

# CONSOLIDATED BALANCE SHEET

At 31st December, 2002

## 綜合資產負債表

於二零零二年十二月三十一日

		Notes	2002 HK\$'000 千港元	2001 HK\$'000 千港元
		附註		
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	17	12,284,285	15,604,047
Property and other fixed assets	物業及其他固定資產	18	47,453	33,815
Properties under development	發展中物業	19	287,384	1,845,213
Property interests held for future development	持作日後發展之物業權益	20	71,373	71,373
Rights held under contractual arrangements relating to properties	持有按有關物業合約安排之權益	21	–	38,889
Intangible assets	無形資產	22	1,885	–
Goodwill	商譽	23	–	–
Negative goodwill	負值商譽	24	(295,845)	(324,538)
Interests in associates	聯營公司權益	26	1,509,842	1,569,216
Investments in securities	證券投資	27	102,985	57,947
Advance to an investee company	墊付接受投資公司款項	28	104,725	140,837
Other assets	其他資產	29	17,775	17,775
Loans receivable – due after one year	應收貸款 – 一年後到期	30	21,552	–
Pledged deposits	抵押存款	42	43,235	22,121
			<b>14,196,649</b>	<b>19,076,695</b>
<b>Current assets</b>	<b>流動資產</b>			
Investments in securities	證券投資	27	124,731	5,383
Properties under development	發展中物業	19	248,450	–
Properties held for sale	持作出售物業		45,000	46,835
Loans receivable – due within one year	應收貸款 – 一年內到期	30	223,774	–
Debtors, deposits and prepayments	應收賬項、按金及預付款項	31	265,590	310,380
Securities receivable and deposits	應收證券及存款		32,246	–
Taxation recoverable	可收回稅項		4,474	6,952
Pledged deposits	抵押存款	42	9,157	147,456
Time deposits, bank balances and cash	定期存款、銀行結餘及現金		1,007,116	1,252,740
			<b>1,960,538</b>	<b>1,769,746</b>
<b>Current liabilities</b>	<b>流動負債</b>			
Creditors and accruals	應付賬項及應計款項	32	76,677	65,376
Cash and margin payable	應付現金及保證金		3,645	–
Deposits and receipts in advance	按金及預先收取款項		205,262	232,464
Taxation payable	應付稅項		55,132	65,693
Borrowings – due within one year	借貸 – 一年內到期	33	320,572	1,965,842
Provisions	撥備	34	16,017	16,094
Amount due to a minority shareholder	欠負少數股東款項	37	–	230,586
			<b>677,305</b>	<b>2,576,055</b>
<b>Net current assets (liabilities)</b>	<b>流動資產(負債)淨值</b>		<b>1,283,233</b>	<b>(806,309)</b>
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>15,479,882</b>	<b>18,270,386</b>

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Non-current liabilities	非流動負債			
Borrowings – due after one year	借貸 – 一年後到期	33	4,332,463	2,368,993
Amounts due to associates	欠負聯營公司款項	35	20,169	13,119
Amounts due to minority shareholders	欠負少數股東款項	37	406,405	464,686
			4,759,037	2,846,798
Minority interests	少數股東權益		(296,407)	(262,574)
			11,017,252	15,686,162
Capital and reserves	股本及儲備			
Share capital	股本	38	229,415	238,254
Reserves	儲備		10,787,837	15,447,908
			11,017,252	15,686,162

The financial statements on pages 43 to 101 were approved and authorised for issue by the Board of Directors on 17th April, 2003 and are signed on its behalf by:

第 43 頁至第 101 頁之財務報表已獲董事會於二零零三年四月十七日批准及授權刊發，並由下列董事代表董事會簽署：

Thomas Lau, Luen-hung  
Director

劉鑾鴻  
董事

Joseph Lau, Luen-hung  
Director

劉鑾雄  
董事