



# 綜合資產負債表

## Consolidated Balance Sheet

二零零二年十二月三十一日  
31 December 2002

		附註 Notes	二零零二年 2002 千港元 HK\$'000	二零零一年 2001 千港元 HK\$'000
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>			
固定資產	Fixed assets	12	<b>147,696</b>	114,468
就投資物業	Deposits paid for investment			
已付之按金	properties	13	-	14,800
發展中物業	Property under development	14	<b>4,200</b>	5,600
商譽	Goodwill	15	<b>104,019</b>	121,386
長期投資	Long term investments	16	-	-
於聯營公司權益	Interests in associates	18	<b>7,145</b>	2,307
於合資企業權益	Interests in joint ventures	19	<b>23,900</b>	14,248
租賃按金	Rental deposit		-	10,870
其他應收款項	Other receivable		-	12,500
應收貸款	Loan receivable	24	<b>43,000</b>	-
			<b>329,960</b>	296,179
<b>流動資產</b>	<b>CURRENT ASSETS</b>			
短期投資	Short term investments	20	<b>1,731</b>	6,128
存貨	Inventories	21	<b>48,914</b>	28,705
待售已完成物業	Completed properties held for sale	22	<b>94,300</b>	146,650
應收賬款	Trade receivables	23	<b>92,496</b>	43,080
其他應收款項、按金及 預付款項	Other receivables, deposits and prepayments		<b>28,662</b>	24,835
應收貸款	Loan receivable	24	-	57,500
現金及現金等值	Cash and cash equivalents	25	<b>171,161</b>	213,807
			<b>437,264</b>	520,705
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>			
應付賬款	Trade payables	26	<b>(72,921)</b>	(6,571)
其他應付款項及應計費用	Other payables and accruals		<b>(116,730)</b>	(110,805)
應付稅項	Tax payable		<b>(10,823)</b>	(10,241)
可換股票據	Convertible notes	27	<b>(100,467)</b>	-
			<b>(300,941)</b>	(127,617)
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>		<b>136,323</b>	393,088

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資產總值減流動負債	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>466,283</b>	689,267
非流動負債	<b>NON-CURRENT LIABILITIES</b>			
可換股票據	Convertible notes	27	-	(100,467)
少數股東權益	<b>MINORITY INTERESTS</b>		<b>(732)</b>	-
			<b>465,551</b>	588,800
資本及儲備	<b>CAPITAL AND RESERVES</b>			
已發行股本	Issued capital	28	<b>1,242,381</b>	1,242,381
儲備	Reserves	29	<b>(776,830)</b>	(653,581)
			<b>465,551</b>	588,800

陳潮  
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Director

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**Gong Hanbing**  
董事  
Director