

# 綜合資產負債表

## CONSOLIDATED BALANCE SHEET

31 March 2001 二零零一年三月三十一日

|                      |             |  | 二零零一年<br>2001<br>千港元<br>HK\$'000 | 二零零零年<br>2000<br>千港元<br>HK\$'000 |
|----------------------|-------------|--|----------------------------------|----------------------------------|
|                      | 附註<br>Notes |  |                                  |                                  |
| <b>非流動資產</b>         |             | <b>NON-CURRENT ASSETS</b>                                    |                                  |                                  |
| 固定資產                 | 12          | Fixed assets   | 351,243                          | 349,760                          |
| 投資物業                 | 13          | Investment properties  | 843,880                          | 899,100                          |
| 發展中物業                | 14          | Properties under development                                 | 52,935                           | 37,427                           |
| 聯營公司權益               | 16          | Interests in associates                                      | 750                              | 735                              |
| 商譽                   | 17          | Goodwill   | 8,353                            | 10,602                           |
| 就購買機器已付之按金           |             | Deposit paid for the purchase<br>of machinery                | –                                | 3,506                            |
| 其他資產                 |             | Other assets   | 2,049                            | 1,779                            |
|                      |             |  | <u>1,259,210</u>                 | <u>1,302,909</u>                 |
| <b>流動資產</b>          |             | <b>CURRENT ASSETS</b>  |                                  |                                  |
| 短期投資                 | 18          | Short term investments                                       | 119                              | –                                |
| 存貨                   | 19          | Inventories  | 8,666                            | 11,469                           |
| 持有供銷售之物業             | 20          | Properties held for sale                                     | 41,912                           | 85,603                           |
| 客戶有關合約工程之欠款          | 21          | Amounts due from customers<br>for contract work              | 54,594                           | 21,638                           |
| 一名關連人士之欠款            | 22          | Amount due from a related party                              | 766                              | 678                              |
| 應收貿易賬款               | 23          | Trade receivables  | 266,185                          | 241,528                          |
| 其他應收賬款、<br>預付款項及按金   |             | Other receivables, prepayments<br>and deposits               | 13,100                           | 13,847                           |
| 預繳稅項                 |             | Tax prepaid  | 890                              | 1,258                            |
| 定期存款                 |             | Time deposits  | 22,138                           | 32,864                           |
| 現金及銀行結存              |             | Cash and bank balances                                       | 52,926                           | 67,891                           |
|                      |             |  | <u>461,296</u>                   | <u>476,776</u>                   |
| <b>流動負債</b>          |             | <b>CURRENT LIABILITIES</b>                                   |                                  |                                  |
| 應付票據                 |             | Bills payable  | 930                              | 520                              |
| 應付貿易賬款及應計項目          | 24          | Trade payables and accruals                                  | 162,337                          | 144,017                          |
| 其他應付款項、<br>已收按金及預收款項 |             | Other payables, deposits received<br>and receipts in advance | 28,057                           | 35,221                           |
| 欠客戶有關合約工程之款項         | 21          | Amounts due to customers for<br>contract work                | 30,155                           | 31,817                           |
| 欠一名關連人士之款項           | 22          | Amount due to a related party                                | –                                | 109                              |
| 附有利息之貸款及借款           | 25          | Interest-bearing loans and borrowings                        | 197,499                          | 238,871                          |
| 應付稅項                 |             | Tax payable  | 4,511                            | 1,803                            |
|                      |             |  | <u>423,489</u>                   | <u>452,358</u>                   |

# 綜合資產負債表

## CONSOLIDATED BALANCE SHEET

31 March 2001 二零零一年三月三十一日

|                 |  |             | 二零零一年<br>2001<br>千港元<br>HK\$'000 | 二零零零年<br>2000<br>千港元<br>HK\$'000 |
|-----------------|--|-------------|----------------------------------|----------------------------------|
|                 |  | 附註<br>Notes |                                  |                                  |
| <b>流動資產淨值</b>   | <b>NET CURRENT ASSETS</b>                        |             | <u>37,807</u>                    | <u>24,418</u>                    |
| <b>總資產減流動負債</b> | <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>     |             | <u>1,297,017</u>                 | <u>1,327,327</u>                 |
| <b>非流動負債</b>    | <b>NON-CURRENT LIABILITIES</b>                   |             |                                  |                                  |
| 附息銀行貸款及其他借款     | Interest-bearing bank loans and other borrowings | 26          | 143,032                          | 47,578                           |
| 應付融資租約之長期部份     | Long term portion of finance lease payables      | 27          | 19,466                           | 2,675                            |
| 可換股票據           | Convertible notes                                | 28          | –                                | 72,094                           |
| 遞延稅項            | Deferred tax                                     | 29          | 8,635                            | 10,435                           |
|                 |  |             | <u>171,133</u>                   | <u>132,782</u>                   |
|                 |  |             | <u>1,125,884</u>                 | <u>1,194,545</u>                 |
| <b>資本及儲備</b>    | <b>CAPITAL AND RESERVES</b>                      |             |                                  |                                  |
| 已發行股本           | Issued capital                                   | 30          | 73,186                           | 73,186                           |
| 儲備              | Reserves   | 31          | 607,859                          | 608,379                          |
| 累計虧損            | Accumulated losses                               | 32          | (19,660)                         | (11,594)                         |
|                 |  |             | <u>661,385</u>                   | <u>669,971</u>                   |
| <b>少數股東權益</b>   | <b>MINORITY INTERESTS</b>                        |             | <u>464,499</u>                   | <u>524,574</u>                   |
|                 |  |             | <u>1,125,884</u>                 | <u>1,194,545</u>                 |

馮潮澤  
董事

郭敏慧  
董事

Fung Chiu Chak, Victor  
Director

Kwok Jennifer  
Director