

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

At 31st December, 2015 於二零一五年十二月三十一日

	Notes 附註	2015 HK\$'000 千港元	2014 HK\$'000 千港元
<b>Non-current assets</b>			
Investment properties	21	<b>21,941,263</b>	39,528,923
Property, plant and equipment	22	<b>50,540</b>	1,768,327
Intangible assets	23	<b>–</b>	–
Goodwill	24	<b>322,938</b>	322,938
Interests in associates	25	<b>3,770,476</b>	2,484,767
Advances to associates	26	<b>55,482</b>	1,754,641
Available-for-sale investments	27	<b>743,649</b>	239,233
Financial assets designated as at fair value through profit or loss	32	<b>798,489</b>	379,010
Advance to an investee company	28	<b>413,579</b>	228,800
Advance to a non-controlling shareholder	28	<b>14,908</b>	14,908
Other receivables	34	<b>3,998,358</b>	–
Deferred tax assets	40	<b>4,280</b>	11,237
Pledged deposits	29(a)	<b>24,557</b>	438,994
		<b>32,138,519</b>	47,171,778
<b>Current assets</b>			
Stock of properties	30	<b>2,595,987</b>	2,329,865
Available-for-sale investment	27	<b>67,625</b>	–
Investments held-for-trading	31	<b>364,244</b>	501,944
Financial assets designated as at fair value through profit or loss	32	<b>10,270,781</b>	4,247,830
Loans receivable		<b>–</b>	26
Inventories	33	<b>2,533</b>	3,493
Debtors, deposits, other receivables and prepayments	34	<b>3,366,415</b>	644,964
Securities trading receivables and deposits	29(b)	<b>86,175</b>	60,384
Tax recoverable		<b>3,955</b>	6,511
Pledged deposits	29(a)	<b>178,193</b>	429,689
Time deposits, bank balances and cash	29(c)	<b>2,849,807</b>	4,719,223
Sales proceeds held by stakeholders		<b>1,891,712</b>	1,867,162
		<b>21,677,427</b>	14,811,091
Assets classified as held for sale	12	<b>9,239,271</b>	9,442,062
		<b>30,916,698</b>	24,253,153

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<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	35	<b>1,081,746</b>	1,503,076
Dividend payable	應付股息		–	7,630,476
Securities trading and margin payable	應付證券交易賬項及保證金		<b>11,181</b>	45,478
Deposits and receipts in advance	按金及預收款項		<b>2,106,924</b>	934,726
Tax liabilities	稅項負債		<b>239,906</b>	77,813
Borrowings	借貸	36	<b>8,651,773</b>	6,707,935
Provisions	撥備	37	<b>1,249</b>	27,561
Financial guarantee liabilities	財務擔保負債		–	102
			<b>12,092,779</b>	16,927,167
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	12	<b>1,857,996</b>	1,759,937
			<b>13,950,775</b>	18,687,104
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>16,965,923</b>	5,566,049
<b>Total assets less current liabilities</b>	<b>資產總額減流動負債</b>		<b>49,104,442</b>	52,737,827
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人之應佔股本權益</b>			
Share capital	股本	38	<b>190,762</b>	190,762
Properties revaluation reserve	物業重估儲備		<b>98,162</b>	225,216
Securities investments reserve	證券投資儲備		<b>16,044</b>	41,022
Statutory reserve	法定儲備		<b>24,028</b>	53,650
Other reserve	其他儲備		<b>(2,407)</b>	(2,435)
Special reserve	特別儲備		<b>2,499,685</b>	2,499,685
Capital redemption reserve	資本贖回儲備		<b>138,062</b>	138,062
Translation reserve	匯兌儲備		<b>(155,193)</b>	1,026,504
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	12	<b>127,054</b>	–
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		<b>19,076</b>	19,076
– others	– 其他		<b>37,292,327</b>	37,375,812
			<b>40,247,600</b>	41,567,354
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>77,762</b>	85,239
<b>Total equity</b>	<b>股本權益總額</b>		<b>40,325,362</b>	41,652,593

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<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	36	<b>5,880,000</b>	9,840,993
Provisions	撥備	37	–	1,257
Amounts due to associates	欠負聯營公司款項	39	<b>1,789,647</b>	58,419
Amounts due to investee companies	欠負接受投資公司款項	39	<b>27,085</b>	27,085
Amounts due to non-controlling shareholders	欠負非控股股東款項	39	<b>523,768</b>	489,639
Deferred tax liabilities	遞延稅項負債	40	<b>558,580</b>	667,841
			<b>8,779,080</b>	11,085,234
			<b>49,104,442</b>	52,737,827

Approved and authorised for issue by the board of Directors on 15th March, 2016 and signed on its behalf by:

已獲董事會於二零一六年三月十五日批准及授權發布，並由下列董事代表董事會簽署：

**Chan, Sze-wan**  
Director

陳詩韻  
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。