

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

At 31st December, 2016 於二零一六年十二月三十一日

	Notes 附註	2016 HK\$'000 千港元	2015 HK\$'000 千港元
<b>Non-current assets</b>			
Investment properties	19	<b>12,887,253</b>	21,941,263
Property, plant and equipment	20	<b>45,430</b>	50,540
Intangible assets	21	–	–
Goodwill	22	<b>322,938</b>	322,938
Interests in associates	23	<b>1,955,120</b>	3,770,476
Advances to associates	24	<b>49,485</b>	55,482
Available-for-sale investments	25	–	743,649
Financial assets designated as at fair value through profit or loss	26	–	798,489
Financial assets measured at fair value through profit or loss	27	<b>373,050</b>	–
Financial assets measured at fair value through other comprehensive income	28	<b>5,442,591</b>	–
Advances to investee companies	29(a)	<b>596,354</b>	413,579
Advance to a non-controlling shareholder	29(b)	<b>14,908</b>	14,908
Other receivables	30	<b>1,102,338</b>	3,998,358
Deferred tax assets	31	<b>2,692</b>	4,280
Pledged deposits	32(a)	<b>13,884</b>	24,557
		<b>22,806,043</b>	32,138,519
<b>Current assets</b>			
Stock of properties	33	<b>1,273,474</b>	2,595,987
Available-for-sale investment	25	–	67,625
Investments held-for-trading	34	–	364,244
Financial assets designated as at fair value through profit or loss	26	–	10,270,781
Financial assets measured at fair value through profit or loss	27	<b>14,642,623</b>	–
Inventories	35	<b>2,860</b>	2,533
Debtors, deposits, other receivables and prepayments	30	<b>4,722,891</b>	3,366,415
Securities trading receivables and deposits	32(b)	<b>27,327</b>	86,175
Tax recoverable		<b>3,991</b>	3,955
Pledged deposits	32(a)	<b>929,879</b>	178,193
Time deposits, bank balances and cash	32(c)	<b>1,070,471</b>	2,849,807
Sales proceeds held by stakeholders		<b>296,176</b>	1,891,712
		<b>22,969,692</b>	21,677,427
Assets classified as held for sale	36	–	9,239,271
		<b>22,969,692</b>	30,916,698

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<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	37	408,702	1,081,746
Securities trading and margin payable	應付證券交易賬項及保證金		9,245	11,181
Deposits and receipts in advance	按金及預收款項		252,132	2,106,924
Tax liabilities	稅項負債		294,511	239,906
Borrowings	借貸	38	10,797,503	8,651,773
Provisions	撥備	39	-	1,249
			<b>11,762,093</b>	12,092,779
Liabilities directly associated with assets classified as held for sale	與列為持作出售之資產 直接相關之負債	36	-	1,857,996
			<b>11,762,093</b>	13,950,775
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>11,207,599</b>	16,965,923
<b>Total assets less current liabilities</b>	<b>資產總額減流動負債</b>		<b>34,013,642</b>	49,104,442
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人之應佔股本權益</b>			
Share capital	股本	40	190,762	190,762
Properties revaluation reserve	物業重估儲備		18,632	98,162
Securities investments reserve	證券投資儲備		-	16,044
Financial assets measured at fair value through other comprehensive income reserve	通過其他全面收益以 反映公平值計量之 金融資產之儲備		(2,255,201)	-
Statutory reserve	法定儲備		668	24,028
Other reserve	其他儲備		(2,378)	(2,407)
Special reserve	特別儲備		2,499,685	2,499,685
Capital redemption reserve	資本贖回儲備		138,062	138,062
Translation reserve	匯兌儲備		(728,226)	(155,193)
Amounts recognised in other comprehensive income and accumulated in equity relating to non-current assets held for sale	有關持作出售之非流動資產 於其他全面收益中確認及 累積於股本權益之款項	36	-	127,054
Retained profits	保留溢利			
- proposed final dividend	- 擬派末期股息		19,076	19,076
- special interim dividends/conditional special interim dividend declared	- 已宣派特別中期股息/ 附有條件之特別中期股息		3,815,238	3,815,238
- others	- 其他		26,107,898	33,477,089
			<b>29,804,216</b>	40,247,600
<b>Non-controlling interests</b>	<b>非控股權益</b>		<b>95,639</b>	77,762
<b>Total equity</b>	<b>股本權益總額</b>		<b>29,899,855</b>	40,325,362

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		Notes	2016	2015
		附註	HK\$'000	HK\$'000
			千港元	千港元
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Borrowings	借貸	38	<b>3,793,891</b>	5,880,000
Amounts due to associates	欠負聯營公司款項	41	<b>110,269</b>	1,789,647
Amounts due to investee companies	欠負接受投資公司款項	41	<b>-</b>	27,085
Amounts due to non-controlling shareholders	欠負非控股股東款項	41	<b>84,761</b>	523,768
Deferred tax liabilities	遞延稅項負債	31	<b>124,866</b>	558,580
			<b>4,113,787</b>	8,779,080
			<b>34,013,642</b>	49,104,442

Approved and authorised for issue by the board of Directors on 9th March, 2017 and signed on its behalf by:

已獲董事會於二零一七年三月九日批准及授權發布，並由下列董事代表董事會簽署：

**Chan, Sze-wan**  
Director

陳詩韻  
董事

**Lam, Kwong-wai**  
Director

林光蔚  
董事

The accompanying notes form an integral part of these consolidated financial statements.

綜合財務報表附註乃綜合財務報表的一部分。