CONSOLIDATED BALANCE SHEET

綜合資產負債表

At 31st December, 2003

於二零零三年十二月三十一日

Property and other fixed assets 投資物業			Notes 附註	2003 HK\$'000 千港元	2002 HK\$'000 千港元
Property and other fixed assets	Non-current assets	非流動資產			
Properties held for development Property interests held for development Interests in associates Other asset 持作發展之物業權益 17 9,500 9,500 Other asset 其他資產 20 276,471 — Other asset 其他資產 270 270 Current assets 流動資產 270 270 Property under development for sale Properties held for sale Debtors, deposits and prepayments Taxation recoverable Bank balances and cash 遊收服項、接金及預付款項 21 — 125,000 Bank balances and cash 銀行結餘及現金 41,100 — 2 4,832 423 Taxation recoverable Bank balances and cash 施收賬項、接金及預付款項 22 4,832 423 423 47,870 11,152 93,804 136,575 11,152 93,804 136,575 11,152 93,804 136,575 14,261 3,986 5,330 5,30	Investment properties	投資物業	15	65,720	500
Property interests held for development Interests in associates	Property and other fixed assets	物業及其他固定資產	16	622	746
Interests in associates	Properties held for development	持作發展物業	17	9,500	9,500
Other asset 其他資產 270 270 Current assets 流動資產	Property interests held for development	持作發展之物業權益	18	197,551	_
Total assets 大物質性 大小型 大工 大列車 大小型 大小型 大列車 大列車 大列車 大列車 大列車 大列車 大列車	Interests in associates	聯營公司權益	20	276,471	_
Property under development for sale Property under development for sale Properties held for sal	Other asset	其他資產		270	270
Property under development for sale 容膜中待售物業				550,134	11,016
Properties held for sale 持作出售物業	Current assets	流動資產			
Debtors, deposits and prepayments Taxation recoverable Bank balances and cash 應收賬項、接金及預付款項 22 4,832 423 Bank balances and cash 期行結餘及現金 47,870 11,152 Current liabilities 流動負債 33,804 136,575 Current liabilities 應付股項及應計費用 23 3,903 5,330 Taxation payable 應付稅項 83 - Net current assets 流動資產淨值 89,818 131,245 Total assets less current liabilities 非流動負債 639,952 142,261 Non-current liabilities 非流動負債 5,300 45,100 Non-current liabilities 非流動負債 639,952 142,261 Non-current liabilities 非流動負債 639,952 142,261 Non-current liabilities 非流動負債 5,100 45,100 Advance from an associate 聯營公司學數數 25 11,889 - Borrowings – due after one year 貸款 — 一年後到期 26 - 22,000 Deferred taxation liabilities 上述稅項負債 27 101 - 57,090	Property under development for sale	發展中待售物業	21	_	125,000
Taxation recoverable Bank balances and cash 可收回稅項 2 — Bank balances and cash 銀行結餘及現金 47,870 11,152 93,804 136,575 Current liabilities 應付賬項及應計費用 23 3,903 5,330 Taxation payable 應付稅項 83 — Net current assets 流動資產淨值 89,818 131,245 Total assets less current liabilities 非流動負債 639,952 142,261 Non-current liabilities 非流動負債 57,090 45,100 Advance from minority shareholders of subsidiaries – due after one year Advance from an associate Borrowings – due after one year 負款 — 年後到期 24 45,100 45,100 Borrowings – due after one year Deferred taxation liabilities 遊延稅項負債 27 101 — 57,090 67,100 Minority interests 少數股東權益 (45,100) (45,100)	Properties held for sale	持作出售物業		41,100	_
Bank balances and cash 銀行結餘及現金 47,870 11,152	Debtors, deposits and prepayments	應收賬項、按金及預付款項	22	4,832	423
P3,804 136,575				2	_
Current liabilities 流動負債 Creditors and accruals 應付賬項及應計費用 23 3,903 5,330 Taxation payable 應付稅項 83 - Net current assets 流動資產淨值 89,818 131,245 Total assets less current liabilities 非流動負債 639,952 142,261 Non-current liabilities 非流動負債 Loans from minority shareholders of subsidiaries – due after one year Advance from an associate 貸款 — 年後到期 24 45,100 45,100 Advance from an associate 聯營公司墊款 25 11,889 — Borrowings – due after one year Deferred taxation liabilities 貸款 — 一年後到期 26 — 22,000 Deferred taxation liabilities 遞延稅項負債 27 101 — 57,090 67,100 Minority interests 少數股東權益 (45,100) (45,100)	Bank balances and cash	銀行結餘及現金		47,870	11,152
Creditors and accruals 應付稅項 23 3,903 5,330 Taxation payable 應付稅項 83 - Net current assets 流動資產淨值 89,818 131,245 Total assets less current liabilities 資產總值減流動負債 639,952 142,261 Non-current liabilities 非流動負債 以關公司少數股東 24 45,100 45,100 Advance from an associate 聯營公司墊款 25 11,889 - Borrowings – due after one year 貸款 – 一年後到期 26 - 22,000 Deferred taxation liabilities 遞延稅項負債 27 101 - Minority interests 少數股東權益 (45,100) (45,100)				93,804	136,575
Minority interests 應付稅項	Current liabilities	流動負債			
Net current assets 流動資產淨值 89,818 131,245	Creditors and accruals	應付賬項及應計費用	23	3,903	5,330
Net current assets 流動資產淨值 89,818 131,245 Total assets less current liabilities 資產總值減流動負債 639,952 142,261 Non-current liabilities 非流動負債 639,952 142,261 Non-current liabilities 非流動負債 ド屬公司少數股東 資款 — 年後到期 24 45,100 45,100 45,100 Advance from an associate 聯營公司墊款 25 11,889 — 22,000 Deferred taxation liabilities 遞延稅項負債 27 101 — 57,090 67,100 Minority interests 少數股東權益 (45,100) (45,100)	Taxation payable	應付稅項		83	
Total assets less current liabilities Non-current liabilities Loans from minority shareholders of subsidiaries – due after one year Advance from an associate Borrowings – due after one year 貸款 – 一年後到期 26 – 22,000 Deferred taxation liabilities 上述税項負債 27 101 – Minority interests 少數股東權益 (45,100) (45,100)				3,986	5,330
Non-current liabilities Loans from minority shareholders of subsidiaries – due after one year Advance from an associate 聯營公司墊款 25 11,889 — Borrowings – due after one year 貸款 – 一年後到期 26 — 22,000 Deferred taxation liabilities 遞延稅項負債 27 101 — 57,090 67,100 Minority interests 少數股東權益 (45,100) (45,100)	Net current assets	流動資產淨值		89,818	131,245
Loans from minority shareholders of subsidiaries – due after one year Advance from an associate Borrowings – due after one year Deferred taxation liabilities附屬公司少數股東 貸款 – 一年後到期 運運 運運 運運 少數股東權益24 25 25 25 25 26 27 	Total assets less current liabilities	資產總值減流動負債		639,952	142,261
Loans from minority shareholders of subsidiaries – due after one year Advance from an associate Borrowings – due after one year Deferred taxation liabilities附屬公司少數股東 貸款 – 一年後到期 運運 運運 運運 少數股東權益24 25 25 25 25 26 27 27 27 28 27 29 20 <br< td=""><td>Non-current liabilities</td><td>非流動負債</td><td></td><td></td><td></td></br<>	Non-current liabilities	非流動負債			
Advance from an associate 聯營公司墊款 25 11,889 — Borrowings – due after one year 貸款 – 一年後到期 26 — 22,000 Deferred taxation liabilities 遞延稅項負債 27 101 — 57,090 67,100 Minority interests 少數股東權益 (45,100) (45,100)	Loans from minority shareholders of	附屬公司少數股東			
Borrowings – due after one year 貸款 – 一年後到期 26 — 22,000 Deferred taxation liabilities 遞延稅項負債 27 101 —	subsidiaries – due after one year	貸款 - 一年後到期	24	45,100	45,100
Deferred taxation liabilities 遞延稅項負債 27 101 — 57,090 67,100 Minority interests 少數股東權益 (45,100) (45,100)	Advance from an associate	聯營公司墊款	25	11,889	_
57,090 67,100	Borrowings – due after one year	貸款 - 一年後到期	26	_	22,000
Minority interests 少數股東權益 (45,100) (45,100)	Deferred taxation liabilities	遞延稅項負債	27	101	
				57,090	67,100
627,962 120,261	Minority interests	少數股東權益		(45,100)	(45,100)
				627,962	120,261







CONSOLIDATED BALANCE SHEET

At 31st December, 2003

綜合資產負債表

於二零零三年十二月三十一日

		Notes 附註	2003 HK\$'000 千港元	2002 HK\$'000 千港元
Capital and reserves	股本及儲備			
Share capital	股本	28	2,823	297,131
Reserves	儲備	29	625,139	(176,870)
			627,962	120,261

The financial statements on pages 42 to 89 were approved and authorised for issue by the Board of Directors on 23rd March, 2004 and are signed on its behalf by:

第 42 頁至第 89 頁之財務報表於二零零四年 三月二十三日獲董事會批准及授權刊發,並 由下列董事代表簽署:

Thomas Lau, Luen-hung劉鑾鴻Joseph Lau, Luen-hung劉鑾雄Director董事Director董事