



十二月三十一日 As at 31 December

		附註 Note	2006 人民幣千元 RMB'000	2005 人民幣千元 RMB'000
資產	ASSETS			
非流動資產	Non-current assets			
物業、廠房和設備	Property, plant and equipment	6	817,242	861,550
投資物業	Investment properties	7	3,100,740	3,052,740
土地使用權	Land use rights	8	_	92,909
開發中物業	Properties under development	9	297,096	567,685
附屬公司投資及借款	Investments in and loans to subsidiaries	10	2,405,121	1,963,366
共同控制實體	Interest in a jointly controlled entity	11	18,360	18,360
			6,638,559	6,556,610
流動資產	Current assets			
存貨	Inventories	12	52,149	54,128
待出售已落成物業	Properties held for sale	13	597,678	582,946
待出售開發中物業	Properties under development for sale	9	2,104,679	526,361
應收賬款及其他應收款項	Trade and other receivables	14	76,918	92,390
受限制銀行存款	Restricted bank deposits	15	127,588	90,084
現金和現金等價物	Cash and cash equivalents	15	4,275,697	301,502
			7,234,709	1,647,411
總資產	Total assets		13,873,268	8,204,021
權益	EQUITY			
本公司權益持有人應佔	Capital and reserves attributable to			
資本之權益	the Company's equity holders			
股本	Share capital	16	3,367,020	1,867,020
其他儲備	Other reserves	17	4,014,488	1,948,901
保留溢利	Retained earnings			
- 擬派末期股息	— Proposed final dividend	30	134,681	46,676
一其他	— Others	17	1,284,404	1,122,943
總權益	Total equity		8,800,593	4,985,540



十二月三十一日 As at 31 December

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負債 LIABILITIES 非流動負債 Non-current liabilities 長期借款 Long term borrowings 20 1,798,980 400,000 遞延税項負債 Deferred income tax liabilities 21 589,965 550,931 流動負債 Current liabilities 應付賬款及其他應付款項 Trade and other payables 18 1,983,610 1,765,855 應付稅金 Tax payable 19 50,120 31,695 一年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)評值 Net current assets/(liabilities) 4,550,979 (620,139)				2006	2005	
負債 LIABILITIES 非流動負債 Non-current liabilities 長期借款 Long term borrowings 20 1,798,980 400,000 遞延税項負債 Deferred income tax liabilities 21 589,965 550,931 流動負債 Current liabilities 應付賬款及其他應付款項 Trade and other payables 18 1,983,610 1,765,855 應付稅金 Tax payable 19 50,120 31,695 一年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 總負債 Total liabilities 5,072,675 3,218,481 總負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)爭值 Net current assets/(liabilities) 4,550,979 (620,139)			附註	人民幣千元	人民幣千元	
非流動負債Non-current liabilitiesNon-current liabilities201,798,980400,000遞延稅項負債Deferred income tax liabilities21589,965550,931流動負債Current liabilities22,388,945950,931應付賬款及其他應付款項 應付稅金 一年內到期的長期借款Trade and other payables Tax payable181,983,6101,765,855應用預劃的長期借款Current portion of long term borrowings20400,000—短期借款Short term borrowings20250,000470,000經債債Total liabilities5,072,6753,218,481總權益及負債Total equity and liabilities13,873,2688,204,021流動資產/(負債)評值Net current assets/(liabilities)4,550,979(620,139)			Note	RMB'000	RMB'000	
長期借款Long term borrowings201,798,980400,000遞延税項負債Deferred income tax liabilities21589,965550,931流動負債Current liabilities22,388,945950,931應付賬款及其他應付款項Trade and other payables181,983,6101,765,855應付稅金Tax payable1950,12031,695一年內到期的長期借款Current portion of long term borrowings20400,000—短期借款Short term borrowings20250,000470,000總負債Total liabilities5,072,6753,218,481總權益及負債Total equity and liabilities13,873,2688,204,021流動資產/(負債)評值Net current assets/(liabilities)4,550,979(620,139)	負債	LIABILITIES				
 遞延税項負債 Deferred income tax liabilities 流動負債 Current liabilities 應付賬款及其他應付款項 Trade and other payables 應付稅金 Tax payable 一年內到期的長期借款 Current portion of long term borrowings 短期借款 Short term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 400,000 2,683,730 2,267,550 總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139) 	非流動負債	Non-current liabilities				
流動負債 Current liabilities 應付賬款及其他應付款項 Trade and other payables 18 1,983,610 1,765,855 應付稅金 Tax payable 19 50,120 31,695 一年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)評值 Net current assets/(liabilities) 4,550,979 (620,139)	長期借款	Long term borrowings	20	1,798,980	400,000	
流動負債 Current liabilities 應付賬款及其他應付款項 Trade and other payables 18 1,983,610 1,765,855 應付稅金 Tax payable 19 50,120 31,695 一年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)評值 Net current assets/(liabilities) 4,550,979 (620,139)	遞延税項負債	Deferred income tax liabilities	21	589,965	550,931	
應付賬款及其他應付款項 Trade and other payables 18 1,983,610 1,765,855 應付稅金 Tax payable 19 50,120 31,695 一年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 2,683,730 2,267,550				2,388,945	950,931	
應付税金 Tax payable 19 50,120 31,695 —年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 2,683,730 2,267,550 總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)評值 Net current assets/(liabilities) 4,550,979 (620,139)	流動負債	Current liabilities				
一年內到期的長期借款 Current portion of long term borrowings 20 400,000 — 短期借款 Short term borrowings 20 250,000 470,000 總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139)	應付賬款及其他應付款項	Trade and other payables	18	1,983,610	1,765,855	
短期借款 Short term borrowings 20 250,000 470,000 2,683,730 2,267,550 2,683,730 2,267,550 3,218,481 数權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139)	應付税金	Tax payable	19	50,120	31,695	
總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139)	一年內到期的長期借款	Current portion of long term borrowings	20	400,000	_	
總負債 Total liabilities 5,072,675 3,218,481 總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139)	短期借款	Short term borrowings	20	250,000	470,000	
總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139)				2,683,730	2,267,550	
總權益及負債 Total equity and liabilities 13,873,268 8,204,021 流動資產/(負債)淨值 Net current assets/(liabilities) 4,550,979 (620,139)						
流動資產/(負債) 淨值 Net current assets/(liabilities) 4,550,979 (620,139)	總負債	Total liabilities		5,072,675	3,218,481	
	總權益及負債	Total equity and liabilities		13,873,268	8,204,021	
總資產減流動負債 Total assets less current liabilities 11,189,538 5,936,471	流動資產/(負債)淨值	Net current assets/(liabilities)		4,550,979	(620,139)	
	總資產減流動負債	Total assets less current liabilities		11,189,538	5,936,471	

第53至142頁的綜合賬目附註為綜合財務報表 的整體部份。 The notes on pages 53 to 142 are an integral part of these consolidated financial statements.

於二零零七年四月十八日獲董事會批准

Approved by the Board of Directors on 18 April 2007

董事會代表

On behalf of the Board

賀江川

HE Jiang-Chuan

董事

Director

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趙惠芝

ZHAO Hui -Zhi

董事

Director