

			31st December, 2010	31st December, 2009	1st January, 2009
			二零一零年 十二月三十一日	二零零九年 十二月三十一日	二零零九年 一月一日
	Notes		HK\$'000	HK\$'000	HK\$'000
	附註		千港元	千港元 (Restated) (重列)	千港元 (Restated) (重列)
Non-current assets		非流動資產			
Investment properties	21	投資物業	27,419,024	40,708,482	30,302,580
Properties and other fixed assets	22	物業及其他固定資產	521,589	418,226	1,641,692
Properties under development	23	發展中物業	-	-	86,496
Property interests held for future development	25	持作日後發展之 物業權益	-	-	-
Intangible assets	26	無形資產	4,290	7,150	10,010
Goodwill	27	商譽	6,941	6,941	8,310
Interests in associates	28	聯營公司權益	1,044,056	1,024,885	854,090
Advances to associates	29	墊付聯營公司款項	1,563,687	1,931,121	1,784,457
Interests in jointly controlled entities	30	共同控制機構權益	-	-	-
Available-for-sale investments	31	待售投資	334,079	1,787,348	468,127
Financial assets designated as at fair value through profit or loss	37	指定為通過損益以反映 公平值之金融資產	3,101,417	-	-
Advances to investee companies	32(a)	墊付接受投資公司款項	344,879	328,478	332,501
Loans receivable – due after one year	33	應收貸款 – 一年後到期	78	240	60,129
Deferred tax assets	45	遞延稅項資產	33,083	8,648	3,361
Advances to non-controlling shareholders	32(b)	墊付多名非控股股東款項	138,971	14,580	14,580
Pledged deposits	34(a)	抵押存款	163,031	27,840	99,599
			34,675,125	46,263,939	35,665,932
Current assets		流動資產			
Stock of properties	35	物業存貨	4,339,662	4,563,177	4,945,495
Available-for-sale investments	31	待售投資	100,704	-	-
Investments held-for-trading	36	持作買賣之投資	2,422,066	643,954	-
Financial assets designated as at fair value through profit or loss	37	指定為通過損益以反映 公平值之金融資產	2,084,012	728,238	-
Loans receivable – due within one year	33	應收貸款 – 一年內到期	41	59,889	117
Inventories for cosmetic products	38	化妝品存貨	2,960	2,993	3,426
Debtors, deposits and prepayments	39	應收賬項、按金及預付款項	485,872	371,742	223,439
Securities trading receivables and deposits	34(b)	應收證券交易賬項及存款	106,865	399,313	69,118
Tax recoverable		可收回稅款	2,277	659	414
Pledged deposits	34(a)	抵押存款	24,035	1,088,845	378,483
Time deposits, bank balances and cash	34(c)	定期存款、銀行結餘及現金	10,689,322	5,200,666	10,418,877
Sales proceeds held by stakeholders		保管人所持銷售所得款項	43,419	35,950	63,272
			20,301,235	13,095,426	16,102,641
Asset classified as held for sale	12	列為持作出售之資產	80,000	-	-
			20,381,235	13,095,426	16,102,641

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	Notes	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	附註	千港元	千港元	千港元	千港元
			(Restated)	(Restated)	(Restated)
			(重列)	(重列)	(重列)
Current liabilities		流動負債			
Derivative financial instruments	40	衍生金融工具	-	3,238	24,432
Creditors and accruals	41	應付賬項及應計款項	719,241	503,723	323,026
Securities trading and margin payable		應付證券交易賬項及保證金	73,197	65,162	62,702
Deposits and receipts in advance		按金及預先收取款項	566,738	657,412	391,298
Tax liabilities		稅項負債	137,741	84,271	118,360
Borrowings – due within one year	42	借貸—一年內到期	3,727,552	3,714,963	3,163,925
Provisions	43	撥備	16,054	16,054	16,054
Financial guarantee liabilities		財務擔保負債	290	76	-
			5,240,813	5,044,899	4,099,797
Net current assets		流動資產淨值	15,140,422	8,050,527	12,002,844
Total assets less current liabilities		資產總額減流動負債	49,815,547	54,314,466	47,668,776
Equity attributable to owners of the Company		本公司擁有人之應佔股本權益			
Share capital	46	股本	190,762	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	102,715	189,529	162,775
Statutory reserve		法定儲備	9,314	6,626	4,367
Other reserve		其他儲備	(7,340)	(7,681)	(7,945)
Special reserve		特別儲備	2,499,685	2,499,685	2,499,685
Capital redemption reserve		資本贖回儲備	138,062	133,824	121,049
Translation reserve		匯兌儲備	639,930	380,795	346,526
Retained profits		保留溢利			
– Proposed final dividend		– 建議末期股息	19,076	19,500	2,006,305
– Others		– 其他	29,915,662	40,084,354	31,350,387
			33,507,866	43,511,661	38,154,646
Non-controlling interests		非控股權益	702,985	800,653	653,245
Total equity		股本權益總額	34,210,851	44,312,314	38,807,891

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Notes	HK\$'000	HK\$'000	HK\$'000	HK\$'000
附註	千港元	千港元	(Restated) (重列)	(Restated) (重列)
Non-current liabilities	非流動負債			
Financial guarantee liabilities	財務擔保負債	-	290	618
Borrowings - due after one year	借貸 - 一年後到期	42 14,982,958	9,500,018	8,505,258
Amounts due to associates	欠負聯營公司款項	44 76,950	11,859	9,271
Amounts due to non-controlling shareholders	欠負非控股股東款項	44 141,325	80,098	77,565
Deferred tax liabilities	遞延稅項負債	45 403,463	409,887	268,173
		15,604,696	10,002,152	8,860,885
		49,815,547	54,314,466	47,668,776

Approved and authorised for issue by the Board of Directors on 23rd March, 2011 and signed on its behalf by:

已獲董事會於二零一一年三月二十三日批准及授權發布，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

劉鳴煒

董事

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

綜合財務報告附註乃綜合財務報表的一部分。