

SUMMARY OF CONSOLIDATED FINANCIAL INFORMATION

綜合財務資料概要

CONSOLIDATED FINANCIAL INFORMATION
CONSOLIDATED BALANCE SHEETS

綜合財務資料
綜合資產負債表

		2001 二零零一 HK\$'000 港幣千元	2002 二零零二 HK\$'000 港幣千元 (Restated) (重列)	2003 二零零三 HK\$'000 港幣千元 (Restated) (重列)	2004 二零零四 HK\$'000 港幣千元 (Restated) (重列)	2005 二零零五 HK\$'000 港幣千元
ASSETS	資產					
Non-current assets	非流動資產					
Leasehold land and land use rights	租賃土地及土地使用權	-	813,488	1,139,277	760,827	426,499
Properties and equipment	物業及設備	22,507	28,413	35,730	709,777	938,913
Investment properties	投資物業	1,710,000	2,738,470	2,568,758	2,835,469	2,583,313
Properties under development for long-term investment	持作長期投資之發展中物業	805,996	256,410	659,486	338,586	234,411
Intangible assets	無形資產	6,587	54,632	4,072	(155,846)	102,142
Investment in an associate	於一間聯營公司之投資	2,413	1,888	770	36	80
Investment in a jointly controlled entity	於一間共同控制實體之投資	38,431	56,526	107,297	256,761	867,632
Deferred tax assets	遞延稅項資產	-	30,857	55,387	47,272	51,962
Due from a director	應收董事款項	1,000	-	-	-	-
		<u>2,586,934</u>	<u>3,980,684</u>	<u>4,570,777</u>	<u>4,792,882</u>	<u>5,204,952</u>
Current assets	流動資產					
Land use rights	土地使用權	-	2,167,032	2,180,028	3,775,910	5,131,465
Properties under development for sale	可供出售之發展中物業	1,751,799	1,186,499	2,209,479	2,775,320	4,320,803
Completed properties for sale	可供出售之已落成物業	369,536	846,397	1,011,727	1,177,729	1,071,604
Prepayments, deposits and other current assets	預付款項、按金及其他流動資產	156,784	306,541	450,150	758,574	1,171,863
Accounts receivable	應收賬款	277,167	11,349	43,415	80,789	90,324
Due from related companies	應收關連公司款項	5,983	2,765	3,138	2,170	2,285
Investment in securities	投資證券	4,232	-	-	-	-
Pledged/charged bank deposits	已抵押/押記銀行存款	110,221	281,034	309,732	258,650	237,068
Cash and cash equivalents	現金及現金等價物	363,873	208,368	350,247	477,959	2,353,280
		<u>3,039,595</u>	<u>5,009,985</u>	<u>6,557,916</u>	<u>9,307,101</u>	<u>14,378,692</u>
LIABILITIES	負債					
Current liabilities	流動負債					
Account payable	應付賬款	147,844	1,017,349	1,329,840	662,854	800,524
Land cost payables	應付土地成本	172,907	346,252	108,819	828,128	1,000,039
Borrowings	借款	915,766	1,181,352	1,384,093	1,957,752	1,837,342
Deferred revenue	遞延收益	140,083	885,025	1,850,377	3,408,938	2,840,429
Accruals and other payables	預提費用及其他應付款項	246,008	292,799	411,026	451,049	816,237
Due to an associate	應付一間聯營公司款項	-	1,109	2,226	1,192	5,146
Due to directors	應付董事款項	1,562	4,188	1,922	5,667	13,891
Due to related companies	應付關連公司款項	76,209	303,314	215,732	479,818	266,362
Due to a jointly controlled entity	應付一間共同控制實體款項	87,189	212,567	185,347	391,006	148,117
Due to a holding company	應付控股公司款項	20,000	-	-	-	18,997
Current tax liabilities	本期稅項負債	45,357	172,303	188,682	353,051	584,191
		<u>1,852,925</u>	<u>4,416,258</u>	<u>5,678,064</u>	<u>8,539,455</u>	<u>8,331,275</u>
Net current assets	流動資產淨值	<u>1,186,670</u>	<u>593,727</u>	<u>879,852</u>	<u>767,646</u>	<u>6,047,417</u>
Total assets less current liabilities	總資產減流動負債	<u>3,773,604</u>	<u>4,574,411</u>	<u>5,450,629</u>	<u>5,560,528</u>	<u>11,252,369</u>

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綜合財務資料概要

		2001	2002	2003	2004	2005
		二零零一	二零零二	二零零三	二零零四	二零零五
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
			(Restated)	(Restated)	(Restated)	
			(重列)	(重列)	(重列)	
Non-current liabilities	非流動負債					
Land cost payable	應付土地成本	126,425	75,338	11,847	190,566	522
Borrowings	借款	482,632	822,598	1,662,224	1,547,805	4,826,851
Deferred revenue	遞延收益	58,889	57,359	53,934	49,640	47,255
Deferred tax liabilities	遞延稅項負債	890,920	694,269	546,286	374,743	612,466
Due to a director	應付一名董事款項	-	10,000	10,000	10,000	-
Due to a holding company	應付控股公司款項	-	20,000	32,000	59,000	-
		<u>1,558,866</u>	<u>1,679,564</u>	<u>2,316,291</u>	<u>2,231,754</u>	<u>5,487,094</u>
Net assets	資產淨值	<u>2,214,738</u>	<u>2,894,847</u>	<u>3,134,338</u>	<u>3,328,774</u>	<u>5,765,275</u>
EQUITY	權益					
Capital and reserves attributable to the Company's equity holders	本公司股權持有人應佔股本及儲備					
Share capital	股本	100,200	100,200	100,200	100,300	121,360
Reserves	儲備	1,934,728	2,393,558	2,544,804	3,073,427	5,342,348
		<u>2,034,928</u>	<u>2,493,758</u>	<u>2,645,004</u>	<u>3,173,727</u>	<u>5,463,708</u>
Minority interest	少數股東權益	<u>179,810</u>	<u>401,089</u>	<u>489,334</u>	<u>155,047</u>	<u>301,567</u>
Total equity	權益總額	<u>2,214,738</u>	<u>2,894,847</u>	<u>3,134,338</u>	<u>3,328,774</u>	<u>5,765,275</u>

SUMMARY OF CONSOLIDATED FINANCIAL INFORMATION

綜合財務資料概要

CONSOLIDATED FINANCIAL INFORMATION CONSOLIDATED PROFIT AND LOSS ACCOUNTS

綜合財務資料 綜合損益表

		2001	2002	2003	2004	2005
		二零零一	二零零二	二零零三	二零零四	二零零五
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
			(Restated)	(Restated)	(Restated)	
			(重列)	(重列)	(重列)	
Sales	銷售額	1,170,871	2,394,115	2,511,630	3,973,184	6,133,894
Cost of sales	銷售成本	(782,664)	(1,592,461)	(1,892,421)	(2,895,770)	(4,189,275)
Gross profit	毛利	388,207	801,654	619,209	1,077,414	1,944,619
Other gains	其他收益	4,288	2,632	7,211	117,706	279,376
Selling and marketing costs	銷售及市場推廣費用	(126,181)	(208,386)	(230,080)	(180,699)	(202,920)
General and administrative expenses	一般及行政費用	(57,080)	(146,201)	(139,852)	(241,898)	(340,035)
Operating profit	經營溢利	209,234	449,699	256,488	772,523	1,681,040
Finance costs	財務成本	(5,938)	(12,644)	(4,280)	(13,375)	(59,966)
Share of profit/(loss) of an associate	分佔一間聯營公司 溢利/(虧損)	-	(3,033)	(1,118)	(734)	44
Share of profit of and other gains relating to a jointly controlled entity	分佔一間共同控制實體 溢利及其他收益	12,584	32,150	51,671	57,732	191,509
Profit before taxation	除稅前溢利	215,880	466,172	302,761	816,146	1,812,627
Taxation	稅項	(90,891)	(183,882)	(101,192)	(298,338)	(611,446)
Profit for the year	年度溢利	124,989	282,290	201,569	517,808	1,201,181
Attributable to:	應佔：					
Equity holders of the Company	本公司股權持有人	120,965	243,340	168,905	432,785	1,217,323
Minority interest	少數股東權益	4,024	38,950	32,664	85,023	(16,142)
		124,989	282,290	201,569	517,808	1,201,181
Dividends	股息	30,050	40,080	50,100	90,270	412,494