

## 綜合財務狀況表

於二零二四年六月三十日

|                 |      | 二零二四年<br>千美元      | 二零二三年<br>(經重列)<br>千美元 | 二零二四年<br>千港元<br>(附註1(c)) | 二零二三年<br>(經重列)<br>千港元<br>(附註1(c)) |
|-----------------|------|-------------------|-----------------------|--------------------------|-----------------------------------|
|                 | 附註   |                   |                       |                          |                                   |
| <b>非流動資產</b>    |      |                   |                       |                          |                                   |
| 投資物業            | 14   | 4,952,477         | 4,718,560             | 38,672,655               | 36,974,636                        |
| 其他物業、廠房及設備      | 14   | 1,530,833         | 1,516,728             | 11,953,892               | 11,885,081                        |
| 使用權資產           | 15   | 729,664           | 720,258               | 5,697,764                | 5,643,942                         |
| 聯營公司及合營企業權益     | 18   | 2,193,493         | 1,860,850             | 17,128,438               | 14,581,621                        |
| 按公平值計入其他全面收益的   |      |                   |                       |                          |                                   |
| 股權投資            | 20   | 626,042           | 733,893               | 4,888,605                | 5,750,786                         |
| 遞延稅項資產          | 35   | 109,581           | 128,819               | 855,691                  | 1,009,426                         |
| 無形資產            | 16   | 850,220           | 865,675               | 6,639,155                | 6,783,429                         |
| 商譽              | 21   | 305,229           | 304,937               | 2,383,457                | 2,389,486                         |
| 退休金盈餘           | 33   | 9,343             | 8,430                 | 72,957                   | 66,058                            |
|                 |      | <b>11,306,882</b> | <b>10,858,150</b>     | <b>88,292,614</b>        | <b>85,084,465</b>                 |
| <b>流動資產</b>     |      |                   |                       |                          |                                   |
| 發展中物業           | 22   | 1,827,610         | 2,561,266             | 14,271,350               | 20,070,080                        |
| 持作銷售用途之物業       | 23   | 207,870           | 212,616               | 1,623,205                | 1,666,059                         |
| 存貨              | 24   | 55,052            | 48,971                | 429,887                  | 383,737                           |
| 土地按金            | 25   | -                 | 129,118               | -                        | 1,011,769                         |
| 合約資產            | 26   | 523,801           | 28,584                | 4,090,231                | 223,984                           |
| 貿易及其他應收賬款       | 27   | 274,501           | 220,189               | 2,143,510                | 1,725,401                         |
| 可回收稅項           | 8(d) | 12,700            | 20,113                | 99,171                   | 157,605                           |
| 交易金融資產          | 28   | 1,232,723         | 1,233,159             | 9,626,026                | 9,663,034                         |
| 現金及短期資金         | 29   | 1,909,223         | 1,635,097             | 14,908,645               | 12,812,620                        |
| 持作銷售用途之資產       | 30   | 428               | -                     | 3,342                    | -                                 |
|                 |      | <b>6,043,908</b>  | <b>6,089,113</b>      | <b>47,195,367</b>        | <b>47,714,289</b>                 |
| <b>流動負債</b>     |      |                   |                       |                          |                                   |
| 合約負債            | 26   | 206,565           | 217,329               | 1,613,014                | 1,702,990                         |
| 貿易及其他應付賬款       | 31   | 727,563           | 640,975               | 5,681,358                | 5,022,680                         |
| 銀行貸款及其他借貸       | 32   | 1,800,637         | 1,019,344             | 14,060,724               | 7,987,580                         |
| 稅項              | 8(d) | 11,502            | 35,913                | 89,816                   | 281,414                           |
| 撥備及其他負債         | 33   | 17,791            | 16,829                | 138,925                  | 131,872                           |
| 租賃負債            | 34   | 50,756            | 62,223                | 396,341                  | 487,579                           |
|                 |      | <b>2,814,814</b>  | <b>1,992,613</b>      | <b>21,980,178</b>        | <b>15,614,115</b>                 |
| <b>淨流動資產</b>    |      | <b>3,229,094</b>  | <b>4,096,500</b>      | <b>25,215,189</b>        | <b>32,100,174</b>                 |
| <b>總資產減流動負債</b> |      | <b>14,535,976</b> | <b>14,954,650</b>     | <b>113,507,803</b>       | <b>117,184,639</b>                |

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|--------------|-------|--------------|-----------------------|--------------------------|-----------------------------------|
|              | 附註    |              |                       |                          |                                   |
| <b>非流動負債</b> |       |              |                       |                          |                                   |
| 銀行貸款及其他借貸    | 32    | 2,929,200    | 3,689,265             | 22,873,391               | 28,909,081                        |
| 應付非控制權益款項    |       | 373,490      | 318,283               | 2,916,490                | 2,494,066                         |
| 撥備及其他負債      | 33    | 55,385       | 53,862                | 432,488                  | 422,063                           |
| 遞延稅項負債       | 35    | 71,915       | 26,712                | 561,566                  | 209,315                           |
| 租賃負債         | 34    | 982,286      | 975,098               | 7,670,426                | 7,640,868                         |
|              |       | 4,412,276    | 5,063,220             | 34,454,361               | 39,675,393                        |
| <b>淨資產</b>   |       | 10,123,700   | 9,891,430             | 79,053,442               | 77,509,246                        |
| <b>股本及儲備</b> |       |              |                       |                          |                                   |
| 股本           | 36(c) | 164,526      | 164,526               | 1,284,742                | 1,289,226                         |
| 儲備           |       | 7,692,697    | 7,430,305             | 60,070,348               | 58,223,870                        |
| 本公司股東應佔總權益   |       | 7,857,223    | 7,594,831             | 61,355,090               | 59,513,096                        |
| 非控制權益        |       | 2,266,477    | 2,296,599             | 17,698,352               | 17,996,150                        |
| <b>總權益</b>   |       | 10,123,700   | 9,891,430             | 79,053,442               | 77,509,246                        |

經由董事會於二零二四年九月二十六日通過及授權刊發

董事

郭令海

Christian K. NOTHHAFT (羅敬仁)

第77頁至177頁之附註乃財務報表之一部分。