

Consolidated Balance Sheet

As at 31st December, 2002

	Note	2002 HK\$'000	2001 HK\$'000
ASSETS			
NON-CURRENT ASSETS			
Goodwill	17	63,881	—
Fixed assets	18	309,927	402,618
Investment properties	19	1,981,688	1,728,991
Properties under development	20	53,819	41,987
Interests in associates	21	457,211	422,978
Investment securities	23	349,256	267,717
Held-to-maturity securities	24	504,348	—
Loans and advances		58,339	60,090
Assets less liabilities attributable to banking operations	25	148,971	4,255,341
Deposits paid for long term investments		74,342	—
		4,001,782	7,179,722
CURRENT ASSETS			
Properties held for sale	27	86,899	116,238
Inventories	28	64,611	62,640
Held-to-maturity securities	24	112,320	332,356
Other investments in securities	29	323,485	467,642
Loans and advances		135,447	30,966
Debtors, prepayments and deposits	30	416,544	188,452
Certificates of deposit held		1,000,000	—
Client trust bank balances		253,930	—
Pledged time deposits		155,817	155,791
Cash and bank balances		1,583,986	742,800
		4,133,039	2,096,885
TOTAL ASSETS		8,134,821	9,276,607

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As at 31st December, 2002

		2002	2001
	Note	HK\$'000	HK\$'000
EQUITY AND LIABILITIES			
CAPITAL AND RESERVES			
Share capital	31	43,826	43,826
Reserves	33	2,651,824	2,578,628
		<u>2,695,650</u>	<u>2,622,454</u>
MINORITY INTERESTS		<u>3,233,327</u>	<u>5,294,327</u>
NON-CURRENT LIABILITIES			
Long term bank loans and other borrowing	34	<u>735,445</u>	<u>675,471</u>
CURRENT LIABILITIES			
Bank loans and other borrowing	34	508,497	339,334
Creditors, accruals and deposits received	35	780,971	214,072
Provision for loss on guaranteed return arrangement for fund management		138,290	72,242
Tax payable		42,641	58,707
		<u>1,470,399</u>	<u>684,355</u>
TOTAL EQUITY AND LIABILITIES		<u>8,134,821</u>	<u>9,276,607</u>

John Luen Wai Lee
Director

Stephen Riady
Director