

綜合資產負債表

Consolidated Balance Sheet

31 March 2002 二零零二年三月三十一日

| | | | 二零零二年 2002 附註 Notes 千港元 HK\$'000 | 二零零一年 2001 千港元 HK\$'000 (重列) (Restated) |
|------------------|---|----|---|--|
| 非流動資產 | NON-CURRENT ASSETS | | | |
| 固定資產 | Fixed assets | 14 | 308,601 | 351,243 |
| 投資物業 | Investment properties | 15 | 845,320 | 843,880 |
| 發展中物業 | Properties under development | 16 | — | 52,935 |
| 一項發展中物業之已付定金 | Deposit paid for a property under development | 17 | 71,807 | — |
| 聯營公司權益 | Interests in associates | 19 | 288 | 750 |
| 商譽： | Goodwill: | | | |
| 商譽 | Goodwill | 20 | 2,771 | 8,353 |
| 負商譽 | Negative goodwill | 20 | (35,720) | (39,514) |
| 其他資產 | Other assets | | 2,249 | 2,049 |
| | | | <u>1,195,316</u> | <u>1,219,696</u> |
| 流動資產 | CURRENT ASSETS | | | |
| 短期投資 | Short term investments | 21 | 167 | 119 |
| 存貨 | Inventories | 22 | 10,358 | 8,666 |
| 持有供銷售之物業 | Properties held for sale | 23 | 27,546 | 41,912 |
| 發展中物業 | Properties under development | 16 | 55,215 | — |
| 客戶有關合約工程之欠款 | Amounts due from customers for contract work | 24 | 31,290 | 54,594 |
| 一名關連人士之欠款 | Amount due from a related party | 25 | 838 | 766 |
| 應收貿易賬款 | Trade receivables | 26 | 363,197 | 266,185 |
| 其他應收賬款、預付款項及定金 | Other receivables, prepayments and deposits | | 20,672 | 13,100 |
| 預繳稅項 | Tax prepaid | | — | 890 |
| 定期存款 | Time deposits | | 15,458 | 22,138 |
| 現金及銀行結存 | Cash and bank balances | | 143,207 | 52,926 |
| | | | <u>667,948</u> | <u>461,296</u> |
| 流動負債 | CURRENT LIABILITIES | | | |
| 應付票據 | Bills payable | | 707 | 930 |
| 應付貿易賬款及應計款項 | Trade payables and accruals | 27 | 184,914 | 162,337 |
| 其他應付款項、已收定金及預收款項 | Other payables, deposits received and receipts in advance | | 25,368 | 28,057 |
| 欠客戶有關合約工程之款項 | Amounts due to customers for contract work | 24 | 38,274 | 30,155 |
| 附息貸款及借款 | Interest-bearing loans and borrowings | 28 | 318,944 | 197,499 |
| 應付稅項 | Tax payable | | 5,504 | 4,511 |
| | | | <u>573,711</u> | <u>423,489</u> |

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|-----------------|---|----|---|--|
| 流動資產淨值 | NET CURRENT ASSETS | | 94,237 | 37,807 |
| 總資產減流動負債 | TOTAL ASSETS LESS CURRENT LIABILITIES | | 1,289,553 | 1,257,503 |
| 非流動負債 | NON-CURRENT LIABILITIES | | | |
| 附息銀行貸款及其他借款 | Interest-bearing bank loans and other borrowings | 29 | 136,242 | 143,032 |
| 應付融資租約之長期部份 | Long term portion of finance lease payables | 30 | 15,134 | 19,466 |
| 遞延稅項 | Deferred tax | 31 | 12,000 | 8,635 |
| | | | 163,376 | 171,133 |
| | | | 1,126,177 | 1,086,370 |
| 資本及儲備 | CAPITAL AND RESERVES | | | |
| 已發行股本 | Issued capital | 32 | 73,186 | 73,186 |
| 儲備 | Reserves | 33 | 563,620 | 548,685 |
| 擬派末期股息 | Proposed final dividend | 12 | 2,927 | — |
| | | | 639,733 | 621,871 |
| 少數股東權益 | MINORITY INTERESTS | | 486,444 | 464,499 |
| | | | 1,126,177 | 1,086,370 |

馮潮澤
董事

郭敏慧
董事

Fung Chiu Chak, Victor
Director

Kwok Jennifer
Director