

# Consolidated Balance Sheet

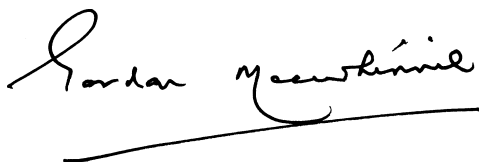
at 31st December, 2001

	Notes	2001 HK\$'000	2000 HK\$'000
<b>Non-current assets</b>			
Fixed assets	15	2,473,586	2,515,082
Intangible assets	16	6,040	–
Goodwill	17	30,060	–
Negative goodwill	18	(438,073)	–
Properties under development	19	124,172	121,675
Interest in associates	21	2,137,524	1,968,733
Interest in jointly controlled entities	22	1,345,110	1,517,152
Investments	23	513,024	51,552
Loans and advances to consumer finance customers due after one year	24	380,768	403,347
Accounts receivable due after one year		167,453	72,187
		<b>6,739,664</b>	<b>6,649,728</b>
<b>Current assets</b>			
Properties under development for sale	25	917,896	887,802
Properties held for sale	26	36,599	40,595
Inventories		753	584
Investments	23	56,294	73,913
Loans and advances to consumer finance customers due within one year	24	1,776,014	1,546,148
Accounts receivable, deposits and prepayments	27	2,587,397	257,532
Amounts due from associates		72,805	46,109
Amounts 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		355,206	194,025
Bank balances and cash		299,592	88,719
		<b>6,108,876</b>	<b>3,141,148</b>
<b>Current liabilities</b>			
Accounts payable and accrued charges	28	728,152	273,183
Amounts due to associates		31,557	9,951
Amount due to a jointly controlled entity		118,100	10,319
Taxation		19,477	40,457
Bank and other borrowings due within one year	33	2,338,389	1,456,805
		<b>3,235,675</b>	<b>1,790,715</b>
<b>Net current assets</b>		<b>2,873,201</b>	<b>1,350,433</b>
		<b>9,612,865</b>	<b>8,000,161</b>

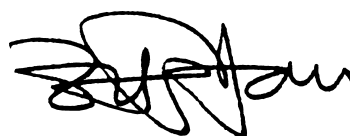
at 31st December, 2001

	Notes	2001 HK\$'000	2000 HK\$'000
<b>Capital and reserves</b>			
Share capital	29	681,973	690,733
Revaluation reserves	30	27,721	108,826
Accumulated profits	31	1,333,506	1,252,201
Other reserves	32	2,230,827	2,260,896
		<u>4,274,027</u>	<u>4,312,656</u>
<b>Minority interests</b>		<u>4,447,482</u>	<u>2,628,352</u>
<b>Non-current liabilities</b>			
Amount due to a jointly controlled entity		–	141,500
Bank and other borrowings due after one year	33	878,079	907,864
Deferred taxation	34	13,277	9,789
		<u>891,356</u>	<u>1,059,153</u>
		<u>9,612,865</u>	<u>8,000,161</u>

The financial statements on pages 23 to 89 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



**Edwin Lo King Yau**  
Director