

綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

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	31 March 2014 二零一四年三月三十一日		附註 Notes	二零一四年 2014 <i>千港元</i> HK\$'000	二零一三年 2013 <i>千港元</i> HK\$'000
	非流動資產	NON-CURRENT ASSETS			
	物業、機器及設備	Property, plant and equipment	14	395,006	434,372
	投資物業	Investment properties	15	532,976	487,878
	發展中物業	Properties under development	16	789,290	843,946
	預付款項、訂金及其他應收款項	Prepayments, deposits and other receivables	25	7,859	3,909
	聯營公司權益	Interests in associates	18	· _	47,860
	其他資產	Other assets		1,350	1,230
	可供出售投資	Available-for-sale investment	19	1,250	· _
	遞延税項資產	Deferred tax assets	32	34,572	85,501
	總非流動資產	Total non-current assets		1,762,303	1,904,696
	流動資產	CURRENT ASSETS			
	發展中物業	Properties under development	16	382,669	187,880
	按公平值計入損益之投資	Investments at fair value through profit or loss	20	, _	272,373
	存貨	Inventories	21	13,609	15,164
	持有供銷售之物業	Properties held for sale	22	604,640	720,600
	客戶有關合約工程之欠款	Amounts due from customers for contract works	23	107,127	99,643
	應收貿易賬款	Trade receivables	24	777,797	735,062
	預付款項、訂金及其他	Prepayments, deposits and other receivables		,	, 00,002
	應收款項	.,.,	25	74,742	50,232
	預繳税項	Tax prepaid		2,749	9,238
	定期存款	Time deposits	27	1,106,219	529,582
	受限制現金	Restricted cash	27	3,241	60,207
	現金及銀行結存	Cash and bank balances	27	441,688	488,870
	總流動資產	Total current assets		3,514,481	3,168,851
	流動負債	CURRENT LIABILITIES			
	應付貿易賬款及應計款項 其他應付款項、已收訂金	Trade payables and accruals Other payables, deposits received	28	634,075	638,467
	及預收款項	and receipts in advance	29	37,753	25,608
	衍生金融工具	Derivative financial instruments	26	4,113	· —
	欠客戶有關合約工程之款項	Amounts due to customers for contract works	23	739,788	528,161
	已收訂金	Deposits received	30	200,567	140,897
	附息銀行借貸	Interest-bearing bank borrowings	31	252,112	109,786
	應付税項	Tax payable		107,846	289,164
	總流動負債	Total current liabilities		1,976,254	1,732,083
	流動資產淨值	NET CURRENT ASSETS		1,538,227	1,436,768
	總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES		3,300,530	3,341,464

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		附註 Notes	二零一四年 2014 千港元 HK\$'000	二零一三年 2013 <i>千港元</i> HK\$'000
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES		3,300,530	3,341,464
非流動負債	NON-CURRENT LIABILITIES			
附息銀行借貸 衍生金融工具 來自一間聯營公司之貸款 遞延税項負債	Interest-bearing bank borrowings Derivative financial instruments Loan from an associate Deferred tax liabilities	31 26 18(b) 32	333,954 — — — 255,299	726,042 8,205 24,560 212,688
總非流動負債	Total non-current liabilities		589,253	971,495
資產淨值	Net assets		2,711,277	2,369,969
權益 本公司普通股股東 應佔權益 已發行股本 储備	EQUITY Equity attributable to ordinary equity holders of the Company Issued capital Reserves	33 35(a)	87,466 2,394,504	87,266 2,251,293
			2,481,970	2,338,559
非控股股東權益	Non-controlling interests		229,307	31,410
總權益	Total equity		2,711,277	2,369,969

馮潮澤 FUNG CHIU CHAK, VICTOR

董事 Director

郭敏慧 JENNIFER KWOK

董事 Director