

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 31st December, 2002

	Share capital HK\$	Share premium HK\$	Investment property revaluation reserve HK\$	Other security revaluation reserve HK\$	Capital redemption reserve HK\$	Exchange reserve HK\$	Retained profits HK\$	Total HK\$
At 1st July, 2001	3,860,583,211	9,211,395,816	7,427,620,342	(499,538,422)	100,520,000	10,215,468	7,518,368,376	27,629,164,791
Exchange differences arising from translation of financial statements of operations outside Hong Kong	-	-	-	-	-	5,096,768	-	5,096,768
Deficit on revaluation	-	-	-	(25,093,184)	-	-	-	(25,093,184)
Net (losses) gains not recognised in the income statement	-	-	-	(25,093,184)	-	5,096,768	-	(19,996,416)
Revaluation reserves released on disposal	-	-	(578,348,089)	76,055,950	-	-	-	(502,292,139)
Share of revaluation reserves released on disposal of associates	-	-	(30,728,620)	-	-	-	-	(30,728,620)
Shares issued in lieu of cash dividend	21,303,378	32,274,618	-	-	-	-	-	53,577,996
Shares issue expenses	-	(30,050)	-	-	-	-	-	(30,050)
Cancellation upon repurchase of own shares	(19,500,000)	-	-	-	19,500,000	-	(43,838,143)	(43,838,143)
Impairment loss charged to income statement	-	-	-	93,107,616	-	-	-	93,107,616
Net profit for the period	-	-	-	-	-	-	195,529,507	195,529,507
Dividends paid	-	-	-	-	-	-	(76,821,664)	(76,821,664)
At 31st December, 2001	3,862,386,589	9,243,640,384	6,818,543,633	(355,468,040)	120,020,000	15,312,236	7,593,238,076	27,297,672,878
Exchange differences arising from translation of financial statements of operations outside Hong Kong	-	-	-	-	-	(12,506,455)	-	(12,506,455)
Deficit on revaluation	-	-	(1,390,214,183)	(21,034,014)	-	-	-	(1,411,248,197)
Share of deficit on revaluation of property interest by minority shareholders	-	-	39,611,429	-	-	-	-	39,611,429
Share of deficit on revaluation of property interests of associates	-	-	(319,709,648)	-	-	-	-	(319,709,648)
Net losses not recognised in the income statement	-	-	(1,670,312,402)	(21,034,014)	-	(12,506,455)	-	(1,703,852,871)
Revaluation reserves released on disposal	-	-	133,131,827	2	-	-	-	133,131,829
Share of revaluation reserves released on disposal of associates	-	-	(38,185,150)	-	-	-	-	(38,185,150)
Revaluation reserves released on disposal of a subsidiary	-	-	(12,712,419)	-	-	-	-	(12,712,419)
Shares issued in lieu of cash dividend	16,625,241	39,568,074	-	-	-	-	-	56,193,315
Shares issue expenses	-	(30,050)	-	-	-	-	-	(30,050)
Cancellation upon repurchase of own shares	(4,800,000)	-	-	-	4,800,000	-	(13,760,902)	(13,760,902)
Impairment loss charged to income statement	-	-	-	10,000,000	-	-	-	10,000,000
Net profit for the period	-	-	-	-	-	-	67,258,189	67,258,189
Dividends paid	-	-	-	-	-	-	(77,151,732)	(77,151,732)
At 30th June, 2002	3,874,211,830	9,283,178,408	5,230,465,489	(366,502,052)	124,820,000	2,805,781	7,569,583,631	25,718,563,087

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY *(Continued)*

For the six months ended 31st December, 2002

	Share capital <i>HK\$</i>	Share premium <i>HK\$</i>	Investment property revaluation reserve <i>HK\$</i>	Other security revaluation reserve <i>HK\$</i>	Capital redemption reserve <i>HK\$</i>	Exchange reserve <i>HK\$</i>	Retained profits <i>HK\$</i>	Total <i>HK\$</i>
Exchange differences arising from translation of financial statements of operations outside Hong Kong	-	-	-	-	-	(5,611,910)	-	(5,611,910)
Deficit on revaluation	-	-	-	(48,446,236)	-	-	-	(48,446,236)
Net losses not recognised in the income statement	-	-	-	(48,446,236)	-	(5,611,910)	-	(54,058,146)
Revaluation reserves released on disposal	-	-	5,288,441	-	-	-	-	5,288,441
Shares issued in lieu of cash dividend	20,592,195	35,521,536	-	-	-	-	-	56,113,731
Shares issue expenses	-	(30,050)	-	-	-	-	-	(30,050)
Cancellation upon repurchase of own shares	(14,380,000)	-	-	-	14,380,000	-	(35,301,992)	(35,301,992)
Impairment loss charged to income statement	-	-	-	140,673,445	-	-	-	140,673,445
Net profit for the period	-	-	-	-	-	-	157,797,243	157,797,243
Dividends paid	-	-	-	-	-	-	(77,288,637)	(77,288,637)
At 31st December, 2002	<u>3,880,424,025</u>	<u>9,318,669,894</u>	<u>5,235,753,930</u>	<u>(274,274,843)</u>	<u>139,200,000</u>	<u>(2,806,129)</u>	<u>7,614,790,245</u>	<u>25,911,757,122</u>

On 16th December, 2002, the Company issued and allotted a total of 20,592,195 shares of HK\$1 each in the Company at an issue price of HK\$2.725 each to the shareholders who elected to receive shares in the Company in lieu of cash for the final dividend in respect of financial year ended 30th June, 2002 pursuant to the scrip dividend circular dispatched to shareholders on 14th November, 2002. These shares rank pari passu in all respects with the existing shares.

During the period ended 31st December, 2002, 14,380,000 shares repurchased were subsequently cancelled.