

## CONSOLIDATED BALANCE SHEET

### 綜合資產負債表

As at 31 December 2006  
於二零零六年十二月三十一日

		Group 本集團		Company 本公司	
		2006 二零零六年 RMB'000 人民幣千元	2005 二零零五年 RMB'000 人民幣千元	2006 二零零六年 RMB'000 人民幣千元	
	Note 附註				
<b>Assets</b>	<b>資產</b>				
Property, plant and equipment	物業、廠房及設備	19	226,856	183,279	—
Land use rights	土地使用權	20	74,280	75,767	—
Properties under development	發展中物業	23	758,434	966,068	—
Investment properties	投資物業	21	333,700	259,700	—
Investment properties under development	發展中投資物業	22	40,907	35,250	—
Interests in associates	聯營公司權益	25	944,134	63,774	—
Investment in subsidiaries	子公司權益	26	—	—	1,470,127
Deferred tax assets	遞延稅項資產	32(ii)	64,148	126,207	—
<b>Total non-current assets</b>	<b>非流動資產總額</b>		<b>2,442,459</b>	1,710,045	<b>1,470,127</b>
Properties under development	發展中物業	23	505,290	1,319,501	—
Completed properties held for sale	已建成待售物業	24	387,533	187,214	—
Inventories	存貨	27	2,108	1,657	—
Investments	投資	28	3,319	6,386	—
Trade and other receivables	應收帳款及其他應收款	29	647,901	358,787	81,276
Restricted cash	受限制現金	30	841,717	55,083	683,196
Cash and cash equivalents	現金及現金等價物	31	818,974	52,734	295,853
<b>Total current assets</b>	<b>流動資產總額</b>		<b>3,206,842</b>	1,981,362	<b>1,060,325</b>
<b>Total assets</b>	<b>資產總額</b>		<b>5,649,301</b>	3,691,407	<b>2,530,452</b>
<b>Equity</b>	<b>權益</b>				
Share capital	股本	35	105,571	455,474	105,571
Share premium	股份溢價	36	2,084,437	—	2,084,437
Reserves	儲備		549,831	76,974	319,355
Retained earnings	保留溢利		(65,233)	(365,065)	(5,926)
<b>Total Equity attributable to equity holders of the Company</b>	<b>本公司股權持有人 應佔權益總額</b>		<b>2,674,606</b>	167,383	<b>2,503,437</b>
<b>Minority interests</b>	<b>少數股東權益</b>		<b>15,830</b>	22,638	—
<b>Total equity</b>	<b>權益總額</b>		<b>2,690,436</b>	190,021	<b>2,503,437</b>

The notes on pages 95 to 173 form part of these financial statements.

第95至173頁之附註乃該等財務報表的組成部分。

		Note 附註	Group 本集團		Company 本公司
			2006 二零零六年 RMB'000 人民幣千元	2005 二零零五年 RMB'000 人民幣千元	2006 二零零六年 RMB'000 人民幣千元
<b>Liabilities</b>	<b>負債</b>				
Interest bearing loans	計息貸款	33	1,111,390	727,339	—
Trade and other payables	應付帳款及其他應付款	34	1,023,461	2,363,670	27,015
Tax payable	應付所得稅	32(i)	10,499	386	—
<b>Total current liabilities</b>	<b>流動負債總額</b>		<b>2,145,350</b>	3,091,395	<b>27,015</b>
Interest bearing loans	計息貸款	33	789,470	397,000	—
Deferred tax liabilities	遞延稅項負債	32(iii)	24,045	12,991	—
<b>Total non-current liabilities</b>	<b>非流動負債總額</b>		<b>813,515</b>	409,991	—
<b>Total liabilities</b>	<b>負債總額</b>		<b>2,958,865</b>	3,501,386	<b>27,015</b>
<b>Total equity and liabilities</b>	<b>權益及負債總額</b>		<b>5,649,301</b>	3,691,407	<b>2,530,452</b>
<b>Net current assets/(liabilities)</b>	<b>流動資產/(負債)淨值</b>		<b>1,061,492</b>	(1,110,033)	<b>1,033,310</b>
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>3,503,951</b>	600,012	<b>2,503,437</b>

Approved and authorised for issue by the board of directors on 12 April 2007.

於二零零七年四月十二日獲董事會批准及授權刊發。

**Wang Weixian**

**王偉賢**

Chairman of the Board of Directors

董事會主席

**Tse Sai Tung, Stones**

**謝世東**

Chief Executive Officer

行政總裁

The notes on pages 95 to 173 form part of these financial statements.

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