



CONSOLIDATED PROFIT AND LOSS ACCOUNT

Year ended 31 March 2004

	<i>Notes</i>	2004 <i>HK\$'000</i>	2003 <i>HK\$'000</i> (Restated)
TURNOVER	5	538,118	529,273
Other revenue and gains	5	11,497	10,044
Cost of construction contracts and direct expenses		(276,382)	(356,961)
Cost of property interests sold		(164,653)	(111,936)
Cost of inventories sold		(10,101)	(3,237)
Staff costs		(25,954)	(28,098)
Depreciation expense		(2,586)	(3,092)
Other operating expenses		<u>(22,613)</u>	<u>(25,604)</u>
PROFIT FROM OPERATING ACTIVITIES	6	47,326	10,389
Finance costs	7	(3,349)	(3,118)
Share of profits and losses of:			
A jointly-controlled entity		(25)	–
Associates		<u>(6,201)</u>	<u>2,968</u>
PROFIT BEFORE TAX		37,751	10,239
Tax	9	<u>(17,697)</u>	<u>(4,986)</u>
PROFIT BEFORE MINORITY INTERESTS		20,054	5,253
Minority interests		<u>3,340</u>	<u>3,307</u>
NET PROFIT ATTRIBUTABLE TO SHAREHOLDERS	10, 30	<u>23,394</u>	<u>8,560</u>
EARNINGS PER SHARE	11		
Basic		<u>0.51 cents</u>	<u>0.18 cents</u>
Diluted		<u>0.51 cents</u>	<u>0.18 cents</u>



CONSOLIDATED BALANCE SHEET

31 March 2004

		2004	2003
	Notes	HK\$'000	HK\$'000 (Restated)
NON-CURRENT ASSETS			
Fixed assets	12	54,237	47,162
Goodwill	13	21,401	–
Interest in a jointly-controlled entity	15	556	–
Interests in associates	16	7,366	17,903
Long term investments	17	8,153	8,153
Deferred tax assets	27	453	1,959
		<u>92,166</u>	<u>75,177</u>
CURRENT ASSETS			
Properties held for sale	18	280,260	352,097
Gross amount due from contract customers	19	17,599	19,568
Inventories	20	7,160	996
Accounts receivable	21	73,317	94,633
Prepayments, deposits and other receivables		29,940	25,831
Pledged time deposits	22	32,781	27,856
Cash and cash equivalents	22	34,884	41,579
		<u>475,941</u>	<u>562,560</u>
CURRENT LIABILITIES			
Gross amount due to contract customers	19	39,483	47,773
Accounts payable	23	54,082	83,410
Other payables and accruals		104,599	74,153
Tax payable		13,685	6,024
Provision for scheme debts	24	1,047	1,047
Interest-bearing bank and other borrowings	25	48,959	138,375
Convertible notes	26	–	7,285
		<u>261,855</u>	<u>358,067</u>
NET CURRENT ASSETS		<u>214,086</u>	<u>204,493</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>306,252</u>	<u>279,670</u>



CONSOLIDATED BALANCE SHEET (CONTINUED)

31 March 2004

		2004	2003
	Notes	HK\$'000	HK\$'000
			(Restated)
NON-CURRENT LIABILITIES			
Interest-bearing bank and other borrowings	25	(8,996)	(2,900)
Deferred tax liabilities	27	(930)	(1,081)
		<u>(9,926)</u>	<u>(3,981)</u>
MINORITY INTERESTS			
		<u>(17,561)</u>	<u>(10,889)</u>
		<u>278,765</u>	<u>264,800</u>
CAPITAL AND RESERVES			
Issued capital	28	46,688	47,916
Reserves	30	232,077	216,884
		<u>278,765</u>	<u>264,800</u>

Tjia Boen Sien
Director

Wang Ke Duan
Director



CONSOLIDATED SUMMARY STATEMENT OF CHANGES IN EQUITY

Year ended 31 March 2004

		2004	2003
	Notes	HK\$'000	HK\$'000
			(Restated)
Total equity at 1 April		264,800	269,210
Repurchase of the Company's shares	28	(19,166)	–
Share repurchase expenses	28	(1,281)	–
Exercise of share options of the Company	28	7,541	–
Exercise of warrants of the Company	28	3,311	–
Surplus/(deficit) on revaluation of land and buildings	12, 30	209	(15,052)
Provision for deferred tax liabilities credited to the revaluation reserve	27, 30	507	2,288
Exchange realignment of subsidiaries	30	36	–
Net profit/(losses) not recognised in the profit and loss account		752	(12,764)
Release of exchange fluctuation reserve upon disposal of subsidiaries	30	908	(206)
Release of capital reserve upon disposal of subsidiaries	30	(1,494)	–
Net profit for the year attributable to shareholders	30	23,394	8,560
Total equity at 31 March		278,765	264,800



CONSOLIDATED CASH FLOW STATEMENT

Year ended 31 March 2004

	Notes	2004 HK\$'000	2003 HK\$'000 (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		37,751	10,239
Adjustments for:			
Finance costs	7	3,349	3,118
Share of profits and losses of:			
A jointly-controlled entity		25	–
Associates		6,201	(2,968)
Interest income	5	(1,561)	(2,054)
Gain on disposal of subsidiaries	5	(535)	(1,780)
Dividend income from listed long term investments	5	(156)	(123)
Loss on disposal of fixed assets	6	89	628
Depreciation	6	2,586	3,092
Impairment of deferred development costs	6	–	3,938
Impairment of goodwill	6	–	229
Amortisation of goodwill	6	676	–
Provision for foreseeable losses of construction contracts	6	288	1,388
Provision for inventories	6	419	–
Provision/(write-back of provision) for doubtful debts	6	(625)	1,826
Provision for other receivables	6	2,162	2,612
Operating profit before working capital changes		<u>50,669</u>	<u>20,145</u>
Decrease/(increase) in completed properties held for sale		32,760	(150,630)
Decrease in properties under development for sale		40,063	65,888
Decrease in gross amount due from contract customers		1,953	9,683
Decrease/(increase) in inventories		(1,011)	152
Decrease/(increase) in accounts receivable		32,912	(37,316)
Increase in prepayments, deposits and other receivables		(3,449)	(13,439)
Decrease in gross amount due to contract customers		(8,290)	(12,679)
Increase/(decrease) in accounts payable		(34,186)	53,684
Increase in other payables and accruals		19,612	61,661
Cash generated from/(used in) operations		<u>131,033</u>	<u>(2,851)</u>
Interest paid		(4,607)	(8,017)
Dividends received from associates		300	742
Hong Kong profits tax refunded/(paid)		(532)	594
Overseas taxes paid		(7,470)	(1,950)
Net cash inflow/(outflow) from operating activities		<u>118,724</u>	<u>(11,482)</u>



CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

Year ended 31 March 2004

	Notes	2004 HK\$'000	2003 HK\$'000 (Restated)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received		1,561	2,054
Dividends received from long term investments		156	123
Purchases of fixed assets	12	(319)	(1,776)
Proceeds from disposal of fixed assets		27	5
Additions to deferred development costs		-	(232)
Purchases of long term investments		-	(2,000)
Acquisition of subsidiaries	31(a)	274	149
Disposal of subsidiaries	31(b)	-	(3,473)
Capital contribution to a jointly-controlled entity		(500)	-
Advance to a jointly-controlled entity		(81)	-
Repayments from/(to) associates, net		(3,566)	494
Decrease/(Increase) in pledged time deposits with original maturity of more than three months when acquired		(37)	15,430
Net cash inflow/(outflow) from investing activities		<u>(2,485)</u>	<u>10,774</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repurchase of the Company's shares	28	(19,166)	-
Share repurchase expenses	28	(1,281)	-
Exercise of share options	28	7,541	-
Exercise of warrants	28	3,311	-
New bank loans and other borrowings		12,221	46,050
Repayment of bank loans and other borrowings		(82,944)	(74,039)
Redemption of convertible notes	26	(7,256)	(780)
Capital contributions by minority interests		45	3
Repayments from/(to) minority interests		(3,001)	330
Dividends paid to minority interests		(402)	(427)
Net cash outflow from financing activities		<u>(90,932)</u>	<u>(28,863)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		25,307	(29,571)
Cash and cash equivalents at beginning of year		<u>11,797</u>	<u>41,368</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR		<u><u>37,104</u></u>	<u><u>11,797</u></u>



CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

Year ended 31 March 2004

	<i>Notes</i>	2004 <i>HK\$'000</i>	2003 <i>HK\$'000</i> (Restated)
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS			
Cash and bank balances	22	34,884	34,605
Non-pledged time deposits with original maturity of less than three months when acquired		–	6,974
Time deposits with original maturity of less than three months when acquired, pledged as security for bank overdraft facilities		29,574	24,686
Bank overdrafts, secured	25	(27,354)	(54,468)
		<u>37,104</u>	<u>11,797</u>



BALANCE SHEET

31 March 2004

	Notes	2004 HK\$'000	2003 HK\$'000 (Restated)
NON-CURRENT ASSETS			
Interests in subsidiaries	14	304,138	308,776
Deferred tax assets	27	262	1,229
		<u>304,400</u>	<u>310,005</u>
CURRENT ASSETS			
Other receivables		1	1
Cash and cash equivalents	22	342	165
		<u>343</u>	<u>166</u>
CURRENT LIABILITIES			
Other payables and accruals		280	342
NET CURRENT ASSETS(LIABILITIES)			
		<u>63</u>	<u>(176)</u>
		<u>304,463</u>	<u>309,829</u>
CAPITAL AND RESERVES			
Issued capital	28	46,688	47,916
Reserves	30	257,775	261,913
		<u>304,463</u>	<u>309,829</u>

Tjia Boen Sien
Director

Wang Ke Duan
Director