

**INDEPENDENT REVIEW REPORT
TO THE BOARD OF DIRECTORS OF
EMPEROR (CHINA CONCEPT) INVESTMENTS LIMITED**

INTRODUCTION

We have been instructed by the Company to review the interim financial report set out on pages 4 to 12.

DIRECTORS' RESPONSIBILITIES

The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial report to be in compliance with Statement of Standard Accounting Practice No. 25 "Interim Financial Reporting" issued by the Hong Kong Society of Accountants and the relevant provisions thereof. The interim financial report is the responsibility of, and has been approved by the directors of the Company.

REVIEW WORK PERFORMED

We conducted our review in accordance with Statement of Auditing Standards 700 "Engagements to Review Interim Financial Reports" issued by the Hong Kong Society of Accountants, except that the scope of our review was limited as explained below.

A review consists principally of making enquiries of management of the Company and its subsidiaries and applying analytical procedures to the interim financial report and based thereon, assessing whether the accounting policies and presentation have been consistently applied unless otherwise disclosed. A review excludes audit procedures such as tests of controls and verification of assets, liabilities and transactions. It is substantially less in scope than an audit and therefore provides a lower level of assurance than an audit. Accordingly we do not express an audit opinion on the interim financial report.

The scope of our review was limited because we have not been able to perform any review procedures on the management accounts of Canlibol Holdings Limited and its subsidiary, Beijing Peony Garden Apartment House Co., Ltd. (collectively referred to as the "Canlibol Group") made up to September 30, 2001. Since January 2001, the Group has been unable to exercise its rights as a controlling shareholder of the Canlibol Group. As at September 30, 2001, the consolidated balance sheet of the Group includes unconsolidated interests in the Canlibol Group amounting to approximately HK\$726,570,000. However, we were unable to obtain reliable financial information relating to the Canlibol Group as at that date.

Against this background, we were unable to assess whether any further impairment loss should be recognised in respect of the Group's unconsolidated interests in the Canlibol Group as at September 30, 2001.

INABILITY TO REACH A REVIEW CONCLUSION

Because of the significance of the possible effect of the limitation in evidence available to us as set out in the "Review work performed" section, we are unable to reach a review conclusion as to whether material modifications should be made in the interim financial report for the six months ended September 30, 2001.

Deloitte Touche Tohmatsu

Hong Kong, December 14, 2001