

Consolidated Statement of Financial Position

綜合財務狀況報表

At 31st December, 2011 於二零一一年十二月三十一日

		Notes 附註	2011 HK\$'000 千港元	2010 HK\$'000 千港元
Non-current assets	非流動資產			
Investment properties	投資物業	21	34,484,529	27,419,024
Properties and other fixed assets	物業及其他固定資產	22	521,756	521,589
Property interests held for future development	持作日後發展之物業權益	23	–	–
Intangible assets	無形資產	24	1,430	4,290
Goodwill	商譽	25	329,879	6,941
Interests in associates	聯營公司權益	26	1,693,745	1,044,056
Advances to associates	墊付聯營公司款項	27	1,618,642	1,563,687
Interests in jointly controlled entities	共同控制機構權益	28	–	–
Available-for-sale investments	待售投資	29	4,160,350	334,079
Financial assets designated as at fair value through profit or loss	指定為通過損益以反映公平值之金融資產	35	2,453,411	3,101,417
Advances to investee companies	墊付接受投資公司款項	30(a)	406,241	344,879
Loans receivable – due after one year	應收貸款 – 一年後到期	31	58	78
Deferred tax assets	遞延稅項資產	43	47,279	33,083
Advances to non-controlling shareholders	墊付多名非控股股東款項	30(b)	124,388	138,971
Pledged deposits	抵押存款	32(a)	165,441	163,031
			46,007,149	34,675,125
Current assets	流動資產			
Stock of properties	物業存貨	33	5,707,076	4,339,662
Available-for-sale investments	待售投資	29	53,323	100,704
Investments held-for-trading	持作買賣之投資	34	514,917	2,422,066
Financial assets designated as at fair value through profit or loss	指定為通過損益以反映公平值之金融資產	35	2,773,200	2,084,012
Loans receivable – due within one year	應收貸款 – 一年內到期	31	60	41
Inventories for cosmetic products	化妝品存貨	36	3,939	2,960
Debtors, deposits and prepayments	應收賬項、按金及預付款項	37	583,469	485,872
Securities trading receivables and deposits	應收證券交易款項及存款	32(b)	25,362	106,865
Tax recoverable	可收回稅款		1,320	2,277
Pledged deposits	抵押存款	32(a)	1,539,558	24,035
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	32(c)	4,268,499	10,689,322
Sales proceeds held by stakeholders	保管人所持銷售所得款項		33,725	43,419
			15,504,448	20,301,235
Asset classified as held for sale	列為持作出售之資產	12	–	80,000
			15,504,448	20,381,235

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		Notes 附註	2011 HK\$'000 千港元	2010 HK\$'000 千港元
Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	38	765,027	719,241
Securities trading and margin payable	應付證券交易賬項及 保證金		10,996	73,197
Deposits and receipts in advance	按金及預收款項		970,516	566,738
Tax liabilities	稅項負債		24,480	137,741
Borrowings – due within one year	借貸 – 一年內到期	39	10,006,667	3,727,552
Provisions	撥備	40	–	16,054
Financial guarantee liabilities	財務擔保負債		–	290
			11,777,686	5,240,813
Net current assets	流動資產淨值		3,726,762	15,140,422
Total assets less current liabilities	資產總額減流動負債		49,733,911	49,815,547
Equity attributable to owners of the Company	本公司擁有人之 應佔股本權益			
Share capital	股本	41	190,762	190,762
Securities investments reserve	證券投資儲備		67,934	102,715
Statutory reserve	法定儲備		29,119	9,314
Other reserve	其他儲備		(7,259)	(7,340)
Special reserve	特別儲備		2,499,685	2,499,685
Capital redemption reserve	資本贖回儲備		138,062	138,062
Translation reserve	匯兌儲備		961,487	639,930
Retained profits	保留溢利			
– Proposed final dividend	– 擬派末期股息		19,076	19,076
– Others	– 其他		31,752,466	29,915,662
			35,651,332	33,507,866
Non-controlling interests	非控股權益		716,675	702,985
Total equity	股本權益總額		36,368,007	34,210,851

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At 31st December, 2011 於二零一一年十二月三十一日

			2011	2010
		Notes	HK\$'000	HK\$'000
		附註	千港元	千港元
Non-current liabilities	非流動負債			
Financial guarantee liabilities	財務擔保負債		91	—
Borrowings – due after one year	借貸—一年後到期	39	12,684,015	14,982,958
Amounts due to associates	欠負聯營公司款項	42	183,689	76,950
Amount due to a non-controlling shareholder	欠負一名非控股股東款項	42	14,430	141,325
Deferred tax liabilities	遞延稅項負債	43	483,679	403,463
			13,365,904	15,604,696
			49,733,911	49,815,547

Approved and authorised for issue by the Board of Directors on 16th March, 2012 and signed on its behalf by:

已獲董事會於二零一二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

Chan, Kwok-wai

Director

陳國偉

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。