

# Condensed Consolidated Balance Sheet

At 30 June 2003

	NOTES	30.6.2003 (unaudited) HK\$'000	31.12.2002 (audited) (restated) HK\$'000
<b>Non-current assets</b>			
Property, plant and equipment	9	55,318	56,329
Investment properties	9	25,007,718	24,841,010
Interests in associates		710,384	61,317
Investments in securities		832,961	1,483,821
Negative goodwill		(1,046)	(1,076)
Staff housing loans, secured - due after one year		15,900	16,452
		<b>26,621,235</b>	<b>26,457,853</b>
<b>Current assets</b>			
Cash and bank balances		3,810	1,574
Time deposits		46,803	21,372
Accounts receivable	10	14,545	10,117
Interest receivable		27,511	24,215
Staff housing loans, secured - due within one year		1,084	1,863
Other receivable, prepayments and deposits		56,753	38,183
		<b>150,506</b>	<b>97,324</b>
<b>Current liabilities</b>			
Long term bank loans - due within one year	11	1,071,835	737,638
Creditors and accruals	12	94,068	108,598
Interest payable		73,111	74,234
Rental deposits from tenants		214,535	233,530
Deferred income		686	686
Taxation payable		138,631	126,122
Unclaimed dividends		3,649	1,412
		<b>1,596,515</b>	<b>1,282,220</b>
<b>Net current liabilities</b>			
		<b>(1,446,009)</b>	<b>(1,184,896)</b>
<b>Total assets less current liabilities</b>			
		<b>25,175,226</b>	<b>25,272,957</b>
<b>Non-current liabilities</b>			
Advances from investees		51,535	51,676
Amounts due to minority shareholders		304,889	292,765
Long term bank loans - due after one year	11	2,871,823	3,009,223
Floating rate notes		398,611	398,090
Fixed rate notes		1,551,497	1,551,003
Deferred income		5,198	5,541
Deferred taxation	13	131,455	113,619
		<b>5,315,008</b>	<b>5,421,917</b>
<b>Minority interests</b>			
		<b>880,276</b>	<b>876,388</b>
<b>Net assets</b>			
		<b>18,979,942</b>	<b>18,974,652</b>
<b>Capital and reserves</b>			
Share capital		5,202,214	5,173,084
Accumulated profits		3,891,194	3,640,298
Other reserves		9,886,534	10,161,270
		<b>18,979,942</b>	<b>18,974,652</b>