

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況報表

At 31st December, 2013 於二零一三年十二月三十一日

		Notes 附註	2013 HK\$'000 千港元	2012 HK\$'000 千港元
Non-current assets	非流動資產			
Investment properties	投資物業	22	45,552,614	41,972,818
Properties and other fixed assets	物業及其他固定資產	23	549,335	521,886
Property interests held for future development	持作日後發展之 物業權益	24	–	–
Intangible assets	無形資產	25	–	–
Goodwill	商譽	26	322,938	322,938
Interests in associates	聯營公司權益	27	2,370,531	2,017,868
Advances to associates	墊付聯營公司款項	28	1,702,019	1,642,668
Available-for-sale investments	待售投資	29	99,598	119,012
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	1,080,272	993,942
Loans receivable – due after one year	應收貸款—一年後到期	31	16	15
Deferred tax assets	遞延稅項資產	43	23,505	35,252
Advance to a non-controlling shareholder	墊付非控股股東款項	30	14,908	14,908
Pledged deposits	抵押存款	32(a)	578,803	62,673
			52,294,539	47,703,980
Current assets	流動資產			
Stock of properties	物業存貨	33	2,323,246	3,768,372
Investments held-for-trading	持作買賣之投資	34	894,816	156,327
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	11,038,052	9,575,592
Loans receivable – due within one year	應收貸款—一年內到期	31	13	51
Inventories for cosmetic products	化妝品存貨	36	3,337	3,379
Debtors, deposits and prepayments	應收賬項、按金及預付款項	37	3,055,267	5,092,246
Securities trading receivables and deposits	應收證券交易賬項及存款	32(b)	66,103	286,045
Tax recoverable	可收回稅款		9,910	1,911
Pledged deposits	抵押存款	32(a)	632,780	2,169,839
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	32(c)	3,881,250	4,786,523
Sales proceeds held by stakeholders	保管人所持銷售所得款項		1,546,180	837,425
			23,450,954	26,677,710
Assets classified as held for sale	列為持作出售之資產	13	64,733	147,569
			23,515,687	26,825,279



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Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	38	1,794,252	636,313
Securities trading and margin payable	應付證券交易賬項及保證金		15,136	33,586
Deposits and receipts in advance	按金及預收款項		1,068,654	3,306,447
Tax liabilities	稅項負債		247,062	93,112
Borrowings – due within one year	借貸 – 一年內到期	39	7,386,683	14,171,958
Provisions	撥備	40	39,424	–
Financial guarantee liabilities	財務擔保負債		37	–
			10,551,248	18,241,416
Liabilities directly associated with assets classified as held for sale	與列為持作出售之資產 直接相關之負債	13	–	1,973
			10,551,248	18,243,389
Net current assets	流動資產淨值		12,964,439	8,581,890
Total assets less current liabilities	資產總額減流動負債		65,258,978	56,285,870
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
Properties revaluation reserve	物業重估儲備		225,216	98,162
Securities investments reserve	證券投資儲備		19,223	45,765
Statutory reserve	法定儲備		41,760	32,203
Other reserve	其他儲備		(2,501)	(2,537)
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		1,308,690	1,014,869
Amounts recognised in other comprehensive income and accumulated in equity relating to non-current assets held for sale	有關持作出售之非流動資產 於其他全面收益中確認及 累積於股本權益之款項		–	4,308
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		953,810	381,524
– special interim dividend	– 特別中期股息		–	1,907,619
– others	– 其他		41,729,041	39,236,100
			47,103,748	45,546,522
Non-controlling interests	非控股權益		86,017	431,803
Total equity	股本權益總額		47,189,765	45,978,325

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Non-current liabilities	非流動負債			
Borrowings – due after one year	借貸—一年後到期	39	16,524,293	9,335,617
Provisions	撥備	40	18,519	–
Amounts due to associates	欠負聯營公司款項	42	58,727	30,099
Amounts due to investee companies	欠負接受投資公司款項	42	402,685	104,935
Amounts due to non-controlling shareholders	欠負非控股股東款項	42	369,236	220,437
Deferred tax liabilities	遞延稅項負債	43	695,753	616,457
			18,069,213	10,307,545
			65,258,978	56,285,870

Approved and authorised for issue by the Board of Directors on 6th March, 2014 and signed on its behalf by:

已獲董事會於二零一四年三月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

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。