

## 綜合資產負債表 二零零二年十二月三十一日結算

## CONSOLIDATED BALANCE SHEET

AS AT 31ST DECEMBER, 2002

			2002	2001
	附註		港幣千元	港幣千元
	NOTES		HK\$'000	HK\$'000
<b>非流動資產</b>		<b>Non-Current Assets</b>		
物業、廠房及設備	13	Property, plant and equipment	255,700	22,307
投資物業	14	Investment properties	316,340	172,119
待發展物業	15	Properties for development	1,916,755	1,883,925
於聯營公司之權益	17	Interests in associates	835,159	819,121
於共同控制公司之權益	18	Interests in jointly controlled entities	855,042	956,568
證券投資	19	Investments in securities	4,593	8,673
應收貸款		Loan receivable	-	38,074
少數股東欠款		Amounts due from minority shareholders	7,335	3,861
自綜合賬產生之商譽	20	Goodwill on consolidation	45,070	55,085
應收分期付款		Instalments receivable	98,900	120,092
			<b>4,334,894</b>	<b>4,079,825</b>
<b>流動資產</b>		<b>Current Assets</b>		
於中國之物業存貨	21	Inventories of properties in the PRC		
— 發展中		— under development	2,014,871	1,944,342
— 已竣工		— completed	404,811	172,163
其他存貨	22	Other inventories	26,765	3,866
應收貸款		Loans receivable	50,282	-
一間共同控制公司欠款		Amount due from a jointly controlled entity	-	30,641
應收分期付款		Instalments receivable	18,131	14,949
貿易及其他應收賬款、按金 及預付款	23	Trade and other receivables, deposits and prepayments	643,970	208,426
證券投資	19	Investments in securities	9,314	33,784
用作抵押之銀行存款	42	Pledged deposits	75,012	36,965
銀行結存及現金		Bank balances and cash	428,179	337,027
			<b>3,671,335</b>	<b>2,782,163</b>
<b>流動負債</b>		<b>Current Liabilities</b>		
貿易及其他應付賬款	24	Trade and other payables	637,773	493,702
預售樓宇定金		Pre-sale deposits	214,516	125,523
稅項		Tax liabilities	46,299	31,080
應付少數股東股息		Dividends payable to minority shareholders	18,871	6,705
付息借款	27	Interest-bearing borrowings	1,766,316	1,077,803
免息借款	28	Interest-free borrowings	6,671	16,280
			<b>2,690,446</b>	<b>1,751,093</b>
<b>流動資產淨值</b>		<b>Net Current Assets</b>	<b>980,889</b>	<b>1,031,070</b>
			<b>5,315,783</b>	<b>5,110,895</b>

綜合資產負債表 (續) 二零零二年十二月三十一日結算

CONSOLIDATED BALANCE SHEET (continued)

AS AT 31ST DECEMBER, 2002

			2002	2001
		附註	港幣千元	港幣千元
		NOTES	HK\$'000	HK\$'000
<b>股本及儲備</b>		<b>Capital and Reserves</b>		
股本	Share capital	25	1,698,141	1,698,141
儲備	Reserves	26	2,520,957	2,378,081
			<b>4,219,098</b>	4,076,222
<b>少數股東權益</b>		<b>Minority Interests</b>		
			<b>323,694</b>	197,199
<b>非流動負債</b>		<b>Non-Current Liabilities</b>		
附息借款	Interest-bearing borrowings	27	323,374	427,240
免息借款	Interest-free borrowings	28	93,349	72,015
遞延稅項	Deferred taxation	29	356,268	338,219
			<b>772,991</b>	837,474
			<b>5,315,783</b>	5,110,895

刊載於第61頁至第156頁之財務報告表已於二零零三年三月二十六日經董事會通過及授權發表並由下列董事簽署：

The financial statements on pages 61 to 156 were approved and authorised for issue by the Board of Directors on 26th March, 2003 and are signed on its behalf by:

許業榮  
董事

李成偉  
董事

David Hui Yip Wing  
Director

Patrick Lee Seng Wei  
Director