



綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 March 2013 二零一三年三月三十一日

	附註	二零一三年 三月三十一日	二零一二年 三月三十一日	二零一一年 四月一日
	Notes	31 March 2013 千港元 HK\$'000	31 March 2012 千港元 HK\$'000 (經重列) (Restated)	1 April 2011 千港元 HK\$'000 (經重列) (Restated)
非流動資產	NON-CURRENT ASSETS			
物業、機器及設備	Property, plant and equipment	14 434,372	446,323	305,823
投資物業	Investment properties	15 487,878	455,590	411,464
發展中物業	Properties under development	16 843,946	846,256	275,574
已付訂金	Deposits paid	17 3,909	9,427	388,037
聯營公司權益	Interests in associates	19 47,860	40,978	30,348
其他資產	Other assets	1,230	1,120	1,090
遞延稅項資產	Deferred tax assets	33 85,501	99,980	100,146
總非流動資產	Total non-current assets	1,904,696	1,899,674	1,512,482
流動資產	CURRENT ASSETS			
發展中物業	Properties under development	16 187,880	401,499	281,762
按公平值計入損益之投資	Investments at fair value through profit or loss	20 272,373	3,282	122,933
存貨	Inventories	21 15,164	21,388	11,624
持有供銷售之物業	Properties held for sale	22 720,600	466,250	439,569
客戶有關合約工程之欠款	Amounts due from customers for contract works	23 99,643	147,416	88,407
應收貿易賬款	Trade receivables	24 735,062	430,072	454,734
其他應收款項、 預付款項及訂金	Other receivables, prepayments and deposits	25 50,232	62,576	48,348
衍生金融工具	Derivative financial instruments	26 —	110	87
預繳稅項	Tax prepaid	9,238	13,777	5,320
定期存款	Time deposits	27 529,582	208,248	788,527
受限制現金	Restricted cash	27 60,207	79,621	56,286
現金及銀行結存	Cash and bank balances	27 488,870	275,816	321,484
		3,168,851	2,110,055	2,619,081
分類為待出售之非流動資產	Non-current asset classified as held for sale	28 —	120,794	—
總流動資產	Total current assets	3,168,851	2,230,849	2,619,081



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流動負債	CURRENT LIABILITIES			
應付貿易賬款及應計款項	Trade payables and accruals	29 638,467	485,880	480,959
其他應付款項、已收訂金 及預收款項	Other payables, deposits received and receipts in advance	30 25,608	45,994	163,652
衍生金融工具	Derivative financial instruments	26 —	140	26
欠客戶有關合約工程之款項	Amounts due to customers for contract works	23 528,161	184,099	224,428
已收訂金	Deposits received	31 140,897	326,713	173,482
附息銀行借貸	Interest-bearing bank borrowings	32 109,786	231,452	128,382
應付稅項	Tax payable	289,164	207,995	473,502
總流動負債	Total current liabilities	1,732,083	1,482,273	1,644,431
流動資產淨值	NET CURRENT ASSETS	1,436,768	748,576	974,650
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	3,341,464	2,648,250	2,487,132
非流動負債	NON-CURRENT LIABILITIES			
附息銀行借貸	Interest-bearing bank borrowings	32 726,042	366,826	332,332
衍生金融工具	Derivative financial instruments	26 8,205	11,006	5,821
來自一間聯營公司之貸款	Loan from an associate	19(b) 24,560	24,560	24,560
遞延稅項負債	Deferred tax liabilities	33 212,688	208,711	193,900
總非流動負債	Total non-current liabilities	971,495	611,103	556,613
資產淨值	Net assets	2,369,969	2,037,147	1,930,519
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	Issued capital	34 87,266	87,266	87,011
儲備	Reserves	36(a) 2,251,293	1,928,670	1,813,311
		2,338,559	2,015,936	1,900,322
非控股股東權益	Non-controlling interests	31,410	21,211	30,197
總權益	Total equity	2,369,969	2,037,147	1,930,519

馮潮澤
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董事
Director

郭敏慧
JENNIFER KWOK
董事
Director