

綜合資產負債表 (二零零六年十二月三十一日結算)

Consolidated Balance Sheet (At 31st December, 2006)

		附註 NOTES	2006 千港元 HK\$'000	2005 千港元 HK\$'000
非流動資產	Non-current Assets			
物業、廠房及設備	Property, plant and equipment	17	590,812	565,052
收購物業、廠房及設備 及投資物業之按金	Deposits for acquisition of property, plant and equipment and investment properties		76,860	–
投資物業	Investment properties	18	3,042,800	2,305,922
無形資產	Intangible asset	19	7,142	7,013
待發展物業	Properties for development	20	1,415,251	1,161,723
收購待發展物業之 按金	Deposits for acquisition of properties for development		1,791,745	1,568,406
土地使用權預付租賃款項	Prepaid lease payments on land use rights	21	34,138	31,319
於聯營公司之權益	Interests in associates	23	540,550	540,312
於共同控制公司之權益	Interests in jointly controlled entities	24	631,102	716,854
可供出售投資	Available-for-sale investments	25	3,306	3,202
少數股東欠款	Amounts due from minority shareholders		–	8,574
商譽	Goodwill	26	39,386	39,386
應收分期付款	Instalments receivable	27	50,340	45,475
遞延稅項資產	Deferred tax assets	41	4,039	4,950
			8,227,471	6,998,188
流動資產	Current Assets			
於中國之物業存貨	Inventories of properties in the PRC	28		
– 發展中	– under development		324,553	400,037
– 已竣工	– completed		880,258	969,441
其他存貨	Other inventories	29	38,566	34,929
聯營公司欠款	Amounts due from associates		12,369	14,188
共同控制公司欠款	Amounts due from jointly controlled entities		67,370	1,279
少數股東欠款	Amounts due from minority shareholders		24,601	3,377
應收貸款	Loans receivable	30	62,131	61,715
應收分期付款	Instalments receivable	27	32,965	43,738
貿易及其他應收賬款、 按金及預付款	Trade and other receivables, deposits and prepayments	31	479,177	528,534
土地使用權預付租賃款項	Prepaid lease payments on land use rights	21	1,036	924
持作買賣投資	Held-for-trading investments	32	11,579	9,787
預繳稅項	Prepaid tax		26,319	14,879
用作抵押之銀行存款	Pledged bank deposits	47	306,878	68,270
銀行結存及現金	Bank balances and cash		369,625	565,673
			2,637,427	2,716,771
分類為待售之資產	Assets classified as held for sale	33	–	186,005
			2,637,427	2,902,776

		附註 NOTES	2006 千港元 HK\$'000	2005 千港元 HK\$'000
流動負債	Current Liabilities			
貿易及其他應付賬款	Trade and other payables	34	881,796	1,181,929
預售樓宇按金	Pre-sale deposits		135,994	84,896
稅項負債	Tax liabilities		52,842	92,792
應付少數股東股息	Dividends payable to minority shareholders		8,109	12,335
付息借款	Interest-bearing borrowings	37	712,841	1,532,320
免息借款	Interest-free borrowings	38	156,978	143,060
			1,948,560	3,047,332
流動資產(負債)淨值	Net Current Assets (Liabilities)		688,867	(144,556)
總資產減流動負債	Total Assets less Current Liabilities		8,916,338	6,853,632
股本及儲備	Capital and Reserves			
股本	Share capital	35	225,854	175,094
儲備	Reserves	36	5,718,150	4,481,008
本公司股東應佔之 權益	Equity attributable to equity holders of the Company		5,944,004	4,656,102
少數股東權益	Minority interests		407,173	416,889
權益總額	Total Equity		6,351,177	5,072,991
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	37	1,264,777	747,344
免息借款	Interest-free borrowings	38	60,143	72,664
一名租戶之遞延租金收入	Deferred rental income from a tenant	39	107,882	110,648
租戶之租金按金	Rental deposits from tenants		14,332	15,306
會籍債券	Membership debentures	40	32,591	30,205
遞延稅項負債	Deferred tax liabilities	41	1,085,436	799,830
			2,565,161	1,780,641
			8,916,338	6,853,632

刊載於第82頁至第187頁之綜合財務報表已於二零零七年三月三十日經董事會通過及授權發表，並由下列董事代表簽署：

The consolidated financial statements on pages 82 to 187 were approved and authorised for issue by the Board of Directors on 30th March, 2007 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