

| NOTES TO THE ACCOUNTS |

1. PRINCIPAL ACCOUNTING POLICIES

a) Statement of compliance

These accounts have been prepared in accordance with all applicable Statements of Standard Accounting Practice (“SSAPs”) and Interpretations issued by the Hong Kong Society of Accountants, accounting principles generally accepted in Hong Kong and the requirements of the Hong Kong Companies Ordinance. These accounts also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. A summary of the principal accounting policies adopted by the Group is set out below.

b) Basis of preparation of accounts

The measurement basis used in the preparation of the accounts is historical cost modified by the revaluation of investment properties, certain other properties and investments in securities as explained in the accounting policies set out below.

c) Basis of consolidation

(i) Subsidiaries and controlled companies

A subsidiary, in accordance with the Hong Kong Companies Ordinance, is a company in which the Group, directly or indirectly, holds more than half of the issued share capital, or controls more than half of the voting power, or controls the composition of the board of directors. Subsidiaries are considered to be controlled if the Company has the power, directly or indirectly, to govern the financial and operating policies, so as to obtain benefits from their activities.

An investment in a controlled subsidiary is consolidated into the consolidated accounts, unless it is acquired and held exclusively with a view to subsequent disposal in the near future or operates under severe long-term restrictions which significantly impair its ability to transfer funds to the Group, in which case, it is stated in the balance sheet at fair value with changes in fair value recognised in the same way as for investments in securities.

Intra-group balances and transactions, and any unrealised profits arising from intra-group transactions, are eliminated in full in preparing the consolidated accounts. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised profits, but only to the extent that there is no evidence of impairment.

In the Company’s balance sheet, an investment in a subsidiary is stated at cost less any impairment losses (see note 1 (f)), unless it is acquired and held exclusively with a view to subsequent disposal in the near future or operates under severe long-term restrictions which significantly impair its ability to transfer funds to the Company, in which case, it is stated at fair value with changes in fair value recognised in the same way as for investments in securities.

(ii) Associates

An associate is a company in which the Group has significant influence, but not control or joint control, over its management, including participation in the financial and operating policy decisions.

An investment in an associate is accounted for in the consolidated accounts under the equity method and is initially recorded at cost and adjusted thereafter for the post-acquisition change in the Group's share of the associate's net assets, unless it is acquired and held exclusively with a view to subsequent disposal in the near future or operates under severe long-term restrictions that significantly impair its ability to transfer funds to the Group, in which case, it is stated at fair value with changes in fair value recognised in the same way as for investments in securities. The profit and loss account reflects the Group's share of the post-acquisition results of the associates for the year, including any amortisation of positive or negative goodwill charged or credited during the year in accordance with note 1(c)(iii).

Unrealised profits and losses resulting from transactions between the Group and its associates are eliminated and deferred to the extent of the Group's interest in the associates until the concerned assets are on-sold to third parties. If there is evidence of impairment in value of the assets transferred, the unrealised losses will be recognised immediately in the profit and loss account.

(iii) Goodwill/negative goodwill

The Group has adopted SSAP 30 "Business combinations" issued by Hong Kong Society of Accountants with effect from 1 April 2001. The Group has relied upon the transitional provisions set out in SSAP 30 such that goodwill/negative goodwill arising on acquisition of a subsidiary or an associate by the Group prior to 1 April 2001, representing the excess/shortfall of the cost of investment over the appropriate share of the fair value of the identifiable assets and liabilities acquired, has been written off against/taken to capital reserves in the period in which it arose and has not been restated.

For acquisitions after 1 April 2001, goodwill is recognised as an asset and is amortised to the profit and loss account on a straight-line basis over its estimated useful life. Negative goodwill which relates to an expectation of future losses and expenses that are identified in the plan of acquisition and can be measured reliably, but which have not yet been recognised, is recognised in the profit and loss account when the future losses and expenses are recognised. Any remaining negative goodwill, but not exceeding the fair values of the non-monetary assets acquired, is recognised in the profit and loss account over the weighted average useful life of those non-monetary assets that are depreciable/amortisable. Negative goodwill in excess of the fair values of the non-monetary assets acquired is recognised immediately in the profit and loss account.

On disposal of a controlled subsidiary or an associate, any attributable amount of purchased goodwill not previously amortised through the profit and loss account or which has previously been dealt with as a movement on Group reserves is included in the calculation of the profit and loss on disposal.

The carrying amount of goodwill is reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists an impairment loss is recognised as an expense in the profit and loss account.

d) Properties**(i) Investment properties**

Investment properties are defined as properties which are income producing and intended to be held for the long-term, and such properties are included in the balance sheet at their open market value, on the basis of an annual professional valuation, less depreciation where the investment properties are held on leases with unexpired periods of 20 years or less. Changes in the value of investment properties are dealt with as movements in the investment property revaluation reserves. If the total of these reserves is insufficient to cover a deficit, on a portfolio basis, the excess of the deficit is charged to the profit and loss account. When a surplus arises on subsequent revaluation on a portfolio basis, it will be credited to the profit and loss account if and to the extent that a deficit on revaluation had previously been charged to the profit and loss account.

On disposal of investment properties, the revaluation surplus or deficit previously taken to investment property revaluation reserves is included in calculating the profit or loss on disposal.

(ii) Properties under development for sale

Properties under development for sale are classified under current assets and stated at the lower of cost, including capitalised borrowing costs, and net realisable value. Net realisable value is determined by the Directors, based on prevailing market conditions.

The amount of any write down of or provision for properties under development for sale is recognised as an expense in the period the write down or loss occurs. The amount of any reversal of any write down or provision arising from an increase in net realisable value is recognised in the profit and loss account in the period in which the reversal occurs.

Profit on pre-sale of properties under development for sale is recognised over the course of the development and is calculated each year as a proportion of the total estimated profit to completion, the proportion used being the lower of the proportion of construction costs incurred at the balance sheet date to estimated total construction costs and the proportion of sales proceeds received and receivable at the balance sheet date to total sales proceeds in respect of the units sold.

Borrowing costs on loans relating to properties under development for sale are capitalised up to the date of practical completion of development.

(iii) Properties held for sale

Properties held for sale are classified under current assets and stated at the lower of cost and net realisable value. Cost is determined by apportionment of the total development costs for that development, including borrowing costs capitalised, attributable to unsold units. Net realisable value is determined by the Directors, based on prevailing market conditions.

The amount of any write down of or provision for properties held for sale is recognised as an expense in the period the write down or loss occurs. The amount of any reversal of any write down or provision arising from an increase in net realisable value is recognised in the profit and loss account in the period in which the reversal occurs.

(iv) **Other properties**

Other properties are stated at cost or valuation at 31 March 1995 less accumulated depreciation and provision for impairment as considered necessary by the Directors. The Group places reliance on the transitional provision of SSAP 17 which provides exemption from the need to make regular revaluations for those properties stated at valuation at 31 March 1995.

e) **Depreciation of fixed assets**

(i) **Investment properties**

No depreciation is provided in respect of investment properties with an unexpired lease term of more than 20 years since the valuation takes into account the state of each property at the date of valuation. Investment properties held on leases with an unexpired period of 20 years or less are depreciated over the remaining portion of the leases.

(ii) **Properties under or held for development**

No depreciation is provided on properties under or held for development.

(iii) **Other properties**

Depreciation is provided on the carrying amount of the leasehold land over the unexpired term of the lease. Buildings are depreciated on a straight line basis over the shorter of 50 years and the remaining term of the lease.

(iv) **Other fixed assets**

Depreciation is provided on a straight line basis on the cost of other fixed assets at rates determined by the estimated useful lives of the assets of between 3 to 10 years.

f) **Impairment of assets**

The carrying amounts of assets, other than investment properties carried at revalued amounts, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount exceeds the recoverable amount. Impairment losses are recognised as an expense in the profit and loss account.

(i) **Recoverable amount**

The recoverable amount of an asset is the greater of its net selling price and value in use.

(ii) **Reversals of impairment losses**

In respect of assets other than goodwill, an impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is reversed only if the loss was caused by a specific external event of an exceptional nature that is not expected to recur, and the increase in recoverable amount relates clearly to the reversal of the effect of that specific event.

A reversal of impairment losses is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to the profit and loss account in the period in which the reversals are recognised.

g) Investments in securities

- (i) Held-to-maturity securities are stated in the balance sheet at amortised cost less any provisions for diminution in value.

The carrying amounts of held-to-maturity securities are reviewed as at the balance sheet date in order to assess the credit risk and whether the carrying amounts are expected to be recovered. Provisions are made when carrying amounts are not expected to be recovered and are recognised as an expense in the profit and loss account for each security individually.

- (ii) Non-trading securities are classified as long-term investments and stated in the balance sheet at fair value. Changes in fair value are recognised in the investment revaluation reserves until the security is sold, collected or otherwise disposed of or until there is objective evidence that the security is impaired, at which time the relevant cumulative surplus or deficit is transferred from the investment revaluation reserves to the profit and loss account.

Transfers from the investment revaluation reserves to the profit and loss account as a result of impairments are reversed when the circumstances and events that led to the impairment cease to exist and there is persuasive evidence that the new circumstances and events will persist for the foreseeable future.

Profits or losses on disposal of non-trading securities are determined as the difference between the net disposal proceeds and the carrying amount of the securities and are recognised in the profit and loss account as they arise. On disposal of non-trading securities, the relevant revaluation surplus or deficit previously taken to the investment revaluation reserves is also transferred to the profit and loss account for the year.

- (iii) Trading securities are classified as short-term investment under current assets and stated in the balance sheet at fair value. Changes in fair value are recognised in the profit and loss account as they arise.

h) Inventories

Inventories comprising goods for resale are stated at the lower of cost, including an element of overheads, where applicable, and net realisable value which is determined by reference to the sales proceeds of items sold in the ordinary course of business after the balance sheet date, or to management estimates based on prevailing market conditions.

Cost is calculated based on the weighted average cost formula and comprises all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

When inventories are sold, their carrying amounts are recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period the write-down or loss occurs.

The amount of any reversal of any write-down of inventories, arising from an increase in net realisable value, is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

i) Cash and cash equivalent

The Group defines cash and cash equivalents as cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, which were within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated cash flow statement.

j) Foreign currencies

Foreign currency transactions during the year are translated into Hong Kong dollars at exchange rates ruling at the transaction dates. Monetary foreign currency balances and the balance sheets of overseas subsidiaries and associates are translated into Hong Kong dollars at the rates of exchange ruling at the balance sheet date. The profit and loss accounts of overseas subsidiaries are translated into Hong Kong dollars at the average exchange rate for the year. Differences on foreign currency translation are dealt with in the profit and loss account with the exception of those arising on the translation of the accounts of overseas subsidiaries and associates which are dealt with in the capital reserves. On disposal of an overseas subsidiary or associate, the cumulative amount of the exchange difference which related to that overseas subsidiary or associate is included in the calculation of the profit and loss on disposal.

Gains or losses on outstanding speculative forward contracts computed by reference to the forward rates at the balance sheet date are dealt with in the profit and loss account. Forward contracts are entered into as hedges against net investments in overseas subsidiaries and associates, gains or losses on the forward contracts are offset as reserve movements against exchange difference arising on the retranslation of the net investments.

k) Leased assets**(i) Assets held for use in operating leases**

Where the group leases out assets under operating leases, the assets are included in the balance sheet according to their nature and, where applicable, are depreciated in accordance with the Group's depreciation policies, as set out in note 1(e) above. Revenue arising from operating leases is recognised in accordance with the Group's revenue recognition policies, as set out in note 1(l) (iii) below.

(ii) Operating lease charges

Payment obligations in respect of operating leases on property with fixed rentals are accounted for on a straight line basis over the periods of the respective leases; payment obligations in respect of operating leases on property with rentals which vary with the sales of the Group are charged to the profit and loss account as incurred.

l) Recognition of revenue

- (i) Income from sale of goods is recognised when the title of the goods is transferred to the customers.
- (ii) Income from management services is recognised upon provision of services.
- (iii) Rental income under operating leases is recognised in the profit and loss account in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset. Lease incentives granted are recognised in the profit and loss account as an integral part of the aggregate net lease payments receivable. Contingent rentals are recognised as income in the accounting period in which they are earned.
- (iv) Income from sale of completed property is recognised upon signing of the sale and purchase agreement and income from pre-sale of property under development is recognised over the course of development (see note 1 (d)(ii)).
- (v) Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.
- (vi) Interest income from dated debt securities intended to be held to maturity is recognised as it accrues, as adjusted by the amortisation of the premium or discount on acquisition, so as to achieve a constant rate of return over the period from the date of purchase to the date of maturity.
- (vii) Interest income is accrued on a time-apportioned basis by reference to the principal outstanding and at the rate applicable.

m) Deferred taxation

Deferred taxation is calculated at the current tax rate under the liability method in respect of the taxation effect arising from all material timing differences which are expected with reasonable probability to crystallise in the foreseeable future.

n) Borrowing costs

Borrowing costs are expensed in the profit and loss account in the year in which they are incurred, except to the extent that they are capitalised as being directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or complete.

o) Related parties

For the purposes of these accounts, a party is considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or *vice versa*, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

p) Provisions

Provisions are recognised for liabilities of uncertain timing or amount when the Company or the Group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

q) Segment reporting

A segment is distinguishable component of the Group that is engaged in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments.

In accordance with the Group's internal financial reporting, the Group has chosen business segment information as the primary reporting format and geographical segment information as the secondary reporting format.

Segment revenue, expenses, results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis to that segment. Segment revenue, expenses, assets, and liabilities are determined before intra-group balances and intra-group transactions are eliminated as part of the consolidation process, except to the extent that such intra-group balances and transactions are between group companies within a single segment. Inter-segment pricing is based on similar terms as those available to other external parties.

Segment capital expenditure is the total cost incurred during the period to acquire segment assets (both tangible and intangible) that are expected to be used for more than one period.

Unallocated items mainly comprise financial and corporate assets, interest-bearing borrowings, corporate and financing expenses.

r) Employee benefits**(i) Defined contribution schemes**

Contributions to the schemes are expensed as incurred and may be reduced by contributions forfeited by those employees who leave the schemes prior to vesting fully in the contributions. The assets of the schemes are held separately from those of the Group in independently administered funds.

(ii) Mandatory Provident Funds

Contributions to the Mandatory Provident Fund as required under the Hong Kong Mandatory Provident Fund Schemes Ordinance are charged to the profit and loss account when incurred.

(iii) Central Provident Fund in Singapore

Contributions to the Central Provident Fund in Singapore as required under the Central Provident Fund Act are charged to the profit and loss account when incurred.

(iv) Equity compensation benefits

When the Group grants employees options to acquire shares of the Company, the option exercise price must be at least the higher of (i) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the date of grant; and (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant and no employee benefit cost or obligation is recognised at that time. When the options are exercised, shareholders' equity is increased by the amount of the proceeds received.

(v) Salaries, annual bonuses, paid annual leave, leave passage and the cost to the Group of non-monetary benefits are accrued in the year in which the associated services are rendered by employees of the Group. Where payment or settlement is deferred and the effect would be material, these amounts are stated at their present values.**s) Discontinued operations**

A discontinued operation is a clearly distinguishable component of the Group's business that is disposed of or abandoned pursuant to a single plan, and which represents a separate major line of business or geographical area of operations.

2. SEGMENT INFORMATION

a) Business segments

(i) Revenue and results

	Segment Revenue		Segment Results	
	2003 HK\$ Million	2002 HK\$ Million	2003 HK\$ Million	2002 HK\$ Million
Property investment	350.2	337.7	253.1	241.9
Property development	7,441.9	4,486.2	562.8	1,046.1
Retail and distribution	1,912.2	2,056.9	(49.8)	(80.3)
Investment and others	286.5	401.1	38.0	211.5
	9,990.8	7,281.9	804.1	1,419.2
Inter-segment revenue (Note i)	(122.8)	(117.2)	–	–
	9,868.0	7,164.7	804.1	1,419.2
Gain on disposal of a discontinued operation			31.5	–
Unallocated expenses			(14.6)	(26.3)
Operating profit			821.0	1,392.9
Borrowing costs			(254.8)	(554.2)
Provision for properties				
Property investment			(662.8)	(185.0)
Property development			(1,765.7)	(1,065.5)
Share of results of associates (Note ii)			1,671.0	1,404.1
(Loss)/profit before taxation			(191.3)	992.3
Taxation			(314.0)	(399.6)
Minority interests			569.3	(46.1)
Group profit attributable to shareholders			64.0	546.6

Notes:

(i) Inter-segment revenue eliminated on consolidation includes:

Property investment	48.4	54.6
Investment and others	74.4	62.6
	122.8	117.2

(ii) Share of results of associates

	Segment Results	
	2003	2002
	HK\$ Million	HK\$ Million
Property investment	1,560.4	1,480.3
Property development	(7.3)	(45.0)
Communications, media and entertainment	214.3	155.8
Pay television	165.8	174.3
Internet and multimedia	4.5	(25.0)
Telecommunications	26.5	4.0
Others	17.5	2.5
Logistics	917.8	896.4
Terminals	844.4	849.0
Other logistics business	73.4	47.4
Investment and others	52.9	(26.4)
(Provision)/write-back of provision for properties	(228.6)	77.6
Unallocated expenses and other items	(461.5)	(582.2)
Borrowing costs	(377.0)	(552.4)
	1,671.0	1,404.1

(ii) Assets and liabilities

	Assets		Liabilities	
	2003	2002	2003	2002
	HK\$ Million	HK\$ Million	HK\$ Million	HK\$ Million
Property investment	3,890.2	4,818.8	113.9	111.5
Property development	11,030.5	17,271.4	2,692.1	3,649.6
Retail and distribution	–	620.8	–	367.5
Investment and others	1,338.9	3,968.5	13.5	32.4
Segment assets and liabilities	16,259.6	26,679.5	2,819.5	4,161.0
Associates (Note)	20,976.3	23,379.4	–	–
Unallocated items	5,254.1	4,608.3	12,924.3	18,290.8
Total assets and liabilities	42,490.0	54,667.2	15,743.8	22,451.8

Note: Share of net segment assets less liabilities of associates

Property investment	25,977.1	28,929.3
Property development	1,315.9	1,413.6
Communications, media and entertainment	2,200.4	1,270.2
Logistics	2,074.8	2,029.3
Unallocated and other items	(10,591.9)	(10,263.0)
	20,976.3	23,379.4

Unallocated and other items mainly comprise financial and corporate assets, interest-bearing borrowings and corporate and financing expenses.

(iii) Other segment information

As disclosed in note 13 to the accounts, capital expenditure of HK\$49.9 million (2002 : HK\$65.2 million) and depreciation and amortisation of HK\$60.9 million (2002 : HK\$70.1 million) are principally related to retail and distribution segment in Hong Kong. The Group has no significant non-cash expenses other than depreciation and amortisation.

b) Geographical segments

(i) Revenue and results

	Segment Revenue		Segment Results (Operating Profit)	
	2003 HK\$ Million	2002 HK\$ Million	2003 HK\$ Million	2002 HK\$ Million
Hong Kong	8,709.8	4,348.7	310.1	343.2
Singapore	1,081.6	2,696.3	484.3	1,042.8
Others	76.6	119.7	26.6	6.9
	9,868.0	7,164.7	821.0	1,392.9

(ii) Assets

	Assets	
	2003 HK\$ Million	2002 HK\$ Million
Hong Kong	12,167.2	21,731.4
Singapore	4,085.8	4,904.8
Others	6.6	43.3
	16,259.6	26,679.5

3. TURNOVER AND OPERATING PROFIT

a) Turnover

The principal activities of the Group are property investment, property development, retail and distribution and investment holding. Analysis of the Group's turnover is as follows:

	2003	2002
	HK\$ Million	HK\$ Million
Property investment	301.8	283.1
Property development	7,441.9	4,486.2
Retail and distribution	1,912.2	2,056.9
Investment and others	212.1	338.5
	9,868.0	7,164.7

b) Operating profit

Operating profit is arrived at:

after charging:

Staff costs

– included contributions to defined contribution retirement schemes of HK\$20.6 million (2002 : HK\$22.0 million)

Cost of properties sold

Cost of inventories sold

Depreciation

Auditors' remuneration

Audit services

Other services

Operating lease rentals – land and buildings

and after crediting:

Rental income from operating leases less outgoings

– included gross rental income from investment properties of HK\$280.8 million (2002 : HK\$263.3 million) of which HK\$1.4 million (2002 : HK\$6.5 million) is contingent rentals

Dividend income from listed investments

	2003	2002
	HK\$ Million	HK\$ Million
Staff costs	357.2	405.4
Cost of properties sold	6,609.6	3,440.6
Cost of inventories sold	1,146.4	1,214.7
Depreciation	60.9	70.1
Auditors' remuneration		
Audit services	4.4	5.1
Other services	2.2	1.6
Operating lease rentals – land and buildings	219.6	263.0
Rental income from operating leases less outgoings	229.8	206.5
Dividend income from listed investments	59.6	152.2

In addition, staff costs of HK\$7.2 million (2002 : HK\$28.3 million) were capitalised in costs of properties under development.

c) Directors' emoluments

	2003 HK\$ Million	2002 HK\$ Million
Fees	0.4	0.4
Basic salaries, housing allowances, other allowances and benefits in kind	4.0	2.6
Deemed profit on share option exercise	–	0.5
Retirement scheme contributions	–	–
Discretionary bonuses and/or performance-related bonuses	0.7	4.1
Compensation for loss of office	–	–
Inducement for joining the Group	–	–
	5.1	7.6

For the year under review, total emoluments (including any reimbursement) amounting to HK\$144,890 (2002 : HK\$105,000), being wholly in the form of Directors' fees, were paid or payable to Independent Non-executive Directors of the Company.

The emoluments in respect of the year ended 31 March 2003 of all the Directors of the Company in office during the year were in the following ranges:

Bands (in HK\$)	2003 Number	2002 Number
Not more than \$1,000,000	13	10*
\$1,500,001 – \$2,000,000	–	1
\$4,000,001 – \$4,500,000	1	–
\$5,000,001 – \$5,500,000	–	1
	14	12

Note: The emoluments of two Directors in the band marked * above for 2002 included deemed profit on share option exercise totalling HK\$0.5 million.

d) Five highest paid employees

Set out below are analyses of the emoluments (excluding amounts paid or payable by way of commissions on sales generated by the employees concerned) for the year ended 31 March 2003 of which four employees (2002 : four) of the Group who, not being Directors of the Company, are among the top five highest paid individuals (including persons who held the office of Directors of the Company at any time during the year as well as other employees of the Group) employed by the Group.

(i) Aggregate emoluments

	2003 HK\$ Million	2002 HK\$ Million
Basic salaries, housing allowances, other allowances and benefits in kind	8.9	12.4
Deemed profit on share option exercise	–	–
Pension scheme contributions	0.2	0.4
Discretionary bonuses and/or performance-related bonuses	3.2	26.1
Compensation for loss of office	–	–
Inducement for joining the Group	–	–
	12.3	38.9

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(ii) Bandings

Bands (in HK\$)	2003	2002
	Number	Number
\$2,500,001 – \$3,000,000	2	–
\$3,000,001 – \$3,500,000	2	2
\$4,000,001 – \$4,500,000	–	1
\$28,500,001 – \$29,000,000 (Note)	–	1
	4	4

Note: Included in this banding are emoluments paid to a director of the 56% indirectly owned listed subsidiary, Marco Polo Developments Limited in Singapore.

4. OTHER NET (LOSS)/INCOME

	2003	2002
	HK\$ Million	HK\$ Million
Deferred profits realised	30.8	100.1
Net loss on disposal of non-trading securities	(192.6)	(35.4)
Profit on disposal of subsidiaries	–	17.5
Others	77.8	30.8
	(84.0)	113.0

Included in the net loss on disposal of non-trading securities is a net deficit, before deduction of minority interests, of HK\$173.7 million (2002 : net surplus of HK\$0.3 million), transferred from investment revaluation reserves.

5. GAIN ON DISPOSAL OF A DISCONTINUED OPERATION

a) During the financial year ended 31 March 2003, the Group disposed of its retail businesses portfolio, comprising 100% interest in the Lane Crawford group, 52% interest in the Joyce group and 39% interest in City'Super to certain related parties. The total consideration of the above sales was approximately HK\$589.8 million and a net gain of HK\$31.5 million was recognised in the consolidated profit and loss account for the year. The transactions were previously announced on 14 February 2003 and details of the sales are summarised below:

(i) Sale of Lane Crawford group (“LCI sale”)

The consideration for the LCI sale was HK\$422.8 million which was calculated based on the consolidated net assets of Lane Crawford group at 14 February 2003. The LCI sale was completed on 14 February 2003.

(ii) Sale of interest in Joyce group (“Joyce sale”)

The consideration for the Joyce sale was HK\$156.2 million which represented a small discount to the Group's 52% attributable interest in the unaudited consolidated net assets of Joyce group at 30 September 2002. The Joyce sale was completed on 14 March 2003.

(iii) Sale of interest in City'Super

The Group also completed on 14 February 2003 its divestment of its interest in City'Super to The Wharf (Holdings) Limited for a total consideration of HK\$10.77 million.

| NOTES TO THE ACCOUNTS |

- b) The aggregate results of the disposed discontinued operation for the current and previous years were as follows:

	2003 HK\$ Million	2002 HK\$ Million
Turnover	1,912.2	2,056.9
Other net (loss)/income	(8.8)	18.4
	1,903.4	2,075.3
Direct costs and operating expenses	(1,146.4)	(1,214.7)
Selling and distribution expenses	(599.2)	(673.9)
Administrative expenses	(207.6)	(267.0)
Operating loss	(49.8)	(80.3)
Borrowing costs	(2.5)	(0.5)
Share of profits less losses of associates	(1.1)	3.0
Loss before taxation	(53.4)	(77.8)
Taxation	(0.4)	(0.8)
Loss after taxation	(53.8)	(78.6)

- c) The net assets of the discontinued operation as at the date of discontinuance and 31 March 2002 were as follows:

	2003 HK\$ Million	2002 HK\$ Million
Total assets	1,044.7	961.4
Total liabilities	(308.8)	(379.2)
Minority interests	(143.3)	(158.2)
Net assets	592.6	424.0
Less: Total consideration received	589.8	
	(2.8)	
Add: Negative goodwill realised	34.3	
Gain on disposal of a discontinued operation	31.5	

- d) The cash flows of the discontinued operation for the current and previous years were as follows:

	2003 HK\$ Million	2002 HK\$ Million
Cash inflow from operating activities	75.8	18.7
Cash outflow from investing activities	(43.5)	(50.7)
Cash inflow from financing activities	3.1	3.4

6. BORROWING COSTS

	2003 HK\$ Million	2002 HK\$ Million
Interest payable on		
Bank loans and overdrafts	312.0	610.5
Other loans repayable within 5 years	55.8	134.4
Other borrowing costs	32.7	140.8
	400.5	885.7
Less: Amount capitalised	(145.7)	(331.5)
	254.8	554.2

The Group's average borrowing interest rate for the year was 2.3% (2002 : 3.8%) per annum.

7. PROVISION FOR PROPERTIES

Following a review based on the property market conditions prevailing at 31 March 2003, the Group has made provision of HK\$1,765.7 million (2002 : HK\$1,065.5 million) principally for impairment in value of the Group's properties under development for sale and HK\$662.8 million (2002 : HK\$185.0 million) in respect of the attributable deficits for the Group's investment properties portfolio.

8. TAXATION

The provision for Hong Kong profits tax is based on the profit for the year as adjusted for tax purposes at the rate of 16% (2002 : 16%). Overseas taxation is calculated at rates of tax applicable in countries in which the Group is assessed for tax. The taxation charge is made up as follows:

	2003 HK\$ Million	2002 HK\$ Million
Company and subsidiaries		
Hong Kong profits tax for the year	81.5	13.3
Overseas taxation for the year	165.2	905.0
Overprovision in prior years (Note)	(102.7)	–
Deferred taxation (Note 27)	(114.8)	(665.0)
	29.2	253.3
Associates		
Hong Kong profits tax for the year	216.4	143.0
Overseas taxation for the year	8.6	8.8
Underprovision in prior years	53.9	–
Deferred taxation	5.9	(5.5)
	284.8	146.3
	314.0	399.6

Note: The overprovision represents the write-back of a tax provision made in prior years for the Ardmore Park project in Singapore resulting from the reduction of Singapore income tax rate from 24.5% to 22%.

9. GROUP PROFIT ATTRIBUTABLE TO SHAREHOLDERS

The group profit attributable to shareholders is dealt with in the accounts of the Company to the extent of HK\$10.3 million (2002 : HK\$167.7 million).

10. DIVIDENDS

a) Dividends attributable to the year

	2003 HK\$ Million	2002 HK\$ Million
Interim dividend declared and paid of 2.5 cents (2002 : 2.5 cents) per share	50.8	50.8
Final dividend of 5.0 cents proposed after the balance sheet date (2002 : 5.0 cents) per share	101.6	101.6
	152.4	152.4

The final dividend proposed after the balance sheet date has not been recognised as a liability at the balance sheet date.

b) Dividends attributable to the previous financial year, approved and paid during the year

	2003 HK\$ Million	2002 HK\$ Million
Final dividend in respect of the previous financial year, approved and paid during the year, of 5.0 cents (2002 : 5.0 cents) per share	101.6	101.5

11. EARNINGS PER SHARE

The calculation of basic earnings per share is based on earnings for the year of HK\$64.0 million (2002 : HK\$546.6 million) and on the weighted average of 2,031.8 million (2002 : 2,031.3 million) ordinary shares in issue during the year.

No figure for diluted earnings per share is shown as there was no outstanding share options (note 24) as at 31 March 2003 and the exercise of the subscription rights attached to the share options as at 31 March 2002 would not have a material diluting effect on the earnings per share.

12. CHANGES IN ACCOUNTING POLICIES

a) **SSAP 1 (Revised) “Presentation of financial statements”**

With effect from 1 April 2002, the consolidated statement of recognised gains and losses has been replaced by the consolidated statement of changes in equity.

b) **SSAP 11 (Revised) “Foreign currency translation”**

In prior years, the profit and loss accounts of foreign enterprises were translated at the exchange rates ruling at the balance sheet date. With effect from 1 April 2002, these are translated into Hong Kong dollars at the average exchange rates during the year. The effect of such change is not material to the accounts.

c) **SSAP 15 (Revised) “Cash flow statements”**

With effect from 1 April 2002, with the introduction of the revised SSAP 15 “Cash flow statements”, a revised classification of activities from which cash flows are derived has been made and the Group defines cash and cash equivalents as cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, which were within three months of maturity at acquisition.

In prior years, for the purpose of preparing the consolidated cash flow statement, cash equivalents were shown net of advances from banks repayable within three months from the date of advance. By adoption of the revised SSAP 15, bank overdrafts that are repayable on demand and form an integral part of the Group’s cash management are also included as a component of cash and cash equivalents for the purpose of the cash flow statement. The accounting policy has been adopted retrospectively. In adjusting prior year’s figures, cash and cash equivalents as at 1 April 2002 was restated and increased by HK\$214.6 million (1 April 2001 : HK\$259.4 million). In addition, certain presentational changes have been made on adoption of the revised SSAP 15.

13. FIXED ASSETS

Group	Investment properties HK\$ Million	Other properties HK\$ Million	Other fixed assets HK\$ Million	Total HK\$ Million
Cost or valuation				
At 1 April 2002	4,327.1	529.7	398.2	5,255.0
Exchange differences	78.8	–	(5.1)	73.7
Additions	12.6	0.8	36.5	49.9
Disposals	(12.9)	–	(59.5)	(72.4)
Disposal of subsidiaries	(16.0)	(83.4)	(334.8)	(434.2)
Revaluation deficit	(875.7)	–	–	(875.7)
Provision for impairment	–	(49.3)	–	(49.3)
Reclassification	365.0	(397.8)	(0.2)	(33.0)
At 31 March 2003	3,878.9	–	35.1	3,914.0
Accumulated depreciation				
At 1 April 2002	–	36.3	284.1	320.4
Exchange differences	–	–	(4.9)	(4.9)
Charge for the year	–	5.1	55.8	60.9
Written back on disposals	–	–	(56.8)	(56.8)
Disposal of subsidiaries	–	(8.4)	(250.1)	(258.5)
Reclassification	–	(33.0)	–	(33.0)
At 31 March 2003	–	–	28.1	28.1
Net book value				
At 31 March 2003	3,878.9	–	7.0	3,885.9
At 31 March 2002	4,327.1	493.4	114.1	4,934.6
a) The analysis of cost or valuation of the above assets is as follows:				
At valuation in 2003	3,878.9	–	–	3,878.9
At cost less provision	–	–	35.1	35.1
	3,878.9	–	35.1	3,914.0
b) Tenure of title to properties:				
Held in Hong Kong				
Long lease	2,299.9	–	–	2,299.9
Held outside Hong Kong				
Long lease	1,572.4	–	–	1,572.4
Medium lease	6.6	–	–	6.6
	3,878.9	–	–	3,878.9

c) Properties revaluation

The Group's investment properties in Hong Kong and Singapore have been revalued as at 31 March 2003 by Chesterton Petty Limited and CB Richard Ellis (Pte) Ltd, respectively, both are independent firms of property consultants, on an open market value basis, after taking into consideration the net rental income allowing for reversionary potential and the redevelopment potential of the properties, where appropriate.

The deficit arising on revaluation less minority interests, where appropriate, is dealt with in investment property revaluation reserves or the consolidated profit and loss account in accordance with the Group's accounting policies.

- d) The gross amounts of fixed assets of the Group held for use in operating leases were HK\$3,878.9 million (2002 : HK\$4,327.1 million).
- e) The Group leases out properties under operating leases, which generally run for an initial period of one to six years, with an option to renew the lease after that date at which time all terms are renegotiated. Lease income may be varied periodically to reflect market rentals and may contain a contingent rental element which is based on various percentages of tenants' sales receipts.
- f) The Group's total future minimum lease income under non-cancellable operating leases is receivable as follows:

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
Within 1 year	219.0	232.5
After 1 year but within 5 years	216.5	283.0
After 5 years	4.7	7.2
	440.2	522.7

14. SUBSIDIARIES

	Company	
	2003	2002
	HK\$ Million	HK\$ Million
Unlisted shares, at cost	3,495.0	3,495.0
Amounts due from subsidiaries	6,980.0	10,616.4
Amounts due to subsidiaries	(5,516.6)	(2,981.1)
	4,958.4	11,130.3

Details of principal subsidiaries at 31 March 2003 are shown on pages 66 and 67.

15. ASSOCIATES

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
Share of net assets	24,503.9	27,287.1
Amounts due from associates	560.3	572.9
Loans from associates (Note b)	(1,617.0)	(1,803.9)
Amounts due to associates (Note c)	(2,470.9)	(2,676.7)
	20,976.3	23,379.4
a) Analysis of the cost of investment of the above:		
Shares listed in Hong Kong	11,402.2	11,529.7
Unlisted shares	77.6	95.3
	11,479.8	11,625.0
Market value of listed shares	18,942.0	22,669.2

- b)** Loans from associates of HK\$1,617.0 million (2002 : HK\$1,803.9 million) are contributed from associates in proportion to their equity interests in the Sorrento property development project. The loans from associates are interest bearing at rates as determined with reference to prevailing market rates. Interest expenses in respect of loans from associates for the year ended 31 March 2003 amounted to HK\$55.8 million (2002 : HK\$101.8 million).
- c)** Included in the amounts due to associates is an advance of HK\$2,447.9 million (2002 : HK\$2,653.5 million) contributed from an associate in proportion to its equity interest in the Bellagio property development project. The advance bears interest at such rate as may from time to time be agreed by the shareholders of the property holding company. For the current financial year, the advance is unsecured and interest free.
- d)** The Group equity accounted for the results and net assets of The Wharf (Holdings) Limited (“Wharf”), the Group’s significant listed associate, based on its audited financial statements for the year ended 31 December 2002. Extracts of Wharf’s audited consolidated profit and loss account and balance sheet are shown on page 71.
- e)** Details of principal associates at 31 March 2003 are shown on page 67.

16. LONG-TERM INVESTMENTS

	Group	
	2003 HK\$ Million	2002 HK\$ Million
Non-trading equity securities, at market value		
Listed in Hong Kong	188.4	2,808.1
Listed outside Hong Kong	557.9	847.2
	746.3	3,655.3
Held-to-maturity securities		
Listed outside Hong Kong	–	38.6
Unlisted	–	23.4
Unlisted shares	6.9	10.4
	753.2	3,727.7
Market value of the above listed held-to-maturity securities	–	38.3

17. DEFERRED DEBTORS

Deferred debtors represent receivables due after more than one year.

18. PROPERTIES UNDER DEVELOPMENT FOR SALE AND PROPERTIES HELD FOR SALE

- a) The amount of properties under development for sale and properties held for sale carried at net realisable value is HK\$9,464.4 million (2002 : HK\$8,015.4 million).
- b) Properties under development for sale with a carrying value of HK\$5,349.3 million (2002 : HK\$15,144.4 million) are pledged as security for banking facilities made available to the Group.

19. INVENTORIES

The amount of inventories carried at net realisable value at 31 March 2002 was HK\$105.3 million.

20. SHORT-TERM INVESTMENTS

	Group	
	2003 HK\$ Million	2002 HK\$ Million
Held-to-maturity securities listed outside Hong Kong	23.0	–
Unlisted investment	79.0	–
	102.0	–
Market value of the above listed held-to-maturity securities	23.5	–

21. TRADE AND OTHER RECEIVABLES

The Group maintains defined credit policies for the respective businesses and trade debtors are closely monitored in order to control credit risk associated with trade receivables.

Included in trade and other receivables are stakeholders' deposits in the amount of HK\$2,077.8 million (2002 : HK\$1,153.1 million) in respect of pre-sale of properties and trade debtors of HK\$370.1 million (2002 : HK\$90.3 million). The ageing analysis of the Group's trade debtors as at 31 March 2003 is as follows:

	Group	
	2003 HK\$ Million	2002 HK\$ Million
Current	92.9	73.0
31 – 60 days	16.1	6.3
61 – 90 days	1.2	5.3
Over 90 days	259.9	5.7
	370.1	90.3

22. BANK LOANS AND OVERDRAFTS

	Group		Company	
	2003 HK\$ Million	2002 HK\$ Million	2003 HK\$ Million	2002 HK\$ Million
Bank loans and overdrafts				
Unsecured	1,645.0	680.5	475.0	171.7
Secured	–	5.8	–	–
Current portion of long-term bank loans				
Unsecured	300.0	6,325.0	–	6,325.0
Secured	–	298.9	–	–
	1,945.0	7,310.2	475.0	6,496.7

23. TRADE AND OTHER PAYABLES

Included in trade and other payables are trade creditors with an ageing analysis as at 31 March 2003 as follows:

	Group	
	2003 HK\$ Million	2002 HK\$ Million
Amounts payable in the next:		
0 – 30 days	243.2	501.1
31 – 60 days	4.1	146.8
61 – 90 days	383.7	24.7
Over 90 days	625.1	255.4
	1,256.1	928.0

24. SHARE CAPITAL

	2003 No. of shares Million	2002 No. of shares Million	2003 HK\$ Million	2002 HK\$ Million
Authorised				
Ordinary shares of HK\$0.50 each	2,800.0	2,800.0	1,400.0	1,400.0
Issued and fully paid				
Balance at 1 April	2,031.7	2,030.9	1,015.8	1,015.4
Exercise of share options granted under the Executive Share Incentive Scheme	0.1	0.8	0.1	0.4
Balance at 31 March	2,031.8	2,031.7	1,015.9	1,015.8

Executive share incentive scheme

The Company has a share option scheme, whereby the Directors of the Company are authorised, at their discretion, to grant employees, including directors, of the Company and/or any of its subsidiaries to take up options to subscribe for shares of the Company (the "Shares"). The exercise price of the options must be at least the higher of (i) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant; and (ii) the average closing price of the Shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant. Options under the share option scheme are exercisable during such period as determined by the Directors prior to the grant of the option provided that no option may be granted which is exercisable earlier than 1 year from the date of grant or later than 10 years after such date.

Movement in share options:

	2003 No. of options	2002 No. of options
At 1 April	92,000	1,034,000
Exercised (Note a)	(92,000)	(842,000)
Lapsed	–	(100,000)
At 31 March (Note b)	–	92,000

Notes:

- During the year, options were exercised to subscribe for 92,000 shares of HK\$0.50 each at consideration of HK\$5.50 per share.
- No share options were outstanding at 31 March 2003 and no shares have been allotted and issued under the share option scheme subsequent to year end date.

25. RESERVES

	Share premium HK\$ Million	Capital redemption reserve HK\$ Million	Investment property revaluation reserves HK\$ Million	Investment revaluation reserves HK\$ Million	Other capital reserves HK\$ Million	Revenue reserves HK\$ Million	Total HK\$ Million
a) Group							
Company and subsidiaries							
Balance at 1 April 2002	1,913.1	19.5	1.9	(264.0)	134.1	8,111.0	9,915.6
Final dividend approved in respect of the previous year (Note 10b)	-	-	-	-	-	(101.6)	(101.6)
Premium on shares issued	0.5	-	-	-	-	-	0.5
Revaluation deficit	-	-	(1.9)	(218.8)	-	-	(220.7)
Impairment provision for other properties	-	-	-	-	(41.3)	-	(41.3)
Transferred to the profit and loss account on disposal of non-trading securities	-	-	-	166.0	-	-	166.0
Exchange differences	-	-	-	-	101.1	-	101.1
Realised on disposal of a discontinued operation	-	-	-	-	(37.3)	-	(37.3)
Loss for the year absorbed	-	-	-	-	-	(408.8)	(408.8)
Interim dividend declared in respect of the current year (Note 10a)	-	-	-	-	-	(50.8)	(50.8)
Balance at 31 March 2003	1,913.6	19.5	-	(316.8)	156.6	7,549.8	9,322.7
Associates							
Balance at 1 April 2002	-	-	12,602.8	51.9	(94.7)	2,993.7	15,553.7
Revaluation deficit	-	-	(2,803.3)	(188.5)	-	-	(2,991.8)
Revaluation deficit of other properties	-	-	-	-	(104.8)	-	(104.8)
Transferred to the profit and loss account on Disposal of non-trading securities	-	-	-	3.3	-	-	3.3
Impairment of non-trading securities	-	-	-	27.8	-	-	27.8
Realised on disposal of a discontinued operation	-	-	-	-	3.0	-	3.0
Others	-	-	-	-	(8.7)	-	(8.7)
Profit for the year retained	-	-	-	-	-	472.8	472.8
Balance at 31 March 2003	-	-	9,799.5	(105.5)	(205.2)	3,466.5	12,955.3
Total reserves at 31 March 2003	1,913.6	19.5	9,799.5	(422.3)	(48.6)	11,016.3	22,278.0

	Share premium HK\$ Million	Capital redemption reserve HK\$ Million	Investment property revaluation reserves HK\$ Million	Investment revaluation reserves HK\$ Million	Other capital reserves HK\$ Million	Revenue reserves HK\$ Million	Total HK\$ Million
a) Group							
Company and subsidiaries							
Balance at 1 April 2001	1,909.1	19.5	1.9	87.7	213.1	8,055.2	10,286.5
Final dividend approved in respect of the previous year (Note 10b)	–	–	–	–	–	(101.5)	(101.5)
Premium on shares issued	4.0	–	–	–	–	–	4.0
Revaluation deficit	–	–	–	(351.4)	–	–	(351.4)
Impairment provision for other properties	–	–	–	–	(29.9)	–	(29.9)
Realised on disposal	–	–	–	(0.3)	(0.8)	–	(1.1)
Exchange differences	–	–	–	–	(48.3)	–	(48.3)
Profit for the year retained	–	–	–	–	–	208.1	208.1
Interim dividend declared in respect of the current year (Note 10a)	–	–	–	–	–	(50.8)	(50.8)
Balance at 31 March 2002	1,913.1	19.5	1.9	(264.0)	134.1	8,111.0	9,915.6
Associates							
Balance at 1 April 2001	–	–	14,690.1	(98.5)	(129.4)	2,655.2	17,117.4
Revaluation deficit	–	–	(2,087.3)	(71.1)	–	–	(2,158.4)
Revaluation deficit of other properties	–	–	–	–	(116.8)	–	(116.8)
Transferred to the profit and loss account on							
Disposal of non-trading securities	–	–	–	50.3	–	–	50.3
Impairment of non-trading securities	–	–	–	171.2	–	–	171.2
Goodwill written off on disposal of an associate	–	–	–	–	144.1	–	144.1
Others	–	–	–	–	7.4	–	7.4
Profit for the year retained	–	–	–	–	–	338.5	338.5
Balance at 31 March 2002	–	–	12,602.8	51.9	(94.7)	2,993.7	15,553.7
Total reserves at 31 March 2002	1,913.1	19.5	12,604.7	(212.1)	39.4	11,104.7	25,469.3

Included in the other capital reserves is negative goodwill of HK\$112.5 million (2002 : HK\$146.8 million).

| NOTES TO THE ACCOUNTS |

	Share premium HK\$ Million	Capital redemption reserve HK\$ Million	Other capital reserves HK\$ Million	Revenue reserves HK\$ Million	Total HK\$ Million
b) Company					
Balance at 1 April 2002	1,913.1	19.5	77.2	1,593.9	3,603.7
Final dividend approved in respect of the previous year (Note 10b)	–	–	–	(101.6)	(101.6)
Premium on shares issued	0.5	–	–	–	0.5
Profit for the year	–	–	–	10.3	10.3
Interim dividend declared in respect of the current year (Note 10a)	–	–	–	(50.8)	(50.8)
Balance at 31 March 2003	1,913.6	19.5	77.2	1,451.8	3,462.1
Balance at 1 April 2001	1,909.1	19.5	77.2	1,578.5	3,584.3
Final dividend approved in respect of the previous year (Note 10b)	–	–	–	(101.5)	(101.5)
Premium on shares issued	4.0	–	–	–	4.0
Profit for the year	–	–	–	167.7	167.7
Interim dividend declared in respect of the current year (Note 10a)	–	–	–	(50.8)	(50.8)
Balance at 31 March 2002	1,913.1	19.5	77.2	1,593.9	3,603.7

Reserves of the Company available for distribution to shareholders at 31 March 2003 amounted to HK\$1,451.8 million (2002 : HK\$1,593.9 million).

26. LONG-TERM BANK LOANS

	Group	
	2003 HK\$ Million	2002 HK\$ Million
Secured bank loans		
Repayable after 1 year, but within 2 years	–	140.0
Repayable after 2 years, but within 5 years	1,635.7	1,072.9
Repayable after 5 years	–	953.0
	1,635.7	2,165.9
Unsecured bank loans		
Repayable after 1 year, but within 2 years	5,200.0	4,800.0
Repayable after 2 years, but within 5 years	3,200.0	2,350.0
	8,400.0	7,150.0
	10,035.7	9,315.9

27. DEFERRED TAXATION

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
At 1 April	110.4	790.8
Exchange differences	4.4	(15.4)
Transferred to the profit and loss account (Note 8)	(114.8)	(665.0)
At 31 March	–	110.4
Major components of deferred taxation provided are set out below:		
Profit on pre-sale of properties	–	71.4
Surplus on revaluation of a property on acquisition of subsidiaries	–	39.0
	–	110.4

28. DEFERRED ITEMS

Included in deferred items are deferred profits of HK\$356.4 million (2002 : HK\$395.9 million) and negative goodwill of HK\$160.1 million (2002 : Nil).

a) Deferred profits

Deferred profits represent unrealised profits resulting from transactions between the Group and its associates. The deferred profits will be released to the profit and loss account when the concerned assets are on-sold to third parties.

b) Negative goodwill

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
Cost		
Balance at 1 April	–	–
Addition through increase interests in subsidiaries	160.1	–
Balance at 31 March	160.1	–

Negative goodwill, arising from the privatisation of Realty Development Corporation Limited by a listed subsidiary of the Group, New Asia Realty and Trust Company, Limited, represents the fair values of the net assets acquired over the cost of the acquisition. The assets acquired mainly comprise investment properties, interests in associates, long-term investments and properties under development/held for sale. Negative goodwill will be released to the profit and loss account, on a proportional basis, when the relevant assets acquired are sold or otherwise realised.

29. CONTINGENT LIABILITIES

At 31 March 2003

- a) There were contingent liabilities in respect of guarantees given by the Company on behalf of subsidiaries relating to banking facilities up to HK\$10,987.2 million (2002 : HK\$15,601.6 million).
- b) Guarantees given by the Group in respect of banking facilities available to associates amounted to HK\$560.9 million (2002 : HK\$601.4 million) of which HK\$349.9 million (2002 : HK\$320.2 million) has been drawn at the balance sheet date.
- c) The Company together with two non wholly-owned subsidiaries and two associates have jointly and severally guaranteed the performance and observance of the terms by another subsidiary under an agreement for the development of the Sorrento project.

30. COMMITMENTS

- a) **Commitments in respect of property developments and capital expenditures**

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
Contracted but not provided for	1,757.6	3,566.1
Authorised but not contracted for	31.1	–

- b) **Operating lease commitments**

The Group's total future minimum lease payments under non-cancellable operating leases are payable as follows:

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
Within 1 year	1.6	188.8
After 1 year but within 5 years	0.3	139.3
After 5 years	–	0.3
	1.9	328.4

- c) **Forward exchange contracts**

	Group	
	2003	2002
	HK\$ Million	HK\$ Million
Forward exchange contracts outstanding	4,868.7	2,069.8

31. RELATED PARTY TRANSACTIONS

Except for the transactions noted below, the Group has not been a party to any material related party transactions during the year ended 31 March 2003:

- a) Loans and amounts due to associates of HK\$4,064.9 million (2002 : HK\$4,457.4 million) were advanced from certain associates for the Bellagio and Sorrento projects, further details of which are disclosed in note 15 to the accounts.
- b) As disclosed in note 29(c) to the accounts, the Company together with two non wholly-owned subsidiaries and two associates have jointly and severally guaranteed the performance and observance of the terms by another subsidiary under an agreement for the development of the Sorrento project.
- c) The Group disposed of its retail businesses portfolio to related parties for an aggregate sale proceeds of approximately HK\$589.8 million, such transactions comprising the sale of its 100% interest in the Lane Crawford group and 52% interest in the Joyce group to a company wholly owned by a trust, of which certain close relatives of the Chairman are discretionary objects, and of its 39% interest in City'Super to an associate, The Wharf (Holdings) Limited. Details of these transactions are disclosed in note 5 to the accounts. The transactions were previously announced on 14 February 2003.

32. POST BALANCE SHEET EVENTS

After the balance sheet date the Directors proposed a final dividend. Further details are disclosed in note 10 to the accounts.

33. COMPARATIVE FIGURES

Certain comparative figures have been adjusted for cash and cash equivalents in the consolidated cash flow statement in order to comply with SSAP 15 (revised). As a result, certain advances from banks have been excluded from the definition of cash equivalents and cash flows from taxation, returns on investments and servicing of finance have been classified into operating and financing activities respectively. In addition, the presentation of certain comparative figures in the profit and loss account and segment reporting has been reclassified to conform to the current year's presentation.

34. APPROVAL OF ACCOUNTS

The accounts were approved and authorised for issue by the Board of Directors on 18 June 2003.