

Summary of Financial Information

財務資料概要

CONSOLIDATED BALANCE SHEETS

綜合資產負債表

	2002	2003	2004	2005	2006
	二零零二年	二零零三年	二零零四年	二零零五年	二零零六年
	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)		
ASSETS					
Non-current assets					
Land costs	813,488	1,139,277	760,827	426,499	500,367
Properties and equipment	28,413	35,730	709,777	938,913	1,267,460
Investment properties	2,738,470	2,568,758	2,835,469	2,583,313	2,503,845
Properties under development for long-term investment	256,410	659,486	338,586	234,411	227,765
Intangible assets	54,632	4,072	(155,846)	102,142	106,349
Investment in an associate	1,888	770	36	80	-
Investment in a jointly controlled entity	56,526	107,297	256,761	867,632	1,033,245
Available-for-sale financial asset	-	-	-	-	291,834
Deposit paid	-	-	-	-	554,579
Deferred tax assets	30,857	55,387	47,272	51,962	42,357
Other non-current asset	-	-	-	-	919,584
	<u>3,980,684</u>	<u>4,570,777</u>	<u>4,792,882</u>	<u>5,204,952</u>	<u>7,447,385</u>
Current assets					
Land costs	2,167,032	2,180,028	3,775,910	5,131,465	7,135,951
Properties under development for sale	1,186,499	2,209,479	2,775,320	4,320,803	4,146,742
Completed properties for sale	846,397	1,011,727	1,177,729	1,071,604	1,953,586
Prepayments, deposits and other current assets	306,541	450,150	758,574	1,171,863	2,097,638
Accounts receivable	11,349	43,415	80,789	90,324	111,142
Due from related companies	2,765	3,138	2,170	2,285	18,531
Pledged/charged bank deposits	281,034	309,732	258,650	237,068	157,317
Cash and cash equivalents	208,368	350,247	477,959	2,353,280	2,412,479
	<u>5,009,985</u>	<u>6,557,916</u>	<u>9,307,101</u>	<u>14,378,692</u>	<u>18,033,386</u>

Summary of Financial Information

財務資料概要

		2002 二零零二年 HK\$'000 港幣千元 (Restated) (重列)	2003 二零零三年 HK\$'000 港幣千元 (Restated) (重列)	2004 二零零四年 HK\$'000 港幣千元 (Restated) (重列)	2005 二零零五年 HK\$'000 港幣千元	2006 二零零六年 HK\$'000 港幣千元
LIABILITIES	負債					
Current liabilities	流動負債					
Accounts payable	應付賬款	1,017,349	1,329,840	662,854	800,524	563,378
Land cost payable	應付土地成本	346,252	108,819	828,128	1,000,039	1,070,928
Borrowings	借款	1,181,352	1,384,093	1,957,752	1,837,342	1,345,042
Deferred revenue	遞延收益	885,025	1,850,377	3,408,938	2,837,090	4,167,431
Accruals and other payables	預提費用及其他應付款項	292,799	411,026	451,049	866,831	941,792
Due to an associate	應付一間聯營公司款項	1,109	2,226	1,192	5,146	5,343
Due to directors	應付董事款項	4,188	1,922	5,667	13,891	–
Due to related companies	應付關連公司款項	303,314	215,732	479,818	266,362	103,398
Due to a jointly controlled entity	應付一間共同控制實體款項	212,567	185,347	391,006	148,117	1,037,287
Due to a holding company	應付控股公司款項	–	–	–	18,997	–
Current tax liabilities	本期稅項負債	172,303	188,682	353,051	584,191	464,019
		<u>4,416,258</u>	<u>5,678,064</u>	<u>8,539,455</u>	<u>8,378,530</u>	<u>9,698,618</u>
Net current assets	流動資產淨值	<u>593,727</u>	<u>879,852</u>	<u>767,646</u>	<u>6,000,162</u>	<u>8,334,768</u>
Total assets less current liabilities	總資產減流動負債	<u>4,574,411</u>	<u>5,450,629</u>	<u>5,560,528</u>	<u>11,205,114</u>	<u>15,782,153</u>
Non-current liabilities	非流動負債					
Land cost payable	應付土地成本	75,338	11,847	190,566	522	–
Borrowings	借款	822,598	1,662,224	1,547,805	4,826,851	6,076,963
Deferred revenue	遞延收益	57,359	53,934	49,640	–	–
Deferred tax liabilities	遞延稅項負債	694,269	546,286	374,743	612,466	896,025
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	–	–
Other non-current liability	其他非流動負債	–	–	–	–	581,250
		<u>1,679,564</u>	<u>2,316,291</u>	<u>2,231,754</u>	<u>5,439,839</u>	<u>7,554,238</u>
Net assets	資產淨值	<u>2,894,847</u>	<u>3,134,338</u>	<u>3,328,774</u>	<u>5,765,275</u>	<u>8,227,915</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	100,300	121,360	128,510
Reserves	儲備	2,393,558	2,544,804	3,073,427	5,342,348	7,709,155
		<u>2,493,758</u>	<u>2,645,004</u>	<u>3,173,727</u>	<u>5,463,708</u>	<u>7,837,665</u>
Minority interests	少數股東權益	401,089	489,334	155,047	301,567	390,250
Total equity	權益總額	<u>2,894,847</u>	<u>3,134,338</u>	<u>3,328,774</u>	<u>5,765,275</u>	<u>8,227,915</u>

Summary of Financial Information

財務資料概要

CONSOLIDATED INCOME STATEMENT

綜合損益表

		2002	2003	2004	2005	2006
		二零零二年	二零零三年	二零零四年	二零零五年	二零零六年
		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)		
Revenues	收益	2,394,115	2,511,630	3,973,184	6,133,894	6,920,294
Cost of sales	銷售成本	(1,592,461)	(1,892,421)	(2,895,770)	(4,189,275)	(4,509,340)
Gross profit	毛利	801,654	619,209	1,077,414	1,944,619	2,410,954
Other gains	其他收益	-	-	113,222	261,994	505,531
Selling and marketing costs	銷售及市場推廣費用	(208,386)	(230,080)	(180,699)	(211,880)	(228,618)
General and administrative expenses	一般及行政費用	(146,201)	(139,852)	(241,898)	(331,075)	(296,600)
Operating profit	經營溢利	447,067	249,277	768,039	1,663,658	2,391,267
Finance income	財務收入	2,632	7,211	4,484	17,382	26,814
Finance costs	財務成本	(12,644)	(4,280)	(13,375)	(59,966)	(84,808)
Share of (loss)/profit of an associate	分佔一間聯營公司 (虧損)/溢利	(3,033)	(1,118)	(734)	44	(80)
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	32,150	51,671	57,732	191,509	128,343
Profit before taxation	除稅前溢利	466,172	302,761	816,146	1,812,627	2,461,536
Taxation	稅項	(183,882)	(101,192)	(298,338)	(611,446)	(837,358)
Profit for the year	年度溢利	<u>282,290</u>	<u>201,569</u>	<u>517,808</u>	<u>1,201,181</u>	<u>1,624,178</u>
Attributable to:	應佔:					
Equity holders of the Company	本公司股權持有人	243,340	168,905	432,785	1,217,323	1,553,752
Minority interests	少數股東權益	38,950	32,664	85,023	(16,142)	70,426
		<u>282,290</u>	<u>201,569</u>	<u>517,808</u>	<u>1,201,181</u>	<u>1,624,178</u>
Dividends	股息	<u>40,080</u>	<u>50,100</u>	<u>90,270</u>	<u>412,494</u>	<u>480,980</u>