

本集團及本公司之土地及房屋建築物均位於中國。土地使用權的年限為50年。

All the land and buildings of the Group and of the Company are located in the PRC. The useful lives of the land use rights of the Group and of the Company are 50 years.

於二零零二年十二月三十一日，本集團有固定資產淨值合計約194,329,000元(二零零一年：649,130,000元)的房屋建築物、機器設備及運輸設備已作為借款的抵押(附注24)。

As at 31st December 2002, fixed assets amounting to approximately RMB194,329,000 (2001: RMB649,130,000) had been pledged as security for bank loans of the Group (Note 24).

截至二零零二年十二月三十一日，本集團有淨值約42,484,000元的土地使用權的《國有土地使用證》尚待辦理。此外，本集團淨值約419,506,000元的房屋建築物的《房屋所有權證》尚待辦理。經參考法律顧問意見後，本公司董事會認為本公司及本集團辦理該等《國有土地使用證》及《房屋所有權證》並不存在實質性的法律障礙，因此對本集團及本公司的正常營運並不構成重大影響。

As at 31st December 2002, land use right certificates ("Land Certificates") of certain parcels of land of the Group with an aggregate carrying value of approximately RMB42,484,000 and ownership certificates of certain buildings ("Building Ownership Certificates") of the Group with an aggregate carrying value of approximately RMB419,506,000 had not yet been obtained by the Group. After consultation made with the Company's legal adviser, the Company's board of directors consider that there is no legal restriction for the Group and the Company to apply for and obtain the Land Certificates and Building Ownership Certificates and there will not be any significant adverse impact of such incidence on the operations of the Group and of the Company.

此外，截至二零零二年十二月三十一日，本集團有部份經營設施所處的土地為若干地方政府劃撥予前經營方的劃撥土地，大部份有關地方政府已承諾辦理該等土地出讓手續並承擔有關待出讓金。在該等土地上的房屋建築物淨值共約121,952,000元。本公司董事會認為，上述安排對本集團的正常營運並不構成重大影響。本集團亦正辦理將該等劃撥土地使用權轉為出讓土地的手續。

In addition, as at 31st December 2002, the buildings and facilities of certain subsidiaries of the Group were located on parcels of allocated land ("Allocated Lands") owned by certain local municipal governments. The carrying values of the associated buildings and facilities constructed thereon were approximately RMB121,952,000 as at 31st December 2002. There will not be any significant adverse impact on the operations of the Group. The Group is now applying for the proper transfer of the legal title of these Allocated Lands to the Group.

假若估值後資產以成本值減累積折舊列賬，則本集團及本公司之賬面值應分別約為389,000,000元及260,000,000元(二零零一年：424,000,000及288,000,000元)。

本集團及本公司於本期對固定資產的分類進行重分類，將其它設備從房屋建築物、機器設備及運輸設備中分別單獨列示，其折舊年限為五至十年。此重新分類對本財務報表無重大影響。

## 15. 在建工程

在建工程項目的變動如下：

The carrying amount of the revalued assets of the Group and the Company would have been approximately RMB389,000,000 and RMB260,000,000 respectively (2001: RMB424,000,000 and RMB288,000,000) had they been stated at cost less accumulated depreciation.

Certain reclassifications of fixed assets among different categories were made by the Group and the Company. Other equipment is now separately presented and the corresponding balances were reclassified from buildings, plant and machinery motor vehicles depreciated over their estimated useful lives to 5-10 years. The reclassification has no material impact on the accounts.

## 15. Construction-in-progress

The movements in construction-in-progress are as follows:

		集團		公司	
		Group		Company	
		2002	2001	2002	2001
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000
年初餘額	Beginning of year	206,976	331,352	90,797	88,250
兼并控股子公司之 影響淨額	Effect of acquisitions of subsidiaries	-	3,454	-	-
本年添置	Additions	363,408	628,555	78,621	66,395
資本化的利息支出	Interest expenses capitalised	818	3,847	-	-
轉入固定資產	Transfer to fixed assets	(333,305)	(706,236)	(84,470)	(39,748)
其它減少	Other transfers	(29,322)	(53,996)	(14,939)	(24,100)
年末餘額	End of year	208,575	206,976	70,009	90,797

本集團本年度借款成本資本化年利率為3.95%至5.72%(二零零一年：2.01%至6.44%)。本集團於本年度予以資本化的利息共約818,000元(二零零一年：3,847,000元)並記於在建工程中。

The capitalisation rates used to determine the amount of borrowing costs eligible for capitalisation as part of the costs of the related assets range from 3.95% to 5.72% per annum (2001 : 2.01% to 6.44% per annum) for the year. During the year, the Group capitalised approximately RMB818,000(2001 : RMB3,847,000) of the borrowing costs in the construction-in-progress.

## 16. 無形資產淨額

## 16. Intangible assets, net

(a) 集團

(a) Group

		2002			
		商標	專有技術	其它	總計
		Trademarks	Technology	Others	Total
		know-how			
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000
成本	Cost				
年初餘額	Beginning of year	103,346	18,629	17,322	139,297
本年增加	Additions	-	-	2,644	2,644
本年轉讓及報廢	Disposal	-	-	-	-
年末餘額	End of year	103,346	18,629	19,966	141,941
累計攤銷	Accumulated amortisation				
年初餘額	Beginning of year	21,452	3,250	2,150	26,852
本年計提	Charge for the year	2,584	3,270	1,457	7,311
本年轉出	Disposal	-	-	-	-
年末餘額	End of year	24,036	6,520	3,607	34,163
賬面淨值	Net book value				
年末餘額	End of year	79,310	12,109	16,359	107,778
年初餘額	Beginning of year	81,894	15,379	15,172	112,445

(b) 公司	(b) Company	2002		
		商標 Trademark 人民幣千元 RMB'000	其它 Others 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
成本	Cost			
年初餘額	Beginning of year	100,000	3,340	103,340
本年增加	Additions	-	2,128	2,128
本年轉讓及報廢	Disposal	-	-	-
年末餘額	End of year	100,000	5,468	105,468
累計攤銷	Accumulated amortisation			
年初餘額	Beginning of year	21,250	262	21,512
本年計提	Charge for the year	2,500	660	3,160
本年轉出	Disposal	-	-	-
年末餘額	End of year	23,750	922	24,672
賬面淨值	Net book value			
年末餘額	End of year	76,250	4,546	80,796
年初餘額	Beginning of year	78,750	3,078	81,828

## (i) 商標

商標主要包括本集團於一九九三年六月十六日重組時，由原有股東作為資本投入的“青島啤酒”商標。該商標是以中國國家國有資產管理局認定的評估值入賬，採用直線法按40年攤銷。

本公司董事會認為由於上述商標對公司營運非常重要，並預期能為本集團及本公司帶來持續的經濟利益。因此，上述商標40年的攤銷期乃長於《會計準則》第29條預設的20年攤銷年限。

## (i) Trademarks

Trademarks mainly include the “TSINGTAO BEER” trademark which was injected by the founding shareholders into the Company on 16th June 1993 as their capital contributions. The recorded value of the trademark was assessed based on the results of a valuation approved by the State-Owned Assets Administration Bureau of the PRC. Since then, amortisation of the trademark is provided on a straight-line basis to amortize the revalued amount of the trademark over its estimated useful live of 40 years.

In the opinion of the Company's board of directors, the above trademark is essential to the operations of the Company and it is expected to bring enduring economic benefits to the Group and the Company continuously. Therefore, it is amortised over a period of 40 years, which is longer than the presumed period of 20 years prescribed by SSAP 29.