CONDENSED COMBINED BALANCE SHEET (UNAUDITED)

As at 30 September 2004 (Expressed in Hong Kong dollars)

	Notes	30 September 2004 Unaudited \$'000	31 March 2004 Unaudited <i>\$'000</i>
NON-CURRENT ASSETS			
Property, plant and equipment		118,300	105,306
Intangible assets	8	2,246	(13,461)
Property under development	9	· _	750,441
Investment properties		4,438	4,438
Other investments		_	124
Deferred income tax assets		1,162	1,162
		126,146	848,010
CURRENT ASSETS			
Property project held for sale	9	750,441	_
Other investments		913	804
Margin deposits with brokers and financial institutions		_	64,323
Inventories		1,334,840	784,248
Bills receivable	10	19,967	886
Trade receivables	11	89,856	62,829
Prepayments and other receivables		235,482	82,723
Due from related parties	12	1,020,882	1,039,792
Pledged deposits	13	971,103	761,519
Cash and cash equivalents	13	435,384	337,285
		4,858,868	3,134,409
CURRENT LIABILITIES			
Interest-bearing bank loan		_	9,434
Convertible notes	14	-	24,000
Trade payables and bills payable	15	3,248,077	2,374,243
Customers' deposits, other payables and accruals		373,754	296,408
Due to related parties	16	-	87,044
Current portion of long-term payables	17	75,471	_
Tax payables		60,002	29,926
Deferred income tax liabilities		1,046	1,045
		3,758,350	2,822,100
NET CURRENT ASSETS		1,100,518	312,309
TOTAL ASSETS LESS CURRENT LIABILITIES		1,226,664	1,160,319
Long term payables	1 <i>7</i>	82,076	157,547
MINORITY INTERESTS		162,888	123,963
NET ASSETS		981,700	878,809
OWNERS' EQUITY		981,700	878,809