

CONSOLIDATED BALANCE SHEET

綜合資產負債表

At 31 March 2009
於2009年3月31日

			2009	2008
		Notes	HK\$'000	HK\$'000
		附註	千港元	千港元
NON-CURRENT ASSETS	非流動資產			
Property, plant and equipment	物業、機械及設備	17	691,933	718,611
Investment properties	投資物業	18	2,049,887	1,230,351
Project under development	發展中項目	19	3,694,293	3,281,039
Properties under development	發展中物業	20	134,562	172,031
Prepaid lease payments	預付租賃款項	22	221,918	78,770
Goodwill	商譽	23	64,343	63,969
Other intangible assets	其他無形資產	24	61,570	61,402
Interests in associates	聯營公司權益	25	799,679	744,213
Interests in jointly controlled entities	共同控制機構權益	26	2,730	1,987
Available-for-sale investments	可供出售投資	27	804	1,081
Loans receivable – due after one year	一年後到期之應收貸款	28	33,569	32,222
Deferred consideration receivable	應收遞延代價	30	–	2,863
			7,755,288	6,388,539
CURRENT ASSETS	流動資產			
Stock of properties	物業存貨	21	768,685	173,626
Prepaid lease payments	預付租賃款項	22	2,383	2,343
Inventories	存貨		19,097	20,171
Loans receivable – due within one year	一年內到期之應收貸款	28	319,542	308,267
Amounts due from associates	應收聯營公司款項	29	57,583	59,777
Amounts due from customers for contract works	應收客戶合約工程款項	31	196,776	201,589
Trade and other debtors, deposits and prepayments	貿易及其他應收賬款、訂金及預付款項	32	2,201,384	2,428,054
Investments held for trading	持作買賣投資	33	13,188	61,255
Available-for-sale investments	可供出售投資	27	37,127	56,635
Derivative financial instruments	衍生金融工具	34	22,770	22,268
Taxation recoverable	可退回稅款		–	3,261
Pledged bank deposits	已抵押銀行存款	35	183,439	34,269
Short term bank deposits	短期銀行存款	35	176,698	438,878
Bank balances and cash	銀行結存及現金	35	561,982	162,541
			4,560,654	3,972,934

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CURRENT LIABILITIES	流動負債			
Amounts due to customers for contract works	應付客戶合約工程款項	31	737,098	804,442
Trade and other creditors and accrued expenses	貿易及其他應付賬款及應計開支	36	2,069,716	1,903,832
Amounts due to associates	應付聯營公司款項	37	135,934	50,291
Amounts due to minority shareholders	應付少數股東款項	38	35	1,041
Amounts due to related companies	應付關連公司款項	39	142,321	133,051
Taxation payable	應付稅項		91,713	103,987
Bank and other borrowings – due within one year	一年內到期之銀行及其他借款	40	1,151,958	839,410
			4,328,775	3,836,054
NET CURRENT ASSETS	流動資產淨值		231,879	136,880
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		7,987,167	6,525,419
NON-CURRENT LIABILITIES	非流動負債			
Bank and other borrowings – due after one year	一年後到期之銀行及其他借款	40	1,565,153	966,198
Convertible notes payable	應付可換股票據	41	129,068	120,551
Amounts due to minority shareholders	應付少數股東款項	38	74,767	–
Deferred tax liabilities	遞延稅項負債	42	1,670,162	1,329,360
			3,439,150	2,416,109
			4,548,017	4,109,310
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	43	150,839	150,709
Reserves	儲備		3,495,757	3,226,376
Equity attributable to equity holders of the Company	本公司之股權持有人應佔權益		3,646,596	3,377,085
Share-based payment reserve of a subsidiary	附屬公司之以股份支付款項儲備		841	5,280
Minority interests	少數股東權益		900,580	726,945
TOTAL EQUITY	總權益		4,548,017	4,109,310

The consolidated financial statements on pages 101 to 223 were approved and authorised for issue by the Board of Directors on 17 July 2009 and are signed on its behalf by:

載於第101至223頁之財務報表已於2009年7月17日獲董事局核准及授權刊發，並由下列董事代表董事局簽署：

Joseph Chow 周明權 OBE, JP
Chairman 主席

Tom Lau 劉高原
Managing Director 總裁