CONDENSED CONSOLIDATED BALANCE SHEET

| | Notes | (Unaudited) 30th June, 2004 HK\$'000 | (Audited) 31st December, 2003 HK\$'000 |
|--|-------|---|---|
| NON-CURRENT ASSETS | | | |
| Goodwill | | 375 | 428 |
| Investment properties Property, plant and equipment | 10 | 4,000 88,332 | 4,000 90,292 |
| Investment in securities | | 1,010 | 1,010 |
| Deferred tax assets | | 410 | 426 |
| | | 94,127 | 96,156 |
| CURRENT ASSETS | | | |
| Inventories | 11 | 129,060 | 73,880 |
| Trade and other receivables Investment in securities | 11 | 105,016 10,101 | 77,608 6,511 |
| Amount due from a minority shareholder | | | |
| of a subsidiary Taxation recoverable | | 200 | 200 1,473 |
| Pledged bank deposits | | _ | 7,500 |
| Bank balances and cash | | 44,724 | 70,224 |
| | | 289,101 | 237,396 |
| CURRENT LIABILITIES | | | |
| Trade and other payables | 12 | 84,150 | 52,444 |
| Obligations under a finance lease – due within one year | 13 | 190 | 185 |
| Secured bank borrowings | 14 | _ | 26,650 |
| Unsecured bank borrowings | 15 | 31,839 | 1 220 |
| Taxation liabilities | | 1,135 | 1,330 |
| | | 117,314 | 80,609 |
| NET CURRENT ASSETS | | 171,787 | 156,787 |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 265,914 | 252,943 |
| NON-CURRENT LIABILITIES | | | |
| Obligations under a finance lease | 13 | 224 | 221 |
| due after one year Deferred tax liabilities | 13 | 234 2,171 | 331 2,164 |
| | | 2,405 | 2,495 |
| | | 263,509 | 250,448 |
| | | 203,309 | 230,446 |
| CAPITAL AND RESERVES Share capital | 16 | 30,640 | 28,170 |
| Reserves | 10 | 217,722 | 207,567 |
| | | 248,362 | 235,737 |
| MINORITY INTERESTS | | 15,147 | 14,711 |
| | | 263,509 | 250,448 |