

RESULTS

Loss attributable to shareholders for the year ended 30th November, 2001 amounted to HK\$71 million (2000: HK\$434.8 million). Loss per share for the year was HK7.4 cents (2000: HK55.0 cents). Loss from operations for the year amounted to HK\$61.8 million (2000: HK\$411.7 million).

DIVIDENDS

No interim dividend was declared for the year (2000: Nil). The Board does not recommend the payment of any final dividend for the year ended 30th November, 2001 (2000: Nil).

BUSINESS REVIEW

Turnover for the year ended 30th November, 2001 increased by 44.9% from HK\$97.5 million to HK\$141.3 million, of which turnover from property sales increased by 71.0% and reached HK\$107.4 million (2000: HK\$62.8 million). This included the completion of a property development and sale of Tin Wan Court of HK\$56.5 million and the sale of remaining units in The Bellevue Place. Turnover from property rental slightly decreased by 2.4% and recorded HK\$29.0 million (2000: HK\$29.7 million).

In term of segment revenue, property development segment reached HK\$109.9 million (2000: HK\$70.7 million) comprising sales from trading properties of HK\$107.4 million (2000: HK\$62.8 million) and rental income from properties held for sale of HK\$2.5 million (2000: HK\$7.9 million). Property leasing segment (excluding rental income from properties held for sale) reached HK\$26.5 million (2000: HK\$21.8 million).

Despite an increase in turnover, the Group's gross profit dropped by 35.6% to HK\$12.5 million (2000: HK\$19.4 million), mainly due to the loss on sales of properties of HK\$9.5 million (2000: profit of HK\$0.4 million).

業績

截至二零零一年十一月三十日止年度之股東應佔虧損為港幣 70,972,000 元 (二零零零年: 港幣 434,815,000 元)。本年度之每股虧損為港幣 7.4 仙 (二零零零年: 港幣 55.0 仙)。本年度之經營虧損為港幣 61,786,000 元 (二零零零年: 港幣 411,739,000 元)。

股息

年內並無宣派中期股息 (二零零零年: 無)。董事會建議不派發截至二零零一年十一月三十日止年度之末期股息 (二零零零年: 無)。

業務回顧

截至二零零一年十一月三十日止年度之營業額由港幣 97,528,000 元增加 44.9% 至港幣 141,269,000 元, 其中來自出售物業之營業額增加 71.0% 至港幣 107,445,000 元 (二零零零年: 港幣 62,774,000 元)。該營業額包括完成一物業發展項目田灣畔而出售所得港幣 56,533,000 元以及出售御林豪庭餘下之單位。來自物業租金之營業額為港幣 29,017,000 元, 輕微下跌 2.4% (二零零零年: 港幣 29,692,000 元)。

分類收入方面, 物業發展之收入達港幣 109,915,000 元 (二零零零年: 港幣 70,661,000 元), 包括物業買賣之銷售額港幣 107,445,000 元 (二零零零年: 港幣 62,774,000 元) 及持作出售物業之租金收入港幣 2,470,000 元 (二零零零年: 港幣 7,887,000 元)。物業租賃 (不包括持作出售物業之租金收入) 之收入達港幣 26,547,000 元 (二零零零年: 港幣 21,805,000 元)。

儘管營業額上升, 本集團之經營毛利下跌 35.6% 至港幣 12,458,000 元 (二零零零年: 港幣 19,372,000 元), 主要由於銷售物業產生虧損港幣 9,511,000 元 (二零零零年: 溢利港幣 378,000 元)。

In 2001, a property held for development located at D.D.100, Sheung Shui was sold, a loss of HK\$46.4 million was recorded in other operating expenses. Further, legal costs included in other operating expenses increased to HK\$10.0 million (2000: HK\$2.8 million), mainly due to legal action taken against a contractor.

The Group reported loss from operations of HK\$61.8 million this year, as compared with HK\$411.7 million last year. The significant improvement in operating loss was mainly attributed to the provision for diminution in value of HK\$410.0 million for a property development project in Hong Kong made in previous year.

Investment income, which mainly comprised dividend income, interest income and profit from investment in securities, increased by HK\$14.1 million to HK\$19.0 million (2000: HK\$4.9 million), of which the disposal of shares in Evergo China Holdings Limited contributed HK\$9.4 million (2000: unrealised loss of HK\$4.8 million).

Other losses increased by HK\$18.8 million to HK\$40.7 million (2000: HK\$21.9 million). The loss of HK\$40.7 million was attributable to impairment loss on a joint venture property development project in Hong Kong.

Property

In Hong Kong

Property Investment/Trading

The Group's investment/trading properties provided an annualised rental income of approximately HK\$12.1 million in the financial year of 2001. Various non-core investment properties were sold during the year. At the end of the financial year, the attributable gross floor area of the Group's properties available for lease and sale totalled 300,000 square feet including various units in Star House, Hing Wai Centre, Kwong Kin Trade Centre and Chuang's Enterprises Building.

於二零零一年，位於上水丈量約份 100 號之持作發展物業售出，錄得虧損港幣 46,383,000 元，列入其他經營開支。列為其他經營開支之其他法律費用增加至港幣 10,048,000 元（二零零零年：港幣 2,749,000 元），主要由於向一間承建商採取法律行動所致。

本集團於年內錄得經營虧損港幣 61,786,000 元，而去年則為港幣 411,739,000 元。經營虧損之大幅改善主要由於上年度為一項香港物業發展項目提撥減值準備港幣 410,000,000 元所致。

投資收入主要包括股息收入、利息收入及證券投資溢利，乃增加港幣 14,122,000 元至港幣 19,023,000 元（二零零零年：港幣 4,901,000 元），當中出售 Evergo China Holdings Limited（愛美高中國集團）股份佔港幣 9,435,000 元（二零零零年：未變現虧損港幣 4,822,000 元）。

其他虧損則增加港幣 18,762,000 元至港幣 40,692,000 元（二零零零年：港幣 21,930,000 元）。港幣 40,692,000 元之虧損與香港一項物業發展合營項目之虧損有關。

物業

香港

物業投資/買賣

於二零零一年財政年度，本集團之投資/買賣物業所得之全年租金收入約港幣 12,100,000 元。多項非核心投資物業在本年度內出售。於本財政年度完結時，本集團可供出租及出售之物業應佔樓面面積合共 300,000 平方呎，其中包括星光行、興偉中心、廣建貿易中心及莊士企業大廈之若干單位。

The joint venture residential development named Tin Wan Court in Aberdeen, in which the Group has a 34.65% interest, was completed with occupation permit obtained in May 2001. Sales of the completed units were launched in August 2001 and as at January 2002, about 77% of the whole development has been sold. The remaining units were launched in a second sale program in February 2002.

All remaining 18 residential units of the development in The Bellevue Place and the 10 serviced apartment units in Claymore Lodge were sold during the year. That denoted a complete disposal of those two residential projects developed by the Group. Furthermore, the Group also disposed of all the 9 remaining units in Eight Commercial Tower and one unit in Star House during the year.

Property Development

The basic terms for the land exchange of the Group's wholly owned redevelopment project at One Exchange Plaza in Tsuen Wan had been agreed with the Lands Department and the land premium offer is anticipated in the second quarter of 2002. The proposed redevelopment will be for serviced apartments extending to an approximate total gross floor area of 585,620 square feet.

The main contract works for the wholly owned development project at Tong Yan San Tsuen in Yuen Long commenced in November 2001 and is scheduled for completion by the end of 2002. This low-rise development, upon completion, will comprise 64 residential units with clubhouse and swimming pool facilities and extend to a total gross floor area of about 44,578 square feet.

As for the redevelopment project undertaken with the Urban Renewal Authority (previously the Land Development Corporation) at Tai Yuen Street/Wanchai Road, in which the Group holds a 25% interest in the joint venture, demolition works for Phase 1 has completed and foundation works for the same phase is anticipated to commence soon. An appeal on the first land premium offer, which was received in March 2001, has been lodged and is being reviewed and considered by the Lands Department.

本集團擁有 34.65% 權益之香港仔田灣畔合營住宅發展項目已經落成，並於二零零一年五月取得入伙紙。已落成單位於二零零一年八月推出市場銷售，而截至二零零二年一月，經已售出整個發展項目約 77%。餘下單位已於二零零二年二月進行之第二次銷售計劃中推出。

御林豪庭發展項目之餘下十八個住宅單位及嘉樂居十個服務式住宅已於本年度內全部售出，令本集團發展之該兩項住宅項目全部售出。此外，本集團亦已於本年度內出售八號廣場之餘下九個單位及星光行一個單位。

物業發展

有關本集團全資擁有之荃灣一號交易廣場重建項目之換地基本條款，已與地政總署達成協議，預期將在二零零二年第二季收到補地價要求。建議之重建項目將會興建總樓面面積約 585,620 平方呎之服務式住宅。

全資擁有之元朗唐人新村發展項目之主要合約工程已於二零零一年十一月展開，並計劃於二零零二年年底完成。該項低密度住宅發展項目於落成時，將包括 64 個住宅單位，附設會所及泳池設施，總樓面面積約為 44,578 平方呎。

關於與市區重建局（前稱土地發展公司）進行之太原街/灣仔道重建項目，本集團擁有該合營項目 25% 權益。第一期清拆工程經已完成，而第一期地基工程即將展開。有關於二零零一年三月收到之首次補地價要求之上訴已經呈交，現由地政總署審閱及考慮。

In Mainland China

Peregrine Plaza, Shanghai (90.3% interest)

Located in one of the most prestigious commercial districts in Shanghai, Huaihai Zhong Road, the 23-storey Peregrine Plaza, comprises 6,815 square metres of gross floor area for retail space and 15,330 square metres of gross floor area for office space. Apart from a disposal of 313 square metres of office space, the development was concluded by the Group to be put for leasing purposes as a long-term investment. As at December 2001, the occupancy rates of the offices and retail space were 96% and 92% respectively.

Shuohu City, Wuhan (75% interest)

On 28th May, 1998, the Supreme People's Court of the People's Republic of China dismissed the appeal of the Company but, *inter alia*, reduced the amount of the judgement sum of the Huibei Provincial High Court issued on 17th May, 1996. However, the Company disputes on the judgement and has lodged an appeal against the judgement to the Supreme People's Court and the Supreme People's Procurate of the PRC. The protests are still in progress.

Palace Apartment, Beijing (17.63% interest)

Palace Apartment comprises two 19-storey residential towers erected on a two-level commercial podium with a total gross floor area of approximately 46,400 square metres. As of January 2002, about 81% of the development has been sold and the remaining units have been proportionately allocated to the shareholders.

In Asian Region

The Group's 13.4% interest in Somerset Chancellor Court, in Ho Chi Minh City, being offices and serviced apartments, was satisfactory let out.

中國內地

上海百富勤廣場 (佔 90.3% 權益)

樓高23層之上海百富勤廣場位於上海著名商業區之一的淮海中路，該發展項目包括商舖樓面面積 6,815 平方米及寫字樓樓面面積 15,330 平方米。除已售之 313 平方米之寫字樓面積外，本集團決定將該發展項目出租，作為一項長期投資。截至二零零一年十二月，寫字樓及商舖之佔用率分別為 96% 及 92%。

武漢碩湖苑 (佔 75% 權益)

中華人民共和國最高人民法院於一九九八年五月二十八日駁回本公司之上訴，但削減湖北省高級人民法院於一九九六年五月十七日頒佈之判決款項金額。然而，本公司質疑有關判決，並已向最高人民法院及最高人民檢察院提出上訴，而上訴仍在處理中。

北京京華豪園 (佔 17.63% 權益)

京華豪園為兩幢19層高住宅大廈，建於兩層高商業裙樓上，總樓面面積約為46,400平方米。於二零零二年一月，經已售出該發展項目約 81%，而餘下單位已按比例分配予股東。

亞洲地區

本集團佔13.4%權益位於越南胡志明市Somerset Chancellor Court之寫字樓及服務式住宅之出租情況理想。

Cosmetics

The Group's cosmetic trading activity has made a contribution of HK\$4.8 million (2000: HK\$5.1 million) to the Group's turnover. An increase of 200.0% to HK\$3.3 million was recorded as compared with that of the HK\$1.1 million gross profit after a provision of obsolete finished good last year.

Despite an overall weak retail market in 2001, our cosmetic sales was able to maintain its comparable level to that of the previous year, for our products are at affordable price level with a reliable brand name. The Group plans to re-build the image, awareness and recognition of its "Two Girls" brand. A new shop in Causeway Place was opened in April 2001 to direct access to customers' needs. In addition, plans for re-packaging and enhancing for a complete line of our traditional products, which has been proved to be quite appealing to foreigners, will be launched in the second half of the year, others new brands of skincare, color cosmetic and toiletry products are under developing.

Besides the deepening of penetration into the market through outlets such as key drugstores, supermarkets and department stores, more promotional events and marketing activities will be anticipated in the coming months. The Group has confidence in re-establishing the image and goodwill of its historical "Two Girls" brand name.

PROSPECTS

Facing with the current market situation, Hong Kong is confronting with challenging months ahead so as to gain a turnaround for recovery. The Group will continue to focus on completing its existing projects and to consolidate its strength for future development. The Group believes that the Hong Kong people, well known for their flexibility and capability, would well counter the changes in economy, and so does the Group.

化粧品

本集團化粧品買賣業務對本集團之營業額作出港幣 4,807,000 元 (二零零零年: 港幣 5,063,000 元) 之貢獻。經營毛利為港幣 3,339,000 元, 較去年就過時製成品作出撥備後之經營毛利港幣 1,090,000 元增加 200.0%。

儘管零售市場於二零零一年整體疲弱, 本公司之化粧品憑着相宜之價格及可信賴之品牌, 仍取得與去年相若之銷售額。本集團計劃重建其「雙妹嘜」品牌之形象、知名度及大眾之認同。銅鑼灣新店已於二零零一年四月開幕, 以便直接了解顧客之需求。此外, 本集團計劃重新包裝及改良齊備一套傳統產品系列 (該套產品系列已證實受外地人士歡迎) 將於本年度下半年推出, 並發展其他全新之護膚、化粧及衛浴產品品牌。

此外, 本集團透過主要藥房、超級市場及零售店進一步打入市場, 預期未來數月將會舉辦更多宣傳活動及市場推廣活動。本集團對重建其歷史悠久之「雙妹嘜」品牌之形像及信譽充滿信心。

展望

鑑於目前之市場環境, 香港於未來數月仍需面對嚴峻市況, 其後才得以復甦。本集團將繼續專注完成其現有項目, 並整固實力以備日後發展。本集團相信, 香港人公認之靈活變通能耐足以應付經濟變遷, 對本集團亦然。

APPRECIATION

I take this opportunity to thank the shareholders for their continued support and my fellow directors and all the staff for their dedication and hard work.

On behalf of the Board
Thomas Lau, Luen-hung
Chairman

Hong Kong, 4th March, 2002

致謝

本人謹藉此機會對股東從不間斷之支持與董事及全體員工竭誠努力工作表示謝意。

代表董事會
主席
劉鑾鴻

香港，二零零二年三月四日