

Summary of Consolidated Financial Information

綜合財務資料概要

CONSOLIDATED PROFIT AND LOSS ACCOUNTS 綜合損益表

		1998 一九九八年 HK\$'000 千港元	1999 一九九九年 HK\$'000 千港元	2000 二零零零年 HK\$'000 千港元	2001 二零零一年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元
Turnover	營業額	1,303,332	1,328,513	1,198,378	1,170,871	2,126,789
Cost of sales	銷售成本	(738,224)	(768,515)	(829,788)	(782,664)	(1,347,736)
Gross profit	毛利	565,108	559,998	368,590	388,207	779,053
Other revenue	其他收入	19,183	16,593	7,939	4,288	2,632
Selling and marketing expenses	銷售及市場推廣費用	(70,468)	(74,268)	(91,353)	(126,181)	(227,760)
General and administrative expenses	一般及行政費用	(23,705)	(26,305)	(44,095)	(57,080)	(118,970)
Profit from operations	經營溢利	490,118	476,018	241,081	209,234	434,955
Share of loss of associates	分佔聯營公司虧損	-	-	-	-	(3,033)
Share of profit of a jointly controlled entity	分佔共同控制實體溢利	-	-	-	12,584	91,586
Finance costs	財務成本	(4,922)	(686)	(698)	(5,938)	(12,644)
Profit before taxation	除稅前溢利	485,196	475,332	240,383	215,880	510,864
Taxation	稅項	(158,138)	(162,857)	(86,195)	(90,891)	(229,811)
Profit after taxation	除稅後溢利	327,058	312,475	154,188	124,989	281,053
Minority interests	少數股東權益	(16,380)	(23,564)	6,676	(4,024)	(51,971)
Profit attributable to shareholders	股東應佔溢利	310,678	288,911	160,864	120,965	229,082
Dividends	股息	120,000	80,000	40,000	30,050	40,080

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綜合財務資料概要

CONSOLIDATED BALANCE SHEETS 綜合資產負債表

		1998	1999	2000	2001	2002
		一九九八年	一九九九年	二零零零年	二零零一年	二零零二年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Non-current assets	非流動資產					
Properties and equipment	物業及設備	12,237	13,235	14,493	22,507	31,900
Investment properties	投資物業	364,000	865,000	1,673,000	1,710,000	2,625,600
Rights to receive rental income	收租權	-	-	-	-	48,524
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	472,703	675,714	530,741	805,996	1,458,007
Investment in associates	於聯營公司之投資	5,868	6,625	7,503	2,413	779
Investment in a jointly controlled entity	於一間共同控制實體之投資	-	29,961	30,000	38,431	85,412
Goodwill	商譽	-	-	-	6,587	6,108
Due from a director	應收一名董事款項	-	-	-	1,000	-
Total non-current assets	非流動資產總值	854,808	1,590,535	2,255,737	2,586,934	4,256,330
Current assets	流動資產					
Properties under development for sale	可供出售之發展中物業	660,237	782,876	632,273	1,751,799	2,690,666
Completed properties for sale	可供出售之已落成物業	15,890	316,799	719,429	369,536	1,066,227
Accounts receivable	應收賬款	448,603	465,664	306,803	277,167	121,045
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	22,942	20,622	74,385	156,784	117,760
Investment in securities	證券投資	-	-	6,823	4,232	2,827
Due from related companies	應收關連公司款項	53,738	5,997	406	5,983	2,765
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	444,169	224,789	330,363	474,094	489,402
Total current assets	流動資產總值	1,711,653	1,947,627	2,227,821	3,039,595	4,490,692

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CONSOLIDATED BALANCE SHEETS (continued) 綜合資產負債表(續)

		1998 一九九八年 HK\$'000 千港元	1999 一九九九年 HK\$'000 千港元	2000 二零零零年 HK\$'000 千港元	2001 二零零一年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元
Current liabilities	流動負債					
Short-term bank loans	短期銀行貸款	(165,421)	(324,113)	(550,936)	(751,483)	(1,108,633)
Long-term bank loans, current portion	長期銀行貸款， 短期部份	-	-	(228,223)	(164,283)	(375,527)
Accounts payable	應付賬款	(164,077)	(183,162)	(143,011)	(147,844)	(714,541)
Land premium payable, current portion	應付土地出讓金， 短期部份	(204,662)	(289,985)	(143,332)	(172,907)	(346,252)
Deferred income, current portion	遞延收入，短期部份	-	-	-	(140,083)	(349,259)
Accruals and other payables	預提費用及其他應付款項	(147,213)	(141,354)	(158,384)	(246,008)	(287,397)
Due to directors	應付董事款項	(6,631)	(4,526)	(3,024)	(1,562)	(4,188)
Due to related companies	應付關連公司款項	(75,903)	(53,193)	(57,430)	(76,209)	(303,314)
Due to a jointly controlled entity	應付一間共同控制實體款項	-	-	-	(87,189)	(212,567)
Due to ultimate holding company	應付最終控股公司款項	-	-	-	(20,000)	-
Taxation payable	應付稅項	(17,677)	(50,396)	(65,306)	(45,357)	(172,303)
Total current liabilities	流動負債總值	(781,584)	(1,046,729)	(1,349,646)	(1,852,925)	(3,873,981)
Net current assets	流動資產淨值	930,069	900,898	878,175	1,186,670	616,711
Total assets less current liabilities	總資產減流動負債	1,784,877	2,491,433	3,133,912	3,773,604	4,873,041

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CONSOLIDATED BALANCE SHEETS (continued) 綜合資產負債表(續)

		1998 一九九八年 HK\$'000 千港元	1999 一九九九年 HK\$'000 千港元	2000 二零零零年 HK\$'000 千港元	2001 二零零一年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元
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	-	(224,298)	(153,084)	(482,632)	(822,598)
Land premium payable, non-current portion	應付土地出讓金， 非短期部份	(98,970)	-	(2,698)	(126,425)	(75,338)
Due to a director	應付一名董事款項	-	-	-	-	(10,000)
Due to ultimate holding company	應付最終控股 公司款項	-	-	-	-	(20,000)
Deferred income, non-current portion	遞延收入， 非短期部份	-	-	-	(58,889)	(57,359)
Deferred taxation	遞延稅項	(300,227)	(481,779)	(666,266)	(671,964)	(790,396)
Total non-current liabilities	非流動負債總值	(399,197)	(706,077)	(822,048)	(1,339,910)	(1,775,691)
Minority interests	少數股東權益	(38,402)	(55,726)	(156,615)	(179,810)	(297,726)
Net assets	資產淨值	1,347,278	1,729,630	2,155,249	2,253,884	2,799,624
Represented by-	代表—					
Share capital	股本	100,000	100,000	100,000	100,200	100,200
Reserves	儲備	1,247,278	1,629,630	2,055,249	2,153,684	2,699,424
Shareholders' equity	股東權益	1,347,278	1,729,630	2,155,249	2,253,884	2,799,624