

## 綜合財務資料概要

Summary of Consolidated  
Financial Information

## CONSOLIDATED/COMBINED INCOME STATEMENTS 綜合／合併收益表

		1997 一九九七年 \$'000 千元 (Note i) (附註i)	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	2001 二零零一年 \$'000 千元
Turnover	營業額	482,465	1,303,332	1,328,513	1,198,378	<b>1,170,871</b>
Cost of sales	銷售成本		(738,224)	(768,515)	(829,788)	<b>(782,664)</b>
Gross profit	毛利		565,108	559,998	368,590	<b>388,207</b>
Selling and marketing expenses	銷售及市場推廣費用		(70,468)	(74,268)	(91,353)	<b>(126,181)</b>
General and administrative expenses	一般及行政費用		(23,705)	(26,305)	(44,095)	<b>(57,080)</b>
Profit from operations	經營溢利		470,935	459,425	233,142	<b>204,946</b>
Interest income	利息收入		19,183	16,593	7,939	<b>4,288</b>
Interest expense	利息支出		(4,922)	(686)	(698)	<b>(5,938)</b>
Share of profit of a jointly controlled entity	分佔共同控制實體溢利		-	-	-	<b>12,584</b>
Profit before taxation	除稅前溢利	198,181	485,196	475,332	240,383	<b>215,880</b>
Taxation	稅項	(65,291)	(158,138)	(162,857)	(86,195)	<b>(90,891)</b>
Profit after taxation but before minority interests	除稅後但未計少數股東權益之溢利	132,890	327,058	312,475	154,188	<b>124,989</b>
Minority interests	少數股東權益	(13,336)	(16,380)	(23,564)	6,676	<b>(4,024)</b>
Profit attributable to shareholders	股東應佔溢利	119,554	310,678	288,911	160,864	<b>120,965</b>

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

		1997	1998	1999	2000	2001
		一九九七年	一九九八年	一九九九年	二零零零年	二零零一年
		\$'000	\$'000	\$'000	\$'000	\$'000
		千元	千元	千元	千元	千元
		(Note i and ii)	(Note ii)	(Note ii)	(Note ii)	(Note ii)
		(附註i與ii)	(附註ii)	(附註ii)	(附註ii)	(附註ii)
<b>Non-current assets</b>	<b>非流動資產</b>					
Properties and equipment	物業及設備	8,987	12,237	13,235	14,493	22,507
Investment properties	投資物業	–	364,000	865,000	1,673,000	1,710,000
Properties under development for long-term investment and land pending development	持作長期投資之發展中物業及待發展土地	100,259	472,703	675,714	530,741	805,996
Investment in associates	於聯營公司之投資	3,778	5,868	6,625	7,503	2,413
Investment in a jointly controlled entity	於一間共同控制實體之投資	–	–	29,961	30,000	38,431
Goodwill	商譽	–	–	–	–	6,587
Due from a director	應收一名董事款項	–	–	–	–	1,000
<b>Total non-current assets</b>	<b>非流動資產總值</b>	<b>113,024</b>	<b>854,808</b>	<b>1,590,535</b>	<b>2,255,737</b>	<b>2,586,934</b>
<b>Current assets</b>	<b>流動資產</b>					
Properties under development for sale	可供出售之發展中物業	669,744	660,237	782,876	632,273	1,751,799
Completed properties for sale	可供出售之已落成物業	–	15,890	316,799	719,429	369,536
Accounts receivable	應收賬款	171,673	448,603	465,664	306,803	277,167
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	156,784
Investment in securities	證券投資	–	–	–	6,823	4,232
Due from related companies	應收關連公司款項	47,036	53,738	5,997	406	5,983
Due from a jointly controlled entity	應收一間共同控制實體款項	–	66,074	130,880	157,339	–
Cash and bank deposits	現金及銀行結存	82,362	444,169	224,789	330,363	474,094
<b>Total current assets</b>	<b>流動資產總值</b>	<b>991,847</b>	<b>1,711,653</b>	<b>1,947,627</b>	<b>2,227,821</b>	<b>3,039,595</b>

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

		1997	1998	1999	2000	2001
		一九九七年	一九九八年	一九九九年	二零零零年	二零零一年
		\$'000	\$'000	\$'000	\$'000	\$'000
		千元	千元	千元	千元	千元
		(Note i and ii)	(Note ii)	(Note ii)	(Note ii)	(Note ii)
		(附註i與ii)	(附註ii)	(附註ii)	(附註ii)	(附註ii)
<b>Current liabilities</b>	<b>流動負債</b>					
Short-term bank loans	短期銀行貸款	(32,056)	(165,421)	(324,113)	(550,936)	(751,483)
Long-term bank loans, current portion	長期銀行貸款， 短期部份	–	–	–	(228,223)	(164,283)
Accounts payable	應付賬款	(114,614)	(164,077)	(183,162)	(143,011)	(147,844)
Land premium payable, current portion	應付土地出讓 金，短期部份	(167,931)	(204,662)	(289,985)	(143,332)	(172,907)
Deferred income, current portion	遞延收入， 短期部份	–	–	–	–	(140,083)
Accruals and other payables	預提費用及其 他應付款項	(114,490)	(147,213)	(141,354)	(158,384)	(246,008)
Due to directors	應付董事款項	(48,667)	(6,631)	(4,526)	(3,024)	(1,562)
Due to related companies	應付關連公司 款項	(122,843)	(75,903)	(53,193)	(57,430)	(76,209)
Due to a jointly controlled entity	應付一間共同 控制實體之款項	–	–	–	–	(87,189)
Due to ultimate holding company	應付最終控股 公司款項	–	–	–	–	(20,000)
Taxation payable	應付稅項	(10,343)	(17,677)	(50,396)	(65,306)	(45,357)
<b>Total current liabilities</b>	<b>流動負債總值</b>	<b>(610,944)</b>	<b>(781,584)</b>	<b>(1,046,729)</b>	<b>(1,349,646)</b>	<b>(1,852,925)</b>
Net current assets	流動資產淨值	380,903	930,069	900,898	878,175	1,186,670
Total assets less current liabilities	總資產減流動 負債	493,927	1,784,877	2,491,433	3,133,912	3,773,604
<b>Non-current liabilities</b>	<b>非流動負債</b>					
Long-term bank loans, non-current portion	長期銀行貸款， 非短期部份	–	–	(224,298)	(153,084)	(482,632)
Land premium payable, non-current portion	應付土地出讓金， 非短期部份	(182,318)	(98,970)	–	(2,698)	(126,425)
Deferred income, non-current portion	遞延收入， 非短期部份	–	–	–	–	(58,889)
Deferred taxation	遞延稅項	(82,389)	(300,227)	(481,779)	(666,266)	(671,964)
<b>Total non-current liabilities</b>	<b>非流動負債總值</b>	<b>(264,707)</b>	<b>(399,197)</b>	<b>(706,077)</b>	<b>(822,048)</b>	<b>(1,339,910)</b>
<b>Minority interests</b>	<b>少數股東權益</b>	<b>(24,109)</b>	<b>(38,402)</b>	<b>(55,726)</b>	<b>(156,615)</b>	<b>(179,810)</b>
Net assets	資產淨值	205,111	1,347,278	1,729,630	2,155,249	2,253,884

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

		1997	1998	1999	2000	2001
		一九九七年	一九九八年	一九九九年	二零零零年	二零零一年
		\$'000	\$'000	\$'000	\$'000	\$'000
		千元	千元	千元	千元	千元
		(Note i and ii)	(Note ii)	(Note ii)	(Note ii)	
		(附註i與ii)	(附註ii)	(附註ii)	(附註ii)	
<b>Represented by-</b>	代表－					
<b>Share capital</b>	股本	75,000	100,000	100,000	100,000	<b>100,200</b>
<b>Reserves</b>	儲備	10,557	817,046	1,060,070	1,390,116	<b>1,414,938</b>
<b>Retained profit</b>	保留溢利	119,554	310,232	519,560	635,133	<b>718,706</b>
<b>Proposed dividends</b>	建議股息	–	120,000	50,000	30,000	<b>20,040</b>
<b>Shareholders' equity</b>	股東權益	<b>205,111</b>	<b>1,347,278</b>	<b>1,729,630</b>	<b>2,155,249</b>	<b>2,253,884</b>

## Notes:

- i. The combined financial statements of the Group as at and for the year ended 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 the year.
- ii. Certain of the comparative figures as at and for the year ended 31st December, 1997, 1998, 1999 and 2000 have been adjusted to incorporate the effect of the adoption of new accounting standards during the year ended 31st December, 2001, details of which were set out in Note 2.b to the accompanying financial statements.

## 附註：

- i. 本集團於及截至一九九七年十二月三十一日止年度之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。
- ii. 於及截至一九九七年、一九九八年、一九九九年及二零零零年十二月三十一日止年度之若干比較數字已就於截至二零零一年十二月三十一日止年度採納之新會計準則而作出調整，新會計準則詳情載於隨附之財務報表附註2.b。