

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS *(continued)*
9. Commitments *(continued)*

(b) Commitments under operating leases

At 30 September 2004, the Group had total future minimum lease payments under non-cancellable operating leases falling due as follows:

	At 30 September 2004 (Unaudited) HK\$'000	At 31 March 2004 (Audited) HK\$'000
Within one year	39,744	23,743
In the second to fifth years, inclusive	63,809	31,588
After five years	15,373	14,138
	118,926	69,469

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 September 2004 (For the six months ended 30 September 2003: nil).