Particulars of Investment Property

31 March 2004

INVESTMENT PROPERTY

| | Interest in property attributable | | |
|------------------------|--------------------------------------|---------------|---------------|
| Location | to the Group | Type of lease | Existing use |
| 3rd Floor, Lee Chau | 100% | Medium | Commercial |
| Commercial Building | | term | building held |
| No.11 Hart Avenue | | lease | for rental |
| Tsim Sha Tsui, Kowloon | | | purpose |