

**UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET**

		<b>30th September, 2005</b>	31st March, 2005 (Restated)
	Note	<b>HK\$</b>	HK\$
<b>NON-CURRENT ASSETS</b>			
INVESTMENT PROPERTIES	10	<b>184,812,893</b>	315,812,893
PROPERTY, PLANT AND EQUIPMENT	10	<b>178,127,819</b>	153,279,764
LEASEHOLD LAND AND LAND USE RIGHTS	10	<b>21,960,093</b>	13,374,606
INTERESTS IN ASSOCIATES		<b>22,676,853</b>	19,536,834
AVAILABLE-FOR-SALE FINANCIAL ASSETS		<b>6,475,889</b>	6,475,889
OTHER ASSETS		<b>4,757,705</b>	6,257,706
LONG TERM LOAN AND ADVANCES		<b>382,046</b>	508,758
DEFERRED TAX ASSETS		<b>287,293</b>	287,293
		<b>419,480,591</b>	515,533,743
<b>CURRENT ASSETS</b>			
INVENTORIES		<b>55,100,236</b>	55,085,139
TRADING PROPERTIES		<b>13,792,819</b>	19,399,583
TRADE AND OTHER RECEIVABLES	11	<b>91,022,643</b>	141,437,237
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		<b>7,894,070</b>	8,008,878
LOANS AND ADVANCES		<b>2,522,681</b>	2,472,475
DEPOSITS AND PREPAYMENTS		<b>5,156,114</b>	3,699,502
PREPAID TAX		<b>70,326</b>	140,353
PLEGDED TIME DEPOSITS		<b>9,726,870</b>	9,691,687
TRUST ACCOUNTS OF SHARES DEALING CLIENTS		<b>8,182,285</b>	7,455,123
CASH AND BANK BALANCES		<b>7,934,332</b>	11,284,989
		<b>201,402,376</b>	258,674,966

**UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET***(Continued)*

	Note	30th September, 2005  HK\$	31st March, 2005 (Restated) HK\$
<b>CURRENT LIABILITIES</b>			
TRADE AND OTHER PAYABLES	12	<b>74,980,401</b>	111,761,677
BANK LOANS AND OVERDRAFTS	13	<b>125,340,873</b>	144,195,626
AMOUNTS DUE TO ASSOCIATES		<b>657,774</b>	460,235
TAXATION		<b>1,784,181</b>	3,671,984
		<b>202,763,229</b>	260,089,522
<b>NET CURRENT LIABILITIES</b>		<b>(1,360,853)</b>	(1,414,556)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>418,119,738</b>	514,119,187
<b>NON-CURRENT LIABILITIES</b>			
LONG TERM BORROWINGS	13	<b>59,051,468</b>	58,163,135
DEFERRED TAX LIABILITIES		<b>32,245,674</b>	32,296,769
		<b>91,297,142</b>	90,459,904
<b>NET ASSETS</b>		<b>326,822,596</b>	423,659,283
<b>CAPITAL AND RESERVES</b>			
SHARE CAPITAL	14	<b>197,653,500</b>	197,653,500
RESERVES		<b>116,328,393</b>	210,720,908
PROPOSED DIVIDEND		<b>–</b>	2,964,803
EQUITY ATTRIBUTABLE TO THE COMPANY'S SHAREHOLDERS		<b>313,981,893</b>	411,339,211
MINORITY INTERESTS		<b>12,840,703</b>	12,320,072
<b>TOTAL EQUITY</b>		<b>326,822,596</b>	423,659,283