

CONSOLIDATED BALANCE SHEET

31 DECEMBER 2002

		2002	2001
	<i>Notes</i>	HK\$'000	HK\$'000
NON-CURRENT ASSETS			
Fixed assets	13	44,429	47,092
Investment properties	14	206,598	200,010
Properties under development	15	233,999	211,513
Goodwill:	16		
Goodwill		14,710	17,768
Negative goodwill		(2,553)	(3,302)
Interests in associates	18	30,592	104,946
Intangible assets	19	–	2,797
Long term investments	20	23,541	21,982
Deposits and advances	21	96,755	56,351
Long term loan receivable		49,400	–
		<u>697,471</u>	<u>659,157</u>
CURRENT ASSETS			
Short term investments	22	–	149
Inventories	23	28	2,186
Properties held for sale	23	14,900	28,964
Trade receivables	24	22,407	25,594
Trade receivables in respect of securities transactions	25	–	3,055
Loans receivable		64,297	37,330
Other receivables	26	32,512	45,904
Pledged time deposits	27	4,522	24,011
Cash held on behalf of securities clients		–	110
Cash and cash equivalents	27	2,207	15,076
		<u>140,873</u>	<u>182,379</u>
CURRENT LIABILITIES			
Trade and bills payables	28	32,732	29,787
Trade payables in respect of securities transactions	29	–	2,559
Other payables and accruals	30	17,722	26,702
Tax payable		1,958	866
Interest-bearing bank and other borrowings	32	132,590	28,518
		<u>185,002</u>	<u>88,432</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(44,129)</u>	<u>93,947</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		653,342	753,104



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TOTAL ASSETS LESS CURRENT LIABILITIES		653,342	753,104
NON-CURRENT LIABILITIES			
Finance lease payables	33	190	–
Interest-bearing bank loans and other borrowings	34	36,515	124,662
Deferred tax	35	497	501
		37,202	125,163
MINORITY INTERESTS		77,414	89,440
		538,726	538,501
CAPITAL AND RESERVES			
Issued capital	36	256,116	205,518
Reserves	38	282,610	332,983
		538,726	538,501

Kong Look Sen
Director

Kong Li Szu
Director