

主席報告

Chairman's Statement

本集團截至二零零一年六月三十日止六個月之綜合營業額及期內純利分別約為港幣11.39億元及港幣7,500萬元，比上年度同期分別增加約99%和84%。

本年度首六個月的營業額及經營溢利增加，主要是由於北京主要銀行進一步發展按揭，加上北京市政府發放住房補助，令市民之購買力提升。此外，中國行將加入世貿組織，及獲得二零零八年奧運主辦權，對北京之市場均有正面影響，並有助將市民之消費力注入房地產市場。

物業發展

本集團在本年度上半年之經營溢利主要來自出售物業發展單位。下列項目之部分單位已於本年度上半年售出：

The Group's consolidated turnover and profit attributable to shareholders for the six months ended 30th June, 2001 amounted to approximately HK\$1,139 million and HK\$75 million respectively, representing an increase of approximately 99% and 84% compared to the same period last year.

The increase in turnover and operating profit for the first six months of this year is primarily due to the enhancement of affordability of individuals brought by the further development of mortgage by major banks in Beijing and disbursement of housing subsidies by Beijing Municipal Government. Moreover, the expected China's accession into WTO and hosting of Olympic Game in 2008 created positive impact on the market in Beijing and helped release consumption power of individuals into the property market.

Property development

The Group's operating profit in the first half of this year was principally generated from the sale of property development units. The following projects were partly sold in the first half this year:

項目名稱	Name of project	建築面積 (平方米) GFA sq m
華亭嘉園	Majestic Garden	33,937
華清嘉園	Leisure Garden	82,959
京通新城	Jing Tong New Town	33,424
鳳凰城	Phoenix City	45,576
徙置房屋	Resettlement housing	41,246
		237,142

物業投資

本集團在位於西單商業中心區之兩項投資物業，即華威大廈和華南大廈，分別擁有50%和20%之權益。

Property Investment

The Group currently has interests in two investment properties in Xidan North Avenue; namely Huawei Center and Huanan Building. The Group has 50% and 20% stake in Huawei Center and Huanan Building respectively.

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僱員及酬金政策

於二零零一年六月三十日，本集團在中國和香港僱用約260位全職僱員。本集團根據僱員之表現、經驗和當時之市場價格，向僱員發放酬金，並酌情授予表現花紅。其他僱員福利包括保險及醫療計劃、資助教育及培訓計劃，以及購股權計劃。

負債及資本負債比率

於二零零一年六月三十日，本集團之借貸總額約達港幣19.6億元，當中之23%為美元可轉換股債券，而77%則為來自中國之銀行借貸。美元可轉換股債券將於二零零四年四月到期，在債券持有人之選擇下，本公司可於二零零二年四月三十日按本金之132.868%連同應計利息贖回該等債券。至於來自中國之借貸當中，有73%為短期借貸，27%為長期借貸。在中國之財務費用介乎5.5%至7.2%。除美元可轉換股債券外，其他借貸之利息均按中國中央銀行公佈之利率以浮息計算。資本負債比率乃按負債淨額對股東權益之比率計算，於二零零一年六月三十日約為15%。

於二零零一年六月三十日，本集團之現金及現金等值總額約達港幣13.8億元，其中26%為港幣，餘下之74%為人民幣。由於人民幣比其他貨幣較為穩定，故本集團現時並不預期會面對重大之匯率風險。因此，本集團並無進行任何匯率對沖。

Employee and remuneration policies

As at 30th June, 2001, the Group employed approximately 260 full time staff in the PRC and Hong Kong. The Group remunerates its employees based on their performance, experience and prevailing market price while performance bonuses are granted on a discretionary basis. Other employee benefits include insurance and medical cover, subsidised educational and training programmes as well as a share option scheme.

Debt and gearing

As at 30th June, 2001, the total borrowings of the Group amounted to HK\$1.96 billion of which 23% was the US dollar convertible bonds and the remaining 77% was the PRC borrowings. The US dollar convertible bonds will be matured in April 2004 and at the option of the holders of the bonds, the Company will redeem such bonds on 30th April, 2002 at 132.868% of its principal amount together with accrued interest. For the PRC borrowings, 73% were short term loans and 27% were long term ones. The cost of financing in the PRC was in the range of 5.5% – 7.2%. Except for the US dollar convertible bonds, the interest rate of the other borrowings is floating in accordance with the rate announced by the central bank in the PRC. Gearing is calculated based on net debt to shareholders' equity and was approximately 15% at 30th June, 2001.

As at 30th June, 2001, total cash and cash equivalent of the Group amounted to approximately HK\$1.38 billion of which 26% was in HK dollar and the remaining 74% was in Renminbi. The Group does not foresee any substantial exposure to fluctuation in exchange rate as the Renminbi is relatively stable in relation to other currencies. Thus the Group does not commit in any exchange rate hedges.

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土地儲備

於本年度上半年，本集團之土地儲備透過劃撥增加了兩幅土地，總建築面積約為280萬平方米。新增之土地儲備位於市郊地區。本集團目前擁有26個主要物業發展項目，並擁有土地儲備約400萬平方米。本集團將會繼續物色理想地皮，包括位於市區和市郊之地皮，以補充其土地儲備。土地儲備可供本集團在未來四至五年發展。收購新土地儲備之資金將會分別來自公司經營資金和中國之銀行借貸。

前景

本集團對北京市房地產市場之未來前景感到樂觀。由於北京市政府發放住房補助，加上主要銀行提供按揭，故預期市民之購買力會進一步提升。此外，世貿及奧運效應預期會帶動住宅以及辦公室及商業方面之需求，對北京經濟將有重大正面影響。

為應付北京與日俱增之房屋需求，本集團不斷擴充其管理隊伍，羅致在提供優質發展單位及物業管理服務方面饒富經驗之新行政人員。再者，本集團現正在城市和市郊地區拓展土地儲備，以把握城市和市郊地區房屋需求上升的機遇。透過更為有效之成本控制措施，本集團相信位於城市和市郊地區之項目均會得到溢利率的進一步改善。此外，本集團現正將更多資源投放於員工發展和培訓，務求建立一支精銳隊伍，應付市場急速的轉變。

Land bank

In the first half this year, the Group had added 2 pieces of land through allocation of which the total GFA is approximately 2.8 million square meters. The new land bank is situated in suburban areas. The Group currently has interests in 26 principal property development projects and owns a land bank of approximately 4 million square meters. The Group will continue to look for quality sites, both in the city and suburban areas, to replenish its land bank. The land bank can maintain the Group's development in the next 4 – 5 years. The acquisition of the new land bank will be financed by the Group's operating cash surplus and the PRC borrowings.

Prospect

The Group is optimistic of the prospect of the property market in Beijing. It is expected that the affordability of the Beijing residents will further improve because of the housing subsidy disbursed by the municipal government and mortgage offered by major banks. Moreover, the WTO and Olympic Games effect will have profound positive impact on Beijing economy which is expected to drive demand both in the residential, office and commercial sectors.

To cater for the rising property demand in Beijing, the Group continues to expand its management team to include new executives who are experienced in delivering quality development units and property management services. Moreover, the Group is extending its land bank both in the city and suburban areas so as to capitalize increasing demands in both regions. Also, by applying more effective cost control measures, the Group believes that the profit margin of the projects located both in the city and suburban areas will further improve. In addition, the Group is putting more resources on staff development and training so as to build up a strong work force to cope with the rapid market change.

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本公司主要股東華潤(集團)有限公司(「華潤」)的控股公司中國華潤總公司(「中國華潤」)近期向華遠集團收購華遠房地產股份有限公司(「華遠」)約18%股權。此項收購須待外經貿部批准。經批准後，華遠擬易名為華潤置地(北京)有限公司。

於二零零一年九月十四日，任志強先生辭任本公司董事總經理一職，改由華潤及中國華潤的董事王印先生接任，王先生在物業建築、物業管理和企業發展方面擁有豐富經驗。任志強先生將會留任本公司之非執行董事兼北京地產投資顧問。

憑藉穩健之財政狀況、良好之聲譽，以及在房地產發展和管理方面之豐富經驗，本集團有信心面對未來競爭激烈之市場，為股東帶來更佳回報。

China Resources National Corp (“CRN”), the holding company of China Resources (Holdings) Company Limited (“CRH”) (CRH is a substantial shareholder of the Company), has recently acquired approximately 18% stakes in Hua Yuan Property Company Limited (“Hua Yuan”) from Hua Yuan Group. The purchase is pending approval from the Ministry of Foreign Trade and Economic Commission. The management intends to change the name of Hua Yuan to China Resources Land (Beijing) Company Limited after getting the approval.

On 14th September 2001, Mr. Ren Zhiqiang resigned from the post of Managing Director of the Company and replaced by Mr. Wang Yin, director of CRH and CRN, who has substantial experience on property construction, property management and corporate development. Mr. Ren Zhiqiang will remain as non-executive director of the Company and consultant on Beijing property investments.

With its strong financial position, good reputation and substantial experience in property development and management, the Group is confident in facing the competitive market ahead and bringing a better return to the shareholders.