

## CONDENSED CONSOLIDATED BALANCE SHEET

		As at	
	Notes	30th September, 2006 (Unaudited) HK\$'000	31st March, 2006 (Audited) HK\$'000
<b>Non-current assets</b>			
Investment properties	7	633,230	510,100
Property, plant and equipment	7	1,012,989	1,008,022
Prepaid lease payments		310,381	313,453
Property under development	7	332,569	326,699
Deposits made on acquisition of property, plant and equipment		2,678	16,369
Goodwill		18,301	18,301
		<b>2,310,148</b>	<b>2,192,944</b>
<b>Current assets</b>			
Inventories, at cost		4,917	3,147
Trade and other receivables	8	340,037	323,784
Prepaid lease payments		7,590	7,571
Amount due from a related company		-	11,347
Bank balances and cash		192,651	163,903
		<b>545,195</b>	<b>509,752</b>
<b>Current liabilities</b>			
Trade and other payables	9	230,970	223,354
Amounts due to related companies		90,844	144,901
Dividend payable		18,575	-
Secured bank borrowings - amounts due within one year		37,858	37,046
Taxation payable		6,890	4,870
		<b>385,137</b>	<b>410,171</b>
<b>Net current assets</b>		<b>160,058</b>	<b>99,581</b>
<b>Total assets less current liabilities</b>		<b>2,470,206</b>	<b>2,292,525</b>
<b>Non-current liabilities</b>			
Secured bank borrowings - amounts due after one year		232,537	251,519
Amounts due to minority shareholders of a subsidiary		491,404	479,296
Deferred taxation		68,299	52,617
		<b>792,240</b>	<b>783,432</b>
<b>Net assets</b>		<b>1,677,966</b>	<b>1,509,093</b>
<b>Capital and reserves</b>			
Share capital		93	93
Reserves		1,323,964	1,227,352
Equity attributable to equity holders of the Company		1,324,057	1,227,445
Minority interests		353,909	281,648
<b>Total equity</b>		<b>1,677,966</b>	<b>1,509,093</b>