Consolidated Statement of Changes in Equity

For the year ended 31 March 2003 (Expressed in Hong Kong dollars)

	Note	2003 \$'000	2002 \$'000
Shareholders' equity at 1 April		236,600	161,472
Surplus on revaluation of land and buildings held for own use		_	16,849
Tield for Own use			10,047
Net gains not recognised in the			
income statement		-	16,849
Net profit for the year		104,126	82,279
Dividends approved during the year	11	(18,924)	(24,000)
		321,802	236,600
Movements in share capital:			
Net proceeds from public offer		98,280	-
Shares issued as a result of conversion of			
convertible bonds net of issue expenses		2,404	_
Net increase in shareholders' equity arising			
from capital transactions with shareholders		100,684	
Shareholders' equity at 31 March		422,486	236,600

The notes on pages 31 to 63 form part of these financial statements.