

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements

For The Year Ended 31 March 2002

1. PRINCIPAL ACTIVITIES

The principal activities of the company are investment holding, securities dealing and property investment and development. The principal activities of the subsidiaries are set out in note 13 to the financial statements.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements have been prepared on the historical cost convention, as modified for revaluation of investment properties and trading and other securities, and in accordance with accounting principles generally accepted in Hong Kong.

2.1 Basis of consolidation

The consolidated financial statements include the financial statements of the company and all subsidiaries made up to 31 March. The results of subsidiaries acquired or disposed of during the year are consolidated from or to their effective date of acquisition or disposal respectively.

All significant intra-group transactions and balances have been eliminated on consolidation.

2.2 Subsidiaries

A subsidiary is a company in which the company, directly or indirectly, controls more than half of the voting power or issued share capital or controls the composition of the board of directors. Investments in subsidiaries are carried at cost less impairment loss (see note 2.6).

2.3 Property, plant and equipment

Property, plant and equipment other than investment properties are stated at cost less aggregate depreciation and impairment losses (see note 2.6). The cost of an asset comprises its purchase price and any directly attributable cost of bringing the asset to its present working condition and location for its intended use. Expenditure incurred after the assets have been put into operation, such as repairs and maintenance and overhaul costs, is normally charged to the income statement in the period in which it is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of the assets, the expenditure is capitalised as an additional cost of the assets. When assets are sold or retired, their cost and aggregate depreciation/impairment losses are eliminated from the accounts and any gain or loss resulting from their disposal is included in the income statement.

Depreciation is provided to write off the cost less residual value of each property, plant and equipment over its expected useful life at the following annual rates:—

Leasehold properties	
other than investment properties	
and properties held for or under	
development	— 2.5% straight line basis
Leasehold improvement	— 10% reducing balance method
Furniture, fixtures and equipment	— 10% reducing balance method

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

2.4 Investment properties

Investment properties are interests in land and buildings in respect of which construction work and development have been completed and are held for their investment potential.

Investment properties are stated at their open market value based on independent professional valuations at the balance sheet date. Any surplus or deficit arising on the revaluation of investment properties is credited or charged to the investment property revaluation reserve unless the balance of this reserve is insufficient to cover a deficit, in which case the excess of the deficit over the balance on the investment property revaluation reserve is charged to the income statement. Where a deficit has previously been charged to the income statement and a revaluation surplus subsequently arises, this surplus is credited to the income statement to the extent of the deficit previously charged.

On disposal of an investment property, the related portion of surpluses or deficits previously taken to the investment property revaluation reserve is transferred to the income statement for the year.

2.5 Properties held for or under development

Properties held for or under development are stated at cost less impairment loss (see note 2.6). Cost comprises land cost, development costs and other direct costs incurred during the development period.

2.6 Impairment of assets

Internal and external sources of information are reviewed at each balance sheet date to identify indications that the assets, other than stock of land interest and financial assets (excluding investments in subsidiaries), may be impaired or an impairment loss previously recognised no longer exists or may have decreased.

If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of an asset is the greater of its net selling price and value in use.

An impairment loss is reversed if there has been a change in the estimates resulting in an increase of the recoverable amount. A reversal of impairment losses is limited to the asset's carrying amount that would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to the income statement in the year in which the reversals are recognised.

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

2. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)

2.7 Share investments

Share investments, other than the investments in subsidiaries, held on a continuing basis for an identified long-term purpose are classified as investment securities. Investment securities are stated in the balance sheet at cost less provision for diminution in value. Provisions are made when the fair values have declined below the carrying amounts, unless there is evidence that the decline is temporary, and are recognised as an expense in the income statement. Such provisions are determined for each investment individually.

Other share investments are classified as either trading securities or other securities and stated in the balance sheet at fair value. Changes in fair value are recognised in the income statement.

Profits or losses on disposal of share investments are determined as the difference between the net disposal proceeds and the carrying amount of the investments and are accounted for in the income statement as they arise.

2.8 Stock of land interests

Stock of land interests is stated at the lower of cost and market value.

2.9 Deferred taxation

Deferred tax is provided, using the liability method, on all significant timing differences in the recognition of revenue and expenses for tax and financial reporting purposes, other than those which are not expected to crystallize in the foreseeable future. A deferred tax asset is not recognised unless its realisation is assured beyond reasonable doubt.

2.10 Revenue recognition

Rental income from investment properties under operating leases is recognised on a straight line basis over the lease terms.

Dividend income from listed investments is recognised when the share price of the investment goes ex-dividend.

Interest income on bank deposits is recognised on a time proportion basis.

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

3. SEGMENT INFORMATION

Business segments

For management purposes, the group identifies three principal business segments, securities investments, property leasing and property development. These segments are the basis on which the group reports its primary segment information.

Principal activities of each segment are as follows:

Securities investments — securities investments for long-term and dealing purpose
 Property leasing — letting of properties
 Property development — developing properties

Segment information about these businesses is presented below:

	Securities investments		Property leasing		Property development		Consolidated total	
	2002	2001	2002	2001	2002	2001	2002	2001
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
INCOME STATEMENT								
Segment revenue	<u>2,158,007</u>	<u>2,149,677</u>	<u>7,900,277</u>	<u>8,226,410</u>	<u>—</u>	<u>—</u>	<u>10,058,284</u>	<u>10,376,087</u>
Segment results	(2,921,244)	(3,333,354)	5,454,111	5,029,774	(5,053,742)	(9,338,421)	(2,520,875)	(7,642,001)
Interest income							1,056,159	2,396,257
Unallocated corporate expenses							(505,995)	(511,164)
Loss from operations							(1,970,711)	(5,756,908)
Taxation							(795,819)	(957,357)
Loss after taxation							<u>(2,766,530)</u>	<u>(6,714,265)</u>
BALANCE SHEET								
Assets:								
Segment assets	81,107,217	79,191,038	92,365,892	101,284,970	31,926,504	35,860,246	205,399,613	216,336,254
Unallocated assets							151,819	—
Consolidated total assets							<u>205,551,432</u>	<u>216,336,254</u>
Liabilities:								
Segment liabilities	635,378	557,873	2,497,188	2,346,699	352,300	14,500	3,484,866	2,919,072
Unallocated corporate liabilities							782,906	956,992
Consolidated total liabilities							<u>4,267,772</u>	<u>3,876,064</u>

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

3. SEGMENT INFORMATION (Cont'd)

Business segments (Cont'd)

	Securities investments		Property leasing		Property development		Consolidated total	
	2002	2001	2002	2001	2002	2001	2002	2001
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
OTHER INFORMATION								
Capital expenditure	333,616	3,479,815	1,815	7,873,262	1,035,905	—	1,371,336	11,353,077
Depreciation	3,046	2,682	125,310	128,852	—	—	128,356	131,534
Provision for diminution in value of investment securities	3,800,000	5,570,000	—	—	—	—	3,800,000	5,570,000
Provision for impairment loss of properties held for or under development	—	—	—	—	4,975,000	9,800,000	4,975,000	9,800,000
Unrealised holding loss on trading and other securities	102,910	1,730,480	—	—	—	—	102,910	1,730,480
Provision for long service payments	27,440	412,500	52,560	907,500	—	—	80,000	1,320,000

Geographical segments

The group had all its operating activities carried out in Hong Kong and hence no geographical analysis of financial information is provided.

4. TURNOVER

	The group	
	2002	2001
	HK\$	HK\$
Gross rental income from investment properties	7,900,277	8,226,410
Dividend income from investments listed in Hong Kong	2,158,007	2,149,677
	<u>10,058,284</u>	<u>10,376,087</u>

5. LOSS BEFORE TAXATION

	The group	
	2002	2001
	HK\$	HK\$
This is stated after crediting and charging the following:—		
Crediting:		
Interest income on bank deposits	1,037,759	2,396,257
Rental income less outgoings	7,416,035	7,893,213
	<u>114,000</u>	<u>124,000</u>
And charging:		
Auditors' remuneration	114,000	124,000
Depreciation	128,356	131,534
Staff costs (including directors' remuneration)	2,659,887	3,842,352
	<u>2,659,887</u>	<u>3,842,352</u>

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

6. DIRECTORS' REMUNERATION

	The group	
	2002	2001
	HK\$	HK\$
The remuneration of the directors is as follows:—		
Directors' fees —		
Executive directors	36,000	36,000
Non-executive directors	24,000	24,000
Independent non-executive directors	120,000	120,000
Other emoluments for executive directors —		
Salaries and other benefits	1,861,256	1,861,256
Mandatory provident fund contributions	12,000	—
Long service payments for two executive directors (provision)	80,000	1,320,000
	<u>2,133,256</u>	<u>3,361,256</u>

Analysis of directors' remuneration by number of directors and emolument band is as follows:

	2002	2001
Executive directors —		
HK\$ Nil — HK\$1,000,000	3	1
HK\$1,000,001 — HK\$1,500,000	—	2
Non-executive and independent non-executive directors		
HK\$ Nil — HK\$1,000,000	4	4
	<u>7</u>	<u>7</u>

7. EMPLOYEES' EMOLUMENTS

Among the five highest paid individuals of the group, three (2001: three) are executive directors whose emoluments are set out in note 6 to the financial statements. The emoluments of the other two (2001: two) are as follows:—

	The group	
	2002	2001
	HK\$	HK\$
Salaries and other benefits	<u>495,616</u>	<u>481,096</u>

The aggregate emoluments of each employee are within the emolument band ranging from HK\$ Nil to HK\$1,000,000.

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

8. TAXATION

	The group	
	2002	2001
	HK\$	HK\$
Taxation in the consolidated income statement represents:—		
Provision for Hong Kong profits tax for the year	(796,000)	(958,000)
Over-provision in respect of previous years	181	643
	<u>(795,819)</u>	<u>(957,357)</u>

Provision for Hong Kong profits tax is made at 16% (2001: 16%) on the estimated assessable profit for the year.

The group and the company have not accounted for deferred tax benefit in the financial statements as it is uncertain whether such benefit will crystallise in the foreseeable future. At the balance sheet date, the potential tax benefit on timing differences was as follows:

	The group		The company	
	2002	2001	2002	2001
	HK\$	HK\$	HK\$	HK\$
Accelerated depreciation allowances	(373,000)	(257,000)	(5,000)	(5,000)
Tax losses	1,324,000	973,000	1,277,000	885,000
Unrealised holding gains on trading securities	(408,000)	(332,000)	(408,000)	(332,000)
Provisions	224,000	212,000	112,000	106,000
	<u>767,000</u>	<u>596,000</u>	<u>976,000</u>	<u>654,000</u>

The surplus arising on revaluation of the group's investment properties does not constitute a timing difference for deferred tax purpose as realisation of such surplus does not give rise to any deferred tax liability.

9. LOSS PER SHARE

The calculation of loss per share is based on the consolidated loss after tax of HK\$2,766,530 (2001: HK\$6,714,265) and on 40,000,000 shares (2001: 40,000,000 shares) in issue during the year.

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

10. PROPERTY, PLANT AND EQUIPMENT

The group	Investment properties <i>HK\$</i>	Other properties <i>HK\$</i>	Leasehold improvement <i>HK\$</i>	Furniture, fixtures & equipment <i>HK\$</i>	Total <i>HK\$</i>
Cost or valuation					
At 1 April 2001	79,950,000	3,758,960	570,900	192,877	84,472,737
Additions	—	—	—	5,780	5,780
Deficit on revaluation	(4,410,000)	—	—	—	(4,410,000)
At 31 March 2002	<u>75,540,000</u>	<u>3,758,960</u>	<u>570,900</u>	<u>198,657</u>	<u>80,068,517</u>
Aggregate depreciation					
At 1 April 2001	—	845,766	309,797	115,939	1,271,502
Charge for the year	—	93,974	26,110	8,272	128,356
At 31 March 2002	—	(939,740)	(335,907)	(124,211)	(1,399,858)
Net book value					
At 31 March 2002	<u>75,540,000</u>	<u>2,819,220</u>	<u>234,993</u>	<u>74,446</u>	<u>78,668,659</u>
At 31 March 2001	<u>79,950,000</u>	<u>2,913,194</u>	<u>261,103</u>	<u>76,938</u>	<u>83,201,235</u>
The company					
Cost or valuation					
At 1 April 2001			3,000,000	52,196	3,052,196
Additions			—	5,780	5,780
Deficit on revaluation			(400,000)	—	(400,000)
At 31 March 2002			<u>2,600,000</u>	<u>57,976</u>	<u>2,657,976</u>
Aggregate depreciation					
At 1 April 2001			—	13,575	13,575
Charge for the year			—	4,440	4,440
At 31 March 2002			—	(18,015)	(18,015)
Net book value					
At 31 March 2002			<u>2,600,000</u>	<u>39,961</u>	<u>2,639,961</u>
At 31 March 2001			<u>3,000,000</u>	<u>38,621</u>	<u>3,038,621</u>

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

10. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

All the properties are situated in Hong Kong and are held under following lease terms:—

	2002 <i>HK\$</i>	2001 <i>HK\$</i>
The group		
Investment properties —		
Medium term	66,870,000	70,310,000
Long term	8,670,000	9,640,000
	<u>75,540,000</u>	<u>79,950,000</u>
Other properties —		
Medium term	<u>2,819,220</u>	<u>2,913,194</u>
The company		
Investment properties —		
Medium term	<u>2,600,000</u>	<u>3,000,000</u>

The group's investment properties were revalued on 31 March 2002 by RHL Appraisal Limited, an independent firm of professional surveyors, on an open market value basis.

11. PROPERTIES HELD FOR OR UNDER DEVELOPMENT

	The group	
	2002 <i>HK\$</i>	2001 <i>HK\$</i>
Balance at beginning of year	70,856,291	70,856,291
Additions	<u>1,035,905</u>	—
Balance at end of year	71,892,196	70,856,291
Provision for impairment loss	<u>(39,975,000)</u>	<u>(35,000,000)</u>
	<u>31,917,196</u>	<u>35,856,291</u>

The properties held for or under development are situated in Hong Kong and are under medium term leases.

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

12. INVESTMENT SECURITIES

	The group	
	2002	2001
	HK\$	HK\$
Equity shares listed in Hong Kong, at cost	61,345,199	61,015,548
Provision for diminution in value	(15,370,000)	(11,570,000)
	<u>45,975,199</u>	<u>49,445,548</u>
Market value	<u>45,609,272</u>	<u>48,726,775</u>

13. INTEREST IN SUBSIDIARIES

	The company	
	2002	2001
	HK\$	HK\$
Unlisted investments at cost	6,481,102	6,481,102
Advances to subsidiaries	166,238,515	165,299,141
	<u>172,719,617</u>	<u>171,780,243</u>
Advances from subsidiaries	(28,033,007)	(21,003,079)
	<u>144,686,610</u>	<u>150,777,164</u>
Provision for loss	(68,755,573)	(62,297,790)
	<u>75,931,037</u>	<u>88,479,374</u>

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

13. INTEREST IN SUBSIDIARIES (Cont'd)

Particulars of the subsidiaries at 31 March 2002 were as follows:—

Name	Place of incorporation/ operation	Principal activity	Percentage of holding held directly	Issued share capital HK\$
Hing Full Far East Development Ltd.	Hong Kong	Dormant	100%	10,000
Hing Lung Properties Limited	Hong Kong	Property development	100%	10,000
Hing Shing Far East Development Ltd	Hong Kong	Share investment	100%	10,000
Konchoy Limited	Hong Kong	Property investment	100%	2
Wang Fung Far East Development Ltd.	Hong Kong	Dormant	100%	10,000
Winful Far East Limited	Hong Kong	Property investment	100%	100
Yick Fu Investment Co. Ltd.	Hong Kong	Property investment	100%	1,800,000
YLH Limited	Hong Kong	Dormant	100%	10,000

Advances among group companies are unsecured, interest free and repayable on demand.

14. DEBTORS, DEPOSITS AND PREPAYMENTS

Included therein are rental receivables of the group of HK\$292,645 (2001: HK\$254,093) which were current and within normal credit period. At the balance sheet date, the company had no rental receivable.

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

15. PROVISION FOR LONG SERVICE PAYMENTS

	The group		The company	
	2002 HK\$	2001 HK\$	2002 HK\$	2001 HK\$
Balance at beginning of year	1,320,000	—	660,000	—
Provision for the year	80,000	1,320,000	40,000	660,000
Balance at end of year	<u>1,400,000</u>	<u>1,320,000</u>	<u>700,000</u>	<u>660,000</u>

16. SHARE CAPITAL

	2002		2001	
	No. of shares	Amount HK\$	No. of shares	Amount HK\$
Authorised — Ordinary shares of HK\$1 each	<u>60,000,000</u>	<u>60,000,000</u>	<u>60,000,000</u>	<u>60,000,000</u>
Issued and fully paid — Ordinary shares of HK\$1 each	<u>40,000,000</u>	<u>40,000,000</u>	<u>40,000,000</u>	<u>40,000,000</u>

17. RESERVES

The group	Capital reserve HK\$	Investment property revaluation reserve HK\$	Retained profits HK\$	Total HK\$
At 1 April 2000	251,046	48,325,308	139,794,011	188,370,365
Deficit on revaluation of investment properties	—	(8,395,910)	—	(8,395,910)
Loss for the year	—	—	(6,714,265)	(6,714,265)
Dividends (note 19)	—	—	(4,000,000)	(4,000,000)
At 31 March 2001	<u>251,046</u>	<u>39,929,398</u>	<u>129,079,746</u>	<u>169,260,190</u>
At 1 April 2001	251,046	39,929,398	129,079,746	169,260,190
Deficit on revaluation of investment properties	—	(4,410,000)	—	(4,410,000)
Loss for the year	—	—	(2,766,530)	(2,766,530)
Dividends (note 19)	—	—	(3,600,000)	(3,600,000)
At 31 March 2002	<u>251,046</u>	<u>35,519,398</u>	<u>122,713,216</u>	<u>158,483,660</u>

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

17. RESERVES (Cont'd)

The company	Capital reserve HK\$	Investment property revaluation reserve HK\$	Retained profits HK\$	Total HK\$
At 1 April 2000	—	1,585,848	105,639,490	107,225,338
Deficit on revaluation of investment properties	—	(400,000)	—	(400,000)
Loss for the year (note 20)	—	—	(12,724,282)	(12,724,282)
Dividends (note 19)	—	—	(4,000,000)	(4,000,000)
At 31 March 2001	<u>—</u>	<u>1,185,848</u>	<u>88,915,208</u>	<u>90,101,056</u>
At 1 April 2001	—	1,185,848	88,915,208	90,101,056
Deficit on revaluation of investment properties	—	(400,000)	—	(400,000)
Loss for the year (note 20)	—	—	(7,182,917)	(7,182,917)
Dividends (note 19)	—	—	(3,600,000)	(3,600,000)
At 31 March 2002	<u>—</u>	<u>785,848</u>	<u>78,132,291</u>	<u>78,918,139</u>

Distributable reserves of the company at the balance sheet date, calculated under Section 79B of the Companies Ordinance, amounted to HK\$80,932,291 (2001: HK\$92,115,208).

18. PROPOSED DIVIDEND

In accordance with the revised Statement of Standard Accounting Practice 2.109 “Events after the balance sheet date”, the group no longer recognises dividends proposed or declared after the balance sheet date as a liability at the balance sheet date. This change in accounting policy has been applied retrospectively so that the comparatives presented have been restated to conform to the changed policy. A separate component of equity, “Proposed dividend”, has been added on the face of the balance sheet to specify the provision for the 2001 proposed final dividend of HK\$3,200,000, which was previously recorded as liability as at 31 March 2001. A corresponding decrease of current liabilities by HK\$3,200,000 has been reflected in the comparative balance sheet of 31 March 2001.

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Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

19. DIVIDENDS

	2002	2001
	HK\$	HK\$
Dividends attributable to the year —		
Interim dividend at HK\$0.02 (2001: HK\$0.02) per share paid during the year	800,000	800,000
Final dividend at HK\$0.07 (2001: HK\$0.08) per share proposed after the balance sheet date	2,800,000	3,200,000
	<u>3,600,000</u>	<u>4,000,000</u>

The final dividend proposed after the balance sheet date has not been recognised as a liability at the balance sheet date.

20. LOSS ATTRIBUTABLE TO SHAREHOLDERS

	The company	
	2002	2001
	HK\$	HK\$
Loss attributable to the shareholders and dealt with in the financial statements of the company (note 17)	<u>(7,182,917)</u>	<u>(12,724,282)</u>

WINFAIR INVESTMENT COMPANY LIMITED

Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

21. RECONCILIATION OF LOSS BEFORE TAXATION TO NET CASH INFLOW FROM OPERATING ACTIVITIES

	The group	
	2002	2001
	HK\$	HK\$
Loss before taxation	(1,970,711)	(5,756,908)
Provision for diminution in value of investment securities	3,800,000	5,570,000
Gain on disposal of investment securities	—	(3,326,818)
Provision for impairment loss of properties held for or under development	4,975,000	9,800,000
Net unrealised holding losses on trading and other securities	102,910	1,730,480
Gain on land resumption by government	—	(481,035)
Interest income	(1,056,159)	(2,396,257)
Depreciation	128,356	131,534
Loss on disposal of property, plant and equipment	—	2,661
Provision for long services payments	80,000	1,320,000
Increase in trading and other securities	—	(2,220,964)
Increase of stock of land interests	—	(20,000)
Decrease of debtors, deposits and prepayments	43,301	1,250,691
Increase/(decrease) in creditors and accruals	346,148	(3,863,962)
Increase/(decrease) in deposits received	198,600	(201,397)
Decrease in income received in advance	(19,807)	(5,032)
Net cash inflow from operating activities	<u>6,627,638</u>	<u>1,532,993</u>

22. CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR

	The group	
	2002	2001
	HK\$	HK\$
Cash and cash equivalents at the end of the year were analysed as follows:—		
Cash at banks	<u>36,072,536</u>	<u>34,920,946</u>

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Notes to Financial Statements (Cont'd)

For The Year Ended 31 March 2002

23. CAPITAL COMMITMENTS

	The group	
	2002	2001
	HK\$	HK\$
Capital expenditures in respect of properties under development outstanding at the balance sheet date were as follows:		
Contracted but not provided for	2,900,000	2,900,000
Authorised but not contracted for	15,000,000	15,000,000
	<u>17,900,000</u>	<u>17,900,000</u>

The company had no significant capital commitments at the balance sheet date.

24. OPERATING LEASE ARRANGEMENTS

At the balance sheet date, the total future minimum lease receipts under non-cancellable operating leases for the following periods were:

	The Group		The Company	
	2002	2001	2002	2001
	HK\$	HK\$	HK\$	HK\$
Not later than one year	7,230,700	3,116,000	144,000	—
Later than one year and not later than five years	7,578,200	570,000	60,000	—
	<u>14,808,900</u>	<u>3,686,000</u>	<u>204,000</u>	<u>—</u>