

FINANCIAL SECTION

	<i>Page</i>
Report of the Directors	18
Auditors' Report	31
Consolidated Income Statement	32
Consolidated Statement of Changes in Equity	34
Consolidated Balance Sheet	35
Balance Sheet	36
Consolidated Cash Flow Statement	37
Notes on the Financial Statements	
1 Basis of presentation	39
2 Significant accounting policies	39
3 Turnover	47
4 Income	48
5 Profit from ordinary activities before taxation	49
6 Finance cost for non-banking operations	50
7 Taxation	50
8 Directors' remuneration	51
9 Emoluments of the five highest paid individuals	52
10 Profit attributable to shareholders	53
11 Dividends	53
12 Earnings per share	53
13 Segment information	54
14 Fixed assets	59
15 Interest in subsidiaries	60
16 Interest in associates	69
17 Interest in jointly controlled entities	70
18 Other non-current financial assets	71
19 Goodwill	71
20 Development properties	72
21 Properties held for sale	72
22 Other assets	72
23 Other investments in securities	73
24 Other payables and provision	74
25 Current portion of bank loans and other borrowings	74
26 Non-current portion of bank loans and other borrowings	75
27 Deferred taxation	76
28 Minority interests	76
29 Share capital	77
30 Reserves	78
31 Notes to the consolidated cash flow statement	81
32 Staff retirement scheme	84
33 Post balance sheet events	84
34 Contingent liabilities	84
35 Commitments	85
36 Material related party transactions	86
37 Hong Kong Dollar amounts	86
List of Properties	87