

FINANCIAL OPERATION REVIEW

財務業務回顧

RESULTS

The turnover for the year ended 31st December, 2001 decreased by 9.8% from HK\$5.1 million to HK\$4.6 million, which was mainly due to the drop in both the occupancy rate and the unit rent of its investment property. The Group's turnover for the current year was mainly generated from No.2 Arbuthnot Road and, prior to disposal in November 2001, the 80 car parking spaces at the Aberdeen Centre. The property rental income resulted in a gross profit of HK\$2.0 million (2000: HK\$1.6 million).

Loss from operations amounted to HK\$42.7 million, an increase of 4.9% as compared with last year's loss of HK\$40.7 million. The increase in operating loss for the current year was mainly due to the impairment loss recognised in respect of properties under development of HK\$36.0 million (2000: HK\$23.3 million); deficit on revaluation of investment properties of HK\$4.6 million (2000: Nil) and loss on disposal of Aberdeen Centre carparks of HK\$2.8 million (2000: Nil).

NET ASSET VALUE

As at 31st December, 2001, the Group's total net asset value amounted to approximately HK\$135.9 million, a decline of HK\$46.6 million or 25.5% as compared with the value of HK\$182.5 million as at 31st December, 2000. The decrease mainly reflected the loss of HK\$46.6 million sustained for the year. Total net asset value per share was HK\$0.046 (31st December, 2000: HK\$0.061).

業績

截至二零零一年十二月三十一日止年度之營業額由**5,100,000**港元下跌至**4,600,000**港元，跌幅為**9.8%**，主要由於投資物業之出租率及單位租金均告下跌所致。本集團於年內之營業額主要來自亞畢諾道 2 號及於二零零一年十一月售出前之香港仔中心**80**個停車位。上述物業之物業租金收入產生毛利**2,000,000**港元（二零零零年：**1,600,000** 港元）。

經營虧損為**42,700,000** 港元，較去年之虧損**40,700,000**港元增加**4.9%**。本年度經營虧損增加主要由於就發展中物業確認之減值虧損**36,000,000** 港元（二零零零年：**23,300,000** 港元）、投資物業重估虧蝕**4,600,000** 港元（二零零零年：無）以及出售香港仔中心停車位之虧損**2,800,000** 港元（二零零零年：無）所致。

資產淨值

於二零零一年十二月三十一日，本集團之總資產淨值約為**135,900,000** 港元，較去年**182,500,000** 港元減少**46,600,000** 港元，跌幅為**25.5%**。資產淨值減少主要反映本年度錄得之虧損**46,600,000** 港元。每股總資產淨值為**0.046** 港元（二零零零年十二月三十一日：**0.061** 港元）。

DEBT AND GEARING

As at 31st December, 2001, the Group has bank and other borrowings amounted to HK\$64.2 million (2000: HK\$14.1 million), which is repayable within one year. Cash and deposit at bank amounted to HK\$8.7 million (2000: HK\$10.5 million) and net borrowing amounted to HK\$55.5 million (2000: HK\$3.6 million). Total debt to equity ratio was 47.2% (2000: 7.7%) and net debt to equity ratio was 40.8% (2000: 2.0%) which are expressed as a percentage of bank and other borrowings, and net borrowings respectively over the total net assets of HK\$135.9 million (2000: HK\$182.5 million). The increase in the ratio is due to the decrease in total net asset base together with an increase in bank borrowings in relation to repossession of secured properties from mortgagees.

During the year, the Group continues to maintain a debt reduction policy. Bank borrowing of HK\$13 million was repaid during the year by financial resources mainly generated from the disposal of property.

As at 31st December, 2001, the Group's borrowings were wholly denominated in Hong Kong dollars and carried at interest rates calculated with reference to prime rate and HIBOR. The Group did not have any financial instruments used for hedging purpose. All assets and investments of the Group were denominated in Hong Kong dollars. The Group did not have any contingent liabilities as at 31st December, 2001.

PLEDGE OF ASSETS

As at 31st December, 2001, the Group's investment property, property under development and property held for sale, which had respective book values of approximately HK\$48.38 million (2000: Nil), HK\$11.5 million (2000: Nil) and nil (2000: HK\$2.2 million) were pledged to secure general banking facilities of the Group.

債務及資本與負債比率

於二零零一年十二月三十一日，本集團之銀行及其他借貸為 **64,200,000** 港元（二零零零年：**14,100,000** 港元），須於一年內償還。現金及銀行結存為 **8,700,000** 港元（二零零零年：**10,500,000** 港元），而借貸淨額為 **55,500,000** 港元（二零零零年：**3,600,000** 港元）。總債務與股本比率為 **47.2%**（二零零零年：**7.7%**），而淨債務與股本比率為 **40.8%**（二零零零年：**2.0%**），乃將銀行及其他借貸以及淨債務分別除以總資產淨值 **135,900,000** 港元（二零零零年：**182,500,000** 港元）得出之百分比。總債務與股本比率上升乃因為總資產淨值減少，以及向承押人收回已抵押物業而導致銀行借貸增加所致。

年內，本集團繼續維持減債政策。本集團於年內已償還銀行借貸 **13,000,000** 港元，主要以出售物業之財務資源撥付。

於二零零一年十二月三十一日，本集團之借貸均以港元計值，並按最優惠利率及銀行同業拆息計算利率。本集團並無使用任何金融工具作對沖用途。本集團之資產及投資均以港元計值。本集團於二零零一年十二月三十一日並無任何或然負債。

資產抵押

於二零零一年十二月三十一日，本集團賬面值分別約 **48,380,000** 港元（二零零零年：無）、**11,500,000** 港元（二零零零年：無）及零港元（二零零零年：**2,200,000** 港元）之投資物業、發展中物業及持作出售物業，已用作本集團一般銀行信貸額之抵押。

FINANCIAL AND INTEREST INCOME/EXPENSES

Interest income for the year was HK\$0.1 million (2000: HK\$0.9 million) and interest expenses for the year amounted to HK\$3.9 million (2000: HK\$0.7 million). In year 2000, no interest expense was accrued between 1st January and 20th November, 2000 as it was part of the debt restructuring arrangement.

PROPERTY VALUATION

A property valuation has been carried out by Norton Appraisals Limited, an independent professional valuer, in respect of the Group's investment properties held as at 31st December, 2001 and that valuation was used in preparing 2001 financial statements. The Group's investment properties were valued at HK\$48.9 million (2000: HK\$23.6 million).

REMUNERATION POLICIES

During the year under review, the Group employed 4 staff. Remuneration packages comprised salary and year-end bonuses based on individual merits.

財務及利息收入 / 支出

本年度之利息收入為 **100,000** 港元 (二零零零年：900,000 港元)，而本年度之利息支出為 **3,900,000** 港元 (二零零零年：700,000 港元)。於二零零零年，由二零零零年一月一日至十一月二十日之間基於債務重組安排並無應計利息開支。

物業估值

獨立專業估值師普敦國際評估有限公司已就本集團於二零零一年十二月三十一日持有之投資物業進行物業估值，有關估值結果乃用於編製二零零一年財務報表。本集團投資物業之估值為 **48,900,000** 港元 (二零零零年：23,600,000 港元)。

酬金政策

於回顧年度，本集團僱用四名職員。酬金 (包括薪金及年終花紅) 乃根據個人表現釐定。