

CONDENSED CONSOLIDATED BALANCE SHEET

AS AT 30 SEPTEMBER 2004

	Notes	30 September 2004 HK\$'000 (unaudited)	31 March 2004 HK\$'000 (audited)
NON-CURRENT ASSETS			
Investment properties	8	49,620	48,200
Property, plant and equipment	9	24,665	29,280
Intangible assets		841	1,109
Interests in jointly controlled entities		14,112	17,391
Interests in associates	10	72,019	37,067
Loans and interest receivables – due after one year	11	12,586	12,608
Investments in securities		8,970	8,297
Deposits paid on acquisition of interests in associates		–	17,302
Deposit paid on acquisition of an investment		23,091	21,998
		<u>205,904</u>	<u>193,252</u>
CURRENT ASSETS			
Properties held for resale		22,700	22,700
Inventories		13,327	22,610
Consideration receivable on disposal of interest in an associate		2,205	4,410
Loans and interest receivables – due within one year	11	21,089	30,334
Debtors, deposits and prepayments	12	47,247	45,879
Amount due from a related company		649	149
Amounts due from associates		6,948	6,475
Investments in securities		7,949	24,774
Pledged bank deposits	15	35,100	37,710
Bank balances and cash		5,212	40,078
		<u>162,426</u>	<u>235,119</u>
CURRENT LIABILITIES			
Creditors, accrued charges and deposits	13	68,211	68,956
Taxation		3,273	3,722
Amounts due to a related company		500	3,930
Bank and other borrowings – due within one year		58,392	73,272
		<u>130,376</u>	<u>149,880</u>
NET CURRENT ASSETS		<u>32,050</u>	<u>85,239</u>
		<u><u>237,954</u></u>	<u><u>278,491</u></u>
CAPITAL AND RESERVES			
Share capital	14	31,407	29,632
Reserves		117,788	143,477
		149,195	173,109
MINORITY INTERESTS		69	82
NON-CURRENT LIABILITIES			
Bank and other borrowings – due after one year		88,690	105,300
		<u>88,690</u>	<u>105,300</u>
		<u><u>237,954</u></u>	<u><u>278,491</u></u>