

INTERIM DIVIDENDS

The Board has resolved to pay an interim dividend of HK\$0.10 per share in respect of the year ending 30th June, 2003. The Board has also resolved to pay a special dividend of HK\$0.40 per share in respect of the year ending 30th June, 2003. The aggregate dividend of HK\$0.50 per share will be paid to shareholders whose names appear in the Company's register of members at the close of business on 26th March, 2003.

Dividend warrants will be posted to shareholders on or about 10th April, 2003.

CLOSURE OF REGISTER

The register of members will be closed from 25th March, 2003 to 26th March, 2003 (both days inclusive) during which period no share transfer will be effected.

REVIEW OF OPERATIONS

The unaudited profit attributable to shareholders for the six months ended 31st December, 2002 was HK\$81.75 million, a decrease of 55% over the same period of the previous year. The decrease in profit was mainly attributable to the decrease in profit from sales of properties by the Group's jointly controlled entity.

HIGHLIGHTS OF PROPERTY DEVELOPMENT AND INVESTMENTS ARE SUMMARIZED BELOW: -

Shau Kei Wan Inland Lot No. 843, Aldrich Bay (Les Saisons)

The site, in which the Company has a 20% interest, Swire Properties Limited has a 50% interest and Sun Hung Kai Properties Limited has a 30% interest, was acquired at a public tender in 1998. The development comprises 864 residential units with 216 car parking spaces. As at February 2003, approximately 85.1% of the residential units and 59.3% of the car parking spaces had been sold.

The Remaining Portion of Kowloon Inland Lot No. 1300 (No. 3, Jordan Road, Kowloon)

In February 2001, the Group purchased the property with a site area of approximately 2,906 sq. ft. The site will be developed into a 26-storey building comprising serviced apartments and retail accommodation with a total gross floor area of approximately 29,880 sq. ft. The foundation work has been completed in November 2002. The contract for the superstructure was awarded in February 2003 and the development is scheduled to be completed by the middle of 2004. In view of the favourable location of the site and the growing demand for serviced apartments, the development upon completion is expected to generate steady rental income for the Group.