

財務報告

Financial Statements

綜合資產負債表

Consolidated Balance Sheet

於2025年8月31日
以港元結算
As at 31 August 2025
Expressed in Hong Kong dollars

		於2025年8月31日 At 31 August 2025 \$'000	於2024年8月31日 At 31 August 2024 \$'000
非流動資產	NON-CURRENT ASSETS		
投資物業	Investment properties	2,801,026	903,650
物業、機器及設備	Property, plant and equipment	2,783,638	1,961,102
無形資產	Intangible assets	-	-
使用權資產	Right-of-use assets	102,643	112,859
應收學生貸款	Student loan receivables	42,542	51,211
預付款項及按金	Prepayment and deposits	24,154	367
		5,754,003	3,029,189
流動資產	CURRENT ASSETS		
課程教材庫存	Stock of course materials	2,169	2,510
應收賬款、其他應收賬款、 預付款項及按金	Accounts receivable, other receivables, prepayments and deposits	120,734	129,911
應收學生貸款	Student loan receivables	19,896	30,088
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	2,159,725	2,657,886
衍生金融工具	Derivative financial instruments	31	-
可收回稅項	Income tax recoverable	-	23
原到期日超過三個月之銀行 存款	Bank deposits with original maturities over three months	456,498	973,726
現金及現金等價物	Cash and cash equivalents	1,598,782	1,984,200
		4,357,835	5,778,344

綜合資產負債表 (續) Consolidated Balance Sheet (Cont'd)

於2025年8月31日
以港元結算
As at 31 August 2025
Expressed in Hong Kong dollars

		於2025年8月31日 At 31 August 2025 \$'000	於2024年8月31日 At 31 August 2024 \$'000
流動負債	CURRENT LIABILITIES		
預收各類收費	Fee income receipt in advance	988,410	1,021,353
應付賬款、應計費用及撥備	Accounts payable, accrued expenses and provisions	455,576	370,570
遞延收益	Deferred income	502,027	250,018
教職員酬金撥備流動部分	Current portion of gratuities provision	58,892	51,476
政府有抵押貸款流動部分	Current portion of government loans, secured	71,150	31,368
銀行有抵押借款流動部分	Current portion of bank borrowings, secured	11,647	-
租賃負債流動部分	Current portion of lease liabilities	39,230	31,816
應繳所得稅	Income tax payable	3,355	-
衍生金融工具	Derivative financial instruments	-	1,489
		2,130,287	1,758,090
流動資產淨額	NET CURRENT ASSETS	2,227,548	4,020,254
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	7,981,551	7,049,443
非流動負債	NON-CURRENT LIABILITIES		
教職員酬金撥備	Gratuities provision	30,732	37,743
政府有抵押貸款	Government loans, secured	382,040	443,184
銀行有抵押借款	Bank borrowings, secured	286,604	-
租賃負債	Lease liabilities	69,486	85,163
遞延資本基金	Deferred capital fund	536,436	568,556
遞延稅項負債	Deferred tax liability	12,452	10,083
		1,317,750	1,144,729
淨資產總額	TOTAL NET ASSETS	6,663,801	5,904,714
相當於基金與儲備金	REPRESENTED BY FUNDS AND RESERVES	6,663,801	5,904,714

綜合全面收益表 Consolidated Statement of Comprehensive Income

截至2025年8月31日止年度
以港元結算
For the year ended 31 August 2025
Expressed in Hong Kong dollars

		截至2025年 8月31日 止年度 Year ended 31 August 2025 \$'000	截至2024年 8月31日 止年度 Year ended 31 August 2024 \$'000
業務活動	OPERATING ACTIVITIES		
營運收益	OPERATING INCOME		
學費收益	Tuition fee income	2,362,987	2,053,713
顧問費收益	Consultancy fee income	1,051	1,989
雜項收益	Miscellaneous income	150,247	62,298
總營運收益	Total operating income	2,514,285	2,118,000
營運開支	OPERATING EXPENDITURE		
教務開支	Academic expenditure		
課程教材	Course materials	(36,116)	(16,290)
導師成本	Tutors' costs	(41,232)	(41,644)
直接學生成本	Direct student costs	(94,858)	(84,801)
教職員成本	Staff costs	(704,246)	(616,573)
一般開支	General expenses	(36,070)	(28,347)
		(912,522)	(787,655)
行政開支	Administrative expenditure		
教職員成本	Staff costs	(410,084)	(333,662)
一般開支	General expenses	(372,800)	(325,088)
折舊費用	Depreciation charge	(246,591)	(128,895)
		(1,029,475)	(787,645)
總營運開支	Total operating expenditure	(1,941,997)	(1,575,300)
營運表現	OPERATING RESULT	572,288	542,700
捐款及補助金資助的 其他活動	OTHER ACTIVITIES FUNDED BY DONATIONS AND GRANTS		
收入	Income	179,433	176,811
開支	Expenditure	(221,234)	(204,839)

綜合全面收益表 (續)

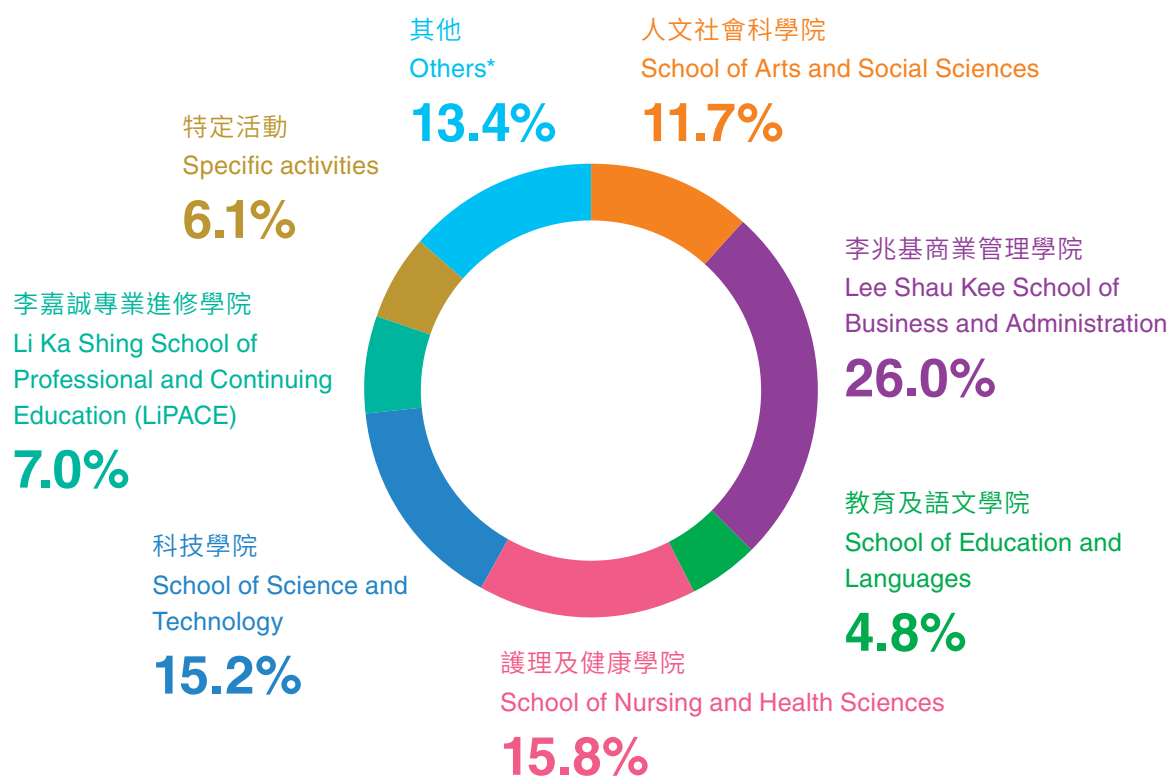
Consolidated Statement of Comprehensive Income (Cont'd)

截至2025年8月31日止年度
以港元結算

For the year ended 31 August 2025
Expressed in Hong Kong dollars

		截至2025年 8月31日 止年度 Year ended 31 August 2025 \$'000	截至2024年 8月31日 止年度 Year ended 31 August 2024 \$'000
捐款及補助金資助的 其他活動表現	RESULT OF OTHER ACTIVITIES FUNDED BY DONATIONS AND GRANTS	(41,801)	(28,028)
投資物業減值虧損	IMPAIRMENT LOSS OF INVESTMENT PROPERTIES	-	(149,000)
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	530,487	365,672
淨利息及投資收益	Net interest and investment income	240,275	431,580
財務費用	Finance costs	(5,171)	(2,362)
除稅前盈餘	SURPLUS BEFORE INCOME TAX	765,591	794,890
所得稅開支	Income tax expense	(5,897)	(124)
年內盈餘	SURPLUS FOR THE YEAR	759,694	794,766
其他綜合(虧損)/收益	OTHER COMPREHENSIVE (LOSS)/ INCOME		
可重新分類至損益之項目	Items that may be reclassified to profit or loss		
匯兌差額	Currency translation differences	(607)	2,325
年內綜合收益總額	TOTAL COMPREHENSIVE INCOME FOR THE YEAR	759,087	797,091
分配到：	ALLOCATED TO:		
專用基金	Specific funds	(9,350)	1,512
一般及匯兌儲備	General and exchange reserves	768,437	795,579
		759,087	797,091

2024–25年度收入來源 Income Allocation for 2024–25



* 包含淨利息及投資收益
Includes net interest and investment gain for the year

2024–25年度開支來源 Expenditure Allocation for 2024–25

