

# CHAIRMAN'S STATEMENT

## RESULTS

I am pleased to report that the Group's audited consolidated profit for the year ended 31 March 2001, after providing for taxation, amounted to HK\$14,485,874. Earnings per share for the year was 4.7 cents.

## DIVIDENDS

The Directors propose to declare a final dividend of 1.5 cents per share. This dividend, together with the interim dividend of 1.0 cent per share already paid in January 2001, will make a total distribution of 2.5 cents per share for the full year.

## CLOSURE OF REGISTER OF MEMBERS

The Register of Members will be closed from Friday, 31 August 2001 to Friday, 7 September 2001, both days inclusive, during which period no transfer of shares will be registered by the Company. In order to qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's Registrars, Central Registration Hong Kong Limited, Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:00 p.m. on Thursday, 30 August 2001.

## BUSINESS REVIEW

### Hong Kong

During the year, the Group achieved an average occupancy rate of 98% for its rental portfolio. The Group's gross rental income for the year was HK\$31.4 million. In addition, the Group's share of gross rental income from an associate was HK\$9.0 million. Therefore the total gross rental income attributable to the Group amounted to HK\$40.4 million. The shops and office space in the Tsimshatsui area remained fully leased whereas only a few office units in Central were available for lease.

During the year, the Group took advantage of the falling interest rate and purchased bond securities for investment purpose. The investments resulted in respectable gain for the Group.

### Overseas and China

During the year, the Group's residential units in Pointe Claire in Vancouver, Canada and office unit in Shanghai King City remained fully leased.

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## PROSPECTS

The U.S. economy has been moving at a slower pace since the end of last year. The slow down has a rippling effect on the local economy. However, the interest rate has decreased at a rapid pace recently to counter the negative impact on the local economy. Therefore the local economy is expected to improve gradually throughout the year.

The current weak investment sentiments and the large backlog of supply of residential units will continue to have an adverse effect on the residential property market. The commercial property market can only be expected to stabilize in this year. Therefore the Group's rental income is expected to remain stable in the next fiscal year. However, the Group will be able to save substantial interest expenses due to the lower interest rate. The Group is in a sound financial position and will actively search for suitable investment opportunities.

Finally I would like to take this opportunity to express my gratitude to all the Directors and staff members of the Group for their valuable contribution and continued support throughout the year.

**Chan Hoi Sow**  
*Chairman*

Hong Kong, 11 June 2001