

Consolidated Statement of Financial Position

At 31st December 2016

	Note	2016 HK\$M	2015 HK\$M
ASSETS AND LIABILITIES			
Non-current assets			
Property, plant and equipment	14	40,922	42,935
Investment properties	15	233,718	227,300
Leasehold land and land use rights	16	1,087	1,146
Intangible assets	17	9,195	7,377
Properties held for development	23	1,279	942
Joint venture companies	19(a)	25,908	24,988
Associated companies	19(b)	27,546	24,321
Available-for-sale assets	21	457	508
Other receivables	25	49	466
Derivative financial instruments	22	528	230
Deferred tax assets	30	697	847
Retirement benefit assets	31	80	76
Other non-current assets	32	5,479	–
		346,945	331,136
Current assets			
Properties under development and for sale	23	5,669	7,615
Stocks and work in progress	24	4,790	4,599
Trade and other receivables	25	9,597	9,962
Derivative financial instruments	22	20	68
Bank balances and short-term deposits	26	6,477	8,985
		26,553	31,229
Current liabilities			
Trade and other payables	27	17,448	18,810
Taxation payable		388	662
Derivative financial instruments	22	32	23
Short-term loans	29	595	669
Perpetual capital securities	28	2,327	–
Long-term loans and bonds due within one year	29	5,357	6,841
		26,147	27,005
Net current assets			
		406	4,224
Total assets less current liabilities			
		347,351	335,360
Non-current liabilities			
Perpetual capital securities	28	–	2,325
Long-term loans and bonds	29	62,291	58,782
Derivative financial instruments	22	34	201
Other payables	27	3,427	1,276
Deferred tax liabilities	30	8,291	7,605
Retirement benefit liabilities	31	1,140	1,185
		75,183	71,374
NET ASSETS			
		272,168	263,986
EQUITY			
Share capital	33	1,294	1,294
Reserves	34	223,585	217,155
Equity attributable to the Company's shareholders			
		224,879	218,449
Non-controlling interests	35	47,289	45,537
TOTAL EQUITY		272,168	263,986

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John R Slosar
Martin Cubbon
Timothy G Freshwater
Directors
Hong Kong, 16th March 2017