

1 主要會計政策

(a) 合規聲明

本財務報表是按照香港會計師公會頒布的所有適用的《香港財務報告準則》(包括所有適用的《會計實務準則》及解釋)、香港公認會計原則及香港《公司條例》的規定編製。本財務報表同時符合適用的《香港聯合交易所有限公司證券上市規則》披露規定。

最新頒布之會計準則

香港會計師公會已發出多項最新及經修訂的《香港財務報告準則》及《香港會計準則》(統稱「新財報準則」)，該等新財報準則適用於二零零五年一月一日當日或之後開始的會計期間。

除《香港財務報告準則》第5號 — 「待出售的非流動資產及已終止業務」外，本集團於截至二零零五年三月三十一日止年度的財務報表未有提早採納該等新財報準則。《香港財務報告準則》第5號將「已終止」業務的分類劃定為當該業務已符合「待出售」的條件或已棄置或棄用。在此財報準則被採納後，本酒店業務(參閱附註3)將不會列示為即將終止業務直至該業務已終止為止。提早採用《香港財務報告準則》第5號將不會對本集團業績及財務狀況構成重大影響。

1 SIGNIFICANT ACCOUNTING POLICIES

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (which includes all applicable Statements of Standard Accounting Practice and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

Recently issued accounting standards

The HKICPA has issued a number of new and revised Hong Kong Financial Reporting Standards and Hong Kong Accounting Standards (collectively, "new HKFRSs") which are effective for accounting periods beginning on or after 1 January 2005.

The Group has not early adopted these new HKFRSs in the financial statements for the year ended 31 March 2005 except for HKFRS 5 "Non-current assets held for sale and discontinued operations". The HKFRS 5 has defined the timing of the classification of an operation as "discontinued" to be the date when the operation meets the criteria as "held for sale" or has already been disposed of or the assets have ceased to be used. Following the adoption of this HKFRS, the hotel operation (see note 3) will not be disclosed as discontinuing operation until the operation has ceased. The early adoption of HKFRS 5 has no significant impact on the Group's results of operations and financial position.

本集團已對該等新財報準則所帶來的影響進行初步評估，結果如下：

本集團目前認為採納《香港會計準則》（「會計準則」）第40號「投資物業」及《會計準則》詮釋第21號「所得稅項 — 已重估非折舊性資產的收回」將對其綜合財務報表構成重大影響。

目前，本集團為投資物業按結算日的公開市值進行每年重估所產生的盈餘或虧絀會計入投資物業重估儲備內。在採納新的《會計準則》第40號後，本集團的投資物業將繼續以公開市值列報。然而，所有重估所產生的盈餘或虧絀則將於綜合損益表內申報。新的《會計準則》第40號及《會計準則》詮釋第21號規定所有重估所產生的盈餘或虧絀均需以適用利得稅率作出遞延稅項的準備。如果在截至二零零五年三月三十一日止年度採用這些經修訂的會計準則，上年度的數字便需要作出調整，將本集團於二零零四年四月一日的投資物業重估儲備12.63億元重新歸入保留溢利，同時就該重估儲備確認遞延稅項負債2.21億元。此外，本集團截至二零零五年三月三十一日止年度的股東應佔溢利將增加1.18億元，即本集團投資物業重估盈餘1.43億元扣除相關遞延稅項0.25億元。

The Group has made a preliminary assessment of the impact of these new HKFRSs and has so far concluded that:

The adoption of Hong Kong Accounting Standard (“HKAS”) 40 “Investment property”, and HK (SIC) Interpretation (“HK (SIC) Int”) 21 “Income taxes — recovery of revalued non-depreciable assets” will have a significant impact on its consolidated financial statements.

At present, surpluses or deficits arising on the annual revaluation of the Group’s investment properties to open market value at the balance sheet date are dealt with in the investment properties revaluation reserve. Following the adoption of the new HKAS 40, the Group’s investment properties will continue to be stated at open market value and all surpluses/deficits arising from the revaluation of the properties held for investment purpose will be reported in the consolidated income statement. The new HKAS 40 and HK (SIC) Int 21 require the provision of deferred tax on all these revaluation surpluses/deficits to be calculated at applicable profits tax rates. Had these revised accounting standards been adopted for the year ended 31 March 2005, a prior year adjustment will be required to reclassify the Group’s investment properties revaluation reserve as at 1 April 2004 of \$1,263 million to retained earnings and at the same time, recognise a deferred tax liability of \$221 million in respect of this revaluation reserve. In addition, the Group’s profit attributable to shareholders for the year ended 31 March 2005 would have been increased by \$118 million, being the revaluation surpluses of the Group’s investment properties of \$143 million net of related deferred tax of \$25 million.

本集團正繼續評估該等新財報準則所帶來的影響，也未決定本酒店物業按《香港會計準則》第16號「物業、機器及設備」以成本法或重估法入賬。以上評估完成後或會發現其他重大的變動。

以下是本集團採用的主要會計政策概要。

(b) 財務報表的編製基準

除投資物業及酒店物業按重估值，以及部分證券投資按市值入賬（見下文所載的會計政策）外，本財務報表是以歷史成本作為編製基準。

(c) 附屬公司

按照香港《公司條例》規定，附屬公司是指本集團直接或間接持有其過半數已發行股本，或控制其過半數投票權，或控制其董事會組成的公司。當本公司有權直接或間接支配附屬公司的財務及經營政策，並藉此從其活動中取得利益，均視為受本公司控制。

集團於受控制附屬公司的投資均在綜合財務報表中綜合計算。然而，如購入並持有這些投資的唯一目的是在短期內將之出售，或受控制附屬公司是長期在嚴格限制條件下經營，以致其向本集團轉移資金的能力嚴重受限，則這些投資會按公允價值記入綜合資產負債表。公允價值的變動於產生時在綜合損益表確認。

The Group is continuing its assessment of the impact of the new HKFRSs and has yet to determine whether a cost model or revaluation model under the HKAS 16 "Property, plant and equipment" will be adopted for the hotel properties. Other significant changes may be identified as a result of this assessment.

A summary of the significant accounting policies adopted by the Group is set out below.

(b) Basis of preparation of the financial statements

The measurement basis used in the preparation of the financial statements is historical cost modified by the revaluation of investment properties and hotel properties, and the marking to market of certain investments in securities as explained in the accounting policies set out below.

(c) Subsidiaries

A subsidiary, in accordance with the Hong Kong Companies Ordinance, is a company in which the Group, directly or indirectly, holds more than half of the issued share capital, or controls more than half of the voting power, or controls the composition of the board of directors. Subsidiaries are considered to be controlled if the Company has the power, directly or indirectly, to govern the financial and operating policies, so as to obtain benefits from their activities.

An investment in a controlled subsidiary is consolidated into the consolidated financial statements, unless it is acquired and held exclusively with a view to subsequent disposal in the near future or operates under severe long-term restrictions which significantly impair its ability to transfer funds to the Group, in which case, it is stated in the consolidated balance sheet at fair value with changes in fair value recognised in the consolidated income statement as they arise.

集團內部往來的餘額和集團內部交易及其產生的未變現溢利，均在編製綜合財務報表時全數抵銷。集團內部交易所產生的未變現虧損的抵銷方法與未變現溢利相同，但抵銷額只限於沒有證據顯示該轉讓資產已出現減值。

於結算日的少數股東權益是指並非由本公司直接或透過附屬公司間接擁有的股權所佔附屬公司資產淨值的部分；這些權益在綜合資產負債表內是與負債及股東權益分開列示。少數股東所佔本集團本年度業績的權益在損益表內亦會分開列示。

如果少數股東應佔的虧損超過其所佔附屬公司資產淨值的權益，超額部分和任何歸屬於少數股東的進一步虧損便會沖減本集團所佔權益；但如少數股東須承擔具有約束力的義務並有能力彌補虧損則除外。附屬公司的所有其後溢利均會分配予本集團，直至本集團收回以往承擔的少數股東應佔虧損為止。

本公司資產負債表所示於附屬公司的投資，是按成本減去任何減值虧損(參閱附註1(j))後入賬。然而，如購入並持有這些投資的唯一目的是在短期內將之出售，或附屬公司是長期在嚴格限制條件下經營，以致其向本公司轉移資金的能力嚴重受限，則這些投資會按公允價值入賬。公允價值的變動於產生時在損益表確認。

Intra-group balances and transactions, and any unrealised profits arising from intra-group transactions, are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Minority interests at the balance sheet date, being the portion of the net assets of subsidiaries attributable to equity interests that are not owned by the Company, whether directly or indirectly through subsidiaries, are presented in the consolidated balance sheet separately from liabilities and the shareholders' equity. Minority interests in the results of the Group for the year are also separately presented in the income statement.

Where losses attributable to the minority exceed the minority interest in the net assets of a subsidiary, the excess, and any further losses attributable to the minority, are charged against the Group's interest except to the extent that the minority has a binding obligation to, and is able to, make good the losses. All subsequent profits of the subsidiary are allocated to the Group until the minority's share of losses previously absorbed by the Group has been recovered.

In the Company's balance sheet, an investment in a subsidiary is stated at cost less any impairment losses (see note 1(j)), unless it is acquired and held exclusively with a view to subsequent disposal in the near future or operates under severe long-term restrictions which significantly impair its ability to transfer funds to the Company, in which case, it is stated at fair value with changes in fair value recognised in the income statement as they arise.

(d) 商譽

編製綜合財務報表時產生的正商譽是指投資成本超過本集團佔所收購可分資產與負債公允價值的數額。就受控制附屬公司而言：

- 對於在二零零一年四月一日之前作出的收購，正商譽與儲備抵銷，並且減去減值虧損（參閱附註1(j)）之數；及
- 對於在二零零一年四月一日或之後作出的收購，正商譽是按其預計可用年限，以直線法在綜合損益表內攤銷。正商譽是以成本減去任何累計攤銷及任何減值虧損（參閱附註1(j)）後，記入綜合資產負債表。

收購受控制附屬公司所產生的負商譽是指本集團佔所收購可分資產與負債公允價值超過投資成本的數額。負商譽的入賬方法如下：

- 對於在二零零一年四月一日之前作出的收購，負商譽計入資本儲備；及

(d) Goodwill

Positive goodwill arising on consolidation represents the excess of the cost of the acquisition over the Group's share of the fair value of the identifiable assets and liabilities acquired. In respect of controlled subsidiaries:

- for acquisitions before 1 April 2001, positive goodwill is eliminated against reserves and is reduced by impairment losses (see note 1(j)); and
- for acquisitions on or after 1 April 2001, positive goodwill is amortised to the consolidated income statement on a straight-line basis over its estimated useful life. Positive goodwill is stated in the consolidated balance sheet at cost less any accumulated amortisation and any impairment losses (see note 1(j)).

Negative goodwill arising on acquisitions of controlled subsidiaries represents the excess of the Group's share of the fair value of the identifiable assets and liabilities acquired over the cost of the acquisition. Negative goodwill is accounted for as follows:

- for acquisitions before 1 April 2001, negative goodwill is credited to a capital reserve; and

- 對於在二零零一年四月一日或之後作出的收購，假如負商譽關乎已在收購計劃中確定及可以可靠地計算，但尚未確認的預計未來虧損和支出，便會在未來虧損和支出確認時，在綜合損益表內確認。任何尚餘的負商譽（但以所收購非貨幣資產公平價值為限）則按應計折舊／攤銷的非貨幣資產的加權平均可用年限，在綜合損益表內確認。然而，如尚餘的負商譽數額高於所收購非貨幣資產公平價值，這部分負商譽便會立即在綜合損益表內確認。

至於尚未在綜合損益表內確認的任何負商譽，有關的負商譽會在綜合資產負債表內列示為資產的減項，與正商譽屬於同一個資產負債表類別。

如於年內出售受控制附屬公司，以往未在綜合損益表攤銷或以往作為集團儲備變動處理的應佔購入商譽的數額，均在計算出售的溢利或虧損時包括在內。

- for acquisitions on or after 1 April 2001, to the extent that negative goodwill relates to an expectation of future losses and expenses that are identified in the plan of acquisition and can be measured reliably, but which have not yet been recognised, it is recognised in the consolidated income statement when the future losses and expenses are recognised. Any remaining negative goodwill, but not exceeding the fair values of the non-monetary assets acquired, is recognised in the consolidated income statement over the weighted average useful life of those non-monetary assets that are depreciable/amortisable. Negative goodwill in excess of the fair values of the non-monetary assets acquired is recognised immediately in the consolidated income statement.

In respect of any negative goodwill not yet recognised in the consolidated income statement, such negative goodwill is shown in the consolidated balance sheet as a deduction from assets in the same balance sheet classification as positive goodwill.

On disposal of a controlled subsidiary during the year, any attributable amount of purchased goodwill not previously amortised through the consolidated income statement or which has previously been dealt with as a movement on Group reserves is included in the calculation of the profit or loss on disposal.

(e) 其他證券投資

本集團有關證券投資(於附屬公司的投資除外)的政策如下：

- (i) 所有證券均以公允價值記入資產負債表。公允價值的變動在產生時在損益表內確認。
- (ii) 出售證券投資的溢利或虧損是按估計出售收入淨額與投資賬面金額之間的差額釐定，並在產生時記入損益表。

(f) 固定資產

- (i) 固定資產是按下列基準記入資產負債表：
 - 尚餘租賃期超過二十年的投資物業按每年經由外聘的合資格估值師所評估的公開市值記入資產負債表；
 - 酒店物業按每年經由外聘的合資格估值師所評估的公開市值記入資產負債表；及
 - 其他物業及其他固定資產以成本減去累計折舊(參閱附註1(i))及減值虧損(參閱附註1(j))後記入資產負債表。

(e) Other investments in securities

The Group's policies for investments in securities other than investments in subsidiaries are as follows:

- (i) All securities are stated in the balance sheet at fair value. Changes in fair value are recognised in the income statement as they arise.
- (ii) Profits or losses on disposal of investments in securities are determined as the difference between the estimated net disposal proceeds and the carrying amount of the investments and are accounted for in the income statement as they arise.

(f) Fixed assets

- (i) Fixed assets are carried in the balance sheets on the following bases:
 - investment properties with an unexpired lease term of more than 20 years are stated in the balance sheet at their open market value which is assessed annually by external qualified valuers;
 - hotel properties are stated in the balance sheet at their open market value which is assessed annually by external qualified valuers; and
 - other properties and other fixed assets are stated in the balance sheet at cost less accumulated depreciation (see note 1(i)) and impairment losses (see note 1(j)).

- (ii) 重估投資物業和酒店物業所產生的變動一般會撥入儲備處理，但下列情況例外：
- 如果重估產生虧損，而且有關的虧損額超過就該項資產或投資物業的投資物業組合在截至重估前計入儲備的數額，便會在損益表列支；及
 - 如果以往曾將同一項資產或投資物業的投資物業組合的重估虧損在損益表列支，則在出現重估盈餘時，便會撥入損益表計算。
- (iii) 在超過現有資產原先評估的表現水平的未來經濟效益很可能會流入集團時，與固定資產有關而且已獲確認的其後開支便會加入資產的賬面值。所有其他其後支出則在產生的期間確認為開支。
- (ii) Changes arising on the revaluation of investment properties and hotel properties are generally dealt with in reserves. The only exceptions are as follows:
- when a deficit arises on revaluation, it will be charged to the income statement, if and to the extent that it exceeds the amount held in the reserve in respect of that same asset, or the portfolio of investment properties, immediately prior to the revaluation; and
 - when a surplus arises on revaluation, it will be credited to the income statement, if and to the extent that a deficit on revaluation in respect of that same asset, or the portfolio of investment properties, had previously been charged to the income statement.
- (iii) Subsequent expenditure relating to a fixed asset that has already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing asset, will flow to the Group. All other subsequent expenditure is recognised as an expense in the period in which it is incurred.

(iv) 報廢或出售固定資產所產生的損益以估計出售所得淨額與資產的賬面金額之間的差額釐定，並於報廢或出售當日在損益表確認。出售投資物業時，早前記入投資物業重估儲備的有關盈餘或虧損部分亦會轉入該年度的損益表內。就所有其他固定資產而言，任何相關的重估盈餘會由重估儲備轉入留存溢利。

(iv) Gains or losses arising from the retirement or disposal of a fixed asset are determined as the difference between the estimated net disposal proceeds and the carrying amount of the asset and are recognised in the income statement on the date of retirement or disposal. On disposal of an investment property, the related portion of surpluses or deficits previously taken to the investment properties revaluation reserve is also transferred to the income statement for the year. For all other fixed assets, any related revaluation surplus is transferred from the revaluation reserve to retained earnings.

(g) 待重建物業

待重建物業以成本減去減值虧損（參閱附註1(j)）。

(g) Property held for redevelopment

Property held for redevelopment is stated at cost less impairment losses (see note 1(j)).

(h) 租賃資產

由承租人承擔所有權的絕大部分相關風險及回報的資產租賃歸類為融資租賃。出租人並未轉讓所有權的全部相關風險及回報的資產租賃，則歸類為經營租賃。

(h) Leased assets

Leases of assets under which the lessee assumes substantially all the risks and benefits of ownership are classified as finance leases. Leases of assets under which the lessor has not transferred all the risks and benefits of ownership are classified as operating leases.

以融資租賃購入的資產

如果本集團是以融資租賃獲得資產的使用權，便會將相當於租賃資產公允價值或最低租賃付款額的現值（如為較低的數額）記入固定資產，而扣除融資費用後的相應負債則列為融資租賃承擔。折舊是在相關的租賃期或資產的可用年限（如本公司或本集團很可能取得資產的所有權）內，以每年等額沖銷其成本的比率計提；有關的可用年限載列於附註1(i)。減值虧損按照附註1(j)所列的會計政策入賬。租賃付款內含的融資費用會計入租賃期內的損益表，使每個會計期間的融資費用佔承擔餘額的比率大致相同。或有租金在其產生的會計期間作為開支撇銷。

(i) 攤銷及折舊

(i) 投資物業

除尚餘租賃期在二十年或以下的投資物業按剩餘租賃期間計算折舊外，投資物業不計提任何折舊。

(ii) 酒店物業

由於本集團對酒店物業持續進行維修，就酒店物業的預計可用年限及剩餘價值而言，其折舊支出為數不多。因此，本集團並無作出任何折舊準備。有關的維修保養費用在損益表內處理。

Assets acquired under finance leases

Where the Group acquires the use of assets under finance leases, the amounts representing the fair value of the leased asset, or, if lower, the present value of the minimum lease payments, of such assets are included in fixed assets and the corresponding liabilities, net of finance charges, are recorded as obligations under finance leases. Depreciation is provided at rates which write off the cost of the assets in equal annual amounts over the term of the relevant lease or, where it is likely that the Company or Group will obtain ownership of the asset, the life of the asset, as set out in note 1(i). Impairment losses are accounted for in accordance with the accounting policy as set out in note 1(j). Finance charges implicit in the lease payments are charged to the income statement over the period of the leases so as to produce an approximately constant periodic rate of charge on the remaining balance of the obligations for each accounting period. Contingent rentals are written off as an expense of the accounting period in which they are incurred.

(i) Amortisation and depreciation

(i) Investment properties

No depreciation is provided on investment properties except for those held on leases with an unexpired lease term of 20 years or less which are depreciated over the remaining portion of leases.

(ii) Hotel properties

No depreciation is provided on hotel properties as they are maintained in a continuous state of sound repair such that, given the estimated useful lives of hotel properties and their residual values, any depreciation would be insignificant. The related maintenance expenditure is dealt with in the income statement.

(iii) 其他物業、待發展土地及待重建物業

永久業權土地不計提任何攤銷。租賃土地則按剩餘期以直線法攤銷。

樓宇按每年2.5%至3.48%不等的比率以直線法計算折舊。

待發展土地及待重建物業不計提任何折舊。

(iv) 其他固定資產

其他固定資產的折舊按預計可用年限以直線法計算如下：

翻新裝修 — 每年由8.33%至33.33%不等

傢俬、裝置及設備 — 每年由10%至33.33%不等

汽車 — 每年20%

(j) 資產減值

本集團在每個結算日參考內部和外來的信息，以確定下列資產有否出現減值跡象，或是以往確認的減值虧損不復存在或已經減少：

- 物業、機器及設備（按重估數額列賬的物業除外）；

(iii) Other properties, land held for development and property held for redevelopment

No amortisation is provided on freehold land. Leasehold land is amortised over the period of grant on a straight-line basis.

Buildings are depreciated on a straight-line basis at rates ranging from 2.5% to 3.48% per annum.

No depreciation is provided in respect of land held for development and property held for redevelopment.

(iv) Other fixed assets

Depreciation is calculated to write off the cost of other fixed assets on a straight-line basis over their estimated useful lives as follows:

Improvements — ranging from 8.33% to 33.33% per annum

Furniture, fixtures and equipment — ranging from 10% to 33.33% per annum

Motor vehicles — 20% per annum

(j) Impairment of assets

Internal and external sources of information are reviewed at each balance sheet date to identify indications that the following assets may be impaired or an impairment loss previously recognised no longer exists or may have decreased:

- property, plant and equipment (other than properties carried at revalued amounts);

- 於附屬公司的投資（根據附註1(c)所述，按公允價值列賬者除外）；
- 待重建物業；
- 待發展土地；及
- 正商譽（不論是在產生時與儲備抵銷或確認為資產）。

如果出現減值跡象，集團便會估計資產的可收回數額。當資產的賬面金額高於可收回數額時，便會在損益表確認減值虧損。

(i) 計算可收回數額

資產的可收回數額以其銷售淨價和使用價值兩者中的較高數額為準。在評估使用價值時，會使用除稅前折讓率將估計未來現金流量折讓至現值，該折讓率應是反映市場當時所評估的貨幣時間價值和該資產的獨有風險。如果資產所產生的現金流入基本上不獨立於其他資產所產生的現金流入，則以能獨立產生現金流入的最小資產類別（即現金產生單位）來釐定可收回數額。

- investments in subsidiaries (except for those accounted for at fair value under note 1(c));
- property held for redevelopment;
- land held for development; and
- positive goodwill (whether taken initially to reserves or recognised as an asset).

If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised in the income statement whenever the carrying amount of such an asset exceeds its recoverable amount.

(i) Calculation of recoverable amount

The recoverable amount of an asset is the greater of its net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of time value of money and the risks specific to the asset. Where an asset does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the smallest group of assets that generates cash inflows independently (i.e. a cash-generating unit).

(ii) 減值虧損轉回

如果用作釐定資產可收回數額的估計數字出現正面的變化，有關的減值虧損便會轉回。所轉回的減值虧損以假設在往年沒有確認減值虧損而應已釐定的資產賬面金額為限。所轉回的減值虧損在確認轉回的年度內計入損益表。

(k) 存貨

存貨以成本及可變現淨值兩者中的較低者入賬。

成本以先進先出法計算，其中包括所有採購成本及將存貨達至目前地點和變成現狀的成本。

可變現淨值是以日常業務過程中的估計售價減去完成銷售所需的估計成本後所得之數。

所出售存貨的賬面金額在相關收入確認的期間內確認為支出。存貨數額撇減至可變現淨值及存貨的所有虧損，均在出現減值或虧損的期間內確認為支出。因可變現淨值增加引致存貨的任何減值轉回之數，均在出現轉回的期間內確認為已列作支出的存貨數額減少。

(ii) Reversals of impairment losses

An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. A reversal of impairment losses is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to the income statement in the year in which the reversals are recognised.

(k) Inventories

Inventories are carried at the lower of cost and net realisable value.

Cost is calculated on the first-in, first-out basis and comprises all costs of purchase and other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale.

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs. The amount of any reversal of any write-down of inventories, arising from an increase in net realisable value, is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

(l) 現金及現金等價物

現金及現金等價物包含銀行存款及現金、存放於銀行和其他財務機構的活期存款，以及短期和流動性極高的投資項目。這些項目可以容易地換算為已知的現金數額，所須承受的價值變動風險甚小，並在購入後三個月內到期。就編製現金流量表而言，現金及現金等價物也包括須於接獲通知時償還，並構成本集團現金管理一部分的銀行透支。

(m) 僱員福利

(i) 薪金、年度獎金、有薪年假、假期旅遊津貼及各項非貨幣福利令本集團產生的成本，均在本集團僱員提供相關服務的年度內累計。如延遲付款或結算會構成重大的貨幣時間價值，則上述數額須按現值列賬。

(ii) 本集團設有界定供款退休計劃。香港凱悅酒店（「本酒店」）的員工是由凱悅機構僱用，並參與凱悅機構的退休計劃。上述計劃的基金由獨立信託人管理，並與本集團的資產分開持有。計劃的供款會記入損益表中，而供款額可能會因員工在獲得全數僱主供款前退出計劃而被沒收的數額遞減。

根據香港《強制性公積金計劃條例》的規定作出的強制性公積金供款，均於產生時在損益表列支。

(l) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the cash flow statement.

(m) Employee benefits

(i) Salaries, annual bonuses, paid annual leave, leave passage and the cost to the Group of non-monetary benefits are accrued in the year in which the associated services are rendered by employees of the Group. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.

(ii) The Group operates defined contribution retirement schemes. The Hyatt Regency Hong Kong Hotel ("the Hotel") staff are employed by the Hyatt organisation and have joined the Hyatt organisation retirement scheme. The funds of the schemes are administered by independent trustees and are held separately from the Group's assets. The contributions to these schemes are charged to the income statement and may be reduced by contributions forfeited by those employees who leave the schemes prior to vesting fully in the contributions.

Contributions to Mandatory Provident Funds as required under the Hong Kong Mandatory Provident Fund Schemes Ordinance, are recognised as an expense in the income statement as incurred.

- (iii) 合約終止補償只會在本集團有正式的具體辭退計劃但沒有撤回該計劃的實質可能性，並且明確表示會終止僱用或由於自願遣散而提供福利時才確認。

(n) 所得稅

- (i) 本年度所得稅包括本期所得稅及遞延所得稅資產和負債的變動。本期所得稅及遞延所得稅資產和負債的變動均在損益表內確認，但與直接確認為股東權益項目相關的，則確認為股東權益。
- (ii) 本期所得稅是按本年度應稅收入根據已執行或在結算日實質上已執行的稅率計算的預期應付稅項，加上以往年度應付稅項的任何調整。
- (iii) 遞延所得稅資產和負債分別由可抵扣和應稅暫時差異產生。暫時差異是指資產和負債在財務報表上的賬面金額與這些資產和負債的計稅基礎的差異。遞延所得稅資產也可以由未利用的可抵扣虧損和未利用的稅款抵減產生。

- (iii) Termination benefits are recognised when, and only when, the Group demonstrably commits itself to terminate employment or to provide benefits as a result of voluntary redundancy by having a detailed formal plan which is without realistic possibility of withdrawal.

(n) Income tax

- (i) Income tax for the year comprises current tax and movements in deferred tax assets and liabilities. Current tax and movements in deferred tax assets and liabilities are recognised in the income statement except to the extent that they relate to items recognised directly in equity, in which case they are recognised in equity.
- (ii) Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.
- (iii) Deferred tax assets and liabilities arise from deductible and taxable temporary differences respectively, being the differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax assets also arise from unused tax losses and unused tax credits.

除了某些有限的例外情況外，所有遞延所得稅負債和遞延所得稅資產（只限於很可能獲得能利用該遞延所得稅資產來抵扣的未來應稅溢利）都會確認。支持確認由可抵扣暫時差異所產生遞延所得稅資產的未來應稅溢利包括因轉回目前存在的應稅暫時差異而產生的數額；但這些轉回的差異必須與同一稅務機關及同一應稅實體有關，並預期在可抵扣暫時差異預計轉回的同一年間或遞延所得稅資產所產生可抵扣虧損可向後期或向前期結轉的期間內轉回。在決定目前存在的應稅暫時差異是否足以支持確認由未利用可抵扣虧損和稅款抵減所產生的遞延所得稅資產時，亦會採用同一準則，即差異是否與同一稅務機關及同一應稅實體有關，並是否預期在能夠使用未利用可抵扣虧損和稅款抵減撥回的同一年間內轉回。

不確認為遞延所得稅資產和負債的暫時差異是產生自以下有限的例外情況：不可在稅務方面獲得扣減的商譽；作為遞延收入處理的負商譽；不影響會計或應稅溢利的資產或負債的初始確認（如屬業務合併的一部分則除外）；以及投資附屬公司（如屬應稅差異，只限於本集團可以控制轉回的時間，而且在可預見的將來不大可能轉回的暫時差異；或如屬可抵扣差異，則只限於很可能在將來轉回的差異）。

Apart from certain limited exceptions, all deferred tax liabilities, and all deferred tax assets to the extent that it is probable that future taxable profits will be available against which the asset can be utilised, are recognised. Future taxable profits that may support the recognition of deferred tax assets arising from deductible temporary differences include those that will arise from the reversal of existing taxable temporary differences, provided those differences relate to the same taxation authority and the same taxable entity, and are expected to reverse either in the same period as the expected reversal of the deductible temporary difference or in periods into which a tax loss arising from the deferred tax asset can be carried back or forward. The same criteria are adopted when determining whether existing taxable temporary differences support the recognition of deferred tax assets arising from unused tax losses and credits, that is, those differences are taken into account if they relate to the same taxation authority and the same taxable entity, and are expected to reverse in a period, or periods, in which the tax loss or credit can be utilised.

The limited exceptions to recognition of deferred tax assets and liabilities are those temporary differences arising from goodwill not deductible for tax purposes, negative goodwill treated as deferred income, the initial recognition of assets or liabilities that affect neither accounting nor taxable profit (provided they are not part of a business combination), and temporary differences relating to investments in subsidiaries to the extent that, in the case of taxable differences, the Group controls the timing of the reversal and it is probable that the differences will not reverse in the foreseeable future, or in the case of deductible differences, unless it is probable that they will reverse in the future.

遞延所得稅額是按照資產和負債賬面金額的預期實現或清償方式，根據已執行或在結算日實質上已執行的稅率計算。遞延所得稅資產和負債均不貼現計算。

本集團會在每個結算日評估遞延所得稅資產的賬面金額。如果本集團預期不再可能獲得足夠的應稅溢利以抵扣相關的稅務利益，該遞延所得稅資產的賬面金額便會調低；但是如果日後又可能獲得足夠的應稅溢利，有關減額便會轉回。

因分派股息而額外產生的所得稅是在支付相關股息的責任確立時確認。

- (iv) 本期和遞延所得稅結餘及其變動額會分開列示，並且不予抵銷。本期和遞延所得稅資產只會在本公司或本集團有法定行使權以本期所得稅資產抵銷本期所得稅負債，並且符合以下附帶條件的情況下，才可以分別抵銷本期和遞延所得稅負債：

— 本期所得稅資產和負債：本公司或本集團計劃按淨額基準結算，或同時變現該資產和清償該負債；或

The amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are not discounted.

The carrying amount of a deferred tax asset is reviewed at each balance sheet date and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the related tax benefit to be utilised. Any such reduction is reversed to the extent that it becomes probable that sufficient taxable profit will be available.

Additional income taxes that arise from the distribution of dividends are recognised when the liability to pay the related dividends is recognised.

- (iv) Current tax balances and deferred tax balances, and movements therein, are presented separately from each other and are not offset. Current tax assets are offset against current tax liabilities, and deferred tax assets against deferred tax liabilities if, and only if, the Company or the Group has the legally enforceable right to set off current tax assets against current tax liabilities and the following additional conditions are met:

— in the case of current tax assets and liabilities, the Company or the Group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously; or

- 遞延所得稅資產和負債：這些資產和負債必須與同一稅務機關就以下其中一項徵收的所得稅有關：
 - 同一應稅實體；或
 - 不同的應稅實體。這些實體計劃在日後每個預計有大額遞延所得稅負債需要清償或大額遞延所得稅資產可以收回的期間內，按淨額基準實現本期所得稅資產和清償本期所得稅負債，或同時變現該資產和清償該負債。
- in the case of deferred tax assets and liabilities, if they relate to income taxes levied by the same taxation authority on either:
 - the same taxable entity; or
 - different taxable entities, which, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered, intend to realise the current tax assets and settle the current tax liabilities on a net basis or realise and settle simultaneously.

(o) 準備及或有負債

倘若本公司或本集團須就已發生的事件承擔法律或推定義務，而履行該義務預期會導致含有經濟效益的資源外流，並可作出可靠的估計，便會就該時間或數額不定的負債計提準備。如果貨幣時間價值重大，則按預計履行義務所需資源的現值計列準備。

倘若含有經濟效益的資源外流的可能性較低，或是無法對有關數額作出可靠的估計，便會將該義務披露為或有負債；但假如這類資源外流的可能性極低則除外。須視乎某宗或多宗未來事件是否發生才能確定存在與否的潛在義務，亦會披露為或有負債；但假如這類資源外流的可能性極低則除外。

(o) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Company or Group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditures expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(p) 收入確認

收入是在經濟效益可能會流入本集團，以及能夠可靠地計算收入和成本(如適用)時，根據下列方法在損益表內確認：

(i) 酒店、高爾夫球康樂會及相關服務

經營酒店及高爾夫球康樂會所產生的收入在相關服務提供時確認。

(ii) 經營租賃的租金收入

經營租賃的應收租金收入在租賃期所涵蓋的會計期間內，以等額在損益表確認；但如有其他基準能更清楚地反映租賃資產所產生的收益模式則除外。經營租賃協議所涉及的激勵措施均在損益表中確認為應收租賃淨付款總額的組成部分。或有租金在其產生的會計期間內確認為收入。

(iii) 股息

— 非上市投資的股息收入在股東收取款項的權利確立時確認。

— 上市投資的股息收入在投資項目的股價除息時確認。

(p) Revenue recognition

Provided it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in the income statement as follows:

(i) Hotel, golf and recreational club and related services

Revenue arising from hotel, golf and recreational club operations is recognised when the relevant services are provided.

(ii) Rental income from operating leases

Rental income receivable under operating leases is recognised in the income statement in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives granted are recognised in the income statement as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned.

(iii) Dividends

— dividend income from unlisted investments is recognised when the shareholder's right to receive payment is established.

— dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.

(iv) 利息收入

銀行存款的利息收入以時間比例為基準，按尚餘本金及適用利率計算。

(iv) Interest income

Interest income from bank deposits is accrued on a time-apportioned basis by reference to the principal outstanding and at the rate applicable.

(q) 外幣換算

年內的外幣交易按交易日的匯率換算為港幣。以外幣為單位的貨幣資產及負債則按結算日的匯率換算為港幣。匯兌盈虧均撥入損益表處理。

海外企業的業績按年內的平均匯率換算為港幣；資產負債表項目則按結算日的匯率換算為港幣。所產生的匯兌差額作為儲備變動處理。

在出售海外企業時，與該海外企業有關的累計匯兌差額會在計算出售的溢利或虧損時包括在內。

(r) 借貸成本

除直接用作收購、建設或生產而需要相當長時間才可以投入原定用途或銷售的資產的借貸成本予以資本化外，借貸成本均在產生期間內在損益表列支。

(q) Translation of foreign currencies

Foreign currency transactions during the year are translated into Hong Kong dollars at the exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated into Hong Kong dollars at the exchange rates ruling at the balance sheet date. Exchange gains and losses are dealt with in the income statement.

The results of foreign enterprises are translated into Hong Kong dollars at the average exchange rates for the year; balance sheet items are translated into Hong Kong dollars at the rates of exchange ruling at the balance sheet date. The resulting exchange differences are dealt with as a movement in reserves.

On disposal of a foreign enterprise, the cumulative amount of the exchange differences which relate to that foreign enterprise is included in the calculation of the profit or loss on disposal.

(r) Borrowing costs

Borrowing costs are expensed in the income statement in the period in which they are incurred, except to the extent that they are capitalised as being directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale.

(s) 關連人士

就本財務報表而言，如果本集團能夠直接或間接監控另一方人士或對另一方人士的財務及經營決策發揮重大的影響力，或另一方人士能夠直接或間接監控本集團或對本集團的財務及經營決策發揮重大的影響力，或本集團與另一方人士均受制於共同的監控或共同的重大影響下，有關人士即被視為本集團的關連人士。關連人士可以是個別人士或其他實體。

(t) 分部報告

分部是指本集團內可明顯區分的組成部分，並且負責提供產品或服務(業務分部)，或在一個特定的經濟環境中提供產品或服務(地區分部)，並且承擔着不同於其他分部的風險和回報。

按照本集團的內部財務報告系統，本集團已就本財務報表選擇以業務分部為報告分部信息的主要形式，而地區分部則是次要的分部報告形式。

(s) Related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

(t) Segment reporting

A segment is a distinguishable component of the Group that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

In accordance with the Group's internal financial reporting system, the Group has chosen business segment information as the primary reporting format and geographical segment information as the secondary reporting format for the purposes of these financial statements.

分部收入、支出、經營成果、資產及負債包含直接歸屬某一分部，以及可按合理的基準分配至該分部的項目的數額。例如，分部資產可能包括存貨、應收賬款及物業、機器及設備。分部收入、支出、資產及負債包含須在編製綜合財務報表時抵銷的集團內部往來的餘額和集團內部交易；但同屬一個分部的集團企業之間的集團內部往來的餘額和交易則除外。分部之間的轉移事項定價按與其他外界人士相若的條款計算。

分部資本開支是指在期內購入預計可於超過一個會計期間使用的分部資產(包括有形和無形資產)所產生的成本總額。

未分配項目主要包括財務及企業資產、帶息借款、借款、企業和融資支出及少數股東權益。

Segment revenue, expenses, results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis to that segment. For example, segment assets may include inventories, trade receivables and property, plant and equipment. Segment revenue, expenses, assets, and liabilities are determined before intra-group balances and intra-group transactions are eliminated as part of the consolidation process, except to the extent that such intra-group balances and transactions are between group enterprises within a single segment. Inter-segment pricing is based on similar terms as those available to other external parties.

Segment capital expenditure is the total cost incurred during the period to acquire segment assets (both tangible and intangible) that are expected to be used for more than one period.

Unallocated items mainly comprise financial and corporate assets, interest-bearing loans, borrowings, corporate and financing expenses and minority interests.

2 營業額

本集團的主要業務為持有和經營酒店、物業投資及經營高爾夫球康樂會。

營業額是指本集團提供的服務、貨品和設施的發票總收入，包括酒店經營、租金收入及高爾夫球康樂會經營收入。年內營業額中確認的各項重要收入類別的數額如下：

		2005 千元 \$'000	2004 千元 \$'000
酒店經營	Hotel operation	316,274	219,946
物業租金	Property rental	101,789	90,972
高爾夫球康樂會經營	Golf and recreational club operation	21,692	23,872
		439,755	334,790

3 分部報告

由於業務分部資料對本集團的內部財務匯報工作意義較大，故已選為報告分部信息的主要形式。本集團只提呈有關業務分部之分部資料。由於本集團來自香港以外業務之收入及業績少於集團總額的百分之十，故並未提供地區分部之資料。

本集團的主要業務分部如下：

(i) 酒店經營

於酒店出租客房、提供餐廳飲食及經營其他部門包括電話服務、賓客接送及洗衣服務。

2 TURNOVER

The principal activities of the Group are hotel ownership, hotel operation, property investment, and golf and recreational club operation.

Turnover represents the gross amount invoiced for services, goods and facilities provided including hotel operation, rental income and golf and recreational club operation. The amount of each significant category of revenue recognised in turnover during the year is as follows:

	2005 千元 \$'000	2004 千元 \$'000
Hotel operation	316,274	219,946
Property rental	101,789	90,972
Golf and recreational club operation	21,692	23,872
	439,755	334,790

3 SEGMENT REPORTING

Business segment information is chosen as the primary reporting format because this is more relevant to the Group's internal financial reporting. Segment information is presented only in respect of the Group's business segment. No geographical analysis is shown as less than 10% of the Group's revenue and results were derived from activities outside Hong Kong.

The Group comprises the following main business segments:

(i) Hotel operation

Leasing or lodging spaces, provision of food and beverage at restaurant outlets, and operating other departments including telephone, guest transportation and laundry within the hotel premises.

(ii) 物業投資	(ii) Property investment
出租商場及工業物業以產生租金收入。	Leasing of commercial shopping arcade and industrial premises to generate rental income.
(iii) 高爾夫球康樂會經營	(iii) Golf and recreational club operation
為會所會員提供服務及設施，包括有高爾夫球場、游泳池、網球場、健身房和美式桌球室，以及餐廳飲食。	Providing services and facilities to club members, including golf courses, swimming pool, tennis courts, gymnasium and American pool tables, and food and beverage at restaurant outlets.
(a) 分部收入及業績	(a) Segment revenue and results

		分部收入		分部溢利／(虧損)	
		Segment revenue		Segment profit/(loss)	
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
酒店經營(註)	Hotel operation (Note)	316,274	219,946	100,344	53,073
物業投資	Property investment	101,789	90,972	95,458	83,049
高爾夫球 康樂會經營	Golf and recreational club operation	21,692	23,872	(5,349)	(7,861)
		439,755	334,790	190,453	128,261
未分配的其他收入	Unallocated other revenue			5,133	5,525
未分配的經營收益 及費用	Unallocated operating income and expenses			(27,537)	(21,910)
經營溢利	Profit from operations			168,049	111,876
融資成本	Finance costs			(157)	(296)
其他物業減值 虧損轉回	Reversal of impairment loss in respect of other properties			14,676	8,248
				182,568	119,828
所得稅	Income tax			(27,614)	(9,660)
少數股東權益	Minority interests			—	—
股東應佔溢利	Profit attributable to shareholders			154,954	110,168

(b) 分部資產及負債

		資產		負債	
		Assets		Liabilities	
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
酒店經營(註)	Hotel operation (Note)	2,184,667	1,768,191	38,700	30,488
物業投資	Property investment	1,812,623	1,658,664	26,293	24,078
高爾夫球 康樂會經營	Golf and recreational club operation	219,782	221,680	16,925	15,136
		4,217,072	3,648,535	81,918	69,702
未分配項目	Unallocated items	501,846	399,061	24,231	15,351
		4,718,918	4,047,596	106,149	85,053

(b) Segment assets and liabilities

(c) 其他分部資料

		折舊及攤銷		資本開支	
		Depreciation		Capital expenditure	
		and amortisation			
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
酒店經營(註)	Hotel operation (Note)	16,914	9,464	380	1,945
物業投資	Property investment	187	54	11,329	168
高爾夫球 康樂會經營	Golf and recreational club operation	5,413	8,879	6,543	608
未分配項目	Unallocated items	1,402	1,373	543	187
		23,916	19,770	18,795	2,908

(c) Other segment information

註：董事會於二零零四年七月二十八日刊登公告，宣布決意朝着將凱悅酒店和凱悅酒店商場組成的物業（「本物業」）重建為一幢以零售商舖為主的大廈的方向繼續考究。於二零零四年十月二十日，董事會刊登另一公告，宣布本公司已決定着手進行前述公告中所提出的本物業重建計劃。

Note: On 28 July 2004, the Directors made an announcement of their decision to pursue the possibility of redeveloping the property comprising the Hyatt Regency Hotel and the Hyatt Regency Shopping Arcade (the "Property") into a building with mainly retail components. On 20 October 2004, the Directors made a further announcement stating that they had resolved to proceed with the proposal to redevelop the Property as mentioned in the aforesaid announcement.

董事會現預期，凱悅酒店和凱悅酒店商場將於二零零六年一月一日起停止運作。本物業將被拆除，並興建一幢新大廈。在無不可預見的情況下，董事會預計重建事宜將自有關重建工程展開後起計三至四年內完成。

因此，酒店經營將於二零零六年一月一日起終止業務。

It is currently expected by the Directors that the operations of the Hyatt Regency Hotel and Hyatt Regency Shopping Arcade will cease from 1 January 2006, the Property will then be demolished and a new building will be constructed. Barring unforeseen circumstances, it is expected by the Directors that the time period for the redevelopment will be three to four years from commencement of the redevelopment work.

As a result, hotel operation will cease from 1 January 2006.

4 其他收入及收益淨額

4 OTHER REVENUE AND NET INCOME

		2005 千元 \$'000	2004 千元 \$'000
其他收入	Other revenue		
利息收入	Interest income	2,592	2,534
上市證券的股息收入	Dividend income from listed securities	553	366
從控股公司收取的管理費	Management fee received from holding company	1,200	1,200
其他	Others	788	1,425
		5,133	5,525
其他收益淨額	Other net income		
出售固定資產盈利／ (虧損)淨額	Net profit/(loss) on disposal of fixed assets	2,800	(168)
匯兌盈利	Exchange gains	448	411
上市證券已變現及未變現 (虧損)／收益淨額	Net realised and unrealised (losses)/gains on listed securities	(574)	686
		2,674	929

5 除稅前正常業務溢利

5 PROFIT FROM ORDINARY ACTIVITIES BEFORE TAXATION

除稅前正常業務溢利已扣除／(計入)：

Profit from ordinary activities before taxation is arrived at after charging/(crediting):

		2005 千元 \$'000	2004 千元 \$'000
(a) 融資成本	(a) Finance costs		
應付政府地價利息	Interest on government lease premiums payable	126	127
銀行貸款利息	Interest on bank advances	—	169
融資租賃承擔的財務費用	Finance charges on obligations under finance leases	31	—
		157	296
(b) 員工成本	(b) Staff costs		
界定供款計劃供款	Contributions to defined contribution plans	6,089	5,848
薪金、工資及其他福利	Salaries, wages and other benefits	107,661	90,105
		113,750	95,953
(c) 其他項目	(c) Other items		
投資物業的租金收入總額	Gross rental income from investment properties	(101,789)	(90,972)
減：直接支出	Less: Direct outgoings	4,719	4,061
		(97,070)	(86,911)
存貨成本	Cost of inventories	36,359	29,203
核數師酬金	Auditors' remuneration		
— 核數服務	— audit services	828	789
— 稅務服務	— tax services	237	166
— 其他服務	— other services	311	161
折舊	Depreciation	23,916	19,770

6 董事酬金

根據香港《公司條例》第161條列報的董事酬金如下：

(a) 執行董事

		2005 千元 \$'000	2004 千元 \$'000
袍金	Fees	250	250
薪金及其他酬金*	Salaries and other emoluments*	8,898	8,638
酌定花紅	Discretionary bonuses	2,410	2,410
退休計劃供款	Retirement scheme contributions	36	36
		11,594	11,334

* 不包括提供兩所租值合共約1,890,000元(二零零四年：2,154,000元)的住宅物業予董事的福利。

(b) 非執行董事

		2005 千元 \$'000	2004 千元 \$'000
袍金	Fees	356	100
其他酬金	Other emoluments	760	760
		1,116	860

非執行董事包括年內支付予獨立非執行董事的袍金及其他酬金共686,000元(二零零四年：860,000元)。

6 DIRECTORS' REMUNERATION

Directors' remuneration disclosed pursuant to section 161 of the Hong Kong Companies Ordinance is as follows:

(a) Executive Directors

		2005 千元 \$'000	2004 千元 \$'000
袍金	Fees	250	250
薪金及其他酬金*	Salaries and other emoluments*	8,898	8,638
酌定花紅	Discretionary bonuses	2,410	2,410
退休計劃供款	Retirement scheme contributions	36	36
		11,594	11,334

* The amount excludes the benefits for the provision of two residential properties to the respective Directors with an aggregate estimated rental value of approximately \$1,890,000 (2004: \$2,154,000).

(b) Non-executive Directors

		2005 千元 \$'000	2004 千元 \$'000
袍金	Fees	356	100
其他酬金	Other emoluments	760	760
		1,116	860

Included in the non-executive Directors' remuneration, fees and other emoluments of \$686,000 (2004: \$860,000) were paid to the independent non-executive Directors during the year.

(c) 酬金在下列範圍內的董事人數：

(c) The remuneration of the Directors is within the following bands:

		2005 董事人數 Number of Directors	2004 董事人數 Number of Directors
零 – 1,000,000元	\$Nil-\$1,000,000	5	2
1,500,001元 – 2,000,000元	\$1,500,001-\$2,000,000	2	2
2,000,001元 – 2,500,000元	\$2,000,001-\$2,500,000	1	2
2,500,001元 – 3,000,000元	\$2,500,001-\$3,000,000	1	—
4,500,001元 – 5,000,000元	\$4,500,001-\$5,000,000	1	—
5,000,001元 – 5,500,000元	\$5,000,001-\$5,500,000	—	1

7 最高酬金人士

二零零四年及二零零五年度五位最高酬金人士均為本公司董事，其酬金已列載於附註6。

7 INDIVIDUALS WITH HIGHEST EMOLUMENTS

The five highest paid individuals for the years 2004 and 2005 are all Directors of the Company whose emoluments are disclosed in note 6.

8 所得稅

8 INCOME TAX

(a) 綜合損益表所示的所得稅為：

(a) Taxation in the consolidated income statement represents:

		2005 千元 \$'000	2004 千元 \$'000
本期稅項 — 香港 利得稅準備	Current tax — Provision for Hong Kong profits tax		
本年度稅項	Tax for the year	31,937	20,837
以往年度準備過剩	Over-provision in respect of prior years	(2,511)	(10,586)
		<u>29,426</u>	<u>10,251</u>
本期稅項 — 海外	Current tax — Overseas		
本年度稅項	Tax for the year	86	125
以往年度準備不足	Under-provision in respect of prior years	—	16
		<u>86</u>	<u>141</u>
遞延稅項	Deferred tax		
暫時差異的 產生和轉回	Origination and reversal of temporary differences	(1,898)	(414)
稅率調高對4月1日的 遞延稅項結餘的影響	Effect of increase in tax rate on deferred tax balances at 1 April	—	(318)
		<u>(1,898)</u>	<u>(732)</u>
		<u>27,614</u>	<u>9,660</u>

香港利得稅準備是按本年度的估計應評稅溢利以17.5% (二零零四年：17.5%) 的稅率計算。海外附屬公司的稅項以相關國家適用的現行稅率計算。

The provision for Hong Kong profits tax is calculated at 17.5% (2004: 17.5%) of the estimated assessable profits for the year. Taxation for overseas subsidiaries is charged at the appropriate current rates of taxation ruling in the relevant countries.

(b) 所得稅支出和按適用稅率計算會計溢利的對賬：

(b) Reconciliation between tax expense and accounting profit at applicable tax rates:

		2005 千元 \$'000	2004 千元 \$'000
除稅前溢利	Profit before tax	182,568	119,828
按照在相關國家 獲得溢利的適用 稅率計算除稅前 溢利的名義稅項	Notional tax on profit before tax, calculated at the rates applicable to profits in the countries concerned	31,567	20,930
不可扣減支出的 稅項影響	Tax effect of non-deductible expenses	1,670	1,695
毋須計稅收入的 稅項影響	Tax effect of non-taxable revenue	(3,116)	(2,080)
未使用而且未確認的 可抵扣虧損的 稅項影響	Tax effect of unused tax losses not recognised	4	3
因在本年度調高稅率 而對遞延所得稅 期初結餘造成的影響	Effect on opening deferred tax balances resulting from an increase in tax rate during the year	—	(318)
以往年度準備過剩	Over-provision in prior years	(2,511)	(10,570)
實際稅項支出	Actual tax expense	27,614	9,660

(c) 資產負債表所示的本期所得稅為：

(c) Current taxation in the balance sheets represents:

		本集團		本公司	
		The Group		The Company	
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
本年度香港 利得稅準備	Provision for Hong Kong profits tax for the year	31,937	20,837	31,793	20,680
已付暫繳利得稅	Provisional profits tax paid	(15,695)	(14,966)	(15,577)	(14,848)
		16,242	5,871	16,216	5,832
以往年度香港 利得稅準備結餘	Balance of profits tax provision relating to prior years	900	3,500	900	3,500
		17,142	9,371	17,116	9,332
海外稅項	Overseas taxation	(63)	(27)	—	—
		17,079	9,344	17,116	9,332

(d) 已確認遞延所得稅資產和負債：

(i) 本集團

已在綜合資產負債表確認的遞延所得稅(資產)/負債的組成部分和本年度變動如下：

(d) Deferred tax assets and liabilities recognised:

(i) The Group

The components of deferred tax (assets)/liabilities recognised in the consolidated balance sheet and the movements during the year are as follows:

		超過相關折舊 免稅額的折舊 Depreciation in excess of related depreciation allowances	準備 Provision	總額 Total
		千元 \$'000	千元 \$'000	千元 \$'000
來自下列各項的 遞延稅項：	Deferred tax arising from:			
於2003年4月1日	At 1 April 2003	(3,486)	98	(3,388)
在綜合損益表計入	Credited to consolidated income statement	(546)	(186)	(732)
於2004年3月31日	At 31 March 2004	(4,032)	(88)	(4,120)
於2004年4月1日	At 1 April 2004	(4,032)	(88)	(4,120)
在綜合損益表 (計入)/扣除	(Credited)/charged to consolidated income statement	(1,938)	40	(1,898)
於2005年3月31日	At 31 March 2005	(5,970)	(48)	(6,018)

(e) 未確認的遞延所得稅資產：

由於董事會認為不可能有應課稅盈利予以抵銷稅務虧損及可抵扣暫時差異，本集團尚未就為數17,461,000元（二零零四年：3,501,000元）的稅務虧損及為數13,855,000元（二零零四年：27,056,000元）的超過相關折舊免稅額的折舊確認有關的遞延所得稅資產。根據現行稅法，這些稅務虧損不設應用限期。

(e) Deferred tax assets not recognised:

The Group has not recognised deferred tax assets in respect of tax losses of \$17,461,000 (2004: \$3,501,000) and depreciation in excess of related depreciation allowances of \$13,855,000 (2004: \$27,056,000) as the Directors consider it is not probable that taxable profits will be available against which the tax losses and the deductible temporary differences can be utilised. The tax losses do not expire under current tax legislation.

9 股東應佔溢利

股東應佔綜合溢利包括一筆已列入本公司財務報表的147,740,000元（二零零四年：110,650,000元）溢利。

9 PROFIT ATTRIBUTABLE TO SHAREHOLDERS

The consolidated profit attributable to shareholders includes a profit of \$147,740,000 (2004: \$110,650,000) which has been dealt with in the financial statements of the Company.

10 股息

(a) 本年度股息

	2005 千元 \$'000	2004 千元 \$'000
已宣派及支付 中期股息每股8仙 (二零零四年：每股6仙)	28,800	21,600
於結算日後建議分派 末期股息每股8仙 (二零零四年：每股10仙)	28,800	36,000
	57,600	57,600

於結算日後建議分派的末期股息尚未在結算日確認為負債。

10 DIVIDENDS

(a) Dividends attributable to the year

The final dividend proposed after the balance sheet date has not been recognised as a liability at the balance sheet date.

(b) 屬於上一財政年度，並於本年度
核准及支付的股息

(b) Dividends attributable to the previous financial
year, approved and paid during the year

		2005 千元 \$'000	2004 千元 \$'000
屬於上一財政年度，並於 本年度核准及支付 末期股息每股10仙 (二零零四年：每股7仙)	Final dividend in respect of the previous financial year, approved and paid during the year, of 10 cents (2004: 7 cents) per share	36,000	25,200

11 每股盈利

每股基本盈利是按照本年度的股東應佔溢利 154,954,000元（二零零四年：110,168,000元）及已發行的普通股 360,000,000股（二零零四年：360,000,000股）計算。二零零四年及二零零五年並無任何潛在可攤薄普通股。

11 EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to shareholders of \$154,954,000 (2004: \$110,168,000) and 360,000,000 (2004: 360,000,000) ordinary shares in issue during the year. There were no potential dilutive ordinary shares in existence in 2004 and 2005.

12 固定資產

12 FIXED ASSETS

(a) 本集團

(a) The Group

		投資物業	酒店物業	其他物業	待重建 物業	翻新裝修	其他資產	總額
		Investment properties	Hotel properties	Other properties	Property held for redevelopment (註)(Note)	Improvements	Other assets	Total
		千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000
成本或估值：	Cost or valuation:							
於2004年4月1日	At 1 April 2004	1,657,649	1,669,989	361,415	—	248,026	129,879	4,066,958
匯兌調整	Exchange adjustments	—	—	99	—	—	10	109
增置	Additions	—	—	3,693	11,329	—	3,773	18,795
出售	Disposals	—	—	(2,264)	—	(3)	(5,827)	(8,094)
重估盈餘 (附註24(a))	Surplus on revaluation (note 24(a))	142,986	416,551	—	—	—	—	559,537
於2005年3月31日	At 31 March 2005	1,800,635	2,086,540	362,943	11,329	248,023	127,835	4,637,305
代表：	Representing:							
成本	Cost	—	—	362,943	11,329	248,023	127,835	750,130
估值 — 2005年	Valuation — 2005	1,800,635	2,086,540	—	—	—	—	3,887,175
		1,800,635	2,086,540	362,943	11,329	248,023	127,835	4,637,305
折舊及攤銷總額：	Accumulated depreciation and amortisation:							
於2004年4月1日	At 1 April 2004	—	—	104,476	—	223,665	117,905	446,046
匯兌調整	Exchange adjustments	—	—	31	—	—	10	41
本年度折舊	Charge for the year	—	—	4,307	—	13,409	6,200	23,916
出售時撥回	Written back on disposal	—	—	(1,235)	—	(3)	(5,119)	(6,357)
減值虧損轉回	Reversal of impairment loss	—	—	(14,676)	—	—	—	(14,676)
於2005年3月31日	At 31 March 2005	—	—	92,903	—	237,071	118,996	448,970
賬面淨值：	Net book value:							
於2005年3月31日	At 31 March 2005	1,800,635	2,086,540	270,040	11,329	10,952	8,839	4,188,335
於2004年3月31日	At 31 March 2004	1,657,649	1,669,989	256,939	—	24,361	11,974	3,620,912

(b) 本公司

(b) The Company

		投資物業	酒店物業	其他物業	待重建 物業	翻新裝修	其他資產	總額
		Investment properties	Hotel properties	Other properties	Property held for redevelopment (註)(Note)	Improvements	Other assets	Total
		千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000	千元 \$'000
成本或估值：	Cost or valuation:							
於2004年4月1日	At 1 April 2004	1,657,649	1,669,989	14,214	—	248,026	92,968	3,682,846
增置	Additions	—	—	—	11,329	—	923	12,252
出售	Disposals	—	—	—	—	(3)	(637)	(640)
重估盈餘 (附註24(b))	Surplus on revaluation (note 24(b))	142,986	416,551	—	—	—	—	559,537
於2005年3月31日	At 31 March 2005	1,800,635	2,086,540	14,214	11,329	248,023	93,254	4,253,995
代表：	Representing:							
成本	Cost	—	—	14,214	11,329	248,023	93,254	366,820
估值 — 2005年	Valuation — 2005	1,800,635	2,086,540	—	—	—	—	3,887,175
		1,800,635	2,086,540	14,214	11,329	248,023	93,254	4,253,995
折舊及攤銷總額：	Accumulated depreciation and amortisation:							
於2004年4月1日	At 1 April 2004	—	—	3,242	—	223,665	85,494	312,401
本年度折舊	Charge for the year	—	—	308	—	13,409	4,291	18,008
出售時撥回	Written back on disposal	—	—	—	—	(3)	(506)	(509)
於2005年3月31日	At 31 March 2005	—	—	3,550	—	237,071	89,279	329,900
賬面淨值：	Net book value:							
於2005年3月31日	At 31 March 2005	1,800,635	2,086,540	10,664	11,329	10,952	3,975	3,924,095
於2004年3月31日	At 31 March 2004	1,657,649	1,669,989	10,972	—	24,361	7,474	3,370,445

註：待重建物業主要包括重建該物業(參閱附註3)
之建築設計費用。

Note: The property held for redevelopment included mainly costs
of architectural and design works incurred for the
proposed redevelopment project (see note 3).

(c) 物業賬面淨值的分析如下：

(c) An analysis of net book value of properties is as follows:

		本集團 The Group		本公司 The Company	
		2005 千元 \$'000	2004 千元 \$'000	2005 千元 \$'000	2004 千元 \$'000
在香港	In Hong Kong				
— 長期租賃	— Long leases	42,703	28,607	10,664	10,972
— 中期租賃	— Medium-term leases	3,898,504	3,327,638	3,898,504	3,327,638
在香港境外的	Freehold outside				
永久業權物業	Hong Kong	227,337	228,332	—	—
		4,168,544	3,584,577	3,909,168	3,338,610

(d) 投資物業包括凱悅酒店商場及好運工業大廈的若干單位。酒店物業是指香港凱悅酒店。其他物業包括位於香港的一層商業樓宇、兩幢住宅物業及位於馬來西亞的高爾夫球康樂會的物業。

(d) Investment properties comprise the Hyatt Regency shopping arcade and certain units of Good Luck Industrial Building. Hotel properties comprise the Hyatt Regency Hong Kong Hotel. Other properties comprise a commercial and two residential properties in Hong Kong and a golf and recreational club in Malaysia.

於二零零五年三月三十一日，投資及酒店物業由香港專業估值師威格斯資產評估顧問有限公司，按物業現時用途而達成的公開市值基準進行重估。本年度的重估盈餘已轉入重估儲備內(附註24)。

The investment and hotel properties were revalued on an open market value basis based on their existing use at 31 March 2005 by Vigers Appraisal & Consulting Limited, a firm of professional valuers in Hong Kong. The revaluation surpluses for the year have been transferred to revaluation reserves (note 24).

(e) 其他資產包括傢俬、裝置、設備及汽車。

(e) Other assets comprise furniture, fixtures, equipment and motor vehicles.

(f) 假如酒店物業是按成本入賬，則這些酒店物業於二零零五年三月三十一日的賬面值應為364,800,000元(二零零四年：364,800,000元)。酒店物業未有提撥折舊準備。

(f) The carrying amount of the hotel properties at 31 March 2005 would have been \$364,800,000 (2004: \$364,800,000) had they been carried at cost. No depreciation has been provided for the hotel properties.

- (g) 本集團以融資租賃持有的汽車賬面淨值為1,742,000元(二零零四年：零)。
- (h) 本集團以經營租賃租出投資物業。這些租賃一般初步為期六個月至三年，並且有權選擇在到期日後續期，屆時所有條款均可重新商定。在二零零五年三月三十一日止年度於損益表中確認為收入的或有租金為948,000元(二零零四年：639,000元)。

本集團及本公司用作經營租賃的投資物業的賬面總額為1,800,635,000元(二零零四年：1,657,649,000元)。

本集團根據不可解除的經營租賃在日後應收的最低租賃付款額總數如下：

		本集團及本公司 The Group and the Company	
		2005 千元 \$'000	2004 千元 \$'000
1年內	Within 1 year	62,122	74,138
1年後但5年內	After 1 year but within 5 years	—	27,460
		62,122	101,598

(i) 減值虧損

位於香港的其他物業減值虧損轉回為14,899,000元(二零零四年：減值虧損轉回3,646,000元)及位於馬來西亞的其他物業減值虧損為223,000元(二零零四年：減值虧損轉回4,602,000元)。

- (g) The net book value of motor vehicles held under the finance leases of the Group was \$1,742,000 (2004: \$Nil).
- (h) The Group leases out investment properties under operating leases. The leases typically run for an initial period of six months to three years with an option to renew the lease after that date at which time all terms are renegotiated. Contingent rentals recognised as income in the income statement during the year ended 31 March 2005 were \$948,000 (2004: \$639,000).

The gross carrying amounts of investment properties of the Group and the Company held for use in operating leases were \$1,800,635,000 (2004: \$1,657,649,000).

The total future minimum lease payments under non-cancellable operating leases are receivable as follows:

(i) Impairment loss

The amount comprises of reversal of impairment loss on other properties located in Hong Kong and impairment loss on other properties located in Malaysia amounting to \$14,899,000 (2004: reversal of impairment loss of \$3,646,000) and \$223,000 (2004: reversal of impairment loss of \$4,602,000) respectively.

香港物業的減值虧損轉回是按董事會參考於結算日的物業市值作出評估。而馬來西亞物業的減值虧損是董事會在參考了由 VPC Alliance (JB) Sdn. Bhd. (前稱「Vigers (JB) Sdn. Bhd.」) 在二零零五年三月編製的估值報告後予以確認。

- (j) 鑑於本酒店經營將自二零零六年一月一日起終止業務(參閱附註3)，有關用作酒店經營的固定資產的可使用年期已於本年度作重新評估。隨着本集團於二零零四年七月二十八日的公告刊登後，本集團已複查翻新裝修、傢俬、裝置及設備之可使用年期，並因而令本年度的加速折舊分別為7,245,000元及1,257,000元。

The reversal of impairment loss in respect of the Hong Kong properties was assessed by the Directors by reference to the prevailing market price at the balance sheet date whilst impairment loss in respect of the Malaysia properties was recognised by reference to the valuation report prepared by VPC Alliance (JB) Sdn. Bhd. (formerly known as Vigers (JB) Sdn. Bhd.) in March 2005.

- (j) During the year, an extensive review was undertaken in respect of the useful lives of the fixed assets in relation to the hotel operation after taking into account the fact that the hotel operation will cease from 1 January 2006 (see note 3). Following the announcement made on 28 July 2004, the Group revised the estimated useful lives of improvements and furniture, fixtures and equipment and resulted in an accelerated depreciation charge of \$7,245,000 and \$1,257,000 respectively for the year ended 31 March 2005.

13 於附屬公司的權益

13 INTEREST IN SUBSIDIARIES

		本公司 The Company	
		2005 千元 \$'000	2004 千元 \$'000
非上市股份(按成本)	Unlisted shares, at cost	31,084	31,084
減：減值虧損	Less: impairment loss	—	(4,952)
		31,084	26,132
應收附屬公司款項	Amount due from a subsidiary	559,114	559,569
減：撥備	Less: provision	(301,859)	(300,001)
		288,339	285,700

應收附屬公司款項是沒有抵押、免息、並不需要於一年內收回。

Amount due from a subsidiary is unsecured, interest free and not repayable within one year.

下表載列本集團所有附屬公司詳情。除另有註明者外，所持有的股份均為普通股。

Details of all the subsidiaries of the Group are as follows. The class of shares held is ordinary unless otherwise stated.

這些附屬公司均為附註1(c)所界定的受控制附屬公司，並已在本集團的財務報表中綜合計算。

All of these are controlled subsidiaries as defined under note 1(c) and have been consolidated into the Group's financial statements.

公司名稱	註冊成立及經營地點 Place of incorporation and operation	已發行及繳足股本詳情 Particulars of issued and paid up capital	所有權權益比率 Percentage of ownership interest		主要業務 Principal activity
			由本公司持有 held by the Company	由附屬公司持有 held by subsidiary	
Associated International Resorts Limited	香港 Hong Kong	2股每股面值10元股份 2 shares of \$10 each	100	—	投資控股 Investment holding
錦登有限公司 Diamond Town Limited	香港 Hong Kong	200,000股每股面值1元股份 200,000 shares of \$1 each	100	—	持有物業 Property holding
Dalwhinnie Limited	香港 Hong Kong	2股每股面值10元股份 2 shares of \$10 each	100	—	投資控股 Investment holding
Austin Hills Land Sdn. Bhd.	馬來西亞 Malaysia	21,000,002股每股面值馬幣1元股份 21,000,002 shares of MYR1 each	—	100	投資控股 Investment holding
Austin Hills Country Resort Bhd.	馬來西亞 Malaysia	10,001,285股每股面值馬幣1元股份及717股優先股每股面值馬幣1元股份 10,001,285 shares of MYR1 each and 717 preference shares of MYR1 each	—	99.98	擁有並經營高爾夫球康樂會所 Proprietor and operator of a golf and recreational club
Austin Hills Country Resort Pte. Ltd.	新加坡 Singapore	2股每股面值新幣1元股份 2 shares of S\$1 each	—	100	推銷代理 Marketing agent

公司名稱	註冊成立 及經營地點	已發行及繳足 股本詳情	所有權權益比率		主要業務
			由本公司 持有	由附屬 公司持有	
Name of company	Place of incorporation and operation	Particulars of issued and paid up capital	held by the Company	held by subsidiary	Principal activity
Austin Hills View Sdn. Bhd.	馬來西亞 Malaysia	2股每股面值 馬幣1元股份 2 shares of MYR1 each	—	100	持有物業 Property holding
Austin Hills Villas Sdn. Bhd.	馬來西亞 Malaysia	2股每股面值 馬幣1元股份 2 shares of MYR1 each	—	100	持有物業 Property holding

於本年度內，Austin Hills Country Resort Bhd. (「AHCRB」) 向高爾夫球康樂會的會員發行若干面值馬幣1元的優先股，以換取會員已繳的會費按金。這些股東與現有普通股股東擁有相同的投票權，並有權使用高爾夫球康樂會內的設施。

在優先股有效期內或有效期(由十至三十年不等)屆滿時，這些優先股的持有人可選擇支付普通股與優先股之間的差價或以由 AHCRB 董事會決定可讓持有人轉成永久會藉的價格(此價格或受 AHCRB 所給予優先股股價之分期付款計劃影響)，將他們的股份轉換為普通股。假如優先股於到期日仍未轉換為普通股，則會按面值贖回。

董事會認為上述的股份發行對本公司在 AHCRB 所擁有權益的攤薄影響並不重大。

During the year, Austin Hills Country Resort Bhd. ("AHCRB") allotted various classes of preference shares of Malaysian Ringgit 1 each to members of the golf and recreational club in exchange for their paid-in membership fees deposits. These shareholders have the same voting rights as the existing ordinary shareholders and are entitled to use the facilities within the golf and recreational club.

During the terms or at the expiry of the preference shares which ranges from 10 to 30 years, the holders of these shares have the option to convert their shares into ordinary shares, by paying the difference between the consideration of allotment of ordinary and preference shares or such other price as the Board of Directors of AHCRB may decide which shall entitle the holders of such conversion golf membership of the club in perpetuity subject to any adjustments in relation to the issued price based on the instalment scheme offered by AHCRB. Should the preference shares not be converted into ordinary shares at the expiry date, they will be redeemed at par value.

The Directors consider that the dilution effect of the share issues on the Company's interest in AHCRB is not material.

14 待發展土地

14 LAND HELD FOR DEVELOPMENT

		本集團 The Group	
		2005 千元 \$'000	2004 千元 \$'000
於4月1日	At 1 April	26,298	26,306
匯兌調整	Exchange adjustments	8	(8)
於3月31日	At 31 March	26,306	26,298

待發展土地是按成本減任何減值虧損後入賬。結餘主要是在馬來西亞用於發展為住宅單位與洋房的永久業權土地的成本。

Land held for development is stated at cost less any impairment losses. It represents mainly costs of freehold land for development of bungalows and condominiums in Malaysia.

15 其他證券投資

15 OTHER INVESTMENTS IN SECURITIES

		本集團 The Group	
		2005 千元 \$'000	2004 千元 \$'000
其他證券：	Other securities:		
香港上市的股本證券 (按市值)	Equity securities listed in Hong Kong, at market value	7,440	7,351

16 應收／(應付) 附屬公司款項

16 AMOUNT DUE FROM/(TO) A SUBSIDIARY

該款項屬無抵押及免息，並需按通知即時償還。

The amounts are unsecured, interest free and repayable on demand.

17 應收賬款、訂金及預付款

包括在應收賬款、訂金及預付款內的應收賬款(已扣除呆壞賬準備)之賬齡分析如下：

		本集團		本公司	
		The Group		The Company	
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
未逾期	Current	9,122	10,247	8,661	9,360
逾期1至3個月	1 to 3 months overdue	1,908	1,296	1,504	808
逾期超過3個月 但少於12個月	More than 3 months overdue but less than 12 months overdue	822	1,300	—	55
		11,852	12,843	10,165	10,223

酒店業務的應收賬款一般在開發票當日起計45天內到期，而投資物業業務在開發票當日起計14天內到期。酒店業務債務人的欠款若已逾期60天，則必須先行償還所有欠款，才會獲得新的信貸額。至於投資物業業務的逾期欠款債務人，公司會在適當的情況下對其採取法律行動。

17 ACCOUNTS RECEIVABLE, DEPOSITS AND PREPAYMENTS

Included in accounts receivable, deposits and prepayments are accounts receivable (net of provisions for bad and doubtful debts) with the following ageing analysis:

Debts are generally due within 45 days in respect of hotel operation and 14 days in respect of the operation of investment properties from the date of billing. Debtors of the hotel operation with balances that are 60 days overdue are requested to settle all outstanding balances before any further credit is granted. For debtors of the operation of investment properties, legal action will be taken against overdue debtors whenever the situation is appropriate.

18 現金及現金等價物

		本集團		本公司	
		The Group		The Company	
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
銀行定期存款	Deposits with bank	464,600	357,950	456,533	347,480
銀行存款及現金	Cash at bank and on hand	7,686	10,471	1,671	6,280
		472,286	368,421	458,204	353,760

18 CASH AND CASH EQUIVALENTS

19 應付賬款、其他應付款及應計費用

除其中主要包括應付保留款額和應付附屬公司的承包商之分期付款1,223,000元(二零零四年:1,944,000元)外,所有應付賬款、其他應付款及應計費用預計於一年內償還。

包括在應付賬款、其他應付款及應計費用內的應付賬款之賬齡分析如下:

19 ACCOUNTS PAYABLE, OTHER PAYABLES AND ACCRUALS

All of the accounts payable, other payables and accruals except for \$1,223,000 (2004: \$1,944,000), mainly represented retention monies payable and instalment payments to a contractor of its subsidiary, are expected to be settled within one year.

Included in accounts payable, other payables and accruals are accounts payable with the following ageing analysis:

		本集團 The Group		本公司 The Company	
		2005 千元 \$'000	2004 千元 \$'000	2005 千元 \$'000	2004 千元 \$'000
1個月內或接獲通知時到期	Due within 1 month or on demand	4,112	4,686	3,747	4,365
1個月後但3個月內到期	Due after 1 month but within 3 months	463	353	75	—
3個月後但6個月內到期	Due after 3 months but within 6 months	33	75	—	—
6個月後但12個月內到期	Due after 6 months but within 12 months	2	1	—	—
12個月後到期	Due after 12 months	299	1,944	—	—
		4,909	7,059	3,822	4,365

20 長期服務金準備

20 PROVISION FOR LONG SERVICE PAYMENTS

		本集團及本公司 The Group and the Company	
		2005	2004
		千元	千元
		\$'000	\$'000
於4月1日	At 1 April	7,731	8,678
本年度提撥準備	Provision made for the year	—	860
		7,731	9,538
已動用金額	Amount utilised	(143)	(732)
未動用金額轉回	Unused amounts reversed	(2,857)	(1,075)
		4,731	7,731
於3月31日	At 31 March	4,731	7,731

根據香港《僱傭條例》，本集團及本酒店須就終止在職五年或以上的員工僱傭關係時，在某些情況下必須作出一筆付款。應付金額按有關員工最終的薪金及服務年期，減去按本集團及本酒店退休金計劃內分別由本集團及本酒店所作出的供款金額計算。本集團及本酒店並沒有預留任何資產作為任何剩餘債務的撥款。

Under the Hong Kong Employment Ordinance, the Group and the Hotel are obliged to make lump sum payments on cessation of employment in certain circumstances to employees who have completed at least five years of service with the Group and the Hotel respectively. The amount payable is dependent on the employees' final salary and years of service, and is reduced by entitlements accrued under the Group's and the Hotel's retirement plans that are attributable to contributions made by the Group and the Hotel respectively. The Group and the Hotel do not set aside any assets to fund any remaining obligations.

21 融資租賃承擔

於二零零五年三月三十一日，本集團的融資租賃承擔的還款期如下：

21 OBLIGATIONS UNDER FINANCE LEASES

At 31 March 2005, the Group had obligations under finance leases repayable as follows:

		2005		
		最低租賃 付款額現值 Present value of the minimum lease payments 千元 \$'000	日後期間 的利息支出 Interest expense relating to future periods 千元 \$'000	最低租賃 付款額總數 Total minimum lease payments 千元 \$'000
1年內	Within 1 year	235	57	292
1年後但2年內	After 1 year but within 2 years	250	42	292
2年後但5年內	After 2 years but within 5 years	591	78	669
		841	120	961
		1,076	177	1,253

22 應付政府地價

22 GOVERNMENT LEASE PREMIUMS PAYABLE

		本集團及本公司 The Group and the Company	
		2005	2004
		千元	千元
		\$'000	\$'000
應付政府地價	Government lease premiums payable	2,511	2,543
減：包括於應付賬款、其他 應付款及應計費用的 1年內應付的款項	Less: Amount due within one year included in accounts payable, other payables and accruals	(33)	(32)
		<u>2,478</u>	<u>2,511</u>

應付政府地價利息是按未償還餘額以固定年利率5厘計算。

Interest on government lease premiums payable is chargeable at a fixed rate of 5% per annum on the outstanding balance.

23 股本

23 SHARE CAPITAL

		2005	2004
		千元	千元
		\$'000	\$'000
法定：	Authorised:		
400,000,000普通股 每股面值1元	400,000,000 ordinary shares of \$1 each	400,000	400,000
已發行及繳足：	Issued and fully paid:		
360,000,000普通股 每股面值1元	360,000,000 ordinary shares of \$1 each	360,000	360,000

24 儲備

24 RESERVES

(a) 本集團

(a) The Group

		投資物業 重估儲備 Investment properties revaluation reserve 千元 \$'000	酒店物業 重估儲備 Hotel properties revaluation reserve 千元 \$'000	外匯儲備 Exchange reserve 千元 \$'000	資本儲備 Capital reserve (註)(Note) 千元 \$'000	保留溢利 Retained earnings 千元 \$'000	總額 Total 千元 \$'000
於2003年4月1日	At 1 April 2003	809,948	1,618,161	(5,199)	119,900	881,631	3,424,441
本年度內批准屬於 上一年度的股息 (附註10(b))	Dividends approved in respect of the previous year (note 10(b))	—	—	—	—	(25,200)	(25,200)
重估盈餘/(虧絀)	Revaluation surplus/ (deficit)	453,086	(342,457)	—	—	—	110,629
匯兌差額	Exchange differences	—	—	(526)	(35)	—	(561)
附屬公司 發行股本予 少數股東 所產生的溢價	Premium in respect of shares issued to minority shareholders of a subsidiary	—	—	—	4,665	—	4,665
本年度溢利	Profit for the year	—	—	—	—	110,168	110,168
本年度已宣派股息 (附註10(a))	Dividends declared in respect of the current year (note 10(a))	—	—	—	—	(21,600)	(21,600)
於2004年3月31日	At 31 March 2004	1,263,034	1,275,704	(5,725)	124,530	944,999	3,602,542

		投資物業 重估儲備 Investment properties revaluation reserve 千元 \$'000	酒店物業 重估儲備 Hotel properties revaluation reserve 千元 \$'000	外匯儲備 Exchange reserve 千元 \$'000	資本儲備 Capital reserve (註)(Note) 千元 \$'000	保留溢利 Retained earnings 千元 \$'000	總額 Total 千元 \$'000
於2004年4月1日	At 1 April 2004	1,263,034	1,275,704	(5,725)	124,530	944,999	3,602,542
本年度內批准屬於 上一年度的股息 (附註10(b))	Dividends approved in respect of the previous year (note 10(b))	—	—	—	—	(36,000)	(36,000)
重估盈餘(附註12(a))	Revaluation surplus (note 12(a))	142,986	416,551	—	—	—	559,537
匯兌差額	Exchange differences	—	—	(365)	36	—	(329)
附屬公司 發行股本予 少數股東 所產生的溢價	Premium in respect of shares issued to minority shareholders of a subsidiary	—	—	—	864	—	864
本年度溢利	Profit for the year	—	—	—	—	154,954	154,954
本年度已宣派股息 (附註10(a))	Dividends declared in respect of the current year (note 10(a))	—	—	—	—	(28,800)	(28,800)
於2005年3月31日	At 31 March 2005	1,406,020	1,692,255	(6,090)	125,430	1,035,153	4,252,768

註：資本儲備是指一間附屬公司發行若干類別股份予少數股東而使本集團佔該附屬公司不可分派的儲備增加的數額。

Note: This represents the net increase in the Group's share of the undistributable reserve in a subsidiary pursuant to the issuance of various classes of shares by the subsidiary to minority shareholders.

本公司已設立匯兌儲備及重估儲備，並會根據所採用的外幣換算及重估投資物業和酒店物業會計政策處理這些儲備(附註1)。

The exchange reserves and revaluation reserves have been set up and will be dealt with in accordance with the accounting policies adopted for foreign currency translation and the revaluation of investment properties and hotel properties (note 1).

(b) 本公司

(b) The Company

		投資物業 重估儲備 Investment properties revaluation reserve 千元 \$'000	酒店物業 重估儲備 Hotel properties revaluation reserve 千元 \$'000	保留溢利 Retained earnings 千元 \$'000	總額 Total 千元 \$'000
於2003年4月1日	At 1 April 2003	809,948	1,618,161	990,737	3,418,846
本年度內批准屬於 上一年度的股息 (附註10(b))	Dividends approved in respect of the previous year (note 10(b))	—	—	(25,200)	(25,200)
重估盈餘／(虧絀)	Revaluation surplus/ (deficit)	453,086	(342,457)	—	110,629
本年度溢利	Profit for the year	—	—	110,650	110,650
本年度已宣派股息 (附註10(a))	Dividends declared in respect of the current year (note 10(a))	—	—	(21,600)	(21,600)
於2004年3月31日	At 31 March 2004	1,263,034	1,275,704	1,054,587	3,593,325
於2004年4月1日	At 1 April 2004	1,263,034	1,275,704	1,054,587	3,593,325
本年度內批准屬於 上一年度的股息 (附註10(b))	Dividends approved in respect of the previous year (note 10(b))	—	—	(36,000)	(36,000)
重估盈餘 (附註12(b))	Revaluation surplus (note 12(b))	142,986	416,551	—	559,537
本年度溢利	Profit for the year	—	—	147,740	147,740
本年度已宣派股息 (附註10(a))	Dividends declared in respect of the current year (note 10(a))	—	—	(28,800)	(28,800)
於2005年3月31日	At 31 March 2005	1,406,020	1,692,255	1,137,527	4,235,802

於二零零五年三月三十一日，可供分發予本公司股東的儲備總額為1,137,527,000元（二零零四年：1,054,587,000元）。董事會於結算日後建議分派末期股息每股8仙（二零零四年：每股10仙），合共28,800,000元（二零零四年：36,000,000元）。這些股息於結算日尚未確認為負債。

At 31 March 2005, the aggregate amount of reserves available for distribution to shareholders of the Company was \$1,137,527,000 (2004: \$1,054,587,000). After the balance sheet date the Directors proposed a final dividend of 8 cents (2004: 10 cents) per share, amounting to \$28,800,000 (2004: \$36,000,000). This dividend has not been recognised as a liability at the balance sheet date.

25 僱員退休福利

本集團按照香港《強制性公積金計劃條例》的規定，為根據香港《僱傭條例》聘用的僱員設立強制性公積金計劃（「強積金計劃」）。該強積金計劃是由獨立的受託人管理的界定供款退休計劃。根據強積金計劃，僱主和僱員均須按照僱員相關入息的5%向計劃作出供款；但每月的相關入息上限為20,000元。除法定供款外，本集團並按照超出僱員相關入息20,000元的5%作出自願性供款；但以最高額每月入息30,000元為限。向計劃作出的供款即時成為既定僱員福利。雖然香港凱悅酒店的員工是由凱悅機構僱用，但有關酒店員工的成本則計入本集團的損益表內。

本集團於馬來西亞及新加坡附屬公司的僱員，則參加分別由當地政府所設的僱員公積金及中央公積金計劃（「公積金計劃」）。這些附屬公司需要按僱員薪金的12%至13%不等的比率作出供款。除供款外，本集團並無有關公積金計劃的其他責任。

25 EMPLOYEE RETIREMENT BENEFITS

The Group operates a Mandatory Provident Fund Scheme (“the MPF scheme”) under the Mandatory Provident Fund Schemes Ordinance for employees employed under the jurisdiction of the Hong Kong Employment Ordinance. The MPF scheme is a defined contribution retirement scheme administered by independent trustees. Under the MPF scheme, the employer and its employees are each required to make contributions to the scheme at 5% of the employees’ relevant income, subject to a cap of monthly relevant income of \$20,000. In addition to the mandatory contribution, the Group makes voluntary contribution at 5% of the employees’ monthly relevant income in excess of \$20,000, subject to a maximum monthly income of \$30,000. Contributions to the scheme vest immediately. Staff of the Group’s hotel are employed by the Hyatt organisation, but the relevant staff costs are reflected in the Group’s income statement.

The employees of the Group’s subsidiaries in Malaysia and Singapore are members of the Employee Provident Fund and the Central Provident Fund (“the funds”) operated by the respective local government. The relevant subsidiaries are required to contribute to the funds at rates ranging from 12% to 13% based on the salaries of the employees. The only obligation of the Group to the above funds is the required contributions at the applicable rate.

於本年度內，被沒收之供款用作減低本集團供款額為260,000元（二零零四年：173,000元）。於二零零五年三月三十一日可供本集團運用的被沒收供款為68,000元（二零零四年：283,000元）。

During the year, forfeited contributions of \$260,000 (2004: \$173,000) were utilised to reduce the contributions payable for the year. At 31 March 2005, unutilised forfeited contributions of \$68,000 (2004: \$283,000) had yet to be applied by the Group.

26 承擔

- (a) 於二零零五年三月三十一日未償付而又未在財務報表內提撥準備的資本承擔如下：

26 COMMITMENTS

- (a) Capital commitments outstanding at 31 March 2005 not provided for in the financial statements were as follows:

		本集團及本公司 The Group and the Company	
		2005 千元 \$'000	2004 千元 \$'000
已訂約	Contracted for	29,061	5
已授權但未訂約	Authorised but not contracted for	—	3,249
		29,061	3,254

於二零零五年三月三十一日，有關附註3所述之本物業重建計劃所需之建築成本費用估計約1,000,000,000元。

As at 31 March 2005, the estimated cost of construction in respect of the redevelopment of the Property referred to in note 3 is around \$1,000,000,000.

(b) 於二零零五年三月三十一日，根據不可解除的物業經營租賃在日後應付的最低租賃付款額總數如下：

		本集團		本公司	
		The Group		The Company	
		2005	2004	2005	2004
		千元	千元	千元	千元
		\$'000	\$'000	\$'000	\$'000
1年內	Within 1 year	—	—	900	425
1年後但5年內	After 1 year but within 5 years	—	—	375	—
		—	—	1,275	425

本公司以經營租賃租用物業。這租賃初步為期二年，並且有權選擇在到期日後續期，屆時所有條款均可重新商定。經營租賃不包含或有租金。

The Company leases a property under operating lease. The lease runs for an initial period of two years, with an option to renew the lease when all terms are renegotiated. The lease does not include contingent rentals.

27 最終控股公司

董事會認為，於二零零五年三月三十一日，本公司的最終控股公司為於香港註冊成立的天德有限公司。

27 ULTIMATE HOLDING COMPANY

The Directors consider the ultimate holding company at 31 March 2005 to be Tian Teck Investment Holding Co., Limited, which is incorporated in Hong Kong.