

**INTERIM RESULTS**

The Directors of Keck Seng Investments (Hong Kong) Limited (the "Company") are pleased to announce the unaudited interim results of the Company and its subsidiaries (the "Group"), and associated companies for the six months ended 30 June 2005. These results have been reviewed by the Company's auditors, KPMG, in accordance with Statement of Auditing Standards 700 "Engagements to review interim financial reports" and by the Audit Committee of the Board of Directors. The review report of the auditors is included on page 30.

The consolidated profit attributable to equity holders of the Company for the six months ended 30 June 2005 increased to HK\$91.2 million (HK\$ 26.8 cents per share) from HK\$32.2 million (HK\$ 9.5 cents per share) in the same period last year.

The Directors have declared an interim dividend of HK\$ 4 cents per share for 2005 (2004: HK\$ 1.5 cents per share) payable on Wednesday, 2 November 2005, to shareholders whose names appear on the register of members of the Company on 20 October 2005.

**CONSOLIDATED INCOME STATEMENT (UNAUDITED)**

		<b>Six months ended 30 June</b>	
		<b>2005</b>	<b>2004</b>
			<b>(restated)</b>
	<i>Note</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
<b>Turnover</b>	<b>3</b>	<b>296,213</b>	<b>183,415</b>
Cost of sales		<u>(51,234)</u>	<u>(51,505)</u>
		<b>244,979</b>	<b>131,910</b>
Valuation gains on investment properties		<b>14,000</b>	<b>–</b>
Other revenue		<b>6,180</b>	<b>3,055</b>
Other net loss	<b>4</b>	<b>(27,369)</b>	<b>(3,973)</b>
Direct operating expenses		<b>(10,476)</b>	<b>(7,753)</b>
Marketing and selling expenses		<b>(6,478)</b>	<b>(7,001)</b>
Depreciation and amortisation		<b>(48,429)</b>	<b>(46,744)</b>
Administrative and other operating expenses		<u>(42,317)</u>	<u>(33,408)</u>
<b>Profit from operations</b>		<b>130,090</b>	<b>36,086</b>
Finance costs	<b>5(a)</b>	<b>(4,935)</b>	<b>(3,590)</b>
Share of profits less losses of associates		<u>15,693</u>	<u>8,725</u>
<b>Profit before taxation</b>	<b>5</b>	<b>140,848</b>	<b>41,221</b>
Income tax	<b>6</b>	<b>(19,683)</b>	<b>4,126</b>
<b>Profit after taxation</b>		<u><b>121,165</b></u>	<u><b>45,347</b></u>
<b>Attributable to:</b>			
Equity holders of the Company		<b>91,205</b>	<b>32,287</b>
Minority interests		<u>29,960</u>	<u>13,060</u>
Profit after taxation		<u><b>121,165</b></u>	<u><b>45,347</b></u>
Dividend attributable to the interim period:			
Interim dividend declared after the interim period end			
– HK4 cents (2004: HK1.5 cents) per share	<b>7</b>	<u><b>13,608</b></u>	<u><b>5,103</b></u>
Basic earnings per share	<b>8</b>	<u><b>26.8 cents</b></u>	<u><b>9.5 cents</b></u>
Profit for the period is retained as follows:			
By the Company and its subsidiaries		<b>76,778</b>	<b>24,513</b>
By associates		<u>14,427</u>	<u>7,774</u>
		<u><b>91,205</b></u>	<u><b>32,287</b></u>

The notes on pages 5 to 22 form part of this interim financial report.