

# 五年財務概要

## Five Year Financial Summary

(以港幣列示)  
(Expressed in Hong Kong dollars)

### 綜合損益賬

### Consolidated Profit and Loss Account

		1998	1999	2000	2001	2002
		千元	千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000	\$'000
營業額	Turnover	497,882	370,779	426,162	442,256	403,114
經營溢利／(虧損)	Profit/(loss) from operations	(51,352)	74,078	162,072	166,433	153,504
融資成本	Finance costs	(8,461)	(10,437)	(6,498)	(1,551)	(960)
其他的物業的 減值虧損	Impairment loss in respect of other properties	—	—	—	—	(14,065)
除稅前正常業務 溢利／(虧損)	Profit/(loss) from ordinary activities before taxation	(59,813)	63,641	155,574	164,882	138,479
稅項	Taxation	(28,300)	(1,523)	(29,323)	(23,100)	(22,946)
除稅後正常業務 溢利／(虧損)	Profit/(loss) from ordinary activities after taxation	(88,113)	62,118	126,251	141,782	115,533
少數股東權益	Minority interests	49,685	(25,014)	(57,248)	(67,210)	(54,120)
股東應佔溢利／(虧損)	Profit/(loss) attributable to shareholders	(38,428)	37,104	69,003	74,572	61,413

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(以港幣列示)  
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### 綜合資產負債表

### Consolidated Balance Sheet

		1998 重報 Restated 千元 \$'000	1999 重報 Restated 千元 \$'000	2000 重報 Restated 千元 \$'000	2001 重報 Restated 千元 \$'000	2002 千元 \$'000
固定資產	Fixed assets	4,134,460	3,163,568	3,634,922	3,859,200	3,637,718
待發展土地/ 發展中工程	Land held for development/ construction in progress	157,277	37,574	30,983	31,033	31,033
其他證券投資	Other investments in securities	23,657	23,657	5,802	24,067	23,094
淨流動資產	Net current assets	81,686	62,149	160,206	206,070	231,741
		4,397,080	3,286,948	3,831,913	4,120,370	3,923,586
有抵押銀行貸款	Bank loans — secured	(138,000)	—	(20,000)	(18,400)	(12,000)
應付政府地價	Government lease premiums payable	(2,681)	(2,656)	(2,629)	(2,602)	(2,573)
遞延稅項	Deferred taxation	(6,335)	(8,532)	(1,010)	(1,380)	(1,667)
少數股東權益	Minority interests	(2,027,169)	(1,546,407)	(1,814,238)	(1,967,680)	(1,876,763)
		2,222,895	1,729,353	1,994,036	2,130,308	2,030,583
股本	Share capital	118,683	118,683	118,683	118,683	118,683
儲備	Reserves	2,104,212	1,610,670	1,875,353	2,011,625	1,911,900
股東權益	Shareholders' funds	2,222,895	1,729,353	1,994,036	2,130,308	2,030,583

註：

Notes:

- 鑑於採用《會計實務準則》第1號(經修訂)「財務報表的編列」、第9號(經修訂)「結賬日後之事項」和第24號「投資證券的會計處理」,比較數字已作出適當調整。
  - 雖然修訂了關於商譽的會計政策,但是由於本集團依據《會計實務準則》第30號第88段所載的過渡性條文的規定,只是在由二零零一年四月一日或以後起計的財政期間採用新的會計政策,故一九九八至二零零一年度的比較數字並無作出調整。
  - 由一九九八至二零零零年度根據《會計實務準則》第31號所計算的減值虧損並無作出重報。
- Due to the adoption of the requirements of SSAP 1 (revised) "Presentation of financial statements", SSAP 9 (revised) "Events after the balance sheet date" and SSAP 24 "Accounting for investments in securities" the presentation and classification of comparative figures have been adjusted where appropriate.
  - Despite a change in accounting policy for goodwill, figures for the years from 1998 to 2001 have not been adjusted for comparison purposes as the Group has taken advantage of the transitional provisions set out in paragraph 88 of SSAP 30 with the effect that the new accounting policy has been adopted prospectively.
  - The effect of impairment loss under SSAP 31 for the years from 1998 to 2000 has not been restated.