

## Consolidated Balance Sheet

At 31st December, 2007

## 綜合資產負債表

於二零零七年十二月三十一日

			2007	2006
		Notes	HK\$'000	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	21	<b>38,498,440</b>	31,771,870
Property and other fixed assets	物業及其他固定資產	22	<b>101,846</b>	81,357
Properties under development	發展中物業	23	<b>33,548</b>	-
Prepaid lease payments	預付租賃款項	24	<b>1,417,631</b>	249,497
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	<b>12,870</b>	-
Goodwill	商譽	27	-	-
Interests in associates	聯營公司權益	28	<b>1,210,936</b>	1,396,351
Advances to associates	墊付聯營公司款項	29	<b>1,352,741</b>	931,661
Available-for-sale investments	待售投資	30	<b>11,916,268</b>	8,532,632
Equity-linked note	股票掛鈎票據	33	-	147,827
Advances to investee companies	墊付接受投資公司款項	32(a)	<b>310,055</b>	1,518
Loans receivable, due after one year	應收貸款—一年後到期	34	<b>61,300</b>	63,079
Deferred tax assets	遞延稅項資產	45	<b>66,574</b>	73,647
Advance to a minority shareholder	墊付一名少數股東款項	32(b)	<b>9,527</b>	9,436
Pledged deposits	抵押存款	35(a)	<b>79,217</b>	71,606
			<b>55,070,953</b>	43,330,481
<b>Current assets</b>	<b>流動資產</b>			
Stock of properties	物業存貨	36	<b>3,781,462</b>	4,851,504
Investments held-for-trading	持作買賣之投資	31	<b>367,753</b>	142,218
Equity-linked note	股票掛鈎票據	33	<b>101,516</b>	75,725
Loans receivable, due within one year	應收貸款—一年內到期	34	<b>586</b>	224
Inventories for cosmetic products	化妝品存貨	37	<b>1,425</b>	-
Debtors, deposits and prepayments	應收賬項、按金 及預付款項	39	<b>299,433</b>	364,749
Securities trading receivables and deposits	應收證券交易賬項及存款	35(b)	<b>309,766</b>	276,829
Tax recoverable	可收回稅項		<b>536</b>	4,083
Pledged deposits	抵押存款	35(a)	<b>406,492</b>	1,014,351
Time deposits, bank balances and cash	定期存款、銀行結餘 及現金	35(c)	<b>6,167,845</b>	7,034,820
Presale proceeds held by stakeholders	保管人所持預售所得款項		<b>206,540</b>	530,005
			<b>11,643,354</b>	14,294,508
Asset classified as held for sale	列為持作出售之資產	12	-	9,338
			<b>11,643,354</b>	14,303,846

## Consolidated Balance Sheet

At 31st December, 2007

## 綜合資產負債表

於二零零七年十二月三十一日

			<b>2007</b>	2006
		Notes	<b>HK\$'000</b>	HK\$'000
		附註	千港元	千港元
<b>Current liabilities</b>	<b>流動負債</b>			
Derivative financial instruments	衍生金融工具	38	<b>50,851</b>	168,644
Creditors and accruals	應付賬項及應計款項	40	<b>295,766</b>	452,544
Securities trading and margin payable	應付證券交易賬項 及保證金		<b>284,165</b>	191,206
Deposits and receipts in advance	按金及預先收取款項		<b>297,085</b>	761,900
Tax liabilities	稅項負債		<b>230,827</b>	88,662
Borrowings – due within one year	借貸 – 一年內到期	41	<b>2,949,269</b>	11,004,204
Provisions	撥備	42	<b>16,017</b>	16,017
			<b>4,123,980</b>	12,683,177
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>7,519,374</b>	1,620,669
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>62,590,327</b>	44,951,150
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Financial guarantee liabilities	財務擔保負債		<b>618</b>	328
Borrowings – due after one year	借貸 – 一年後到期	41	<b>9,380,589</b>	3,709,340
Convertible bonds	可換股債券	43	–	279,689
Amounts due to associates	欠負聯營公司款項	44	<b>8,941</b>	13,732
Amounts due to minority shareholders	欠負少數股東款項	44	<b>90,059</b>	523,489
Deferred tax liabilities	遞延稅項負債	45	<b>5,444,587</b>	4,461,938
			<b>14,924,794</b>	8,988,516
<b>Total assets and liabilities</b>	<b>資產與負債總額</b>		<b>47,665,533</b>	35,962,634
<b>Capital and reserves</b>	<b>股本及儲備</b>			
Share capital	股本	46	<b>230,044</b>	225,981
Reserves	儲備		<b>46,931,594</b>	35,306,717
<b>Equity attributable to equity holders of the parent</b>	<b>母公司股本權益持有人之應佔股本權益</b>		<b>47,161,638</b>	35,532,698
<b>Minority interests</b>	<b>少數股東權益</b>		<b>503,895</b>	429,936
<b>Total equity</b>	<b>股本權益總額</b>		<b>47,665,533</b>	35,962,634

Approved and authorised for issue by the Board of Directors on 7th March, 2008 and signed on its behalf by:

已獲董事會於二零零八年三月七日批准及授權發布，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。