

Interim Dividend

The Board declares an interim dividend of HK\$0.70 per share (2002: HK\$0.50 per share) for the year ending 30 September 2003. The register of members will be closed from 14 July to 16 July 2003, both days inclusive, during which period no transfer of shares will be registered. Dividend warrants will be posted to shareholders by 21 July 2003.

Chairman's Business Review

The Group's investment properties, Melbourne Plaza at 33 Queen's Road Central and Kimley Commercial Building at 142-146 Queen's Road Central, continued to generate steady rental income. 75% of the shops and offices at Melbourne Plaza were let during the period while rental remained at comparable level as that of last year. The occupancy rate of 75% is considered satisfactory in view of the stiff competition in Central's rental market. Stable return can be expected for the whole year.

The recent outbreak of Atypical Pneumonia has affected all local businesses. As the government is actively embarking on a revival campaign, the Group may benefit from new opportunities arising from such measures. The Group will be able to maintain its stable rental income from property investment.