

CONSOLIDATED BALANCE SHEET

As at 31st December, 2003

		2003	Restated 2002
	Note	HK\$'000	HK\$'000
ASSETS			
NON-CURRENT ASSETS			
Goodwill	17	(31,130)	63,881
Fixed assets	18	304,188	309,927
Investment properties	19	1,911,479	1,981,688
Properties under development	20	59,604	53,819
Interests in associates	21	510,312	457,211
Investment securities	22	361,892	349,256
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
		3,389,527	4,001,782
CURRENT ASSETS			
Properties held for sale	27	90,191	86,899
Inventories	28	120,801	64,611
Held-to-maturity securities	23	93,563	112,320
Other investments in securities	29	1,327,909	323,485
Loans and advances		99,907	135,447
Debtors, prepayments and deposits	30	516,141	416,544
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		2,006,210	1,583,986
		4,840,382	4,133,039
TOTAL ASSETS		8,229,909	8,134,821

CONSOLIDATED BALANCE SHEET

As at 31st December, 2003

		2003	Restated 2002
	Note	HK\$'000	HK\$'000
EQUITY AND LIABILITIES			
CAPITAL AND RESERVES			
Share capital	31	43,803	43,826
Reserves	33	2,756,669	2,596,212
		2,800,472	2,640,038
MINORITY INTERESTS			
		3,019,006	3,172,703
NON-CURRENT LIABILITIES			
Deferred tax liabilities	34	160,910	116,236
Long term bank loans and other borrowing	35	700,262	735,445
		861,172	851,681
CURRENT LIABILITIES			
Bank loans and other borrowing	35	355,354	508,497
Creditors, accruals and deposits received	36	1,130,184	780,971
Provision for loss on guaranteed return arrangement for fund management		–	138,290
Tax payable		63,721	42,641
		1,549,259	1,470,399
TOTAL EQUITY AND LIABILITIES		8,229,909	8,134,821

John Luen Wai Lee
Director

Stephen Riady
Director