

INTERIM RESULTS

The Board of Directors (the “Board”) of Pico Far East Holdings Limited (the “Company”) is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (the “Group”) for the six months ended April 30, 2001, together with the unaudited comparative figures for the corresponding period in 2000 as follows:

CONDENSED CONSOLIDATED INCOME STATEMENT
For the six months ended April 30, 2001

		For the six months ended April 30,	
	Notes	2001 Unaudited HK\$'000	2000 Unaudited HK\$'000
Turnover	2	643,886	573,348
Cost of sales		(429,768)	(382,056)
Gross profit		214,118	191,292
Other revenue		5,300	7,555
Distribution costs		(92,748)	(86,102)
Administrative expenses		(98,142)	(90,789)
Other operating expenses		(739)	(172)
Profit from operations		27,789	21,784
Finance costs	4	(5,077)	(7,543)
		22,712	14,241
Share of profits of associates		1,467	473
Profit before taxation		24,179	14,714
Taxation	5	(3,386)	(2,212)
Profit before minority interests		20,793	12,502
Minority interests		50	(385)
Net profit for the period		20,843	12,117
EARNINGS PER SHARE	6		
Basic		4.20 cents	2.44 cents
Diluted		4.20 cents	2.44 cents

CONDENSED CONSOLIDATED BALANCE SHEET
At April 30, 2001

		April 30, 2001	October 31, 2000
	<i>Notes</i>	Unaudited HK\$'000	Audited HK\$'000
Non-current Assets			
Investment properties		55,206	55,206
Property, plant and equipment	7	343,302	361,719
Interests in associates		7,214	5,759
Investments in securities		4,376	4,520
Other receivable		23,344	28,126
		433,442	455,330
Current Assets			
Inventories		12,935	13,089
Contract work in progress		44,262	32,468
Debtors, deposits and prepayments	8	288,934	439,680
Amounts due from associates		1,935	2,027
Taxation recoverable		2,147	1,498
Pledged bank deposits		18,928	19,646
Bank balances and cash		148,742	128,757
		517,883	637,165
Current Liabilities			
Payments received on account		34,074	54,301
Creditors and accrued charges	9	271,379	366,711
Amounts due to associates		2,042	309
Taxation payable		11,508	11,205
Borrowings		107,787	136,128
Proposed dividend		17,359	17,359
		444,149	586,013
Net Current Assets		73,734	51,152
Total Assets Less Current Liabilities		507,176	506,482

CONDENSED CONSOLIDATED BALANCE SHEET (Cont'd)
At April 30, 2001

		April 30, 2001	October 31,
	<i>Notes</i>	Unaudited	Audited
		HK\$'000	HK\$'000
Capital and Reserves			
Share capital	<i>10</i>	49,596	49,596
Reserves	<i>12</i>	372,457	357,291
		<hr/>	<hr/>
		422,053	406,887
		<hr/>	<hr/>
Minority Interests		45,524	49,153
		<hr/>	<hr/>
Non-current Liabilities			
Borrowings		35,962	46,719
Deferred taxation		3,637	3,723
		<hr/>	<hr/>
		39,599	50,442
		<hr/>	<hr/>
		507,176	506,482
		<hr/> <hr/>	<hr/> <hr/>

**CONDENSED CONSOLIDATED STATEMENT OF RECOGNISED
GAINS AND LOSSES**
For the six months ended April 30, 2001

	For the six months ended April 30, 2001 Unaudited HK\$'000
Revaluation decrease on investments in securities	(184)
Exchange differences arising on translation of overseas operations	(5,493)
Net profit for the period	20,843
	<hr/>
Total recognised gains	15,166
	<hr/> <hr/>

CONDENSED CONSOLIDATED CASH FLOW STATEMENT
For the six months ended April 30, 2001

	For the six months ended April 30, 2001 Unaudited HK\$'000
Net cash inflow from operating activities	78,848
Net cash outflow from returns on investments and servicing of finance	(6,164)
Net taxation paid	(3,388)
Net cash outflow from investing activities	(7,453)
	<hr/>
Net cash inflow before financing activities	61,843
Net cash outflow from financing activities	(31,033)
	<hr/>
Increase in cash and cash equivalents	30,810
Cash and cash equivalents at beginning of the period	110,207
Effect of foreign exchange rate changes, net	(3,343)
	<hr/>
Cash and cash equivalents at end of the period	137,674
	<hr/> <hr/>

Analysis of the balances of cash and cash equivalents

	For the six months ended April 30, 2001 Unaudited HK\$'000
Bank balances and cash	148,742
Bank overdrafts	(11,068)
	<hr/>
	137,674
	<hr/> <hr/>