

Consolidated Balance Sheet

At 31st December, 2004

綜合資產負債表

於二零零四年十二月三十一日

			2004	2003
	NOTES		HK\$'000	HK\$'000
	附註		千港元	千港元
Non-current assets		非流動資產		
Investment properties	16	投資物業	19,687,480	16,309,330
Property and other fixed assets	17	物業及其他固定資產	32,939	43,971
Properties under development	18	發展中物業	10,250	149,656
Property interests held for future development	19	持作日後發展之物業權益	-	70,954
Intangible assets	20	無形資產	1,131	1,508
Goodwill	21	商譽	7,702	10,269
Negative goodwill	22	負值商譽	(191,028)	(225,193)
Interests in associates	24	聯營公司權益	1,814,058	1,610,171
Interests in jointly controlled entities	25	共同控制機構權益	-	768
Investments in securities	26	證券投資	317,270	1,019,352
Advance to an investee company	27	墊付接受投資公司款項	6,086	154,393
Other assets	28	其他資產	15,951	15,951
Loans receivable, due after one year	29	應收貸款—一年後到期	11,143	21,708
Deferred tax assets	38	遞延稅項資產	73,425	97,976
Pledged deposits	43	抵押存款	67,001	94,937
			21,853,408	19,375,751
Current assets		流動資產		
Investments in securities	26	證券投資	1,622,839	1,014,670
Properties under development	18	發展中物業	877,012	604,735
Properties held for sale		持作出售物業	36,525	340,085
Loans receivable, due within one year	29	應收貸款—一年內到期	2,821	1,238
Debtors, deposits and prepayments	30	應收賬項、按金及預付款項	76,459	120,748
Securities receivable and deposits		應收證券及存款	24,994	43,235
United States currency forward contracts	44(b)	美國貨幣遠期合約	1,018	6,905
United States currency treasury bills	31	美國貨幣國庫券	526,613	606,804
Tax recoverable		可收回稅項	2,590	4,638
Pledged deposits	43	抵押存款	62,459	357
Cash held by stakeholders		保證金保存人持有之現金	-	53,370
Time deposits, bank balances and cash		定期存款、銀行結餘及現金	1,196,018	226,439
			4,429,348	3,023,224

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		NOTES	2004	2003
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			千港元	千港元
Current liabilities	流動負債			
Creditors and accruals	應付賬項及應計款項	32	62,937	85,196
Cash and margin payable	應付現金及保證金		15,347	36,031
Forward sales deposits received	已收預售按金		–	280,065
Deposits and receipts in advance	按金及預先收取款項		225,161	231,858
Tax liabilities	稅項負債		57,858	54,165
Obligations under finance leases	財務租約承擔	33	–	971
Borrowings - due within one year	借貸—一年內到期	34	2,283,161	2,243,794
Provisions	撥備	35	24,444	16,017
			2,668,908	2,948,097
Net current assets	流動資產淨值		1,760,440	75,127
Total assets less current liabilities	總資產減流動負債		23,613,848	19,450,878
Non-current liabilities	非流動負債			
Borrowings - due after one year	借貸—一年後到期	34	4,769,648	4,808,170
Amounts due to associates	欠負聯營公司款項	36	26,646	20,646
Amounts due to minority shareholders	欠負少數股東款項	36	373,878	371,741
Deferred tax liabilities	遞延稅項負債	38	42,437	35,774
			5,212,609	5,236,331
Minority interests	少數股東權益		(84,539)	(153,069)
			18,485,778	14,367,616
Capital and reserves	股本及儲備			
Share capital	股本	39	203,021	216,390
Reserves	儲備		18,282,757	14,151,226
			18,485,778	14,367,616

The financial statements on pages 47 to 113 were approved and authorised for issue by the Board of Directors on 11th April, 2005 and are signed on its behalf by:

第47頁至第113頁之財務報表已獲董事會於二零零五年四月十一日批准及授權刊發，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