

CONDENSED CONSOLIDATED BALANCE SHEET

As at 30th September, 2002

		Unaudited 30th September, 2002	Audited 31st March, 2002
	<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Non-current assets			
Investment properties		370,930	366,465
Property, plant and equipment	7	1,217,561	1,216,629
Properties under development		5,825	5,635
Goodwill		19,619	–
Negative goodwill		(12,325)	(78)
Intangible assets		4,475	4,816
Interests in associates		90,926	96,934
Interests in jointly controlled entities		14,850	39,810
Investments in securities		51,123	77,001
Club debenture		1,869	1,869
		<u>1,764,853</u>	<u>1,809,081</u>
Current assets			
Inventories		204,481	188,442
Properties for sale		1,045,345	1,057,099
Debtors, deposits and prepayments	8	1,091,133	1,014,644
Amounts due from associates		14,597	2,034
Amounts due from jointly controlled entities		–	34,396
Amounts due from customers for contract work		328,298	86,982
Investments in securities		223,929	230,070
Pledged deposits		63,000	63,136
Cash and bank balances		801,897	683,684
		<u>3,772,680</u>	<u>3,360,487</u>
Current liabilities			
Creditors, deposits and accruals	9	900,007	739,144
Unearned insurance premiums - within one year		81,122	135,659
Outstanding insurance claims		162,880	108,340
Construction costs payable		15,026	130,051
Amounts due to associates		41,073	27,293
Amounts due to jointly controlled entities		5	19,032
Amounts due to customers for contract work		141,755	43,022
Bills payable		55,916	63,466
Obligations under finance leases		1,908	3
Deferred service income		19,165	18,974
Provision for taxation		29,100	17,552
Bank loans and overdrafts		680,238	526,465
		<u>2,128,195</u>	<u>1,829,001</u>

CONSOLIDATED BALANCE SHEET (Continued)

As at 30th September, 2002

<i>Notes</i>	Unaudited 30th September, 2002 HK\$'000	Audited 31st March, 2001 HK\$'000
Net current assets	<u>1,644,485</u>	<u>1,531,486</u>
Total assets less current liabilities	<u>3,409,338</u>	<u>3,340,567</u>
Non-current liabilities		
Unearned insurance premiums – over one year	121,747	36,485
Obligations under finance leases	3,257	8
Bank loans	<u>701,059</u>	<u>741,536</u>
	<u>826,063</u>	<u>778,029</u>
Minority interests	<u>286,601</u>	<u>334,883</u>
NET ASSETS	<u><u>2,296,674</u></u>	<u><u>2,227,655</u></u>
Capital and reserves		
Share capital	318,778	318,778
Reserves	<u>1,977,896</u>	<u>1,908,877</u>
SHAREHOLDERS' FUNDS	<u><u>2,296,674</u></u>	<u><u>2,227,655</u></u>