

資產負債表

於二零零七年六月三十日

| | 附註 | 本公司 | | 本集團 | |
|------------------|----|-----------------------|---------------------|-----------------------|---------------------|
| | | 二零零七年 港元 | 二零零六年 港元 (重列) | 二零零七年 港元 | 二零零六年 港元 (重列) |
| 非流動資產 | | | | | |
| 投資物業 | 18 | — | — | 23,806,439,783 | 20,663,840,276 |
| 酒店物業 | 19 | — | — | 850,461,498 | 820,861,230 |
| 物業、廠房及設備 | 20 | — | — | 72,144,056 | 67,288,392 |
| 預付土地租賃款項—非流動 | 21 | — | — | 416,779,569 | 402,334,101 |
| 投資附屬公司 | 22 | 82,923,371 | 51,660,395 | — | — |
| 借予附屬公司款項 | 22 | 3,371,303,490 | 6,130,200,000 | — | — |
| 投資聯營公司權益 | 23 | 518,711,342 | 516,092,342 | 5,599,607,915 | 4,911,549,151 |
| 可供出售之投資 | 24 | 1,118,034,202 | 965,274,845 | 3,414,324,906 | 3,089,496,220 |
| 借予聯營公司款項 | 23 | — | — | 9,261,568,181 | 8,122,751,555 |
| 借予被投資公司款項 | 26 | — | — | 12,366,708 | 16,232,009 |
| 應收遠期貸款 | 27 | — | — | 75,118,429 | 181,444,485 |
| | | 5,090,972,405 | 7,663,227,582 | 43,508,811,045 | 38,275,797,419 |
| 流動資產 | | | | | |
| 發展中物業 | | — | — | 17,757,888,770 | 15,423,272,565 |
| 未售樓宇存貨 | | — | — | 1,992,746,887 | 2,208,033,690 |
| 酒店存貨 | | — | — | 22,755,854 | 22,183,233 |
| 預付土地租賃款項—流動 | 21 | — | — | 4,709,375 | 4,495,355 |
| 買賣證券 | 25 | 869,004,738 | 658,829,550 | 872,076,738 | 661,354,050 |
| 應收附屬公司款項 | 22 | 27,890,891,244 | 20,543,562,910 | — | — |
| 應收聯營公司款項 | 23 | 6,385,720 | 12,785,283 | 894,873,993 | 898,869,248 |
| 應收賬款及其他應收 | 28 | 4,784,892 | 5,695,269 | 4,004,902,347 | 6,230,059,015 |
| 應收遠期貸款之本期部分 | 27 | — | — | 5,722,685 | 8,474,210 |
| 可收回稅款 | | — | — | 236,398,141 | 239,375,867 |
| 有限制銀行存款 | 29 | — | — | 284,039,563 | 259,592,141 |
| 定期存款、銀行存款及現金 | 29 | 975,439 | 614,090 | 3,132,325,533 | 2,972,714,890 |
| | | 28,772,042,033 | 21,221,487,102 | 29,208,439,886 | 28,928,424,264 |
| 流動負債 | | | | | |
| 應付賬款及其他應付 | 30 | 4,532,313 | 4,676,859 | 3,035,004,658 | 3,104,271,846 |
| 應付聯營公司款項 | 23 | 45,833,261 | 48,181,161 | 761,968,910 | 220,601,970 |
| 應付稅項 | | 47,828,223 | 34,500,000 | 1,152,048,842 | 909,913,711 |
| 遠期銀行貸款之本期部分 | 31 | — | — | 319,078,313 | 411,826,470 |
| 銀行貸款 | 31 | | | | |
| —有抵押 | | — | 4,564,000 | 2,712,002,542 | 1,998,942,600 |
| —無抵押 | | — | — | 744,794,539 | 1,100,000,000 |
| 其他有抵押貸款 | 32 | — | — | — | 17,413,760 |
| 財務擔保合約—流動 | | 3,352,581 | 2,749,253 | 3,352,581 | 2,749,253 |
| | | 101,546,378 | 94,671,273 | 8,728,250,385 | 7,765,719,610 |
| 流動資產淨額 | | 28,670,495,655 | 21,126,815,829 | 20,480,189,501 | 21,162,704,654 |
| 資產總值減流動負債 | | 33,761,468,060 | 28,790,043,411 | 63,989,000,546 | 59,438,502,073 |

資產負債表 (續)

95

於二零零七年六月三十日

| | 附註 | 本公司 | | 本集團 | |
|----------------|----|-----------------------|---------------------|-----------------------|---------------------|
| | | 二零零七年 港元 | 二零零六年 港元 (重列) | 二零零七年 港元 | 二零零六年 港元 (重列) |
| 資本及儲備 | | | | | |
| 股本 | 34 | 4,610,386,667 | 4,303,699,473 | 4,610,386,667 | 4,303,699,473 |
| 股份溢價及儲備 | 35 | 29,145,067,736 | 24,480,571,625 | 42,970,489,278 | 35,442,627,530 |
| 本公司權益持有人應佔權益 | | 33,755,454,403 | 28,784,271,098 | 47,580,875,945 | 39,746,327,003 |
| 少數股東權益 | | — | — | 184,850,571 | 39,711,496 |
| 股東權益總額 | | 33,755,454,403 | 28,784,271,098 | 47,765,726,516 | 39,786,038,499 |
| 非流動負債 | | | | | |
| 遠期銀行借貸－到期日超過一年 | 31 | — | — | 11,765,284,860 | 13,365,819,870 |
| 可換股債券 | 33 | — | — | — | 2,221,745,487 |
| 財務擔保合約－非流動 | | 6,013,657 | 5,772,313 | 6,013,657 | 5,772,313 |
| 遞延稅項 | 36 | — | — | 2,241,875,746 | 1,885,620,255 |
| 聯營公司提供之借款 | 37 | — | — | 1,985,645,708 | 1,928,166,722 |
| 少數股東提供之借款 | 38 | — | — | 224,454,059 | 245,338,927 |
| | | 6,013,657 | 5,772,313 | 16,223,274,030 | 19,652,463,574 |
| | | 33,761,468,060 | 28,790,043,411 | 63,989,000,546 | 59,438,502,073 |

第93頁至第163頁之財務報告書已於二零零七年九月十八日經董事會批准及授權發出，並由下列董事代表董事會簽署：

黃志祥
主席

鄧永鏞
董事