

FIVE YEARS FINANCIAL SUMMARY

For the Year ended 31st March, 2003

The consolidation results and assets and liabilities of the Group for the last five financial years, as extracted from the audited financial statements are as follows:

	2003 HK\$	2002 HK\$	2001 HK\$	2000 HK\$	1999 HK\$
RESULTS					
Turnover	176,739,905	162,157,378	180,275,534	185,818,085	137,178,550
Profit (Loss) attributable to shareholders	12,526,211	14,315,990	14,530,548	15,217,182	(42,007,592)
ASSETS AND LIABILITIES					
Investment properties	265,324,771	267,329,719	273,537,149	295,239,982	314,341,262
Property, plant and equipment	64,361,317	62,169,905	60,729,946	56,395,808	55,982,548
Properties under development	14,642,080	14,642,080	34,231,163	34,231,163	60,451,026
Interests in associates	26,216,698	32,390,421	31,496,210	29,449,430	30,173,332
Investment securities	6,475,889	6,475,889	6,475,889	6,475,908	74,899,352
Other non-current assets	6,822,814	5,726,206	1,976,206	1,976,206	1,976,206
Current assets	217,283,627	190,862,189	182,743,229	215,042,047	148,730,582
Liabilities	(199,181,574)	(183,372,590)	(195,913,639)	(222,622,758)	(265,820,564)
Minority interests	(6,471,349)	(6,020,348)	(5,540,343)	(5,541,489)	(5,545,371)
Shareholders' equity	395,474,273	390,203,471	389,735,810	410,646,297	415,188,373
EARNINGS (LOSS) PER SHARE	6.3 cents	7.2 cents	7.4 cents	7.7 cents	(21.3) cents
DIVIDEND PER SHARE	2.5 cents	2.7 cents	2.7 cents	2.7 cents	–

Note:

Earnings (loss) per share has been calculated as adjusted to reflect the bonus issue made in previous years.