

**CONDENSED CONSOLIDATED BALANCE SHEET**

		<b>Unaudited As at 31st October 2002 HK\$'000</b>	<b>Audited As at 30th April 2002 HK\$'000</b>
	<i>Notes</i>		
<b>NON-CURRENT ASSETS</b>			
Fixed assets		<b>18,423</b>	19,386
Associates		<b>(375)</b>	(375)
Jointly controlled entities	8	<b>59,338</b>	60,916
Other assets		<b>4,870</b>	4,870
<b>TOTAL NON-CURRENT ASSETS</b>		<b>82,256</b>	84,797
<b>CURRENT ASSETS</b>			
Short term listed investments		<b>7,349</b>	27,747
Trade and other receivables	9	<b>580</b>	891
Prepayments and deposits		<b>389</b>	736
Pledged bank deposits		<b>75</b>	218
Cash and bank balances		<b>543</b>	1,538
<b>TOTAL CURRENT ASSETS</b>		<b>8,936</b>	31,130
<b>CURRENT LIABILITIES</b>			
Temporary deposits, accounts payable and accruals	10	<b>259,173</b>	230,771
Amounts due to directors		<b>3,093</b>	3,232
Promissory notes		<b>357,175</b>	357,175
Taxation payable		<b>27,413</b>	27,503
Dividend payable		<b>1,206</b>	821
Short term loans			
secured – other loans		<b>51,000</b>	51,000
short term bank loans and overdrafts		<b>111,832</b>	111,031
unsecured – other loans		<b>67,908</b>	67,908
<b>TOTAL CURRENT LIABILITIES</b>		<b>878,800</b>	849,441
<b>NET CURRENT LIABILITIES</b>		<b>(869,864)</b>	(818,311)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>(787,608)</b>	(733,514)
<b>DEFICIENCY IN ASSETS</b>			
Share capital		<b>108,114</b>	108,114
Reserves		<b>(895,722)</b>	(841,628)
		<b>(787,608)</b>	(733,514)