

Consolidated Statement of Financial Position

31 December 2018

	<i>Notes</i>	2018 <i>HK\$'000</i>	2017 <i>HK\$'000</i>
NON-CURRENT ASSETS			
Property, plant and equipment	14	254,270	244,120
Prepayments, deposits and other receivables	23	2,197	899
Interests in an associate	16	–	–
Other assets		–	1,080
Deferred tax assets	31	367	1,128
Total non-current assets		256,834	247,227
CURRENT ASSETS			
Properties under development	17	7,476,000	13,214,929
Inventories	18	32,312	28,369
Properties held for sale	19	–	–
Amounts due from customers for contract works	20	–	279,411
Trade and retention receivables	21	167,135	638,810
Contract assets	22	923,526	–
Prepayments, deposits and other receivables	23	1,033,451	39,448
Financial assets at fair value through profit or loss	24	1,292,262	738,865
Tax prepaid		30,778	29,302
Structured deposits	25	580,686	–
Pledged bank balances	25	37,469	41,414
Restricted cash	25	1,430,897	–
Cash and cash equivalents	25	2,854,257	2,327,460
Assets of disposal groups classified as held for sale	11	15,858,773 1,202,864	17,338,008 2,183,957
Total current assets		17,061,637	19,521,965
CURRENT LIABILITIES			
Trade and retention payables and accruals	26	693,071	581,468
Other payables, deposits received and receipts in advance	27	3,755	34,395
Contract liabilities	22	69,197	–
Amounts due to customers for contract works	20	–	247,027
Interest-bearing bank borrowings	28	232,952	5,809,375
Tax payable		80,136	1,954
Liabilities directly associated with the assets classified as held for sale	11	1,079,111 459,272	6,674,219 416,209
Total current liabilities		1,538,383	7,090,428
NET CURRENT ASSETS		15,523,254	12,431,537
TOTAL ASSETS LESS CURRENT LIABILITIES		15,780,088	12,678,764

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NON-CURRENT LIABILITIES			
Interest-bearing bank borrowings	28	3,001,340	70,642
Interest-bearing other borrowing	29	300,000	–
Guaranteed notes	30	298,857	295,343
Deferred tax liabilities	31	17,228	94,778
Total non-current liabilities		<u>3,617,425</u>	<u>460,763</u>
Net assets		<u>12,162,663</u>	<u>12,218,001</u>
EQUITY			
Equity attributable to ordinary equity holders of the Company			
Issued capital	32	336,483	340,249
Reserves	34	11,826,182	11,877,742
		<u>12,162,665</u>	<u>12,217,991</u>
Non-controlling interests		<u>(2)</u>	<u>10</u>
Total equity		<u>12,162,663</u>	<u>12,218,001</u>

SUN KIN HO STEVEN
Director

LIU JUNCHUN
Director