

**CONDENSED CONSOLIDATED BALANCE SHEET***At 30 September 2001*

	<i>Note</i>	<b>Unaudited 30 September 2001 HK\$ '000</b>	<b>Audited 31 March 2001 HK\$ '000</b>
<b>NON-CURRENT ASSETS</b>			
Investment properties		204,548	219,986
Furniture, equipment and fixtures		1,261	1,461
		<u>205,809</u>	<u>221,447</u>
<b>CURRENT ASSETS</b>			
Short term investments		212	122,818
Accounts receivable	6	2,053	8,437
Other receivables and deposits		1,078	2,711
Cash and cash equivalents		50,520	8,946
		<u>53,863</u>	<u>142,912</u>
<b>CURRENT LIABILITIES</b>			
Tax payable		790	790
Accounts payable	7	21,805	36
Accruals and other liabilities		1,863	2,451
Bank borrowings – due within one year	8	28,190	99,400
		<u>52,648</u>	<u>102,677</u>
<b>NET CURRENT ASSETS</b>		<u>1,215</u>	<u>40,235</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>207,024</u>	<u>261,682</u>
<b>NON-CURRENT LIABILITIES</b>			
Bank borrowings – due after one year	8	4,099	4,287
Other non-current liabilities	9	116,881	117,028
		<u>120,980</u>	<u>121,315</u>
		<u>86,044</u>	<u>140,367</u>
<b>CAPITAL AND RESERVES</b>			
Share capital		10,866	10,866
Reserves		75,178	129,501
		<u>86,044</u>	<u>140,367</u>

**CONDENSED CONSOLIDATED STATEMENT OF RECOGNISED GAINS AND LOSSES***For the six months ended 30 September 2001*

	<b>Unaudited Six months ended 30 September 2001 HK\$ '000</b>	<b>Unaudited Six months ended 30 June 2000 HK\$ '000</b>
Deficit on revaluation of investment properties	(16,000)	–
Exchange differences on translation of the financial statements of foreign entities	693	(640)
Net loss from ordinary activities attributable to shareholders	(39,016)	(42,241)
<b>Total recognised gains and losses</b>	<u>(54,323)</u>	<u>(42,881)</u>

No revaluation of the investment properties was carried out in the last corresponding period. Accordingly, there was no comparative figures for the results on revaluation of investment properties.