

At 31 December 2001

	Notes	2001 HK\$'000	2000 HK\$'000
<b>Non-current assets</b>			
Property, plant and equipment	14	480,873	384,502
Goodwill	15	22,069	—
Negative goodwill	16	(18,955)	—
Interests in associates	18	6,422	9,341
Investment in securities	19	23,808	1,124
Loan receivable	20	2,473	5,982
		<u>516,690</u>	<u>400,949</u>
<b>Current assets</b>			
Stock of properties	21	1,602,424	792,201
Inventories	22	39,468	24,395
Trade and other receivables	23	229,883	313,649
Amount due from minority shareholders		5,584	—
Investment in securities	19	6,992	1,324
Bank balances and cash		565,438	656,074
		<u>2,449,789</u>	<u>1,787,643</u>
<b>Current liabilities</b>			
Trade and other payables	24	362,749	329,452
Tax liabilities		30,986	36,334
Amounts due to minority shareholders	26	7,267	56,485
Borrowings	27	410,170	229,093
		<u>811,172</u>	<u>651,364</u>
<b>Net current assets</b>		<u>1,638,617</u>	<u>1,136,279</u>
<b>Total assets less current liabilities</b>		<u>2,155,307</u>	<u>1,537,228</u>
<b>Non-current liabilities</b>			
Borrowings	27	(510,790)	(55,183)
		<u>1,644,517</u>	<u>1,482,045</u>
<b>Minority interests</b>		<u>(368,757)</u>	<u>(282,857)</u>
		<u>1,275,760</u>	<u>1,199,188</u>
<b>Capital and reserves</b>			
Share capital	28	167,200	152,000
Reserves	29	1,108,560	1,047,188
		<u>1,275,760</u>	<u>1,199,188</u>

The financial statements on pages 32 to 80 were approved and authorised for issue by the Board of Directors on 22 April 2002 and are signed on its behalf by:

**Ou Yaping**  
CHAIRMAN

**Tang Yui Man, Francis**  
DIRECTOR