

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31 March 2010
於2010年3月31日

		Notes 附註	2010 HK\$'000 千港元	2009 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產			
Property, plant and equipment	物業、機械及設備	17	2,136,213	691,933
Investment properties	投資物業	18	2,577,880	2,049,887
Project under development	發展中項目	19	1,861,739	3,694,293
Properties under development	發展中物業	20	–	134,562
Prepaid lease payments	預付租賃款項	22	300,679	221,918
Goodwill	商譽	23	61,646	64,343
Other intangible assets	其他無形資產	24	178,837	61,570
Interests in associates	聯營公司權益	25	896,775	799,679
Interests in jointly controlled entities	共同控制機構權益	26	–	2,730
Available-for-sale investments	可供出售投資	27	1,262	804
Loans receivable – due after one year	一年後到期之應收貸款	28	35,003	33,569
Other debtor – non-current portion	其他應收賬款 – 非流動部分	32	129,486	–
			8,179,520	7,755,288
CURRENT ASSETS	流動資產			
Stock of properties	物業存貨	21	1,853,812	768,685
Prepaid lease payments	預付租賃款項	22	4,075	2,383
Inventories of finished goods	商品存貨		12,085	19,097
Loans receivable – due within one year	一年內到期之應收貸款	28	232,127	319,542
Amounts due from associates	應收聯營公司款項	29	26,133	57,583
Amounts due from non-controlling interests	應收非控股權益款項	30	1,138	–
Amounts due from customers for contract works	應收客戶合約工程款項	31	203,794	196,776
Trade and other debtors, deposits and prepayments	貿易及其他應收賬款、訂金及預付款項	32	2,409,614	2,201,384
Investments held for trading	持作買賣投資	33	44,051	13,188
Available-for-sale investments	可供出售投資	27	84	37,127
Derivative financial instruments	衍生金融工具	34	–	22,770
Taxation recoverable	可退回稅款		41,953	–
Pledged bank deposits	已抵押銀行存款	35	33,582	183,439
Short term bank deposits	短期銀行存款	35	350,972	176,698
Bank balances and cash	銀行結存及現金	35	648,060	561,982
			5,861,480	4,560,654

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31 March 2010
於2010年3月31日

		Notes 附註	2010 HK\$'000 千港元	2009 HK\$'000 千港元
CURRENT LIABILITIES	流動負債			
Amounts due to customers for contract works	應付客戶合約工程款項	31	962,813	737,098
Trade and other creditors and accrued expenses	貿易及其他應付賬款及應計開支	36	1,904,888	2,053,175
Deposits received for pre-sale properties	預售物業之已收訂金		279,088	85,537
Amounts due to associates	應付聯營公司款項	37	42,939	66,938
Amounts due to non-controlling interests	應付非控股權益款項	38	51,602	35
Amounts due to related companies	應付關連公司款項	39	89,488	142,321
Taxation payable	應付稅項		66,421	91,713
Bank and other borrowings – due within one year	一年內到期之銀行及其他借款	40	1,322,464	1,151,958
Convertible notes payable	應付可換股票據	41	138,189	–
			4,857,892	4,328,775
NET CURRENT ASSETS	流動資產淨值		1,003,588	231,879
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		9,183,108	7,987,167
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	1,465,358	1,565,153
Convertible notes payable	應付可換股票據	41	–	129,068
Amounts due to non-controlling interests	應付非控股權益款項	38	20,478	74,767
Deferred tax liabilities	遞延稅項負債	42	1,893,983	1,670,162
Deferred income	遞延收入	43	47,862	–
Other payables	其他應付款項	36	97,937	–
			3,525,618	3,439,150
			5,657,490	4,548,017
CAPITAL AND RESERVES	資本及儲備			
Share capital	股本	44	452,913	150,839
Reserves	儲備		3,676,766	3,495,757
Equity attributable to owners of the Company	本公司之擁有人應佔權益		4,129,679	3,646,596
Non-controlling interests	非控股權益		1,527,811	901,421
TOTAL EQUITY	總權益		5,657,490	4,548,017

The consolidated financial statements on pages 92 to 227 were approved and authorised for issue by the Board of Directors on 16 July 2010 and are signed on its behalf by:

載於第92至227頁之財務報表已於2010年7月16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