

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

DIRECTORS

James Sai-Wing Wong

Aged 63, was appointed as the Managing Director of the Company in 1985 and became the Chairman in 1990. He is the Chairman of Chinney Investments, Limited (“Chinney Investments”), a director of Chinney Holdings Limited and Lucky Year Finance Limited (“Lucky Year”), all being substantial shareholders of the Company. He is also the Chairman of Chinney Alliance Group Limited and Shun Cheong Holdings Limited and a director of Chun Wo Holdings Limited. Except Chinney Holdings Limited and Lucky Year, all the other companies are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). He was appointed a Justice of the Peace for Hong Kong in 1987.

Madeline May-Lung Wong

Aged 61, was appointed as a director of the Company in 1985. She is a director of Chinney Investments, Chinney Holdings Limited and Lucky Year, all being substantial shareholders of the Company. She is also a director of HKR International Limited. Chinney Investments and HKR International Limited are both listed on the Stock Exchange.

William Chung-Yue Fan

Aged 60, was appointed as a director of the Company in 1985. He is a solicitor in Hong Kong and a consultant to Fan & Fan, Solicitors. He is also a director of Chinney Investments, the substantial shareholder of the Company, which is listed on the Stock Exchange.

Herman Man-Hei Fung

Aged 63, was appointed as the General Manager of the Company in 1986, a director of the Company in 1988 and became the Managing Director in 1991. He is the Managing Director of Chinney Investments and a director of Chinney Holdings Limited and Lucky Year, all being substantial shareholders of the Company. He is also a director of Chinney Alliance Group Limited. Chinney Investments and Chinney Alliance Group Limited are both listed on the Stock Exchange. He has actively participated in the property investment and development business for the past 30 years and has extensive experience in finance, marketing, construction and general administration of the real estate business.

Roderick Sue-Cheun Wong

Aged 56, was appointed as a director of the Company in August, 2000. He is also a director of Chinney Investments, the substantial shareholder of the Company, which is listed on the Stock Exchange. He is Professor of Mathematics and Dean of the Faculty of Science and Engineering of the City University of Hong Kong. He is a Fellow of the Royal Society of Canada and holds a Ph.D. in Mathematics from the University of Alberta, Canada.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Daniel Chi-Wai Tse

Aged 66, was appointed as a non-executive director of the Company in 1993. He retired as the President and Vice-Chancellor of the Hong Kong Baptist University in June, 2001. He holds a Ph.D. in Physics from the University of Pittsburgh, USA. He was appointed a Justice of the Peace for Hong Kong in 1977 and was awarded a Gold Bauhinia Star in 1998.

Patrick Yen-Tse Tsai

Aged 75, was appointed as a non-executive director of the Company in 1998. He is a board member of the Airport Authority. He retired as the deputy chairman of Cathay Pacific Airways Limited, a director of Hong Kong Dragon Airlines Limited and the chairman of Cathay Pacific Catering Services (H.K.) Limited in June, 1998.

SENIOR MANAGEMENT

Dennis Kwok-Wing Cheung

Aged 50, joined the Company in 1995 and is the Deputy General Manager of the Company. He is also a director and the General Manager of Hon Kwok Land Investment (China) Limited, in charge of property development in Hong Kong and the PRC. He holds a MBA degree and a Diploma in Chinese Law from the University of East Asia, Macau and is a member of the Certified General Accountants Association of Ontario, Canada.

Peter Chi-Chung Luk

Aged 36, joined the Company in 1994 and is the Company Secretary and Financial Controller in charge of the company secretarial, financial and accounting aspects of the Group. He is also a director of Chinney Alliance Group Limited, which is listed on the Stock Exchange. He has 14 years experience in the accounting field. He holds a Bachelor's degree in Mathematics from The University of Hong Kong and a MBA degree from the Australian Graduate School of Management. He is also a fellow member of the Hong Kong Society of Accountants, the Association of Chartered Certified Accountants, the Hong Kong Institute of Company Secretaries and the Institute of Chartered Secretaries and Administrators.

SENIOR MANAGEMENT *(Continued)*

Jonathan Wai-Tak Chu

Aged 37, joined the Company in 1988 and is the Senior Property Manager in charge of investment properties in Hong Kong and overseas. He has 15 years experience in property investment and development. He holds a Bachelor's degree in Economic and Social Studies from the University of Manchester, United Kingdom.

Jason Chi-Kit Tso

Aged 36, joined the Company in 1998 and is the Deputy General Manager of Hon Kwok Land Investment (China) Limited. He has 13 years experience in the field of architecture, project management and property development. He is an Authorized Person under the list of architects. He holds a Bachelor's degree in Architecture from The University of Hong Kong and is a member of the Hong Kong Institute of Architects.

Thomas Hang-Cheong Ma

Aged 35, joined the Company in 1994 and is the Chief Accountant of the Company. He has 12 years experience in the accounting field. He holds a Bachelor's degree in Accountancy from the City University of Hong Kong and is a fellow member of the Association of Chartered Certified Accountants and an associate member of the Hong Kong Society of Accountants.