

綜合資產負債表 CONSOLIDATED BALANCE SHEET

31 March 2003 二零零三年三月三十一日

| | | | 二零零三年 2003 千港元 HK\$'000 | 二零零二年 2002 千港元 HK\$'000 (重列) (Restated) |
|--------------------|-------------|--|----------------------------------|--|
| | 附註 Notes | | | |
| 非流動資產 | | NON-CURRENT ASSETS | | |
| 固定資產 | 14 | Fixed assets | 232,581 | 308,601 |
| 投資物業 | 15 | Investment properties | 861,870 | 845,320 |
| 發展中物業 | 16 | Properties under development | 132,095 | — |
| 一項發展中物業 之已付定金 | 17 | Deposit paid for a property under development | — | 71,807 |
| 聯營公司權益 | 19 | Interests in associates | 229 | 288 |
| 商譽： | | Goodwill: | | |
| 商譽 | 20 | Goodwill | 1,740 | 2,771 |
| 負商譽 | 20 | Negative goodwill | (31,927) | (35,720) |
| 其他資產 | | Other assets | 2,249 | 2,249 |
| | | | <u>1,198,837</u> | <u>1,195,316</u> |
| 流動資產 | | CURRENT ASSETS | | |
| 短期投資 | 21 | Short term investments | 174 | 167 |
| 存貨 | 22 | Inventories | 10,450 | 10,358 |
| 持有供銷售之物業 | 23 | Properties held for sale | 22,529 | 27,546 |
| 發展中物業 | 16 | Properties under development | — | 55,215 |
| 客戶有關合約 工程之欠款 | 24 | Amounts due from customers for contract works | 79,415 | 31,290 |
| 一名關連人士之欠款 | 25 | Amount due from a related party | 908 | 838 |
| 應收貿易賬款 | 26 | Trade receivables | 242,113 | 363,197 |
| 其他應收賬款、 預付款項及定金 | | Other receivables, prepayments and deposits | 21,554 | 20,672 |
| 預繳稅項 | | Tax prepaid | 1,520 | — |
| 定期存款 | | Time deposits | 35,735 | 15,458 |
| 現金及銀行結存 | | Cash and bank balances | 105,169 | 143,207 |
| | | | <u>519,567</u> | <u>667,948</u> |

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|----------------------|--|-------|----------------------------------|--|
| 流動負債 | CURRENT LIABILITIES | | | |
| 應付票據 | Bills payable | | — | 707 |
| 應付貿易賬款及應計款項 | Trade payables and accruals | 27 | 164,185 | 190,009 |
| 其他應付款項、 已收定金及預收款項 | Other payables, deposits received and receipts in advance | | 25,008 | 25,368 |
| 欠客戶有關 合約工程之款項 | Amounts due to customers for contract works | 24 | 16,087 | 38,274 |
| 附息貸款及借款 | Interest-bearing loans and borrowings | 28 | 152,110 | 318,944 |
| 應付稅項 | Tax payable | | 5,933 | 5,504 |
| | | | <u>363,323</u> | <u>578,806</u> |
| 流動資產淨值 | NET CURRENT ASSETS | | <u>156,244</u> | <u>89,142</u> |
| 總資產減流動負債 | TOTAL ASSETS LESS CURRENT LIABILITIES | | <u>1,355,081</u> | <u>1,284,458</u> |
| 非流動負債 | NON-CURRENT LIABILITIES | | | |
| 附息銀行貸款及 其他借款 | Interest-bearing bank loans and other borrowings | 29 | 173,972 | 136,242 |
| 應付融資租約之 長期部份 | Long term portion of finance lease payables | 30 | 6,108 | 15,134 |
| 遞延稅項 | Deferred tax | 31 | 13,125 | 12,000 |
| | | | <u>193,205</u> | <u>163,376</u> |
| | | | <u>1,161,876</u> | <u>1,121,082</u> |
| 資本及儲備 | CAPITAL AND RESERVES | | | |
| 已發行股本 | Issued capital | 32 | 73,186 | 73,186 |
| 儲備 | Reserves | 34(a) | 573,898 | 558,525 |
| 擬派末期股息 | Proposed final dividend | 12 | — | 2,927 |
| | | | <u>647,084</u> | <u>634,638</u> |
| 少數股東權益 | MINORITY INTERESTS | | <u>514,792</u> | <u>486,444</u> |
| | | | <u>1,161,876</u> | <u>1,121,082</u> |

馮潮澤
FUNG Chiu Chak, Victor
董事
Director

郭敏慧
Jennifer KWOK
董事
Director