

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, 2004. The Board has also resolved to pay a special dividend of HK\$0.40 per share in respect of the year ending 30th June, 2004. 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 16th April, 2004.

Dividend warrants will be posted to shareholders on or about 17th May, 2004.

CLOSURE OF REGISTER

The register of members will be closed from 15th April, 2004 to 16th April, 2004 (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, 2003 was HK\$84.23 million, an increase of 9% over the restated profit of the same period of the previous year. The increase in profit was mainly attributable to the increase in rental income and increase in profit from sales of properties by the Group's jointly controlled entity which was partly offset by a fall in finance income due to declining interest rates.

HIGHLIGHTS OF PROPERTY DEVELOPMENT AND INVESTMENTS ARE SUMMARIZED BELOW: -

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

The development, 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, comprises 864 residential units with 216 car parking spaces. As at February 2004, over 99% of the residential units and approximately 72.7% of the car parking spaces had been sold.

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

The property with a site area of approximately 2,906 sq. ft. is being 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 development is scheduled to be completed by the middle of 2004. In view of the favourable location of the site next to Jordan MTR station and the unobstructed view of all the units, the development upon completion is expected to generate steady rental income for the Group.

Inland Lot 7105, Kam Hong Street, North Point

The property, which is wholly-owned by the Company, has a site area of approximately 17,870 sq.ft. The Government Lease under which the site is held was granted for the