

# Consolidated Balance Sheet

As 31st December, 2001

	NOTES	2001 HK\$	2000 HK\$
<b>Non-current Assets</b>			
Investment properties	13	700,600,000	266,500,000
Property, plant and equipment	14	633,237,764	615,075
Property under development	15	105,733,291	–
Interests in associates	17	97,035,374	607,374,073
Investments in securities	18	20,592,553	–
Negative goodwill	19	(21,889,492)	–
		<u>1,535,309,490</u>	<u>874,489,148</u>
<b>Current Assets</b>			
Inventories		403,584	–
Properties for sale		70,652,730	–
Investments in securities	18	28,595,901	–
Trade and other receivables	20	3,697,359	242,925
Deposits and prepayments		1,941,162	244,563
Advances to associates		–	131,740,352
Trade balance due from a shareholder	32(a)	170,760	–
Pledged bank deposits	31(a)	5,617,180	9,410,364
Bank balances and cash		6,139,273	1,994,439
		<u>117,217,949</u>	<u>143,632,643</u>
<b>Current Liabilities</b>			
Trade and other payables	21	6,748,017	1,457,545
Rental and other deposits received		6,656,557	1,309,728
Advance from a shareholder	32(a)	28,185,717	32,085,189
Advance from a director	32(b)	42,075,142	18,054,478
Amount due to an associate	32(d)	–	5,199,145
Tax liabilities		1,618,014	1,755,690
Bank loans, secured		136,116,281	–
Bank overdrafts, unsecured		1,191,877	176,564
		<u>222,591,605</u>	<u>60,038,339</u>
<b>Net Current (Liabilities) Assets</b>		<u>(105,373,656)</u>	<u>83,594,304</u>
		<u>1,429,935,834</u>	<u>958,083,452</u>
<b>Capital and Reserves</b>			
Share capital	22	268,538,301	268,538,301
Reserves	23	636,641,904	689,545,151
		<u>905,180,205</u>	<u>958,083,452</u>
<b>Minority Interests</b>		<u>522,469,333</u>	–
<b>Non-current Liabilities</b>			
Convertible bonds	24	2,286,296	–
		<u>1,429,935,834</u>	<u>958,083,452</u>

The financial statements on pages 11 to 45 were approved and authorised for issue by the Board of Directors on 16th April, 2002 and are signed on its behalf by:

**Jim WONG Tin Yue**  
Director

**William CHENG Kai Man**  
Director