

BALANCE SHEETS

資產負債表

As at 31 December 2005

於二零零五年十二月三十一日

		Note 附註	Consolidated 綜合		Company 公司	
			2005 二零零五年 HK\$'000 港幣千元	2004 二零零四年 HK\$'000 港幣千元	2005 二零零五年 HK\$'000 港幣千元	2004 二零零四年 HK\$'000 港幣千元
ASSETS	資產					
Non-current assets	非流動資產					
Leasehold land and land use rights	租賃土地及土地使用權	6	426,499	760,827	-	-
Properties and equipment	物業及設備	7	938,913	709,777	-	-
Investment properties	投資物業	8	2,583,313	2,835,469	-	-
Properties under development for long-term investment	持作長期投資之發展中物業	9	234,411	338,586	-	-
Intangible assets	無形資產	12	102,142	(155,846)	-	-
Investments in subsidiaries	於附屬公司之投資	13	-	-	4,276,351	833,769
Investment in an associate	於一間聯營公司之投資	14	80	36	-	-
Investment in a jointly controlled entity	於一間共同控制實體之投資	15	867,632	256,761	-	-
Deferred tax assets	遞延稅項資產	23	51,962	47,272	-	-
			5,204,952	4,792,882	4,276,351	833,769
Current assets	流動資產					
Land use rights	土地使用權	6	5,131,465	3,775,910	-	-
Properties under development for sale	可供出售之發展中物業	10	4,320,803	2,775,320	-	-
Completed properties for sale	可供出售之已落成物業	11	1,071,604	1,177,729	-	-
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	17	1,171,863	758,574	422	422
Accounts receivable	應收賬款	18	90,324	80,789	-	-
Due from related companies	應收關連公司款項	38	2,285	2,170	-	-
Pledged/charged bank deposits	已抵押/押記銀行存款	19	237,068	258,650	-	-
Cash and cash equivalents	現金及現金等價物	19	2,353,280	477,959	496,750	860
			14,378,692	9,307,101	497,172	1,282
LIABILITIES	負債					
Current liabilities	流動負債					
Accounts payable	應付賬款	21	800,524	662,854	-	-
Land cost payable	應付土地成本	20	1,000,039	828,128	-	-
Borrowings	借款	22	1,837,342	1,957,752	-	-
Deferred revenue	遞延收益		2,840,429	3,408,938	-	-
Accruals and other payable	預提費用及其他應付款項		816,237	451,049	45,536	1,428
Due to an associate	應付一間聯營公司款項	38	5,146	1,192	-	-
Due to directors	應付董事款項	38	13,891	5,667	-	-
Due to related companies	應付關連公司款項	38	266,362	479,818	-	-
Due to a jointly controlled entity	應付一間共同控制實體款項	38	148,117	391,006	-	-
Due to a holding company	應付控股公司款項	38	18,997	-	-	-
Current tax liabilities	本期稅項負債		584,191	353,051	-	-
			8,331,275	8,539,455	45,536	1,428
Net current assets/(liabilities)	流動資產/(負債)淨值		6,047,417	767,646	451,636	(146)
Total assets less current liabilities	總資產減流動負債		11,252,369	5,560,528	4,727,987	833,623

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Non-current liabilities	非流動負債					
Land cost payable	應付土地成本	20	522	190,566	-	-
Borrowings	借款	22	4,826,851	1,547,805	2,660,902	-
Deferred revenue	遞延收益		47,255	49,640	-	-
Deferred tax liabilities	遞延稅項負債	23	612,466	374,743	-	-
Due to a director	應付一名董事款項	38	-	10,000	-	-
Due to a holding company	應付控股公司款項	38	-	59,000	-	-
			5,487,094	2,231,754	2,660,902	-
Net assets	資產淨值		5,765,275	3,328,774	2,067,085	833,623
EQUITY	權益					
Capital and reserves attributable to the Company's equity holders	本公司股權持有人應佔股本及儲備					
Share capital	股本	24	121,360	100,300	121,360	100,300
Reserves	儲備	25	5,342,348	3,073,427	1,945,725	733,323
			5,463,708	3,173,727	2,067,085	833,623
Minority interest	少數股東權益		301,567	155,047	-	-
Total equity	權益總額		5,765,275	3,328,774	2,067,085	833,623

The notes are an integral part of the consolidated balance sheet and the Company's balance sheet.

綜合資產負債表及本公司資產負債表附註為此等資產負債表其中一部份。