

# CONDENSED CONSOLIDATED BALANCE SHEET

## 簡明綜合資產負債表

At 30 September 2008  
於2008年9月30日

			Unaudited 未經審核 30.9.2008 HK\$'000 千港元	Audited 經審核 31.3.2008 HK\$'000 千港元
		NOTES 附註		
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>			
Investment properties	投資物業	9	<b>1,687,316</b>	1,230,351
Property, plant and equipment	物業、機械及設備	10	<b>713,943</b>	718,611
Project under development	發展中項目	11	<b>3,619,171</b>	3,281,039
Properties under development	發展中物業		<b>107,860</b>	172,031
Prepaid lease payments	預付租賃款項		<b>223,168</b>	78,770
Goodwill	商譽		<b>64,693</b>	63,969
Other intangible assets	其他無形資產		<b>62,737</b>	61,402
Interests in associates	聯營公司權益	12	<b>788,602</b>	744,213
Interests in jointly controlled entities	共同控制機構權益		<b>2,010</b>	1,987
Available-for-sale investments	可供出售投資		<b>814</b>	1,081
Loans receivable – due after one year	一年後到期之應收貸款		<b>32,888</b>	32,222
Deferred consideration receivable	應收遞延代價		<b>2,906</b>	2,863
			<b>7,306,108</b>	6,388,539
<b>CURRENT ASSETS</b>	<b>流動資產</b>			
Stock of properties	物業存貨	13	<b>540,817</b>	173,626
Prepaid lease payments	預付租賃款項		<b>2,394</b>	2,343
Inventories	存貨		<b>25,497</b>	20,171
Loans receivable – due within one year	一年內到期之應收貸款		<b>30,000</b>	18,000
Amounts due from related companies	應收關連公司款項		<b>315,829</b>	296,753
Amounts due from associates	應收聯營公司款項		<b>57,920</b>	59,777
Amounts due from customers for contract works	應收客戶合約工程款項		<b>263,384</b>	201,589
Debtors, deposits and prepayments	應收賬款、訂金及預付款項	14	<b>2,481,926</b>	2,421,568
Investments held for trading	持作買賣投資		<b>44,456</b>	61,255
Available-for-sale investments	可供出售投資		<b>56,635</b>	56,635
Derivative financial instruments	衍生金融工具		<b>22,899</b>	22,268
Taxation recoverable	可退回稅款		<b>1,607</b>	3,261
Pledged bank deposits	已抵押銀行存款		<b>113,152</b>	34,269
Short term bank deposits	短期銀行存款		<b>374,940</b>	438,878
Bank balances and cash	銀行結存及現金		<b>256,966</b>	162,541
			<b>4,588,422</b>	3,972,934

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<b>CURRENT LIABILITIES</b>	<b>流動負債</b>			
Amounts due to customers for contract works	應付客戶合約工程款項		754,953	804,442
Creditors and accrued expenses	應付賬款及應計開支	15	2,325,483	1,903,832
Amounts due to associates	應付聯營公司款項		180,306	50,291
Amounts due to minority shareholders	應付少數股東款項		22,840	1,041
Amounts due to related companies	應付關連公司款項		138,969	133,051
Taxation payable	應付稅項		96,434	103,987
Bank and other borrowings – due within one year	一年內到期之銀行及其他借款	16	997,638	839,410
			<b>4,516,623</b>	3,836,054
<b>NET CURRENT ASSETS</b>	<b>流動資產淨值</b>		<b>71,799</b>	136,880
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>總資產減流動負債</b>		<b>7,377,907</b>	6,525,419
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>			
Bank and other borrowings – due after one year	一年後到期之銀行及其他借款	16	1,240,069	966,198
Convertible notes payable	應付可換股票據		124,804	120,551
Amounts due to minority shareholders	應付少數股東款項		77,336	–
Deferred tax liabilities	遞延稅項負債	17	1,511,730	1,329,360
			<b>2,953,939</b>	2,416,109
			<b>4,423,968</b>	4,109,310
<b>CAPITAL AND RESERVES</b>	<b>資本及儲備</b>			
Share capital	股本	18	150,839	150,709
Reserves	儲備		3,436,870	3,226,376
Equity attributable to equity holders of the Company	本公司之股權持有人應佔權益		3,587,709	3,377,085
Share-based payment reserve of a subsidiary	附屬公司之以股份支付款項儲備		4,633	5,280
Minority interests	少數股東權益		831,626	726,945
<b>TOTAL EQUITY</b>	<b>總權益</b>		<b>4,423,968</b>	4,109,310