

Summary of Financial Information 財務資料概要

(Expressed in Hong Kong dollars)
(所有金額均以港元為單位)

CONSOLIDATED/COMBINED INCOME STATEMENT 綜合／合併收益表

		1996 一九九六年 \$'000 千元 (Note a) (附註a)	1997 一九九七年 \$'000 千元 (Note a) (附註a)	1998 一九九八年 \$'000 千元	1999 一九九九年 \$'000 千元	2000 二零零零年 \$'000 千元
Turnover	營業額	242,260	482,465	1,303,332	1,328,513	1,198,378
Cost of sales	銷售成本			(738,224)	(768,515)	(829,788)
Gross profit	毛利			565,108	559,998	368,590
Selling and marketing expenses	銷售及市場推廣費用			(70,468)	(74,268)	(91,353)
General and administrative expenses	一般及行政費用			(23,705)	(26,305)	(44,095)
Profit from operations	經營溢利			470,935	459,425	233,142
Interest income	利息收入			19,183	16,593	7,939
Interest expenses	利息開支			(4,922)	(686)	(698)
Profit before taxation	除稅前溢利	79,109	198,181	485,196	475,332	240,383
Taxation	稅項	(26,717)	(65,291)	(158,138)	(162,857)	(86,195)
Profit after taxation but before minority interests	除稅後但未計少數股東權益之溢利	52,392	132,890	327,058	312,475	154,188
Minority interests	少數股東權益	(5,389)	(13,336)	(16,380)	(23,564)	6,676
Profit attributable to shareholders	股東應佔溢利	47,003	119,554	310,678	288,911	160,864

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CONSOLIDATED/COMBINED BALANCE SHEETS 綜合／合併資產負債表

		1997 一九九七年 \$'000 千元 (Note b) (附註 b)	1998 一九九八年 \$'000 千元	1999 一九九九年 \$'000 千元	2000 二零零零年 \$'000 千元
Non-current assets	非流動資產				
Property and equipment	物業及設備	8,987	12,237	13,235	14,493
Investment properties	投資物業	–	364,000	865,000	1,673,000
Properties under development for long-term investment and land pending development	持作長期投資的發展中物業及待發展土地	100,259	472,703	675,714	530,741
Investment in an associate	於聯營公司的投資	3,778	5,868	6,625	7,503
Investment in a jointly controlled entity	於共同控制實體的投資	–	66,074	160,841	187,009
Total non-current assets	非流動資產總值	113,024	920,882	1,721,415	2,412,746
Current assets	流動資產				
Properties under development for sale	可供出售之發展中物業	669,744	660,237	782,876	632,273
Completed properties for sale	可供出售之已落成物業	–	15,890	316,799	719,429
Accounts receivable	應收賬款	171,673	448,603	465,664	306,803
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	21,032	22,942	20,622	74,385
Due from related companies	應收關連公司款項	47,036	53,738	5,997	736
Investment in securities	證券投資	–	–	–	6,823
Cash and bank deposits	現金及銀行結存	82,362	444,169	224,789	330,363
Total current assets	流動資產總值	991,847	1,645,579	1,816,747	2,070,812
Current liabilities	流動負債				
Short-term bank loans	短期銀行貸款	32,056	128,972	297,197	775,234
Long-term bank loans, current portion	長期銀行貸款，短期部分	–	–	–	3,925
Accounts payable	應付賬款	114,614	164,077	183,162	143,011
Bills payable	應付票據	–	36,449	26,916	–
Land premium payable	應付土地出讓金	167,931	204,662	289,985	143,332
Accruals and other payables	預提費用及其他應付款項	114,490	147,213	180,140	202,047
Due to related companies	應付關連公司款項	122,843	75,903	53,193	57,430
Due to directors	應付董事款項	48,667	6,631	4,526	3,024
Dividends payable	應付股息	–	120,000	50,000	30,000
Taxation payable	應付稅項	10,343	17,677	11,610	21,643
Total current liabilities	流動負債總值	610,944	901,584	1,096,729	1,379,646
Net current assets	流動資產淨值	380,903	743,995	720,018	691,166
Total assets less current liabilities	總資產減流動負債	493,927	1,664,877	2,441,433	3,103,912

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Non-current liabilities	非流動負債				
Long-term bank loans	長期銀行貸款	–	–	224,298	153,084
Land premium payable	應付土地出讓金	182,318	98,970	–	2,698
Deferred taxation	遞延稅項	82,389	300,227	481,779	666,266
Total non-current liabilities	非流動負債總值	264,707	399,197	706,077	822,048
Minority interests	少數股東權益	24,109	38,402	55,726	156,615
Net assets	資產淨值	205,111	1,227,278	1,679,630	2,125,249
Capital and reserves	股本及儲備				
Share capital	股本	75,000	100,000	100,000	100,000
Reserves	儲備	4,368	810,857	1,060,070	1,390,116
Retained profit	保留溢利	125,743	316,421	519,560	635,133
Shareholders' equity	股東權益	205,111	1,227,278	1,679,630	2,125,249

Notes–

- a. The combined financial statements of the Group as at and for the years ended 31st December, 1996 and 1997 were extracted from the Company's prospectus dated 18th May, 1998 and were prepared on the assumption that the current structure of the Group was in existence throughout those years.
- b. The combined assets and liabilities of the Group as at 31st December, 1997 were extracted from the Company's prospectus dated 18th May, 1998 and were prepared on the assumption that the current structure of the Group was in existence throughout that year. No consolidated assets and liabilities statements have been prepared in respect of the financial years prior to 31st December, 1997.

附註：

- a. 本集團截至一九九六年十二月三十一日及一九九七年十二月三十一日止年度的合併財務報表乃摘錄自一九九八年五月十八日刊發之本公司售股章程內，並按本集團之現時架構在該等年度內一直存在之假設而編製。
- b. 本集團於一九九七年十二月三十一日之合併資產與負債乃摘錄自本公司於一九九八年五月十八日刊發之售股章程內並按本集團之現時架構在該等年度內一直存在之假設而編製。本集團並無編製一九九七年十二月三十一日以前財政年度的綜合資產與負債報表。