

BERJAYA HOLDINGS (HK) LIMITED

(Incorporated in Hong Kong with limited liability)

Interim results for the six months ended 31st October 2003

The Board of Directors (the "Directors") of Berjaya Holdings (HK) Limited (the "Company") is pleased to announce the unaudited results of the Company and its subsidiaries (the "Group") for the six months ended 31st October 2003.

Unaudited condensed consolidated profit and loss account For the six months ended 31st October 2003

		Unaudited Six months ended 31st October 2003		2002
	Note	HK\$'000	HK\$'000	HK\$'000
Turnover		911		949
Administrative expenses	2	(1,400)		(1,484)
Other revenue/(expenses), net		30		(2,652)
Operating loss	3	(459)		(3,187)
Finance costs		(2,216)		(2,032)
		(2,675)		(5,219)
Share of profit of an associated company		313		103
Loss before taxation		(2,362)		(5,116)
Taxation	4	-		-
Loss before minority interests		(2,362)		(5,116)
Minority interests		-		1
Loss attributable to shareholders		(2,362)		(5,115)
Loss per share – basic	5	(0.40 cents)		(0.87 cents)
Loss per share – diluted	5	(0.40 cents)		(0.87 cents)

Notes:

1. Basis of preparation and accounting policies

These unaudited consolidated condensed interim accounts are prepared in accordance with Hong Kong Statement of Standard Accounting Practice ("SSAP") 25 (revised), "Interim Financial Reporting" issued by the Hong Kong Society of Accountants ("HKSA").

These unaudited condensed consolidated interim accounts should be read in conjunction with the annual accounts of the Group for the year ended 30th April 2003 (the "Annual Accounts").

The accounting policies and methods of computation used in the preparation of these unaudited condensed consolidated interim accounts are consistent with those used in the Annual Accounts except that the Group has changed certain of its accounting policies following its adoption of SSAP 12 (revised) "Income Taxes" issued by the HKSA which is effective for accounting periods commencing on or after 1st January 2003.

Under the revised standard, deferred taxation is provided in full using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the accounts. Taxation rates enacted or substantively enacted by the balance sheet date are used to determine deferred taxation.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred taxation is provided on temporary differences arising on investments in subsidiaries and associated company, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

In prior year, deferred taxation was accounted for using the liability method at the current taxation rate in respect of timing differences between profit as computed for taxation purposes and profit as stated in the accounts to the extent that a liability or an asset was expected to be payable or recoverable in the foreseeable future. The adoption of the revised SSAP 12 represents a change in accounting policy but the effect of such change is not significant to the results of the Group.

2. Segment information

The Group is principally engaged in property letting and investment holding.

An analysis of the Group's turnover and results for the period by business segments (primary reporting segment) is as follows:

	Unaudited Six months ended 31st October 2003			
	Property letting HK\$'000	Property held for sale HK\$'000	Investment holding HK\$'000	Consolidated total HK\$'000
Turnover	911	-	-	911
Segment results	(462)	-	3	(459)
Finance costs				(2,216)
Share of profit of an associated company				313
Loss before taxation				(2,362)
Taxation				-
Minority interests				-
Loss attributable to shareholders				(2,362)

	Unaudited Six months ended 31st October 2002			
	Property letting HK\$'000	Property held for sale HK\$'000	Investment holding HK\$'000	Consolidated total HK\$'000
Turnover	949	-	-	949
Segment results	(1,075)	-	(2,112)	(3,187)
Finance costs				(2,032)
Share of profit of an associated company				103
Loss before taxation				(5,116)
Taxation				-
Minority interests				1
Loss attributable to shareholders				(5,115)

There are no sales or other transactions between the business segments.

Although the Group's three business segments are managed on a worldwide basis, they operate in two main geographical areas:

Hong Kong – property letting
Malaysia – property letting, property held for sale and investment holding

An analysis of the Group's turnover and contribution to operating loss for the period by geographical segment (secondary reporting segment) is as follows:

	Unaudited Turnover 6 months ended 31st October 2003		Unaudited Operating loss 6 months ended 31st October 2003	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Geographical segment:				
Hong Kong	663	720	(133)	(1,147)
Malaysia	229	229	(161)	(1,045)
Other	19	-	(165)	(995)
	911	949	(459)	(3,187)

3. Operating loss

Operating loss is stated after charging realised gain on other investments amounting to approximately HK\$5,000 (2002: HK\$Nil) and depreciation expenses on fixed assets of approximately HK\$83,000 (2002: HK\$102,000).

4. Taxation

The Company has no estimated assessable profit for Hong Kong and overseas profits tax purposes for the period.

5. Loss per share

The calculation of basic loss per share is based on the unaudited consolidated loss attributable to shareholders for the six months ended 31st October 2003 of approximately HK\$2,362,000 (2002: HK\$5,115,000) and on the weighted average of 591,047,975 ordinary shares in issue throughout the six months ended 31st October 2003 (2002: 591,047,975 ordinary shares).

At 31st October 2003 and 2002, there were no dilutive financial instruments (such as share options and warrants) outstanding and therefore, the diluted loss per share for both periods is the same as the basic loss per share.

6. Subsequent event

At 2nd January 2004, a subsidiary of the Group entered into a sale and purchase agreement with China Brighter Limited, a third party company, to sell the leasehold land and building with a carrying value of approximately HK\$5,544,000 at 31st October 2003 at a consideration of HK\$5,500,000. The transaction is anticipated to be completed in February 2004.

MANAGEMENT DISCUSSION AND ANALYSIS

For the six months ended 31st October 2003, the Group recorded a loss a HK\$2.36 million compared to a loss of HK\$5.12 million for the six months ended 31st October 2002. This is primarily due to the mortgage loan receivable written off of HK\$542,000, construction cost on land pending development written off of HK\$995,000 and the unrealised loss on the investment listed overseas of HK\$1.12 million in the previous period compared to a realised gain of HK\$5,000 in the current period. The Group continued to generate stable rental income from investment properties.

INTERIM DIVIDEND

The Directors do not recommend the payment of an interim dividend for the six months ended 31st October 2003 (six months ended 31st October 2002: Nil).

DETAILS OF THE CHARGES ON GROUP ASSETS

Certain investment properties and the leasehold land and building in Hong Kong with an aggregate carrying value of approximately HK\$33.53 million as at 31st October 2003 (30th April 2003: approximately HK\$33.53 million) have been mortgaged as securities for the Group's banking facilities.

PURCHASE, SALE OR REDEMPTION OF SHARES

The Company has not redeemed any of its shares during the period. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the period.

CONTINGENT LIABILITIES

At 31st October 2003, the Group did not have any significant contingent liabilities.

COMPLIANCE WITH THE CODE OF BEST PRACTICE OF THE LISTING RULES

In the opinion of the Directors, the Company has complied with the Code of Best Practice as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited throughout the accounting period covered by the interim report except as described below:

- Independent Non-Executive Directors are not appointed for a specific term as they are subject to retirement by rotation and re-election at the Annual General Meeting of the Company in accordance with the provisions of the Company's Articles of Association; and
- full board meetings have not been held as frequently as every six months as the Directors consider meetings by circulation are sufficient.

AUDIT COMMITTEE

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters, including a review of the unaudited condensed accounts for the six months ended 31st October 2003 with the Directors.

FULL DETAILS OF FINANCIAL INFORMATION

A detailed results announcement containing the information in respect of the Group required by paragraph 46(1) to 46(6) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited will be published on the website of The Stock Exchange of Hong Kong Limited (www.hkex.com.hk) in due course.

On behalf of the Board
Tan Sri Dato' Tan Kok Ping
Chairman

Hong Kong, 6th January 2004