

# Consolidated Balance Sheet

## 綜合資產負債表

At 31 December 2005

於二零零五年十二月三十一日

			2005 二零零五年 HK\$'000 千港元	2004 二零零四年 HK\$'000 千港元 (restated) (經重列)
	Notes 附註			
<b>ASSETS</b>		<b>資產</b>		
<b>Non-current assets</b>		<b>非流動資產</b>		
Investment properties	19	投資物業	2,105,385	1,935,559
Property, plant and equipment	20	物業、廠房及設備	122,340	109,540
Goodwill	21	商譽	33,525	33,525
Negative goodwill	22	負商譽	—	(59,376)
Interests in associates	23	聯營公司權益	1,304,277	1,236,401
Amounts due from associates	24	應收聯營公司款	206,478	20,200
Investments in securities	25	證券投資	—	1,467
Available-for-sale investments	26	可出售投資	2,206	—
Interest in distressed assets	27	不良資產權益	204,681	456,027
Deposit paid for acquisition of investments	28	已付收購投資之按金	44,499	—
Deposit paid for acquisition of distressed assets	29	已付收購不良資產之按金	263,723	—
Deferred tax assets	43	遞延稅項資產	1,336	18,500
Other asset	30	其他資產	4,113	5,484
			<b>4,292,563</b>	<b>3,757,327</b>
<b>Current assets</b>		<b>流動資產</b>		
Inventories, at cost		存貨 — 成本	115	8
Stock of properties	31	物業存貨	323,940	132,303
Loan receivables	32	應收貸款	144,216	112,150
Interest in distressed assets	27	不良資產權益	347,301	128,335
Investments in securities	25	證券投資	—	56,127
Held-for-trading investments	33	持作買賣投資	364,030	—
Trade receivables	34	應收賬款	4,400	16,366
Deposits, prepayments and other receivables	35	按金、預付款項及其他應收款	72,925	57,300
Amounts due from associates	24	應收聯營公司款	24,025	53,818
Restricted bank balance	36	監管戶口結餘	269,600	185,369
Pledged bank deposit	37	抵押銀行存款	—	1,700
Bank balances and cash	38	銀行結餘及現金	341,540	1,370,730
			<b>1,892,092</b>	<b>2,114,206</b>
Assets classified as held for sale	29	列作持作銷售之資產	263,723	—
			<b>2,155,815</b>	<b>2,114,206</b>
<b>TOTAL ASSETS</b>		<b>資產總值</b>	<b>6,448,378</b>	<b>5,871,533</b>

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		Notes 附註	2005 二零零五年 HK\$'000 千港元	2004 二零零四年 HK\$'000 千港元 (restated) (經重列)
<b>EQUITY</b>	<b>股本</b>			
<b>Capital and reserves</b>	<b>資本及儲備</b>			
Share capital	股本	39	337,742	351,734
Reserves	儲備		3,505,280	3,131,988
Equity attributable to equity holders of the Company	本公司股本持有人應佔股本		3,843,022	3,483,722
Minority interests	少數股東權益		55,669	136,180
<b>Total equity</b>	<b>股本總值</b>		<b>3,898,691</b>	<b>3,619,902</b>
<b>LIABILITIES</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	41	6,900	8,050
Convertible notes	可換股票據	42	437,280	817,124
Deferred tax liabilities	遞延稅項負債	43	187,979	101,676
			632,159	926,850
<b>Current liabilities</b>	<b>流動負債</b>			
Bank overdraft	銀行透支	41	79,241	—
Trade payables	應付賬款	44	19,175	55,036
Accrued charges, rental deposits and other payables	應計費用、租務按金及其他應付款	45	369,587	208,020
Amounts due to associates	應付聯營公司款	46	377,146	457,639
Accruals for management fee to holding company of a shareholder	應付一名股東之控股公司應計管理費	47	65,881	18,537
Borrowings	借貸	41	572,578	580,589
Taxation payable	應付稅項		5,084	4,960
Convertible note	可換股票據	42	428,836	—
			1,917,528	1,324,781
<b>Total liabilities</b>	<b>負債總值</b>		<b>2,549,687</b>	<b>2,251,631</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>股本及負債總值</b>		<b>6,448,378</b>	<b>5,871,533</b>
<b>Net current assets</b>	<b>淨流動資產</b>		<b>238,287</b>	<b>789,425</b>
<b>Total assets less current liabilities</b>	<b>資產總值減流動負債</b>		<b>4,530,850</b>	<b>4,546,752</b>

The financial statements on pages 37 to 122 were approved and authorised for issue by the board of directors on 24 April 2006 and are signed on its behalf by:

第37至第122頁之財務報表已獲董事會於二零零六年四月二十四日認可，並經下列授權代表簽署確認：

Chen Xiaozhou  
陳孝周  
Director  
董事

Gao Jian Min  
高建民  
Director  
董事