

## Consolidated Balance Sheet

At 31st January, 2006

	Notes	2006 HK\$	2005 HK\$ (restated)
Non-current assets			
Investment property	13	–	4,800,000
Property, plant and equipment	14	<b>1,393</b>	1,659
Interests in associates	16	<b>13,322,872</b>	13,366,832
Amount due from an associate	19	–	2,373,374
		<b>13,324,265</b>	20,541,865
Current assets			
Properties held for resale	17	–	41,700,000
Sundry receivables and prepayments	18	<b>693,249</b>	277,692
Amount due from an associate	19	<b>2,130,328</b>	–
Bank balances and cash	20	<b>43,853,152</b>	3,261
		<b>46,676,729</b>	41,980,953
Current liabilities			
Sundry payables	21	<b>622,329</b>	623,973
Amount due to an associate	19	<b>430,866</b>	415,267
Borrowings – due within one year	22	<b>1,368,974</b>	614,758
Preference share dividend payable	24	<b>1,615,426</b>	1,615,426
Taxation		<b>480,000</b>	–
		<b>4,517,595</b>	3,269,424
Net current assets		<b>42,159,134</b>	38,711,529
Total assets less current liabilities		<b>55,483,399</b>	59,253,394
Non-current liabilities			
Borrowings – due after one year	22	–	3,002,917
Deferred taxation	23	–	716,677
		–	3,719,594
Net assets		<b>55,483,399</b>	55,533,800
Capital and reserves			
Share capital	24	<b>89,173,638</b>	89,173,638
Share premium and reserves		<b>(33,690,239)</b>	(33,639,838)
Equity attributable to equity holders of the Company		<b>55,483,399</b>	55,533,800

The financial statements on pages 23 to 60 were approved and authorised for issue by the Board of Directors on 24th May, 2006 and are signed on its behalf by:

**JONG KONG KI**  
DIRECTOR

**LO CHEUNG KIN**  
DIRECTOR