

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

At 31st December, 2018 於二零一八年十二月三十一日

			<b>2018</b>	2017
	Notes		<b>HK\$'000</b>	HK\$'000
	附註		千港元	千港元
<b>Non-current assets</b>		<b>非流動資產</b>		
Investment properties		投資物業	19 <b>15,280,848</b>	15,649,991
Property, plant and equipment		物業、廠房及設備	20 <b>36,654</b>	43,117
Intangible assets		無形資產	21 <b>–</b>	–
Goodwill		商譽	22 <b>322,938</b>	322,938
Investments accounted for using the equity method		以權益法入賬之投資	23 <b>2,276,177</b>	2,115,228
Advances to associates		墊付聯營公司款項	24 <b>49,259</b>	49,199
Advance to a joint venture		墊付一間合資公司款項	25 <b>154,218</b>	–
Financial assets measured at fair value through profit or loss		通過損益以反映 公平值計量之金融資產	26 <b>1,350,090</b>	2,049,276
Financial assets measured at fair value through other comprehensive income		通過其他全面收益以反映 公平值計量之金融資產	27 <b>21,367,307</b>	24,141,960
Advances to investee companies		墊付接受投資公司款項	28(a) <b>652,304</b>	605,204
Advance to a non-controlling shareholder		墊付一間非控股股東款項	28(b) <b>11,170</b>	14,908
Deferred tax assets		遞延稅項資產	29 <b>1,899</b>	2,419
Pledged deposits		抵押存款	30(a) <b>83,203</b>	90,541
			<b>41,586,067</b>	45,084,781
<b>Current assets</b>		<b>流動資產</b>		
Stock of properties		物業存貨	31 <b>228,799</b>	296,513
Financial assets measured at fair value through profit or loss		通過損益以反映 公平值計量之金融資產	26 <b>5,415,827</b>	8,759,356
Inventories		存貨	32 <b>3,187</b>	2,660
Debtors, deposits, other receivables and prepayments		應收賬項、按金、其他應收賬項 及預付款項	33 <b>517,562</b>	916,113
Securities trading receivables and deposits		應收證券交易賬項及存款	30(b) <b>22,497</b>	112,611
Tax recoverable		可收回稅款	<b>15,670</b>	2,155
Pledged deposits		抵押存款	30(a) <b>154,195</b>	172,972
Time deposits, bank balances and cash		定期存款、銀行結餘及現金	30(c) <b>714,572</b>	659,402
Sales proceeds held by stakeholders		保管人所持銷售所得款項	<b>32,327</b>	56,792
			<b>7,104,636</b>	10,978,574

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		Notes 附註	2018 HK\$'000 千港元	2017 HK\$'000 千港元
<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	34	<b>247,187</b>	345,201
Securities trading and margin payable	應付證券交易賬項及保證金		<b>22,295</b>	116,983
Deposits and receipts in advance	按金及預收款項		<b>218,633</b>	241,168
Tax liabilities	稅項負債		<b>62,656</b>	316,502
Borrowings	借貸	35	<b>9,303,688</b>	12,763,546
			<b>9,854,459</b>	13,783,400
<b>Net current liabilities</b>	<b>流動負債淨值</b>		<b>(2,749,823)</b>	(2,804,826)
<b>Total assets less current liabilities</b>	<b>資產總額減流動負債</b>		<b>38,836,244</b>	42,279,955
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人應佔股本權益</b>			
Share capital	股本	36	<b>190,762</b>	190,762
Financial assets measured at fair value through other comprehensive income reserve	通過其他全面收益以反映公平值計量之金融資產之儲備		<b>7,016,367</b>	10,204,417
Statutory reserve	法定儲備		<b>668</b>	668
Special reserve	特別儲備		<b>2,499,685</b>	2,499,685
Capital redemption reserve	資本贖回儲備		<b>138,062</b>	138,062
Translation reserve	匯兌儲備		<b>(593,208)</b>	(308,253)
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		<b>190,762</b>	190,762
– others	– 其他		<b>24,619,270</b>	23,469,813
			<b>34,062,368</b>	36,385,916
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>81,201</b>	107,086
<b>Total equity</b>	<b>股本權益總額</b>		<b>34,143,569</b>	36,493,002

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<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	35	<b>4,443,987</b>	3,709,467
Loan from a director	董事貸款	37	-	1,835,500
Amounts due to associates	欠負聯營公司款項	38	<b>171,619</b>	142,419
Amounts due to non-controlling shareholders	欠負非控股股東款項	38	<b>24,177</b>	49,202
Deferred tax liabilities	遞延稅項負債	29	<b>52,892</b>	50,365
			<b>4,692,675</b>	5,786,953
			<b>38,836,244</b>	42,279,955

Approved and authorised for issue by the board of Directors on 5th March, 2019 and signed on its behalf by:

已獲董事會於二零一九年三月五日批准及授權發布，並由下列董事代表董事會簽署：

**Chan, Sze-wan**  
Director

陳詩韻  
董事

**Lam, Kwong-wai**  
Director

林光蔚  
董事

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

綜合財務報表附註乃綜合財務報表的一部分。