

CONDENSED CONSOLIDATED BALANCE SHEET

AT 30 SEPTEMBER 2005

		30 September	31 March
		2005	2005
		HK\$'000	HK\$'000
	Notes	(unaudited)	(audited and restated)
NON-CURRENT ASSETS			
Property, plant and equipment	9	34,207	36,275
Investment properties	9	56,015	56,015
Development costs	10	25,664	32,955
Interests in associates		8,976	12,171
Interests in a jointly controlled entity		424	740
Investments in securities		–	1,385
Available for sales investments		1,385	–
Prepaid lease payments		24,819	25,122
		151,490	164,663
CURRENT ASSETS			
Inventories		4,111	3,595
Trade debtors	11	10,511	9,152
Prepaid lease payments		607	607
Other debtors, deposits and prepayments		139,566	23,151
Amounts due from related companies		7,377	7,640
Amount due from a jointly controlled entity		1,722	1,540
Amounts due from associates		77,889	75,796
Taxation recoverable		70	62
Investments in securities		–	23,036
Financial assets at fair value through profit and loss		16,437	–
Bank balance and deposit with other financial institutions		27,667	15,194
		285,957	159,773

CONDENSED CONSOLIDATED BALANCE SHEET (CONTINUED)

AT 30 SEPTEMBER 2005

		30 September	31 March
		2005	2005
		HK\$'000	HK\$'000
	Notes	(unaudited)	(audited and restated)
CURRENT LIABILITIES			
Trade creditors	12	9,605	9,645
Other creditors and accrued charges		21,342	14,163
Secured borrowing	14	70,000	–
Amount due to a director	15	18,984	–
Amounts due to related companies		788	467
Obligation under a finance lease – amount due within one year	13	65	34
		120,784	24,309
NET CURRENT ASSETS			
		165,173	135,464
TOTAL ASSETS LESS LIABILITIES			
		316,663	300,127
CAPITAL AND RESERVES			
Share capital	16	373,398	346,160
Reserves		(56,854)	(46,049)
TOTAL CAPITAL AND RESERVES			
		316,544	300,111
NON-CURRENT LIABILITIES			
Obligation under a finance lease – amount due after one year	13	119	16
		316,663	300,127