

綜合資產負債表

CONSOLIDATED BALANCE SHEET

31 March 2008 二零零八年三月三十一日



		二零零八年 2008 千港元 HK\$'000	二零零七年 2007 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	14 194,376	131,218
投資物業	Investment properties	15 1,210,660	1,122,780
預付土地租賃款	Prepaid land lease payments	16 106,347	1,401
發展中物業	Properties under development	17 254,512	500,668
收購土地所付之訂金	Deposit paid for land acquisition	18 177,536	—
聯營公司權益	Interests in associates	20 —	—
其他資產	Other assets	1,020	1,040
總非流動資產	Total non-current assets	<u>1,944,451</u>	<u>1,757,107</u>
流動資產	CURRENT ASSETS		
發展中物業	Properties under development	17 529,966	199,930
按公平值計入損益 之股份投資	Equity investments at fair value through profit or loss	21 14,452	876
存貨	Inventories	22 18,006	9,954
持有供銷售之物業	Properties held for sale	23 303,521	11,289
客戶有關合約工程之欠款	Amounts due from customers for contract works	24 78,703	93,473
應收貿易賬款	Trade receivables	25 284,000	262,582
其他應收款項、 預付款項及訂金	Other receivables, prepayments and deposits	26 238,677	41,188
預繳稅項	Tax prepaid	40,157	10,667
定期存款	Time deposits	27 28,768	39,830
受限制現金	Restricted cash	27 3,537	352,449
現金及銀行結存	Cash and bank balances	27 214,225	211,897
總流動資產	Total current assets	<u>1,754,012</u>	<u>1,234,135</u>
流動負債	CURRENT LIABILITIES		
應付貿易賬款及應計款項	Trade payables and accruals	28 221,967	239,045
其他應付款項、 已收訂金及預收款項	Other payables, deposits received and receipts in advance	29 70,883	65,329
欠客戶有關合約工程之款項	Amounts due to customers for contract works	24 166,399	86,857
預售發展中物業 所收取之訂金	Deposits received from pre-sale of properties under development	30 927,714	372,980
附息銀行借貸	Interest-bearing bank borrowings	31 255,075	189,489
應付稅項	Tax payable	43,566	7,590
總流動負債	Total current liabilities	<u>1,685,604</u>	<u>961,290</u>
流動資產淨值	NET CURRENT ASSETS	<u>68,408</u>	<u>272,845</u>
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	<u>2,012,859</u>	<u>2,029,952</u>

**綜合資產負債表 (續)**
CONSOLIDATED BALANCE SHEET (Cont'd)

31 March 2008 二零零八年三月三十一日

			二零零八年 2008 千港元 HK\$'000	二零零七年 2007 千港元 HK\$'000
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,012,859</u>	<u>2,029,952</u>
非流動負債	NON-CURRENT LIABILITIES			
預售發展中物業 之收取訂金	Deposits received from pre-sale of properties under development	30	—	127,870
附息銀行借貸	Interest-bearing bank borrowings	31	268,399	437,517
遞延稅項負債	Deferred tax liabilities	32	251,076	224,833
總非流動負債	Total non-current liabilities		<u>519,475</u>	<u>790,220</u>
資產淨值	Net assets		<u>1,493,384</u>	<u>1,239,732</u>
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	33	83,746	83,746
儲備	Reserves	35(a)	775,123	596,466
			<u>858,869</u>	<u>680,212</u>
少數股東權益	Minority interests		<u>634,515</u>	<u>559,520</u>
總權益	Total equity		<u>1,493,384</u>	<u>1,239,732</u>

馮潮澤
FUNG CHIU CHAK, VICTOR
董事
Director

郭敏慧
JENNIFER KWOK
董事
Director