## CONDENSED CONSOLIDATED BALANCE SHEET

	Notes	Unaudited As at 30th September 2004 HK\$	Audited As at 31st March 2004 <i>HK</i> \$
Non-current assets Fixed assets Investment Land held for development	8	262,965,255 350,000 8,000,000	200,060,093 350,000 8,000,000
		271,315,255	208,410,093
Current assets Inventories Trade receivables Deposits, prepayments and other receivables Taxation recoverable Bank balances and cash	9	76,957,721 175,446,869	68,858,549 154,881,883
		16,620,289 45,206 15,142,419	8,840,589 - 19,918,794
		284,212,504	252,499,815
Current liabilities Trade payables Accruals and other payables Taxation payable Current portion of	10	105,347,588 53,217,428	103,560,676 41,894,284 554,010
long-term liabilities Bank loans and overdrafts,	11	29,693,858	15,510,887
secured		58,996,640	59,600,996
		247,255,514	221,120,853
Net current assets		36,956,990	31,378,962
Total assets less current liabilities		308,272,245	239,789,055
Financed by: Share capital Reserves	12	4,743,852 237,717,940	4,743,852 211,420,298
Shareholders' funds		242,461,792	216,164,150
Non-current liabilities Long-term liabilities Deferred tax liabilities	П	48,788,141 17,022,312	12,363,147 11,261,758
		65,810,453	23,624,905
		308,272,245	239,789,055