

綜合資產負債表

CONSOLIDATED BALANCE SHEET

31 March 2007 二零零七年三月三十一日

| | | | 二零零七年 2007 千港元 HK\$'000 | 二零零六年 2006 千港元 HK\$'000 |
|----------------------|--|-------------|----------------------------------|----------------------------------|
| | | 附註 Notes | | |
| 非流動資產 | NON-CURRENT ASSETS | | | |
| 物業、機器及設備 | Property, plant and equipment | 14 | 131,218 | 99,280 |
| 投資物業 | Investment properties | 15 | 1,122,780 | 1,075,150 |
| 預付土地租賃款 | Prepaid land lease payments | 16 | 1,401 | 1,437 |
| 發展中物業 | Properties under development | 17 | 500,668 | 469,379 |
| 聯營公司權益 | Interests in associates | 19 | — | — |
| 其他資產 | Other assets | | 1,040 | 1,040 |
| 遞延稅項資產 | Deferred tax assets | 30 | — | 160 |
| 總非流動資產 | Total non-current assets | | <u>1,757,107</u> | <u>1,646,446</u> |
| 流動資產 | CURRENT ASSETS | | | |
| 供銷售之發展中物業 | Properties under development for sale | 17 | 199,930 | — |
| 按公平值計入損益之 股份投資 | Equity investments at fair value through profit or loss | 20 | 876 | 372 |
| 存貨 | Inventories | 21 | 9,954 | 8,673 |
| 持有供銷售之物業 | Properties held for sale | 22 | 11,289 | 11,468 |
| 客戶有關合約工程 之欠款 | Amounts due from customers for contract works | 23 | 93,473 | 142,476 |
| 應收貿易賬款 | Trade receivables | 24 | 262,582 | 219,555 |
| 其他應收款項、 預付款項及訂金 | Other receivables, prepayments and deposits | 28 | 41,188 | 15,716 |
| 預繳稅項 | Tax prepaid | | 10,667 | 1,571 |
| 定期存款 | Time deposits | 25 | 39,830 | 40,977 |
| 有限制現金 | Restricted cash | 25 | 352,449 | — |
| 現金及銀行結存 | Cash and bank balances | 25 | 211,897 | 199,135 |
| 總流動資產 | Total current assets | | <u>1,234,135</u> | <u>639,943</u> |
| 流動負債 | CURRENT LIABILITIES | | | |
| 應付貿易賬款及應計款項 | Trade payables and accruals | 26 | 239,045 | 175,030 |
| 其他應付款項、 已收訂金及預收款項 | Other payables, deposits received and receipts in advance | 27 | 65,329 | 51,990 |
| 欠客戶有關合約工程 之款項 | Amounts due to customers for contract works | 23 | 86,857 | 19,261 |
| 預售發展中物業 所收取之訂金 | Deposits received from pre-sale of properties under development | 28 | 372,980 | — |
| 附息銀行借貸 | Interest-bearing bank borrowings | 29 | 189,489 | 202,680 |
| 應付稅項 | Tax payable | | 7,590 | 6,713 |
| 總流動負債 | Total current liabilities | | <u>961,290</u> | <u>455,674</u> |
| 流動資產淨值 | NET CURRENT ASSETS | | <u>272,845</u> | <u>184,269</u> |
| 總資產減流動負債 | TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>2,029,952</u> | <u>1,830,715</u> |



| | | 二零零七年 2007 千港元 HK\$'000 | 二零零六年 2006 千港元 HK\$'000 |
|-------------------|--|----------------------------------|----------------------------------|
| | 附註 Notes | | |
| 總資產減流動負債 | TOTAL ASSETS LESS CURRENT LIABILITIES | 2,029,952 | 1,830,715 |
| 非流動負債 | NON-CURRENT LIABILITIES | | |
| 預售發展中物業 所收取之訂金 | Deposits received from pre-sale of properties under development | 28 127,870 | — |
| 付息銀行借貸 | Interest-bearing bank borrowings | 29 437,517 | 455,834 |
| 遞延稅項負債 | Deferred tax liabilities | 30 224,833 | 266,689 |
| 總非流動負債 | Total non-current liabilities | 790,220 | 722,523 |
| 資產淨值 | Net assets | 1,239,732 | 1,108,192 |
| 權益 | EQUITY | | |
| 本公司股東 應佔權益 | Equity attributable to equity holders of the Company | | |
| 已發行股本 | Issued capital | 31 83,746 | 83,746 |
| 儲備 | Reserves | 33(a) 596,466 | 522,731 |
| | | 680,212 | 606,477 |
| 少數股東權益 | Minority interests | 559,520 | 501,715 |
| 總權益 | Total equity | 1,239,732 | 1,108,192 |

馮潮澤
FUNG CHIU CHAK, VICTOR
董事
Director

郭敏慧
JENNIFER KWOK
董事
Director