Consolidated Balance Sheet

31 December 2000

Investment properties		Notes	2000 HK\$'000	1999 HK\$'000
Fixed assets	NON-CURRENT ASSETS			
Properties under development		12	103,210	143,668
Interests in jointly-controlled entities 16	Investment properties	13	1,075,271	1,009,235
Interests in associates		14	5,391,866	4,385,509
Mortgages and unsecured loans receivable 18 169,357 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 103,711 131,349 131,34			-	181,519
CURRENT ASSETS				1,401,152
CURRENT ASSETS Mortgages and unsecured loans receivable Short term investments 19 96,142 150,626 Inventories 20 19,579 20,757 Properties held for sale Land bank assembly in progress 21 139,685 184,904 Other receivables 22 364,088 650,559 Cash and cash equivalents 23 158,387 46,856 CURRENT LIABILITIES Trade payables 24 157,202 1139,685 184,904 Other payables 25 111,362 101,754 Interest-bearing loans, overdrafts and other borrowings 26 748,904 1,339,357 NON-CURRENT LIABILITIES TOTAL ASSETS TOTAL ASSETS LESS CURRENT LIABILITIES NON-CURRENT LIABILITIES Interest-bearing bank and other borrowings 27 1,529,761 28 309,936 Amount due to a related company 28 Amount due to the ultimate holding company 29 103,647 103,382 Amount due to the ultimate holding company 29 103,647 103,382 Amount due to a director 21 1,179 24 1,995 25 1,117,432 MINORITY INTERESTS 2,257,322 2,262,905				-
CURRENT ASSETS Mortgages and unsecured loans receivable Short term investments 19 96,142 150,626 Inventories 20 19,579 20,757 Properties held for sale Land bank assembly in progress 234,645 17346 receivables 21 139,685 184,904 Other receivables 22 364,088 650,559 Cash and cash equivalents 23 158,387 46,856 CURRENT LIABILITIES Trade payables 24 157,202 12,999 Tax payable Other payables 25 111,362 101,754 Interest-bearing loans, overdrafts and other borrowings 26 748,904 1,339,357 NON-CURRENT LIABILITIES TOTAL ASSETS LESS CURRENT LIABILITIES Interest-bearing bank and other borrowings 27 1,071,129 1,515,599 Amount due to a related company 28 309,936 Amount due to a related company 28 309,936 Amount due to a director Deferred tax 30 30,902 47,449 MINORITY INTERESTS 2,262,905	Long term investments	19	103,711	131,349
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			8,152,930	7,252,432
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 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 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 28 309,336 309,936 Amount due to a director 1,179 - Deferr	CURRENT ASSETS			
Inventories 20 19,579 30,757 Properties held for sale 488,538 261,412 Land bank assembly in progress 234,845 504,940 Trade receivables 21 139,685 184,994 Other receivables 22 364,088 650,559 Cash and cash equivalents 23 158,387 46,856 1,494,229 1,830,054				_
Properties held for sale				
Land bank assembly in progress 234,845 504,940 Trade receivables 21 139,685 184,994 Other receivables 22 364,088 650,559 Cash and cash equivalents 23 158,387 46,856 Cash and cash equivalents 23 158,387 46,856 CURRENT LIABILITIES		20		
Trade receivables 21 139,685 184,904 Other receivables 22 364,088 650,559 Cash and cash equivalents 23 158,387 46,856 Lagrange of the color o				
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 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 a director 1,179 - Deferred tax 30 30,902 47,449 MINORITY INTERESTS 2,257,322 2,262,905		21		
Cash and cash equivalents 23 158,387 46,856 CURRENT LIABILITIES 1,494,229 1,830,054 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 NET CURRENT ASSETS 423,100 314,455 TOTAL ASSETS LESS CURRENT LIABILITIES 8,576,030 7,566,887 NON-CURRENT LIABILITIES 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 MINORITY INTERESTS 2,257,322 2,262,905				
CURRENT LIABILITIES Trade payables Trade payables Tax payable Other payables Interest-bearing loans, overdrafts and other borrowings TOTAL ASSETS TOTAL ASSETS Interest-bearing bank and other borrowings TOTAL ASSETS LESS CURRENT LIABILITIES Interest-bearing bank and other borrowings Interest-bearing bank and other borrowings TOTAL ASSETS NON-CURRENT LIABILITIES Interest-bearing bank and other borrowings Amount due to a related company Amount due to a related company Deferred tax Interest-bearing bank and other borrowings Amount due to a director Deferred tax Interest-bearing bank and other borrowings Amount due to a director Deferred tax Interest-bearing bank and other borrowings Amount due to a director Deferred tax Interest-bearing bank and other borrowings Amount due to a related company Amount due to a related company Amount due to a director Deferred tax Interest-bearing bank and other borrowings Amount due to a director Interest-bearing bank and other borrowings Amount due to a related company Amount due to a related company Amount due to a director Deferred tax Interest-bearing bank and other borrowings Amount due to a director Interest-bearing bank and other borrowings Amount due to a related company Amount due to a related company Amount due to a director Interest-bearing bank and other borrowings Amount due to a director Interest-bearing bank and other borrowings Amount due to a related company Amou			•	
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 NET CURRENT ASSETS 423,100 314,455 TOTAL ASSETS LESS CURRENT LIABILITIES 8,576,030 7,566,887 NON-CURRENT LIABILITIES 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 MINORITY INTERESTS 2,257,322 2,262,905	outh and outh oquivalents	_0	<u> </u>	
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 NET CURRENT ASSETS 423,100 314,455 TOTAL ASSETS LESS CURRENT LIABILITIES 8,576,030 7,566,887 NON-CURRENT LIABILITIES 8,576,030 7,566,887 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 MINORITY INTERESTS 2,257,322 2,262,905			$\phantom{00000000000000000000000000000000000$	1,830,054
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 Interest-bearing loans, overdrafts and other borrowings 423,100 314,455 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 MINORITY INTERESTS 2,257,322 2,262,905				
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 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 MINORITY INTERESTS 2,257,322 2,262,905		24		12,999
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 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 -		0.5		
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 -				
NET CURRENT ASSETS 423,100 314,455 TOTAL ASSETS LESS CURRENT LIABILITIES 8,576,030 7,566,887 NON-CURRENT LIABILITIES 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 MINORITY INTERESTS 2,257,322 2,262,905	interest-bearing loans, overdraits and other borrowings	20		
TOTAL ASSETS LESS CURRENT LIABILITIES 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 MINORITY INTERESTS 2,257,322 2,262,905			1,071,129	1,515,599
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 MINORITY INTERESTS 2,257,322 2,262,905	NET CURRENT ASSETS		423,100	314,455
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 MINORITY INTERESTS 2,257,322 2,262,905	TOTAL ASSETS LESS CURRENT LIABILITIES		8,576,030	7,566,887
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 MINORITY INTERESTS 2,257,322 2,262,905	NON-CURRENT LIABILITIES			
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 MINORITY INTERESTS 2,257,322 2,262,905		27	1,529,761	656,665
Amount due to a director Deferred tax 30 1,179 47,449 1,975,425 1,117,432 MINORITY INTERESTS 2,257,322 2,262,905		28		309,936
Deferred tax 30 30,902 47,449 1,975,425 1,117,432 MINORITY INTERESTS 2,257,322 2,262,905		29	103,647	103,382
1,975,425 1,117,432 MINORITY INTERESTS 2,257,322 2,262,905				_
MINORITY INTERESTS 2,257,322 2,262,905	Deferred tax	30	30,902	47,449
			1,975,425	1,117,432
4,343,283 4,186,550	MINORITY INTERESTS		2,257,322	2,262,905
			4,343,283	4,186,550

Consolidated Balance Sheet

31 December 2000

	Notes	2000 HK\$'000	1999 HK\$'000
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	<i>37</i>	(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