

綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 March 2011 二零一一年三月三十一日

		二零一一年 三月三十一日 31 March 2011 附註 Notes 千港元 HK\$'000	二零一零年 三月三十一日 31 March 2010 千港元 HK\$'000 (經重列) (Restated)	二零零九年 四月一日 1 April 2009 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	14 305,823	284,777	282,686
投資物業	Investment properties	15 411,464	1,258,540	1,206,160
發展中物業	Properties under development	16 275,574	346,769	309,862
已付訂金	Deposits paid	17 388,037	353,514	348,835
聯營公司權益	Interests in associates	19 30,348	19,632	—
其他資產	Other assets	1,090	1,020	1,000
遞延稅項資產	Deferred tax assets	32 100,146	63,071	29,051
受限制現金	Restricted cash	27 —	22,836	—
總非流動資產	Total non-current assets	1,512,482	2,350,159	2,177,594
流動資產	CURRENT ASSETS			
發展中物業	Properties under development	16 281,762	265,888	270,374
按公平值計入損益 之投資	Investments at fair value through profit or loss	20 122,933	4,002	2,501
存貨	Inventories	21 11,624	25,910	31,283
持有供銷售之物業	Properties held for sale	22 439,569	197,649	473,876
客戶有關合約工程之 欠款	Amounts due from customers for contract works	23 88,407	92,639	53,818
應收貿易賬款	Trade receivables	24 454,734	397,441	300,165
其他應收款項、 預付款項及訂金	Other receivables, prepayments and deposits	25 48,348	54,167	30,958
衍生金融工具	Derivative financial instruments	26 87	12	—
預繳稅項	Tax prepaid	5,320	7,403	7,035
定期存款	Time deposits	27 788,527	952,375	96,477
受限制現金	Restricted cash	27 56,286	91,344	56,675
現金及銀行結存	Cash and bank balances	27 321,484	396,865	125,416
總流動資產	Total current assets	2,619,081	2,485,695	1,448,578
流動負債	CURRENT LIABILITIES			
應付貿易賬款及應計款項	Trade payables and accruals	28 480,959	376,529	406,904
其他應付款項、 已收訂金 及預收款項	Other payables, deposits received and receipts in advance	29 163,652	38,012	55,304
衍生金融工具	Derivative financial instruments	26 26	293	—
欠客戶有關合約工程之 款項	Amounts due to customers for contract works	23 224,428	201,434	132,106
已收訂金	Deposits received	30 173,482	438,315	34,853
附息銀行借貸	Interest-bearing bank borrowings	31 128,382	400,153	521,056
應付稅項	Tax payable	473,502	420,440	144,464
總流動負債	Total current liabilities	1,644,431	1,875,176	1,294,687
流動資產淨值	NET CURRENT ASSETS	974,650	610,519	153,891
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	2,487,132	2,960,678	2,331,485


綜合財務狀況表(續) CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Cont'd)

31 March 2011 二零一一年三月三十一日

		二零一一年 三月三十一日 31 March 2011 附註 Notes 千港元 HK\$'000	二零一零年 三月三十一日 31 March 2010 千港元 HK\$'000 (經重列) (Restated)	二零零九年 四月一日 1 April 2009 千港元 HK\$'000 (經重列) (Restated)
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	2,487,132	2,960,678	2,331,485
非流動負債	NON-CURRENT LIABILITIES			
附息銀行借貸	Interest-bearing bank borrowings	31 332,332	304,622	118,374
衍生金融工具	Derivative financial instruments	26 5,821	1,453	—
來自一間聯營公司之貸款	Loan from an associate	19 24,560	24,560	—
遞延稅項負債	Deferred tax liabilities	32 195,004	345,027	278,419
總非流動負債	Total non-current liabilities	557,717	675,662	396,793
資產淨值	Net assets	1,929,415	2,285,016	1,934,692
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	33 87,011	84,531	83,821
儲備	Reserves	35(a) 1,812,207	1,389,611	1,127,257
		1,899,218	1,474,142	1,211,078
非控股股東權益	Non-controlling interests	30,197	810,874	723,614
總權益	Total equity	1,929,415	2,285,016	1,934,692

馮潮澤
FUNG CHIU CHAK, VICTOR
董事
Director

郭敏慧
JENNIFER KWOK
董事
Director