



CONDENSED CONSOLIDATED BALANCE SHEET

		Unaudited 30th June 2002 HK\$	Audited 31st December 2001 HK\$
	Notes		
NON-CURRENT ASSETS			
Fixed assets		981,213	1,755,385
Investment properties		30,222,498	30,000,000
Intangible asset	11	3,920,803	4,173,758
Other assets	12	3,838,462	3,669,118
		38,962,976	39,598,261
CURRENT ASSETS			
Loans receivable		44,425,831	50,479,213
Accounts receivable	13	4,566,853	5,456,226
Prepayments and other debtors		1,864,727	2,233,102
Short term investments	14	11,034,487	10,492,750
Client trust bank accounts		23,750,071	9,123,777
Fixed deposits, pledged		5,000,000	5,000,000
Cash and bank equivalents		10,804,995	36,691,114
		101,446,964	119,476,182
CURRENT LIABILITIES			
Accounts payable and accrued liabilities	13	57,515,034	65,886,050
Bank loans and overdrafts, secured		3,055,871	6,696,114
		60,570,905	72,582,164
NET CURRENT ASSETS		40,876,059	46,894,018



CONDENSED CONSOLIDATED BALANCE SHEET (continued)

		Unaudited 30th June 2002 HK\$	Audited 31st December 2001 HK\$
	Notes		
TOTAL ASSETS LESS CURRENT LIABILITIES		79,839,035	86,492,279
NON-CURRENT LIABILITIES			
Bank loans, secured		2,692,042	3,786,469
Amount due to a fellow subsidiary		1,932,500	1,932,500
Amount due to immediate holding company		55,066,647	55,066,647
Amount due to an intermediate holding company		30,920,000	30,920,000
		90,611,189	91,705,616
		(10,772,154)	(5,213,337)
CAPITAL AND RESERVES			
Issued capital	15	61,502,418	61,502,418
Reserves		(72,274,572)	(66,715,755)
		(10,772,154)	(5,213,337)