

The Board of Directors announces that the unaudited consolidated profit of the Group for the six months ended 31st December, 2002 after making provisions for taxation amounted to HK\$81.75 million, compared with HK\$179.85 million for the same period last year. These interim results have not been audited but have been reviewed by both the Company's auditors and the Company's audit committee. The independent review report of the auditors is attached.

**CONSOLIDATED PROFIT AND LOSS ACCOUNT**  
**for the six months ended 31st December, 2002 - unaudited**  
(Expressed in Hong Kong dollars)

|   |             | <b>Six months ended</b> |                 |
|---|-------------|-------------------------|-----------------|
|   |             | <b>31st December,</b>   |                 |
|   |             | <b>2002</b>             | 2001            |
|   | <i>Note</i> | <b>\$'000</b>           | \$'000          |
| <b>Turnover</b>   | 2           | <b>41,970</b>           | 35,553          |
| Interest income   |             | <b>20,653</b>           | 32,868          |
| Other income  | 3           | <b>4,502</b>            | 2,321           |
| Staff costs   |             | <b>(3,888)</b>          | (3,879)         |
| Depreciation  |             | <b>(558)</b>            | (590)           |
| Other operating expenses                                  |             | <b>(19,946)</b>         | (5,392)         |
| Operating profit  | 2 & 4       | <b>42,733</b>           | 60,881          |
| Share of results of jointly controlled entities           |             | <b>42,364</b>           | 139,727         |
| Profit before taxation                                    |             | <b>85,097</b>           | 200,608         |
| Taxation  | 5           | <b>(3,351)</b>          | (20,763)        |
| <b>Profit after taxation attributable to shareholders</b> |             | <b><u>81,746</u></b>    | <u>179,845</u>  |
| Interim dividends declared after the interim period end   | 6           | <b><u>22,807</u></b>    | <u>27,466</u>   |
| <b>Earnings per share</b>                                 | 7           | <b><u>HK\$1.79</u></b>  | <u>HK\$3.92</u> |
| <b>Interim dividend per share</b>                         |             | <b><u>HK\$0.10</u></b>  | <u>HK\$0.10</u> |
| <b>Special dividend per share</b>                         |             | <b><u>HK\$0.40</u></b>  | <u>HK\$0.50</u> |

The notes on pages 5 to 11 form part of this interim financial report.