

Balance Sheets

資產負債表

As at 31st December 2003

於二零零三年十二月三十一日

		Consolidated 綜合		Company 公司	
		2003 二零零三年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元 As restated 重列	2003 二零零三年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元
	Note 附註				
Non-current assets	非流動資產				
Properties and equipment	物業及設備	14	39,163	31,900	-
Investment properties	投資物業	15	2,558,124	2,625,600	-
Rights to receive rental income	收租權	16	-	48,524	-
Properties under development for long-term investment	持作長期投資之發展中物業	17	1,515,985	1,146,549	-
Land pending development	待發展土地	18	581,016	311,458	-
Investment in subsidiaries	於附屬公司之投資	19	-	-	797,649
Investment in an associate	於一間聯營公司之投資	20	770	779	-
Investment in a jointly controlled entity	於一間共同控制實體之投資	21	141,124	85,412	-
Goodwill	商譽	23	4,072	6,108	-
Total non-current assets	非流動資產總值		4,840,254	4,256,330	797,649
Current assets	流動資產				
Properties under development for sale	可供出售之發展中物業	24	3,417,222	2,690,666	-
Completed properties for sale	可供出售之已落成物業	25	940,580	1,066,227	-
Accounts receivable	應收賬款	26	309,204	121,045	-
Due from related companies	應收關連公司款項	3	3,138	2,765	-
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	27	169,561	117,760	422
Investment in securities	證券投資	28	4,492	2,827	-
Pledged/charged bank deposits	已抵押/押記銀行存款	29	309,732	281,034	-
Cash and other bank deposits	現金及其他銀行存款	29	350,247	208,368	1,996
Total current assets	流動資產總值		5,504,176	4,490,692	2,418
Current liabilities	流動負債				
Short-term bank loans	短期銀行貸款	30	(1,092,510)	(1,108,633)	-
Long-term bank loans, current portion	長期銀行貸款，短期部份	31	(291,583)	(375,527)	-
Accounts payable	應付賬款	32	(1,373,229)	(714,541)	-
Land premium payable, current portion	應付土地出讓金，短期部份		(65,430)	(346,252)	-
Deferred income, current portion	遞延收入，短期部份		(481,056)	(349,259)	-
Accruals and other payables	預提費用及其他應付款項		(406,793)	(287,397)	(896)
Due to an associate	應付一間聯營公司款項	3	(2,226)	-	-
Due to directors	應付董事款項	3	(1,922)	(4,188)	-
Due to related companies	應付關連公司款項	3	(215,732)	(303,314)	-
Due to a jointly controlled entity	應付一間共同控制實體款項	3	(185,347)	(212,567)	-
Taxation payable	應付稅項	33	(188,682)	(172,303)	-
Total current liabilities	流動負債總值		(4,304,510)	(3,873,981)	(896)

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	Note 附註	2003 二零零三年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元 As restated 重列	2003 二零零三年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元
Net current assets	流動資產淨值	1,199,666	616,711	1,522	2,911
Total assets less current liabilities	總資產減流動負債	6,039,920	4,873,041	799,171	745,697
Non-current liabilities	非流動負債				
Long-term bank loans, non-current portion	長期銀行貸款， 非短期部份	31 (1,662,224)	(822,598)	-	-
Land premium payable, non-current portion	應付土地出讓金， 非短期部份	(11,847)	(75,338)	-	-
Due to a director	應付一名董事款項	3 (10,000)	(10,000)	-	-
Due to ultimate holding company	應付最終控股公司款項	3 (32,000)	(20,000)	-	-
Deferred income, non-current portion	遞延收入，非短期部份	(53,934)	(57,359)	-	-
Deferred taxation	遞延稅項	34 (1,052,052)	(1,145,800)	-	-
Total non-current liabilities	非流動負債總值	(2,822,057)	(2,131,095)	-	-
Minority interests	少數股東權益	(523,485)	(297,726)	-	-
Net assets	資產淨值	2,694,378	2,444,220	799,171	745,697
Represented by:	代表：				
Share capital	股本	35 100,200	100,200	100,200	100,200
Reserves	儲備	37 2,594,178	2,344,020	698,971	645,497
Shareholders' equity	股東權益	2,694,378	2,444,220	799,171	745,697

CHU MANG YEE

朱孟依

Chairman

主席

XIAO YAN XIA

蕭燕霞

Director

董事