

Consolidated Balance Sheet

As at 31st July, 2000

	Note	2000 HK\$'000	1999 HK\$'000
NON-CURRENT ASSETS			
Fixed assets	14	8,170	8,785
Investment properties	15	2,972,060	2,956,000
Properties under development	16	3,287,781	3,625,264
Associated companies	18	672,280	683,415
Jointly controlled entities	19	50,127	188,572
		<u>6,990,418</u>	<u>7,462,036</u>
CURRENT ASSETS			
Cash and bank balances	20	180,004	271,632
Completed properties developed for sale	21	133,553	37,446
Debtors, deposits and prepayments	22	67,306	49,572
Tax prepayments		13,103	—
		<u>393,966</u>	<u>358,650</u>
CURRENT LIABILITIES			
Bank loans, secured		169,603	222,556
Creditors, accruals and provisions	23	387,140	368,667
Taxation payable		—	112,525
		<u>556,743</u>	<u>703,748</u>
NET CURRENT LIABILITIES		<u>(162,777)</u>	<u>(345,098)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>6,827,641</u>	<u>7,116,938</u>
CAPITAL AND RESERVES			
Share capital	25	104,711	104,447
Reserves	26	4,914,157	5,027,887
		<u>5,018,868</u>	<u>5,132,334</u>
MINORITY INTERESTS		<u>151,889</u>	<u>429,193</u>
		<u>5,170,757</u>	<u>5,561,527</u>
LONG-TERM BANK LOANS, SECURED	27	97,112	—
CONVERTIBLE GUARANTEED BONDS	28	929,445	937,206
CONVERTIBLE NOTE	29	600,000	600,000
LONG-TERM RENTAL DEPOSITS RECEIVED		8,660	16,538
PROVISION FOR PREMIUM ON CONVERTIBLE NOTE REDEMPTION		<u>21,667</u>	<u>1,667</u>
		<u>6,827,641</u>	<u>7,116,938</u>

Lam Kin Ngok, Peter
Director

Kam Kin Yat
Director