

# Consolidated Balance Sheet

As at 31st December 2002

	Note	2002 HK\$'000	2001 HK\$'000
GOODWILL	9	39,658	–
FIXED ASSETS	10	1,101,740	1,376,753
ASSOCIATED COMPANIES	12	2,784	837
JOINTLY CONTROLLED ENTITIES	13	262,744	212,727
OTHER INVESTMENT IN A JOINT VENTURE	14	77,868	238,001
INVESTMENT SECURITIES	15	62,645	103,354
OTHER NON-CURRENT ASSETS	21	54,129	83,794
<b>CURRENT ASSETS</b>			
Properties under development for sale	16	165,200	246,920
Completed properties held for sale	17	68,614	114,784
Trade and other receivables	18	181,817	546,801
Short-term investments	20	9,238	6,921
Cash and bank balances	21	486,117	487,942
		<b>910,986</b>	1,403,368
<b>CURRENT LIABILITIES</b>			
Trade and other payables	22	348,363	350,012
Taxation		5,622	12,407
Current portion of long-term bank loans	26	90,000	320,731
Bank loans – unsecured	23	65,000	110,000
		<b>508,985</b>	793,150
<b>NET CURRENT ASSETS</b>		<b>402,001</b>	610,218
		<b>2,003,569</b>	2,625,684
Financed by:			
SHARE CAPITAL	24	139,439	139,439
RESERVES	25	864,846	1,402,918
<b>SHAREHOLDERS' FUNDS</b>		<b>1,004,285</b>	1,542,357
LONG-TERM BANK LOANS	26	951,281	1,036,626
MINORITY INTERESTS		48,003	46,701
		<b>2,003,569</b>	2,625,684

**LIU Hanbo**  
Managing Director

**DONG Shu Sen**  
Executive Deputy Managing Director