	Notes	2002 HK$'000	2001 HK$'000
ASSETS AND LIABILITIES			
Non-current assets			
Investment properties	12	**382,700**	143,700
Property, plant and equipment	13	**197,273**	219,840
Properties under development	14	**–**	161,596
Contractual reimbursement from related companies	15	**35,899**	50,623
Negative goodwill	16	**(6,302)**	(8,477)
Investments in securities	18	**–**	136
		609,570	567,418
Current assets			
Inventories	19	**44,534**	33,018
Trade receivables	20	**155,238**	104,633
Deposits, prepayments and other receivables		**14,285**	12,291
Taxation recoverable		**99**	93
Bank balances and cash		**182,129**	136,255
		396,285	286,290
Current liabilities			
Trade payables	21	**115,493**	61,371
Accrued charges and other payables		**85,798**	41,247
Amount due to a related company	22	**–**	5,837
Taxation payable		**4,454**	355
Dividend payable		**–**	294
Borrowings	23	**46,025**	58,259
Amount due to a minority shareholder	24	**32,546**	–
Obligations under finance leases	25	**1,788**	1,774
		286,104	169,137
Net current assets		**110,181**	117,153
Total assets less current liabilities		**719,751**	684,571
Non-current liabilities			
Borrowings	23	**37,350**	17,850
Obligations under finance leases	25	**1,540**	3,417
Retirement benefit obligations	29	**283**	–
Amount due to a minority shareholder	24	**18,720**	37,618
Deferred taxation	26	**18,622**	21,593
		76,515	80,478
MINORITY INTERESTS		**48,453**	46,057
NET ASSETS		**594,783**	558,036

	Note	2002 HK$'000	2001 HK$'000
CAPITAL AND RESERVES			
Share capital	27		
Ordinary shares		**38,929**	36,529
Preference shares		**4,095**	4,215
Share premium		**377,728**	380,008
Other reserves		**174,031**	137,284
SHAREHOLDERS' FUNDS		**594,783**	558,036

The financial statements on pages 22 to 70 were approved and authorised for issue by the Board of Directors on 10th March, 2003 and are signed on its behalf by:

KWONG Tin Lap
Director

KWOK Chi Fai
Director