

Consolidated Balance Sheet

At 31st December, 2006

綜合資產負債表

於二零零六年十二月三十一日

			2006	2005
	Notes		HK\$'000	HK\$'000
	附註		千港元	(Restated) 千港元 (重列)
Non-current assets		非流動資產		
Investment properties	20	投資物業	31,771,870	24,062,965
Property and other fixed assets	21	物業及其他固定資產	81,357	68,889
Properties under development	22	發展中物業	-	23,902
Prepaid lease payments	23	預付租賃款項	249,497	250,106
Property interests held for future development	24	持作日後發展之物業權益	-	-
Intangible assets	25	無形資產	-	15,951
Goodwill	26	商譽	-	-
Interests in associates	27	聯營公司權益	1,396,351	693,325
Advances to associates	28	墊付聯營公司款項	931,661	1,681,975
Available-for-sale investments	29	待售投資	8,532,632	3,405,181
Equity-linked notes	32	股票掛鈎票據	147,827	2,799,507
Advance to an investee company	31(a)	墊付接受投資公司款項	1,518	1,950
Loans receivable, due after one year	33	應收貸款—一年後到期	63,079	84,344
Deferred tax assets	44	遞延稅項資產	73,647	66,586
Advance to a minority shareholder	31(b)	墊付一名少數股東款項	9,436	-
Pledged deposits	34(a)	抵押存款	71,606	121,069
			43,330,481	33,275,750
Current assets		流動資產		
Stock of properties	35	物業存貨	4,851,504	2,485,777
Investments held-for-trading	30	持作買賣之投資	142,218	1,239,426
Equity-linked notes	32	股票掛鈎票據	75,725	628,983
Derivative financial instruments	36	衍生金融工具	-	59,940
Loans receivable, due within one year	33	應收貸款—一年內到期	224	6,698
Debtors, deposits and prepayments	37	應收賬項、按金 及預付款項	364,749	183,247
Securities trading receivable and deposits	34(b)	應收證券交易賬項 及存款	276,829	354,287
United States currency treasury bills	38	美國貨幣國庫債券	-	493,870
Tax recoverable		可收回稅項	4,083	7,475
Pledged deposits	34(a) & 48	抵押存款	1,014,351	3,463
Time deposits, bank balances and cash	34(c)	定期存款、銀行結餘 及現金	7,034,820	1,136,267
Presale proceeds held by stakeholders		保管人所持預售所得款項	530,005	-
			14,294,508	6,599,433
Asset classified as held for sale	11	列為持作出售之資產	9,338	566,109
			14,303,846	7,165,542

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	Notes	2006 HK\$'000	2005 HK\$'000 (Restated)
	附註	千港元	千港元 (重列)
Current liabilities	流動負債		
Derivative financial instruments	衍生金融工具	36	152,089
Creditors and accruals	應付賬項及應計款項	39	118,735
Securities trading and margin payable	應付證券交易賬項 及保證金	191,206	11,320
Deposits and receipts in advance	按金及預先收取款項	761,900	224,243
Tax liabilities	稅項負債	88,662	71,684
Borrowings – due within one year	借貸 – 一年內到期	40	6,090,610
Provisions	撥備	41	24,444
Financial guarantee liabilities	財務擔保負債	-	455
		12,683,177	6,693,580
Net current assets	流動資產淨值	1,620,669	471,962
Total assets less current liabilities	總資產減流動負債	44,951,150	33,747,712
Non-current liabilities	非流動負債		
Borrowings – due after one year	借貸 – 一年後到期	40	5,663,442
Convertible bonds	可換股債券	42	1,135,302
Amounts due to associates	欠負聯營公司款項	43	14,879
Amounts due to minority shareholders	欠負少數股東款項	43	310,814
Deferred tax liabilities	遞延稅項負債	44	2,920,578
Financial guarantee liabilities	財務擔保負債		-
		8,988,516	10,045,015
Total assets and liabilities	資產與負債總額	35,962,634	23,702,697
Capital and reserves	股本及儲備		
Share capital	股本	45	209,151
Reserves	儲備		23,092,369
		35,532,698	23,301,520
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	429,936	401,177
Minority interests	少數股東權益		
Total equity	股本權益總額	35,962,634	23,702,697

Approved by the Board of Directors on 14th March, 2007 and signed on its behalf by:

已獲董事會於二零零七年三月十四日批准，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