

CONDENSED CONSOLIDATED BALANCE SHEET
AT 31 OCTOBER 2005

	Notes	31.10.2005 (Unaudited) HK\$'000	30.4.2005 (Audited and as restated) HK\$'000
Non-Current Assets			
Property, plant and equipment		4,921	4,188
Interest in associates		570,817	389,908
Pledged bank deposits		56,807	41,926
		<u>632,545</u>	<u>436,022</u>
Current Assets			
Properties held for sale		7,143	13,402
Properties under development		1,465,527	1,046,079
Trade and other receivables	8	190,430	323,992
Bank balances and cash		204,536	69,648
		<u>1,867,636</u>	<u>1,453,121</u>
Current Liabilities			
Trade and other payables	9	187,548	358,904
Advances from customers		504,759	280,768
Dividend payable		36,272	–
Amounts due to related companies	10	70,268	43,038
Amount due to a shareholder		32,175	7,298
Taxation payable		114,861	126,001
Loan payable		69,065	–
Secured bank borrowings	11	–	93,604
		<u>1,014,948</u>	<u>909,613</u>
Net Current Assets		<u>852,688</u>	<u>543,508</u>
Total Assets less Current Liabilities		<u>1,485,233</u>	<u>979,530</u>
Capital and Reserves			
Share capital	12	24,836	24,836
Share premium and reserves	13	651,156	562,345
Equity attributable to equity holders of the parent		675,992	587,181
Minority interests		237,215	232,448
Total Equity		<u>913,207</u>	<u>819,629</u>
Non-Current Liabilities			
Loan payable		–	69,065
Secured bank borrowings	11	477,115	–
Convertible note		94,911	90,836
		<u>572,026</u>	<u>159,901</u>
		<u>1,485,233</u>	<u>979,530</u>