

簡明綜合資產負債表

於二零零四年六月三十日

CONDENSED CONSOLIDATED BALANCE SHEET

AS AT 30TH JUNE 2004

			未經審核 二零零四年 六月三十日 Unaudited 30th June 2004 千港元 HK\$'000	經審核 二零零三年 十二月三十一日 Audited 31st December 2003 千港元 HK\$'000
		附註 Note		
非流動資產	Non-current assets			
物業及設備	Properties and equipment	9	36,279	39,163
投資物業	Investment properties	10	2,688,130	2,558,124
持作長期投資之 發展中物業	Properties under development for long-term investment	10	1,318,967	1,515,985
待發展土地	Land pending development	10	376,050	581,016
於聯營公司之投資	Investments in associates		449	770
於共同控制實體之投資	Investment in a jointly controlled entity	11	241,225	141,124
商譽	Goodwill		8,229	4,072
非流動資產總值	Total non-current assets		4,669,329	4,840,254
流動資產	Current assets			
可供出售之發展中物業	Properties under development for sale	10	4,039,754	3,417,222
可供出售之已落成物業	Completed properties for sale	10	1,029,700	940,580
應收賬款	Accounts receivable	12	374,430	309,204
應收關連公司之款項	Due from related companies	2	2,119	3,138
預付款項、按金及 其他流動資產	Prepayments, deposits and other current assets		202,446	169,561
證券投資	Investment in securities		3,494	4,492
已抵押／押記銀行存款	Pledged/charged bank deposits	13	304,981	309,732
現金及其他銀行存款	Other cash and bank deposits	13	141,768	350,247
流動資產總值	Total current assets		6,098,692	5,504,176
流動負債	Current liabilities			
短期銀行貸款	Short-term bank loans	14	(1,048,854)	(1,092,510)
長期銀行貸款， 短期部份	Long-term bank loans, current portion	15	(978,554)	(291,583)
應付賬款及票據	Accounts and bills payable	16	(965,302)	(1,373,229)
應付土地出讓金， 短期部份	Land premium payable, current portion		(165,806)	(65,430)
遞延收入，短期部份	Deferred income, current portion	17	(522,267)	(481,056)
預提費用及其他應付款項	Accruals and other payables		(427,720)	(406,793)
應付一間聯營公司之款項	Due to an associate	2	(1,982)	(2,226)
應付董事之款項	Due to directors	2	(3,073)	(1,922)
應付關連公司之款項	Due to related companies	2	(147,257)	(215,732)
應付一間共同 控制實體之款項	Due to a jointly controlled entity	2	(242,690)	(185,347)
應付稅項	Taxation payable		(165,474)	(188,682)
流動負債總值	Total current liabilities		(4,668,979)	(4,304,510)
流動資產淨值	Net current assets		1,429,713	1,199,666
總資產減流動負債	Total assets less current liabilities		6,099,042	6,039,920

			未經審核 二零零四年 六月三十日 Unaudited 30th June 2004 千港元 HK\$'000	經審核 二零零三年 十二月三十一日 Audited 31st December 2003 千港元 HK\$'000
		附註 Note		
非流動負債	Non-current liabilities			
長期銀行貸款， 非短期部份	Long-term bank loans, non-current portion	15	(1,466,882)	(1,662,224)
應付土地出讓金， 非短期部份	Land premium payable, non-current portion		(11,675)	(11,847)
應付一名董事之款項	Due to a director	2	(10,000)	(10,000)
應付最終控股公司之款項	Due to ultimate holding company	2	(32,000)	(32,000)
遞延收入，非短期部份	Deferred income, non-current portion	17	(51,271)	(53,934)
遞延稅項	Deferred taxation	18	(1,105,484)	(1,052,052)
非流動負債總值	Total non-current liabilities		(2,677,312)	(2,822,057)
			3,421,730	3,217,863
資金來源：	Financed by:			
股本	Share capital	19	100,300	100,200
儲備	Reserves	21	2,777,420	2,594,178
股東權益	Shareholders' equity		2,877,720	2,694,378
少數股東權益	Minority interests		544,010	523,485
			3,421,730	3,217,863