

**CONSOLIDATED BALANCE SHEET**

31 December 2002

	Notes	2002 HK\$'000	2001 HK\$'000
<b>NON-CURRENT ASSETS</b>			
Fixed assets	13	320,708	261,750
Investment properties	14	136,436	157,830
Properties under development	15	98,003	162,003
Goodwill	16	2,298	—
Interest in a jointly-controlled entity	18	810	308
Interests in associates	19	108,310	156,943
Long term investments	20	167,940	170,734
Deposit for purchase of a property	21	75,000	88,000
Deposits for investments		13,190	22,870
Intangible assets	22	12,211	4,480
Long term portion of mortgage loans receivable	23	1,805	2,094
Pension scheme asset	24	310	—
		<u>937,021</u>	<u>1,027,012</u>
<b>CURRENT ASSETS</b>			
Short term investments	20	3,457	6,703
Inventories	25	100,923	58,185
Trade receivables	26	88,661	67,732
Prepayments, deposits and other receivables		72,364	27,647
Current portion of mortgage loans receivable	23	89	89
Pledged time deposits	27	5,950	1,200
Cash and cash equivalents	27	42,835	111,699
		<u>314,279</u>	<u>273,255</u>
<b>CURRENT LIABILITIES</b>			
Trade and bills payables	28	51,380	36,498
Other payables and accruals		74,561	55,841
Bank and other borrowings	29	75,822	41,271
Current portion of finance lease payables	30	456	587
Tax payable		1,215	1,549
		<u>203,434</u>	<u>135,746</u>
<b>NET CURRENT ASSETS</b>		<u>110,845</u>	<u>137,509</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,047,866</u>	<u>1,164,521</u>

31 December 2002

	Notes	2002 HK\$'000	2001 HK\$'000
<b>NON-CURRENT LIABILITIES</b>			
Bank and other borrowings	29	80,310	81,275
Long term portion of finance lease payables	30	43	465
Deferred tax	31	700	700
		<u>81,053</u>	<u>82,440</u>
<b>MINORITY INTERESTS</b>			
		<u>23,729</u>	<u>46,284</u>
		<u>943,084</u>	<u>1,035,797</u>
<b>CAPITAL AND RESERVES</b>			
Issued capital	32	152,053	152,819
Reserves	34	791,031	882,978
		<u>943,084</u>	<u>1,035,797</u>

**Tsui Tsin Tong**  
*Director*

**Lam Ting Ball, Paul**  
*Director*