

# CONSOLIDATED BALANCE SHEET

At 31st December, 1999

			1999 HK\$'000 千港元	1998 HK\$'000 千港元
	Notes			
	附註			
<b>Non-current assets</b>		<b>非流動資產</b>		
Property, plant and equipment	16	物業、廠房及設備	130,359	169,788
Investment properties	17	投資物業	13,384,361	12,982,109
Properties under development	18	發展中物業	1,974,189	1,968,395
Interests in associates	20	聯營公司權益	2,579,247	2,796,624
Investments in securities	21	證券投資	57,947	61,815
Other assets		其他資產	23,736	23,736
Long-term loans receivable	22	應收長期貸款	446,704	446,897
Pledged deposits		抵押存款	27,409	34,512
			<b>18,623,952</b>	<b>18,483,876</b>
<b>Current assets</b>		<b>流動資產</b>		
Investments in securities	21	證券投資	1,538	25,069
Stock of unsold properties		未出售物業存貨	48,018	48,018
Debtors, deposits and prepayments		應收賬項、按金 及預付款項	399,324	460,426
Amount due from an associate	23	聯營公司欠款	27,604	27,604
Loans and advances		貸款及墊款	92,407	932,493
Current portion of long-term loans receivable	22	應收長期貸款 即期部分	115	294
Taxation recoverable		可收回稅項	16,877	24,702
Time deposits, cash and bank balances		定期存款、現金 及銀行結餘	1,360,596	605,216
			<b>1,946,479</b>	<b>2,123,822</b>
<b>Current liabilities</b>		<b>流動負債</b>		
Creditors, accruals and provisions		應付賬項、應計款項 及撥備	104,789	121,330
Deposits and receipts in advance		按金及預先收取款項	184,079	198,682
Taxation payable		應付稅項	108,670	109,370
Other loans, secured		其他貸款，有抵押	-	60,000
Current portion of long-term secured bank loans		長期有抵押銀行貸款 即期部分	64,400	182,349
Bank loans and overdrafts		銀行貸款及透支		
– secured		– 有抵押	555,140	524,683
– unsecured		– 無抵押	292,923	-
			<b>1,310,001</b>	<b>1,196,414</b>
<b>Net current assets</b>		<b>流動資產淨值</b>	<b>636,478</b>	<b>927,408</b>
<b>Total assets less current liabilities carried forward</b>		<b>總資產減 流動負債結轉</b>	<b>19,260,430</b>	<b>19,411,284</b>

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		Notes 附註	1999 HK\$'000 千港元	1998 HK\$'000 千港元
Total assets less current liabilities brought forward	總資產減流動負債 承前結轉		19,260,430	19,411,284
Non-current liabilities	非流動負債			
Long-term borrowings	長期借貸	24	2,924,800	3,275,650
Advances from associates	聯營公司墊款	26	10,650	9,913
			2,935,450	3,285,563
Minority interests	少數股東權益	27	391,105	407,096
			15,933,875	15,718,625
Capital and reserves	資金及儲備			
Share capital	股本	28	208,130	191,320
Reserves	儲備	30	15,725,745	15,527,305
			15,933,875	15,718,625

The financial statements on pages 48 to 95 were approved by the Board of Directors on 27th April, 2000 and are signed on its behalf by:

第48至第95頁之財務報表已獲董事會於二零零零年四月二十七日批准，並由下列董事代表董事會簽署：

**Thomas Lau, Luen-hung 劉鑾鴻**  
Director 董事

**Joseph Lau, Luen-hung 劉鑾雄**  
Director 董事