

Consolidated Balance Sheet

31 December 2000

	Notes	2000 HK\$'000	1999 HK\$'000
NON-CURRENT ASSETS			
Fixed assets	12	103,210	143,668
Investment properties	13	1,075,271	1,009,235
Properties under development	14	5,391,866	4,385,509
Interests in jointly-controlled entities	16	–	181,519
Interests in associates	17	1,309,515	1,401,152
Mortgages and unsecured loans receivable	18	169,357	–
Long term investments	19	103,711	131,349
		8,152,930	7,252,432
CURRENT ASSETS			
Mortgages and unsecured loans receivable	18	12,965	–
Short term investments	19	96,142	150,626
Inventories	20	19,579	30,757
Properties held for sale		468,538	261,412
Land bank assembly in progress		234,845	504,940
Trade receivables	21	139,685	184,904
Other receivables	22	364,088	650,559
Cash and cash equivalents	23	158,387	46,856
		1,494,229	1,830,054
CURRENT LIABILITIES			
Trade payables	24	157,202	12,999
Tax payable		53,661	61,489
Other payables	25	111,362	101,754
Interest-bearing loans, overdrafts and other borrowings	26	748,904	1,339,357
		1,071,129	1,515,599
NET CURRENT ASSETS		423,100	314,455
TOTAL ASSETS LESS CURRENT LIABILITIES		8,576,030	7,566,887
NON-CURRENT LIABILITIES			
Interest-bearing bank and other borrowings	27	1,529,761	656,665
Amount due to a related company	28	309,936	309,936
Amount due to the ultimate holding company	29	103,647	103,382
Amount due to a director		1,179	–
Deferred tax	30	30,902	47,449
		1,975,425	1,117,432
MINORITY INTERESTS		2,257,322	2,262,905
		4,343,283	4,186,550

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CAPITAL AND RESERVES			
Issued capital	31	254,038	246,091
Share premium account	32	2,158,390	2,166,573
Capital reserve	33	(1,441,653)	(1,351,011)
Capital redemption reserve	34	7,905	7,646
Property revaluation reserve	35	976,125	816,354
Revenue reserves	36	8,237	8,237
Exchange fluctuation reserve	37	(143,830)	(125,747)
Retained profits	38	2,524,071	2,418,407
		4,343,283	4,186,550

Kwan Kai Cheong
Director

Tam Wing Tak
Director