

**CONDENSED CONSOLIDATED BALANCE SHEET (UNAUDITED)***As at 30 September 2002*

	Notes	30 September 2002 (Unaudited) HK\$'000	31 March 2002 (Audited) HK\$'000
<b>Non-current assets</b>			
Fixed assets		45,353	47,884
Investment in a joint venture		7,512	7,512
Land acquired for development		59,849	82,494
		<b>112,714</b>	<b>137,890</b>
<b>Current assets</b>			
Inventories		7,395	6,612
Short-term investments		—	1,522
Accounts receivable and prepayments	(8)	8,176	2,852
Cash and bank balances		41,389	27,786
		<b>56,960</b>	<b>38,772</b>
<b>Current liabilities</b>			
Accounts payable and accrued charges	(9)	12,227	5,105
Current portion of bank loans and overdrafts, secured		4,149	6,030
		<b>16,376</b>	<b>11,135</b>
<b>Net current assets</b>		<b>40,584</b>	<b>27,637</b>
<b>Total assets less current liabilities</b>		<b>153,298</b>	<b>165,527</b>
<b>Capital and reserves</b>			
Share capital	(2)&(10)	33,057	33,057
Reserves	(2)	107,144	117,728
		<b>140,201</b>	<b>150,785</b>
<b>Minority interests</b>		<b>7,955</b>	<b>7,955</b>
<b>Non-current liabilities</b>			
Bank borrowings, secured		5,142	6,787
		<b>153,298</b>	<b>165,527</b>