

As at 30th September, 2002, the Group employed a working team consisting of about 20 directors and staff, they are remunerated according to their job nature, general market trend and work performance.

## **FINANCIAL REVIEW**

### **Liquidity and Financial Resources**

The Group's liquidity position continued to be strong with net current assets amounted to HK\$441,736,000 as at 30th September, 2002 (at 31st March, 2002: HK\$438,202,000). The Group was also in net cash position, bank balances and cash net of bank borrowings amounted to HK\$146,495,000.

The Group's bank borrowings bore commercial interest at floating rates and were denominated in Hong Kong dollars, at the period end date, the Group had unutilized banking facilities of about HK\$4,500,000.

### **Foreign Currency Management**

The Group's foreign currency transactions are mostly denominated in Renminbi. As the exchange rate of Hong Kong dollars to Renminbi has been relatively stable, the Board is of the view that the Group's exposure to exchange rate risk is not significant.

### **Commitment**

As at 30th September, 2002, the Group had an outstanding commitment of HK\$182,868,000 representing the total consideration in respect of the acquisition of part of the shopping mall of Metropolitan Plaza situated in Shenzhen, the PRC. On 16th December, 2002, the Group entered into a supplementary agreement with the vendors to change the timing of payments of the total consideration. Details of this are set out in the Company's announcement dated 16th December, 2002. The Group presently has sufficient internal financial resources to satisfy this outstanding commitment, however, the Board may consider external borrowings to finance part of the commitment depending on future funding requirements.

### **Shareholders' Funds**

The shareholders' funds of the Group amounted to HK\$503,485,000 as at 30th September, 2002 (at 31st March, 2002: HK\$504,116,000), equivalent to a net asset value of HK16 cents per share of the Company.