STATEMENT OF CHANGES IN EQUITY

For the year ended 31 March 2003

				Properties		
	Share	Share	Exchange	revaluation	Retained	
	capital	premium	reserve	reserve	profits	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
THE GROUP						
At 1 April 2001	599,479	814,485	1,854	145,202	794,518	2,355,538
Deficit on						
revaluation	-	_	_	(10,540)	_	(10,540)
Profit for the year	-	_	_	_	303,328	303,328
Dividends	_	_	_	_	(215,813)	(215,813)
At 31 March 2002	599,479	814,485	1,854	134,662	882,033	2,432,513
Deficit on						
revaluation	_	_	_	(1,339)	_	(1,339)
Profit for the year	_	_	_	_	340,186	340,186
Dividends	_	_	_	_	(239,792)	(239,792)
At 31 March 2003	599,479	814,485	1,854	133,323	982,427	2,531,568
THE COMPANY						
At 1 April 2001	599,479	814,485	_	_	525,376	1,939,340
Profit for the year	_	_	_	_	266,964	266,964
Dividends	_	_	_	_	(215,813)	(215,813)
At 31 March 2002	599,479	814,485	_	_	576,527	1,990,491
Profit for the year	_	_	_	_	251,612	251,612
Dividends	_	_	_	_	(239,792)	(239,792)
At 31 March 2003	599,479	814,485	_	_	588,347	2,002,311

Distributable reserves of the Company at 31 March 2003 calculated under Section 79B of the Companies Ordinance amounted to HK\$588,347,000 (2002: HK\$576,527,000).