Consolidated Balance Sheet 31st December, 2000

NON-CURRENT ASSETS 12		Notes	2000	1999
Properties under development			HK\$'000	HK\$'000
Properties under development	NON-CURRENT ASSETS			
Properties under development	Fixed assets	12	114,273	120,586
Interests in joint ventures	Properties under development	13		
Interests in associates		15	7,971	6,496
Long term deposits	Interests in associates	16	866	1,964
Long term deposits	Long term investments	17	9,683	34,789
CURRENT ASSETS		18	14,269	67,000
CURRENT ASSETS				
Properties under development 13 81,552 — Properties held for sale 6,185 16,021 Inventories – finished goods 1,796 1,627 Debtors, deposits and prepayments 19 20,323 73,202 Cash and bank balances 85,096 10,319 Deposits received 194,952 101,169 CURRENT LIABILITIES 20 (126,752) (146,448) Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)			444,062	610,906
Properties under development 13 81,552 — Properties held for sale 6,185 16,021 Inventories – finished goods 1,796 1,627 Debtors, deposits and prepayments 19 20,323 73,202 Cash and bank balances 85,096 10,319 Deposits received 194,952 101,169 CURRENT LIABILITIES 20 (126,752) (146,448) Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)	CURRENT ACCETC			
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CURRENT LIABILITIES Creditors, accruals and other payables 20 (126,752) (146,448) Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)		19		
CURRENT LIABILITIES Creditors, accruals and other payables 20 (126,752) (146,448) Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)	Cash and Dank Dalances			10,319
Creditors, accruals and other payables 20 (126,752) (146,448) Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)			194,952	101,169
Creditors, accruals and other payables 20 (126,752) (146,448) Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)	CURRENT LIABILITIES			
Deposits received (6,168) (25,520) Tax payable (3,181) (3,518) Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)		20	(126.752)	(146.448)
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Due to a shareholder 21 — (7,839) Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)				
Due to a minority shareholder of a subsidiary 22 (5,384) (5,615) Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)		21	(e)101) —	
Current portion of bank loans 23 (35,240) (97,030) Other loans 24 (21,602) (6,042) (198,327) (292,012) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)			(5,384)	
Other loans 24 (21,602) (6,042) (198,327) (292,012) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)				
(198,327) (292,012) NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES (440,687) 420,063 NON-CURRENT LIABILITIES (15,347) (7,933) (7,933) (72,396) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)	•			
NET CURRENT LIABILITIES (3,375) (190,843) TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)				
TOTAL ASSETS LESS CURRENT LIABILITIES 440,687 420,063 NON-CURRENT LIABILITIES 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) MINORITY INTERESTS (6,068) (6,068)			(198,327)	(292,012)
NON-CURRENT LIABILITIES Long term portion of bank loans Deferred tax 23 (45,347) (7,933) 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)	NET CURRENT LIABILITIES		(3,375)	(190,843)
Long term portion of bank loans 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)	TOTAL ASSETS LESS CURRENT LIABILITIES		440,687	420,063
Long term portion of bank loans 23 (45,347) (7,933) Deferred tax 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)	NON CURRENT LIABILITIES			
Deferred tax 25 (34,091) (72,396) (79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)		22	(45.245)	(7.022)
(79,438) (80,329) MINORITY INTERESTS (6,068) (6,068)				
MINORITY INTERESTS (6,068) (6,068)	Deferred tax	25	(34,091)	(72,396)
Introduction of the second of			(79,438)	(80,329)
Introduction of the second of	MINORITY INTERESTS		(6.068)	(6.068)
355,181 333,666	MINORITE INTERESTS			(0,000)
			355,181	333,666

Consolidated Balance Sheet 31st December, 2000

	Notes	2000 HK\$'000	1999 HK\$'000
CAPITAL AND RESERVES			
Issued capital	26	138,446	107,695
Reserves	27	216,735	225,971
		355,181	333,666

Tsao Ke Wen, Calvin Director

Yuen Chi Kong Director