經審核

簡明綜合資產負債表

於二零零四年六月三十日

CONDENSED CONSOLIDATED BALANCE SHEET

未經審核

AS AT 30TH JUNE 2004

		附註 Note	二零零四年 六月三十日十 Unaudited 30th June 3 2004 千港元 HK\$'000	二零零三年 一二月三十一日 Audited s1st December 2003 千港元 HK\$'000
非流動資產 物業及設備	Non-current assets Properties and equipment	9	36,279	39,163
投資物業 持作長期投資之	Investment properties Properties under development	10	2,688,130	2,558,124
發展中物業 待發展土地	for long-term investment Land pending development	10 10	1,318,967	1,515,985 581,016
於聯營公司之投資	Investments in associates	10	376,050 449	770
於共同控制實體之投資	Investment in a jointly controlled entity	11	241,225	141,124
商譽	Goodwill		8,229	4,072
非流動資產總值	Total non-current assets		4,669,329	4,840,254
流動資產 可供出售之發展中物業	Current assets Properties under development			
可供出售之已落成物業	for sale Completed properties for sale	10 10	4,039,754 1,029,700	3,417,222 940,580
應收賬款	Accounts receivable	12	374,430	309,204
應收關連公司之款項	Due from related companies	2	2,119	3,138
預付款項、按金及 其他流動資產	Prepayments, deposits and other current assets		202,446	169,561
證券投資	Investment in securities		3,494	4,492
已抵押/押記銀行存款 現金及其他銀行存款	Pledged/charged bank deposits Other cash and bank deposits	13 13	304,981 141,768	309,732 350,247
流動資產總值	Total current assets		6,098,692	5,504,176
流動負債	Current liabilities		(, , , , , , , , , , , , , , , , , , ,	(4.555.545)
短期銀行貸款 長期銀行貸款,	Short-term bank loans Long-term bank loans,	14	(1,048,854)	(1,092,510)
短期部份	current portion	15	(978,554)	(291,583)
應付賬款及票據 應付土地出讓金,	Accounts and bills payable Land premium payable,	16	(965,302)	(1,373,229)
短期部份	current portion		(165,806)	(65,430)
遞延收入,短期部份 延提费 B B B B B B B B B B B B B B B B B B B	Deferred income, current portion	17	(522,267)	(481,056)
預提費用及其他應付款項 應付一間聯營公司之款項		2	(427,720) (1,982)	(406,793) (2,226)
應付董事之款項	Due to directors	2	(3,073)	(1,922)
應付關連公司之款項 應付一間共同	Due to related companies	2	(147,257)	(215,732)
應內一间共同 控制實體之款項 應付税項	Due to a jointly controlled entity Taxation payable	2	(242,690) (165,474)	(185,347) (188,682)
流動負債總值	Total current liabilities		(4,668,979)	(4,304,510)
流動資產淨值	Net current assets		1,429,713	1,199,666
總資產減流動負債	Total assets less current liabilities		6,099,042	6,039,920

未經審核

六月三十日 十二月三十一日

二零零四年

經審核

二零零三年

非流動負債

長期銀行貸款,

非短期部份

非短期部份

遞延税項

非流動負債總值

資金來源:

股本

儲備

股東權益

少數股東權益

應付土地出讓金,

應付一名董事之款項

應付最終控股公司之款項

遞延收入, 非短期部份

Non-current liabilities

Due to a director

Deferred income,

Deferred taxation

Financed by:

Share capital

Shareholders' equity

Minority interests

Reserves

Long-term bank loans,

non-current portion

Land premium payable,

non-current portion

non-current portion

Total non-current liabilities

Due to ultimate holding company

	Unaudited 30th June	Audited 31st December
	2004	2003
附註	千港元	千港元
Note	HK\$'000	HK\$'000
15	(1,466,882)	(1,662,224)
	(11,675)	(11,847)
2	(10,000)	(10,000)
2	(32,000)	(32,000)
17	(51,271)	(53,934)
18	(1,105,484)	(1,052,052)
	(2,677,312)	(2,822,057)
	3,421,730	3,217,863
19	100,300	100,200
21	2,777,420	2,594,178
	2,877,720	2,694,378

544,010

3,421,730

523,485

3,217,863

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