CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE SIX MONTHS ENDED 31 DECEMBER 2006

Six months ended 31 December 2006 2005 NOTES HK\$'000 HK\$'000 (Unaudited) (Unaudited) Turnover 48,298 2,144 Cost of sales (28,771)(2,185)Gross profit (loss) 19,527 (41)Other income 377 456 Administrative expenses (15,393)(33,874)Gain arising on change in fair value of investment properties 46,393 Loss arising from change in fair value of option derivatives (1,110)Finance costs 4 (26,828)(18,303)Profit (loss) for the period attributable to equity holders of the Company 22,966 (51,762)Earnings (loss) per share Basic 4.35 HK cents (9.80) HK cents 6 Diluted 4.07 HK cents

N/A