

Consolidated Balance Sheet

At 31st December, 2005

綜合資產負債表

於二零零五年十二月三十一日

		NOTES	2005 HK\$'000	2004 HK\$'000 (as restated)
		附註	千港元	千港元 (經重列)
Non-current assets	非流動資產			
Investment properties	投資物業	21	24,062,965	19,343,480
Property and other fixed assets	物業及其他固定資產	22	68,889	84,738
Properties under development	發展中物業	23	23,902	750
Prepaid lease payments	預付租賃款項	24	250,106	250,715
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	15,951	17,082
Goodwill	商譽	27	-	7,702
Negative goodwill	負值商譽	28	-	(191,028)
Interests in associates	聯營公司權益	29	692,870	631,671
Advances to associates	墊付聯營公司款項	30	1,681,975	944,132
Available-for-sale investments	待售投資	31	3,405,181	-
Investments in securities	證券投資	33	-	317,270
Advance to an investee company	墊付接受投資公司款項	34	1,950	6,086
Equity-linked notes	股票掛鈎票據	35	2,799,507	-
Loans receivable, due after one year	應收貸款—一年後到期	36	84,344	11,143
Deferred tax assets	遞延稅項資產	47	66,586	84,881
Pledged deposits	抵押存款	37(a) & 50	121,069	67,001
			33,275,295	21,575,623
Current assets	流動資產			
Stock of properties	物業存貨	38	2,485,777	913,537
Investments held-for-trading	持作買賣之投資	32	1,239,426	-
Investments in securities	證券投資	33	-	1,622,839
Equity-linked notes	股票掛鈎票據	35	628,983	-
Derivative financial instruments	衍生金融工具	39	59,940	1,018
Loans receivable, due within one year	應收貸款—一年內到期	36	6,698	2,821
Debtors, deposits and prepayments	應收賬項、按金及預付款項	40	183,247	76,459
Securities receivable and deposits	應收證券及存款	37(b)	354,287	24,994
United States currency treasury bills	美國貨幣國庫債券	41	493,870	526,613
Tax recoverable	可收回稅項		7,475	2,590
Pledged deposits	抵押存款	37(a) & 50	3,463	62,459
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	37(c)	1,136,267	1,196,018
			6,599,433	4,429,348
Asset classified as held for sale	列為持作出售之資產	12	566,109	-
			7,165,542	4,429,348

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Current liabilities	流動負債			
Derivative financial instruments	衍生金融工具	39	152,089	2,028
Creditors and accruals	應付賬項及應計款項	42	118,735	60,909
Cash and margin payable	應付現金及保證金		11,320	15,347
Deposits and receipts in advance	按金及預先收取款項		224,243	225,161
Tax liabilities	稅項負債		71,684	57,858
Borrowings – due within one year	借貸 – 一年內到期	43	6,090,610	2,283,161
Provisions	撥備	44	24,444	24,444
			6,693,125	2,668,908
Net current assets	流動資產淨值		472,417	1,760,440
Total assets less current liabilities	總資產減流動負債		33,747,712	23,336,063
Non-current liabilities	非流動負債			
Borrowings – due after one year	借貸 – 一年後到期	43	5,663,442	4,769,648
Convertible bonds	可換股債券	45	1,135,302	–
Amounts due to associates	欠負聯營公司款項	46	14,879	26,646
Amounts due to minority shareholders	欠負少數股東款項	46	310,814	373,878
Deferred tax liabilities	遞延稅項負債	47	2,920,578	2,043,612
			10,045,015	7,213,784
Total assets and liabilities	資產與負債總額		23,702,697	16,122,279
Capital and reserves	股本及儲備			
Share capital	股本	48	209,151	203,021
Reserves	儲備		23,092,369	16,008,773
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		23,301,520	16,211,794
Minority interests	少數股東權益		401,177	(89,515)
Total equity	股本權益總額		23,702,697	16,122,279

The financial statements on pages 55 to 162 were approved and authorised for issue by the Board of Directors on 11th April, 2006 and are signed on its behalf by:

第 55 頁至第 162 頁之財務報表已獲董事會於二零零六年四月十一日批准及授權刊發，並由下列董事代表董事會簽署：

Thomas Lau, Luen-hung 劉鑾鴻
DIRECTOR 董事

Joseph Lau, Luen-hung 劉鑾雄
DIRECTOR 董事