

PACIFIC CONCORD HOLDING LIMITED
INTERIM REPORT 2002

CONDENSED CONSOLIDATED BALANCE SHEET

At 30 June 2002

	<i>Notes</i>	30 June 2002 (Unaudited) HK\$'000	31 Dec 2001 (Audited) HK\$'000
NON-CURRENT ASSETS			
Fixed assets		109,825	99,623
Investment properties		1,646,500	1,646,500
Properties under development		7,049,176	6,300,916
Goodwill:			
Negative goodwill	9	(1,472,209)	(1,500,570)
Interests in associates		1,594,834	1,404,623
Mortgages and unsecured loans receivable		62,387	68,546
Long term investments		224,892	84,815
		9,215,405	8,104,453
CURRENT ASSETS			
Mortgages and unsecured loans receivable		14,859	16,887
Short term investments		53,187	67,469
Inventories		15,428	15,337
Properties held for sale		769,208	553,264
Land bank assembly in progress		234,845	234,845
Trade receivables	10	296,070	175,155
Other receivables		545,245	463,984
Pledged deposits		449,174	313,324
Cash and cash equivalents		280,656	238,258
		2,658,672	2,078,523
CURRENT LIABILITIES			
Trade payables	11	141,183	120,131
Tax payable		78,651	24,929
Other payables		416,759	260,340
Interest-bearing loans, overdrafts and other borrowings		1,780,621	1,233,119
		2,417,214	1,638,519
NET CURRENT ASSETS			
		241,458	440,004
TOTAL ASSETS LESS CURRENT LIABILITIES			
		9,456,863	8,544,457
NON-CURRENT LIABILITIES			
Interest-bearing bank and other loans		2,298,389	1,996,283
Amount due to a related company		314,609	309,936
Amount due to the ultimate holding company		99,444	86,158
Deferred tax		51,207	51,903
		2,763,649	2,444,280
MINORITY INTERESTS			
		976,992	678,668
NET ASSETS			
		5,716,222	5,421,509
CAPITAL AND RESERVES			
Issued capital	12	321,858	321,858
Reserves		5,394,364	5,099,651
		5,716,222	5,421,509