

**CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 JUNE 2002 AND 31 DECEMBER 2001**

	Note	Unaudited 30 June 2002 <u>HK\$'000</u>	Audited 31 December 2001 <u>HK\$'000</u>
Non-current assets			
Intangible assets		23,061	23,415
Fixed assets		45,964	10,955
Properties under development		352,037	340,286
Investments in Flourmill Businesses		8,675	8,675
Interests in associated companies	8	109,192	103,603
Investments in securities		198,933	220,089
Loans receivable from investee companies		191,052	221,995
Mortgage loans receivable			
- due after one year		19,519	18,461
Other loans receivable - due after one year		1,224	—
Other non-current assets		2,242	2,242
		<u>951,899</u>	<u>949,721</u>
Current assets			
Properties for sale		27,970	72,518
Inventories		8,636	4,200
Trade and other receivables	10	95,744	44,936
Investments in securities		6,187	8,116
Mortgage loans receivable - current portion		110	104
Bank balances and cash	11	88,430	122,399
		<u>227,077</u>	<u>252,273</u>
Current liabilities			
Trade and other payables	12	25,471	53,227
Taxation payable		4,553	4,289
Dividend payable	6(a)	2,864	—
Current portion of long-term liabilities	13	71,148	74,575
Bank borrowings - secured		4,830	—
Bank overdrafts - unsecured		—	456
		<u>108,866</u>	<u>132,547</u>
Net current assets		<u>118,211</u>	<u>119,726</u>
Total assets less current liabilities		<u><u>1,070,110</u></u>	<u><u>1,069,447</u></u>

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Share capital and reserves			
Share capital	14	893,013	893,509
Reserves		102,667	96,154
Final dividend	6(a)	—	2,864
Interim dividend	6(b)	<u>2,862</u>	<u>—</u>
Shareholders' funds		<u>998,542</u>	<u>992,527</u>
Minority interests		<u>6,695</u>	<u>8,913</u>
Non- current liabilities			
Long-term liabilities	13	44,807	47,941
Loan from a minority shareholder of a subsidiary		<u>20,066</u>	<u>20,066</u>
		<u>64,873</u>	<u>68,007</u>
		<u>1,070,110</u>	<u>1,069,447</u>