

Balance Sheets

資產負債表

		Consolidated 綜合		Company 公司	
		2002 二零零二年	2001 二零零一年	2002 二零零二年	2001 二零零一年
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
	Note 附註				
Non-current assets	非流動資產				
Properties and equipment	物業及設備	14	31,900	22,507	-
Investment properties	投資物業	15	2,625,600	1,710,000	-
Rights to receive rental income	收租權	16	48,524	-	-
Properties under development for long-term investment	持作長期投資之發展中物業	17	1,146,549	716,940	-
Land pending development	待發展土地	18	311,458	89,056	-
Investment in subsidiaries	於附屬公司之投資	19	-	-	742,786
Investment in associates	於聯營公司之投資	20	779	2,413	-
Investment in a jointly controlled entity	於一間共同控制實體之投資	21	85,412	38,431	-
Goodwill	商譽	23	6,108	6,587	-
Due from a director	應收一名董事款項	3	-	1,000	1,000
Total non-current assets	非流動資產總值		4,256,330	2,586,934	742,786
Current assets	流動資產				
Properties under development for sale	可供出售之發展中物業	24	2,690,666	1,751,799	-
Completed properties for sale	可供出售之已落成物業	25	1,066,227	369,536	-
Accounts receivable	應收賬款	26	121,045	277,167	-
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	27	117,760	156,784	130
Investment in securities	證券投資	28	2,827	4,232	-
Due from related companies	應收關連公司款項	3	2,765	5,983	-
Pledged bank deposits	已抵押銀行存款	29	232,081	110,221	-
Cash and other bank deposits	現金及其他銀行存款	29	257,321	363,873	3,965
Total current assets	流動資產總值		4,490,692	3,039,595	4,095

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	Note 附註				
Current liabilities	流動負債				
Short-term bank loans	短期銀行貸款	30	(1,108,633)	(751,483)	-
Long-term bank loans, current portion	長期銀行貸款， 短期部份	31	(375,527)	(164,283)	-
Accounts payable	應付賬款	3 & 32	(714,541)	(147,844)	-
Land premium payable, current portion	應付土地出讓金， 短期部份		(346,252)	(172,907)	-
Deferred income, current portion	遞延收入，短期部份		(349,259)	(140,083)	-
Accruals and other payables	預提費用及其他應付款項		(287,397)	(246,008)	(1,083)
Due to directors	應付董事款項	3	(4,188)	(1,562)	-
Due to related companies	應付關連公司款項	3	(303,314)	(76,209)	-
Due to a jointly controlled entity	應付一間共同控制 實體之款項	3	(212,567)	(87,189)	-
Due to ultimate holding company	應付最終控股公司款項	3	-	(20,000)	-
Taxation payable	應付稅項	33	(172,303)	(45,357)	-
Total current liabilities	流動負債總值		(3,873,981)	(1,852,925)	(1,083)
Net current assets	流動資產淨值		616,711	1,186,670	2,435
Total assets less current liabilities	總資產減流動負債		4,873,041	3,773,604	745,697
Non-current liabilities	非流動負債				
Long-term bank loans, non-current portion	長期銀行貸款， 非短期部份	31	(822,598)	(482,632)	-
Land premium payable, non-current portion	應付土地出讓金， 非短期部份		(75,338)	(126,425)	-
Due to a director	應付一名董事款項	3	(10,000)	-	-
Due to ultimate holding company	應付最終控股公司款項	3	(20,000)	-	-
Deferred income, non-current portion	遞延收入，非短期部份		(57,359)	(58,889)	-
Deferred taxation	遞延稅項	34	(790,396)	(671,964)	-
Total non-current liabilities	非流動負債總值		(1,775,691)	(1,339,910)	-
Minority interests	少數股東權益		(297,726)	(179,810)	-
Net assets	資產淨值		2,799,624	2,253,884	745,697
Represented by-	代表-				
Share capital	股本	35	100,200	100,200	100,200
Reserves	儲備	37	2,699,424	2,153,684	645,497
Shareholders' equity	股東權益		2,799,624	2,253,884	745,697

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