CONSOLIDATED INCOME STATEMENT

Year ended 31 December 2006

| | Notes | 2006 HK\$'000 | 2005 HK\$'000 |
|---|-------|------------------|------------------|
| REVENUE | 5 | 227,206 | 242,536 |
| Cost of sales | | (97,521) | (110,221) |
| Gross profit | | 129,685 | 132,315 |
| Other income and gains | 5 | 5,103 | 5,859 |
| Selling and distribution costs | | (72,231) | (68,359) |
| Administrative expenses | | (66,200) | (74,041) |
| Other operating income, net | | 2,509 | 16,631 |
| Fair value change/write-back of deficits | | | |
| on revaluation of properties | 6 | 12,545 | 6,397 |
| Finance costs | 7 | (1,077) | (969) |
| Share of profits and losses of associates | | (2,852) | (2,883) |
| PROFIT BEFORE TAX | 6 | 7,482 | 14,950 |
| Tax | 10 | | 43 |
| PROFIT FOR THE YEAR | | 7,482 | 14,993 |
| Attributable to: | | | |
| Equity holders of the Company | 11 | 12,047 | 10,923 |
| Minority interests | | (4,565) | 4,070 |
| | | 7,482 | 14,993 |
| DIVIDENDS | | Nil | Nil |
| EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY | 12 | | |
| Basic | | 0.73 cents | 0.66 cents |
| Diluted | | | N/A |