

INTERIM DIVIDEND

The Directors do not recommend any interim dividend.

FINANCIAL REVIEW

As at 30th September 2004, the Group had total assets of HK\$33,892,000 which were financed by current liabilities, non-current liabilities and shareholders' equity of HK\$26,132,000, HK\$10,797,000 and HK\$3,036,574 respectively. The Group maintained stable working capital as at 30th September 2004

BUSINESS AND PROSPECTS

The Group's turnover dropped slightly as compared with the same period last year.

The occupancy rate of the Group's investment properties remained at satisfactory level. However, it was due to the huge supply of godown in the region and therefore, the rental per square feet has to stay at very competitive level.

The management believes that because of the implementation of reducing tax burden by the Central Government, the northeast provinces will provide an attractive investment environment. Under the circumstances, the Company has carried out a feasibility study to explore good investment opportunities in that area that will provide stable revenue and long term benefit to the Company.

DIRECTORS INTEREST IN SHARES

At 30th September, 2004, the interest of a director and his associates in the share capital of the Company as recorded in the register maintained by the Company pursuant to Section 29 of the Securities (Disclosure of Interests) Ordinance (the "SDI Ordinance") of the Company was as follows:—

Name of director	Personal	Number of shares held		Others
		Family	Corporate	
Zhang Hongwei	—	—	481,691,250 (Note)	—

Note: The shares were beneficially owned by He Fu International Limited, a company incorporated in the British Virgin Islands and wholly owned by Mr. Zhang Hongwei.