

CONDENSED CONSOLIDATED BALANCE SHEET

At 31st December, 2002

<i>Notes</i>	Unaudited At 31st December, 2002 HK\$'000	Audited At 30th June, 2002 HK\$'000
Non-current Assets		
Property, plant and equipment	8,762	8,229
Investment properties	460,000	460,000
Properties under development	79,738	284,654
Deposit paid to acquire land use rights	51,093	51,064
Goodwill	1,864	2,443
Interests in associates	421	421
Investments in securities	—	—
Loan receivables	1,484	2,147
	603,362	808,958
Current Assets		
Properties under development	386,843	182,306
Properties held for sale	253,948	82,697
Loan receivables	2,459	1,073
Trade and other receivables	33,678	36,950
Amounts due from minority shareholders	4,724	4,695
Tax recoverable	4	—
Bank deposits — pledged	19,025	16,846
Bank balances and cash	51,483	90,657
	752,164	415,224
Current Liabilities		
Trade and other payables	334,559	118,608
Pre-sale deposits received	55,279	148,079
Tax liabilities	690	188
Bank loans (secured) — due within one year	15,000	61,300
	405,528	328,175
Net Current Assets	346,636	87,049
Total Assets less Current Liabilities	949,998	896,007

CONDENSED CONSOLIDATED BALANCE SHEET *(Continued)*

At 31st December, 2002

	<i>Notes</i>	Unaudited At 31st December, 2002 HK\$'000	Audited At 30th June, 2002 HK\$'000
Capital and Reserves			
Share capital	<i>13</i>	219,104	219,104
Reserves		534,895	523,668
		753,999	742,772
Minority Interests			
		27,506	25,442
Non-current Liabilities			
Bank loans (secured) — due after one year	<i>12</i>	165,497	124,797
Amounts due to associates		2,996	2,996
		168,493	127,793
		949,998	896,007