

Consolidated Statement of Financial Position

綜合財務狀況報表

At 31st December, 2009

於二零零九年十二月三十一日

	Notes 附註	2009 HK\$'000 千港元	2008 HK\$'000 千港元
Non-current assets			
Investment properties	21	40,708,482	30,302,580
Property and other fixed assets	22	90,045	104,739
Properties under development	23	-	86,496
Prepaid lease payments	24	328,181	1,536,953
Property interests held for future development			
	25	-	-
Intangible assets	26	7,150	10,010
Goodwill	27	6,941	8,310
Interests in associates	28	1,018,346	869,727
Advances to associates	29	1,931,121	1,784,457
Interests in jointly controlled entities	30	-	-
Available-for-sale investments	31	1,787,348	468,127
Advances to investee companies	32(a)	328,478	332,501
Loans receivable, due after one year	33	240	60,129
Deferred tax assets	46	70,905	96,690
Advance to a non-controlling shareholder			
	32(b)	14,580	14,580
	34(a)	27,840	99,599
Pledged deposits			
		46,319,657	35,774,898
Current assets			
Stock of properties	35	4,563,177	4,945,495
Investments held-for-trading	36	643,954	-
Financial assets designated as at fair value through profit or loss	37	728,238	-
Loans receivable, due within one year	33	59,889	117
Inventories for cosmetic products	38	2,993	3,426
Debtors, deposits and prepayments			
	39	371,742	223,439
Securities trading receivables and deposits			
	34(b)	399,313	69,118
Tax recoverable		659	414
Pledged deposits	34(a)	1,088,845	378,483
Time deposits, bank balances and cash			
	34(c)	5,200,666	10,418,877
Sales proceeds held by stakeholders			
		35,950	63,272
		13,095,426	16,102,641
Current liabilities			
Derivative financial instruments	40	3,238	24,432
Creditors and accruals	41	503,723	323,026
Securities trading and margin payable			
		65,162	62,702
Deposits and receipts in advance		657,412	391,298
Tax liabilities		84,271	118,360
Borrowings – due within one year	42	3,714,963	3,163,925
Provisions	43	16,054	16,054
Financial guarantee liabilities		76	-
		5,044,899	4,099,797
Net current assets		8,050,527	12,002,844
Total assets less current liabilities		54,370,184	47,777,742

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			2009	2008
	Notes		HK\$'000	HK\$'000
	附註		千港元	千港元
Equity attributable to equity holders of the parent		母公司股本權益持有人的應佔股本權益		
Share capital	47	股本	195,000	207,775
Share premium		股份溢價	9,325	1,463,018
Properties revaluation reserve		物業重估儲備	704	704
Securities investments reserve		證券投資儲備	189,529	162,775
Statutory reserve		法定儲備	6,626	4,367
Other reserve		其他儲備	(7,681)	(7,945)
Special reserve		特別儲備	2,499,685	2,499,685
Capital redemption reserve		資本贖回儲備	133,824	121,049
Translation reserve		匯兌儲備	380,795	346,526
Retained profits		保留溢利		
– proposed dividend		– 建議之股息	19,500	2,006,305
– others		– 其他	35,205,605	27,846,334
			38,632,912	34,650,593
Non-controlling interests		非控股權益	798,966	652,056
Total equity		股本權益總額	39,431,878	35,302,649
Non-current liabilities		非流動負債		
Financial guarantee liabilities		財務擔保負債	290	618
Borrowings – due after one year	42	借貸 – 一年後到期	9,500,018	8,505,258
Amounts due to associates	45	欠負聯營公司款項	11,859	9,271
Amounts due to non-controlling shareholders	45	欠負非控股股東款項	80,098	77,565
Deferred tax liabilities	46	遞延稅項負債	5,346,041	3,882,381
			14,938,306	12,475,093
			54,370,184	47,777,742

Approved and authorised for issue by the Board of Directors on 30th March, 2010 and signed on its behalf by:

已獲董事會於二零一零年三月三十日批准及授權發布，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

劉鳴燁
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。