

**CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)***As at 30th September 2001*

	30th September 2001 (Unaudited)	31st March 2001 (Audited)
<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
<b>Non-current assets</b>		
Fixed assets	<b>57,346</b>	62,034
Investment in a joint venture	<b>4,216</b>	4,216
Land acquired for development	<b>81,937</b>	80,520
	<b>143,499</b>	146,770
<b>Current assets</b>		
Inventories	<b>6,950</b>	10,298
Short-term investments	<b>7,080</b>	4,861
Accounts receivable and prepayments	(7) <b>3,303</b>	3,513
Cash and bank balances	<b>27,883</b>	33,873
	<b>45,216</b>	52,545
<b>Current liabilities</b>		
Accounts payable and accrued charges	(8) <b>4,978</b>	6,803
Dividend payable	—	64
Current portion of finance leases	—	16
Current portion of bank loans and overdrafts, secured	<b>4,764</b>	6,972
	<b>9,742</b>	13,855
<b>Net current assets</b>	<b>35,474</b>	38,690
<b>Total assets less current liabilities</b>	<b>178,973</b>	185,460

		30th September 2001 (Unaudited) <i>HK\$'000</i>	31st March 2001 (Audited) <i>HK\$'000</i>
	<i>Notes</i>		
<b>Capital and reserves</b>			
Share capital	(2)	330,572	330,572
Reserves	(2) & (9)	(168,059)	(163,152)
		<b>162,513</b>	167,420
<b>Minority interests</b>		<b>7,955</b>	7,955
<b>Non-current liabilities</b>			
Bank borrowings, secured		8,505	10,085
		<b>178,973</b>	185,460