

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

at 31 March 2013

(expressed in Hong Kong Dollars)

	<u>Note</u>	<u>2013</u> \$'000	<u>2012</u> \$'000
Non-current assets			
Property, plant and equipment	9	497,407	409,066
Properties acquired pending redevelopment	10	7,733	7,733
Properties under development	11	19,145,555	13,576,160
Building rehabilitation loans	13	43,098	58,024
Prepayments		<u>296,783</u>	<u>263,642</u>
		<u>19,990,576</u>	<u>14,314,625</u>
Current assets			
Properties held for sale	14	15,420	15,420
Receivables from property developers	15	2,240,340	225,950
Jointly controlled development projects	16	201,733	26,015
Building rehabilitation loans	13	21,993	28,476
Trade and other receivables	17	106,879	127,638
Financial assets at fair value through profit or loss	18	1,981,005	1,616,804
Cash and bank balances	19	<u>7,435,756</u>	<u>9,003,704</u>
		<u>12,003,126</u>	<u>11,044,007</u>
Total assets		<u>31,993,702</u>	<u>25,358,632</u>
Capital and reserves			
Capital	20	10,000,000	10,000,000
Accumulated surplus		<u>16,206,956</u>	<u>11,770,362</u>
		<u>26,206,956</u>	<u>21,770,362</u>
Non-current liabilities			
Debt securities issued	21	<u>3,287,587</u>	<u>199,837</u>
Current liabilities			
Jointly controlled development projects	16	191,676	171,700
Trade and other payables		1,860,483	1,318,165
Debt securities issued	21	-	1,499,568
Provision for committed projects	22	<u>447,000</u>	<u>399,000</u>
		<u>2,499,159</u>	<u>3,388,433</u>
Total capital, reserves and liabilities		<u>31,993,702</u>	<u>25,358,632</u>

Approved by the Board
on 20 June 2013



Victor SO Hing-woh
Chairman



Iris TAM Siu-ying
Managing Director

The notes on pages 107 to 142 form part of these consolidated financial statements.