Financial Section



		Page
Ret	ort of the Directors	26
	litors' Report	35
	nsolidated Profit and Loss Account	36
	nsolidated Statement of Recognised Gains and Losses	38
	nsolidated Balance Sheet	39
	ance Sheet	41
	nsolidated Cash Flow Statement	42
Notes on the Accounts		
1	Basis of presentation	44
2	Principal accounting policies	44
3	Discontinued operations	52
4	Change of accounting policies	52
5	Segmental information	53
6	Turnover	54
7	Income	55
8	Profit from ordinary activities before taxation	56
9	Finance cost for non-banking operations	56
10	Taxation	57
11	Directors' remuneration	58
12	Emoluments of the five highest paid individuals	59
13	Loans to officers	59
14	Profit attributable to shareholders	59
	Dividends	60
	Earnings per share	60
	Investment properties	61
18	Fixed assets	62
19	Interest in subsidiaries	63
20	Interest in associates	70
21	Interest in jointly controlled entities	72
22	Held-to-maturity securities and investment securities	73
	Development properties	74
	Properties held for resale	75
	Other assets	75
26	Other investments in securities	76
27	Cash and short term funds	77
28	Other payables and provision	77
29	Current portion of bank loans and other borrowings	78
30	Non-current portion of bank loans and other borrowings	79
31	Deferred taxation	80
32	Minority interests	80
_	Share capital	81
34	Reserves	82
35	Notes to the consolidated cash flow statement	85
36	Staff retirement scheme	88
37	Post balance sheet event	89
38	Contingent liabilities	89
39	Commitments	90
40	Material related party transactions	90
41	Hong Kong Dollar amounts	90
List of Properties		91