

DIRECTORS' INTERESTS IN SHARE CAPITAL

At 30 November 2000, the interests of the directors in the share capital of the Company and its associated corporations as recorded in the register maintained by the Company pursuant to Section 29 of the Securities (Disclosure of Interests) Ordinance ("SDI Ordinance") were as follows:

(i) Interest in the Company

Name	Type of interest	Number of shares held
Mr. Lee Wing Kan	Other <i>(Note)</i>	182,582,000
	Personal	6,500,000
Mr. Lee Wing Chan	Other <i>(Note)</i>	182,582,000
	Personal	6,500,000
Ms. Ching Mei Yee	Personal	14,300,000

(ii) Convertible Note

Name	Outstanding convertible notes to subscribe for Shares	Exercise Price
Simply Noble Limited <i>(Note)</i>	125,000,000	HK\$0.16

Note: The shares are legally and beneficially owned by Simply Noble Limited, a company ultimately and beneficially owned by the Simply Noble Trust. The Simply Noble Trust is a discretionary trust, the discretionary objects of which include Messrs. Lee Wing Kan and Lee Wing Chan.

Messrs. Lee Wing Kan and Lee Wing Chan have beneficial interests in their personal capacity in the following amounts of non-voting deferred shares in the following member companies of the Group:

Name	Yue Fung Development Company Limited	Benswick Development Limited	Gold Asia Realty Limited
Mr. Lee Wing Kan	2,500,000 shares of HK\$1 each	1 share of HK\$1	1 share of HK\$1
Mr. Lee Wing Chan	2,500,000 shares of HK\$1 each	1 share of HK\$1	1 share of HK\$1

Save as disclosed above, none of the directors or their associates had any personal, family, corporate or other interests in the share capital of the Company or any of its associated corporations as defined in the SDI Ordinance.