

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2022 (Expressed in Hong Kong dollars)

	Note	2022 \$'000	2021 \$'000
<b>Non-current assets</b>			
Investment properties	13(a)	89,849	95,400
Investment property under development	13(a)	4,465,199	3,844,604
Interest in leasehold land	13(a)	48,511	50,491
Other property, plant and equipment	13(a)	7,779,247	7,985,606
		<b>12,382,806</b>	11,976,101
Intangible assets	14	529,090	419,729
Goodwill	15	84,051	84,051
Interest in associates	17	599,796	681,749
Interest in joint venture	18	751,187	750,799
Other financial assets	19	1,716,285	1,353,662
Employee benefit assets	20(a)	1,540,991	1,959,462
Deferred tax assets	28(b)	730	528
		<b>17,604,936</b>	17,226,081
<b>Current assets</b>			
Spare parts		95,503	103,421
Accounts receivable	22	957,169	605,137
Other financial assets	19	215,977	741,095
Deposits and prepayments		32,057	26,924
Current tax recoverable	28(a)	2,551	5,857
Restricted bank deposits	23(a)	442,891	411,749
Bank deposits and cash	23(a)	1,799,592	825,787
		<b>3,545,740</b>	2,719,970
<b>Current liabilities</b>			
Accounts payable and accruals	25	1,531,101	1,665,467
Contingency provision – insurance	26	88,592	93,800
Bank loans	24	1,674,567	994,032
Lease liabilities	27	4,082	3,513
Current tax payable	28(a)	13,481	2,657
		<b>3,311,823</b>	2,759,469
<b>Net current assets/(liabilities)</b>		<b>233,917</b>	(39,499)
<b>Total assets less current liabilities</b>		<b>17,838,853</b>	17,186,582

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	Note	2022 \$'000	2021 \$'000
<b>Non-current liabilities</b>			
Bank loans	24	3,292,961	2,138,517
Lease liabilities	27	3,231	3,306
Deferred tax liabilities	28(b)	1,014,786	1,187,522
Contingency provision – insurance	26	148,453	177,590
Provision for long service payments	29	1,501	919
		4,460,932	3,507,854
<b>NET ASSETS</b>		13,377,921	13,678,728
<b>CAPITAL AND RESERVES</b>			
Share capital	30(b)	474,940	465,469
Reserves		12,902,981	13,213,259
<b>TOTAL EQUITY</b>		13,377,921	13,678,728

Approved and authorised for issue by the Board of Directors on 23 March 2023

**Norman LEUNG Nai Pang**

Chairman

**Roger LEE Chak Cheong**

Managing Director

The notes on pages 175 to 239 form part of these financial statements.