

ANNUAL RESULTS

I would like to present the annual results for Dong Jian Tech.Com Holdings Limited (the "Company") and its subsidiaries (the "Group") for the year ended 31 December 2000.

During the year under review, the Group records a turnover of approximately HK\$33 million with a net loss attributable to shareholders of approximately HK\$64 million as compared to last year's net profit of HK\$16 million. The drop in turnover and recording a loss for the year under review are mainly due to the following reasons: (i) the general decrease in market prices of commercial properties in Fuzhou city; (ii) the sales of the properties made during the year are all completed properties brought forward from last year and new properties being sold from new projects only commenced in fourth quarter of the year 2000; (iii) the increase in operating overheads as a result of the investments in new projects, Cangshan Hightech Industrial Park (the "CHIP") and website of *www.chinafortunes.net* of which the contribution from these two projects has not yet returned to the Group during the year; (iv) the Group has made compensation to customers for the delay in delivery of properties in towers 7, 8 and 9 of Mei Ju Court, Dong Hui Gardens and City Commercial Centre as a result of new building management regulations implemented in Fuzhou; and (v) the provision of doubtful debtors and net realisable value of properties as at year end.

DIVIDEND

The Board does not recommend the payment of any dividend (1999: Nil) in respect of the year.

BUSINESS REVIEW

Property Development and Management

During the year under review, the Group continued to sell remaining properties on hand. These include Dong Hui Gardens, City Commercial Centre and Blanco Gardens. Construction for the foundations of Tower 3 of Ya Ju Court, Dong Hui Gardens Phase II and Rong He Mansion is completed and the superstructure is under construction. These two projects are expected to be completed in 2002. To its great satisfaction, the accumulated sales of Tower 3 of Ya Ju Court have reached over 30% while the pre-sales of Rong He Mansion commenced in April 2001.

To further increase the competitiveness of the Group's properties and property management services, a new joint-venture company, Fuzhou Dong Yuan Technology Co. Ltd. ("Dong Yuan") was incorporated during the year under review, to provide the necessary technology to transform group properties into "Smart Houses". Dong Yuan is also engaged in the development of property management systems and other software to improve the quality of property management services provided by Fujian Tung On Property Management Co. Ltd, a wholly-owned subsidiary of the Company. Rong He Mansion will be the first project in Fuzhou to introduce the "Smart Houses" concept to customers.

The residential property market in Fuzhou has maintained steady growth during the year. Anticipating continuous growth in the demand for residential property in Fuzhou, the Group will continue to concentrate on developing residential properties in the coming year.

Cangshan Hightech Industrial Park, Fuzhou (“CHIP”)

A Sino-British joint-venture company, Fuzhou CHIP Planning and Management Co. Ltd., was established during the year under review to promote and market CHIP. CHIP consists of a total area of 8 sq. km, 0.6 sq. km of which was sold during the year. The promotion and marketing of CHIP commenced in May 2000. During the year, the Group participated in two trade fairs, “The Second Cross-Straits Fair for Scientific and Technological Achievement” and “The Fourth China Fair for International Investment and Trade” to promote CHIP. At the fairs, the Group established a number of connections with potential investors from Italy, the U.S., Taiwan and Hong Kong. In early 2001, specialists from EU and the U.K. Ambassador visited CHIP, confirming European investor interest in CHIP. Currently approximately 100 companies engaging in technology related businesses have moved into CHIP to set up their production plants. These companies include Alcatel, the French Telecommunications giant, 新通福光電纜 and 金山藥業 from Hong Kong, among others.

A roadshow took the message to overseas markets when the Group hosted an investment presentation in December 2000 in Taiwan. Subsequent to the Taiwan roadshow, a representative office was set up in Taipei. The Group has planned roadshows to promote CHIP in Taiwan, the U.S. and Europe in 2001.

CHIP Cyber Port (“CP”)

In May 2000, the Group, together with the Cangshan Administrative Office of Fuzhou Hi-Tech Park, decided to invest, construct, promote and market the CP. The CP project will consist of a Smart Cyber Port Tower, a CHIP Venture Centre, a business centre, telecommunications service facilities, a research centre, and a Cyber plaza (with associated retail, entertainment, education and exhibition facilities) and a residential area (Smart Town). Construction of Cyber Port Tower commenced on 29 May 2000 with completion estimated in 2002.

China Fortunes Network (www.chinafortunes.net)

Chinafortunes.net was launched on 1 July 2000. Approximately HK\$2 million had been invested in the project during the year under review. The website specializes in the provision of independent investigation services for corporations and the announcement of corporate rankings in the PRC in various industries, in addition to general corporate information. Several corporate rankings were announced during the year including “2000’s Top 500 PRC Industrial Corporations”, “2000’s Top Ten Brands PRC Consumer Products”, “2000’s Top 500 PRC Corporations in the Property Industry” and “2000’s Major Consumer Products in the PRC”, etc. This database of PRC corporations has been established and announcements of annual rankings of the PRC’s top 500 corporations will continue in 2001.

Apart from the provision of corporate information, the Group also organized the “China Fortunes” forum through China Fortunes Network Company Limited to promote business co-operation among enterprises in Greater China. The forum titled the “Hong Kong, Taiwan and PRC hi-tech industry future development and cooperation seminar” was hosted by the Group in January 2001 in Fuzhou. Additionally, the Group has developed an e-commerce platform for various industrial products.

Through China Fortunes Network, the Group will continue to offer business information provision services to PRC corporations, perform PRC market research, organize China Fortunes forums regularly and establish business websites for corporations.

Cancellation of an agreement in relation to a land acquisition

An agreement was entered into between 福州一化集團有限公司 (“一化集團”) and Fujian Dongjian Real Estate Company Limited (“Fujian Dongjian”), a wholly-owned subsidiary of the Company, on 13 October 2000 to cancel all the Preliminary and Supplemental Agreements entered into between both parties in respect of the land occupied by 一化集團 situated at 164 Fuma Road, Fuzhou city, Fujian Province, the PRC. The land was originally acquired with a development plan comprising commercial tower, commercial/residential composite tower, residential blocks, hotels and a shopping arcade. As 一化集團 was unable to deliver the land to Fujian Dongjian according to the previous agreements and in order to avoid the delays of the business development of both parties, 一化集團 and Fujian Dongjian agreed to cancel all the previous agreements.

一化集團 has refunded all the RMB30,000,000 deposits paid by Fujian Dongjian. The Group deems that the withdrawal from the project will not adversely affect the business and operations of the Group. The Group will continue to replenish the Group’s land bank if there is suitable land for development. The Group still has enough land bank reserves for development in the coming years.

FUTURE PLANS AND PROSPECTS

For the year under review, the Group had undergone a restructuring of its business focus and a consolidation of business for future growth. Looking ahead, the Group will continue to dedicate in the property development and technology related business, especially those that can enhance the competitiveness of the Group's property projects. In addition, the Group will strive to invest into information technology business.

The Directors anticipate that continuous growth of the PRC economy will lead to a strong demand for further improvement in living standards and growth in household income. Besides, the implementation of national housing reforms and the development of the bank mortgage financing in Mainland China for individual homebuyers will unleash a vast demand for residential housing. All these will stimulate the growth of the residential market in the PRC. In view of this, the Group will continue to grasp the opportunities to further develop the residential property business in Fuzhou. Through its joint-venture company, Fuzhou Dong Yuan Technology Co. Ltd., the Group will transform the residential properties into "Smart Houses", thus imposing additional value to the residential properties with technology. Rong He Mansion, which is expected to be completed in 2002, will be the first project in Fuzhou to introduce the "Smart Houses" concept to customers.

The imminent entry of China into WTO has encouraged foreign investors to enter the PRC market and set up offices in the PRC. With the geographical advantage of Fuzhou city, the favourable state policies granted by the government, effective operation systems and well-established infrastructure in the district, and the Group's solid experience in property development, the CHIP will become the gateway for foreign investors to explore high technology business in Fuzhou for higher returns. The Group will continue to invite foreign investors to invest in CHIP. Besides, the Group will leverage its experience in property development to seek for opportunities in the property development with Great Wall Broadband Network Services Limited and Tsinghua University in the broadband network construction.

As the Internet business arm of the Group, China Fortunes Network will continue to develop the corporate information provision service, corporate assessment service and market research, aiming at recruiting more corporate members and hence bringing in more income from the website. The Group will continue to organize the "China Fortunes" forum to promote business cooperation among investors in Greater China. In addition, China Fortunes began to provide website design, construction, hosting and maintenance services for its customers in second half year of 2000.

Looking forward, the Group will strive to strengthen the property development business, its core business, as well as other technology related business. With the redefined business focus, professional expertise, innovative spirit, a dedicated management team and prudent financial control, the Directors are confident that the Group will step towards a more positive future in the years to come.

APPOINTMENT OF A NEW DIRECTOR

The Board is pleased to announce that Mr. Chen Jian Wen joined the Board as a non-executive director effective from 23 March 2001. Mr. Chen Jian Wen has over eighteen years of experience in the computer industry in the PRC. Mr. Chen joined Start Technology Company Limited in 1999 as Executive Director and Chief Executive Officer. The Board is confident that Mr. Chen's invaluable knowledge and vision in the computer and high technology industry will contribute positively to the development of the Group's technology-related business.

APPRECIATION

On behalf of the Board of Directors and management, I would like to extend my deepest appreciation to our management and staff for their dedication and commitment in the past year. I would also like to thank all our shareholders for their support and confidence towards the Group.

NGAI Hor Ying

Chairman

Hong Kong, 26 April 2001