

# Condensed Consolidated Balance Sheet

At 31st December, 2003

Interim Report 2003–2004

<i>Notes</i>	<b>Unaudited At 31st December, 2003 HK\$'000</b>	<b>Restated At 30th June, 2003 HK\$'000</b>
<b>Non-current Assets</b>		
Property, plant and equipments	14,364	8,525
Investment properties	420,000	420,000
Properties held for development	197,397	—
Properties under development	—	131,509
Deposit paid to acquire land use rights	—	51,064
Goodwill	731	1,302
Loan receivables	12,623	1,616
Deferred tax assets	3,322	4,651
	<b>648,437</b>	<b>618,667</b>
<b>Current Assets</b>		
Properties under development	137,426	315,197
Properties held for sale	346,495	162,136
Loan receivables	6,343	2,355
Trade and other receivables	34,503	20,829
Amounts due from minority shareholders	4,828	4,775
Tax recoverable	12,338	3,792
Bank deposits — pledged	16,279	16,713
Bank balances and cash	137,081	50,433
	<b>695,293</b>	<b>576,230</b>
<b>Current Liabilities</b>		
Trade and other payables	173,808	194,229
Pre-sale deposits received	27,737	51,069
Tax liabilities	1,145	606
Bank loans — due within one year	71,406	22,927
	<b>274,096</b>	<b>268,831</b>
<b>Net Current Assets</b>	<b>421,197</b>	<b>307,399</b>
<b>Total Assets less Current Liabilities</b>	<b>1,069,634</b>	<b>926,066</b>

# Condensed Consolidated Balance Sheet (Continued)

Interim Report 2003–2004

At 31st December, 2003

	<i>Notes</i>	<b>Unaudited At 31st December, 2003 HK\$'000</b>	<b>Restated At 30th June, 2003 HK\$'000</b>
<b>Capital and Reserves</b>			
Share capital	<i>13</i>	<b>219,104</b>	219,104
Reserves		<b>527,315</b>	514,006
		<b>746,419</b>	733,110
<b>Minority Interests</b>			
		<b>26,534</b>	25,390
<b>Non-current Liabilities</b>			
Bank loans — due after one year	<i>12</i>	<b>149,855</b>	167,073
Shareholder's loan (unsecured)		<b>146,333</b>	—
Amounts due to associates		<b>493</b>	493
		<b>296,681</b>	167,566
		<b>1,069,634</b>	926,066