

## 綜合資產負債表

二零零五年十二月三十一日結算

## Consolidated Balance Sheet

As at 31st December, 2005

	Note 附註	2005 二零零五年 HK\$ 港元	2004 二零零四年 HK\$ 港元
<b>ASSETS AND LIABILITIES</b> <b>資產及負債</b>			
<b>Non-current assets</b> <b>非流動資產</b>			
Investment properties 投資物業	15	1,020,113,993	—
Long term deposit 長期訂金	16	31,478,562	—
Interests in associates 於聯營公司權益	18	11,926,269	132,888,066
Interests in jointly controlled entities 於共同控權合資公司權益	19	40,000	60,980,881
Available-for-sale financial assets 可供出售財務資產	20	688,332,547	—
Investment securities 投資證券	21	—	88,807,932
Non-trading debt securities 非買賣債務證券	22	—	186,707,497
Debt securities 債務證券	23	—	149,488,000
Goodwill 商譽	24	—	—
		<b>1,751,891,371</b>	<b>618,872,376</b>
<b>Current assets</b> <b>流動資產</b>			
Trade and other receivables and deposits paid 經營及其他應收款及已付按金	25	20,223,755	4,468,981
Available-for-sale financial assets 可供出售財務資產	20	4,412,500	—
Financial assets at fair value through profit or loss 按公平值列賬及在損益賬處理之財務資產	26	7,868,250	—
Deposit on investment 投資訂金		—	58,092,974
Pledged bank fixed deposits 作抵押銀行定期存款	27	16,813,031	119,672,111
Cash and cash equivalents 現金及現金等價物	27	5,511,805	7,996,629
		<b>54,829,341</b>	<b>190,230,695</b>
<b>Current liabilities</b> <b>流動負債</b>			
Other payables, accrued expenses and deposits received 其他應繳款、應計費用及已收按金	28	11,551,275	837,921
Amount due to a related company 欠一間關連公司之款項	29	308,891	339,638
Borrowings 借貸	30	10,496,176	46,270,674
Taxation payable 應繳稅項		26,832,724	130,000
		<b>49,189,066</b>	<b>47,578,233</b>
<b>Net current assets</b> <b>流動資產淨值</b>		<b>5,640,275</b>	<b>142,652,462</b>



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<b>Total assets less current liabilities</b> 資產總值減流動負債		<b>1,757,531,646</b>	761,524,838
<b>Non-current liabilities</b> 非流動負債			
Borrowings 借貸	30	475,054,574	—
Loans from minority interests 少數股東權益貸款	31	157,391,656	—
Rental deposits received 已收租務訂金		5,470,038	—
Deferred tax liabilities 遞延稅項負債	35	66,878,763	—
		<b>704,795,031</b>	—
		<b>1,052,736,615</b>	761,524,838
<b>Equity</b> 股本權益			
<b>Equity attributable to the equity holders of the Company</b> 本公司股權持有人應佔股本權益			
Share capital 股本	32	169,117,199	169,117,199
Reserves 儲備	33	697,507,846	592,407,639
Proposed final dividend 擬派末期股息	11	33,823,440	—
		<b>900,448,485</b>	761,524,838
<b>Minority interests</b> 少數股東權益		<b>152,288,130</b>	—
<b>Total equity</b> 股本權益總值		<b>1,052,736,615</b>	761,524,838
<b>Net asset value per share attributable to the equity holders of the Company</b> 本公司股權持有人應佔每股資產淨值	34	<b>0.53</b>	0.45

Fung Wing Cheung, Tony  
馮永祥  
Chairman  
主席

Fung Yiu Fai, Peter  
馮耀輝  
Managing Director  
董事總經理