

**CONDENSED CONSOLIDATED BALANCE SHEET**

	As at	
	30th September, 2005 (unaudited)	31st March, 2005 (audited and restated)
Notes	HK\$'000	HK\$'000
<b>Non-current assets</b>		
Investment properties	3,438,040	2,815,656
Property, plant and equipment	717,433	781,622
Properties under development	381,642	261,452
Interests in associates	440,252	400,155
Amounts due from associates	9,241	6,414
Loans receivable	13,171	20,070
Intangible assets	2,884	6,401
Goodwill	1,940	1,940
Investments in securities	458	393
Other assets	9,174	13,389
Deferred taxation assets	33,221	72,137
Deposits paid for acquisition of investment properties	32,963	31,800
	<b>5,080,419</b>	<b>4,411,429</b>
<b>Current assets</b>		
Assets held for disposal	221,830	–
Inventories	1,546	33,974
Properties held for sale	13,736	13,918
Debtors, deposits and prepayments	297,920	318,485
Taxation recoverable	451	652
Securities held for trading	1,878	2,913
Pledged bank deposits	5,655	9,375
Bank balances – trust accounts	66,845	87,433
Bank balances and cash	73,899	125,375
	<b>683,760</b>	<b>592,125</b>

**CONDENSED CONSOLIDATED BALANCE SHEET (Continued)**

	As at	
Notes	30th September, 2005 (unaudited) <i>HK\$'000</i>	31st March, 2005 (audited and restated) <i>HK\$'000</i>
<b>Current liabilities</b>		
Liabilities held for disposal	128,774	–
Creditors, customers' deposits and accrued charges	205,348	326,825
Amount due to a shareholder	312,151	212,805
Taxation provision	9,271	3,993
Secured bank borrowings – due within one year	539,497	468,387
Obligations under finance leases – due within one year	–	48
Dividend payable	76,342	–
	<b>1,271,383</b>	1,012,058
<b>Net current liabilities</b>	<b>(587,623)</b>	(419,933)
	<b>4,492,796</b>	3,991,496
<b>Non-current liabilities</b>		
Amount due to minority shareholders of subsidiaries	21,971	22,991
Secured bank borrowings – due after one year	553,193	471,095
Obligations under finance leases – due after one year	–	32
Deferred taxation liabilities	146,034	121,830
	<b>3,771,598</b>	3,375,548
<b>Capital and reserves</b>		
Share capital	11,227	11,227
Reserves	3,764,332	3,372,436
<b>Equity attributable to shareholders of the Company</b>	<b>3,775,559</b>	3,383,663
<b>Minority interests</b>	<b>(3,961)</b>	(8,115)
<b>Total Equity</b>	<b>3,771,598</b>	3,375,548