

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況報表

At 31st December, 2017 於二零一七年十二月三十一日

	Notes 附註	2017 HK\$'000 千港元	2016 HK\$'000 千港元
<b>Non-current assets</b>			
Investment properties	19	15,649,991	12,887,253
Property, plant and equipment	20	43,117	45,430
Intangible assets	21	–	–
Goodwill	22	322,938	322,938
Interests in associates	23	2,115,228	1,955,120
Advances to associates	24	49,199	49,485
Financial assets measured at fair value through profit or loss	25	2,049,276	373,050
Financial assets measured at fair value through other comprehensive income	26	24,141,960	5,442,591
Advances to investee companies	27(a)	605,204	596,354
Advance to a non-controlling shareholder	27(b)	14,908	14,908
Other receivables	28	–	1,102,338
Deferred tax assets	29	2,419	2,692
Pledged deposits	30(a)	90,541	13,884
		<b>45,084,781</b>	22,806,043
<b>Current assets</b>			
Stock of properties	31	296,513	1,273,474
Financial assets measured at fair value through profit or loss	25	8,759,356	14,642,623
Inventories	32	2,660	2,860
Debtors, deposits, other receivables and prepayments	28	916,113	4,722,891
Securities trading receivables and deposits	30(b)	112,611	27,327
Tax recoverable		2,155	3,991
Pledged deposits	30(a)	172,972	929,879
Time deposits, bank balances and cash	30(c)	659,402	1,070,471
Sales proceeds held by stakeholders		56,792	296,176
		<b>10,978,574</b>	22,969,692
<b>Current liabilities</b>			
Creditors and accruals	33	345,201	408,702
Securities trading and margin payable		116,983	9,245
Deposits and receipts in advance		241,168	252,132
Tax liabilities		316,502	294,511
Borrowings	34	12,763,546	10,797,503
		<b>13,783,400</b>	11,762,093
<b>Net current (liabilities) assets</b>		<b>(2,804,826)</b>	11,207,599
<b>Total assets less current liabilities</b>		<b>42,279,955</b>	34,013,642

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION 綜合財務狀況報表

At 31st December, 2017 於二零一七年十二月三十一日

	Notes 附註	2017 HK\$'000 千港元	2016 HK\$'000 千港元
<b>Equity attributable to owners of the Company</b>	<b>本公司擁有人應佔股本權益</b>		
Share capital	36	190,762	190,762
Properties revaluation reserve		–	18,632
Financial assets measured at fair value through other comprehensive income reserve		10,204,417	(2,255,201)
Statutory reserve		668	668
Other reserve		–	(2,378)
Special reserve		2,499,685	2,499,685
Capital redemption reserve		138,062	138,062
Translation reserve		(308,253)	(728,226)
Retained profits			
– proposed final dividend		190,762	19,076
– special interim dividends declared		–	3,815,238
– others		23,469,813	26,107,898
		<b>36,385,916</b>	29,804,216
<b>Non-controlling interests</b>	<b>非控股權益</b>	<b>107,086</b>	95,639
<b>Total equity</b>	<b>股本權益總額</b>	<b>36,493,002</b>	29,899,855
<b>Non-current liabilities</b>	<b>非流動負債</b>		
Borrowings	34	3,709,467	3,793,891
Loan from a director	37	1,835,500	–
Amounts due to associates	38	142,419	110,269
Amounts due to non-controlling shareholders	38	49,202	84,761
Deferred tax liabilities	29	50,365	124,866
		<b>5,786,953</b>	4,113,787
		<b>42,279,955</b>	34,013,642

Approved and authorised for issue by the board of Directors on 22nd February, 2018 and signed on its behalf by:

已獲董事會於二零一八年二月二十二日批准及授權發布，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。