

## CONSOLIDATED BALANCE SHEET

At 31st December, 2003

## 綜合資產負債表

於二零零三年十二月三十一日

		Notes	2003 HK\$'000 千港元	2002 HK\$'000 千港元 (as restated) (重列)
		附註		
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	16	<b>16,309,330</b>	12,284,285
Property and other fixed assets	物業及其他固定資產	17	<b>43,971</b>	47,453
Properties under development	發展中物業	18	<b>149,656</b>	287,384
Property interests held for future development	持作日後發展之物業權益	19	<b>70,954</b>	71,373
Intangible assets	無形資產	20	<b>1,508</b>	1,885
Goodwill	商譽	21	<b>10,269</b>	–
Negative goodwill	負值商譽	22	<b>(225,193)</b>	(247,366)
Interests in associates	聯營公司權益	24	<b>1,610,171</b>	1,463,493
Interests in jointly controlled entities	共同控制機構權益	25	<b>768</b>	–
Investments in securities	證券投資	26	<b>1,019,352</b>	102,985
Advance to an investee company	墊付接受投資公司款項	27	<b>154,393</b>	104,725
Other assets	其他資產	28	<b>15,951</b>	17,775
Loans receivable, due after one year	應收貸款 – 一年後到期	29	<b>21,708</b>	21,552
Deferred tax assets	遞延稅項資產	38	<b>97,976</b>	104,194
Pledged deposits	抵押存款	44	<b>94,937</b>	43,235
			<b>19,375,751</b>	14,302,973
<b>Current assets</b>	<b>流動資產</b>			
Investments in securities	證券投資	26	<b>1,014,670</b>	124,731
Properties under development	發展中物業	18	<b>604,735</b>	248,450
Properties held for sale	持作出售物業		<b>340,085</b>	45,000
Loans receivable, due within one year	應收貸款 – 一年內到期	29	<b>1,238</b>	223,774
Debtors, deposits and prepayments	應收賬項、按金及預付款項	30	<b>120,748</b>	265,590
Securities receivable and deposits	應收證券及存款		<b>43,235</b>	32,246
United States currency treasury bills	美國貨幣國庫券	31	<b>606,804</b>	–
United States currency forward contracts	美國貨幣遠期合約	45(b)	<b>6,905</b>	–
Taxation recoverable	可收回稅項		<b>4,638</b>	4,474
Pledged deposits	抵押存款	44	<b>357</b>	9,157
Cash held by stakeholders	保證金保存人持有之現金		<b>53,370</b>	–
Time deposits, bank balances and cash	定期存款、銀行結餘及現金		<b>226,439</b>	1,007,116
			<b>3,023,224</b>	1,960,538
<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	32	<b>85,196</b>	76,677
Cash and margin payable	應付現金及保證金		<b>36,031</b>	3,645
Forward sales deposits received	已收預售按金		<b>280,065</b>	–
Deposits and receipts in advance	按金及預先收取款項		<b>231,858</b>	205,262
Tax liabilities	稅項負債		<b>54,165</b>	55,132
Obligations under finance leases	財務租約承擔	33	<b>971</b>	–
Borrowings – due within one year	借貸 – 一年內到期	34	<b>2,243,794</b>	320,572
Provisions	撥備	35	<b>16,017</b>	16,017
			<b>2,948,097</b>	677,305
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>75,127</b>	1,283,233
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>19,450,878</b>	15,586,206

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		Notes 附註		
Non-current liabilities	非流動負債			
Borrowings – due after one year	借貸 – 一年後到期	34	4,808,170	4,332,463
Amounts due to associates	欠負聯營公司款項	36	20,646	20,169
Amounts due to minority shareholders	欠負少數股東款項	36	371,741	406,405
Deferred tax liabilities	遞延稅項負債	38	35,774	21,014
			<u>5,236,331</u>	<u>4,780,051</u>
Minority interests	少數股東權益		(153,069)	(296,407)
			<u>14,367,616</u>	<u>11,102,562</u>
Capital and reserves	股本及儲備			
Share capital	股本	39	216,390	229,415
Reserves	儲備		14,151,226	10,873,147
			<u>14,367,616</u>	<u>11,102,562</u>

The financial statements on pages 55 to 124 were approved and authorised for issue by the Board of Directors on 29th March, 2004 and are signed on its behalf by:

第 55 頁至第 124 頁之財務報表已獲董事會於二零零四年三月二十九日批准及授權刊發，並由下列董事代表董事會簽署：

Thomas Lau, Luen-hung  
Director

劉鑾鴻  
董事

Joseph Lau, Luen-hung  
Director

劉鑾雄  
董事