(十八)貸款及其他賬項

18 Advances and other accounts

甲、	貸款	及其	他賬項
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(a) Advances and other accounts

R W X X IC IX X	(u) Manages and other accounts	本集團 The Group		The Group The Ba			
		2004 HK\$'000	2003 HK\$'000	2004 HK\$'000	2003 HK\$'000		
客戶貸款	Advances to customers Provision for bad and	31,143,988	29,261,926	30,797,642	28,905,664		
呆壞賬準備[註釋(十九)] - 一般 - 特殊	doubtful debts (note 19) - General - Specific	(367,628) (92,861)		. , ,	(437,033) (194,195)		
		30,683,499	28,614,188	30,357,833	28,274,436		
同業貸款	Advances to banks and other financial institutions	208,807	50,000	178,807			
應計利息	Accrued interest Provision for bad and	176,882	163,319	171,907	162,351		
呆壞賬準備[註釋(十九)] - 特殊	doubtful debts (note 19) – Specific	(771)	(1,571)	(677)	(1,564)		
		176,111	161,748	171,230	160,787		
其他賬項	Other accounts Provision for bad and	1,237,020	1,224,559	1,044,851	860,366		
呆壞賬準備[註釋(十九)] - 一般 - 特殊	doubtful debts (note 19) – General – Specific	(1,395) (883)		(640)	(981)		
		1,234,742	1,221,863	1,044,211	859,385		
遞延稅項資產[註釋(二十七)]	Deferred tax assets (note 27)	21,669	33,360	20,920	32,352		
		32,324,828	30,081,159	31,773,001	29,326,960		

乙、融資租賃及租購合約

(b) Finance leases and hire purchase contracts

客戶貸款內包括融資租賃及租 購合約之投資,其分析如下:

Advances to customers include investment in finance lease receivables and hire purchase contracts, analysed as follows: $\pmb{ \pmb{ \text{ Δ} } } \pmb{ \text{ Φ} } \pmb{ \text{ }} \pmb{ \text{ }}$

		The G	From
		2004	2003
		HK\$'000	HK\$'000
應收投資總額	Gross investment, receivable		
- 一年內	 Not later than one year 	184,179	178,503
- 一年以上至五年	 Later than one year and not later than five years 	174,189	173,261
- 五年以上	 Later than five years 	2,374	11,221
		360,742	362,985
未賺取之財務收入	Unearned finance income	(24,915)	(26,951)
投資淨額	Net investment	335,827	336,034

(十八)貸款及其他賬項(續)

18 Advances and other accounts (continued)

乙、融資租賃及租購合約(續)

(b) Finance leases and hire purchase contracts (continued)

融資租賃及租購合約之投資 淨額分析如下: The net investment in finance lease receivables and hire purchase contracts is analysed as follows:

本集團 The Group

2004 HK\$'000	2003 HK\$'000
168,666	162,144
five years 164,844	163,149
2,317	10,741
335,827	336,034
f	HK\$'000 168,666 164,844 2,317

上述融資租賃及租購合約之投 資總額並無包括不受保證之剩 餘價值(二〇〇三年為零)。

包括在呆壞賬準備金內為不可收回融資租賃及租購合約之準備金總額為港幣一千八百二十九萬元(二〇〇三年為港幣一千五百三十萬零七千

No unguaranteed residual values were included in the gross investment in finance lease receivables and hire purchase contracts above (2003: Nil).

The allowance for uncollectible finance lease receivables and hire purchase contracts included in the provision for bad and doubtful debts amounted to HK\$18,290,000 (2003: HK\$15,307,000).

丙、不履行貸款

元)。

一年內 一年以上至 五年以上

不履行貸款總額是已記入利 息暫記賬或已停止累計利息 之貸款,其分析如下:

(c) Non-performing loans

The gross amount of non-performing loans, which represents advances on which interest is being placed in suspense or on which interest accrual has ceased, is analysed as follows:

客戶貸款

		Advances to customers				
		本集團本			行	
		The C	Froup	The 1	Bank	
		2004	2003	2004	2003	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	
不履行貸款	Non-performing loans	258,067	728,822	228,297	671,345	
儿盘已经快快搬去了八儿	Percentage of total advances to	0.020/	2 400/	0.740/	2 220/	
佔客戶貸款總額之百分比	customers	0.83%	2.49%	0.74%	2.32%	
	Specific provisions made in					
對上述貸款提撥之特殊準備	respect of such advances	91,263	189,179	77,681	179,210	
暫記利息金額	Amount of interest in suspense	23,548	42,982	22,465	40,812	

於二〇〇四年十二月三十一 日及二〇〇三年十二月三十 一日,同業貸款中並無不履 行貸款。 At 31 December 2004 and 31 December 2003, there were no non-performing loans in respect of advances to banks and other financial institutions.

上述特殊準備已考慮有關貸款之抵押品價值。

The above specific provisions were made after taking into account the value of collateral in respect of such advances.

(十九)呆壞賬準備 19 Provision for bad and doubtful debts

本集團	The Group	特殊準備 Specific provision HK\$'000	一般準備 General provision HK\$'000	合計 Total HK\$'000	暫記利息 Suspended interest HK\$'000
二〇〇四年	2004	1111¢ 000	11114 UUU	2224 000	2224 000
一月一日 年內撤除 收回往年已撤除之	At 1 January Amounts written off Recoveries of advances written	207,022 (83,691)	445,471 -	652,493 (83,691)	42,982 (14,235)
貸款[註釋(六)] 撥回損益賬[註釋(六)] 年內暫記利息	off in previous years (note 6) Credit to profit and loss account (note 6) Interest suspended during the year	9,128 (37,944)	(75,946)	9,128 (113,890)	- 19,350
收回暫記利息	Suspended interest recovered Exchange difference and other	_	-	-	(24,549)
匯率差額及其他調整	adjustments		44		
十二月三十一日	At 31 December	94,515	369,569	464,084	23,548
於下列賬項內扣除: 商業票據[註釋(十四)] 客戶貸款[註釋(十八)] 應計利息[註釋(十八)] 其他賬項[註釋(十八)]	Deducted from: Trade bills (note 14) Advances to customers (note 18) Accrued interest (note 18) Other accounts (note 18)	92,861 771 883	546 367,628 - 1,395	546 460,489 771 2,278	
		94,515	369,569	464,084	
二〇〇三年	2003				
一月一日	At 1 January	260,553	454,689	715,242	42,991
年內撇除 收回往年已撇除之	Amounts written off Recoveries of advances written	(138,514)	_	(138,514)	(9,278)
貸款[註釋(六)] 支取/(撥回)損益賬	off in previous years (note 6) Charge/(credit) to profit and loss	8,660	_	8,660	_
[註釋(六)]	account (note 6)	76,323	(9,201)	67,122	_
年內暫記利息 收回暫記利息	Interest suspended during the year Suspended interest recovered Exchange difference and other	_	_	_	32,880 (23,611)
匯率差額及其他調整	adjustments		(17)	(17)	
十二月三十一日	At 31 December	207,022	445,471	652,493	42,982
於下列賬項內扣除: 商業票據[註釋(十四)] 客戶貸款[註釋(十八)] 應計利息[註釋(十八)] 其他賬項[註釋(十八)]	Deducted from: Trade bills (note 14) Advances to customers (note 18) Accrued interest (note 18) Other accounts (note 18)	204,205 1,571 1,246 207,022	488 443,533 - 1,450 - 445,471	488 647,738 1,571 2,696 652,493	

(十九)呆壞脹準備(續) 19 Provision for bad and doubtful debts (continued)

本行	The Bank				
		特殊準備 Specific provision	一般準備 General provision	合計 Total	暫記利息 Suspended interest
二〇〇四年	2004	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	A. 1 T	106 740	425 521	(24.261	40.012
一月一日 年內撇除	At 1 January Amounts written off	196,740 (79,995)	437,521	634,261 (79,995)	40,812 (14,235)
	Recoveries of advances written				
收回往年已撇除之貸款 撥回損益賬	off in previous years Credit to profit and loss account	8,916 (46,663)	- (74,891)	8,916 (121,554)	_
年內暫記利息	Interest suspended during the year	(40,003)	(74,071)	(121,554)	15,529
收回暫記利息	Suspended interest recovered	_	_	_	(19,641)
匯率差額及其他調整	Exchange difference and other adjustments	_	44	44	_
	v				
十二月三十一日	At 31 December	78,998	362,674	441,672	22,465
於下列賬項內扣除:	Deducted from:				
商業票據[註釋(十四)]	Trade bills (note 14)	_	546	546	
客戶貸款[註釋(十八)]	Advances to customers (note 18)	77,681	362,128	439,809	
應計利息[註釋(十八)] 其他賬項[註釋(十八)]	Accrued interest (note 18) Other accounts (note 18)	677 640	_	677 640	
共吧欺负[正符(1/7)]	Other accounts (note 18)				
		78,998	362,674	441,672	
-00-4	2002				
二〇〇三年	2003				
一月一日	At 1 January	244,584	448,189	692,773	41,431
年內撇除	Amounts written off	(122,630)	_	(122,630)	(8,381)
ルロケケコ₩ルヘムゲギ	Recoveries of advances written	0.656		0.656	
收回往年已撇除之貸款	off in previous years Charge/(credit) to profit and loss	8,656	_	8,656	_
支取/(撥回)損益賬	account	66,130	(10,651)	55,479	_
年內暫記利息	Interest suspended during the year	_	_	_	27,593
收回暫記利息	Suspended interest recovered	_	_	_	(19,831)
匯率差額及其他調整	Exchange difference and other adjustments		(17)	(17)	
十二月三十一日	At 31 December	196,740	437,521	634,261	40,812
於下列賬項內扣除:	Deducted from:				
商業票據[註釋(十四)]	Trade bills (note 14)	_	488	488	
客戶貸款[註釋(十八)]	Advances to customers (note 18)	194,195	437,033	631,228	
應計利息[註釋(十八)]	Accrued interest (note 18)	1,564	_	1,564	
其他賬項[註釋(十八)]	Other accounts (note 18)	981		981	
		196,740	437,521	634,261	

				Non-trading securities	(二十) 非持作買賣用途之證券
行	本名	上 国	本集		
Bank	The l	Froup	The G		
2003	2004	2003	2004		
HK\$'000	HK\$'000	HK\$'000	HK\$'000		
				At fair value:	公平價值:
262.161	25. 201	262.464	256 201	Debt securities	債務證券
362,464	356,291	362,464	356,291	 Listed in Hong Kong 	- 香港上市
1,305,287	1,867,262	1,305,287	1,867,262	 Listed outside Hong Kong 	- 海外上市
1,667,751	2,223,553	1,667,751	2,223,553		
1,210,724	1,667,198	1,210,724	1,672,216	- Unlisted	- 非上市
2,878,475	3,890,751	2,878,475	3,895,769		
				Equity securities	股權證券
59,473	62,956	129,793	157,838	Listed in Hong Kong	- 香港上市
30,900	30,900	35,943	36,513	- Unlisted	- 非上市
90,373	93,856	165,736	194,351		
				Equity investment fund	股權投資基金
3,506	3,919	20,566	22,985	Listed in Hong Kong	- 香港上市
2,972,354	3,988,526	3,064,777	4,113,105		
				Market value of listed	
1,730,730	2,290,428	1,818,110	2,404,376	securities	上市證券市值
		ollows:	by issuer as f	Non-trading securities are analysed	非持作買賣用途之證券,其
行	本名	長 團	本缜		發行人為:
Bank	The l	Froup	The C		
2003	2004	2003	2004		
HK\$'000	HK\$'000	HK\$'000	HK\$'000		
				Central governments and	
904,961	1,338,379	904,961	1,338,379	central banks	
543,628	787,591	543,628	787,591	Public sector entities Banks and other financial	公營機構
1,466,142	1,737,773	1.466.142	1.748.354		銀行及其他金融機構
57,623	124,783	150,046	238,781	Corporate entities	企業
2,972,354	3,988,526	3,064,777	4,113,105		
Ва - I	The l 2004 HK\$'000 1,338,379 787,591 1,737,773 124,783	2003 HK\$'000 904,961 543,628 1,466,142 150,046	The G 2004 HK\$'000 1,338,379 787,591 1,748,354 238,781	central banks Public sector entities Banks and other financial institutions	銀行及其他金融機構

(二十一) 附屬公司權益

21 Interests in subsidiaries

本行 The Bank 2004 2003 HK\$'000 HK\$'000 300,191 300,175

非上市證券之成本值

Unlisted shares, at cost

下列為本行於二〇〇四年十二月 三十一日,全資直屬擁有之主要 附屬公司: The following is a list of the principal subsidiaries wholly and directly owned by the Bank at 31 December 2004:

已發行及已繳足之股本 Issued and paid up share capital

名稱	Name	註冊 及營業 地點	Place of incorporation and operation		每股面值 Nominal value	主要業務	Principal activities
永隆保險有限公司	Wing Lung Insurance	香港	Hong Kong	29,000,000	HK\$10	保險業務	Insurance
	Company Limited						underwriting
永隆財務有限公司	Wing Lung Finance Limited	香港	Hong Kong	2,500,000	HK\$10	接受存款	Deposit-taking
永隆授信有限公司	Wing Lung Credit Limited	香港	Hong Kong	1,000,000	HK\$10	投資業務	Investment holding
永隆期貨有限公司	Wing Lung Futures Limited	香港	Hong Kong	800,000	HK\$10	期貨經紀服務	Futures broking
永隆證券有限公司	Wing Lung Securities Limited	香港	Hong Kong	700,000	HK\$10	證券經紀服務	Securities broking
永隆銀行信託有限公司	Wing Lung Bank (Trustee) Limited	1 香港	Hong Kong	300,000	HK\$10	信託業務	Trustee services
永隆保險顧問有限公司	Wing Lung Insurance Brokers	香港	Hong Kong	250,000	HK\$10	投資業務及	Investment trading and
	Limited					保險顧問	insurance broking
永隆代理有限公司	Wing Lung Agency Limited	香港	Hong Kong	50,000	HK\$10	保險代理	Insurance agency
永隆銀行受託代管有限公司	Wing Lung Bank (Nominees)	香港	Hong Kong	1,000	HK\$10	受託代管服務	Nominee services
	Limited						
永隆管業有限公司	Wing Lung Property Management	香港	Hong Kong	1,000	HK\$10	物業管理	Property management
	Limited						
Wingspan Incorporated	Wingspan Incorporated	美國	USA	1,500,000	US\$1	物業持有	Property holding

(二十二) 共同控制實體權益

22 Interests in jointly controlled entities

		本集團		本	行
		The C	Group	The Bank	
		2004	2003	2004	2003
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
非上市證券之成本值	Unlisted shares, at cost	_	_	25,000	25,000
應佔資產淨額	Share of net assets	68,459	60,342		
		68,459	60,342	25,000	25,000
貸款予共同控制實體(註釋甲)	Loans to jointly controlled entities (note a)	31,300	31,600	31,300	31,600
		99,759	91,942	56,300	56,600

(二十二) 共同控制實體權益(續)

於二〇〇四年十二月三十一日之主要共同 控制實體如下:

22 Interests in jointly controlled entities (continued)

The following is a list of the principal jointly controlled entities at 31 December 2004:

名稱	Name	註冊及 經營地點	Place of incorporation and operation	擁有權益 Ownership interest	投票權 之百分比 Proportion of voting power	主要業務	Principal activities
銀聯控股 有限公司*	Bank Consortium Holding Limited*	香港	Hong Kong	13.33%	14.29%	提供退休計劃 之信託、行政 及保管服務	Provision of trustee, administration and custodian services for retirement schemes
銀聯通寶 有限公司*	Joint Electronic Teller Services Limited*	香港	Hong Kong	(註釋乙) (note (b))	(註釋乙) (note (b))	提供自動櫃員 機之網絡服務	Provision of ATM network services
香港人壽保險 有限公司	Hong Kong Life Insurance Limited	香港	Hong Kong	16.67%	16.67%	人壽保險業務	Life insurance business
銀和再保險 有限公司	BC Reinsurance Limited	香港	Hong Kong	21.00%	21.00%	再保險業務	Reinsurance business
i-Tech Solutions Limited*	i-Tech Solutions Limited*	香港	Hong Kong	50.00%	50.00%	電子文件處理	Electronic document processing

^{*} 由本行直接持有之共同控制實體

- 甲、共同控制實體之貸款包括一筆為港幣三千一百 萬元(二○○三年為港幣三千一百萬元)之款項, 為無抵押、免息及還款期為二○○八年。其餘 結欠均為無抵押、免息及無指定還款期。
- 乙、本行乃五位創辦成員之一,並共同擁有該公司 之控制權益。本行持有該公司發行予其創辦成 員普通股 'A'股之百分之二十及擁有該公司宣 派股息之百分之二點八八權益。
- * Jointly controlled entities held directly by the Bank
- (a) The loans to jointly controlled entities include an amount of HK\$31,000,000 (2003: HK\$31,000,000) which is unsecured, interest free and repayable in 2008. The remaining balance is unsecured, interest free and has no fixed term of repayment.
- (b) The Bank is one of the five founding members which together have a controlling interest in the company. The Bank holds 20% of the 'A' ordinary shares issued by the company to its founding members, and is entitled to 2.88% of dividends declared.

(二十三)聯營公司權益

23 Interests in associates

本集團
The Group
2004 2003
HK\$'000 HK\$'000

2,703

應佔資產淨額

Share of net assets

1 20041 11

2,672

於二〇〇四年十二月三十一日,由本行一間附屬公司所持有之聯營公司非上市證券之成本值為港幣二百二十九萬一千元(二〇〇三年為港幣二百二十九萬一千元),其資料如下:

The cost of the unlisted shares in the associates at 31 December 2004 held by a subsidiary company of the Bank amounted to HK\$2,291,000 (2003: HK\$2,291,000). The particulars are as follows:

名稱	Name	註冊及 營業地點	Place of incorporation and operation	主要業務	Principal activities	持有之已發 行股份詳情	Particulars of issued shares held	間接持 有權益	Interest held indirectly
專業責任 保險代理 有限公司	Professional Liability Underwriting Services Limited	香港	Hong Kong	保險代理	Insurance agency	非上市之普 通股每股港 幣一元	Unlisted ordinary shares of HK\$1 each	27%	27%
加安保險 代理有限 公司	Equity Underwriters Limited	香港	Hong Kong	保險代理	Insurance agency	非上市之普 通股每股港 幣一元	Unlisted ordinary shares of HK\$1 each	30%	30%

(二十四)固定資產

24 Fixed assets

_	#	1

The Group

**************************************	The Group	房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	傢俬及設備 Furniture and equipment HK\$'000	合計 Total HK\$'000
成本或估值 二○○四年一月一日	Cost or valuation At 1 January 2004	582,471	936,710	454,575	1,973,756
增置 出售	Additions Disposals	2,013 (5,651)	_	26,742 (23,047)	28,755 (28,698)
轉賬淨額	Reclassifications, net	11,752	(12,528)	(23,047)	(776)
重估盈餘[註釋(三十)] 匯率差額	Surplus on revaluation (note 30) Exchange adjustment	12	337,768	- 4	337,768 16
二〇〇四年十二月三十一日	At 31 December 2004	590,597	1,261,950	458,274	2,310,821
累積折舊	Accumulated depreciation				
二〇〇四年一月一日 本年度折舊	At 1 January 2004	125,335 12,452	_	321,571 40,042	446,906
出售	Charge for the year Disposals	(4,867)	_	(21,149)	52,494 (26,016)
轉賬 匯率差額	Reclassifications Exchange adjustment	(776)	_	4	(776) 4
二〇〇四年十二月三十一日	At 31 December 2004	132,144		340,468	472,612
賬面淨值	Net book value				
二〇〇四年十二月三十一日	At 31 December 2004	458,453	1,261,950	117,806	1,838,209
二〇〇三年十二月三十一日	At 31 December 2003	457,136	936,710	133,004	1,526,850
上列資產之成本或估值分析如下:	The analysis of cost or valuation of	the above as	sets is as follo	ows:	
二〇〇四年	2004				
成本值	At cost	424,621	_	458,274	882,895
由投資物業轉賬為房產,並以 一九九五年專業估值列示	Reclassification from investment properties stated at professional valuation 1995	50,560	_	_	50,560
由投資物業轉賬為房產,並以 一九九八年專業估值列示	Reclassification from investment properties stated at professional valuation 1998	64,726	_	_	64,726
由投資物業轉賬為房產,並以	Reclassification from investment properties stated at professional				
二〇〇一年專業估值列示	valuation 2001 Reclassification from investment	22,400	_	_	22,400
由投資物業轉賬為房產,並以	properties stated at professional				
二〇〇二年專業估值列示	valuation 2002 Reclassification from investment	12,600	_	_	12,600
由投資物業轉賬為房產,並以	properties stated at professional	45 (00			4 = <00
二〇〇三年專業估值列示 二〇〇四年專業估值	valuation 2003 At professional valuation 2004	15,690	1,261,950	_	15,690 1,261,950
		590,597	1,261,950	458,274	2,310,821
二〇〇三年	2003				
成本值	At cost	428,719	_	454,575	883,294
由投資物業轉賬為房產,並以 一九九五年專業估值列示	Reclassification from investment properties stated at professional valuation 1995	50,560	_	_	50,560
由投資物業轉賬為房產,並以 一九九八年專業估值列示	Reclassification from investment properties stated at professional valuation 1998	66,892	_	_	66,892
由投資物業轉賬為房產,並以	Reclassification from investment properties stated at professional				
二〇〇一年專業估值列示	valuation 2001 Reclassification from investment	23,700	-	-	23,700
由投資物業轉賬為房產,並以 二〇〇二年專業估值列示	properties stated at professional valuation 2002	12,600	_	_	12,600
二〇〇三年專業估值	At professional valuation 2003		936,710		936,710
		582,471	936,710	454,575	1,973,756

(二十四)固定資產(續) 2	4 Fixed assets (continued)				
本行	The Bank	房產 Premises HK\$'000	投資物業 Investment properties HK\$'000	像俬及設備 Furniture and equipment HK\$'000	合計 Total HK\$'000
成本或估值 二○○四年一月一日 增置 出售 轉賬淨額 重估盈餘[註釋(三十)] 匯率差額	Cost or valuation At 1 January 2004 Additions Disposals Reclassifications, net Surplus on revaluation (note 30) Exchange adjustment	565,255 - (5,651) 11,752 - -	936,710 - (12,528) 337,768	438,898 24,167 (22,141) - - 4	1,940,863 24,167 (27,792) (776) 337,768 4
二〇〇四年十二月三十一日	At 31 December 2004	571,356	1,261,950	440,928	2,274,234
累積折舊 二○○四年一月一日 本年度折舊 出售 轉賬 匯率差額	Accumulated depreciation At 1 January 2004 Charge for the year Disposals Reclassifications Exchange adjustment	123,864 12,267 (4,867) (776)	- - - -	310,153 38,236 (20,374)	434,017 50,503 (25,241) (776) 4
二〇〇四年十二月三十一日 賬面淨值	At 31 December 2004 Net book value	130,488		328,019	458,507
二〇〇四年十二月三十一日 二〇〇三年十二月三十一日	At 31 December 2004 At 31 December 2003	440,868 441,391	1,261,950 936,710	112,909 128,745	1,815,727 1,506,846
上列資產之成本或估值分析如下: 二〇〇四年 成本值	The analysis of cost or valuation of 2004 At cost Reclassification from investment	the above as 405,380	sets is as follo	ws: 440,928	846,308
由投資物業轉賬為房產,並以 一九九五年專業估值列示	properties stated at professional valuation 1995 Reclassification from investment	50,560	_	-	50,560
由投資物業轉賬為房產,並以 一九九八年專業估值列示	properties stated at professional valuation 1998 Reclassification from investment	64,726	-	-	64,726
由投資物業轉賬為房產,並以 二〇〇一年專業估值列示	properties stated at professional valuation 2001 Reclassification from investment	22,400	-	-	22,400
由投資物業轉賬為房產,並以 二〇〇二年專業估值列示	properties stated at professional valuation 2002 Reclassification from investment	12,600	-	-	12,600
由投資物業轉賬為房產,並以 二〇〇三年專業估值列示 二〇〇四年專業估值	properties stated at professional valuation 2003 At professional valuation 2004	15,690 	1,261,950		15,690 1,261,950
二〇〇三年	2003	571,356	1,261,950	440,928	2,274,234
成本值	At cost Reclassification from investment	411,503	-	438,898	850,401
由投資物業轉賬為房產,並以 一九九五年專業估值列示	properties stated at professional valuation 1995 Reclassification from investment	50,560	_	_	50,560
由投資物業轉賬為房產,並以 一九九八年專業估值列示	properties stated at professional valuation 1998 Reclassification from investment	66,892	_	_	66,892
由投資物業轉賬為房產,並以 二〇〇一年專業估值列示	properties stated at professional valuation 2001 Reclassification from investment	23,700	_	-	23,700
由投資物業轉賬為房產,並以 二○○二年專業估值列示 二○○三年專業估值	properties stated at professional valuation 2002 At professional valuation 2003	12,600	936,710	_ _	12,600 936,710
		565,255	936,710	438,898	1,940,863

(二十四)固定資產(續)

24 Fixed assets (continued)

投資物業按照二〇〇四年十二月三十一日之估值列賬, 由獨立專業估值師以公開市 值作基準而釐定,是次估值 經由香港專業物業估值公司 章堅信產業測量師行進行。 The investment properties are stated at valuation made by an independent professional valuer as at 31 December 2004 on an open market value basis. The valuation was carried out by A.G. Wilkinson & Associates, a professional property valuation firm in Hong Kong.

房產及投資物業之賬面淨值 包括: The net book value of premises and investment properties comprises:

大変物業 大変物業 大変物業 大変物業 大変物業 大変物業 大変物業 大変物業	本集團	The Group				
Leasehold properties in Hong Kong:			2004 2003			
Premises Premises Premises Premises Premises HK\$'000 HK\$'000			= +-		=+	
Leasehold properties in Hong Kong:						
Leasehold properties in Hong Kong:						
世族香港之租約物業: Hong Kong: - 長期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 151,018 64,660 440,868 1,261,950 441,391 936,710			HK\$'000	HK\$'000	HK\$'000	HK\$'000
- 長期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 - 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660 440,868 1,261,950 441,391 936,710 Leasehold properties outside Hong Kong:						
- 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660 位於海外之租約物業: Leasehold properties outside Hong Kong:						
Leasehold properties outside Hong Kong:		_	*			
Leasehold properties outside Hong Kong: - 長期租約	- 中期租約	 Medium-term leases 	151,845	83,550	157,018	64,660
Hong Kong: - 長期租約			440,868	1,261,950	441,391	936,710
Hong Kong: - 長期租約		Leasehold properties outside				
- 長期租約 - Long-term leases 13,726 - 11,775 - 3,970 - 4,970 - 4,970 - 4,970 - 4	位於海外之和約物業:					
— 中期租約 — Medium-term leases 3,859 — 3,970 — — 458,453 1,261,950 457,136 936,710			13,726	_	11,775	_
本行 The Bank The Bank 2004 2003		_		_	*	_
本行 The Bank 2004 2003 投資物業 投資物業 投資物業 投資物業 投資物業 RF產 Investment Premises Premises Premises Premises HK\$'000	1 703 122 13					
2004 2003 投資物業 投資物業 投資物業 投資物業 Premises properties properties HK\$'000 Premises Premises Properties Properties HK\$'000 Leasehold properties in Hong Kong: - 長期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 - 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660			458,453	1,261,950	457,136	936,710
2004 2003 投資物業 投資物業 投資物業 投資物業 Fremises properties properties HK\$'000 Premises Premises Properties HK\$'000 Leasehold properties in Hong Kong: - E 期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 - 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660	+ ⁄=	The Ponk				
投資物業 房産 Investment Premises properties Premises HK\$'000 HK\$'000 HK\$'000 HK\$'000 Premises Properties Premises Properties HK\$'000 HK\$'000 Premises Properties Properties Premises HK\$'000 HK\$'000 Premises Properties Properties Premises Properties HK\$'000	本1]	THE DAIIK	2	004	2	003
Real Envestment Real Enve			2		4	
Premises HK\$'000 properties HK\$'000 Premises HK\$'000 properties HK\$'000 Premises HK\$'000 properties HK\$'000 properties HK\$'000 HK\$'000 <td></td> <td></td> <td>巨</td> <td></td> <td>巨盗</td> <td></td>			巨		巨盗	
HK\$'000						
Leasehold properties in 位於香港之租約物業: Hong Kong: - 長期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 - 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660						
位於香港之租約物業: Hong Kong: - 長期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 - 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660		Leasehold properties in	πικφ σσσ	πικφ σσσ	1114 σσσ	πικφ σσσ
- 長期租約 - Long-term leases 289,023 1,178,400 284,373 872,050 - 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660	位於香港之和約物業:					
- 中期租約 - Medium-term leases 151,845 83,550 157,018 64,660			289 023	1 178 400	284 373	872 050
		_	*			
440,868 1,261,950 441,391 936,710	. I . 241 JT 14.1	Medium term leases				
			440,868	1,261,950	441,391	936,710

(二十五)客戶存款

25 Deposits from customers

		本	集團	本行 The Bank		
		The	Group			
		2004	2003	2004	2003	
		HK\$'000 HK\$'000		HK\$'000	HK\$'000	
	Demand deposits and					
活期存款及往來賬戶	current accounts	3,806,452	3,149,151	3,990,845	3,338,098	
儲蓄存款	Saving deposits	16,974,515	15,544,448	16,990,845	15,547,324	
	Time, call and notice					
定期存款及通知存款	deposits	32,414,763	32,702,047	33,136,019	33,442,289	
		53,195,730	51,395,646	54,117,709	52,327,711	

(二十六)其他賬項及預提 26 Other accounts and accruals

			集團 Group	本行 The Bank		
		2004 HK\$'000	2003 HK\$'000	2004 HK\$'000	2003 HK\$'000	
沽空之外匯基金票據及債券 市值:	Short positions in Exchange Fund Bills and Notes, at market value:	·	·	·	·	
- 上市並持作買賣用途	 Listed, trading 	3,668	110,308	3,668	110,308	
- 非上市並持作買賣用途	 Unlisted, trading 	267,496	566,871	267,496	566,871	
		271,164	677,179	271,164	677,179	
遞延稅項負債[註釋(二十七)]	Deferred tax liabilities (note 27)	796	600	-	_	
其他	Others	2,587,447	3,293,864	1,673,004	2,418,024	
		2,859,407	3,971,643	1,944,168	3,095,203	

(二十七)遞延稅項

27 Deferred taxation

已於資產負債表內確認之遞延稅項資產/(負債)之組成部份,及年內之變動如下:

The components of deferred tax assets/(liabilities) recognised in the balance sheet and the movements during the year are as follows:

本集團	The Group	加速稅 Accelera deprec 2004 HK\$'000	ited tax iation 2003	退休福 Retiremen oblig 2004 HK\$'000	nt benefit ation 2003	呆壞則 Provision and doub 2004 HK\$'000	s for bad	Oth 2004	2003	To 2004	計 tal 2003 HK\$'000
於一月一日	At 1 January	(15,146)	(15,974)	(29,879)	(27,329)	77,991	72,809	(206)	1,960	32,760	31,466
在損益賬記賬/(扣除)	Credited/(charged) to the profit and loss account	3,110	969	(1,055)	(2,550)	(15,851)	5,182	(196)	(223)	(13,992)	3,378
在儲備(扣除)/記賬	(Charged)/credited to reserves		(141)					2,105	(1,943)	2,105	(2,084)
於十二月三十一日	At 31 December	(12,036)	(15,146)	(30,934)	(29,879)	62,140	77,991	1,703	(206)	20,873	32,760
本行	The Bank	加速稅 Accelera deprec 2004 HK\$'000	ited tax iation 2003	退休福 Retiremen oblig 2004 HK\$'000	nt benefit ation 2003	呆壞則 Provision and doub 2004 HK\$'000	s for bad	Oth 2004	他 ners 2003 HK\$'000	To 2004	計 tal 2003 HK\$'000
於一月一日	At 1 January	(14,763)	(15,213)	(29,879)	(27,329)	76,600	71,769	394	2,337	32,352	31,564
在損益賬記賬/(扣除)	Credited /(charged) to the profit and loss account	3,185	591	(1,055)	(2,550)	(15,667)	4,831	-	-	(13,537)	2,872
在儲備(扣除)/記賬	(Charged)/credited to reserves		(141)					2,105	(1,943)	2,105	(2,084)
於十二月三十一日	At 31 December	(11,578)	(14,763)	(30,934)	(29,879)	60,933	76,600	2,499	394	20,920	32,352
									0003	本行 The Ba 2004 \$'000 H	
於資產負債表內確認 淨額[註釋(十八) 於資產負債表內確認 淨額[註釋(二十元)] 忍之遞延稅項負(on the bet deferre	ed tax ass alance sh ed tax liab alance sh	eet (note pilities rec	18) cognised	21,66	9 33,		20,920	32,352
13 Miles 11 (= 1 /	1		311 die 0		-20 (11000	/	20,87			20,920	32,352

遞延稅項資產乃因應相關稅務利益可透過未來應課稅溢利變現而就所結轉之稅項虧損予以確認。於二〇〇四年十二月三十一日,本行一間附屬公司有未確認之稅項虧損港幣四千九百四十九萬元(二〇〇三年為港幣五千四百二十四萬一千元),可結轉以抵銷未來應課稅收入。

Deferred tax assets are recognised for tax losses carried forward to the extent that realisation of the deferred tax benefit through future profits is probable. At 31 December 2004, a subsidiary of the Bank had unrecognised tax losses of HK\$49,490,000 (2003: HK\$54,241,000) to carry forward against future taxable profits.