

# Consolidated Balance Sheet & Balance Sheet 綜合資產負債表及資產負債表

At 31 December 2003 於二零零三年十二月三十一日

	Notes 附註	The Group 本集團		The Company 本公司	
		2003 二零零三年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元 Restated (經重列)	2003 二零零三年 HK\$'000 千港元	2002 二零零二年 HK\$'000 千港元 Restated (經重列)
<b>Non-current assets</b>					
Investment properties	14	1,897,520	1,871,414	113,347	98,992
Property, plant and equipment	15	88,158	94,713	42,315	51,469
Properties under development	16	151,259	141,127	—	—
Loan receivable	17	112,150	—	—	—
Goodwill	18	39,112	44,699	—	—
Negative goodwill	19	(63,087)	(66,798)	—	—
Interests in subsidiaries	20	—	—	1,535,132	1,535,101
Interests in associates	21	1,192,562	1,193,705	374,469	374,469
Investments in securities	22	1,467	2,987	1,000	2,520
Deferred tax assets	37	11,296	11,084	10,908	9,973
Other asset	23	6,855	8,226	—	—
Amount due from a shareholder of an associate — portion due after one year	24	—	97,500	—	97,500
		<b>3,437,292</b>	3,398,657	<b>2,077,171</b>	2,170,024
<b>Current assets</b>					
Inventories, at cost		817	1,047	—	—
Investments in securities	22	9,505	17,785	7,194	—
Amount due from a shareholder of an associate — portion due within one year	24	—	65,000	—	65,000
Trade receivables	25	8,097	3,342	—	—
Deposits, prepayments and other receivables		69,490	41,009	5,265	797
Amounts due from associates	26	4,109	3,801	3,801	3,801
Pledged bank deposit		2,800	—	2,800	—
Bank balances and cash		312,489	300,311	207,797	95,120
		<b>407,307</b>	432,295	<b>226,857</b>	164,718
<b>Current liabilities</b>					
Trade payables	27	15,109	9,181	—	—
Accrued charges, rental deposits and other payables	28	246,106	232,969	49,702	22,996
Amount due to associates	26	510,300	361,346	353,148	193,293
Other loans — amount due within one year	29	5,140	100,000	5,140	100,000
Provision in respect of borrowing of associate — amount due within one year	30	—	163,350	—	163,350
Secured bank loans — amount due within one year	31	601,150	596,407	1,150	66,500
Convertible bonds — amount due within one year	32	1,560	—	—	—
Taxation payable		3,611	372	—	—
Secured bank overdrafts		53,989	—	53,989	—
		<b>1,436,965</b>	1,463,625	<b>463,129</b>	546,139
Net current (liabilities) assets		<b>(1,029,658)</b>	(1,031,330)	<b>(236,272)</b>	(381,421)
		<b>2,407,634</b>	2,367,327	<b>1,840,899</b>	1,788,603

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	Notes 附註				
<b>Capital and reserves</b>	<b>資本及儲備</b>				
Share capital	股本	34	262,444	262,444	262,444
Reserves	儲備	36	1,976,574	1,824,279	1,355,873
			<b>2,239,018</b>	2,086,723	<b>1,824,630</b>
Minority interests	少數股東權益		<b>124,213</b>	119,130	—
<b>Non-current liabilities</b>	<b>非流動負債</b>				
Secured bank loan-amount due after one year	銀行抵押貸款 — 一年後到期	31	9,200	—	9,200
Other loans — amount due after one year	其他貸款 — 一年後到期	29	—	115,640	—
Amounts due to subsidiaries	應付附屬公司款		—	—	7,069
Amount due to an associate	應付聯營公司款	26	—	11,259	—
Convertible bonds	可換股債券	32	—	1,560	—
Deferred tax liabilities	遞延稅項負債	37	35,203	33,015	—
			<b>44,403</b>	161,474	<b>16,269</b>
			<b>2,407,634</b>	2,367,327	<b>1,840,899</b>
					1,788,603

The financial statements on page 48 to 131 were approved and authorised for issue by the board of directors on 15 April 2004 and are signed on its behalf by:

第48至第131頁之財務報表已獲董事局於二零零四年四月十五日認可，並經下列代表簽署：

**Gao Jian Min**  
Director

**Zhu Dengshan**  
Director

董事  
高建民

董事  
朱登山