

## CONSOLIDATED BALANCE SHEET

	Note	As at 30 June 2002		As at 31 December 2001	
		HK\$'000 (unaudited)	HK\$'000 (unaudited)	HK\$'000 (audited)	HK\$'000 (audited)
<b>Non-current assets</b>					
Fixed assets	9				
- Investment properties			150,500		150,500
- Property, plant and equipment			349,339		356,470
			<u>499,839</u>		<u>506,970</u>
Interest in associates	10		172,797		3,580
Properties under development					
- held for investment			590,193		546,909
Non-current financial assets			50,799		44,749
			<u>1,313,628</u>		<u>1,102,208</u>
<b>Current assets</b>					
Properties under development					
- held for sale			1,441,827		1,524,380
Inventories	11		10,980		16,248
Debtors and prepayments	12		405,912		321,851
Tax recoverable			2,421		5,516
Cash and cash equivalents	13		778,863		173,591
			<u>2,640,003</u>		<u>2,041,586</u>
<b>Current liabilities</b>					
Bank overdraft			241		984
Creditors and accrued charges	14		225,108		227,744
Deposits received	15		778,937		—
Tax payable			2,118		581
			<u>1,006,404</u>		<u>229,309</u>
<b>Net current assets</b>			<u>1,633,599</u>		<u>1,812,277</u>
<b>Total assets less current liabilities</b>			<u>2,947,227</u>		<u>2,914,485</u>

**CONSOLIDATED BALANCE SHEET** (CONT'D)

	Note	As at 30 June 2002		As at 31 December 2001	
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		<i>(unaudited)</i>		<i>(audited)</i>	
<b>Non-current liability</b>					
Deferred taxation			<b>(2,783)</b>		(2,783)
<b>NET ASSETS</b>			<b>2,944,444</b>		2,911,702
<b>CAPITAL AND RESERVES</b>					
Share capital	16		<b>356,274</b>		356,274
Reserves	17		<b>2,588,170</b>		2,555,428
			<b>2,944,444</b>		2,911,702

The notes on pages 12 to 25 form part of this interim financial report.