

Consolidated Statement of Financial Position

At 31st December 2015

	Note	2015 HK\$M	2014 HK\$M
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment	14	42,935	43,601
Investment properties	15	227,300	220,869
Leasehold land and land use rights	16	1,146	1,170
Intangible assets	17	7,377	7,442
Properties held for development	23	942	920
Joint venture companies	19(a)	24,988	23,703
Associated companies	19(b)	24,321	26,039
Available-for-sale assets	21	508	771
Other receivables	25	466	58
Derivative financial instruments	22	230	508
Deferred tax assets	30	847	652
Retirement benefit assets	31	76	122
		331,136	325,855
Current assets			
Properties for sale	23	7,615	7,941
Stocks and work in progress	24	4,599	3,860
Trade and other receivables	25	9,962	9,552
Derivative financial instruments	22	68	12
Bank balances and short-term deposits	26	8,985	10,115
		31,229	31,480
Current liabilities			
Trade and other payables	27	18,810	16,739
Taxation payable		662	661
Derivative financial instruments	22	23	34
Short-term loans	29	669	1,123
Long-term loans and bonds due within one year	29	6,841	4,820
		27,005	23,377
Net current assets			
		4,224	8,103
Total assets less current liabilities			
		335,360	333,958
Non-current liabilities			
Perpetual capital securities	28	2,325	2,327
Long-term loans and bonds	29	58,782	60,518
Derivative financial instruments	22	201	40
Other payables	27	1,198	1,194
Deferred tax liabilities	30	7,605	6,938
Deferred income		78	57
Retirement benefit liabilities	31	1,185	754
		71,374	71,828
NET ASSETS			
		263,986	262,130
EQUITY			
Share capital	32	1,294	1,294
Reserves	33	217,155	217,481
Equity attributable to the Company's shareholders			
		218,449	218,775
Non-controlling interests			
	34	45,537	43,355
TOTAL EQUITY			
		263,986	262,130

—
John R Slosar
Martin Cubbon
Timothy G Freshwater
 Directors
 Hong Kong, 10th March 2016