

BALANCE SHEETS 資產負債表

(As at 31st December 2004) (於二零零四年十二月三十一日)

		Note 附註	Consolidated 綜合		Company 公司	
			2004 二零零四年 HK\$'000 千港元	2003 二零零三年 HK\$'000 千港元	2004 二零零四年 HK\$'000 千港元	2003 二零零三年 HK\$'000 千港元
Non-current assets	非流動資產					
Fixed assets	固定資產	14	754,172	39,163	-	-
Investment properties	投資物業	15	2,643,009	2,558,124	-	-
Properties under development for long-term investment	持作長期投資之 發展中物業	16	1,052,805	1,515,985	-	-
Land pending development	待發展土地	17	300,920	581,016	-	-
Investments in subsidiaries	於附屬公司之投資	18	-	-	833,769	797,649
Investment in an associated company	於一間聯營公司 之投資	19	36	770	-	-
Investment in a jointly controlled entity	於一間共同控制 實體之投資	20	283,349	141,124	-	-
Deferred tax assets	遞延稅項資產	34	20,531	-	-	-
Goodwill/(Negative goodwill)	商譽/(負商譽)	22	(151,363)	4,072	-	-
Total non-current assets	非流動資產總值		4,903,459	4,840,254	833,769	797,649
Current assets	流動資產					
Properties under development for sale	可供出售之發展 中物業	23	5,658,749	3,417,222	-	-
Completed properties for sale	可供出售之已 落成物業	24	1,039,146	940,580	-	-
Accounts receivable	應收賬款	25	336,545	309,204	-	-
Due from related companies	應收關連公司款項	4	2,170	3,138	-	-
Prepayments, deposits and other current assets	預付款項、按金及 其他流動資產	26	133,789	169,561	422	422
Investment in securities	證券投資	27	4,184	4,492	-	-
Pledged/charged bank deposits	已抵押/押記 銀行存款	28	258,650	309,732	-	-
Cash and other bank deposits	現金及其他銀行存款	28	477,959	350,247	860	1,996
Total current assets	流動資產總值		7,911,192	5,504,176	1,282	2,418
Current liabilities	流動負債					
Short-term bank loans	短期銀行貸款	29	(598,938)	(1,092,510)	-	-
Long-term bank loans, current portion	長期銀行貸款， 短期部份	30	(1,358,814)	(291,583)	-	-
Accounts payable	應付賬款	31	(662,854)	(1,329,840)	-	-
Land cost payable, current portion	應付土地成本， 短期部份	32	(828,128)	(108,819)	-	-
Deferred income, current portion	遞延收入，短期部份		(1,314,930)	(481,056)	-	-
Accruals and other payables	預提費用及 其他應付款項		(448,087)	(406,793)	(1,428)	(896)
Due to an associated company	應付一間聯營 公司款項	4	(1,192)	(2,226)	-	-
Due to directors	應付董事款項	4	(5,667)	(1,922)	-	-
Due to related companies	應付關連公司款項	4	(479,818)	(215,732)	-	-
Due to a jointly controlled entity	應付一間共同控制 實體款項	4	(391,006)	(185,347)	-	-
Taxation payable	應付稅項	33	(353,051)	(188,682)	-	-

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(As at 31st December 2004) (於二零零四年十二月三十一日)

		Consolidated 綜合		Company 公司	
		2004 二零零四年	2003 二零零三年	2004 二零零四年	2003 二零零三年
	Note 附註	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Total current liabilities	流動負債總值	(6,442,485)	(4,304,510)	(1,428)	(896)
Net current assets/ (liabilities)	流動資產/(負債)淨值	1,468,707	1,199,666	(146)	1,522
Total assets less current liabilities	總資產減流動負債	6,372,166	6,039,920	833,623	799,171
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	30	(1,547,805)	(1,662,224)	-
Land cost payable, non-current portion	應付土地成本，非短期部份	32	(190,566)	(11,847)	-
Due to a director	應付一名董事款項	4	(10,000)	(10,000)	-
Due to ultimate holding company	應付最終控股公司款項	4	(59,000)	(32,000)	-
Deferred income, non-current portion	遞延收入，非短期部份		(49,640)	(53,934)	-
Deferred taxation	遞延稅項	34	(1,142,430)	(1,052,052)	-
Total non-current liabilities	非流動負債總值		(2,999,441)	(2,822,057)	-
Minority interests	少數股東權益		(118,956)	(523,485)	-
			3,253,769	2,694,378	833,623
Financed by:	以下列各項支付				
Share capital	股本	35	100,300	100,200	100,300
Reserves	儲備	37	3,153,469	2,594,178	733,323
Shareholders' equity	股東權益		3,253,769	2,694,378	833,623

CHU MANG YEE

朱孟依
Chairman
主席

XIAO YAN XIA

蕭燕霞
Director
董事