BALANCE SHEET

As at 31 December 2003

| | Notes | 2003 HK\$'000 | 2002 HK\$'000 |
|--|-------|------------------|------------------|
| NON-CURRENT ASSETS Interests in subsidiaries | 17 | 1,556,864 | 1,243,309 |
| CURRENT ASSETS | | | |
| Trade and other receivables | | 79 | 74 |
| Cash and bank balances | | 125 | 126 |
| Tax recoverable | | 25 | 20 |
| | | 229 | 220 |
| CURRENT LIABILITIES | | | |
| Trade and other payables | | 262 | 468 |
| Tax payable | | 16 | |
| | | 278 | 468 |
| NET CURRENT LIABILITIES | | (49) | (248) |
| | | 1,556,815 | 1,243,061 |
| CAPITAL AND RESERVES | | | |
| Issued share capital | 25 | 79,716 | 79,716 |
| Reserves | 26 | 1,477,099 | 1,163,345 |
| | | 1,556,815 | 1,243,061 |

On behalf of the Board

Yuen Wing Shing

Wong Chi Keung

Director

Director

The notes on pages 26 to 65 form an integral part of these financial statements.

Report of the auditors - page 19.