

綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2017 二零一七年十二月三十一日

			二零一七年	二零一六年
		附註	2017	2016
		Notes	千港元	千港元
			HK\$'000	HK\$'000
非流動資產	NON-CURRENT ASSETS			
物業、機器及設備	Property, plant and equipment	15	244,120	296,983
投資物業	Investment properties	16	—	189,250
預付款項、訂金及其他應收款項	Prepayments, deposits and other receivables	24	899	4,143
一間聯營公司權益	Interests in an associate	17	—	—
其他資產	Other assets		1,080	1,080
可供出售投資	Available-for-sale investment	18	—	1,112
衍生金融工具	Derivative financial instrument	25	—	39,721
遞延稅項資產	Deferred tax assets	33	1,128	52,456
			<u>247,227</u>	<u>584,745</u>
總非流動資產	Total non-current assets			
			<u>247,227</u>	<u>584,745</u>
流動資產	CURRENT ASSETS			
發展中物業	Properties under development	19	13,214,929	14,286
存貨	Inventories	20	28,369	16,511
持有供銷售之物業	Properties held for sale	21	—	1,883,003
客戶有關合約工程之欠款	Amounts due from customers for contract works	22	279,411	295,893
應收貿易賬款及應收保固金	Trade and retention receivables	23	638,810	797,878
預付款項、訂金及其他應收款項	Prepayments, deposits and other receivables	24	39,448	70,670
按公平值計入損益之金融資產	Financial asset at fair value through profit or loss	26	738,865	—
預繳稅項	Tax prepaid		29,302	5,523
已抵押銀行結存	Pledged bank balances	27	41,414	—
現金及等同現金項目	Cash and cash equivalents	27	2,327,460	1,858,448
			<u>17,338,008</u>	<u>4,942,212</u>
分類為待出售之出售組別之資產	Assets of disposal groups classified as held for sale	12	2,183,957	—
			<u>2,183,957</u>	<u>—</u>
總流動資產	Total current assets		<u>19,521,965</u>	<u>4,942,212</u>

綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2017 二零一七年十二月三十一日

		二零一七年 附註 Notes 千港元 HK\$'000	二零一六年 2016 千港元 HK\$'000
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	28 581,468	977,666
其他應付款項、已收訂金及 預收款項	Other payables, deposits received and receipts in advance	29 34,395	145,223
欠客戶有關合約工程之款項	Amounts due to customers for contract works	22 247,027	419,304
已收訂金	Deposits received	30 —	98,267
付息銀行借貸	Interest-bearing bank borrowings	31 5,809,375	127,777
應付稅項	Tax payable	1,954	343,624
		<u>6,674,219</u>	<u>2,111,861</u>
與分類為待出售之資產直接 有關之負債	Liabilities directly associated with the assets classified as held for sale	12 416,209	—
總流動負債	Total current liabilities	<u>7,090,428</u>	<u>2,111,861</u>
流動資產淨值	NET CURRENT ASSETS	<u>12,431,537</u>	<u>2,830,351</u>
總資產減流動負債	TOTAL ASSETS LESS CURRENT LIABILITIES	<u>12,678,764</u>	<u>3,415,096</u>
非流動負債	NON-CURRENT LIABILITIES		
付息銀行借貸	Interest-bearing bank borrowings	31 70,642	347,433
有擔保票據	Guaranteed notes	32 295,343	—
遞延稅項負債	Deferred tax liabilities	33 94,778	107,933
總非流動負債	Total non-current liabilities	<u>460,763</u>	<u>455,366</u>
資產淨值	Net assets	<u>12,218,001</u>	<u>2,959,730</u>

綜合財務狀況表 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2017 二零一七年十二月三十一日

			二零一七年	二零一六年
		附註	2017	2016
		Notes	千港元	千港元
			HK\$'000	HK\$'000
權益	EQUITY			
本公司普通股	Equity attributable to ordinary equity			
股東應佔權益	holders of the Company			
已發行股本	Issued capital	34	340,249	113,416
儲備	Reserves	36	11,877,742	2,835,955
			<u>12,217,991</u>	<u>2,949,371</u>
非控股股東權益	Non-controlling interests		10	10,359
總權益	Total equity		<u>12,218,001</u>	<u>2,959,730</u>

黃琪瑤
HUANG QIJUN
董事
Director

穆先義
MU XIANYI
董事
Director