

RESULTS

Loss attributable to shareholders for the year ended 30th November, 2002 amounted to HK\$265.0 million (2001: HK\$71.0 million). Loss per share for the year was HK27.6 cents (2001: HK7.4 cents). Loss from operations for the year amounted to HK\$150.8 million (2001: HK\$61.8 million).

DIVIDENDS

No interim dividend was declared for the year (2001:Nil). The Board does not recommend the payment of any final dividend for the year ended 30th November, 2002 (2001:Nil).

BUSINESS REVIEW

Turnover for the year ended 30th November, 2002, which was derived from cosmetic trading, property rental and property trading, amounted to HK\$49.0 million, representing a decrease of 65.3% (2001: HK\$141.3 million). The sales of cosmetic trading increased by 47.9% and reached HK\$7.1 million (2001: HK\$4.8 million). The increase was mainly attributable to the growth of export sales, relocation of retail outlet in Causeway Place in Causeway Bay and the promotional sales programme launched in the second half of the year. Gross rental income from investment properties for the year amounted to HK\$25.2 million (2001: HK\$26.5 million) and was generated mainly from Hing Wai Centre and Peregrine Plaza, Shanghai, contributing over 80% of the total gross rental income. Together with other income from properties held for sale, property development revenue reached HK\$16.8 million. In respect of property sale, several units in Tin Wan Court were sold and sales proceeds of HK\$14.5 million were recorded. In 2001, various units from The Bellevue Place, Claymore Lodge and Tin Wan Court were sold and a total revenue from property development of HK\$109.9 million was recorded. Since the loss arising from property sale was reduced in the year, gross profit of the Group for the year recorded HK\$17.6 million, representing an increase of 40.8% as compared with last year (2001: HK\$12.5 million). Sale of Greenville Residence in Tong Yan San Tsuen, Yuen Long will be booked in the coming year.

The Group recorded loss from operations of HK\$150.8 million for the year (2001: HK\$61.8 million). It was mainly attributable to the revaluation deficit of the Group's investment properties

業績

截至二零零二年十一月三十日止年度之股東應佔虧損為港幣 265,000,000 元（二零零一年：港幣 71,000,000 元）。本年度之每股虧損為港幣 27.6 仙（二零零一年：港幣 7.4 仙）。本年度之經營虧損為港幣 150,800,000 元（二零零一年：港幣 61,800,000 元）。

股息

年內並無宣派中期股息（二零零一年：無）。董事會不建議派發截至二零零二年十一月三十日止年度末期股息（二零零一年：無）。

業務回顧

截至二零零二年十一月三十日止年度由化粧品貿易、物業出租及物業買賣所得之營業額為港幣 49,000,000 元，較上年度減少 65.3%（二零零一年：港幣 141,300,000 元）。化粧品貿易之銷售增加 47.9% 至港幣 7,100,000 元（二零零一年：港幣 4,800,000 元），主要由於外銷增長、搬遷位於銅鑼灣銅鑼灣地帶一間零售門市及於本年度下半年推出之促銷計劃所致。投資物業之全年總租金收入為港幣 25,200,000 元（二零零一年：港幣 26,500,000 元），主要來自興偉中心及上海百富勤廣場，佔整體租金收入超過 80%。連同持作出售物業之其他收入，物業發展之收入為港幣 16,800,000 元。至於物業銷售，田灣畔若干單位售出，錄得銷售收入港幣 14,500,000 元。於二零零一年，御林豪庭、嘉樂居及田灣畔若干單位售出，來自物業發展之總收入為港幣 109,900,000 元。由於物業銷售之虧損在本年度減少，本集團於本年度錄得毛利港幣 17,600,000 元，較上年度增加 40.8%（二零零一年：港幣 12,500,000 元）。元朗唐人新村逸翠軒之銷售將於來年入賬。

本集團於本年度錄得經營虧損港幣 150,800,000 元（二零零一年：港幣 61,800,000 元），主要由於本集團投資物業

amounted to HK\$69.3 million (2001: HK\$3.6 million), as well as the impairment loss recognised in respect of properties held for development and properties held for sale of HK\$66.1 million (2001: Nil) and HK\$12.8 million (2001: HK\$2.0 million) respectively.

Investment income, which mainly comprised dividend income, interest income and gain from investments in securities, decreased by HK\$13.6 million to HK\$5.5 million for the year. In 2001, there was gain on disposal of other investments amounted to HK\$9.4 million, no similar gain was recorded this year. Furthermore, there was a decrease in dividend income from HK\$3.5 million last year to HK\$1.8 million this year, and an impairment loss on other investments of HK\$1.5 million (2001: Nil) recognised during the year.

The Group recognised impairment loss on interests in an associate and on amounts due from associates of HK\$2.0 million and HK\$149.7 million respectively, which constituted to a total of HK\$151.7 million other losses for the year (2001: HK\$40.7 million). The impairment loss was mainly due to loss recognised on sales of units in Palace Apartment and write-down of a property for development project held by the associates. Share of results of associates for the year recorded a loss of HK\$1.1 million (2001: HK\$12.4 million).

Property

In Hong Kong

Property Investment/Trading

As at the end of the financial year, the total attributable gross floor area of the Group's properties available for lease and sale, inclusive of the newly completed residential project area of approximately 46,000 square feet at Greenville Residence in Tong Yan San Tsuen, Yuen Long, amounted to approximately 340,000 square feet. The properties are principally located in Hing Wai Centre, Star House, Chuang's Enterprises Building and Kwong Kin Trade Centre. The Group's investment properties provided a total gross rental income of HK\$25.2 million in the financial year of 2002. A total of HK\$7.0 million in gross rental income was recorded in respect of Hing Wai Centre and Kwong Kin Trade Centre with an increase of 10% over that of the last financial year.

重估虧損港幣 69,300,000 元（二零零一年：港幣 3,600,000 元），以及就持作發展物業及持作出售物業分別確認港幣 66,100,000 元（二零零一年：無）及港幣 12,800,000 元（二零零一年：港幣 2,000,000 元）之虧損所致。

本年度投資收入（主要包括股息收入、利息收入及證券投資盈利）減少港幣 13,600,000 元至港幣 5,500,000 元。於二零零一年錄得出售其他投資之盈利港幣 9,400,000 元，而本年度並無類似之盈利。此外，股息收入由上年度港幣 3,500,000 元減至本年度港幣 1,800,000 元，另外本年度就其他投資確認虧損港幣 1,500,000 元（二零零一年：無）。

本集團就聯營公司權益及聯營公司欠款分別錄得已確認虧損港幣 2,000,000 元及港幣 149,700,000 元，為本年度帶來其他虧損合共港幣 151,700,000 元（二零零一年：港幣 40,700,000 元）。該等虧損主要由於出售京華豪園之單位及撇銷聯營公司所持一個發展項目之物業而確認之虧損所致。本年度分攤聯營公司業績錄得虧損港幣 1,100,000 元（二零零一年：港幣 12,400,000 元）。

物業

香港

物業投資/買賣

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約 340,000 平方呎，其中包括元朗唐人新村新落成住宅項目逸翠軒之面積約 46,000 平方呎。該等物業主要位於興偉中心、星光行、莊士企業大廈及廣建貿易中心。於二零零二年財政年度，本集團之投資物業所得之合計總租金收入為港幣 25,200,000 元。興偉中心及廣建貿易中心之總租金收入合共港幣 7,000,000 元，較上財政年度增加 10%。

Sale progress of Tin Wan Court was satisfactory. Several units have been sold in the sum of HK\$14.5 million during the year, 7 units are now remaining unsold.

Property Development

During the past financial year, the Group completed the development project at Tong Yan San Tsuen in Yuen Long. The site is now named as 'Greenville Residence'. Its Occupation Permit and the Certificate of Compliance were obtained in December 2002 and January 2003 respectively. This wholly-owned development project, comprising 64 units with gymnasium, clubhouse and swimming pool facilities, has a total gross area of about 46,000 square feet. Private sale of the development was launched in December 2002 and the marketing response is encouraging.

The land exchange programme with the Lands Department for the Group's wholly-owned redevelopment project at Yeung Uk Road in Tsuen Wan was completed in September 2002. Foundation works commenced in October 2002. This 56-storey development will comprise 960 service apartment units with restaurant, shops, carparking spaces, and full facilities clubhouse with swimming pool. The whole development has about 585,626 square feet gross floor area and is scheduled to complete in the third quarter of 2005.

As for the redevelopment project undertaken with the Urban Renewal Authority at Tai Yuen Street/Wanchai Road, in which the Group holds a 25% interest in this joint venture, foundation works for Phase 1 is in progress and is scheduled to complete in the third quarter of 2003. Acceptance of the land premium was formally confirmed with the Lands Department in early March 2003. Upon completion, Phase 1 of the project will comprise three high-rise residential towers with about 652 residential units and gross floor area of about 510,000 square feet. It is planned that Phase 2 will comprise a high rise office building with gross floor area of about 240,000 square feet. Phase 1 and Phase 2 are scheduled to complete in mid 2005 and 2008 respectively.

In Mainland China

Peregrine Plaza, Shanghai (90.3% interest)

Located in one of the most prestigious commercial districts in Shanghai, Huaihai Zhong Road, this 23-storey Peregrine Plaza comprises 6,815 square metres gross floor area for retail space and 15,330 square metres gross floor area for office space. Apart from the 313 square metres of office space which had been sold,

田灣畔之銷售進展理想，年內已售出多個單位，金額為港幣 14,500,000 元，現餘下七個單位尚未售出。

物業發展

於上財政年度，本集團已完成位於元朗唐人新村之發展項目。該項目現名為「逸翠軒」，並分別於二零零二年十二月及二零零三年一月獲發入伙紙及滿意紙。該全資擁有之發展項目共有 64 個單位，附設健身室、會所及泳池設施，總面積約為 46,000 平方呎。該項目之內部認購於二零零二年十二月展開，市場反應令人鼓舞。

有關本集團全資擁有位於荃灣楊屋道之重建項目與地政總署之換地計劃，已於二零零二年九月完成。地基工程已於二零零二年十月展開。該 56 層高發展項目將包括 960 個服務式住宅單位，並設有食肆、商店、停車位、設施齊備之會所及泳池。整個發展項目之樓面面積約為 585,626 平方呎，預計於二零零五年第三季落成。

至於與市區重建局進行之太原街 / 灣仔道重建項目，本集團持有該合營項目 25% 權益。第一期地基工程現正進行，預計於二零零三年第三季完成。於二零零三年三月初與地政總署已正式達成補地價協議。當落成後，該項目第一期將包括三幢高層住宅大廈，約有 652 個住宅單位，樓面面積約為 510,000 平方呎。按計劃第二期將包括一幢高層寫字樓大廈，樓面面積約為 240,000 平方呎。第一期及第二期預計分別於二零零五年中及二零零八年落成。

中國內地

上海百富勤廣場 (佔 90.3% 權益)

百富勤廣場位於上海著名商業區之一的淮海中路，樓高 23 層，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。該廣場已售出寫字樓樓面面積 313 平方米，其餘部份均作出租之用，是本集團的一項長期

the remaining spaces are for leasing purpose as a long-term investment for the Group. A good stable and recurrent income was recorded during the year. As at December 2002, occupancy rates of the office and retail spaces were 90% and 93% respectively.

Shuohu Court, Wuhan (75% interest)

The Group disputes the judgement delivered by the Supreme People's Court of the People's Republic of China on 28th May, 1998 and has lodged an appeal for re-trial. The appeal was formally accepted on 14th March, 2002 and hearing was twice conducted on 23rd May and 14th June, 2002. At present, the Group is waiting for the judgement to be delivered from the Court on re-trial.

Palace Apartment, Beijing (17.63% interest)

Palace Apartment is a residential development located in Wei Jiao Bu Street South, Beijing. Most of the units of the development had been sold and the remaining unsold units had been allocated to the shareholders in proportion to their attributable interests. The Group was allocated 7 residential units with a gross floor area of about 1,676 square metres and 7 parking spaces. In the period under review, all the allocated residential units were sold and most of the parking spaces were rented out.

In Asian Region

Somerset Chancellor Court (13.4% interest) in Ho Chi Minh City, comprising offices and serviced apartments, was satisfactory rented out during the financial year.

Cosmetics

Despite the difficult retail environment, our cosmetic business remains stable. Apart from export sales, our domestic sales network includes key drugstores, supermarkets, department stores and our retail shop in Causeway Bay. Increasing tourists from the Mainland China, Japan and U.S.A. did boost sales. Health food products have been launched in the market in the first half of 2002. The introduction of instant health food concept adds a new page onto the historical image and goodwill of the "Two Girls" brand name. We have also repacked the traditional florida water and hair oil which were marketed in the second half of 2002. The new packaging design has been proved to be appealing to the customers. Promotional campaigns have been organised to re-arouse public attention of our brand and to capture more sales. We are planning to launch new toiletry products to the market. Looking forward, with our new marketing strategies and stringent cost-control programmes, we anticipate further growth.

投資項目，年內帶來穩定及經常性收入。截至二零零二年十二月，寫字樓及商舖出租率分別為 90% 及 93%。

武漢碩湖苑 (佔 75% 權益)

本集團因不服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之判決而申請重審。本集團之申請已於二零零二年三月十四日獲得受理，並於二零零二年五月二十三日及六月十四日進行兩次開庭審理，目前正等待法院下達重審判決。

北京京華豪園 (佔 17.63% 權益)

京華豪園為位於北京市外交部南街之住宅項目，大部份單位已售出，餘下未售單位亦按股東所佔權益比例，分配予股東。本集團獲分配七個住宅單位（建築面積約 1,676 平方米）及七個停車位。於本回顧期間，本集團已悉數出售該等住宅單位，大部份停車位亦已出租。

亞洲地區

位於胡志明市之 Somerset Chancellor Court（佔 13.4% 權益）包括寫字樓及服務式住宅，於本財政年度出租情況理想。

化粧品

儘管零售業經營環境困難，本集團之化粧品業務保持平穩。除外銷之外，本集團之化粧品本地銷售網包括各大藥房、超級市場及百貨公司以及本集團設於銅鑼灣之零售門市。來自中國內地、日本及美國之旅客人數上升令銷售增加。本集團之健康食品於二零零二年上半年推出市場。即食健康產品概念之引入為「雙妹嘜」品牌之傳統形象及商譽揭開新一頁。本集團亦重新包裝傳統之花露水及護髮油，於二零零二年下半年以新裝推出。新的包裝設計已證實能吸引顧客。本集團亦籌辦宣傳活動以重新引起大眾對我們品牌之注意及爭取更多銷售。本集團正計劃向市場推出新的衛浴產品。展望將來，憑藉新推廣策略，加上嚴格之成本控制措施，本集團預期會取得進一步增長。

PROSPECTS

In light of the more difficult economic environment, the Group will continue to focus on completing the existing projects and pursue its policy of realising investments in non-core properties so as to consolidate its strength for future development and investment. The Group will also endeavor to strengthen its management team and streamline its operations in order to strategically position itself to tackle the challenges ahead.

APPRECIATION

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

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

Hong Kong, 13th March, 2003

展望

鑑於經濟環境更加困難，本集團將繼續專注完成現有項目及貫徹其變現非核心物業投資之政策，為未來發展及投資鞏固實力。本集團亦將致力增強管理隊伍及精簡架構，務求具備策略條件迎接未來挑戰。

致謝

本人謹藉此機會對年內股東從不間斷之支持與董事及本公司員工竭誠努力工作表示謝意。

代表董事會
主席
劉鑾鴻

香港，二零零三年三月十三日