

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況報表

At 31st December, 2014 於二零一四年十二月三十一日

		Notes 附註	2014 HK\$'000 千港元	2013 HK\$'000 千港元
Non-current assets	非流動資產			
Investment properties	投資物業	22	39,528,923	45,552,614
Properties and other fixed assets	物業及其他固定資產	23	1,768,327	549,335
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	–	–
Goodwill	商譽	26	322,938	322,938
Interests in associates	聯營公司權益	27	2,484,767	2,370,531
Advances to associates	墊付聯營公司款項	28	1,754,641	1,702,019
Available-for-sale investments	待售投資	29	239,233	99,598
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	35	379,010	1,080,272
Advance to an investee company	墊付一間接受投資公司款項	30(a)	228,800	–
Advance to a non-controlling shareholder	墊付一位非控股股東款項	30(b)	14,908	14,908
Loans receivable – due after one year	應收貸款—一年後到期	31	–	16
Deferred tax assets	遞延稅項資產	43	11,237	23,505
Pledged deposits	抵押存款	32(a)	438,994	578,803
			47,171,778	52,294,539
Current assets	流動資產			
Stock of properties	物業存貨	33	2,329,865	2,323,246
Investments held-for-trading	持作買賣之投資	34	501,944	894,816
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	35	4,247,830	11,038,052
Loans receivable – due within one year	應收貸款—一年內到期	31	26	13
Inventories	存貨	36	3,493	3,337
Debtors, deposits and prepayments	應收賬項、按金及預付款項	37	644,964	3,055,267
Securities trading receivables and deposits	應收證券交易賬項及存款	32(b)	60,384	66,103
Tax recoverable	可收回稅款		6,511	9,910
Pledged deposits	抵押存款	32(a)	429,689	632,780
Time deposits, bank balances and cash	定期存款、銀行結餘及現金	32(c)	4,719,223	3,881,250
Sales proceeds held by stakeholders	保管人所持銷售所得款項		1,867,162	1,546,180
			14,811,091	23,450,954
Assets classified as held for sale	列為持作出售之資產	13	9,442,062	64,733
			24,253,153	23,515,687

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Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	38	1,503,076	1,794,252
Dividend payable	應付股息		7,630,476	–
Securities trading and margin payable	應付證券交易賬項及保證金		45,478	15,136
Deposits and receipts in advance	按金及預收款項		934,726	1,068,654
Tax liabilities	稅項負債		77,813	247,062
Borrowings – due within one year	借貸 – 一年內到期	39	6,707,935	7,386,683
Provisions	撥備	40	27,561	39,424
Financial guarantee liabilities	財務擔保負債		102	37
			16,927,167	10,551,248
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	1,759,937	–
			18,687,104	10,551,248
Net current assets	流動資產淨值		5,566,049	12,964,439
Total assets less current liabilities	資產總額減流動負債		52,737,827	65,258,978
Equity attributable to owners of the Company	本公司擁有人之 應佔股本權益			
Share capital	股本	41	190,762	190,762
Properties revaluation reserve	物業重估儲備		225,216	225,216
Securities investments reserve	證券投資儲備		41,022	19,223
Statutory reserve	法定儲備		53,650	41,760
Other reserve	其他儲備		(2,435)	(2,501)
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		1,026,504	1,308,690
Retained profits	保留溢利			
– proposed final dividend	– 擬派末期股息		19,076	953,810
– others	– 其他		37,375,812	41,729,041
			41,567,354	47,103,748
Non-controlling interests	非控股權益		85,239	86,017
Total equity	股本權益總額		41,652,593	47,189,765

		Notes	2014	2013
		附註	HK\$'000	HK\$'000
			千港元	千港元
Non-current liabilities	非流動負債			
Borrowings – due after one year	借貸—一年後到期	39	9,840,993	16,524,293
Provisions	撥備	40	1,257	18,519
Amounts due to associates	欠負聯營公司款項	42	58,419	58,727
Amounts due to investee companies	欠負接受投資公司款項	42	27,085	402,685
Amounts due to non-controlling shareholders	欠負非控股股東款項	42	489,639	369,236
Deferred tax liabilities	遞延稅項負債	43	667,841	695,753
			11,085,234	18,069,213
			52,737,827	65,258,978

Approved and authorised for issue by the Board of Directors on 19th March, 2015 and signed on its behalf by:

已獲董事會於二零一五年三月十九日批准及授權發布，並由下列董事代表董事會簽署：

Lau, Ming-wai

Director

劉鳴煒

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。