

## Consolidated Balance Sheet

As at 31st December 2002

	Note	2002 HK\$'000	2001 HK\$'000
Fixed assets	13	1,091,920	988,610
Jointly controlled entities	16	537,841	475,600
Associated companies	17	15,244	159,376
Other non-current assets	18	303,491	163,650
Non-current assets		<u>1,948,496</u>	<u>1,787,236</u>
Current assets			
Development properties	19	3,490,159	2,939,105
Inventories	20	42,625	63,079
Debtors and prepayments	21	521,590	542,072
Taxation recoverable		12,683	3,380
Other investments	22	62,404	61,454
Cash and bank balances	23	686,409	656,303
		<u>4,815,870</u>	<u>4,265,393</u>
Current liabilities			
Creditors and accruals	24	523,505	492,985
Current portion of long-term liabilities	28	693,469	431,877
Taxation payable		8,489	20,025
Short-term bank loans and overdrafts			
Secured		—	172,240
Unsecured		153,767	194,650
		<u>1,379,230</u>	<u>1,311,777</u>
Net current assets		<u>3,436,640</u>	<u>2,953,616</u>
		<u>5,385,136</u>	<u>4,740,852</u>
Financed by:			
Share capital	25	191,955	187,075
Reserves	27	2,271,700	2,196,995
Shareholders' funds		2,463,655	2,384,070
Minority interests		1,102,215	1,071,648
Long-term liabilities	28	1,800,916	1,263,460
Non-current liabilities	29	18,350	21,674
		<u>5,385,136</u>	<u>4,740,852</u>

**Francis Lui Yiu Tung**  
Director

**Paddy Tang Lui Wai Yu**  
Director

Approved by the Board of Directors on 9th April 2003