

As of 31st December, 1999 (Expressed in Hong Kong dollars)  
於一九九九年十二月三十一日 (以港元為單位)

	Notes	Consolidated		Company	
		1999	1998	1999	1998
	附註	\$'000	\$'000	\$'000	\$'000
		千元	千元	千元	千元
			(附註29)		(附註29)
<b>ASSETS 資產</b>					
<b>Non-current assets 非流動資產</b>					
Property, plant and equipment 物業、廠房及設備	11	13,235	12,237	–	–
Investment properties 投資物業	12	865,000	364,000	–	–
Properties under development for long-term investment 持作長期投資的發展中物業	13	623,560	420,923	–	–
Investment in subsidiaries 於附屬公司的投資	14	–	–	617,918	423,758
Investment in an associated company 於聯營公司的投資	15	6,625	5,868	–	–
Investment in a jointly controlled entity 於共同控制實體的投資	16	160,841	66,074	–	–
		1,669,261	869,102	617,918	423,758
<b>Current assets 流動資產</b>					
Cash and bank balances 現金及銀行結存	17.a	224,789	444,169	110,266	308,835
Properties under development for sale 可供出售之發展中物業	17.b	835,030	712,017	–	–
Completed properties for sale 可供出售之已落成物業	17.c	316,799	15,890	–	–
Accounts receivable 應收賬款		465,664	448,603	–	–
Prepayments and other assets 預付款項及其他資產		20,622	22,942	358	358
Amounts due from related companies 應收關連公司款項	17.d	752	–	–	–
Amounts due from joint venture partners 應收合營夥伴款項	17.e	5,245	53,738	–	–
Dividends receivable 應收股息		–	–	50,000	120,000
		1,868,901	1,697,359	160,624	429,193
<b>Total assets 總資產</b>		<b>3,538,162</b>	<b>2,566,461</b>	<b>778,542</b>	<b>852,951</b>

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<b>EQUITY AND LIABILITIES 權益及負債</b>					
<b>Capital and reserves 股本及儲備</b>					
Issued capital 已發行股本	21	100,000	100,000	100,000	100,000
Reserves 儲備	22	1,579,630	1,127,278	627,765	632,722
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Shareholders' equity 股東股本		1,679,630	1,227,278	727,765	732,722
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Minority interests 少數股東權益		55,726	38,402	-	-
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<b>Non-current liabilities 非流動負債</b>					
Long-term bank loans 長期銀行貸款	19	224,298	-	-	-
Land premium payable 應付土地出讓金		-	98,970	-	-
Deferred taxation 遞延稅項	20	481,779	300,227	-	-
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		706,077	399,197	-	-
.....					
<b>Current Liabilities 流動負債</b>					
Short-term bank loans 短期銀行貸款	18.a	297,197	128,972	-	-
Accounts payable 應付賬款		183,162	164,077	-	-
Bills payable 應付票據		26,916	36,449	-	-
Land premium payable 應付土地出讓金		289,985	204,662	-	-
Other payable and accruals 其他應付款項及預提費用		177,373	147,213	777	229
Amounts due to related parties 應付關連人士款項	18.b	5,352	6,808	-	-
Amounts due to joint venture partners 應付合營夥伴款項	18.c	50,608	69,095	-	-
Amounts due to directors 應付董事款項	18.d	4,526	6,631	-	-
Dividends payable 應付股息		50,000	120,000	50,000	120,000
Taxation 稅項		11,610	17,677	-	-
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		1,096,729	901,584	50,777	120,229
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Total equity and liabilities 總權益及負債		3,538,162	2,566,461	778,542	852,951

Approved by the Board of Directors on 8th May, 2000:

Chu Mang Yee  
朱孟依  
Director  
董事

董事會於二零零零年五月八日批准：

Au Yeung Fu, Anthony  
歐陽富  
Director  
董事