

MANAGEMENT DISCUSSION AND ANALYSIS 管理層之討論及分析

Results of operation

During the six months ended 30th June, 2003, the Group derived most of its income from disposal of listed and unlisted shares, debt securities, distribution from the restructuring of Tem Fat Hing Fung (Holdings) Limited (“Tem Fat”), appreciation of debt securities, and rental income from Argyle Centre, a shopping mall in Mongkok.

Financial position

During the period, the Group retains a strong liquidity and financial position, with immaterial gearing.

Operation review

As at 30th June, 2003, the Group’s major investments are its interests in Argyle Centre and a portfolio of equity and debt securities.

Argyle Centre is a fully leased shopping mall located in a prime spot in Mongkok, the busiest shopping district in Kowloon. Stable rental income benefited from low interest rates through a leveraged structure in an associated company.

The debt securities portfolio of the Group generated good income and capital gain.

The Group is a substantial creditor in Tem Fat, which completed its restructuring exercise in early 2003. The Group received both cash from the rescuing investor and shares in Tem Fat as settlement of debt owed by Tem Fat resulting in a debt recovery of approximately HK\$20.9 million.

As at 30th June, 2003, the Group’s investments are based in Hong Kong dollar, United States dollar and euro. The Group plans to hedge its exposure in euro at the appropriate moment.

經營業績

在截至二零零三年六月三十日止六個月內，本集團之大部份收入源自出售上市及非上市股份、債務證券、來自添發慶豐(集團)有限公司(「添發」)重組之分派、債務證券升值以及旺角中心(旺角區一個購物商場)之租金收入。

財政狀況

本期間內，本集團坐擁巨資，財政狀況穩健，負債相對資產而言乃微不足道。

業務回顧

於二零零三年六月三十日，本集團之主要投資為其於旺角中心之權益以及股票及債務證券之投資組合。

旺角中心乃一個位於旺角區之商場，座落於人流最旺之購物地帶，現已全部租出。此投資項目之租金收入穩定，而由於擁有該商場之聯營公司之資金部份來自銀行借款，因應利率向下調整而促使該項目回報有所提升。

本集團之債務證券組合帶來可觀之收入及資本收益。

本集團為添發之主要債權人，該公司已於二零零三年初完成其重組計劃。本集團已從添發之拯救投資者獲取現金及添發之股份以抵銷添發結欠之債務，並因此收回債款約20,900,000港元。

於二零零三年六月三十日，本集團之投資以港元、美元及歐羅定值。本集團計劃於適當時候對沖其歐羅風險。

The Group's total staff costs for the period amounted to approximately HK\$231,000.

The Company has given a guarantee to a bank to secure 33 $\frac{1}{3}$ % of the outstanding indebtedness due by its associated companies, of which the Group controlled 33 $\frac{1}{3}$ % interest in each. The amount of outstanding indebtedness due by the associated companies to this bank at 30th June, 2003 was approximately HK\$408 million (at 31st December, 2002: approximately HK\$421 million).

The Company has given a guarantee to a financial institution to secure borrowing facilities to a wholly-owned subsidiary in the amount not exceeding US\$15 million. There was no outstanding indebtedness at 30th June, 2003 and 31st December, 2002.

The Group takes the view that, with an improving economy, investment opportunities will come by more frequently.

Prospects

The Group has to stay liquid in order to respond swiftly to such attractive investment opportunities as exemplified by the Group's minority investment in the Hong Kong International Exhibition Centre ("HKIEC"), together with The Government of the Hong Kong Special Administrative Region, the Airport Authority and Dragages et Travaux Publics (HK) Limited. The directors are optimistic about the prospects of the HKIEC and expect it to benefit from the consistent growth of the exhibition industry in the years ahead.

To fund our participation in HKIEC and to conserve cash for further investment opportunities, the Directors have resolved not to declare an interim dividend for the period.

本集團於本期間之員工成本總額合共約231,000港元。

本公司就聯營公司所欠之未償還債項向一間銀行提供33 $\frac{1}{3}$ %之擔保，而本集團擁有該等聯營公司各33 $\frac{1}{3}$ %權益。該等聯營公司於二零零三年六月三十日欠該銀行之未償還債項約為408,000,000港元（於二零零二年十二月三十一日：約為421,000,000港元）。

本公司為一間全資附屬公司所獲一間財務機構提供之不超過15,000,000美元之信貸額提供擔保。於二零零三年六月三十日及於二零零二年十二月三十一日，並無任何尚未償還之債務。

本集團有信心認為隨着經濟逐漸復甦，更多投資機會將會紛紛出現。

前景

本集團必須保持大量流動資金，以便於具吸引力之投資機會出現時能作出迅速反應，例如本集團隨同香港特別行政區政府、機場管理局及Dragages et Travaux Publics (HK) Limited參與香港國際展貿中心（「香港國際展貿中心」）之少數權益投資。董事對香港國際展貿中心之前景十分樂觀，預期將會在未來數年展覽業之持續發展進程中受惠。

為提供本集團投資於香港國際展貿中心所需之資金及為保存現金以供日後及時把握投資機會，董事已議決不派發本期間之中期股息。