

At 31 December 2000

	Notes	2000 HK\$'000	1999 HK\$'000
Non-current assets			
Property under development for long-term investment	15	203,519	199,886
Investment properties	16	262,986	–
Property, plant and equipment	17	72,167	21,592
Instalment contract receivables	19	–	7,957
Restricted cash	20	599	110
		539,271	229,545
Current assets			
Completed property for sale		–	215,144
Property under development for sale	15	352,034	307,495
Amounts due from related parties	39(3)	–	222,224
Prepayments and other receivables		37,302	12,397
Current portion of instalment contract receivables	19	9,143	13,311
Accounts receivable	21	37,794	70,790
Bank balances and cash		6,006	30,345
		442,279	871,706
Current liabilities			
Taxes payable		166,381	165,367
Accruals and other payables		107,663	105,884
Advance from customers		25,708	31,660
Current portion of land demolition payable	25	123,624	166,235
Amount due to a related company	39(3)	2,444	–
Current portion of obligations under finance leases and hire purchase contracts	24	100	–
Accounts payable	22	165,265	155,450
Dividends payable		–	37,951
Other short-term loans		–	1,878
Bank borrowings	23	231,000	235,752
		822,185	900,177

	Notes	2000 HK\$'000	1999 HK\$'000
Net current liabilities		(379,906)	(28,471)
Total assets less current liabilities		159,365	201,074
Minority interests		919	35,524
Non-current liabilities			
Land demolition payable	25	140,055	116,357
Long-term payable	39(4)	46,642	46,642
Obligations under finance leases and hire purchase contracts	24	392	–
		187,089	162,999
		(28,643)	2,551
Capital and reserves			
Share capital	26	252	5,000
Reserves	28	(28,895)	(2,449)
		(28,643)	2,551

The financial statements on pages 16 to 52 were approved by the Board of Directors on 25 April 2001 and are signed on its behalf by:

LEUNG KWO
DIRECTOR

HAN JUNRAN
DIRECTOR