

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 30 JUNE 2023

	Note	2023 US\$'000	2022 US\$'000	2023 HK\$'000 (note 1(c))	2022 HK\$'000 (note 1(c))
<b>NON-CURRENT ASSETS</b>					
Investment properties	14	4,718,560	4,421,488	36,974,636	34,686,794
Other property, plant and equipment	14	1,516,728	1,510,282	11,885,081	11,848,238
Right-of-use assets	15	720,258	650,495	5,643,942	5,103,166
Interest in associates and joint ventures	18	1,838,536	1,792,395	14,406,768	14,061,428
Equity investments at FVOCI	20	733,893	841,696	5,750,786	6,603,147
Deferred tax assets	34	128,819	108,317	1,009,426	849,752
Intangible assets	16	865,675	889,165	6,783,429	6,975,544
Goodwill	21	304,937	305,164	2,389,486	2,394,027
Pensions surplus	32	8,430	15,156	66,058	118,900
		<b>10,835,836</b>	<b>10,534,158</b>	<b>84,909,612</b>	<b>82,640,996</b>
<b>CURRENT ASSETS</b>					
Development properties	22	2,561,266	2,669,272	20,070,080	20,940,572
Properties held for sale	23	212,616	298,471	1,666,059	2,341,520
Inventories	24	48,971	60,930	383,737	477,999
Deposits for land	25	129,118	-	1,011,769	-
Contract assets	26	28,584	167,665	223,984	1,315,341
Trade and other receivables	27	220,189	227,844	1,725,401	1,787,448
Tax recoverable	8(d)	20,113	19,466	157,605	152,712
Trading financial assets	28	1,233,159	1,120,139	9,663,034	8,787,546
Cash and short term funds	29	1,635,097	1,504,382	12,812,620	11,801,952
		<b>6,089,113</b>	<b>6,068,169</b>	<b>47,714,289</b>	<b>47,605,090</b>
<b>CURRENT LIABILITIES</b>					
Contract liabilities	26	217,329	120,739	1,702,990	947,203
Trade and other payables	30	640,975	613,617	5,022,680	4,813,856
Bank loans and other borrowings	31	1,019,344	1,529,802	7,987,580	12,001,373
Taxation	8(d)	35,913	26,816	281,414	210,373
Provisions and other liabilities	32	16,829	22,349	131,872	175,329
Lease liabilities	33	62,223	57,675	487,579	452,463
		<b>1,992,613</b>	<b>2,370,998</b>	<b>15,614,115</b>	<b>18,600,597</b>
<b>NET CURRENT ASSETS</b>		<b>4,096,500</b>	<b>3,697,171</b>	<b>32,100,174</b>	<b>29,004,493</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>14,932,336</b>	<b>14,231,329</b>	<b>117,009,786</b>	<b>111,645,489</b>

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<b>NON-CURRENT LIABILITIES</b>					
Bank loans and other borrowings	31	3,689,265	3,355,924	28,909,081	26,327,392
Amount due to non-controlling interests		318,283	324,727	2,494,066	2,547,500
Provisions and other liabilities	32	53,862	13,174	422,063	103,351
Deferred tax liabilities	34	26,712	57,754	209,315	453,083
Lease liabilities	33	975,098	877,729	7,640,868	6,885,828
		<b>5,063,220</b>	4,629,308	<b>39,675,393</b>	36,317,154
<b>NET ASSETS</b>					
		<b>9,869,116</b>	9,602,021	<b>77,334,393</b>	75,328,335
<b>CAPITAL AND RESERVES</b>					
Share capital	35(c)	164,526	164,526	1,289,226	1,290,715
Reserves		7,407,991	7,192,673	58,049,017	56,426,879
Total equity attributable to equity shareholders of the Company		<b>7,572,517</b>	7,357,199	<b>59,338,243</b>	57,717,594
Non-controlling interests		<b>2,296,599</b>	2,244,822	<b>17,996,150</b>	17,610,741
<b>TOTAL EQUITY</b>		<b>9,869,116</b>	9,602,021	<b>77,334,393</b>	75,328,335

Approved and authorised for issue by the Board of Directors on 20 September 2023.

**KWEK Leng Hai**  
**CHEW Seong Aun**  
Directors

The notes on pages 77 to 173 form part of these financial statements.