

Balance Sheets

資產負債表

As at 31 December 2006
於二零零六年十二月三十一日

	Note 附註	Consolidated 綜合		Company 公司	
		2006 二零零六年 HK\$'000 港幣千元	2005 二零零五年 HK\$'000 港幣千元	2006 二零零六年 HK\$'000 港幣千元	2005 二零零五年 HK\$'000 港幣千元
ASSETS					
Non-current assets					
Land costs	6	500,367	426,499	-	-
Properties and equipment	7	1,267,460	938,913	-	-
Investment properties	8	2,503,845	2,583,313	-	-
Properties under development for long-term investment	9	227,765	234,411	-	-
Intangible assets	12	106,349	102,142	-	-
Investments in subsidiaries	13	-	-	74,900	74,900
Investment in an associate	14	-	80	-	-
Investment in a jointly controlled entity	15	1,033,245	867,632	-	-
Available-for-sale financial asset	17	291,834	-	-	-
Deposit paid	18	554,579	-	-	-
Deferred tax assets	26	42,357	51,962	-	-
Other non-current asset	19	919,584	-	-	-
		<u>7,447,385</u>	<u>5,204,952</u>	<u>74,900</u>	<u>74,900</u>
Current assets					
Land costs	6	7,135,951	5,131,465	-	-
Properties under development for sale	10	4,146,742	4,320,803	-	-
Completed properties for sale	11	1,953,586	1,071,604	-	-
Prepayments, deposits and other current assets	20	2,097,638	1,171,863	-	422
Accounts receivable	21	111,142	90,324	-	-
Due from subsidiaries	13	-	-	5,230,914	4,201,451
Due from related companies	41	18,531	2,285	-	-
Pledged/charged bank deposits	22	157,317	237,068	-	-
Cash and cash equivalents	22	2,412,479	2,353,280	516,802	496,750
		<u>18,033,386</u>	<u>14,378,692</u>	<u>5,747,716</u>	<u>4,698,623</u>
Total assets		<u>25,480,771</u>	<u>19,583,644</u>	<u>5,822,616</u>	<u>4,773,523</u>
EQUITY					
Capital and reserves attributable to the Company's equity holders					
Share capital	27	128,510	121,360	128,510	121,360
Reserves	28	7,709,155	5,342,348	2,991,104	1,945,725
		<u>7,837,665</u>	<u>5,463,708</u>	<u>3,119,614</u>	<u>2,067,085</u>
Minority interests		390,250	301,567	-	-
Total equity		<u>8,227,915</u>	<u>5,765,275</u>	<u>3,119,614</u>	<u>2,067,085</u>

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			2006 二零零六年 HK\$'000 港幣千元	2005 二零零五年 HK\$'000 港幣千元	2006 二零零六年 HK\$'000 港幣千元	2005 二零零五年 HK\$'000 港幣千元
LIABILITIES	負債					
Non-current liabilities	非流動負債					
Land cost payable	應付土地成本	23	–	522	–	–
Borrowings	借款	25	6,076,963	4,826,851	2,651,550	2,660,902
Deferred tax liabilities	遞延稅項負債	26	896,025	612,466	–	–
Other non-current liability	其他非流動負債	19	581,250	–	–	–
			<u>7,554,238</u>	<u>5,439,839</u>	<u>2,651,550</u>	<u>2,660,902</u>
Current liabilities	流動負債					
Accounts payable	應付賬款	24	563,378	800,524	–	–
Land cost payable	應付土地成本	23	1,070,928	1,000,039	–	–
Borrowings	借款	25	1,345,042	1,837,342	–	–
Deferred revenue	遞延收入		4,167,431	2,837,090	–	–
Accruals and other payable	預提費用及 其他應付款項		941,792	866,831	36,105	45,536
Due to an associate	應付一間聯營公司 款項	41	5,343	5,146	–	–
Due to directors	應付董事款項	41	–	13,891	–	–
Due to related companies	應付關連公司款項	41	103,398	266,362	–	–
Due to a jointly controlled entity	應付一間共同 控制實體款項	41	1,037,287	148,117	971	–
Due to a holding company	應付控股公司款項	41	–	18,997	–	–
Current tax liabilities	本期稅項負債		464,019	584,191	14,376	–
			<u>9,698,618</u>	<u>8,378,530</u>	<u>51,452</u>	<u>45,536</u>
Total liabilities	總負債		<u>17,252,856</u>	<u>13,818,369</u>	<u>2,703,002</u>	<u>2,706,438</u>
Total equity and liabilities	權益及負債總額		<u>25,480,771</u>	<u>19,583,644</u>	<u>5,822,616</u>	<u>4,773,523</u>
Net current assets	流動資產淨值		<u>8,334,768</u>	<u>6,000,162</u>	<u>5,696,264</u>	<u>4,653,087</u>
Total assets less current liabilities	總資產減流動負債		<u>15,782,153</u>	<u>11,205,114</u>	<u>5,771,164</u>	<u>4,727,987</u>

The notes on pages 98 to 197 are an integral part of these financial statements. 第98頁至第197頁之附註為此財務報表其中一部份。

CHU MANG YEE

朱孟依

Chairman

主席

WU JIESI

武捷思

Chief Executive Officer

行政總裁