



CONDENSED CONSOLIDATED BALANCE SHEET

	<i>Notes</i>	30 June 2002 (Unaudited) HK\$'000	31 December 2001 (Audited) HK\$'000
Non-current Assets			
Fixed assets		151,739	114,468
Deposits paid for investment properties		15,100	14,800
Property under development		4,800	5,600
Goodwill		116,547	121,386
Long term investments		–	–
Interests in associates		2,115	2,307
Interests in joint ventures		18,194	14,248
Rental deposit		10,870	10,870
Other receivable		12,500	12,500
		331,865	296,179
Current Assets			
Short term investments		4,615	6,128
Inventories		49,390	28,705
Completed properties held for sale		131,640	146,650
Trade receivables	6	38,388	43,080
Other receivables, deposits and prepayments		26,533	24,835
Loan receivable	7	67,500	57,500
Bank deposits, pledged		11,000	–
Cash and cash equivalents		146,569	213,807
		475,635	520,705

**CONDENSED CONSOLIDATED BALANCE SHEET (Continued)**

	<i>Notes</i>	30 June 2002 (Unaudited) HK\$'000	31 December 2001 (Audited) HK\$'000
Current Liabilities			
Trade payables	8	(19,488)	(6,571)
Other payables and accruals		(112,450)	(110,805)
Tax payable		(9,008)	(10,241)
Bank loans, secured		(9,429)	–
Convertible notes	9	(100,467)	–
		(250,842)	(127,617)
Net Current Assets			
		224,793	393,088
Total Assets Less Current Liabilities			
		556,658	689,267
Non-current Liability			
Convertible notes	9	–	(100,467)
Minority Interests			
		(1,752)	–
		554,906	588,800
Capital And Reserves			
Issued capital	10	1,242,381	1,242,381
Reserves		(687,475)	(653,581)
		554,906	588,800