RESULTS

The directors (the "Directors") of Victory City International Holdings Limited (the "Company") are pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the "Group") for the six months ended 30 September 2005. The interim results have been reviewed by the Company's auditors in accordance with Statement of Auditing Standards 700 "Engagements to review interim financial reports" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The interim results have also been reviewed by the Company's audit committee.

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 September 2005

		Six months ended 30 September	
	Notes	2005 HK\$'000 (unaudited)	2004 HK\$'000 (unaudited and restated)
Turnover Cost of sales	4	1,421,345 (1,144,731)	1,284,432 (1,054,536)
Gross profit Other operating income Gain arising from changes in fair value of		276,614 13,017	229,896 5,540
investment properties Distribution costs Administrative expenses Amortisation of goodwill		4,567 (44,593) (89,291)	(42,757) (66,193) (323)
Profit from operations Finance costs	5	160,314 (13,659)	126,163 (5,726)
Profit before taxation Taxation	6	146,655 (10,192)	120,437 (6,406)
Profit for the period		136,463	114,031
Attributable to: Equity holders of the parent Minority shareholders		122,390 14,073 136,463	103,131 10,900 114,031
Distributions	7	37,331	30,932
Earnings per share Basic	8	21.6 cents	18.5 cents
Diluted		21.6 cents	18.2 cents