CONSOLIDATED BALANCE SHEET

31 March 2002

	N. A	2002	2001
	Notes	HK\$'000	HK\$'000
NON-CURRENT ASSETS			
Fixed assets	15	-	24
Investment properties	16	350,730	350,800
Interest in an associate	18		
		350,730	350,824
CURRENT ASSETS			
Interests in subsidiaries	17	_	68,200
Interest in an associate	18	_	163,600
Properties held for resale	19	-	1,000
Other investment	20	-	1,200
Prepayments, deposits and other receivables		1,733	623
Accounts receivable	21	3,306	3,831
Cash and cash equivalents	22	127,096	1,819
		132,135	240,273
CURRENT LIABILITIES			
Other payables and accruals		20,761	46,015
Tax payable		_	18
Promissory note payable	23	_	63,000
Interest-bearing bank loans and other borrowings	24	8,394	491,036
Due to related companies	25	91,446	1,437
		120,601	601,506
NET CURRENT ASSETS/(LIABILITIES)		11,534	(361,233)
TOTAL ASSETS LESS CURRENT LIABILITIES		362,264	(10,409)
NON-CURRENT LIABILITIES			
Interest-bearing bank loans and other borrowings	24	(175,189)	(97,195)
Convertible bonds	26	(60,000)	
		(235,189)	(97,195)
		127,075	(107,604)
CAPITAL AND RESERVES			
Issued capital	27	479,320	148,500
Reserves	28	(352,245)	(256,104)
		127,075	(107,604)

Yeung Sau Chung Director Liu Shun Chuen

Director