

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況報表

At 31 December 2019 於二零一九年十二月三十一日

	Notes 附註	2019 HK\$'000 千港元	2018 HK\$'000 千港元
Non-current assets			
非流動資產			
Investment properties	19	14,759,507	15,280,848
Property, plant and equipment	20	45,524	36,654
Right-of-use assets	21(a)	136,899	–
Intangible assets	22	–	–
Goodwill	23	–	322,938
Investments accounted for using the equity method	24	2,433,328	2,276,177
Advances to associates	25	48,111	49,259
Advance to a joint venture	26	158,818	154,218
Financial assets measured at fair value through profit or loss	27	1,670,271	1,350,090
Financial assets measured at fair value through other comprehensive income	28	20,182,543	21,367,307
Advances to investee companies	29(a)	105,902	652,304
Advance to a non-controlling shareholder	29(b)	–	11,170
Deferred tax assets	30	1,592	1,899
Pledged deposits	31(a)	100,002	83,203
Prepayments	32	15,388	–
		39,657,885	41,586,067
Current assets			
流動資產			
Stock of properties	33	224,380	228,799
Financial assets measured at fair value through profit or loss	27	7,368,082	5,415,827
Inventories	34	2,328	3,187
Debtors, deposits, other receivables and prepayments	32	301,181	517,562
Securities trading receivables and deposits	31(b)	16,961	22,497
Tax recoverable		1,432	15,670
Pledged deposits	31(a)	174,221	154,195
Time deposits, bank balances and cash	31(c)	565,319	714,572
Sales proceeds held by stakeholders		–	32,327
		8,653,904	7,104,636

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Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	35	151,010	247,187
Securities trading and margin payable	應付證券交易賬項及保證金		11,246	22,295
Deposits and receipts in advance	按金及預收款項		218,235	218,633
Lease liabilities	租賃負債	21(b)	47,929	–
Tax liabilities	稅項負債		117,700	62,656
Borrowings	借貸	36	9,240,299	9,303,688
Derivative financial instrument	衍生金融工具	37	6,060	–
			9,792,479	9,854,459
Net current liabilities	流動負債淨值		(1,138,575)	(2,749,823)
Total assets less current liabilities	資產總額減流動負債		38,519,310	38,836,244
Equity attributable to owners of the Company	本公司擁有人應佔股本權益			
Share capital	股本	38	190,762	190,762
Financial assets measured at fair value through other comprehensive income reserve	通過其他全面收益以反映公平值計量之金融資產之儲備		5,829,284	7,016,367
Statutory reserve	法定儲備		668	668
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		(479,897)	(593,208)
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		19,076	190,762
– others	– 其他		25,371,285	24,619,270
			33,568,925	34,062,368
Non-controlling interests	非控股權益		21,436	81,201
Total equity	股本權益總額		33,590,361	34,143,569

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		Notes	2019	2018
		附註	HK\$'000	HK\$'000
			千港元	千港元
Non-current liabilities	非流動負債			
Borrowings	借貸	36	4,201,960	4,443,987
Amounts due to associates	欠負聯營公司款項	39	212,419	171,619
Amounts due to investee companies	欠負接受投資公司款項	39	368,563	–
Amounts due to non-controlling shareholders	欠負非控股股東款項	39	333	24,177
Lease liabilities	租賃負債	21(b)	84,125	–
Deferred tax liabilities	遞延稅項負債	30	61,549	52,892
			4,928,949	4,692,675
			38,519,310	38,836,244

Approved and authorised for issue by the board of Directors on 23 March 2020 and signed on its behalf by:

已獲董事會於二零二零年三月二十三日批准及授權發布，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。