

INTERIM DIVIDEND

The directors have declared an interim dividend for the financial year ending 30 June 2001 in scrip form equivalent to HK\$0.10 per share with a cash option to shareholders registered on 9 April 2001.

Subject to the Listing Committee of The Stock Exchange of Hong Kong Limited granting listing of and permission to deal in the new shares, each shareholder will be allotted fully paid shares having an aggregate market value equal to the total amount which such shareholders could elect to receive in cash and that they be given the option to elect to receive payment in cash of HK\$0.10 per share instead of the allotment of shares. Full details of the interim scrip dividend will be set out in a letter to be sent to shareholders together with a form of election for cash on or about 18 April 2001.

BOOK CLOSE DATE

Book close dates (both days inclusive):	6 April 2001 to 12 April 2001
Latest time to lodge transfer with Share Registrar:	4:00 p.m. on 4 April 2001
Address of Share Registrar:	Central Registration Hong Kong Limited, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

The Company has not redeemed any of its listed securities during the six months ended 31 December 2000. Neither the Company nor any of its subsidiary companies has purchased or sold any of the Company's listed securities during the six months ended 31 December 2000.

CODE OF BEST PRACTICE

None of the directors of the Company is aware of any information that would reasonably indicate that the Company is not, or was not for any part of the accounting period covered by this interim report, in compliance 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.

DETAILS OF CHARGES ON GROUP ASSETS

As at 31 December 2000, the Group's fixed assets and properties held for development of HK\$12,540.7 million (30 June 2000: HK\$6,126.5 million), and HK\$471.7 million (30 June 2000: HK\$218.2 million) respectively have been pledged as securities for credit facilities granted to the Group.

The Group's interests in two jointly controlled entities with aggregate carrying value of HK\$618.7 million (30 June 2000: HK\$618.7 million) have been pledged as part of the securities to secure syndicated loan facilities granted to the jointly controlled entities.

Shares in a jointly controlled entity and advances in the form of subordinated loan, totalling HK\$443.7 million (30 June 2000: HK\$443.7 million) have been pledged as part of the security for credit facilities granted to that jointly controlled entity.