

Consolidated Balance Sheet (As at 31st December, 2004)

	附註 NOTES	2004 港幣千元 HK\$'000	2003 港幣千元 HK\$'000
非流動資產	Non-Current Assets		
物業、廠房及設備	Property, plant and equipment	12 538,864	247,546
投資物業	Investment properties	13 1,214,400	876,700
待發展物業	Properties for development	14 2,714,390	2,232,167
於聯營公司之權益	Interests in associates	16 534,920	604,436
於共同控制公司之權益	Interests in jointly controlled entities	17 848,954	1,043,580
其他投資	Other investment	18 40,737	41,208
證券投資	Investments in securities	19 3,877	4,349
應收貸款	Loan receivable	20 –	12,273
少數股東欠款	Amounts due from minority shareholders	3,314	7,772
自綜合賬產生之商譽	Goodwill on consolidation	21 39,386	41,868
應收分期付款	Instalments receivable	22 92,009	96,537
遞延稅項資產	Deferred tax assets	31 –	31,340
		6,030,851	5,239,776
流動資產	Current Assets		
於中國之物業存貨	Inventories of properties in the PRC	23	
– 發展中	– under development	1,390,063	1,629,199
– 已竣工	– completed	762,256	523,781
其他存貨	Other inventories	24 35,476	30,369
應收貸款	Loans receivable	20 19,373	7,100
應收分期付款	Instalments receivable	22 8,479	13,357
貿易及其他應收賬款、 按金及預付款	Trade and other receivables, deposits and prepayments	25 639,535	788,308
證券投資	Investments in securities	19 7,860	8,800
預付稅項	Prepaid tax	14,352	6,543
用作抵押之銀行存款	Pledged deposits	44 75,647	5,915
銀行結存及現金	Bank balances and cash	451,762	352,691
		3,404,803	3,366,063

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		附註 NOTES	2004 港幣千元 HK\$'000	2003 港幣千元 HK\$'000
流動負債	Current Liabilities			
貿易及其他應付賬款	Trade and other payables	26	969,729	929,620
預售樓宇定金	Pre-sale deposits		158,625	204,491
稅項	Tax liabilities		49,290	45,670
應付少數股東股息	Dividends payable to minority shareholders		3,986	4,732
付息借款	Interest-bearing borrowings	29	1,673,852	1,563,147
免息借款	Interest-free borrowings	30	168,085	1,415
			3,023,567	2,749,075
流動資產淨值	Net Current Assets		381,236	616,988
			6,412,087	5,856,764
股本及儲備	Capital and Reserves			
股本	Share capital	27	175,094	1,567,468
儲備	Reserves	28	4,215,035	2,380,076
			4,390,129	3,947,544
少數股東權益	Minority Interests		496,362	433,139
非流動負債	Non-Current Liabilities			
付息借款	Interest-bearing borrowings	29	528,538	731,204
免息借款	Interest-free borrowings	30	149,087	153,798
會籍債券	Membership debentures	32	51,485	–
遞延稅項負債	Deferred tax liabilities	31	796,486	591,079
			1,525,596	1,476,081
			6,412,087	5,856,764

刊載於第79頁至第167頁之財務報表已於二零零五年三月三十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 79 to 167 were approved and authorised for issue by the Board of Directors on 30th March, 2005 and are signed on its behalf by:

董事
李成偉

董事
黃清海

Patrick Lee Seng Wei
Director

Ng Qing Hai
Director