

CONSOLIDATED BALANCE SHEET

As at 31st December, 2003

		2003	Restated 2002
	Note	HK\$'000	HK\$'000
ASSETS			
NON-CURRENT ASSETS			
Goodwill	17	80,155	63,881
Fixed assets	18	304,118	309,857
Investment properties	19	1,911,479	1,981,688
Properties under development	20	46,403	39,990
Interests in associates	21	510,312	457,084
Investment securities	22	358,238	345,841
Held-to-maturity securities	23	86,266	504,348
Loans and advances		26,553	58,339
Deferred tax assets	24	4,282	–
Assets less liabilities attributable to banking operations	25	156,081	148,971
Deposits paid for long term investments		–	74,342
		3,483,887	3,984,341
CURRENT ASSETS			
Properties held for sale	26	89,696	86,280
Inventories	27	120,801	64,611
Held-to-maturity securities	23	93,563	112,320
Other investments in securities	28	1,342,806	310,840
Loans and advances		99,907	135,447
Debtors, prepayments and deposits	29	515,564	412,496
Certificates of deposit held		–	1,000,000
Client trust bank balances		430,558	253,930
Pledged time deposits		155,102	155,817
Cash and bank balances		1,962,892	1,538,161
		4,810,889	4,069,902
TOTAL ASSETS		8,294,776	8,054,243

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		2003	Restated 2002
	Note	HK\$'000	HK\$'000
EQUITY AND LIABILITIES			
CAPITAL AND RESERVES			
Share capital	30	920,109	920,109
Reserves	32	3,399,204	3,204,622
		4,319,313	4,124,731
MINORITY INTERESTS			
		1,654,587	1,683,656
NON-CURRENT LIABILITIES			
Deferred tax liabilities	33	160,624	116,011
Long term bank loans	34	700,262	692,551
		860,886	808,562
CURRENT LIABILITIES			
Bank loans	34	277,723	430,508
Loan note	35	–	58,500
Creditors, accruals and deposits received	36	1,118,546	767,401
Provision for loss on guaranteed return arrangement for fund management		–	138,290
Tax payable		63,721	42,595
		1,459,990	1,437,294
TOTAL EQUITY AND LIABILITIES		8,294,776	8,054,243

John Luen Wai Lee
Director

Stephen Riady
Director