



## 綜合資產負債表 CONSOLIDATED BALANCE SHEET

31 March 2009 於二零零九年三月三十一日

			二零零九年 2009 千港元 HK\$'000	二零零八年 2008 千港元 HK\$'000
		附註 Notes		
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>			
物業、機器及設備	Property, plant and equipment	14	176,339	194,376
投資物業	Investment properties	15	1,206,160	1,210,660
預付土地租賃款	Prepaid land lease payments	16	103,566	106,347
發展中物業	Properties under development	17	309,862	254,512
收購土地所付之訂金	Deposit paid for land acquisition	18	348,835	177,536
聯營公司權益	Interests in associates	20	—	—
其他資產	Other assets		1,000	1,020
遞延稅項資產	Deferred tax assets	32	29,051	—
<b>總非流動資產</b>	<b>Total non-current assets</b>		<b>2,174,813</b>	<b>1,944,451</b>
<b>流動資產</b>	<b>CURRENT ASSETS</b>			
發展中物業	Properties under development	17	270,374	529,966
按公平值計入損益 之股份投資	Equity investments at fair value through profit or loss	21	2,501	14,452
存貨	Inventories	22	31,283	18,006
持有供銷售之物業	Properties held for sale	23	473,876	303,521
客戶有關合約工程之欠款	Amounts due from customers for contract works	24	53,818	78,703
應收貿易賬款	Trade receivables	25	300,165	284,000
其他應收款項、 預付款項及訂金	Other receivables, prepayments and deposits	26	33,739	238,677
預繳稅項	Tax prepaid		7,035	40,157
定期存款	Time deposits	27	96,477	28,768
受限制現金	Restricted cash	27	56,675	3,537
現金及銀行結存	Cash and bank balances	27	125,416	214,225
<b>總流動資產</b>	<b>Total current assets</b>		<b>1,451,359</b>	<b>1,754,012</b>
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>			
應付貿易賬款及應計款項	Trade payables and accruals	28	406,904	221,967
其他應付款項、 已收訂金及預收款項	Other payables, deposits received and receipts in advance	29	55,304	70,883
欠客戶有關合約工程之款項	Amounts due to customers for contract works	24	132,106	166,399
已收訂金	Deposits received	30	34,853	927,714
付息銀行借貸	Interest-bearing bank borrowings	31	396,851	255,075
應付稅項	Tax payable		144,464	43,566
<b>總流動負債</b>	<b>Total current liabilities</b>		<b>1,170,482</b>	<b>1,685,604</b>
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>		<b>280,877</b>	<b>68,408</b>
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>2,455,690</b>	<b>2,012,859</b>



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

31 March 2009 於二零零九年三月三十一日

			二零零九年 2009 千港元 HK\$'000	二零零八年 2008 千港元 HK\$'000
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES		2,455,690	2,012,850
非流動負債	NON-CURRENT LIABILITIES			
附息銀行借貸	Interest-bearing bank borrowings	31	242,579	268,399
遞延稅項負債	Deferred tax liabilities	32	278,419	251,076
總非流動負債	Total non-current liabilities		520,998	519,475
資產淨值	Net assets		1,934,692	1,493,384
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	83,821	83,746
儲備	Reserves	35(a)	1,127,257	775,123
			1,211,078	858,869
少數股東權益	Minority interests		723,614	634,515
總權益	Total equity		1,934,692	1,493,384

馮潮澤  
FUNG CHIU CHAK VICTOR  
董事  
Director

郭敏慧  
JENNIFER KWOK  
董事  
Director