

CONDENSED CONSOLIDATED BALANCE SHEET

| | Notes | 30 September 2002 (Unaudited) HK\$'000 | 31 March 2002 (Audited) HK\$'000 |
|--|-------|---|---|
| NON-CURRENT ASSETS | | | |
| Fixed assets | 8 | 157,780 | 157,832 |
| Investment properties | | 829,250 | 829,250 |
| Negative goodwill | | (281,417) | (297,939) |
| Interest in a jointly-controlled entity | | – | 3,059 |
| Interests in associates | | 3,997 | 10,245 |
| Other receivables | | 1,560 | 1,560 |
| Other financial assets | | 32,645 | 31,232 |
| | | 743,815 | 735,239 |
| CURRENT ASSETS | | | |
| Properties held for sales | | 75,793 | 73,562 |
| Inventories | | 34,465 | 30,169 |
| Trade debtors and bills receivable | 9 | 195,879 | 189,053 |
| Deposits, prepayments and other receivables | | 260,777 | 244,737 |
| Pledged time deposits | | 21,487 | 30,352 |
| Cash and cash equivalents | | 72,096 | 67,075 |
| | | 660,497 | 634,948 |
| CURRENT LIABILITIES | | | |
| Trade creditors | 10 | (39,815) | (48,724) |
| Tax payable | | (64,178) | (61,628) |
| Sundry creditors, accruals and deposits received | | (166,345) | (144,015) |
| Interest-bearing bank borrowings | | (137,069) | (172,802) |
| Finance lease payables | | (889) | (716) |
| Dividend payable | | (7,326) | – |
| | | (415,622) | (427,885) |
| NET CURRENT ASSETS | | 244,875 | 207,063 |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 988,690 | 942,302 |

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| TOTAL ASSETS LESS CURRENT LIABILITIES – Page 2 | | 988,690 | 942,302 |
| NON-CURRENT LIABILITIES | | | |
| Interest-bearing bank borrowings | | (210,766) | (182,845) |
| Finance lease payables | | (1,476) | (1,063) |
| Deferred tax | | (604) | (553) |
| | | (212,846) | (184,461) |
| MINORITY INTERESTS | | (31,065) | (28,562) |
| | | 744,779 | 729,279 |
| CAPITAL AND RESERVES | | | |
| Issued capital | 11 | 73,259 | 73,259 |
| Reserves | | 671,520 | 648,694 |
| Proposed final dividend | | – | 7,326 |
| | | 744,779 | 729,279 |