

綜合資產負債表及資產負債表

於二零零四年十二月三十一日

CONSOLIDATED BALANCE SHEET AND BALANCE SHEET

At 31 December 2004

		Notes 附註	The Group 本集團		The Company 本公司	
			2004 二零零四年 HK\$'000 千港元	2003 二零零三年 HK\$'000 千港元	2004 二零零四年 HK\$'000 千港元	2003 二零零三年 HK\$'000 千港元
Non-current assets	非流動資產					
Investment properties	投資物業	15	1,935,559	1,897,520	95,876	113,347
Property, plant and equipment	物業、廠房及設備	16	109,540	88,158	48,944	42,315
Properties under development	在建物業	17	—	151,259	—	—
Loan receivable	應收貸款	18	—	112,150	—	—
Goodwill	商譽	19	33,525	39,112	—	—
Negative goodwill	負商譽	20	(59,376)	(63,087)	—	—
Interests in subsidiaries	附屬公司權益	21	—	—	2,140,747	1,535,132
Interests in associates	聯營公司權益	22	1,256,601	1,192,562	399,469	374,469
Investments in securities	證券投資	23	1,467	1,467	1,000	1,000
Deferred tax assets	遞延稅項資產	39	18,500	11,296	16,931	10,908
Other asset	其它資產	24	5,484	6,855	—	—
			3,301,300	3,437,292	2,702,967	2,077,171
Current assets	流動資產					
Inventories, at cost	存貨 — 成本		8	817	—	—
Properties under development	在建物業	17	132,303	—	—	—
Interest in distressed assets	不良資產權益	25	584,362	—	—	—
Loan receivable	應收貸款	18	112,150	—	—	—
Investments in securities	證券投資	23	56,127	9,505	54,281	7,194
Trade receivables	應收賬款	26	16,366	8,097	—	—
Deposits, prepayments and other receivables	按金、預付款項 及其它應收款		57,300	69,490	1,170	5,265
Amounts due from associates	應收聯營公司款	27	53,818	4,109	3,818	3,801
Restricted bank balances	監管戶口結餘	28	185,369	—	—	—
Pledged bank deposit	抵押銀行存款		1,700	2,800	1,700	2,800
Bank balances and cash	銀行結餘及現金		1,370,730	312,489	1,268,461	207,797
			2,570,233	407,307	1,329,430	226,857
Current liabilities	流動負債					
Trade payables	應付賬款	29	55,036	15,109	—	—
Accrued charges, rental deposits and other payables	應計費用、租務 按金及其它應付款	30	208,020	246,106	22,446	49,702
Amounts due to associates	應付聯營公司款	27	457,639	510,300	373,198	353,148
Amount due to holding company of a shareholder	應付一股東的 控股公司款項	31	18,537	—	—	—
Other loans	其他借款	32	—	5,140	—	5,140
Secured bank loans — amount due within one year	銀行抵押貸款 — 一年內到期	33	580,589	601,150	1,150	1,150
Convertible bonds — amount due within one year	可換股債券 — 一年內到期	34	—	1,560	—	—
Taxation payable	應付稅項		4,960	3,611	—	—
Secured bank overdrafts	銀行抵押透支		—	53,989	—	53,989
			1,324,781	1,436,965	396,794	463,129
Net current assets (liabilities)	淨流動資產(負債)		1,245,452	(1,029,658)	932,636	(236,272)
			4,546,752	2,407,634	3,635,603	1,840,899

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於二零零四年十二月三十一日

		The Group		The Company	
		本集團		本公司	
		2004	2003	2004	2003
		二零零四年	二零零三年	二零零四年	二零零三年
	Notes	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	附註	千港元	千港元	千港元	千港元
Capital and reserves	資本及儲備				
Share capital	股本	36	262,444	351,734	262,444
Reserves	儲備	38	3,123,226	2,366,570	1,562,186
			3,474,960	2,718,304	1,824,630
Minority interests	少數股東權益		136,180	—	—
Non-current liabilities	非流動負債				
Secured bank loans — amount due after one year	銀行抵押貸款 — 一年後到期	33	8,050	9,200	8,050
Amounts due to subsidiaries	應付附屬公司款		—	—	68,960
Convertible notes — amount due after one year	可換股票據 — 一年後到期	34	840,289	—	840,289
Deferred tax liabilities	遞延稅項負債	39	87,273	35,203	—
			935,612	917,299	16,269
			4,546,752	3,635,603	1,840,899

The financial statements on pages 34 to 104 were approved and authorized for issue by the board of directors on 15 April 2005 and are signed on its behalf by:

第34至第104頁之財務報表已獲董事會於二零零五年四月十五日認可，並經下列授權代表簽署確認：

Zhu Dengshan

朱登山

Director

董事

Gao Jian Min

高建民

Director

董事