



綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 March 2016 二零一六年三月三十一日

	附註 Notes	二零一六年 2016 千港元 HK\$'000	二零一五年 2015 千港元 HK\$'000
非流動資產	NON-CURRENT ASSETS		
物業、機器及設備	Property, plant and equipment	13 333,405	391,967
投資物業	Investment properties	14 172,636	618,317
發展中物業	Properties under development	15 —	1,210,048
預付款項、訂金及其他應收款項	Prepayments, deposits and other receivables	22 1,386	1,918
一間聯營公司權益	Interests in an associate	16 —	—
其他資產	Other assets	1,350	1,350
可供出售投資	Available-for-sale investment	17 1,197	1,249
衍生金融工具	Derivative financial instrument	23 8,533	—
遞延稅項資產	Deferred tax assets	29 49,133	55,829
總非流動資產	Total non-current assets	567,640	2,280,678
流動資產	CURRENT ASSETS		
發展中物業	Properties under development	15 1,772,959	65,506
存貨	Inventories	18 23,551	14,182
持有供銷售之物業	Properties held for sale	19 302,596	646,659
客戶有關合約工程之欠款	Amounts due from customers for contract works	20 116,625	160,041
應收貿易賬款及應收保固金	Trade and retention receivables	21 727,243	1,016,641
預付款項、訂金及其他應收款項	Prepayments, deposits and other receivables	22 283,542	70,490
預繳稅項	Tax prepaid	7,480	2,175
定期存款	Time deposits	24 1,303,589	746,432
受限制現金	Restricted cash	24 —	24,000
現金及銀行結存	Cash and bank balances	24 502,830	541,064
總流動資產	Total current assets	5,040,415	3,287,190
流動負債	CURRENT LIABILITIES		
應付貿易賬款及應付保固金及應計款項	Trade and retention payables and accruals	25 634,734	923,682
其他應付款項、已收訂金及預收款項	Other payables, deposits received and receipts in advance	26 40,155	56,658
欠客戶有關合約工程之款項	Amounts due to customers for contract works	20 660,898	686,495
已收訂金	Deposits received	27 214,233	110,378
附息銀行借貸	Interest-bearing bank borrowings	28 198,568	143,278
應付稅項	Tax payable	279,206	266,870
總流動負債	Total current liabilities	2,027,794	2,187,361
流動資產淨值	NET CURRENT ASSETS	3,012,621	1,099,829
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	3,580,261	3,380,507



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總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES		3,580,261	3,380,507
非流動負債	NON-CURRENT LIABILITIES			
應計款項	Accrual	25	4,387	—
附息銀行借貸	Interest-bearing bank borrowings	28	658,378	224,621
遞延稅項負債	Deferred tax liabilities	29	140,304	223,317
總非流動負債	Total non-current liabilities		803,069	447,938
資產淨值	Net assets		2,777,192	2,932,569
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	30	87,466	87,466
儲備	Reserves	32	2,600,937	2,654,608
			2,688,403	2,742,074
非控股股東權益	Non-controlling interests		88,789	190,495
總權益	Total equity		2,777,192	2,932,569

馮潮澤
FUNG CHIU CHAK VICTOR
董事
Director

劉健輝
LAU KIN FAI
董事
Director