

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

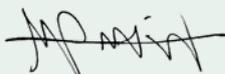
at 31 March 2023  
(expressed in Hong Kong Dollars)

|  | Note  | 2023<br>\$'000           | 2022<br>\$'000           |
|--|-------|--------------------------|--------------------------|
| <b>Non-current assets</b>                      |       |                          |                          |
| Property, plant and equipment                  | 8     | 7,149,695                | 7,250,697                |
| Properties under development                   | 9     | 19,979,351               | 20,701,475               |
| Building rehabilitation loans                  | 10    | 5,445                    | 8,348                    |
| Prepayments                                    |       | 661,867                  | 928,969                  |
| Other receivables                              | 11(a) | -                        | 309,527                  |
| Investments                                    | 12    | 1,650,000                | 650,000                  |
| Bank deposits                                  | 13    | 269,000                  | 976,400                  |
|  |       | <u>29,715,358</u>        | <u>30,825,416</u>        |
| <b>Current assets</b>                          |       |                          |                          |
| Properties held for sale                       | 14    | 868,465                  | 979,542                  |
| Properties under development for sale          | 9     | 1,216,849                | 1,145,392                |
| Amounts due from joint development projects    | 15    | 27,256                   | 40,937                   |
| Building rehabilitation loans                  | 10    | 3,218                    | 3,935                    |
| Trade and other receivables                    | 11(b) | 470,100                  | 160,401                  |
| Investments                                    | 12    | 1,150,000                | 83,325                   |
| Cash and bank balances                         | 13    | 20,554,169               | 25,233,143               |
|  |       | <u>24,290,057</u>        | <u>27,646,675</u>        |
| <b>Total assets</b>                            |       | <u><u>54,005,415</u></u> | <u><u>58,472,091</u></u> |
| <b>Capital and reserves</b>                    |       |                          |                          |
| Capital  | 16    | 10,000,000               | 10,000,000               |
| Accumulated surplus                            |       | 40,279,792               | 43,809,500               |
|  |       | <u>50,279,792</u>        | <u>53,809,500</u>        |
| <b>Non-current liabilities</b>                 |       |                          |                          |
| Trade and other payables                       | 17    | 385,155                  | 387,085                  |
| Debt securities issued                         | 18    | 498,622                  | 797,920                  |
|  |       | <u>883,777</u>           | <u>1,185,005</u>         |
| <b>Current liabilities</b>                     |       |                          |                          |
| Amounts due to joint development projects      | 15    | 244,404                  | 252,796                  |
| Trade and other payables                       | 17    | 2,297,463                | 2,600,335                |
| Debt securities issued                         | 18    | 299,979                  | 299,855                  |
| Provision for committed projects               | 19    | -                        | 324,600                  |
|  |       | <u>2,841,846</u>         | <u>3,477,586</u>         |
| <b>Total capital, reserves and liabilities</b> |       | <u><u>54,005,415</u></u> | <u><u>58,472,091</u></u> |

Approved by the Board  
on 6 July 2023



**CHOW Chung-kong**  
Chairman



**WAI Chi-sing**  
Managing Director

The notes on pages 133 to 174 form part of these consolidated financial statements.