

綜合利潤表 (截至二零零六年十二月三十一日止年度)

Consolidated Income Statement (For the year ended 31st December, 2006)

		附註 NOTES	2006 千港元 HK\$'000	2005 千港元 HK\$'000
營業額	Turnover	6	889,302	1,397,100
銷售成本	Cost of sales		(657,803)	(1,196,586)
毛利	Gross profit		231,499	200,514
其他收入	Other income	7	128,476	102,162
市場及分銷費用	Marketing and distribution costs		(25,981)	(42,572)
行政費用	Administrative expenses		(163,719)	(131,742)
其他營運費用	Other operating expenses		(1,786)	(12,441)
待出售物業轉撥至投資物業之公允價值收益	Fair value gain on transfer of properties held for sale to investment properties		18,045	160,622
投資物業公允價值之增加	Increase in fair value of investment properties		311,706	132,285
物業之減值撥備	Write-down of properties		(79,788)	(51,784)
呆壞賬準備	Allowance for bad and doubtful debts		(8,313)	(18,212)
待發展物業攤銷	Amortisation of properties for development		(21,494)	(16,900)
出售一間共同控制公司之收益	Gain on disposal of a jointly controlled entity	8	150,390	–
收購附屬公司額外權益之折讓	Discount on acquisition of additional interests in subsidiaries	9	1,147	25,290
融資成本	Finance costs	10	(117,346)	(107,086)
應佔聯營公司(虧損)溢利	Share of (loss) profit of associates			
– 未計額外中國土地增值稅(「土地增值稅」)之除稅後(虧損)溢利	– (Loss) profit after tax before additional PRC Land Appreciation Tax (“LAT”)		(4,081)	15,122
– 以往年度銷售所產生之額外土地增值稅	– Additional LAT attributable to sales in previous years	*	(1,923)	–
應佔共同控制公司溢利	Share of profit of jointly controlled entities			
– 未計額外土地增值稅之除稅後溢利	– Profit after tax before additional LAT		71,617	82,125
– 以往年度銷售所產生之額外土地增值稅	– Additional LAT attributable to sales in previous years	*	(101,639)	–
– 本年度銷售所產生之額外土地增值稅	– Additional LAT attributable to sales in current year	*	(12,430)	–
聯營公司權益之減值虧損	Impairment loss on interests in associates	23c	–	(17,451)
除稅前溢利	Profit before taxation		374,380	319,932

		附註 NOTES	2006 千港元 HK\$'000	2005 千港元 HK\$'000
稅項	Taxation	11		
– 未計額外土地增值稅之 稅務費用	– Tax expenses before additional LAT		(166,693)	(117,399)
– 以往年度銷售所產生之額外 土地增值稅	– Additional LAT attributable to sales in previous years	*	(158,074)	–
– 本年度銷售所產生之額外 土地增值稅	– Additional LAT attributable to sales in current year	*	(23,343)	–
			(348,110)	(117,399)
本年度溢利	Profit for the year	12	26,270	202,533
以下應佔：	Attributable to:			
本公司股東	Equity holders of the Company		51,496	202,540
少數股東權益	Minority interests		(25,226)	(7)
			26,270	202,533
股息	Dividend	15	28,232	–
			港仙 HK cents	港仙 HK cents
每股盈利	Earnings per share	16		
基本	Basic		4.9	23.1
攤薄	Diluted		4.9	23.1

* 請參閱附註16之額外土地增值稅對本公司股東應佔溢利及每股盈利之影響概要。

* Please refer to note 16 for a summary of the effect of these additional LAT items on the profit attributable to equity holders of the Company and earnings per share.