

Condensed Consolidated Balance Sheet (Unaudited)*As at 30 September 2005*

	Notes	30 September 2005 (Unaudited) HK\$'000	31 March 2005 (Audited) HK\$'000
Non-current assets			
Property, plant and equipment	(2)	11,858	12,244
Prepaid leasehold land	(2)	2,190	2,170
Interest in a joint venture		39,686	5,991
Long-term investment	(2)	–	964
Available-for-sale investment	(2)	964	–
Properties under development		16,340	15,670
		71,038	37,039
Current assets			
Deposits paid		–	32,868
Inventories		15,699	20,986
Accounts receivable and prepayments	(8)	12,349	8,348
Cash and bank balances		9,526	18,707
		37,574	80,909
Current liabilities			
Accounts payable and accrued charges	(9)	21,468	25,304
Bank loan, secured		4,560	4,465
		26,028	29,769
Net current assets		11,546	51,140
Total assets less current liabilities		82,584	88,179
Capital and Reserves			
Share capital	(10)	33,057	33,057
Reserves		49,527	55,122
Shareholders' funds		82,584	88,179