

Summary of Consolidated Financial Information

綜合財務資料概要

CONSOLIDATED PROFIT AND LOSS ACCOUNTS

綜合損益表

		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	2003 二零零三年 HK\$'000 千港元
Turnover	營業額	1,328,513	1,198,378	1,170,871	2,126,789	3,325,922
Cost of sales	銷售成本	(768,515)	(829,788)	(782,664)	(1,347,736)	(2,431,612)
Gross profit	毛利	559,998	368,590	388,207	779,053	894,310
Other revenue	其他收入	16,593	7,939	4,288	2,632	7,211
Selling and marketing expenses	銷售及市場推廣費用	(74,268)	(91,353)	(126,181)	(200,529)	(231,251)
General and administrative expenses	一般及行政費用	(26,305)	(44,095)	(57,080)	(146,201)	(139,852)
Profit from operations	經營溢利	476,018	241,081	209,234	434,955	530,418
Share of profit of a jointly controlled entity	應佔一間共同控制實體溢利	—	—	12,584	91,586	110,922
Share of loss of an associate	應佔一間聯營公司虧損	—	—	—	(3,033)	(1,118)
Finance costs	財務成本	(686)	(698)	(5,938)	(12,644)	(4,280)
Profit before taxation	除稅前溢利	475,332	240,383	215,880	510,864	635,942
Taxation	稅項	(162,857)	(86,195)	(90,891)	(229,811)	(252,000)
Profit after taxation	除稅後溢利	312,475	154,188	124,989	281,053	383,942
Minority interests	少數股東權益	(23,564)	6,676	(4,024)	(51,971)	(68,588)
Profit attributable to shareholders	股東應佔溢利	288,911	160,864	120,965	229,082	315,354
Dividends	股息	80,000	40,000	30,050	40,080	50,100

Summary of Consolidated Financial Information

綜合財務資料概要

CONSOLIDATED BALANCE SHEETS

綜合資產負債表

		1999 一九九九年	2000 二零零零年	2001 二零零一年	2002 二零零二年	2003 二零零三年
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
		Note (i) 附註(i)	Note (i) 附註(i)	Note (i) 附註(i)	Note (i) 附註(i)	
Non-current assets	非流動資產					
Properties and equipment	物業及設備	13,235	14,493	22,507	31,900	39,163
Investment properties	投資物業	865,000	1,673,000	1,710,000	2,625,600	2,558,124
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	675,714	530,741	805,996	1,458,007	2,097,001
Investment in an associate	於一間聯營公司之投資	6,625	7,503	2,413	779	770
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	141,124
Goodwill	商譽	–	–	6,587	6,108	4,072
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	1,590,535	2,255,737	2,586,934	4,256,330	4,840,254
Current assets	流動資產					
Properties under development for sale	可供出售之發展中物業	782,876	632,273	1,751,799	2,690,666	3,417,222
Completed properties for sale	可供出售之已落成物業	316,799	719,429	369,536	1,066,227	940,580
Accounts receivable	應收賬款	465,664	306,803	277,167	121,045	309,204
Due from related companies	應收關連公司款項	5,997	406	5,983	2,765	3,138
Due from a jointly controlled entity	應收一間共同控制實體款項	130,880	157,339	–	–	–
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	20,622	74,385	156,784	117,760	169,561
Investment in securities	證券投資	–	6,823	4,232	2,827	4,492
Cash and bank deposits	現金及銀行結存	224,789	330,363	474,094	489,402	659,979
Total current assets	流動資產總值	1,947,627	2,227,821	3,039,595	4,490,692	5,504,176

Summary of Consolidated Financial Information

綜合財務資料概要

CONSOLIDATED BALANCE SHEETS (continued)

綜合資產負債表(續)

		1999	2000	2001	2002	2003
		一九九九年	二零零零年	二零零一年	二零零二年	二零零三年
		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
		Note (i)	Note (i)	Note (i)	Note (i)	
		附註(i)	附註(i)	附註(i)	附註(i)	
Current liabilities	流動負債					
Short-term bank loans	短期銀行貸款	(324,113)	(550,936)	(751,483)	(1,108,633)	(1,092,510)
Long-term bank loans, current portion	長期銀行貸款， 短期部份	–	(228,223)	(164,283)	(375,527)	(291,583)
Accounts payable	應付賬款	(183,162)	(143,011)	(147,844)	(714,541)	(1,373,229)
Land premium payable, current portion	應付土地出讓金， 短期部份	(289,985)	(143,332)	(172,907)	(346,252)	(65,430)
Deferred income, current portion	遞延收入， 短期部份	–	–	(140,083)	(349,259)	(481,056)
Accruals and other payables	預提費用及 其他應付款項	(141,354)	(158,384)	(246,008)	(287,397)	(406,793)
Due to an associate	應付一間聯營 公司款項	–	–	–	–	(2,226)
Due to directors	應付董事款項	(4,526)	(3,024)	(1,562)	(4,188)	(1,922)
Due to related companies	應付關連公司款項	(53,193)	(57,430)	(76,209)	(303,314)	(215,732)
Due to a jointly controlled entity	應付一間共同 控制實體款項	–	–	(87,189)	(212,567)	(185,347)
Due to ultimate holding company	應付最終控股公司 款項	–	–	(20,000)	–	–
Taxation payable	應付稅項	(50,396)	(65,306)	(45,357)	(172,303)	(188,682)
Total current liabilities	流動負債總值	(1,046,729)	(1,349,646)	(1,852,925)	(3,873,981)	(4,304,510)
Net current assets	流動資產淨值	900,898	878,175	1,186,670	616,711	1,199,666
Total assets less current liabilities	總資產減流動 負債	2,491,433	3,133,912	3,773,604	4,873,041	6,039,920

Summary of Consolidated Financial Information

綜合財務資料概要

CONSOLIDATED BALANCE SHEETS (continued)

綜合資產負債表(續)

		1999	2000	2001	2002	2003
		一九九九年	二零零零年	二零零一年	二零零二年	二零零三年
		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
		Note (i)	Note (i)	Note (i)	Note (i)	
		附註(i)	附註(i)	附註(i)	附註(i)	
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)	(1,662,224)
Land premium payable, non-current portion	應付土地出讓金，非短期部份	–	(2,698)	(126,425)	(75,338)	(11,847)
Due to a director	應付一名董事款項	–	–	–	(10,000)	(10,000)
Due to ultimate holding company	應付最終控股公司款項	–	–	–	(20,000)	(32,000)
Deferred income, non-current portion	遞延收入，非短期部份	–	–	(58,889)	(57,359)	(53,934)
Deferred taxation	遞延稅項	(603,566)	(843,500)	(890,920)	(1,145,800)	(1,052,052)
Total non-current liabilities	非流動負債總值	(827,864)	(999,282)	(1,558,866)	(2,131,095)	(2,822,057)
Minority interests	少數股東權益	(55,726)	(156,615)	(179,810)	(297,726)	(523,485)
Net assets	資產淨值	1,607,843	1,978,015	2,034,928	2,444,220	2,694,378
Represented by –	代表 –					
Share capital	股本	100,000	100,000	100,200	100,200	100,200
Reserves	儲備	1,507,843	1,878,015	1,934,728	2,344,020	2,594,178
Shareholders' equity	股東權益	1,607,843	1,978,015	2,034,928	2,444,220	2,694,378

Note:

附註：

(i) Certain of the comparative figures as at and for the year ended 31st December 1999, 2000, 2001 and 2002 have been adjusted to incorporate the effect of the adoption of revised Statement of Standard Accounting Practice 12 commencing from 1st January 2003, details of which are set out in Note 2(c) to the accompanying accounts.

(i) 於及截至一九九九年、二零零零年、二零零一年及二零零二年十二月三十一日止年度之若干比較數字已被調整，以包括採納自二零零三年一月一日開始生效之經修訂會計實務準則第12號之影響，詳情載於隨附之賬目附註2(c)。