

Consolidated Balance Sheet

At 31st December, 2008

綜合資產負債表

於二零零八年十二月三十一日

		Notes	2008 HK\$'000 千港元	2007 HK\$'000 千港元
		附註		
Non-current assets	非流動資產			
Investment properties	投資物業	21	30,302,580	38,498,440
Property and other fixed assets	物業及其他固定資產	22	104,739	101,846
Properties under development	發展中物業	23	86,496	33,548
Prepaid lease payments	預付租賃款項	24	1,536,953	1,417,631
Property interests held for future development	持作日後發展之物業權益	25	–	–
Intangible assets	無形資產	26	10,010	12,870
Goodwill	商譽	27	8,310	–
Interests in associates	聯營公司權益	28	869,727	1,210,936
Advances to associates	墊付聯營公司款項	29	1,784,457	1,352,741
Interests in jointly controlled entities	共同控制機構權益	30	–	–
Available-for-sale investments	待售投資	31	468,127	11,916,268
Advances to investee companies	墊付接受投資公司款項	32(a)	332,501	310,055
Loans receivable, due after one year	應收貸款—一年後到期	33	60,129	61,300
Deferred tax assets	遞延稅項資產	46	96,690	66,574
Advance to a minority shareholder	墊付一名少數股東款項	32(b)	14,580	9,527
Pledged deposits	抵押存款	34(a)	99,599	79,217
			35,774,898	55,070,953
Current assets	流動資產			
Stock of properties	物業存貨	35	4,945,495	3,781,462
Investments held-for-trading	持作買賣之投資	36	–	367,753
Equity-linked note	股票掛鈎票據	37	–	101,516
Loans receivable, due within one year	應收貸款—一年內到期	33	117	586
Inventories for cosmetic products	化妝品存貨	38	3,426	1,425
Debtors, deposits and prepayments	應收賬項、按金及預付款項	39	223,439	299,433
Securities trading receivables and deposits	應收證券交易賬項及存款	34(b)	69,118	309,766
Tax recoverable	可收回稅款		414	536
Pledged deposits	抵押存款	34(a)	378,483	406,492
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	34(c)	10,418,877	6,167,845
Sales proceeds held by stakeholders	保管人所持銷售所得款項		63,272	206,540
			16,102,641	11,643,354

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Current liabilities	流動負債			
Derivative financial instruments	衍生金融工具	40	24,432	50,851
Creditors and accruals	應付賬項及應計款項	41	323,026	295,766
Securities trading and margin payable	應付證券交易賬項及保證金		62,702	284,165
Deposits and receipts in advance	按金及預先收取款項		391,298	297,085
Tax liabilities	稅項負債		118,360	230,827
Borrowings – due within one year	借貸—一年內到期	42	3,163,925	2,949,269
Provisions	撥備	43	16,054	16,017
			4,099,797	4,123,980
Net current assets	流動資產淨值		12,002,844	7,519,374
Total assets less current liabilities	資產總額減流動負債		47,777,742	62,590,327
Non-current liabilities	非流動負債			
Financial guarantee liabilities	財務擔保負債		618	618
Borrowings – due after one year	借貸—一年後到期	42	8,505,258	9,380,589
Amounts due to associates	欠負聯營公司款項	45	9,271	8,941
Amounts due to minority shareholders	欠負少數股東款項	45	77,565	90,059
Deferred tax liabilities	遞延稅項負債	46	3,882,381	5,444,587
			12,475,093	14,924,794
Total assets and liabilities	資產與負債總額		35,302,649	47,665,533
Capital and reserves	股本及儲備			
Share capital	股本	47	207,775	230,044
Reserves	儲備		34,442,818	46,931,594
Equity attributable to equity holders of the parent	母公司股本權益持有人之應佔股本權益		34,650,593	47,161,638
Minority interests	少數股東權益		652,056	503,895
Total equity	股本權益總額		35,302,649	47,665,533

Approved and authorised for issue by the Board of Directors on 16th March, 2009 and signed on its behalf by:

已獲董事會於二零零九年三月十六日批准及授權發布，並由下列董事代表董事會簽署。

Joseph Lau, Luen-hung
Director

劉鑾雄
董事

Lau, Ming-wai
Director

劉鳴煒
董事

The accompanying notes form an integral part of these consolidated financial statements.

財務報表附註乃綜合財務報表的一部分。