

## 12. Share capital

	Number of shares	Issued and fully paid share capital HK\$'000
Balance at 1 April 2004 and 30 September 2004	800,000,000	8,000

## 13. Operating lease commitments

As at 30 September 2004, the Group had future aggregate minimum lease payments under the non-cancellable operating leases in respect of land and buildings as follows:

	At 30 September 2004 (Unaudited) HK\$'000	At 31 March 2004 (Audited) HK\$'000
Within one year	238	—
In the second to fifth year inclusive	159	—
	<u>397</u>	<u>—</u>

## 14. Related party transactions

There was no significant related party transactions undertaken by the Group at any time during the six months ended 30 September 2004 and 30 September 2003.

## MANAGEMENT DISCUSSION AND ANALYSIS

### Business Review

For the six months ended 30 September 2004, the Group has not generated any turnover (six months ended 30 September 2003: approximately HK\$30.8 million). The Group's net loss attributable to shareholders were approximately HK\$6.7 million (six months ended 30 September 2003: net profit of approximately HK\$4.6 million).

## MAJOR PROJECTS AND PROSPECTS OF THE GROUP

### Investment Properties

Moving on from the disposal of its property development business subsidiaries, Better Best Limited and World Giant Investments Holdings Limited in last financial year, the Group now focuses on its remaining investment in property business. The Group is currently seeking new areas of quality projects in order to further diversify its business in different major cities of the PRC.

During the period under review, the Group has sold investment property in Dalian, PRC at a loss of approximately HK\$3.8 million. There remains 6,437.52 sq meters of property with the carrying value at approximately HK\$133 million.

