

Interim Dividend

The Board declares an interim dividend of HK\$0.50 per share (2003: HK\$0.70 per share) for the year ending 30 September 2004. The register of members will be closed from 12 July to 14 July 2004, both days inclusive, during which period no transfer of shares will be registered. Dividend warrants will be posted to shareholders by 19 July 2004.

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.

Through a range of economic revival measures initiated by the Mainland Government, signs of recovery and new investment opportunities have already emerged in Hong Kong. The Group will continue to maintain its stable rental income from property investment.

Management Discussion and Analysis

GROUP RESULTS

The Group's unlisted investment represents property development and golf club operation in Foshan, China. The controlling shareholder of the said investment, BT Development Holdings Limited (formerly known as Wing Shan Enterprises (Holdings) Limited) has gone into creditors' voluntary winding up. In the circumstances, the Board has decided to make a HK\$10 million provision for advances to the said investment in the current period.

Net profit for the six months ended 31 March 2004 amounted to HK\$7.8 million (2003: HK\$19.5 million, as restated). Turnover for the period amounted to HK\$35.7 million, representing a decrease of 2% as compared to last period.