

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況報表

At 31st December, 2012 於二零一二年十二月三十一日

		Notes 附註	2012 HK\$'000 千港元	2011 HK\$'000 千港元
Non-current assets	非流動資產			
Investment properties	投資物業	22	41,972,818	34,484,529
Properties and other fixed assets	物業及其他固定資產	23	521,886	521,756
Property interests held for future development	持作日後發展之 物業權益	24	–	–
Intangible assets	無形資產	25	–	1,430
Goodwill	商譽	26	322,938	329,879
Interests in associates	聯營公司權益	27	2,017,868	1,693,745
Advances to associates	墊付聯營公司款項	28	1,642,668	1,618,642
Interests in jointly controlled entities	共同控制機構權益	29	–	–
Available-for-sale investments	待售投資	30	119,012	4,160,350
Financial assets designated as at fair value through profit or loss	指定為通過損益以反映 公平值之金融資產	36	993,942	2,453,411
Advance to an investee company	墊付一間接受投資公司款項	31(a)	–	406,241
Loans receivable – due after one year	應收貸款 – 一年後到期	32	15	58
Deferred tax assets	遞延稅項資產	44	35,252	47,279
Advances to non-controlling shareholders	墊付非控股股東款項	31(b)	14,908	124,388
Pledged deposits	抵押存款	33(a)	62,673	165,441
			47,703,980	46,007,149
Current assets	流動資產			
Stock of properties	物業存貨	34	3,768,372	5,707,076
Available-for-sale investments	待售投資	30	–	53,323
Investments held-for-trading	持作買賣之投資	35	156,327	514,917
Financial assets designated as at fair value through profit or loss	指定為通過損益以反映 公平值之金融資產	36	9,575,592	2,773,200
Loans receivable – due within one year	應收貸款 – 一年內到期	32	51	60
Inventories for cosmetic products	化妝品存貨	37	3,379	3,939
Debtors, deposits and prepayments	應收賬項、按金及預付款項	38	5,092,246	583,469
Securities trading receivables and deposits	應收證券交易賬項及存款	33(b)	286,045	25,362
Tax recoverable	可收回稅款		1,911	1,320
Pledged deposits	抵押存款	33(a)	2,169,839	1,539,558
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	33(c)	4,786,523	4,268,499
Sales proceeds held by stakeholders	保管人所持銷售所得款項		837,425	33,725
			26,677,710	15,504,448
Assets classified as held for sale	列為持作出售之資產	13	147,569	–
			26,825,279	15,504,448

At 31st December, 2012 於二零一二年十二月三十一日

		Notes 附註	2012 HK\$'000 千港元	2011 HK\$'000 千港元
Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	39	636,313	765,027
Securities trading and margin payable	應付證券交易賬項及保證金		33,586	10,996
Deposits and receipts in advance	按金及預收款項		3,306,447	970,516
Tax liabilities	稅項負債		93,112	24,480
Borrowings – due within one year	借貸 – 一年內到期	40	14,171,958	10,006,667
			18,241,416	11,777,686
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	13	1,973	–
			18,243,389	11,777,686
Net current assets	流動資產淨值		8,581,890	3,726,762
Total assets less current liabilities	資產總額減流動負債		56,285,870	49,733,911
Equity attributable to owners of the Company	本公司擁有人之 應佔股本權益			
Share capital	股本	42	190,762	190,762
Properties revaluation reserve	物業重估儲備		98,162	–
Securities investments reserve	證券投資儲備		45,765	67,934
Statutory reserve	法定儲備		32,203	29,119
Other reserve	其他儲備		(2,537)	(7,259)
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		1,014,869	961,487
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		4,308	–
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		381,524	19,076
– special interim dividend	– 特別中期股息		1,907,619	–
– others	– 其他		39,236,100	31,752,466
			45,546,522	35,651,332
Non-controlling interests	非控股權益		431,803	716,675
Total equity	股本權益總額		45,978,325	36,368,007

At 31st December, 2012 於二零一二年十二月三十一日

		Notes	2012	2011
		附註	HK\$'000	HK\$'000
			千港元	千港元
Non-current liabilities	非流動負債			
Financial guarantee liabilities	財務擔保負債		–	91
Borrowings – due after one year	借貸 – 一年後到期	40	9,335,617	12,684,015
Amounts due to associates	欠負聯營公司款項	43	30,099	183,689
Amounts due to investee companies	欠負接受投資公司款項	43	104,935	–
Amounts due to non-controlling shareholders	欠負非控股股東款項	43	220,437	14,430
Deferred tax liabilities	遞延稅項負債	44	616,457	483,679
			10,307,545	13,365,904
			56,285,870	49,733,911

Approved and authorised for issue by the Board of Directors on 4th March, 2013 and signed on its behalf by:

已獲董事會於二零一三年三月四日批准及授權發布，並由下列董事代表董事會簽署：

Joseph Lau, Luen-hung

Director

劉鑾雄

董事

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。

