

The Board of Directors announces that the unaudited consolidated profit of the Group for the six months ended 31st December, 2006 after making provisions for taxation amounted to HK\$270.83 million, compared with HK\$168.63 million for the same period last year. These interim results have not been audited but have been reviewed by both the Company's auditors and the Company's audit committee. The independent review report of the auditors is attached.

CONSOLIDATED PROFIT AND LOSS ACCOUNT
for the six months ended 31st December, 2006 - unaudited

(Expressed in Hong Kong dollars)

		Six months ended	
		31st December,	
		2006	2005
	<i>Note</i>	<i>\$'000</i>	<i>\$'000</i>
Turnover	2	37,519	33,700
Finance income	3	48,744	18,370
Other income	4	607	10,560
Staff costs		(3,717)	(3,573)
Depreciation		(279)	(561)
Other operating expenses		(5,512)	(6,952)
Operating profit	2 & 5	<u>77,362</u>	51,544
Share of results of jointly controlled entities		78,493	94,328
Valuation gains on investment properties		<u>144,000</u>	31,000
Profit before taxation		<u>299,855</u>	176,872
Taxation	6	<u>(29,024)</u>	(8,238)
Profit after taxation attributable to shareholders		<u>270,831</u>	<u>168,634</u>
Interim dividends declared after the interim period end	7	<u>27,357</u>	<u>27,357</u>
Earnings per share (basic and diluted)	8	<u>HK\$5.94</u>	<u>HK\$3.70</u>
Interim dividend per share		<u>HK\$0.10</u>	<u>HK\$0.10</u>
Special dividend per share		<u>HK\$0.50</u>	<u>HK\$0.50</u>

The notes on pages 5 to 12 form part of this interim financial report.