



綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 March 2010 於二零一零年三月三十一日

			二零一零年 2010 千港元 HK\$'000	二零零九年 2009 千港元 HK\$'000
	附註 Notes			
非流動資產		NON-CURRENT ASSETS		
物業、機器及設備	14	Property, plant and equipment	181,211	176,339
投資物業	15	Investment properties	1,258,540	1,206,160
預付土地租賃款	16	Prepaid land lease payments	100,786	103,566
發展中物業	17	Properties under development	346,769	309,862
已付訂金	18	Deposits paid	353,514	348,835
聯營公司權益	20	Interests in associates	19,632	—
其他資產		Other assets	1,020	1,000
遞延稅項資產	33	Deferred tax assets	63,071	29,051
受限制現金	28	Restricted cash	22,836	—
總非流動資產		Total non-current assets	2,347,379	2,174,813
流動資產		CURRENT ASSETS		
發展中物業	17	Properties under development	265,888	270,374
按公平值計入損益 之股份投資	21	Equity investments at fair value through profit or loss	4,002	2,501
存貨	22	Inventories	25,910	31,283
持有供銷售之物業	23	Properties held for sale	197,649	473,876
客戶有關合約工程之 欠款	24	Amounts due from customers for contract works	92,639	53,818
應收貿易賬款	25	Trade receivables	397,441	300,165
其他應收款項、 預付款項及訂金	26	Other receivables, prepayments and deposits	56,947	33,739
衍生金融工具	27	Derivative financial instruments	12	—
預繳稅項		Tax prepaid	7,403	7,035
定期存款	28	Time deposits	952,375	96,477
受限制現金	28	Restricted cash	91,344	56,675
現金及銀行結存	28	Cash and bank balances	396,865	125,416
總流動資產		Total current assets	2,488,475	1,451,359
流動負債		CURRENT LIABILITIES		
應付貿易賬款及 應計款項	29	Trade payables and accruals	376,529	406,904
其他應付款項、 已收訂金及預收款項	30	Other payables, deposits received and receipts in advance	38,012	55,304
衍生金融工具	27	Derivative financial instruments	293	—
欠客戶有關合約工程之 款項	24	Amounts due to customers for contract works	201,434	132,106
已收訂金	31	Deposits received	438,315	34,853
付息銀行借貸	32	Interest-bearing bank borrowings	194,537	396,851
應付稅項		Tax payable	420,440	144,464
總流動負債		Total current liabilities	1,669,560	1,170,482
流動資產淨值		NET CURRENT ASSETS	818,915	280,877
總資產減流動負債		TOTAL ASSETS LESS CURRENT LIABILITIES	3,166,294	2,455,690



綜合財務狀況表(續) CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Cont'd)

31 March 2010 於二零一零年三月三十一日

			二零一零年 2010 千港元 HK\$'000	二零零九年 2009 千港元 HK\$'000
	附註 Notes			
總資產減流動負債		TOTAL ASSETS LESS CURRENT LIABILITIES	3,166,294	2,455,690
非流動負債		NON-CURRENT LIABILITIES		
附息銀行借貸	32	Interest-bearing bank borrowings	510,238	242,579
衍生金融工具	27	Derivative financial instruments	1,453	—
來自一間聯營公司之貸款	20	Loan from an associate	24,560	—
遞延稅項負債	33	Deferred tax liabilities	345,027	278,419
總非流動負債		Total non-current liabilities	881,278	520,998
資產淨值		Net assets	2,285,016	1,934,692
權益		EQUITY		
本公司普通股股東 應佔權益		Equity attributable to ordinary equity holders of the Company		
已發行股本	34	Issued capital	84,531	83,821
儲備	36(a)	Reserves	1,389,611	1,127,257
			1,474,142	1,211,078
少數股東權益		Minority interests	810,874	723,614
總權益		Total equity	2,285,016	1,934,692

馮潮澤
FUNG CHIU CHAK, VICTOR

董事
Director

郭敏慧
JENNIFER KWOK

董事
Director