CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended September 30, 2001

		Six months ended	
		September 30,	September 30,
		2001	2000
		(unaudited)	(unaudited and
		(unduditou)	restated)
	Notes	HK\$'000	HK\$'000
Turnover		321,512	292,914
Cost of sales		(163,545)	(82,103)
Direct operating expenses		(20,319)	(20,782)
Gross profit		137,648	190,029
Other revenue		30,747	28,424
Selling and marketing expenses		(18,325)	(22,566)
Administrative expenses		(99,398)	(90,954)
Amortisation of goodwill		(578)	(412)
Amortisation of intangible assets		(20,402)	(2,545)
Deficit on revaluation of investment properties Impairment loss recognised in respect of		(152,200)	_
properties under development Impairment loss recognised in respect of		(66,200)	_
properties held for sale		(19,896)	
Gain on disposal of investments in securities		(19,090)	28,100
Loss on disposal of an associate			(4,438)
Loss on disposal of all associate			(4,436)
(Loss) profit from operations	4	(208,604)	125,638
Finance costs		(35,633)	(52,591)
Share of results of associates		(11,678)	(4,940)
(Loss) profit before taxation		(255,915)	68,107
Taxation	5	(4,428)	(6,827)
(Loss) profit before minority interests		(260,343)	61,280
Minority interests		12,300	(530)
(Loss) profit attributable to shareholders		(248,043)	60,750
(Loss) earnings per share - basic	6	(28.7) cents	10.5 cents
Dividend	7		6,906