

# FIVE YEAR FINANCIAL SUMMARY

## 五年財務摘要

161

In HK\$ thousand except otherwise indicated 港幣千元・特別註明除外

		Year ended 31st March 截至三月三十一日止財政年度				
		2003	2002	2001	2000	1999
<b>OPERATING RESULTS</b>	<b>經營業績</b>					
Turnover	營業總額	<b>1,846,717</b>	2,169,795	3,109,591	2,902,523	2,826,779
Operating (loss)/profit after finance costs	扣除融資成本後之經營(虧損)/盈利	<b>(179,659)<sup>(1)</sup></b>	69,316 <sup>(3)</sup>	35,185 <sup>(4)</sup>	58,545 <sup>(5)</sup>	3,503 <sup>(6)</sup>
Share of (losses less profits)/ profits less losses of jointly controlled entity and associated companies	應佔共同控制實體及聯號之(虧損減溢利)/溢利減虧損	<b>(26,860)<sup>(2)</sup></b>	119	4,013	3,159	(56,421) <sup>(7)</sup>
(Loss)/profit before taxation	除稅前(虧損)/溢利	<b>(206,519)</b>	69,435	39,198	61,704	(52,918)
Taxation	稅項	<b>5,416</b>	(21,990)	(15,163)	(15,866)	(12,131)
(Loss)/profit after taxation	除稅後(虧損)/溢利	<b>(201,103)</b>	47,445	24,035	45,838	(65,049)
Minority interests	少數股東權益	<b>(45,791)</b>	(54,991)	1,290	(1,565)	23,579
(Loss)/profit attributable to shareholders	股東應佔(虧損)/溢利	<b>(246,894)</b>	(7,546)	25,325	44,273	(41,470)
<b>ASSETS AND LIABILITIES</b>	<b>資產及負債</b>					
Total assets	總資產	<b>1,502,799</b>	1,844,566	2,070,555	2,172,569	2,069,742
Total liabilities	總負債	<b>(997,922)</b>	(1,107,614)	(1,292,501)	(1,391,252)	(1,309,727)
		<b>504,877</b>	736,952	778,054	781,317	760,015
<b>PER SHARE FIGURES</b> (Cents)	<b>每股數字</b> (仙)					
(Loss)/earnings per share	每股(虧損)/溢利	<b>(38.6)</b>	(1.2)	3.9	6.6	(6.2)
Dividend per share	每股股息	<b>0.0</b>	0.0	2.5	2.5	0.0
Cash flow from operation per share	每股業務現金流量	<b>(2.6)</b>	(10.8)	16.1	43.6	55.0
Net assets value per share	每股資產淨值	<b>68.9</b>	107.5	110.9	107.6	100.0
<b>FINANCIAL RATIO</b>	<b>財務比率</b>					
Pretax margin	除稅前之邊際利潤	<b>-9.7%</b>	3.2%	1.1%	2.0%	0.1%
Dividend payout ratio	派息比率	<b>0.0%</b>	0.0%	64.1%	37.9%	0.0%
Debt to capitalisation ratio	負債對資本比率	<b>0.3</b>	0.2	0.2	0.3	0.3
Return on average equity	平均股東權益回報率	<b>-43.8%</b>	-1.1%	3.6%	6.4%	-6.0%

**Notes:**

- (1) Includes a 'one off' provision of HK\$26 million for accrued staff leave and retirement benefits, and provisions for impairment in value of property assets portfolio, comprising HK\$127 million, HK\$20 million, and HK\$12 million respectively against Hsin Chong Center, Kwun Tong, Hong Kong, No. 3 Lockhart Road, Wanchai, Hong Kong and unsold stock of carpark property of a completed PSPS project in Tuen Mun, Hong Kong.
- (2) Includes HK\$15 million for equity share of provision for impairment in value of hotel property in Sai Wan, Hong Kong.
- (3) Includes HK\$22 million provision for impairment in value of the unsold stock of carpark property of a completed PSPS project in Tuen Mun, Hong Kong and HK\$10 million provision for impairment in value against an investment property at No. 3 Lockhart Road, Wanchai, Hong Kong.
- (4) Includes HK\$27 million provision for impairment in value of a property development project in Guangzhou.
- (5) Includes HK\$23 million provision for possible contractual disputes and claims in the foundation segment and HK\$7 million provision for impairment in value against a property under development in Tianjin.
- (6) Includes HK\$57 million provisions for impairment in value of three properties under development in Vietnam, Guangzhou and Tianjin.
- (7) Includes HK\$86 million provisions for impairment in value of two properties under development in Hong Kong.

**附註：**

- (1) 包括一筆「一次性」為累積員工假期及退休福利撥備港幣26,000,000元，及為物業資產組合作出之減值準備，包括就位於香港觀塘新昌中心及香港灣仔駱克道3號物業及於香港屯門居者有其屋已完成項目之尚未出售車位物業存貨之減值分別為港幣127,000,000元、港幣20,000,000元及港幣12,000,000元。
- (2) 包括對一項位於香港西環酒店物業之權益股份減值港幣15,000,000元。
- (3) 包括對位於香港屯門居者有其屋已完成項目之尚未出售車位物業存貨作出之減值準備港幣22,000,000元，及對位於香港灣仔駱克道3號之投資物業作出之減值準備港幣10,000,000元。
- (4) 包括對一項位於廣州之發展物業所提撥之減值準備港幣27,000,000元。
- (5) 包括地基工程業務因潛在之合約爭議及索償作出之撥備港幣23,000,000元，及對位於天津之發展中物業所提撥之減值準備港幣7,000,000元。
- (6) 包括對位於越南、廣州及天津三項發展中物業提撥之減值準備港幣57,000,000元。
- (7) 包括對兩項位於香港之發展中物業所提撥之減值準備港幣86,000,000元。