CONDENSED CONSOLIDATED BALANCE SHEET

		30 September 2003 (unaudited)	31 March 2003 (audited)
	Notes	HK\$'000	HK\$'000
NON-CURRENT ASSETS			
Fixed assets		4,818	5,471
Goodwill		55,334	58,131
Interests in associates Long term investment		532 268	550 268
Long term investment			
		60,952	64,420
CURRENT ASSETS			0.444
Properties held for resale Inventories		8,279	2,111 9,067
Bills receivable		663	294
Accounts receivable	7	10,617	16,421
Tax recoverable		364	378
Prepayments, deposits and			
other receivables		28,981	27,239
Pledged bank deposit Cash and bank balances		1,039 7,119	1,036 11,101
Cash and bank balances			
		57,062	67,647
CURRENT LIABILITIES			
Short-term bank loan Accounts payable	8	28 3,331	192 8,993
Accounts payable Accrued liabilities and other payables	0	9,384	8,882
Tax payable		3,838	3,838
		16,581	21,905
NET CURRENT ASSETS		40,481	45,742
TOTAL ASSETS LESS CURRENT			
LIABILITIES		101,433	110,162
MINORITY INTERESTS		(13,441)	(12,065)
		87,992	98,097
CAPITAL AND RESERVES			
Share capital	9	176,659	176,659
Reserves		(88,667)	(78,562)
		87,992	98,097