CONDENSED CONSOLIDATED INCOME STATEMENT

FOR THE SIX MONTHS ENDED 31 JANUARY 2001

		Six months ended 31 January	
		2001	2000
	Notes	HK\$	HK\$
		(Unaudited)	(Unaudited)
Turnover	2	29,207,815	35,156,655
Cost of goods and trading			
securities sold		(18,855,439)	(26,669,388)
Direct cost on property rentals		(1,426,039)	(1,430,142)
Gross profit		8,926,337	7,057,125
Other revenue		818,181	504,685
Selling expenses		_	(260,466)
Administrative expenses		(4,639,533)	(4,927,875)
Impairment loss on			
investment properties		(3,480,000)	_
Impairment loss on amount due			
from an investee company	3	(3,360,269)	
(Loss) profit from operations	4	(1,735,284)	2,373,469
Finance costs		(4,025,701)	(4,798,246)
Share of results of associates		1,235,151	1,151,201
Loss on disposal of discontinued			
operations	5		(38,668)
Loss before taxation		(4,525,834)	(1,312,244)
Taxation	6	(179,906)	(185,352)
Loss before minority interests		(4,705,740)	(1,497,596)
Minority interests		21,147	157,520
Net loss for the period		(4,684,593)	(1,340,076)
Loss per share - Basic	8	(1.04) cents	(0.33) cents