

Condensed Consolidated Balance Sheet

	Notes	At 30th June, 2004 HK\$'000 (unaudited)	At 31st December, 2003 HK\$'000 (audited)
Non-current Assets			
Investment properties	9	3,534,996	3,901,487
Property, plant and equipment	9	410,412	396,954
Negative goodwill		(239,985)	(247,125)
Interests in associates		15,584	16,484
Interests in jointly controlled entities		1,678	3,979
Other investments		81,970	80,277
Amounts due from jointly controlled entities		2,790	2,790
Other loans receivable		4,910	7,409
		3,812,355	4,162,255
Current Assets			
Inventories		3,340	1,901
Properties held for sale		753,804	540,456
Other investments		19,088	19,145
Other loans receivable		6,975	60,867
Debtors, deposits and prepayments	10	466,301	204,696
Taxation recoverable		7,689	7,726
Advances to a director of an indirect subsidiary		1,555	1,606
Amount due from an associate		2,090	2,020
Pledged bank deposits		683,445	69,655
Bank balances and deposits		1,036,635	1,811,232
		2,980,922	2,719,304
Current Liabilities			
Creditors, deposits and accrued charges	11	141,471	207,161
Sales deposits on properties for sale received		–	73,515
Provisions		92,209	104,672
Taxation payable		19,198	19,433
Borrowings – due within one year	12	478,687	205,543
		731,565	610,324
Net Current Assets		2,249,357	2,108,980
		6,061,712	6,271,235
Capital and Reserves			
Share capital	13	51,132	51,125
Reserves		2,588,371	2,625,609
		2,639,503	2,676,734
Minority Interests		823,786	875,015
Non-current Liabilities			
Borrowings – due after one year	12	2,551,306	2,672,522
Other payables – due after one year		18,800	18,800
Deferred taxation		28,317	28,164
		2,598,423	2,719,486
		6,061,712	6,271,235