

FIVE YEAR FINANCIAL SUMMARY

五年財政概要

(A) CONSOLIDATED RESULTS 綜合業績

		<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
		HK\$	HK\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元	港元
Turnover	營業額	133,643,791	117,523,071	102,838,931	94,808,267	87,894,412
Profit (loss) before taxation	除稅前溢利(虧損)	57,048,633	(447,136)	26,735,259	15,928,253	27,607,277
Taxation	稅項	(11,908,960)	(3,532,402)	(5,454,435)	(4,851,447)	(5,748,437)
Profit (loss) before minority interests	除少數股東權益前溢利(虧損)	45,139,673	(3,979,538)	21,280,824	11,076,806	21,858,840
Minority interests	少數股東權益	(1,157,311)	10,890,558	(1,636,733)	4,864,332	2,993,146
Profit attributable to shareholders	股東應佔溢利	43,982,362	6,911,020	19,644,091	15,941,138	24,851,986

(B) CONSOLIDATED NET ASSETS

綜合資產淨值

		<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
		HK\$	HK\$	HK\$	HK\$	HK\$
		港元	港元	港元	港元	港元
Investment properties	投資物業	1,417,350,000	1,332,950,000	1,331,550,000	1,248,700,000	1,067,630,000
Property, plant and equipment	物業、裝置及設備	11,244,191	9,000,908	7,458,683	4,963,664	2,870,157
Properties for development	持作發展物業	63,806,292	46,743,742	46,684,576	32,584,826	25,185,457
Jointly controlled entity	共同控制公司	57,251,679	58,041,831	58,955,772	60,039,257	59,564,527
Investment securities	投資證券	8,000,000	8,000,000	14,000,000	13,400,000	9,536,808
Advance payment for property improvements	物業裝修預付款	—	—	—	—	14,262,248
Net current liabilities	流動負債淨值	(288,276,434)	(117,119,039)	(291,815,329)	(97,861,856)	(91,651,498)
Minority interests	少數股東權益	(7,236,604)	6,458,754	7,246,275	14,285,829	17,278,975
Loans from minority shareholders	少數股東貸款	(36,475,208)	(36,602,735)	(36,158,622)	(36,165,700)	(36,172,779)
Bank loans	銀行貸款	—	(180,000,000)	—	(180,000,000)	(189,427,500)
Deferred taxation	遞延稅項	(2,636,667)	(1,580,482)	(1,496,842)	—	—
Net assets	資產淨值	1,223,027,249	1,125,892,979	1,136,424,513	1,059,946,020	879,076,395

The net assets as at 30th September, 1998, 1999, 2000 and 2001 and the profit attributable to shareholders for the years ended 30th September, 1998 and 1999, have been restated following the adoption of Statement of Standard Accounting Practice No. 24 "Accounting for investments in securities" and Statement of Standard Accounting Practice No. 9 (Revised) "Events after the balance sheet date" issued by the Hong Kong Society of Accountants.

因採納香港會計師公會頒佈之會計實務準則第24號「證券投資之會計處理」及會計實務準則第9號(經修訂)「結算日後之事項」，於一九九八年、一九九九年、二零零零年及二零零一年九月三十日止之資產淨值及截至一九九八年及一九九九年九月三十日止每年之股東應佔溢利已作調整。