that have been abandoned or sold. Actual economic lives may differ from estimated useful lives. Periodic review could result in a change in depreciable lives and therefore depreciation / amortisation expense in future years.

(d) Impairment of investment properties

Each investment property is identified as a cash-generating unit ("CGU") by management for the purpose of impairment assessment. Internal and external sources of information are reviewed at the end of each reporting period to assess whether any investment properties display impairment indicators. The recoverable amount of each of the investment properties with impairment indicators identified is assessed at the end of each reporting period based on the higher of fair value less costs of disposal and value-in-use ("VIU") calculation of the respective investment properties.

Management's judgments are involved in the determination of VIU of the respective investment properties which is assessed based on the assumptions used in the compilation of the underlying future cash flow forecast. The key assumptions adopted by management include forecasted revenue, forecasted operating costs, terminal growth rate and discount rate.

以港元結算 Expressed in Hong Kong dollars

5. 基金與儲備金 Funds and reserves

年內變動 Movements for the year

					,	
		於二零二三年 九月一日 之結餘 As at 1st September 2023 \$'000	確認為 收入及支出 Income/ Expenditure recognition \$'000	基金及 儲備金之 重新分配 Reallocation of funds and reserves \$'000	折算海外附屬公司財務報表所產生之匯兌差額Exchange difference arising from translation of a foreign subsidiary's financial statements \$'000	於二零二四年 八月三十一日 之結餘 As at 31st August 2024 \$'000
專用基金	Specific Funds					
一般發展儲備	General Development	100,000	(1,734)	1,734	-	100,000
學生貸款基金	Student Loan Fund	157,080	4,678	-	-	161,758
外界捐助	Donations and Benefactions	30,433	124	-	-	30,557
建築項目設備 累積基金	Building Related Facilities Sinking Fund	13,374	-	(13,374)	-	-
資本基金	Capital Fund	686	(1,556)	13,374	-	12,504
法定儲備 基金^	Statutory Reserve Fund^	475	_	-	-	475
		302,048	1,512	1,734	-	305,294
一般儲備	General Reserve	4,809,740	793,254	(1,734)	-	5,601,260
年內盈餘	Surplus for the year		794,766			
匯兌儲備	Exchange Reserve	(4,165)	-	-	2,325	(1,840)
		5,107,623	794,766	-	2,325	5,904,714

[^] 根據中國條例,深圳都大須將其淨利潤的百分之十存入法定儲備基金。當法定儲備基金達到註冊股本的百分之五十後,便可停止 撥款入法定儲備基金。

Under the PRC regulations, MU-Shenzhen is required to transfer 10% of its net profit to the Statutory Reserve Fund. Appropriation to the Statutory Reserve Fund may cease when the balance of such reserve fund has reached 50% of the registered share capital.

截至二零零一年十二月三十一日,深圳都大的法定儲備基金已達到註冊股本的百分之五十。因此,深圳都大由二零零二年起已沒有從經常性賬戶轉撥款項到此儲備基金。

As at 31st December 2001, the balance of Statutory Reserve Fund has attained 50% of its registered share capital. As a result, there was no appropriation transferred to this reserve fund account from Recurrent Account since 2002.

以港元結算 Expressed in Hong Kong dollars

5. 基金與儲備金 (續) Funds and reserves (continued)

年內變動 Movements for the year

					七色生儿叫同	
					折算海外附屬 公司財務報表	
					が	
					匯兌差額	
					Exchange	
					difference	
		於二零二二年		基金及	arising from	於二零二三年
		九月一日	確認為	儲備金之	translation	八月三十一日
		之結餘	收入及支出	重新分配	of a foreign	之結餘
		As at	Income/	Reallocation	subsidiary's	As at
		1st September	Expenditure	of funds	financial	31st August
		2022 \$'000	recognition \$'000	and reserves \$'000	statements \$'000	2023 \$'000
		\$ 000	\$ 000	\$ 000	\$ 000	φ 000
專用基金	Specific Funds					
	General					
	Development					
一般發展儲備	Reserve	100,000	(8,041)	8,041	-	100,000
學生貸款基金	Student Loan Fund	154,404	2,676	-	-	157,080
	Donations and					
外界捐助	Benefactions	31,580	(1,147)	-	-	30,433
	Building Related					
建築項目設備	Facilities Sinking					
累積基金	Fund	13,374	-	-	-	13,374
資本基金	Capital Fund	1,692	(1,006)	-	-	686
法定儲備	Statutory Reserve					
基金^	Fund^	475	-	-	-	475
		301,525	(7,518)	8,041	-	302,048
一般儲備	General Reserve	4,291,256	526,525	(8,041)	-	4,809,740
年內盈餘	Surplus for the year		519,007			
匯兌儲備	Exchange Reserve	1,402	-	-	(5,567)	(4,165)
		4,594,183	519,007	-	(5,567)	5,107,623

[^] 根據中國條例,深圳都大須將其淨利潤的百分之十存入法定儲備基金。當法定儲備基金達到註冊股本的百分之五十後,便可停止 撥款入法定儲備基金。

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以港元結算 Expressed in Hong Kong dollars

6. 投資物業 Investment properties

		於二零二四年	於二零二三年
		八月三十一日 At 31st August	八月三十一日 At 31st August
		2024	2023
		\$'000	\$'000
成本	Cost		
於年初之結餘	At beginning of the financial year	167,203	167,681
添置(附註(i))	Additions (Note (i))	991,970	-
轉往物業、機器及設備	Transfer to Property, plant and equipment		
(附註(ii))	(Note (ii))	(80,499)	-
減值虧損(附註(iii))	Impairment loss (Note (iii))	(149,000)	-
匯兌調整	Exchange adjustment	197	(478)
於年末之結餘	At end of the financial year	929,871	167,203
累計折舊	Accumulated depreciation		
於年初之結餘	At beginning of the financial year	40,510	37,453
年内折舊費用	Depreciation for the year	3,362	3,506
轉往物業、機器及設備	Transfer to Property, plant and equipment		
(附註(ii))	(Note (ii))	(17,844)	-
匯兌調整	Exchange adjustment	193	(449)
於年末之結餘	At end of the financial year	26,221	40,510
於年末之賬面淨值	Net book value at end of the		
(附註(iv))	financial year (Note (iv))	903,650	126,693

附註: Notes:

(i) 截至二零二四年八月三十一日止年度,集團透過股份交易收購了位於紅磡蕪湖街86號和88號的物業,此物業將會用作學生宿舍 用途。作價為九億九千萬元。

During the year ended 31st August 2024, the Group acquired a property via a share deal, located at No. 86 and No. 88 Wuhu Street, Hung Hom, which is used for student hostel purposes ("MU88"). The total consideration amounted to \$990,000,000.

(ii) 截至二零二四年八月三十一日止年度,葵興教學中心十二樓之半層單位已改建為課室用於教學用途。該部份之淨賬面值為六千二百六十五萬五千元現已轉入物業、機器及設備,詳列於附註7。

During the year ended 31st August 2024, the half floor of the 12th floor of the Kwai Hing Learning Centre was converted into classrooms for teaching and learning purposes. The net book value of the converted space, amounting to \$62,655,000, was transferred to property, plant, and equipment, as disclosed in note 7.

以港元結算 Expressed in Hong Kong dollars

6. 投資物業 (續) Investment properties (continued)

附註 (續):

Notes (continued):

(iii) 管理層於報告期末檢討各投資物業的表現以識別減值指標,並於識別減值指標時進行減值評估。

Management reviews the performance of each investment property at the end of the reporting period to identify impairment indicators, and performs impairment assessment where impairment indicator is identified.

管理層在減值評估中將各投資物業識別為現金產生單位。已識別減值指標的各投資物業的可收回金額於報告期末進行評估。 Each of the investment properties is identified as a CGU by management in the impairment assessment. The recoverable amount of each investment property with impairment indicators identified is assessed at the end of the reporting period.

於二零二四年八月三十一日, 位於紅磡蕪湖街86號和88號的物業的估計市場價值低於其賬面淨值。因此, 本集團管理層認為位 於紅磡蕪湖街86號和88號的物業出現減值跡象, 並就該物業作出減值評估。

At 31st August 2024, the estimated market value of MU88 was below its net book value. The management of the Group therefore concluded that there were impairment indicators identified on MU88 and conducted impairment assessment on the properties.

現金產生單位的可收回金額根據由管理層預測的涵蓋剩餘租期的現金流量預測得出的使用價值計算釐定,其高於公平值減出售成本。現金流量乃使用6%的稅前貼現率貼現。所使用的貼現率反映位於紅磡蕪湖街86號和88號的物業自身有關的特定風險。

The recoverable amount of MU88 is determined based on VIU calculations derived from cash flow projections forecasted by management covering the remaining lease term, which is higher than the fair value less costs of disposal. The cash flows are discounted using pre-tax discount rate of 6%. The discount rate used reflects the specific risks relating to MU88.

除貼現率外,與現金產生單位的現金流量估計有關的使用價值計算所用的其他主要假設包括預測收入、預測營運成本及永續增長率,該等假設乃根據管理層有關位於紅磡蕪湖街86號和88號的物業的計劃進行估計。

Other than discount rate, other key assumptions for the VIU calculations related to the estimation of CGUs' cash flows included forecasted revenue, forecasted operating costs and terminal growth rate, which are estimated based on the management's plan for MU88.

根據進行的減值評估結果, 位於紅磡蕪湖街86號和88號的物業的賬面值超過其可收回金額, 因此截至二零二四年八月三十一日 止年度就該物業確認減值約一億四千九百萬元(二零二三年: 零元)。

Based on the results of the impairment assessment conducted, the net book value of MU88 exceeded its recoverable amount and therefore impairment of approximately \$149,000,000 was recognised during the year ended 31st August 2024 (2023: Nil).

(iv) 於二零二四年八月三十一日,大學於香港九龍貿易中心二期十二樓的投資物業的公平價值為一億零一百萬元(二零二三年:二億三千八百萬元),此評估價值是由一間獨立專業的估價公司 — 永利行評值顧問有限公司,以公開市場價值作為基準而進行估價。 The fair value of the investment properties located on the 12th floor of Kowloon Commerce Centre II in Hong Kong (the "Kwai Hing Learning Centre") as at 31st August 2024 was \$101,000,000 (2023: \$238,000,000) representing the valuation carried out by RHL Appraisal Limited, an independent firm of professional valuers, on an open market value basis.

於二零二四年八月三十一日,深圳都大於中國的投資物業的公平價值為六百八十五萬五千元(二零二三年:六百八十七萬七千元),此評估價值是由一間獨立專業的估價公司 — 永利行評值顧問有限公司,以公開市場價值作為基準而進行估價。其相關的土地使用權的詳情及其於二零二四年八月三十一日之公平值詳列於附註21。

The fair value of the investment properties in PRC of MU-Shenzhen at 31st August 2024 was \$6,855,000 (2023: \$6,877,000), representing the valuation carried out by RHL Appraisal Limited, an independent firm of professional valuers, on an open market value basis. Details and the fair value as at 31st August 2024 of the corresponding land use right are disclosed in note 21.

(v) 於二零二四年八月三十一日,大學於香港的投資物業的賬面淨值為六千零五十八萬元(二零二三年:一億二千六百二十七萬四千元),已用作抵押香港特別行政區政府的免息貸款(附註20)。

As at 31st August 2024, the investment properties of the University in Hong Kong of the net book value of \$60,580,000 (2023: \$126,274,000) has been pledged to secure the interest-free loan from the HKSAR Government (Note 20).

以港元結算 Expressed in Hong Kong dollars

7. 物業、機器及設備 Property, plant and equipment

		租賃土地 及建築物 Leasehold land and buildings \$'000	裝修成本 Renovation costs \$'000	在建工程 Construction in progress \$'000	傢具、裝置 及設備 Furniture, fixtures and equipment \$'000	車輛 Motor vehicles \$'000	總額 Total \$'000
成本	Cost						
於二零二三年 九月一日之結節 添置	At 1st September 2023 Additions Transfer from Investment	2,302,300	361,114 66,693	28,811 11,614	376,117 41,651	2,306 854	3,070,648 120,812
轉自投資物業 (附註6(ii))	Properties (Note 6(ii)) Transfer from Construction	80,499	-	-	-	-	80,499
轉自在建工程	in progress	-	15,062	(26,881)	11,819	-	-
出售/撇銷	Disposal/write-off	-	(71)	-	(15,936)	(422)	(16,429)
匯兌調整	Exchange adjustment	17	_	_	48	_	65
於二零二四年	aajaotinont				10		
八月三十一日 之結餘	At 31st August 2024	2,382,816	442,798	13,544	413,699	2,738	3,255,595
累計折舊 於二零二三年 九月一日之結食	Accumulated depreciation At 1st September 2023	627,833	231,730		280,792	1,397	1,141,752
折舊費用	Depreciation	027,033	231,730	-	200,792	1,397	1,141,752
(附註a)	(Note a) Transfer from Investment	65,660	38,380	-	46,706	462	151,208
轉自投資物業	Properties (Note	17.044					17.044
(附註6(ii)) 出售/撇銷	6(ii)) Disposal/write-off	17,844	(71)		(15,873)	(422)	17,844 (16,366)
	Exchange		(7-1)		(13,070)	(422)	(10,000)
匯兌調整	adjustment	16	-	-	39	-	55
於二零二四年 八月三十一日 之結餘	At 31st August 2024	711,353	270,039	-	311,664	1,437	1,294,493
於二零二四年 八月三十一日 之賬面淨值	Net book value at 31st August 2024	1,671,463	172,759	13,544	102,035	1,301	1,961,102

以港元結算 Expressed in Hong Kong dollars

7. 物業、機器及設備 (續) Property, plant and equipment (continued)

		租賃土地 及建築物 Leasehold land and buildings \$'000	裝修成本 Renovation costs \$'000	在建工程 Construction in progress \$'000	傢具、裝置 及設備 Furniture, fixtures and equipment \$'000	車輛 Motor vehicles \$'000	總額 Total \$'000
成本 於二零二二年 九月一日之結節 添置	Cost At 1st September 2022 Additions Transfer from	2,302,342	272,427 81,924	18,100 23,766	332,029 46,093	1,916 390	2,926,814 152,173
轉自在建工程 出售/撇銷 匯兌調整	Construction in progress Disposal/write-off Exchange adjustment	- - (42)	8,275 (1,512)	(13,055) - -	4,780 (6,676) (109)	- - -	- (8,188) (151)
於二零二三年 八月三十一日 之結餘	At 31st August 2023	2,302,300	361,114	28,811	376,117	2,306	3,070,648
累計折舊 於二零二二年 九月一日之結餘 折舊費用	Depreciation	562,339	204,471	-	245,090	1,066	1,012,966
(附註a) 出售/撇銷 匯兌調整	(Note a) Disposal/write-off Exchange adjustment	65,528 - (34)	28,764 (1,505)	- -	42,461 (6,668) (91)	331	137,084 (8,173) (125)
於二零二三年 八月三十一日 之結餘 於二零二三年	At 31st August 2023	627,833	231,730	-	280,792	1,397	1,141,752
八月三十一日 之賬面淨值	Net book value at 31st August 2023	1,674,467	129,384	28,811	95,325	909	1,928,896

附註 Note:

(a) 年內折舊費用計入:

Depreciation for the year was charged against:

\$'000	\$'000
96,164	80,722
55,044	56,362
151,208	137,084
	\$'000 96,164 55,044

包含於物業、機器及設備內呈列為「租賃土地及建築物」的使用權資產包括位於九龍貿易中心二期八至十二樓之葵興教學中心(「葵興教學中心」)的租賃土地部份,其於二零二四年八月三十一日之賬面淨值約為三億六千九百三十一萬元(二零二三年:三億八千一百八十八萬元)。

Right-of-use asset included within property, plant and equipment as "leasehold land and buildings" includes the leasehold land of Kwai Hing Learning Centre at 8th to 12th floor of Kowloon Commerce Centre II ("Kwai Hing Learning Centre"). As at 31st August 2024, the net book value was estimated to be \$369,310,000 (2023: \$381,880,000).

於二零二四年八月三十一日,葵興教學中心的賬面淨值為五億五千四百二十三萬元(二零二三年:五億零四百三十七萬元),已用作抵押香港特別行政區政府的免息貸款。

As at 31st August 2024, Kwai Hing Learning Centre amounting to the net book value of \$554,230,000 (2023: \$504,370,000) has been pledged to secure the interest-free loan from the HKSAR Government.

以港元結算 Expressed in Hong Kong dollars

8. 無形資產 Intangible assets

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
成本	Cost	17,407	18,705
累計折舊	Accumulated depreciation	(17,407)	(18,705)
於年初及年末 之賬面淨值	Net book value as at beginning of the financial year and as at end of the financial year	-	<u>-</u>

無形資產包括人力資源管理系統之購入成本及使其可達致原定用途之直接成本。

The intangible assets represent the cost of human resources management system acquired and direct attributable costs incurred.

9. 附屬公司 Subsidiaries

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
於附屬公司之投資 非上市股份 - 按成 本值	Investment in subsidiaries Unlisted shares, at cost	896,912	59,000

大學附屬公司之詳情如下:

Details of the University's subsidiaries are as follows:

公司名稱 Name	公司及業務所在地 Place of incorporation and operation	主要業務 Principal activities	所持股權 Interest held
香港都會大學(中國)有限公司(中國都大) Hong Kong Metropolitan University (China) Limited (MU-China)	香港 Hong Kong	控股投資 Investment holding	100% (直接擁有 direct holding)
都大顧問(深圳)有限公司(深圳都大) HKMU Consultants (Shenzhen) Limited (MU-Shenzhen)	中華人民共和國 The People's Republic of China	提供顧問服務 Provision of consultancy services	100% (間接擁有 indirect holding)
都大物理治療中心有限公司(都大物理治療中心) HKMU Physiotherapy Centre Limited (HKMUPC)	香港 Hong Kong	物理治療中心 Physiotherapy Centre	100% (直接擁有 direct holding)

以港元結算 Expressed in Hong Kong dollars

9. 附屬公司 (續) Subsidiaries (continued)

公司名稱 Name	公司及業務所在地 Place of incorporation and operation	主要業務 Principal activities	所持股權 Interest held
都大研究發展及顧問有限公司 (都大研究發展及顧問) HKMU Research Development and Consultancy Limited (HKMU-RDC)	香港 Hong Kong	提供研究及顧問 服務 Provision of research and consultancy services	100% (直接擁有 direct holding)
香港都會大學校友會有限公司 (香港都會大學校友會) Hong Kong Metropolitan University Alumni Association Limited (HKMUAA)	香港 Hong Kong	大學校友會 Alumni Association	100% (直接擁有 direct holding)
MU88 Limited (MU88) (於二零二四年八月十三日前為豐凱有限公司) (收購於二零二四年六月二十八日) MU88 Limited (MU88) (Known as Harvest Triumph Limited before 13th August 2024) (Acquired on 28th June 2024)	香港 Hong Kong	物業投資 Property investment	100% (直接擁有 direct holding)

以港元結算 Expressed in Hong Kong dollars

10. 金融工具分類 Financial instruments by category

		於二零二四年 八月三十一日 At 31st August 2024	於二零二三年 八月三十一日 At 31st August 2023
		\$'000	\$'000
金融資產	Financial assets		
通過損益表反映公平值 變化的金融資產	Financial assets at fair value through profit or loss		
- 通過損益表反映 公平值變化的既定 金融資產(附註14)	 Designated financial assets at fair value through profit or loss (Note 14) 	2,657,886	2,042,882
- 衍生金融資產	- Derivative financial instruments		
(附註14)	(Note 14)	-	1,741
		2,657,886	2,044,623
按攤銷成本的金融資產	Financial assets at amortised cost		
- 按攤銷成本的金融投資 (附註13)	- Financial investments at amortised cost (Note 13)	-	21,445
- 應收學生貸款(附註11)	- Student loan receivables (Note 11)	81,299	76,194
- 應收賬款、其他應收 賬款及按金(附註12)	 Accounts receivable, other receivables and deposits (Note 12) 	74,869	104,913
- 原到期日超過三個月之 銀行存款及現金及現金			
等價物(附註15)	cash and cash equivalents (Note 15)	2,957,926	3,188,004
		3,114,094	3,390,556
		5,771,980	5,435,179
金融負債	Financial liabilities		
通過損益表反映公平值 變化的金融負債	Financial liabilities at fair value through profit or loss		
- 衍生金融負債	- Derivative financial instruments		
(附註14)	(Note 14)	1,489	-
		1,489	-
按攤銷成本的其他金融 負債	Other financial liabilities at amortised cost		
- 應付賬款及應計費用 (附註17)	 Accounts payable and accrued expenses (Note 17) 	331,869	237,493
- 政府有抵押貸款 (附註20)	- Government loans, secured (Note 20)	474,552	464,005
· 租賃負債(附註21)	- Lease liabilities (Note 21)	116,979	105,980
, , , , , , , , , , , , , , , , , , ,	, ,	923,400	807,478
		924,889	807,478

以港元結算 Expressed in Hong Kong dollars

11. 應收學生貸款 Student loan receivables

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
應收學生貸款	Student loan receivables	81,299	76,194
減:減值虧損撥備	Less: Provision for impairment	-	-
於年末之結餘,所承擔之 最大信貸風險	Balance as at end of the financial year, maximum exposure to credit risk	81,299	76,194
相當於:	Represented by:		
一年內償還之金額	Repayable within one year	30,088	11,311
一年後償還之金額	Repayable after one year	51,211	64,883
		81,299	76,194

應收學生貸款公平值與其賬面值在兩個財政年度內均相若並以港幣計值。

The fair values of student loan receivables approximate their carrying values for both financial years and are denominated in Hong Kong dollars.

於結算日,已逾期但並未減值之應收學生貸款之賬齡分析如下:

The ageing analysis for the student loan receivables that are past due but not impaired as at the balance sheet date is as follows:

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
已逾期:	Past due by:		
逾期一年內	Within 1 year	1,902	6
逾期一年至二年內	More than 1 year and up to 2 years	3	8
逾期二年至三年內	More than 2 years and up to 3 years	8	-
逾期三年以上	More than 3 years	1	6

本集團應用香港財務報告準則第9號允許使用之簡化方法計量預期信貸虧損,其對所有應收學生貸款採用全期預期信貸虧損撥備。

The Group applies the HKFRS 9 simplified approach to measure expected credit losses which use a lifetime expected loss allowance for all student loan receivables.

於二零二四年八月三十一日,應收學生貸款不須減值(二零二三年: 應收學生貸款不須減值)。 At 31st August 2024, there were no student loan receivables impaired (2023: Nil).

以港元結算 Expressed in Hong Kong dollars

11. 應收學生貸款 (續) Student loan receivables (continued)

應收學生貸款減值虧損撥備的變動如下:

Movements on the provision for impairment of student loan receivables are as follows:

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
於年初之結餘	Balance as at beginning of the financial year	-	13
減值虧損撥備,包括在 其他活動內之開支	Provision for impairment, included in expenses under other activities	-	81
年內撇除的不可收回之 款項	Written off during the year as uncollectible	-	(94)
於年末之結餘	Balance as at end of the financial year	-	-

集團並沒有為應收學生貸款持有任何抵押品作擔保。

The Group does not hold any collateral as security for the student loan receivables.

12. 應收賬款、其他應收賬款、預付款項及按金

Accounts receivable, other receivables, prepayments and deposits

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
應收賬款	Accounts receivable	3,440	2,868
其他應收賬款	Other receivables	40,108	59,147
按金	Deposits	31,321	42,898
所承擔之最大信貸風險	Maximum exposure to credit risk	74,869	104,913
預付款項	Prepayments	55,042	47,772
		129,911	152,685

應收賬款、其他應收賬款、預付款項及按金的公平值與其賬面值在兩個財政年度內均相若,並主要以港幣計值。 The fair values of accounts receivable, other receivables, prepayments and deposits approximate their carrying values for both financial years and are mainly denominated in Hong Kong dollars.

本集團應用香港財務報告準則第9號允許使用之簡化方法計量預期信貸虧損,其對應收賬款採用全期預期信貸虧損撥備。

The Group applies the HKFRS 9 simplified approach to measure expected credit losses which use a lifetime expected loss allowance for accounts receivable.

以港元結算 Expressed in Hong Kong dollars

12. 應收賬款、其他應收賬款、預付款項及按金(續)

Accounts receivable, other receivables, prepayments and deposits (continued)

本集團之其他應收賬款及按金為低信貸風險。本集團按香港財務報告準則第9號之預期信貸虧損模式,對其所有其他應收賬款及按金採用十二個月之預期信貸虧損撥備。

The Group's other receivables and deposits are considered to have low credit risk. Under HKFRS 9's expected credit loss model, the Group measures expected credit losses which use a 12-month expected loss allowance for all other receivables and deposits.

於二零二四年八月三十一日,下列應收賬款及其他應收賬款已逾期但並未減值。該等應收賬款來自沒有近期拖欠紀錄的獨立顧客及學生。該等應收賬款之賬齡分析如下:

At 31st August 2024, the following accounts receivable and other receivables were past due but not impaired. These relate to a number of independent customers and students for whom there is no recent history of default. The ageing analysis of these receivables is as follows:

.. _ __

		於二零二四年	於二零二三年
		八月三十一日	八月三十一日
		At 31st August 2024	At 31st August 2023
		\$'000	\$'000
已逾期:	Past due by:		
逾期少於一個月至三個月	Less than 1 month and up to 3 months	247	2,449
逾期三個月至六個月	More than 3 months and up to 6 months	4	1,477
逾期超過六個月	More than 6 months	2,306	27
		2,557	3,953

其他類別的應收賬款、其他應收賬款、預付款項及按金並不包含已減值資產。集團並無持有任何抵押品作擔保。 The other classes within accounts receivable, other receivables, prepayments and deposits do not contain impaired assets. The Group does not hold any collateral as security.

以港元結算 Expressed in Hong Kong dollars

13. 按攤銷成本的金融投資 Financial investments at amortised cost

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
公司債券	Corporate bonds	-	21,445
一年內到期額 非一年內到期額	Current portion Non-current portion	-	21,445
		-	21,445

於二零二四年八月三十一日,按攤銷成本的金融投資的賬面值為零元(二零二三年:二千一百四十四萬五千元),並按攤銷成本扣減減值虧損列賬。按攤銷成本的金融投資並無逾期或減值。

At 31st August 2024, the carrying value of financial investments at amortised cost was Nil (2023: \$21,445,000) and stated at the amortised cost less impairment loss. The financial investments at amortised cost are not past due or impaired.

14. 通過損益表反映公平價值變化的既定金融資產及衍生金融資產/負債 Designated financial assets at fair value through profit or loss and derivative financial instruments

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
非上市投資,按公平值	Unlisted investments, at fair value		
單位信託基金	Unit trusts	1,479,870	965,891
固定收益基金	Fixed income funds	1,170,658	1,028,432
債券	Bonds	-	34,475
於金融機構之存款	Deposits at financial institutions	6,782	13,590
上市股票,按公平值	Listed equity securities, at fair value	576	494
所承擔之最大信貸風險	Maximum exposure to credit risk	2,657,886	2,042,882
公什 全頭(名傳)/姿态	Devivative financial instruments		
衍生金融(負債)/資產 外匯遠期合約	Derivative financial instruments Foreign exchange forward contracts	(1,489)	1,741

證券的公平價值是根據其在活躍市場的買盤價而釐定。

The fair value of all securities is based on their current bid prices in an active market.

通過損益表反映公平價值變化的既定金融資產之公平價值之變動、利息及投資收入均計入綜合全面收益表內。 Changes in fair value of designated financial assets at fair value through profit or loss, interest and investment income are recorded in the consolidated statement of comprehensive income.

以港元結算 Expressed in Hong Kong dollars

14. 通過損益表反映公平價值變化的既定金融資產及衍生金融資產/負債 (續) Designated financial assets at fair value through profit or loss and derivative financial instruments (continued)

通過損益表反映公平價值變化的既定金融資產及衍生金融資產以下列貨幣計值:

The designated financial assets at fair value through profit or loss and derivative financial instruments are denominated in the following currencies:

美元	United States dollars
港元	Hong Kong dollars
其他貨幣	Other currencies

於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
2,409,363	1,631,219
186,647	335,508
60,387	77,896
2,656,397	2,044,623

15. 原到期日超過三個月之銀行存款及現金及現金等價物

Bank deposits with original maturities over three months and cash and cash equivalents

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
銀行存款及手頭現金	Cash at banks and in hand	628,288	482,601
短期銀行存款	Short-term bank deposits	1,355,912	687,627
現金及現金等價物	Cash and cash equivalents	1,984,200	1,170,228
原到期日超過三個月之	Bank deposits with original maturities		
銀行存款	over three months	973,726	2,017,776
		2,957,926	3,188,004
所承擔之最大信貸風險	Maximum exposure to credit risk	2,957,543	3,187,671

原到期日超過三個月之銀行存款及現金及現金等價物的賬面值主要以港幣計值。

The carrying values of bank deposits with original maturities over three months and cash and cash equivalents are mainly denominated in Hong Kong dollars.

本集團持有由應用科學大學聯盟(UAS)所設立的一億元啟動資金。於二零二四年八月三十一日,並無於綜合財務報表其他部分處理之啟動資金為一億零一百一十七萬四千五百七十五元(二零二三年:零元)。

The Group maintains a start-up fund of \$100,000,000 established by the Alliance of Universities of Applied Sciences (UAS). At 31st August 2024, the start-up fund of the UAS maintained by the Group not otherwise dealt with in the consolidated financial statements amounted to \$101,174,575 (2023: Nil).

以港元結算 Expressed in Hong Kong dollars

16. 預收各類收費 Fee income receipt in advance

 於二零二四年 八月三十一日
 於二零二三年 八月三十一日

 At 31st August 2024 \$'000
 At 31st August 2023 \$'000

 1,021,353
 793,646

預收各類收費

Fee income receipt in advance

下表載列本報告年度已確認與年初預收各類收費餘額的收入金額。

The following table shows the amount of the revenue recognised in the current reporting year relates to fee receipt in advance at the beginning of the year.

	於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
包含在年初預收各類 Revenue recognised that was included in fee receipt in advance at the beginning of the financial year	793,646	615,794

下表載列原預期期限為一年期或以上的合約中未完成履約義務的金額:

The following table shows the amount of unsatisfied performance obligations for contracts with an original expected duration of one year or more:

		於二零二四年	於二零二三年
		八月三十一日	八月三十一日
		At 31st August 2024	At 31st August 2023
		\$'000	\$'000
預計將於一年內確認	Expected to be recognised within one year	1,021,353	793,646

17. 應付賬款、應計費用及撥備 Accounts payable, accrued expenses and provisions

		於二零二四年	於二零二三年
		八月三十一日	八月三十一日
		At 31st August 2024	At 31st August 2023
		\$'000	\$'000
應付賬款	Accounts payable	161,912	100,528
應計費用	Accrued expenses	169,957	136,965
金融負債	Financial liabilities	331,869	237,493
撥備	Provisions	38,701	33,767
		370,570	271,260

應付賬款、應計費用及撥備的公平值與其賬面值在兩個財政年度內均相若,並主要以港幣計值。

The fair values of accounts payable, accrued expenses and provisions approximate their carrying values for both financial years and are mainly denominated in Hong Kong dollars.

以港元結算 Expressed in Hong Kong dollars

18. 遞延收益 Deferred income

		政府貸款 Government loan, secured \$'000	補助金及 資助 Grant and sponsorship \$'000	特定配對 捐款 Matched donations- Specific \$'000	其他捐助 Other donations \$'000	總額 Total \$'000
於二零二二年 九月一日之結餘	Balance as at 1st September 2022	73,100	36,588	88,917	27,048	225,653
年內已收及 應收款額^	Amounts received and receivable during the year^	-	74,071	14,971	32,855	121,897
轉至遞延資本 基金#	Transferred to deferred capital fund#	-	(405)	(3,535)	(2,265)	(6,205)
在其他活動中使用 之金額	Amounts utilised for other activities	(10,305)	(61,427)	(21,150)	(15,764)	(108,646)
於二零二三年 八月三十一日 之結餘	Balance as at 31st August 2023	62,795	48,827	79,203	41,874	232,699
於二零二三年 九月一日之結餘	Balance as at 1st September 2023	62,795	48,827	79,203	41,874	232,699
年內已收及 應收款額^	Amounts received and receivable during the year^	-	103,647	16,744	17,248	137,639
轉至遞延資本 基金#	Transferred to deferred capital fund#	-	(91)	(2,863)	(777)	(3,731)
在其他活動中使用 之金額	Amounts utilised for other activities	(10,547)	(73,204)	(18,214)	(14,624)	(116,589)
於二零二四年 八月三十一日 之結餘	Balance as at 31st August 2024	52,248	79,179	74,870	43,721	250,018

[^] 當中包括香港賽馬會慈善信託基金已同意捐助興建「香港都會大學賽馬會健康護理學院」之零元(二零二三年:七十九萬四千元)、以及設立開放資源環境的「STEAM」教育中心之一百八十五萬三千元(二零二三年:八百五十七萬一千元)。
This includes the donation received and receivable from The Hong Kong Jockey Club Charities Trust to finance the construction of the HKMU Jockey Club Institute of Healthcare, amounting to nil (2023: \$794,000), and to fund the STEAM Centre with an open

該款項於購買或建造物業、機器及設備時轉至遞延資本基金。
This represents the transfer to deferred capital fund for the purchase or construction of property, plant and equipment.

resources environment of \$1,853,000 (2023: \$8,571,000).

以港元結算 Expressed in Hong Kong dollars

19. 教職員酬金撥備 Gratuities provision

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
於年初之結餘	Balance as at beginning of the financial year	50,779	48,802
撥備金額	Provision	68,685	51,150
支付金額	Payments	(30,245)	(49,173)
於年末之結餘	Balance as at end of the financial year	89,219	50,779
相當於:	Represented by:		
一年內應付之金額	Payable within one year	51,476	18,330
一年後應付之金額	Payable after one year	37,743	32,449
		89,219	50,779

撥備金額參照僱員合約所訂條款而定。教職員酬金撥備的公平值與其賬面值在兩個財政年度內均相若。非流動部分的教職員酬金撥備不以貼現金流量釐定,因其貼現金效應輕微。

Provision was made with reference to the terms stated in employees' contracts. The fair value of gratuities provision approximates to its carrying amount for both financial years. No discounting to non-current portion of gratuities provision is made as the discounting effect is insignificant.

以港元結算 Expressed in Hong Kong dollars

20. 政府有抵押貸款,按攤銷成本列賬 Government loans, secured, at amortised cost

於二零二三年	於二零二四年
八月三十一日	八月三十一日
At 31st August 2023	At 31st August 2024
\$'000	\$'000
464,005	474,552

政府有抵押貸款, 按攤銷成本列賬

Government loans, secured,

at amortised cost

政府的貸款的償還情況如下:

The government's loans are repayable as follows:

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
一年內	Within one year	31,368	-
在第二年內	In the second year	69,533	30,612
在第三至第五年內	In the third to fifth years	170,830	162,817
第五年以後	After the fifth year	202,821	270,576
		474,552	464,005

政府貸款是香港特別行政區政府以免息貸款方式,給予集團第二期校舍、賽馬會校園發展計劃及興建「香港都會大學賽馬會健康護理學院」而提供的資金(以港幣計值),並以葵興教學中心作為抵押(附註7)。該貸款須於最後一次支取後,分十年平均攤還。

The government loans are interest-free loans from the HKSAR Government to the Group for the development of the Campus Phase II, Jockey Club Campus project and the construction of the HKMU Jockey Club Institute of Healthcare and are denominated in Hong Kong dollars. They are secured by Kwai Hing Learning Centre (Note 7), and are repayable in equal annual installments over a period of ten years after the final draw-down of the loan.

於二零一九/二零及二零二一/二二期內,香港特別行政區政府因應新型冠狀病毒疫情的影響,為減輕大學在啟動貸款計劃下償還未償還貸款的財政壓力,給予大學一次性免息延遲攤還貸款合共四年。

In financial period 2019/20 and 2021/22, in view of the development of COVID-19 epidemic, the HKSAR Government has granted a one-off interest-free deferral of loan repayment for a period of four years in total to alleviate the financial pressure to repay the outstanding loans under the Start-up Loan Scheme.

以港元結算 Expressed in Hong Kong dollars

21. 租賃 Leases

集團租用的樓宇主要用作辦公室、貨倉及學生宿舍。租賃年期乃個別商議,當中包括多種不同條款及條件。多項租賃均包括延長或終止租賃的選擇權,而大部分只可由集團而非相關出租人行使。於二零二四年八月三十一日,尚未開始但集團已承擔的租賃未來現金流出為一億二千八百一十萬元(二零二三年:一億一千一百九十萬元)。

The Group has leased buildings mainly for office premises, warehouses and student hostels. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. Extension and termination options are included in a number of leases, the majority of which are exercisable only by the Group and not by the respective lessors. At 31st August 2024, the future cash outflows for lease not yet commenced but committed by the Group amounted to \$128.1 million (2023: \$111.9 million).

- (a) 在綜合資產負債表確認的款項 Amounts recognised in the consolidated balance sheet
 - (i) 使用權資產 Right-of-use assets

		建築物	土地使用權 (附註(1)) Land use rights	總額
		Buildings	(Note (1))	Total
		\$'000	\$'000	\$'000
於二零二二年 九月一日的賬面淨值	Net book value at 1st September 2022	113,810	4,554	118,364
增加	Additions	9,360	-	9,360
年內折舊	Depreciation for the year	(23,802)	(183)	(23,985)
匯兌調整	Exchange adjustment	-	(231)	(231)
於二零二三年	Net book value			
八月三十一日的賬面淨值	at 31st August 2023	99,368	4,140	103,508
相當於:	Represented by:			
成本	Cost	155,581	5,029	160,610
累計折舊	Accumulated depreciation	(56,213)	(889)	(57,102)
		99,368	4,140	103,508
於二零二三年	Net book value at			
九月一日的賬面淨值	1st September 2023	99,368	4,140	103,508
增加	Additions	38,630	-	38,630
年內折舊	Depreciation for the year	(29,191)	(178)	(29,369)
匯兌調整	Exchange adjustment	-	90	90
於二零二四年	Net book value			
八月三十一日的賬面淨值	at 31st August 2024	108,807	4,052	112,859
相當於:	Represented by:			
成本	Cost	163,232	5,119	168,351
累計折舊	Accumulated depreciation	(54,425)	(1,067)	(55,492)
		108,807	4,052	112,859

附註 Note:

(1) 於二零二四年八月三十一日,深圳都大位於中國的土地使用權的公平價值為三千零四十九萬元(二零二三年:二千九百八十二萬元),當中包括二千四百七十五萬元(二零二三年:二千四百二十萬元)投資物業之土地使用權於二零二四年八月三十一日的公平價值。此評估價值是由一間獨立專業的估價公司-永利行評值顧問有限公司,以公開市場價值作為基準而進行估價。The fair value of land use right in the PRC of MU-Shenzhen at 31st August 2024 was \$30,490,000 (2023: \$29,820,000), representing the valuation carried out by RHL Appraisal Limited, an independent firm of professional valuers, on an open market value basis. Out of \$30,490,000 (2023: \$29,820,000), \$24,750,000 (2023: \$24,200,000) is recognised as investment properties as at 31st August 2024.

興建於此土地上的投資物業建築物的詳情及其於二零二四年八月三十一日之公平值詳列於附註6。
Details and the fair value as at 31st August 2024 of the building portion of the investment properties erected on this piece of land are disclosed in note 6.

以港元結算 Expressed in Hong Kong dollars

21. 租賃 (續) Leases (continued)

- (a) 在綜合資產負債表確認的款項 (續) Amounts recognised in the consolidated balance sheet (continued)
 - (ii) 租賃負債 Lease liabilities

租賃負債的合約到期情況如下:

Contractual maturities of lease liabilities are as follows:

		1年內 Within 1 year \$'000	1-5年 Between 1 and 5 years \$'000	5年後 After 5 years \$'000	合約現金 流量總額 Total contractual cash flows \$'000	賬面價值 Carrying amount \$'000
於二零二四年						
八月三十一日	At 31st August 2024	34,473	71,050	22,622	128,145	116,979
減:非流動部分	Less: Non-current portion					(85,163)
流動部分	Current portion					31,816
於二零二三年						
八月三十一日	At 31st August 2023	25,294	62,744	23,814	111,852	105,980
減:非流動部分	Less: Non-current portion					(82,499)
流動部分	Current portion					23,481

(b) 在綜合全面收益表確認的款項 Amounts recognised in the consolidated statement of comprehensive income 綜合全面收益表呈列之租賃相關款額如下:

The consolidated statement of comprehensive income shows the following amounts relating to leases:

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
使用權資產之折舊費用	Depreciation charge of right-of-use assets	29,369	23,985
財務費用	Finance costs	2,362	2,067
匯兌調整 (包括在一般開支內)	Exchange adjustment (included in General Expenses)	90	231

截至二零二四年八月三十一日止年度租賃之現金流出總額為三千萬元(二零二三年:二千一百八十萬元)。
Total cash outflow for leases for the year ended 31st August 2024 was \$30.0 million (2023: \$21.8 million).

以港元結算 Expressed in Hong Kong dollars

22. 遞延資本基金 Deferred capital fund

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
於年初之結餘	Balance as at beginning of the financial year	608,977	649,472
在綜合全面收益表確認 為收入*	Released to consolidated statement of comprehensive income*	(44,152)	(46,700)
用作資本性支出#	Payments for capital expenditure#	3,731	6,205
於年末之結餘	Balance as at end of the financial year	568,556	608,977

^{*} 該款項包括年內的折舊。

The amount represents depreciation charge during the year.

該款項包括於購買或建造物業、機器及設備時由遞延收益撥入的三百七十三萬一千元(二零二三年:六百二十萬零五千元)。
This represents the transfer from deferred income of \$3,731,000 (2023: \$6,205,000) for the purchase or construction of property, plant and equipment.

23. 遞延稅項負債 Deferred tax liability

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
遞延稅項負債 (超過十二個月後支付)	Deferred tax liability (To be recovered after more than 12 months)	10,083	9,961

遞延稅項負債是從附屬公司沒分派之保留盈餘所產生。年內變動如下:

The deferred tax liability arises from the undistributed retained earnings of a subsidiary and its movement during the financial year is as follows:

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
於年初之結餘	Balance as at beginning of the financial year	9,961	9,546
在綜合全面收益表扣除 (附註34)	Charged to consolidated statement of comprehensive income (Note 34)	122	415
於年末之結餘	Balance as at end of the financial year	10,083	9,961

以港元結算 Expressed in Hong Kong dollars

24. 僱用成本 Employment expenditure

24.1 按性質分析之僱用成本如下:

Employment expenditure analysis by nature is as follows:

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
薪金、工資及津貼	Salaries, wages and allowances	1,000,199	839,791
退休計劃中之僱主供款	Employer's contribution to retirement schemes	29,939	27,295
教職員酬金撥備	Provision for gratuities	68,685	51,029
		1,098,823	918,115

24.2 長期服務金撥備 Long Service Payment Provision

本年度之長期服務金撥備變動如下:

The movements of long service payment provision during the year are as follows:

		八月三十一日 At 31st August 2024 \$'000
於年初之結餘	Balance as at beginning of the financial year	42
過往服務成本	Past service cost	4
當期服務成本	Current service cost	-
淨利息費用	Net interest expense	2
精算收益	Actuarial gain	(48)
於年末之結餘	Balance as at end of the financial year	-

於一零一四年

本集團之長期服務金撥備乃根據合資格精算師中和邦盟評估有限公司以預計單位貸記法所編製於二零二四年八月三十一日精算估值釐定。

The Group's provision for long service payments is determined based on the actuarial valuation as at 31st August 2024 prepared by BMI Appraisals Limited, a qualified actuary, using the projected unit credit method.

於二零二二年六月,香港特區政府頒布了《二零二二年僱傭及退休計劃條例(抵銷安排)(修訂)條例》,該修訂將由二零二五年五月一日(「過渡日期」)起開始生效,自該日起,強積金計劃下僱主強制供款所累積的福利不再適用於抵銷由過渡日期起累積的遣散費和長期服務金。於二零二四年八月三十一日,涉及過往服務的長期服務金的退休福利承擔已被重新計量,其影響已在二零二四年八月三十一日止年度以過往服務成本反映。

In June 2022, the Government of the Hong Kong Special Administrative Region enacted the Employment and Retirement Schemes Legislation (Offsetting Arrangement) (Amendment) Ordinance 2022. The amendment will come into effect from 1st May 2025 (the "Transition Date"), under which the accrued benefits attributable to the employers' mandatory contributions under the Mandatory Provident Fund would no longer be eligible to offset against the severance payment and long service payment accrued from the Transition Date. As at 31st August 2024, the retirement benefit obligation arising from long service payments for past services has been remeasured accordingly and the impact is reflected as past service cost for the year ended 31st August 2024.

以港元結算 Expressed in Hong Kong dollars

24. 僱用成本 (續) Employment expenditure (continued)

24.3 高薪人員之薪酬

Remuneration of higher paid staff

高薪人員之薪酬分別處於以下範圍內:

Their remuneration fell within the following bands:

	截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 人數 Number of Individuals	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 人數 Number of Individuals
HK\$1,800,001 - HK\$1,950,000	3	4
HK\$1,950,001 - HK\$2,100,000	10	11
HK\$2,100,001 - HK\$2,250,000	5	5
HK\$2,250,001 - HK\$2,400,000	6	4
HK\$2,400,001 - HK\$2,550,000	2	1
HK\$2,550,001 - HK\$2,700,000	1	3
HK\$2,700,001 - HK\$2,850,000	3	1
HK\$2,850,001 - HK\$3,000,000	1	-
HK\$3,000,001 - HK\$3,150,000	3	2
HK\$3,150,001 - HK\$3,300,000	1	2
HK\$3,300,001 - HK\$3,450,000	-	1
HK\$3,450,001 - HK\$3,600,000	-	1
HK\$3,600,001 - HK\$3,750,000	1	-
HK\$3,750,001 - HK\$3,900,000	1	-
HK\$3,900,001 - HK\$4,050,000	-	1
HK\$4,200,001 - HK\$4,350,000	1	-
HK\$4,650,001 - HK\$4,800,000	-	1
HK\$4,950,001 - HK\$5,100,000	1	-
HK\$6,600,001 - HK\$6,750,000	-	1
HK\$7,050,001 - HK\$7,200,000	1	-
	40	38

薪酬包括薪金、僱主向退休計劃作出之供款、現金津貼及酬金。

Remuneration includes salaries, employer's contributions to retirement schemes, cash allowances and gratuity payments.

以港元結算 Expressed in Hong Kong dollars

25. 一般開支 General expenses

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
教務開支	Academic expenditure		
教務開支	Academic expenses	20,929	13,618
臨時僱員成本	Temporary staff costs	7,418	4,577
		28,347	18,195
行政開支	Administrative expenditure		
樓宇管理	Building management	69,297	67,837
經營租賃費用	Operating lease expenses	1,120	1,242
臨時僱員成本	Temporary staff costs	4,102	3,965
辦公室開支	Office expenses	52,834	37,413
水、電、煤氣等	Utilities	29,924	30,354
宣傳推廣	Publicity	16,501	16,425
貯存品及器材	Stores and equipment	3,060	3,203
學生取錄、畢業及 活動費用	Student admission, graduation and activities expenses	65,229	57,519
圖書館藏書及資料	Library books and materials	26,039	25,979
法律及專業人員費用	Legal and professional fees	13,776	6,973
項目費用	Project expenses	20,375	23,616
招聘費用	Recruitment expenses	3,670	2,190
其他營運開支	Other operating expenses	19,161	8,717
		325,088	285,433

以港元結算 Expressed in Hong Kong dollars

26. 捐款及補助金資助的其他活動 Other activities funded by donations and grants

		截至二零二四年	截至二零二三年
		八月三十一日 止年度	八月三十一日 止年度
		Year ended	Year ended
		31st August 2024	31st August 2023
		\$'000	\$'000
收入	Income		
捐款轉自	Donation released from		
- 遞延資本基金(附註22)	- Deferred capital fund (Note 22)	44,152	46,700
- 遞延收益(附註18)	- Deferred income (Note 18)	116,589	108,646
外界捐款	Donations and benefactions	8,522	1,527
政府補助金	Matching grant	7,302	5,877
出售物業、機器及設備	Gain on disposal of property,		
的盈餘	plant and equipment	246	27
		176,811	162,777
開支	Expenditure		
折舊費用	Depreciation charge	(55,044)	(56,362)
特定課程發展和項目	Course development and projects	(94,476)	(93,963)
獎助學金頒贈	Scholarships and bursaries	(28,518)	(23,014)
其他	Others	(26,801)	(19,895)
		(204,839)	(193,234)
	Results of other activities funded by		
其他活動表現	donations and grants	(28,028)	(30,457)

以港元結算 Expressed in Hong Kong dollars

27. 配對補助金及配對捐款 Matching grants and matched donations

為加強受教資會資助院校籌募經費的能力,以及鼓勵社會各界捐助資源投資教育,香港特別行政區政府於二零零三年六月設立配對補助金計劃。由二零零八年一月一日起,大學正式加入香港特別行政區政府的配對補助金計劃。

The HKSAR Government established Matching Grant Scheme in June 2003 to help enhance the fundraising capacities of the UGC-funded institutions and develop a stronger philanthropic culture in the community towards investment in education. Since 1st January 2008, the University has been included in the beneficiary list of the HKSAR Government's Matching Grant Scheme.

大學於第四期、第五期、第六期及第七期配對補助金計劃中的配對捐款,獲發之配對補助金及其相關支出如下: Details of the University's matched donations, matching grants awarded and the related expenditure of 4th, 5th, 6th and 7th Matching Grant Scheme are as follows:

			一般配對	特定配對
		weeds to do not the	捐款	捐款
		配對補助金	Matched	Matched
		Matching grants	Donations - General	donations - Specific
		\$'000	*'000	\$'000
於二零二二年	Balance as at	ΨΟΟΟ	φοσο	φοσσ
九月一日之結餘	1st September 2022	118,524	3,481	52,280
收益	Income	110,021	0, 10 1	02,200
利息及投資收益	Interest and investment income	1 577	60	0.100
刊芯及仅具収值	interest and investment income	4,577	69	2,108
		4,577	69	2,108
開支	Expenditure			
資本性項目	Capital projects	-	-	(1,963)
獎學金及獎項	Scholarships and prizes	(1,021)	-	(481)
助學金	Bursaries	-	-	(251)
學術發展	Academic development	(776)	-	(1,951)
其他	Others	-	-	(87)
		(1,797)	_	(4,733)
於二零二三年	Balance as at	(, - ,		(, /
八月三十一日之結餘	31st August 2023	121,304	3,550	49,655
	3	,	,	,
於二零二三年	Balance as at			
九月一日之結餘	1st September 2023	121,304	3,550	49,655
收益	Income	1_1,001	-,	,
利息及投資收益	Interest and investment income	6,075	402	3,209
13.0.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		6,075	402	3,209
開支	Expenditure	0,0.0		
資本性項目	Capital projects	(18,518)		(1,146)
獎學金及獎項		,	-	, ,
	Scholarships and prizes	(329)	-	(275)
助學金	Bursaries	-	-	(120)
學術發展	Academic development	(1)	-	(414)
其他	Others	(28)	-	(564)
		(18,876)	-	(2,519)
於二零二四年	Balance as at			
八月三十一日之結餘	31st August 2024	108,503	3,952	50,345

以港元結算 Expressed in Hong Kong dollars

28. 專上學生內地體驗先導計劃配對補助金及配對捐款

Matching grants and matched donations for Pilot Mainland Experience Scheme for Post-secondary Students

為符合教育局撥款條件,專上學生內地體驗先導計劃配對補助金及相關捐款須作出獨立披露。作為此附註用途,所有運用配對補助金及相關捐款的支出均會在支出該年全數註銷。下列明細包括合資格的捐款,其配對補助金及有關之收益及開支:

In compliance with the requirements of Education Bureau which funds the grant, matching grants and related donations of Pilot Mainland Experience Scheme for Post-secondary Students, have to be separately disclosed. For the purpose of this note, all expenditure funded by matching grants and related donations are recognised in the year of expenditure incurred. The eligible donations, the corresponding matching grants and the related income and expenditure are detailed as follows:

		配對補助金 Matching grants \$'000	配對捐款 Matched donations \$'000
於二零二二年 九月一日之結餘	Balance as at 1st September 2022	-	2,376
收益	Income		
利息及投資收益	Interest and investment income	-	53
		-	53
開支	Expenditure		
其他	Others	-	(15)
		-	(15)
於二零二三年 八月三十一日之結餘	Balance as at 31st August 2023	_	2,414
於二零二三年 九月一日之結餘 收益	Balance as at 1st September 2023 Income	-	2,414
利息及投資收益	Interest and investment income	_	246
	morest and investment income	_	246
開支	Expenditure		240
獎學金及獎項	Scholarships and prizes	-	(50)
其他	Others	-	(28)
		-	(78)
於二零二四年 八月三十一日之結餘	Balance as at 31st August 2024	-	2,582

以港元結算 Expressed in Hong Kong dollars

29. 專上學生海外交流計劃及「一帶一路」專上學生海外交流計劃

Scheme for Subsidy on Exchange for Post-secondary Students and Scheme for Subsidy on Exchange to "Belt and Road" Regions for Post-secondary Students

為符合教育局撥款條件,專上學生海外交流計劃及「一帶一路」專上學生海外交流計劃資助金和開支須作出獨立披露。作為此附註用途,所有運用資助金的支出均會在支出該年全數註銷。下列明細包括有關之收益及開支:In compliance with the requirements of Education Bureau which funds Subsidy on Exchange for Post-secondary Students and Subsidy on Exchange to "Belt and Road" Regions for Post-secondary Students, the funding received and the payments have to be separately disclosed. For the purpose of this note, all expenditure funded by the subsidies is recognised in the year of expenditure incurred. The related income and expenditure are detailed as follows:

		專上學生海外 交流計劃 Subsidy on Exchange for Post-secondary Students \$'000	「一帶一路」專上學生 海外交流計劃 Subsidy on Exchange to "Belt and Road" Regions for Post-secondary Students \$'000
於二零二二年	Balance as at		
九月一日之結餘	1st September 2022	4,264	-
收益	Income		
資助金	Subsidy received	2,568	-
利息收益	Interest income	87	-
		2,655	-
開支	Expenditure		
學生資助金	Subsidy to students	(981)	-
	Refund of unspent funding to		
退回政府之餘額	HKSAR Government	(2,892)	-
		(3,873)	-
於二零二三年	Balance as at		
八月三十一日之結餘	31st August 2023	3,046	-
於二零二三年	Balance as at		
九月一日之結餘	1st September 2023	3,046	-
收益	Income		
資助金	Subsidy received	1,197	-
利息收益	Interest income	98	-
		1,295	-
開支	Expenditure		
學生資助金	Subsidy to students	(766)	-
	Refund of unspent funding to		
退回政府之餘額	HKSAR Government	(1,848)	-
		(2,614)	-
於二零二四年	Balance as at		
八月三十一日之結餘	31st August 2024	1,727	-

以港元結算 Expressed in Hong Kong dollars

30. 研究配對補助金計劃 Research Matching Grant Scheme

為符合大學教育資助委員會撥款條件,研究配對補助金計劃配對補助金及相關捐款須作出獨立披露。作為此附註用途,所有運用配對補助金及相關捐款的支出均會在支出該年全數註銷。下列明細包括合資格的捐款,其配對補助金及有關之收益及開支:

In compliance with the requirements of University Grants Committee which funds the grant, matching grants and related donations of Research Matching Grant Scheme, have to be separately disclosed. For the purpose of this note, all expenditure funded by matching grants and related donations are recognised in the year of expenditure incurred. The eligible donations, the corresponding matching grants and the related income and expenditure are detailed as follows:

		配對補助金 Matching grants \$'000	配對捐款 Matched donations \$'000
於二零二二年 九月一日之結餘	Balance as at 1st September 2022	50,240	8,688
收益	Income		
捐款/研究補助金/	Donations/Research Grants/		
研究合約	Research Contracts Received	5,877	12,415
利息及投資收益	Interest and investment income	1,770	394
		7,647	12,809
開支	Expenditure		
研究項目	Research Projects	(10,399)	(6,756)
研究設備	Research Equipment	(1,137)	(1,612)
學生研究活動	Research Activities for Students	-	(40)
其他	Others	-	(100)
		(11,536)	(8,508)
於二零二三年	Balance as at		
八月三十一日之結餘	31st August 2023	46,351	12,989
於二零二三年	Balance as at		
九月一日之結餘	1st September 2023	46,351	12,989
收益	Income		
捐款/研究補助金/	Donations/Research Grants/		
研究合約	Research Contracts Received	7,363	13,213
利息及投資收益	Interest and investment income	1,999	388
		9,362	13,601
開支	Expenditure		
研究項目	Research Projects	(11,550)	(14,677)
研究設備	Research Equipment	(581)	(2,295)
學生研究活動	Research Activities for Students	-	(40)
	Refund of unspent funding to		
退回政府/捐款者之餘額	HKSAR Government/Donor	(61)	(311)
其他	Others	-	(100)
		(12,192)	(17,423)
於二零二四年	Balance as at		
八月三十一日之結餘	31st August 2024	43,521	9,167

以港元結算 Expressed in Hong Kong dollars

31. 「一帶一路」專上學生海外交流入息審查計劃

Scheme for Means-tested Subsidy on Exchange to "Belt and Road" Regions for Post-secondary Students

為符合教育局撥款條件,「一帶一路」專上學生海外交流入息審查計劃資助金和開支須作出獨立披露。作為此附 註用途,所有運用資助金的支出均會在支出該年全數註銷。下列明細包括有關之收益及開支:

In compliance with the requirements of Education Bureau which funds Scheme for Means-tested Subsidy on Exchange to "Belt and Road" Regions for Post-secondary Students, the funding received and the payments have to be separately disclosed. For the purpose of this note, all expenditure funded by the subsidies is recognised in the year of expenditure incurred. The related income and expenditure are detailed as follows:

		\$'000
於二零二二年		
九月一日之結餘	Balance as at 1st September 2022	1,733
收益	Income	
資助金	Subsidy received	1,693
利息收益	Interest income	46
		1,739
開支	Expenditure	
學生資助金	Subsidy to students	(47)
退回政府之餘額	Refund of unspent funding to HKSAR Government	(851)
		(898)
於二零二三年		
八月三十一日之結餘	Balance as at 31st August 2023	2,574
於二零二三年		
九月一日之結餘	Balance as at 1st September 2023	2,574
收益	Income	
資助金	Subsidy received	811
利息收益	Interest income	75
		886
開支	Expenditure	
學生資助金	Subsidy to students	(100)
退回政府之餘額	Refund of unspent funding to HKSAR Government	(1,764)
		(1,864)
於二零二四年		
八月三十一日之結餘	Balance as at 31st August 2024	1,596

以港元結算 Expressed in Hong Kong dollars

32. 專上學生內地體驗及「一帶一路」海外交流免入息審查計劃 Non-means-tested Subsidies for Post-secondary Students to Participate in Exchange Activities in the Mainland and Belt and Road Regions

為符合教育局撥款條件,專上學生內地體驗及「一帶一路」海外交流免入息審查計劃資助金和開支須作出獨立披露。作為此附註用途,所有運用資助金的支出均會在支出該年全數註銷。下列明細包括有關之收益及開支:

In compliance with the requirements of Education Bureau which funds Scheme for Non-means-tested Subsidy for Post-secondary Students to Participate in Exchange Activities in the Mainland and Belt and Road Regions, the funding received and the payments have to be separately disclosed. For the purpose of this note, all expenditure funded by the subsidies is recognised in the year of expenditure incurred. The related income and expenditure are detailed as follows:

		專上學生內地體驗 免入息審查計劃 Non-means-tested Subsidy on Mainland Experience Scheme for Post-secondary Students \$'000	「一帶一路」 專上學生海外交流 免入息審查計劃 Non-means-tested Subsidy on Exchange to "Belt and Road" Regions for Post-secondary Students \$'000
於二零二二年	Balance as at		
九月一日之結餘 收益	1st September 2022 Income	402	956
資助金	Subsidy received	193	923
利息收益	Interest income	7	26
		200	949
開支	Expenditure		
學生資助金	Subsidy to students	(21)	(25)
	Refund of unspent funding to		
退回政府之餘額	HKSAR Government	(204)	(466)
		(225)	(491)
於二零二三年	Balance as at		
八月三十一日之結餘	31st August 2023	377	1,414
於二零二三年 九月一日之結餘	Balance as at 1st September 2023	377	1,414
收益	Income		,,,,,
資助金	Subsidy received	193	433
利息收益	Interest income	13	41
		206	474
開支	Expenditure		
學生資助金	Subsidy to students	-	(47)
	Refund of unspent funding to		(
退回政府之餘額	HKSAR Government	(184)	(982)
		(184)	(1,029)
於二零二四年	Balance as at		
八月三十一日之結餘	31st August 2024	399	859

以港元結算 Expressed in Hong Kong dollars

33. 淨利息及投資收益 Net interest and investment income

	八月三十一日 止年度 Year ended 31st August 2024 \$'000	八月三十一日 止年度 Year ended 31st August 2023 \$'000
來自銀行存款之利息收益 Interest income from bank deposits	125,242	97,831
通過損益表反映公平價值 Fair value gains and investment income 的金融資產之公平值盈利 on financial assets at fair value through		
及投資收益淨額 profit or loss, net	306,338	94,499
	431,580	192,330

截至二零二四年

截至二零二三年

34. 所得稅開支 Income tax expense

由於大學已根據稅務條例第88條獲得稅務豁免,而香港附屬公司年內沒有應課稅盈利(二零二三年:零元),因此 大學及香港附屬公司均毋須繳交香港利得稅。

No Hong Kong profits tax is provided for the University and its Hong Kong subsidiaries as the University is exempted from taxation pursuant to Section 88 of the Inland Revenue Ordinance and its Hong Kong subsidiaries are not subject to the profits tax as it had no assessable profits for the financial year (2023: Nil).

根據香港稅務局之《屬公共性質的慈善機構及信託團體》稅務指南,大學從葵興教學中心十二樓出租物業所產生的租金收入,須繳納利得稅,金額為二萬零四百四十元(二零二三年:零元)。

According to the Tax Guide for Charitable Institutions and Trusts of a Public Character issued by the Hong Kong Inland Revenue Department, the rental income derived by the University from property letting on the 12th floor of Kwai Hing Learning Centre is subject to profits tax, amounting to \$20,440 (2023: Nil).

另深圳都大應繳之盈利稅項,已按照年內估計應課稅盈利,依公司業務所在地(中國)之現行稅率計算。在綜合全面收益表扣除的所得稅開支如下:

Taxation on profits generated by MU-Shenzhen has been calculated on the estimated assessable profit for the financial year at the rate of taxation prevailing in the PRC in which it operates. The amount of income tax expense charged to the Group's consolidated statement of comprehensive income represents:

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
當期稅項	Current taxation		
香港利得稅	Hong Kong profits tax	20	-
中國企業所得稅	PRC enterprise income tax	(18)	3,152
		2	3,152
遞延稅項 (附註23)	Deferred taxation (Note 23)	122	415
		124	3,567

以港元結算 Expressed in Hong Kong dollars

34. 所得稅開支 (續) Income tax expense (continued)

集團於除稅前盈餘之稅項,與香港之稅率得出的理論金額差別如下:

The taxation on the Group's surplus before income tax differs from the theoretical amounts that would arise using the taxation rate of Hong Kong as follows:

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
除稅前盈餘	Surplus before income tax	794,890	522,574
按香港之16.5% (二零二三:16.5%)稅率 計算得出的名義稅款	Notional tax calculated at the tax rate of Hong Kong at 16.5% (2023:16.5%)	131,157	86,225
對已根據稅務條例第8條 獲稅務豁免之大學盈餘 之稅務影響	Tax effect on surplus of the University which is exempted from taxation pursuant to Section 88 of the Inland Revenue Ordinance	(133,002)	(84,680)
不可扣稅之香港附屬公司 之費用	Expenses incurred in Hong Kong subsidiaries not tax deductible	1,606	446
附屬公司營運地(中國)採用不同稅率的影響	Effect of different taxation rate in the PRC in which a subsidiary carries out business operations	241	1,161
附屬公司沒分派保留盈餘 之暫時影響	Temporary difference on undistributed retained earnings from a subsidiary	122	415
所得稅開支	Income tax expense	124	3,567

以港元結算 Expressed in Hong Kong dollars

35. 承付款項 Commitments

根據大學與香港特別行政區政府達成的協議條款,如果大學終止辦學,大學校園所在的土地可能被政府收回。 Under the terms in the agreement with the HKSAR Government, the leasehold land on which the University's campus is erected may be repossessed should the University terminate as an educational institution.

於二零二零年四月,大學跟肇慶市人民政府及肇慶學院簽訂合約成立香港都會大學(肇慶)並承諾於籌辦期間為 此項目投入三億元。

The University entered into agreement in April 2020 with the Zhaoqing Municipal Government and Zhaoqing University to jointly establish Hong Kong Metropolitan University (Zhaoqing). The University has committed to contribute \$300,000,000 for the project over the agreed period.

36. 經營租賃應收租金款項 Operating lease rental receivable

截至二零二四年八月三十一日,集團在不可撤銷的經營租賃下的未來最低租金收入總額如下:

As at 31st August 2024, the Group had future aggregate minimum lease receivable under non-cancellable operating leases as follows:

不超過一年	No later than one year	
超過一年但不超過五年	Later than one year and no later than five years	

於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
5,855	6,348
500	4,980
6,355	11,328

以港元結算 Expressed in Hong Kong dollars

37. 現金流量資料 Cash flow information

37.1 業務活動所得之現金 Cash generated from operations

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
除稅前盈餘	Surplus before income tax	794,890	522,574
調整:	Adjustments for:		
利息及投資收益	Interest and investment income	(431,580)	(192,330)
租賃利息	Interest on lease liabilities	2,362	2,067
應收學生貸款之減值 虧損準備	Provision for impairment of student loan receivables		81
課程教材庫存之減值 虧損(撥回)/準備	(Reversal of)/provision for impairment of stock of course materials	(24)	35
投資物業減值虧損	Impairment loss of investment properties	149,000	-
出售物業、機器及設備 的盈餘	Gain on disposal of property, plant and equipment	(246)	(27)
折舊費用	Depreciation charge	154,570	140,590
使用權資產之折舊費用	Depreciation charge of right-of-use assets	29,369	23,985
營運資金變動前之盈餘	Surplus before changes in working capital	698,341	496,975
課程教材庫存之減少/ (增加)	Decrease/(increase) in stock of course materials	240	(110)
應收賬款、其他應收賬款、 預付款項及按金之減少	Decrease in accounts receivable, other receivables, prepayments and deposits	7,498	10,981
預收各類收費之增加	Increase in fee income receipt in advance	227,707	177,851
各類捐助收入及使用之 淨額之減少	Decrease in various donations income receipts and utilisation, net	(20,520)	(27,537)
應付賬款、應計費用及 撥備之增加/(減少)	Increase/(decrease) in accounts payable, accrued expenses and provisions	135,851	(5,383)
業務活動所得之現金	Cash generated from operations	1,049,117	652,777

以港元結算 Expressed in Hong Kong dollars

37. 現金流量資料 (續) Cash flow information (continued)

37.2 來自融資活動之負債對賬表 Reconciliation of liabilities arising from financing activities

租賃負債 Lease liabilities

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
於年初之結餘	Balance as at beginning of the financial year	105,980	116,327
新租賃	New leases	38,619	9,360
租賃負債的利息部分	Interest portion of lease liabilities	2,362	2,067
融資現金流量	Financing cash flows	(29,982)	(21,774)
於年末之結餘	Balance as at end of the financial year	116,979	105,980

38. 關聯方交易 Related party transactions

38.1 與附屬公司的交易 Transactions with subsidiaries

於年內,大學與深圳都大、中國都大、都大物理治療中心、都大研究發展及顧問、香港都會大學校友會及MU88 進行了以下重大交易:

During the year, the following significant transactions with MU-Shenzhen, MU-China, HKMUPC, HKMU-RDC, HKMUAA and MU88 were undertaken by the University:

		截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
應收附屬公司款項	Amounts due from subsidiaries	11,790	11,974
應付附屬公司款項	Amounts due to subsidiaries	68,870	52,316
行政服務費開支	Administrative service fee expenses to a subsidiary	176	121
教務服務費收入	Academic service fee income from a subsidiary	186	6

應付及應收附屬公司款項為與業務有關、無抵押、無息,可於要求時償還並以港幣計值的款項。應收附屬公司款項未有逾期或拖欠還款的記錄。

Amounts due to/from subsidiaries are related to business operations, unsecured, interest free and repayable on demand and denominated in Hong Kong dollars. There is no past due or default payment history to amounts due from subsidiaries.

上述與附屬公司的交易乃根據有關各方共同協定的條款進行。

The above transactions with subsidiaries were conducted based on the terms mutually agreed between the relevant parties.

以港元結算 Expressed in Hong Kong dollars

38. 關聯方交易 (續) Related party transactions (continued)

38.2 主要管理人員的薪金 Key management personnel compensation

集團的主要管理人員是指在計劃、指導及控制集團的各項活動上有職權和責任的高層管理人員,其酬金如下: The key management of the Group refers to those senior management having authority and responsibility for planning, directing and controlling the activities of the Group and their compensations are analysed as follows:

薪金及津貼	Salaries and allowances
僱主對退休計劃的供款	Employer's contribution to retirement schemes
教職員酬金撥備	Provision for gratuities

截至二零二四年 八月三十一日 止年度 Year ended 31st August 2024 \$'000	截至二零二三年 八月三十一日 止年度 Year ended 31st August 2023 \$'000
55,519	53,426
348	359
5,940	5,200
61,807	58,985

以港元結算 Expressed in Hong Kong dollars

39. 大學資產負債表及資金結餘變動表

Balance sheet and statement of changes in fund balances of the University

39.1 大學資產負債表 Balance sheet of the University

		於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
非流動資產	NON-CURRENT ASSETS		
投資物業	Investment properties	60,583	126,274
物業、機器及設備	Property, plant and equipment	1,957,988	1,924,892
無形資產	Intangible assets	-	-
使用權資產	Right-of-use assets	108,807	99,368
附屬公司投資	Investments in subsidiaries	896,912	59,000
應收學生貸款	Student loan receivables	51,211	64,883
		3,075,501	2,274,417
流動資產	CURRENT ASSETS		
課程教材庫存	Stock of course materials	2,510	2,726
應收附屬公司款項	Amounts due from subsidiaries	11,790	11,974
應收賬款、其他應收賬款、	Accounts receivable, other receivables,		
預付款項及按金	prepayments and deposits	128,760	152,388
應收學生貸款	Student loan receivables	30,088	11,311
通過損益表反映公平價 值變化的既定金融資產	Designated financial assets at fair value through profit or loss	2,657,886	2,042,882
衍生金融資產	Derivative financial instruments	_	1,741
按攤銷成本的金融投資	Financial investments at amortised cost	_	21,445
預付所得稅	Prepaid income tax	23	-
原到期日超過三個月 之銀行存款	Bank deposits with original maturities over three months	913,027	1,936,230
現金及現金等價物	Cash and cash equivalents	1,941,484	1,149,541
70-174 70-13 174 173		5,685,568	5,330,238
流動負債	CURRENT LIABILITIES	-,,,,,,,,	-,,
預收各類收費	Fee income receipt in advance	1,000,563	793,619
應付附屬公司款項	Amounts due to subsidiaries	68,870	52,316
應付賬款、應計費用 及撥備	Accounts payable, accrued expenses and provisions	362,271	270,434
衍生金融負債	Derivative financial instruments	1,489	
遞延收益	Deferred income	250,018	232,699
教職員酬金撥備流動部分		51,459	18,228
政府有抵押貸款流動部分		31,368	10,220
租賃負債流動部分	Current portion of lease liabilities	31,816	23,481
	Current pertien of leade habilities	1,797,854	1,390,777
流動資產淨額	NET CURRENT ASSETS	3,887,714	3,939,461
<i>加到天Œ作</i> 风	John Market Model 10	0,007,714	3,000,401
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	6,963,215	6,213,878

以港元結算 Expressed in Hong Kong dollars

39. 大學資產負債表及資金結餘變動表 (續)

Balance sheet and statement of changes in fund balances of the University (continued)

39.1 大學資產負債表 (續) Balance sheet of the University (continued)

		附註 Note	於二零二四年 八月三十一日 At 31st August 2024 \$'000	於二零二三年 八月三十一日 At 31st August 2023 \$'000
非流動負債	NON-CURRENT LIABILITIES			
教職員酬金撥備	Gratuities provision		37,661	32,403
政府有抵押貸款	Government loans, secured		443,184	464,005
租賃負債	Lease liabilities		85,164	82,499
遞延資本基金	Deferred capital fund		568,555	608,977
			1,134,564	1,187,884
淨資產總額	TOTAL NET ASSETS		5,828,651	5,025,994
相當於	REPRESENTED BY	00.0	E 000 CE4	5 005 004
基金與儲備金	FUNDS AND RESERVES	39.2	5,828,651	5,025,994

校董會於二零二四年十二月五日核准此資產負債表 Approved by the Council on 5th December 2024

鄭家駒先生 Mr Arnold CHENG Ka-kui

> 可 P Treasurer

林群聲教授 Professor Paul LAM Kwan-sing

> 校長 President

趙智偉先生 Mr Raymond CHIU Chi-wai

> 財務總監 Director of Finance

以港元結算 Expressed in Hong Kong dollars

39. 大學資產負債表及資金結餘變動表(續)

Balance sheet and statement of changes in fund balances of the University (continued)

39.2 大學資金結餘變動表 Statement of changes in fund balances of the University

		專用基金 Specific funds \$'000	一般儲備 General reserve \$'000	總額 Total \$'000
於二零二二年九月一日之結餘	Balance as at 1st September 2022	301,050	4,211,731	4,512,781
年內(虧損)/盈餘	(Deficit)/surplus for the year	(7,518)	520,731	513,213
基金之重新發配	Reallocation of funds	8,041	(8,041)	-
於二零二三年八月三十一日之結餘	Balance as at 31st August 2023	301,573	4,724,421	5,025,994
於二零二三年九月一日之結餘	Balance as at 1st September 2023	301,573	4,724,421	5,025,994
年內盈餘	Surplus for the year	1,512	801,145	802,657
基金之重新發配	Reallocation of funds	1,734	(1,734)	-
於二零二四年八月三十一日之結餘	Balance as at 31st August 2024	304,819	5,523,832	5,828,651

PERFORMANCE INDICATORS

以港元結算 Expressed in Hong Kong dollars

1. 學生統計數字 Student Statistics

		2021/22	2022/23	2023/24	Vs 2022/23 %
(i) 平均學生人數	(i) Average student headcount				
- 學分課程	- Credit Bearing Programmes				
- 遙距課程 (遙距及網上教學課程)	 Distance Learning Programmes (DL & e-Learning Programmes) 	7,541	6,522	5,683	-12.9%
- 面授課程	 Face-to-face Programmes 	11,731	12,298	14,074	14.4%
- 資歷學分及	- QF Credit Bearing and Non-Credit	00.070	00 500	00.000	00.00/
不佔學分課程	Bearing Programmes	29,372	30,500	36,662	20.2%
(ii) 學生註冊學分總數	(ii) Total student credits				
(遙距及網上教學課程)	(DL & e-Learning Programmes)	170,667	146,976	127,618	-13.2%
(iii) 每名學生平均註冊學分	(iii) Average credit per student				
(遙距及網上教學課程)	(DL & e-Learning Programmes)	22.6	22.5	22.5	-0.3%

2. 學費 Tuition Fee

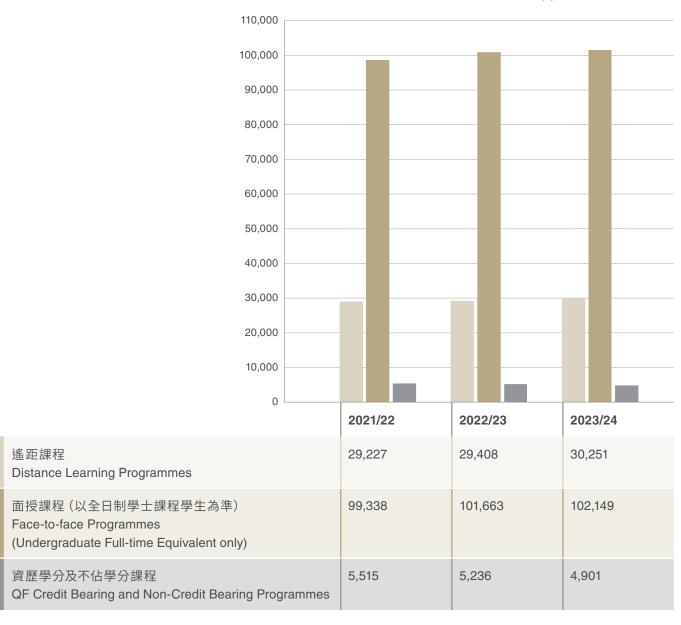
		2021/22	2022/23	2023/24	2023/24 Vs 2022/23 %
		2021/22	2022/23	2023/24	%
(i) 按學院(百萬元)	(i) By school (\$ million)				
- 人文社會科學院	- School of A&SS	287.1	283.9	299.3	5.4%
- 李兆基商業管理學院	 Lee Shau Kee School of B&A 	417.4	418.7	574.7	37.3%
- 科技學院	- School of S&T	256.8	220.6	411.8	86.7%
- 護理及健康學院	- School of N&HS	363.9	422.3	469.7	11.2%
- 教育及語文學院	- School of E&L	139.2	124.4	120.0	-3.5%
- 李嘉誠專業進修學院	- LiPACE	159.2	156.3	178.2	14.0%
- 學費總額	- Total Tuition Fee	1,623.6	1,626.2	2,053.7	26.3%
(ii) 按課程類別(百萬元) - 學分課程	(ii) By category (\$ million) - Credit Bearing Programmes	000.4	101.0	171.0	10.40/
- 遙距課程	- Distance Learning Programmes	220.4	191.8	171.9	-10.4%
- 面授課程 - 資歷學分及	- Face-to-face Programmes- QF Credit Bearing and Non-Credit	1,241.2	1,274.6	1,702.1	33.5%
不佔學分課程	Bearing Programmes	162.0	159.8	179.7	12.5%
- 學費總額	- Total Tuition Fee	1,623.6	1,626.2	2,053.7	26.3%
(iii) 每名學生平均學費(元) - 學分課程	(iii) Average fee per student (\$) - Credit Bearing Programmes				
- 遙距課程 - 面授課程 (以全日制學士	 Distance Learning Programmes Face-to-face Programmes (Undergraduate Full-time 	29,227	29,408	30,251	2.9%
課程學生為準)	Equivalent only)	99,338	101,663	102,149	0.5%
- 資歷學分及 不佔學分課程	 QF Credit Bearing and Non-Credit Bearing Programmes 	5,515	5,236	4,901	-6.4%
(iv) 每學分平均學費(元)	(iv) Average fee per credit (\$)				
- 遙距課程	- Distance Learning Programmes	1,291	1,305	1,347	3.2%
- 遙距課程	- Distance Learning Programmes	1,291	1,305	1,347	3.2%

業績指標 PERFORMANCE INDICATORS

以港元結算 Expressed in Hong Kong dollars

2. 學費 (續) Tuition Fee (continued)

每名學生之學費(元) Tuition Fee Per Student (\$)



業績指標

PERFORMANCE INDICATORS

以港元結算 Expressed in Hong Kong dollars

3. 開支 Expenditure

		2021/22	2022/23	2023/24	2023/24 Vs 2022/23 %
(i) 每名學分課程 學生之營運 成本(元)	(i) Operating cost for full-time equivalent student for credit bearing programmes (\$)				
- 直接成本	- Direct Cost	33,110	38,423	45,228	17.7%
- 間接成本	- Indirect Cost	34,610	43,173	51,185	18.6%
- 總成本	- Total Cost	67,720	81,596	96,413	18.2%
(ii) 其他活動表現(百萬元)	(ii) Result for Other Activities (\$ million)	(11.9)	(30.5)	(28.0)	-8.0%
(iii) 平均學科人數	(iii) Average course population				
- 遙距課程	- Distance Learning Programmes	50.6	49.5	34.8	-29.7%
- 面授課程	- Face-to-face Programmes	94.5	88.3	86.4	-2.2%
(iv) 營運成本對學費的百分率	(iv) % of operating costs to tuition fee				
- 學分課程 - 資歷學分及	- Credit Bearing Programmes- QF Credit Bearing and Non-	68.6%	77.7%	72.6%	-6.6%
不佔學分課程	Credit Bearing Programmes	79.2%	81.8%	83.3%	1.8%
- 總百分率	- Total	69.7%	78.1%	73.5%	-5.9%

4. 教職員成本 Staff Cost

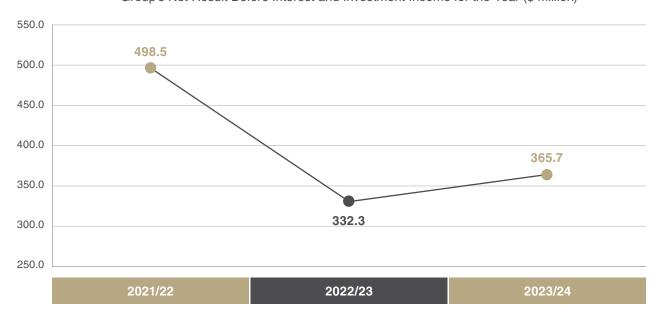
		2021/22	2022/23	2023/24	2023/24 Vs 2022/23 %
(i) 全體教職員人數 (不計算項目職員)	(i) No of full-time staff (exclude project staff)	987.0	1,112.0	1,239.0	11.4%
(ii) 薪酬總額(百萬元) ¹ 教務人員	(ii) Total Payroll (\$ million) ¹ Academic Staff				
- 導師	- Tutor	42.8	42.0	41.6	-1.0%
- 學科主任	- Course Co-ordinators	333.9	371.2	461.6	24.4%
		376.7	413.2	503.2	21.8%
院長及學院教職員	Dean & School staff	113.8	137.1	159.8	16.6%
行政人員	Admin Staff	270.1	298.8	333.1	11.5%
臨時僱員	Temporary Staff	70.0	63.9	95.7	49.8%
總數	Total	830.6	913.0	1,091.8	19.6%
(iii) 教學人員成本對	(iii) % of academic staff costs to				
總教職員成本的百分率	total staff costs	45.4%	45.3%	46.1%	1.8%
(iv) 教職員成本對總開支	(iv) % of staff costs to				
的百分率	total expenditure	62.8%	60.7%	62.0%	2.2%

業績指標 PERFORMANCE INDICATORS

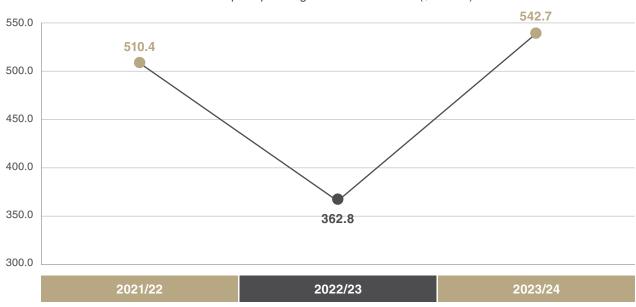
以港元結算 Expressed in Hong Kong dollars

5. 其他 Others

集團本年度計入利息及投資收益前之表現(百萬元)
Group's Net Result Before Interest and Investment Income for the Year (\$ million)



集團之年度營運表現(百萬元) Group's Operating Result for the Year (\$ million)

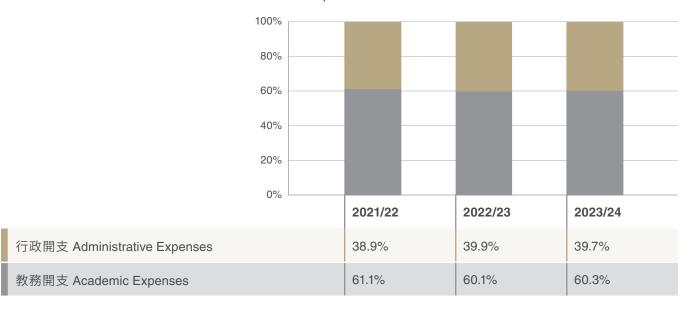


業績指標 PERFORMANCE INDICATORS

以港元結算 Expressed in Hong Kong dollars

5. 其他 (續) Others (continued)

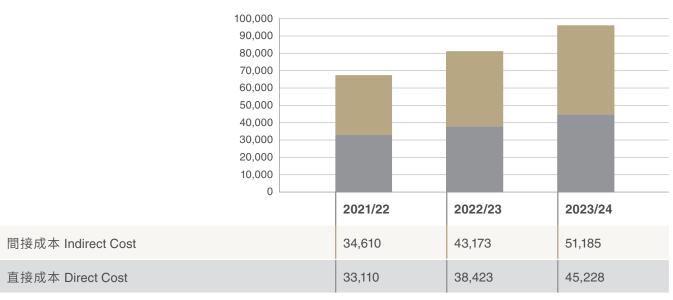
教務與行政開支經費分配 Expenditure Allocation Between Academic and Administration



每名學生之開支(元)

Expenditure Per Student (\$)

學分課程 Credit Bearing Programmes



備注 Note:

1. 薪酬總數包括營運開支和其他活動開支。

Total payroll includes both operating expenditure and expenditure in other activities.

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