

Consolidated Balance Sheet

31 December 2002

		2002	2001
	Notes	HK\$'000	HK\$'000
NON-CURRENT ASSETS			
Fixed assets	14	354,037	363,607
Investment properties	15	505,851	433,450
Goodwill	16	17,501	18,422
Interest in a jointly-controlled entity	18	2,584	1,498
Properties under development	20	–	2,413
Investment securities	21	29,000	546
Other investments	22	28,500	189,969
		<u>937,473</u>	<u>1,009,905</u>
CURRENT ASSETS			
Inventories	23	6,776	7,813
Trade receivables	24	13,788	10,869
Other receivables, prepayments and deposits		50,432	70,946
Short term investments	25	3,218	–
Pledged deposits	27	20,312	–
Cash and cash equivalents	27	136,754	48,433
		<u>231,280</u>	<u>138,061</u>
CURRENT LIABILITIES			
Trade payables	28	23,043	23,184
Tax payable		17,487	17,487
Other payables and accruals		100,249	111,431
Deposits received for disposal of certain other investments		–	51,800
Due to directors	26	2,156	1,535
Interest-bearing bank and other borrowings	29	61,049	54,438
		<u>203,984</u>	<u>259,875</u>
NET CURRENT ASSETS/(LIABILITIES)		<u>27,296</u>	<u>(121,814)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		964,769	888,091

	Notes	2002 HK\$'000	2001 HK\$'000
NON-CURRENT LIABILITIES			
Interest-bearing bank loans	30	75,258	26,381
Rental deposits		8,950	7,516
Finance lease payables	31	504	793
Provisions	32	3,625	3,993
Deferred tax	33	597	597
		<u>88,934</u>	<u>39,280</u>
MINORITY INTERESTS			
		<u>14,403</u>	<u>7,430</u>
		861,432	841,381
CAPITAL AND RESERVES			
Issued capital	34	3,038	3,164
Reserves	36(a)	840,075	807,638
Proposed final dividend	12	18,319	30,579
		<u>861,432</u>	<u>841,381</u>

Luk King Tin
Director

Cheng Cheung
Director