



財資政策及資本結構

本集團就其財資及融資政策取態審慎，並專注於風險管理及與本集團的基本業務有直接關係的交易。

財務報表

簡明綜合資產負債表

Treasury policies and capital structure

The Group adopts a prudent approach with respect to treasury and funding policies, with a focus on risk management and transactions that are directly related to the underlying business of the Group.

FINANCIAL STATEMENTS

CONDENSED CONSOLIDATED BALANCE SHEET

		於	
		As at	
		二零零六年 六月三十日 30th June 2006 千港元 HK\$'000	二零零五年 十二月三十一日 31st December 2005 千港元 HK\$'000
		(未經審核) (Unaudited)	(經審核) (Audited)
資產	ASSETS		
非流動資產	Non-current assets		
物業及設備	Properties and equipment	5 1,151,517	938,913
投資物業	Investment properties	5 2,524,702	2,583,313
土地成本	Land costs	5 431,079	426,499
持作長期投資之 發展中物業	Properties under development for long-term investment	5 257,453	234,411
無形資產	Intangible assets	5 103,194	102,142
於聯營公司之權益	Interest in an associate	–	80
於共同控制實體之權益	Interest in a jointly controlled entity	7 887,023	867,632
可供出售財務資產	Available-for-sale financial assets	291,834	–
持作出售資產	Asset held for sale	25 861,291	–
已付按金	Deposit paid	8 546,317	–
遞延稅項資產	Deferred tax assets	57,265	51,962
		7,111,675	5,204,952
流動資產	Current assets		
土地成本	Land costs	5 5,444,902	5,131,465
可供出售之發展中物業	Properties under development for sale	5,235,664	4,320,803
可供出售之已落成物業	Completed properties for sale	853,756	1,071,604
應收賬款	Accounts receivable	9 91,347	90,324
應收關連公司之款項	Due from related companies	23 16,835	2,285
預付款項、按金及 其他流動資產	Prepayments, deposits and other current assets	1,429,498	1,171,863
已抵押／押記銀行存款	Pledged/charged bank deposits	245,269	237,068
現金及現金等價物	Cash and cash equivalents	1,076,855	2,353,280
		14,394,126	14,378,692



2006 中期業績報告

		於	
		二零零六年 六月三十日 30th June 2006 千港元 HK\$'000	二零零五年 十二月三十一日 31st December 2005 千港元 HK\$'000
		(未經審核) (Unaudited)	(經審核) (Audited)
負債	LIABILITIES		
流動負債	Current liabilities		
借款	Borrowings	14 1,681,704	1,837,342
應付賬款	Accounts payable	12 1,038,349	800,524
應付土地成本	Land cost payable	13 741,888	1,000,039
遞延收入	Deferred revenue	4,264,242	2,837,090
應計款項及其他應付款項	Accruals and other payable	916,480	866,831
應付一間聯營公司之款項	Due to an associate	23 -	5,146
應付董事之款項	Due to directors	23 -	13,891
應付關連公司之款項	Due to related companies	23 159,727	266,362
應付一間共同控制實體之款項	Due to a jointly controlled entity	23 536,185	148,117
應付一間控股公司之款項	Due to a holding company	23 -	18,997
本期稅項負債	Current tax liabilities	383,036	584,191
		9,721,611	8,378,530
流動資產淨值	Net current assets	4,672,515	6,000,162
資產總值減流動負債	Total assets less current liabilities	11,784,190	11,205,114
非流動負債	Non-current liabilities		
借款	Borrowings	14 5,134,577	4,826,851
應付土地成本	Land cost payable	13 33,318	522
遞延稅項負債	Deferred tax liabilities	557,379	612,466
		5,725,274	5,439,839
資產淨值	Net assets	6,058,916	5,765,275
權益	EQUITY		
本公司股權持有人應佔 股本及儲備	Capital and reserve attributable to the Company's equity holders		
股本	Share capital	10 121,960	121,360
儲備	Reserves	11 5,566,340	5,342,348
		5,688,300	5,463,708
少數股東權益	Minority interest	370,616	301,567
權益總額	Total equity	6,058,916	5,765,275