

# Consolidated Balance Sheet

31st July, 2002

	Notes	2002 HK\$'000	2001 HK\$'000
<b>NON-CURRENT ASSETS</b>			
Fixed assets	15	1,294,943	1,312,728
Investment properties	16	4,987,860	6,224,870
Properties under development	17	116,592	160,754
Interests in associates	19	2,082,375	2,128,954
Long term investments	20	173,531	539,307
Long term note receivable	21	—	—
Long term prepayment	22	194,000	194,000
Pledged cash and bank balances and time deposits	26	70,053	—
		<u>8,919,354</u>	<u>10,560,613</u>
<b>CURRENT ASSETS</b>			
Short term investments	23	6,953	9,349
Completed properties for sale	24	8,637	16,484
Inventories		9,587	11,998
Debtors and deposits	25	108,116	213,823
Pledged cash and bank balances and time deposits	26	23,007	75,670
Cash and cash equivalents	26	238,384	477,805
		<u>394,684</u>	<u>805,129</u>
<b>CURRENT LIABILITIES</b>			
Creditors, deposits received and accruals	25	232,231	437,626
Tax payable		103,930	98,835
Interest-bearing bank and other borrowings	27	2,445,317	1,225,815
Provision for premium on bonds redemption	28	600,692	—
Short term bonds payable	29	740,025	—
Short term convertible bonds payable	30	965,250	—
Amount due to an associate	19	1,500,040	—
		<u>6,587,485</u>	<u>1,762,276</u>
<b>NET CURRENT LIABILITIES</b>		<u>(6,192,801)</u>	<u>(957,147)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES - page 36</b>		<b>2,726,553</b>	<b>9,603,466</b>

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	Notes	2002 HK\$'000	2001 HK\$'000
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TOTAL ASSETS LESS CURRENT LIABILITIES - page 35		2,726,553	9,603,466
NON-CURRENT LIABILITIES			
Deferred tax liabilities	31	(380)	(380)
Long term rental deposits received		(62,981)	(50,707)
Interest-bearing bank and other borrowings	27	(1,493,000)	(3,128,335)
Provision for premium on loan repayment	32	(52,500)	(17,500)
Provision for premium on bonds redemption	28	—	(473,145)
Long term bonds payable	29	—	(740,053)
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		(1,608,861)	(4,410,120)
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		1,117,692	5,193,346
CAPITAL AND RESERVES			
Issued capital	33	1,873,001	1,873,001
Reserves	34	(1,106,583)	1,993,314
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		766,418	3,866,315
MINORITY INTERESTS			
		351,274	361,744
CONVERTIBLE BONDS			
	30	—	965,287
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		1,117,692	5,193,346
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Director

Lau Shu Yan, Julius  
Director