

CONSOLIDATED BALANCE SHEET

at 31 March 2009

(expressed in Hong Kong Dollars)

	Note	<u>2009</u> \$'000	<u>2008</u> \$'000
Non-current assets			
Leasehold land	9	262,369	269,322
Property, plant and equipment	10	102,043	102,789
Properties acquired pending redevelopment	11	7,503	7,532
Properties under development	12	5,116,176	4,487,632
Building rehabilitation loans	14	<u>81,031</u>	<u>66,855</u>
		<u>5,569,122</u>	<u>4,934,130</u>
Current assets			
Properties held for sale	15	14,655	14,429
Jointly controlled development projects	16	35,630	7,190
Building rehabilitation loans	14	29,404	21,008
Trade and other receivables	17	589,542	104,320
Financial assets at fair value through profit or loss	18	809,522	-
Cash and bank balances	19	<u>6,858,771</u>	<u>10,871,029</u>
		<u>8,337,524</u>	<u>11,017,976</u>
Total assets		<u>13,906,646</u>	<u>15,952,106</u>
Capital and reserves			
Capital	20	10,000,000	10,000,000
Accumulated (deficit) / surplus		<u>(135,207)</u>	<u>4,389,058</u>
		<u>9,864,793</u>	<u>14,389,058</u>
Current liabilities			
Trade and other payables		417,853	474,048
Provision for committed projects	21	<u>3,624,000</u>	<u>1,089,000</u>
		<u>4,041,853</u>	<u>1,563,048</u>
Total capital, reserves and liabilities		<u>13,906,646</u>	<u>15,952,106</u>

Approved by the Board

on 23 June 2009



Barry CHEUNG Chun-yuen
Chairman



Quinn LAW Yee-kwan
Managing Director

The notes on pages 105 to 137 form part of these financial statements.