

## Consolidated Balance Sheet

As at 31st December, 2002

|   | Note | 2002<br>HK\$'000 | 2001<br>HK\$'000 |
|---|------|------------------|------------------|
| <b>ASSETS</b>   |      |                  |                  |
| NON-CURRENT ASSETS  |      |                  |                  |
| Goodwill  | 17   | 63,881           | —                |
| Fixed assets  | 18   | 309,857          | 601,859          |
| Investment properties   | 19   | 1,981,688        | 1,728,991        |
| Properties under development                                  | 20   | 39,990           | 27,797           |
| Interests in associates                                       | 21   | 457,084          | 422,945          |
| Investment securities   | 23   | 345,841          | 263,140          |
| Held-to-maturity securities                                   | 24   | 504,348          | —                |
| Loans and advances  |      | 58,339           | 60,090           |
| Assets less liabilities attributable to<br>banking operations | 25   | 148,971          | 4,203,475        |
| Deposits paid for long term investments                       |      | 74,342           | —                |
|   |      | <b>3,984,341</b> | <b>7,308,297</b> |
| CURRENT ASSETS  |      |                  |                  |
| Properties held for sale                                      | 26   | 86,280           | 115,500          |
| Inventories   | 27   | 64,611           | 62,640           |
| Held-to-maturity securities                                   | 24   | 112,320          | 354,550          |
| Other investments in securities                               | 28   | 310,840          | 450,638          |
| Loans and advances  |      | 135,447          | 30,966           |
| Debtors, prepayments and deposits                             | 29   | 412,496          | 182,907          |
| Certificates of deposit held                                  |      | 1,000,000        | —                |
| Client trust bank balances                                    |      | 253,930          | —                |
| Pledged time deposits   |      | 155,817          | 155,791          |
| Cash and bank balances  |      | 1,538,161        | 716,865          |
|   |      | <b>4,069,902</b> | <b>2,069,857</b> |
| <b>TOTAL ASSETS</b>   |      | <b>8,054,243</b> | <b>9,378,154</b> |

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As at 31st December, 2002

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|--|------|------------------|------------------|
| <b>EQUITY AND LIABILITIES</b>  |      |                  |                  |
| CAPITAL AND RESERVES   |      |                  |                  |
| Share capital  | 30   | 920,109          | 920,109          |
| Reserves   | 32   | 3,285,454        | 3,292,655        |
|  |      | <b>4,205,563</b> | 4,212,764        |
| MINORITY INTERESTS   |      | <b>1,718,835</b> | 3,829,312        |
| NON-CURRENT LIABILITIES  |      |                  |                  |
| Long term bank loans   | 33   | 692,551          | 675,471          |
| CURRENT LIABILITIES  |      |                  |                  |
| Bank loans   | 33   | 430,508          | 261,358          |
| Loan note  | 34   | 58,500           | 73,500           |
| Creditors, accruals and deposits received                                  | 35   | 767,401          | 195,084          |
| Provision for loss on guaranteed return arrangement<br>for fund management |      | 138,290          | 72,242           |
| Tax payable  |      | 42,595           | 58,423           |
|  |      | <b>1,437,294</b> | 660,607          |
| <b>TOTAL EQUITY AND LIABILITIES</b>  |      | <b>8,054,243</b> | 9,378,154        |

**John Luen Wai Lee**  
Director

**Stephen Riady**  
Director