

綜合資產負債表 (二零零五年十二月三十一日結算)
Consolidated Balance Sheet (As at 31st December, 2005)

		附註 NOTES	2005 千港元 HK\$'000	2004 千港元 HK\$'000 (重列) (Restated)
非流動資產	Non-Current Assets			
物業、廠房及設備	Property, plant and equipment	16	565,052	507,982
投資物業	Investment properties	17	2,305,922	1,214,400
無形資產	Intangible asset	18	7,013	–
待發展物業	Properties for development	19	1,161,723	896,360
收購待發展物業之 按金	Deposits for acquisition of properties for development		1,568,406	1,775,050
土地使用權預付租賃款項	Prepaid lease payments on land use rights	20	31,319	29,766
於聯營公司之權益	Interests in associates	22	540,312	521,084
於共同控制公司之權益	Interests in jointly controlled entities	23	716,854	844,817
其他投資	Other investment	24	–	40,737
證券投資	Investments in securities	25	–	3,877
可供出售投資	Available-for-sale investments	26	3,202	–
少數股東欠款	Amounts due from minority shareholders	32	8,574	3,314
自綜合賬產生之商譽	Goodwill on consolidation	27	39,386	39,386
應收分期付款	Instalments receivable	29	45,475	92,009
遞延稅項資產	Deferred tax assets	43	4,950	–
			6,998,188	5,968,782
流動資產	Current Assets			
於中國之物業存貨	Inventories of properties in the PRC	30		
– 發展中	– under development		400,037	1,375,767
– 已竣工	– completed		969,441	762,151
其他存貨	Other inventories	31	34,929	35,476
聯營公司欠款	Amounts due from associates		14,188	–
共同控制公司欠款	Amounts due from jointly controlled entities		1,279	–
少數股東欠款	Amounts due from minority shareholders	32	3,377	–
應收貸款	Loans receivable	32	61,715	19,373
應收分期付款	Instalments receivable	29	43,738	8,479
貿易及其他應收賬款、 按金及預付款	Trade and other receivables, deposits and prepayments	33	528,534	638,296
土地使用權預付租賃款項	Prepaid lease payments on land use rights	20	924	718
證券投資	Investments in securities	25	–	7,860
持作買賣之投資	Investments held for trading	34	9,787	–
預繳稅項	Prepaid tax		14,879	14,352
用作抵押之銀行存款	Pledged deposits	50	68,270	75,647
銀行結存及現金	Bank balances and cash	32	565,673	451,762
			2,716,771	3,389,881
分類為待售之資產	Assets classified as held for sale	35	186,005	–
			2,902,776	3,389,881

		附註 NOTES	2005 千港元 HK\$'000	2004 千港元 HK\$'000 (重列) (Restated)
流動負債	Current Liabilities			
貿易及其他應付賬款	Trade and other payables	36	1,181,929	969,729
預售樓宇按金	Pre-sale deposits		84,896	158,625
稅項負債	Tax liabilities		92,792	49,290
應付少數股東股息	Dividends payable to minority shareholders		12,335	3,986
付息借款	Interest-bearing borrowings	39	1,532,320	1,673,852
免息借款	Interest-free borrowings	40	143,060	168,085
			3,047,332	3,023,567
流動(負債)資產淨值	Net Current (Liabilities) Assets		(144,556)	366,314
			6,853,632	6,335,096
股本及儲備	Capital and Reserves			
股本	Share capital	37	175,094	175,094
儲備	Reserves	38	4,481,008	4,181,310
本公司股東應佔之 權益	Equity attributable to equity holders of the Company		4,656,102	4,356,404
少數股東權益	Minority interests		416,889	451,110
權益總額	Total Equity		5,072,991	4,807,514
非流動負債	Non-Current Liabilities			
貿易應付賬款	Trade payables		4,644	–
付息借款	Interest-bearing borrowings	39	747,344	528,538
免息借款	Interest-free borrowings	40	72,664	149,087
一名租戶之 遞延租金收入	Deferred rental income from a tenant	41	110,648	–
租戶之租金按金	Rental deposits from tenants		15,306	–
會籍債券	Membership debentures	42	30,205	51,485
遞延稅項負債	Deferred tax liabilities	43	799,830	798,472
			1,780,641	1,527,582
			6,853,632	6,335,096

刊載於第87頁至第207頁之財務報表已於二零零六年三月三十一日經董事會通過及授權發表並由下列董事簽署：

The financial statements on pages 87 to 207 were approved and authorised for issue by the Board of Directors on 31st March, 2006 and are signed on its behalf by:

董事
李成偉

董事
勞景祐

Patrick Lee Seng Wei
Director

Edwin Lo King Yau
Director