

FINANCIAL SUMMARY

CONSOLIDATED RESULTS

	Year ended 31st January				
	1998 <i>HK\$'000</i>	1999 <i>HK\$'000</i>	2000 <i>HK\$'000</i>	2001 <i>HK\$'000</i>	2002 <i>HK\$'000</i>
TURNOVER	89,242	81,863	66,265	75,213	75,552
PROFIT (LOSS) BEFORE TAXATION	60,019	51,199	31,911	40,684	(10,486)
TAXATION	(9,171)	(7,732)	(4,103)	(5,609)	(5,263)
PROFIT (LOSS) BEFORE MINORITY INTERESTS	50,848	43,467	27,808	35,075	(15,749)
MINORITY INTERESTS	(3,254)	(3,356)	(3,228)	(2,694)	4,559
NET PROFIT (LOSS) FOR THE YEAR	47,594	40,111	24,580	32,381	(11,190)

CONSOLIDATED ASSETS AND LIABILITIES

	As at 31st January				
	1998 <i>HK\$'000</i>	1999 <i>HK\$'000</i>	2000 <i>HK\$'000</i>	2001 <i>HK\$'000</i>	2002 <i>HK\$'000</i>
INVESTMENT PROPERTIES	1,023,468	1,152,337	1,151,053	1,144,388	1,044,111
OTHER PROPERTIES	532,741	171,944	172,087	172,058	100,469
OTHER FIXED ASSETS	561	461	375	689	1,145
INTERESTS IN ASSOCIATES	8,642	8,865	9,376	12,212	12,980
INVESTMENTS IN SECURITIES	4,557	5,009	6,990	9,128	6,723
NET CURRENT LIABILITIES	(39,811)	(14,275)	(23,085)	(20,262)	(14,044)
NON-CURRENT LIABILITIES	(54,400)	(148,148)	(138,999)	(125,509)	(107,141)
MINORITY INTERESTS	(108,653)	(92,448)	(100,349)	(101,898)	(93,356)
NET ASSETS	1,367,105	1,083,745	1,077,448	1,090,806	950,887

Note: Certain figures in respect of the prior periods have been adjusted to account for the effects of the changes in accounting policies following the adoption of the new and revised SSAPs in the current year as described in note 2 to the financial statements.