## CONDENSED CONSOLIDATED BALANCE SHEET

30th September, 2005 (Unaudited)Non-current assets7 Property, plant and equipment 77 237,049- 237,049Property, under development a subsidiary7 2005,00,847133,267 330,278Deposits made on acquisition of a subsidiary- 27,382196,757Deposits made on acquisition of property, plant and equipment of a subsidiary- 27,382196,757Deposits made on acquisition of property, plant and equipment7 1,2454,899 4,899Other assets Goodwill69,07618,301Current assets Inventories, at cost trade receivables1,974 4,12071,239 - - - 2,1146Current assets company Bank balances and cash8 300,68111,207 - <b< th=""><th></th><th></th><th colspan="2">As at</th></b<>			As at	
Notes (Unaudited) HK\$'000 (Audited) HK\$'000   Non-current assets 237,049 -   Investment property 7 237,049 -   Property, plant and equipment 7 1,033,938 133,267   Property, plant and equipment 7 1,033,938 133,267   Deposits made on acquisition of a subsidiary - 196,757   Deposits made on acquisition of property, plant and equipment 71,245 4,899   Other assets 69,076 18,301   Current assets 1,612,155 740,904   Current cevivables 8 11,207 -   Deposits, prepayments and other receivables 4,398 4,952   Amount due form a related company - 1,146   Bank balances and cash 300,681 525,961   Urrent liabilities 9 4,263 3,629   Accrued charges and other payables 9 4,263 3,629   Accrued charges and other payables 9 4,263 3,629   Accrued charges and other payables 1,824,91 1,260,117 <th></th> <th></th> <th></th> <th></th>				
Notes HK\$'000 HK\$'000   Non-current assets 7 237,049    Investment property, plant and equipment 7 1,033,938 133,267   Property, under development 7 200,847 360,298   Deposits made on acquisition of a subsidiary - 196,757   Deposits made on acquisition of property, plant and equipment 71,245 4,899   Other assets - 27,382   Goodwill 69,076 18,301   Current assets 1,612,155 740,904   Inventories, at cost 1,974 1,239   Trade receivables 8 11,207 -   Deposits, prepayments and other receivables 4,398 4,952   Amount due from a related company 318,260 533,298   Current liabilities 318,260 533,298   Trade payables 9 4,263 3,629   Accrued charges and other payables 5,037 -   Secured bank borrowing 25,986 10,456   Amount due to related company 5,037				
Investment property 7 237,049 -   Property under development 7 1,033,938 133,267   Property under development 7 200,847 360,298   Deposits made on acquisition of a subsidiary - 196,757   Deposits made on acquisition of property, plant and equipment 71,245 4,899   Other assets 69,076 18,301   Current assets 1,612,155 740,904   Inventories, at cost 1,974 1,239   Irade receivables 8 11,207   Deposits, prepayments and other receivables 4,398 4,952   Amount due from a related company - 1,146   Bank balances and cash 300,681 525,961   Trade payables 9 4,263 3,629   Accrued charges and other payables 9 4,263 3,629   Accrued charges and other payables 9 42,638 -   - - 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current		Notes		
Property, plant and equipment 7 1,033,938 133,267   Property under development 7 200,847 360,298   Deposits made on acquisition of a subsidiary - 196,757   Deposits made on acquisition of property, plant and equipment 71,245 4,899   Other assets 69,076 18,301   Current assets 1,612,155 740,904   Inventories, at cost 1,974 1,239   Inventories, at cost 1,974 1,239   Inventories, at cost 1,974 1,239   Current assets 4,398 4,952   Amount due from a related company - 1,146   Bank balances and cash 300,681 525,961   Trade payables 9 4,263 3,629   Accrued charges and other payables 9 4,263 3,629   Amount due to related company 5,037 - -   Secured bank borrowing - 1,260,117 -   Non-current liabilities 1,882,491 1,200,117 -   Non-current liabiliti				
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Deposits made on acquisition of property, plant and equipment Other assets 71,245 4,899   Goodwill 69,076 18,301   Current assets 1,612,155 740,904   Current assets 1,974 1,239   Inventories, at cost 1,974 1,239   Trade receivables 8 11,207   Deposits, prepayments and other receivables 4,398 4,952   Amount due from a related company - 1,146   Bank balances and cash 300,681 525,961   Trade payables 9 4,263 3,629   Current liabilities 9 4,263 3,629   Trade payables 9 4,263 3,629   Accrued charges and other payables 25,986 10,456   Amount due to related company 5,037 -   Secured bank borrowing 1,263 -   - due within one year 12,638 -   - due within one year 12,638 -   - due within one year 1,263 -   Non-current liabilities 1	Deposits made on acquisition of		· ·	10/ 757
property, plant and equipment 71,245 4,899   Other assets 69,076 18,301   Current assets 1,612,155 740,904   Current assets 1,974 1,239   Inventories, at cost 1,974 1,239   Trade receivables 8 11,207 -   Deposits, prepayments and other receivables 4,398 4,952   Amount due from a related company - 1,146   Bank balances and cash 300,681 525,961   Trade payables 9 4,263 3,629   Accrued charges and other payables 25,986 10,456   Amount due to related company 5,037 -   Secured bank borrowing - due within one year 12,638 -   Met current assets 270,336 519,213   Total assets less current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-c	a subsidiary Deposits made on acquisition of		-	196,/5/
Goodwill 69,076 18,301   Current assets 1,612,155 740,904   Inventories, at cost 1,974 1,239   Trade receivables 8 11,207 -   Deposits, prepayments and 4,398 4,952   Amount due from a related - 1,146   company - 1,146   Bank balances and cash 300,681 525,961   Trade payables 9 4,263 3,629   Current liabilities 9 4,263 3,629   Current liabilities 9 4,263 3,629   Accrued charges and other payables 25,986 10,456   Amount due to related company 5,037 -   Secured bank borrowing 12,638 -   - due within one year 12,638 -   - data assets less current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491	property, plant and equipment		71,245	4,899
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company - 1,146   Bank balances and cash 300,681 525,961   Bank balances and cash 318,260 533,298   Current liabilities 9 4,263 3,629   Accrued charges and other payables 9 4,263 3,629   Accrued charges and other payables 25,986 10,456   Amount due to related company 5,037 -   Secured bank borrowing - -   - due within one year 12,638 -   - 47,924 14,085   Net current assets 270,336 519,213   Total assets less current liabilities 1,882,491 1,260,117   Non-current liabilities 1,8005 477,491 180,000   Secured bank b	other receivables		4,398	4,952
Bank balances and cash 300,681 525,961   318,260 533,298   Current liabilities Trade payables 9 4,263 3,629   Accrued charges and other payables Amount due to related company 9,037 -   Secured bank borrowing - due within one year 12,638 -   47,924 14,085   Net current assets 270,336 519,213   Total assets less current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,200,117   Non-current liabilities 1,880,000 47,753 18,005   Amount due to a related company Amounts due to minority shareholders of a subsidiary 477,491 180,000   Secured bank borrowing - due after one year 83,111 -   Deferred taxation 73,036 5,533   1,201,100 1,056,579 1,201,100   Capital and reserves 1,120,091 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030				1 1 / 6
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Accrued charges and other payables25,98610,456Amount due to related company5,037-Secured bank borrowing12,638 due within one year12,638-Accrued tassets270,336519,213Total assets less current liabilities1,882,4911,260,117Non-current liabilities1,120,1001,056,579Capital and reserves1,120,0911,056,937Equity attributable to equity holders of the Company1,120,1841,057,030		_		
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47,924 14,085   Net current assets 270,336 519,213   Total assets less current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 47,753 18,005   Amount due to a related company 47,753 18,005   Amounts due to minority shareholders 61,77,491 180,000   Secured bank borrowing 477,491 180,000   - due after one year 83,111 -   Deferred taxation 73,036 5,533   681,391 203,538 1,201,100 1,056,579   Capital and reserves 93 93 93   Reserves 1,120,091 1,056,937 1,056,937   Equity attributable to equity holders 1,120,184 1,057,030			10 420	
Net current assets 270,336 519,213   Total assets less current liabilities 1,882,491 1,260,117   Non-current liabilities 1,882,491 1,260,117   Non-current liabilities 47,753 18,005   Amount due to a related company 47,753 18,005   Amounts due to minority shareholders 61,000 83,111   - due after one year 83,111 -   Deferred taxation 73,036 5,533   681,391 203,538 1,201,100 1,056,579   Capital and reserves 93 93 93   Reserves 1,120,091 1,056,937   Equity attributable to equity holders 1,120,184 1,057,030				14 085
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Amounts due to minority shareholders of a subsidiary 477,491 180,000   Secured bank borrowing - due after one year 83,111 -   Deferred taxation 73,036 5,533   681,391 203,538   1,201,100 1,056,579   Capital and reserves Share capital Reserves 93 1,120,091 93 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030			.,,	.,200,
of a subsidiary 477,491 180,000   Secured bank borrowing - 180,000   - due after one year 83,111 -   Deferred taxation 73,036 5,533   681,391 203,538   1,201,100 1,056,579   Capital and reserves Share capital Reserves 93 1,120,091 93 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030			47,753	18,005
Secured bank borrowing - due after one year 83,111 -   Deferred taxation 73,036 5,533   681,391 203,538   1,201,100 1,056,579   Capital and reserves Share capital Reserves 93 1,120,091 93 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030			477,491	180.000
Deferred taxation 73,036 5,533   681,391 203,538   1,201,100 1,056,579   Capital and reserves Share capital Reserves 93 1,120,091 93 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030	Secured bank borrowing		· · ·	,
681,391 203,538   1,201,100 1,056,579   Capital and reserves Share capital Reserves 93 1,120,091 93 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030				5 533
1,201,100 1,056,579   Capital and reserves Share capital Reserves 93 1,120,091 93 1,056,937   Equity attributable to equity holders of the Company 1,120,184 1,057,030				
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Share capital Reserves93 1,120,09193 1,056,937Equity attributable to equity holders of the Company1,120,1841,057,030	Capital and reserves			
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of the Company <b>1,120,184</b> 1,057,030			1,120,091	1,056,937
			1 120 184	1 057 030
winomy interests <b>00,910</b> (451)	Minority interests		80,916	(451)
Total equity 1,201,100 1,056,579	Total equity		1,201,100	1,056,579