

# Consolidated Balance Sheet

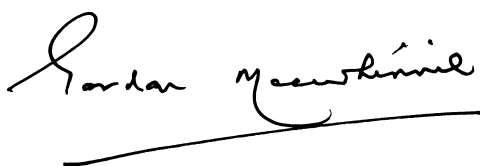
at 31st December, 2001

	Notes	2001 HK\$'000	2000 HK\$'000
<b>Non-current assets</b>			
Fixed assets	14	2,489,586	2,539,731
Intangible assets	15	6,040	–
Negative goodwill	16	(213,101)	–
Properties under development	17	124,172	121,675
Interest in associates	19	2,132,992	1,906,842
Interest in jointly controlled entities	20	1,443,503	1,517,152
Investments	21	639,483	3,910
Accounts receivable due after one year		167,453	72,187
		<b>6,790,128</b>	<b>6,161,497</b>
<b>Current assets</b>			
Properties under development for sale	22	917,896	887,802
Properties held for sale	23	36,599	40,595
Inventories		109	73
Investments	21	33,742	4,693
Accounts receivable, deposits and prepayments	24	2,390,680	133,833
Amounts due from associates		72,805	–
Amount due from a jointly controlled entity		1,763	–
Tax reserve certificates		3,557	5,057
Short-term pledged bank deposits		1,000	664
Short-term bank deposits		99,442	16,092
Bank balances and cash		178,370	6,928
		<b>3,735,963</b>	<b>1,095,737</b>
<b>Current liabilities</b>			
Accounts payable and accrued charges	25	689,761	170,505
Amount due to Allied Group Limited		13,996	103,622
Amounts due to associates		31,557	9,951
Amount due to a jointly controlled entity		118,100	10,319
Taxation		18,307	9,457
Bank borrowings due within one year	32	1,599,010	896,051
		<b>2,470,731</b>	<b>1,199,905</b>
<b>Net current assets (liabilities)</b>		<b>1,265,232</b>	<b>(104,168)</b>
		<b>8,055,360</b>	<b>6,057,329</b>

at 31st December, 2001

	Notes	2001 HK\$'000	2000 HK\$'000
<b>Capital and reserves</b>			
Share capital	26	870,162	580,108
Revaluation reserves	28	396,187	520,101
Accumulated profits	29	1,094,231	1,274,823
Other reserves	30	2,637,796	2,604,703
		<u>4,998,376</u>	<u>4,979,735</u>
<b>Minority interests</b>		<u>2,165,628</u>	<u>18,441</u>
<b>Non-current liabilities</b>			
Amount due to a jointly controlled entity		–	141,500
Bank borrowings due after one year	32	878,079	907,864
Deferred taxation	33	13,277	9,789
		<u>891,356</u>	<u>1,059,153</u>
		<u>8,055,360</u>	<u>6,057,329</u>

The financial statements on pages 19 to 76 were approved and authorised for issue by the Board of Directors on 11th April, 2002 and are signed on its behalf by:



**Gordon Macwhinnie**  
Director



**Patrick S. W. Lee**  
Director