

CONDENSED CONSOLIDATED BALANCE SHEET

AT 31ST JULY, 2002

		31st July, 2002	31st January, 2002
	<i>NOTES</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
		(unaudited)	(audited)
Non-current Assets			
Investment properties		1,044,103	1,044,111
Other properties		100,469	100,469
Other fixed assets		1,013	1,145
Interests in associates		12,240	12,980
Investments in securities		6,539	6,723
		<u>1,164,364</u>	<u>1,165,428</u>
Current Assets			
Properties for sale		6,348	6,348
Trade and other receivables	<i>11</i>	5,946	4,431
Deposits and prepayments		1,754	1,744
Bank balances and cash		79,775	71,341
		<u>93,823</u>	<u>83,864</u>
Current Liabilities			
Trade and other payables	<i>12</i>	48,174	34,616
Deposits and accrued expenses		14,629	14,845
Obligations under finance leases		95	95
Taxation		16,155	15,001
Bank loans due			
within one year, secured		35,684	33,341
Bank overdrafts, secured		11	10
		<u>114,748</u>	<u>97,908</u>
Net Current Liabilities		<u>(20,925)</u>	<u>(14,044)</u>
		<u>1,143,439</u>	<u>1,151,384</u>
Capital and Reserves			
Share capital	<i>13</i>	67,760	67,760
Reserves		885,290	883,127
Shareholders' funds		<u>953,050</u>	<u>950,887</u>
Minority Interests		<u>94,674</u>	<u>93,356</u>
Non-current Liabilities			
Bank loans due			
after one year, secured		93,040	104,421
Obligations under finance leases		111	158
Deferred taxation		1,768	1,768
Other deferred items		796	794
		<u>95,715</u>	<u>107,141</u>
		<u>1,143,439</u>	<u>1,151,384</u>