CONSOLIDATED INCOME STATEMENT

For the year ended 31 March 2003

		2003 HK\$'000	2002 HK\$'000
	Note		
TURNOVER	3	6,517	(32,148)
RENTAL COSTS		(558)	(841)
GROSS PROFIT/(LOSS)		5,959	(32,989)
OTHER REVENUE	4	955	1,505
ADMINISTRATIVE EXPENSES		(19,826)	(8,304)
OTHER OPERATING EXPENSES		(1,046)	(1,591)
GAIN ON DISPOSALS OF INVESTMENT PROPERTIES		15,399	
PROFIT/(LOSS) FROM OPERATIONS	5	1,441	(41,379)
FINANCE COSTS	6	(1,987)	(4,300)
LOSS FROM ORDINARY ACTIVITIES BEFORE TAXATION		(546)	(45,679)
TAXATION	7		578
LOSS ATTRIBUTABLE TO SHAREHOLDERS	10	(546)	(45,101)
DIVIDENDS	11	_	_
LOSS PER SHARE	12		
Basic		(0.42) cents	(41.5) cents
Diluted		N/A	N/A

The notes on pages 19 to 43 form an integral part of these financial statements.