

## CONSOLIDATED BALANCE SHEET

At 31st March, 2002

	Notes	2002 HK\$'000	2001 HK\$'000
Non-current assets			
Investment properties	12	169,080	202,220
Property, plant and equipment	13	3,639	21,210
Properties under development	15	37,671	112,612
Interest in associates	16	—	—
Interest in a jointly controlled entity	17	—	—
Investments in securities	18	16,205	57,814
Goodwill	19	—	—
		<b>226,595</b>	393,856
Current assets			
Properties held for sale	20	—	53,268
Properties under development for sale	21	—	50,000
Inventories	22	—	1,307
Amounts due from customers for contract work	23	—	1,290
Debtors, deposits and prepayments	24	23,766	35,627
Pledged bank deposits	25	—	16,169
Bank balances and cash		1,117	16,261
		<b>24,883</b>	173,922
Current liabilities			
Amounts due to customers for contract work	23	—	5,343
Creditors and accrued charges	26	12,008	54,732
Deposits received on disposal of subsidiaries	27	—	19,500
Amounts due to former shareholders		4,295	4,295
Taxation		925	13,032
Bank borrowings—due within one year	28	16,955	210,297
Obligations under finance leases—due within one year	29	—	137
		<b>34,183</b>	307,336
Net current liabilities		<b>(9,300)</b>	(133,414)
		<b>217,295</b>	260,442

## CONSOLIDATED BALANCE SHEET

At 31st March, 2002

	Notes	2002 HK\$'000	2001 HK\$'000
Capital and reserves			
Share capital	30	<b>162,414</b>	133,393
Share premium and reserves	33	<b>(45,389)</b>	60,535
		<b>117,025</b>	193,928
Non-current liabilities			
Bank borrowings—due after one year	28	<b>97,270</b>	52,138
Obligations under finance leases—due after one year	29	—	64
Convertible debentures	34	—	11,312
Deferred taxation	35	<b>3,000</b>	3,000
		<b>100,270</b>	66,514
		<b>217,295</b>	260,442

The financial statements on pages 18 to 79 were approved and authorised for issue by the Board of Directors on 27th August, 2002 and are signed on its behalf by:

**LAI YIU KEUNG**  
DIRECTOR

**LAI CHI KIN**  
DIRECTOR