

Consolidated Balance Sheet

At 31st December, 2006

綜合資產負債表

於二零零六年十二月三十一日

			2006	2005
	Notes		HK\$'000	HK\$'000
	附註		千港元	(Restated) 千港元 (重列)
Non-current assets		非流動資產		
Investment properties		投資物業	20	31,771,870
Property and other fixed assets		物業及其他固定資產	21	24,062,965
Properties under development		發展中物業	22	81,357
Prepaid lease payments		預付租賃款項	23	-
Property interests held for future development		持作日後發展之物業權益	24	23,902
Intangible assets		無形資產	25	-
Goodwill		商譽	26	15,951
Interests in associates		聯營公司權益	27	-
Advances to associates		墊付聯營公司款項	28	1,396,351
Available-for-sale investments		待售投資	29	931,661
Equity-linked notes		股票掛鈎票據	32	8,532,632
Advance to an investee company		墊付接受投資公司款項	31(a)	147,827
Loans receivable, due after one year		應收貸款—一年後到期	33	1,518
Deferred tax assets		遞延稅項資產	44	63,079
Advance to a minority shareholder		墊付一名少數股東款項	31(b)	73,647
Pledged deposits		抵押存款	34(a)	9,436
				71,606
			43,330,481	33,275,750
Current assets		流動資產		
Stock of properties		物業存貨	35	4,851,504
Investments held-for-trading		持作買賣之投資	30	2,485,777
Equity-linked notes		股票掛鈎票據	32	142,218
Derivative financial instruments		衍生金融工具	36	75,725
Loans receivable, due within one year		應收貸款—一年內到期	33	-
Debtors, deposits and prepayments		應收賬項、按金 及預付款項	37	59,940
Securities trading receivable and deposits		應收證券交易賬項 及存款	34(b)	224
United States currency treasury bills		美國貨幣國庫債券	38	364,749
Tax recoverable		可收回稅項		276,829
Pledged deposits		抵押存款	34(a) & 48	-
Time deposits, bank balances and cash		定期存款、銀行結餘 及現金	34(c)	493,870
Presale proceeds held by stakeholders		保管人所持預售所得款項		7,475
				1,014,351
			7,034,820	3,463
			530,005	1,136,267
			14,294,508	-
Asset classified as held for sale		列為持作出售之資產	11	6,599,433
				566,109
			14,303,846	7,165,542

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	Notes	2006 HK\$'000	2005 HK\$'000 (Restated)
	附註	千港元	千港元 (重列)
Current liabilities	流動負債		
Derivative financial instruments	衍生金融工具	36	152,089
Creditors and accruals	應付賬項及應計款項	39	118,735
Securities trading and margin payable	應付證券交易賬項 及保證金	191,206	11,320
Deposits and receipts in advance	按金及預先收取款項	761,900	224,243
Tax liabilities	稅項負債	88,662	71,684
Borrowings – due within one year	借貸 – 一年內到期	40	6,090,610
Provisions	撥備	41	24,444
Financial guarantee liabilities	財務擔保負債	-	455
		12,683,177	6,693,580
Net current assets	流動資產淨值	1,620,669	471,962
Total assets less current liabilities	總資產減流動負債	44,951,150	33,747,712
Non-current liabilities	非流動負債		
Borrowings – due after one year	借貸 – 一年後到期	40	5,663,442
Convertible bonds	可換股債券	42	1,135,302
Amounts due to associates	欠負聯營公司款項	43	14,879
Amounts due to minority shareholders	欠負少數股東款項	43	310,814
Deferred tax liabilities	遞延稅項負債	44	2,920,578
Financial guarantee liabilities	財務擔保負債		-
		8,988,516	10,045,015
Total assets and liabilities	資產與負債總額	35,962,634	23,702,697
Capital and reserves	股本及儲備		
Share capital	股本	45	209,151
Reserves	儲備		23,092,369
		35,532,698	23,301,520
Equity attributable to equity holders of the parent	母公司股本權益持有人之應佔股本權益	429,936	401,177
Minority interests	少數股東權益		
Total equity	股本權益總額	35,962,634	23,702,697

Approved by the Board of Directors on 14th March, 2007 and signed on its behalf by:

已獲董事會於二零零七年三月十四日批准，並由下列董事代表董事會簽署。

Joseph Lau, Luen-hung
Director

劉鑾雄
董事

Lau, Ming-wai
Director

劉鳴煒
董事