

Balance Sheets

資產負債表

		Notes 附註	Group 集團		Company 公司	
			2004	2003	2004	2003
			RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Non-current assets	非流動資產					
Property and equipment	固定資產	12	30,775	23,468	6,303	3,590
Goodwill	商譽	13	26,848	2,478	—	—
Negative goodwill	負商譽	14	(217)	(303)	—	—
Interests in subsidiaries	於附屬公司之權益	15	—	—	1,388,930	330,125
Interest in a jointly controlled entity	於一間合營公司之權益	16	—	—	180,490	190,135
Interests in associates	於聯營公司之權益	17	485,736	305,398	208,934	203,050
Available-for-sale long term investments	可供出售之長期投資	18	250	837	250	837
Properties under development	開發中物業	19	1,539,418	1,647,271	28,821	28,767
			2,082,810	1,979,149	1,813,728	756,504
Current assets	流動資產					
Cash and cash equivalents	現金及現金等價物		1,037,815	467,945	56,772	39,079
Trade receivables	應收賬款	20	50,450	46,290	3,042	1,971
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	21	689,168	223,748	543,858	169,105
Completed properties for sale	待售已落成物業		100,244	122,711	30,435	52,813
Properties under development	開發中物業	19	1,854,381	1,027,040	—	—
Amount due from a jointly controlled entity	應收一間合營公司款項	22	86,895	92,199	—	—
Amounts due from related companies	應收關聯公司款項	22	—	13,228	—	2,550
			3,818,953	1,993,161	634,107	265,518
Current liabilities	流動負債					
Interest-bearing loans and borrowings	計息借款	23	717,816	953,000	—	460,000
Trade payables	應付賬款	24	751,755	941,143	57,414	110,561
Accrued liabilities and other payables	應計款項及其他應付款項		618,444	135,160	22,091	19,077
Tax payable	應付稅項		75,831	138,205	2,984	17,000
Amounts due to related companies	應付關聯公司款項	22	—	255,575	—	—
			2,163,846	2,423,083	82,489	606,638

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Net current assets/(liabilities)	流動資產／（負債）淨額		1,655,107	(429,922)	551,618	(341,120)
Total assets less current liabilities	總資產減流動負債		3,737,917	1,549,227	2,365,346	415,384
Non-current liabilities	非流動負債					
Interest-bearing loans and borrowings	計息借款	23	140,000	318,800	—	—
Deferred tax liabilities	遞延稅項	25	164,703	62,323	—	—
			304,703	381,123	—	—
Minority interests	少數股東權益		260,008	134,811	—	—
			3,173,206	1,033,293	2,365,346	415,384
Capital and reserves	股本及儲備					
Share capital	股本	26	441,356	296,086	441,356	296,086
Reserves	儲備	27	2,731,850	737,207	1,923,990	119,298
			3,173,206	1,033,293	2,365,346	415,384

Director
董事
Guo Guangchang
郭廣昌

Director
董事
Fan Wei
范偉

The accompanying notes form an integral part of the financial statements.
所附附註為本財務報表的組成部分。