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NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of Company will be held at Rooms 2505-8, 25th Floor, World-wide House, 19 Des Voeux Road Central, Hong Kong on 30th April 2002 at 11:30 a.m. for the following purposes:

- 1. To receive and consider the Audited Accounts and the Reports of the Directors and Auditors for the year ended 31st December 2001;
- 2. To declare a final dividend;
- 3. To re-elect Directors and to fix the Directors' remuneration;
- 4. To re-appoint Auditors and to authorise the Directors to fix their remuneration;
- 5. To consider as special business and, if thought fit, pass with or without amendments, the following resolution as a special resolution:

"THAT "美聯物業 (集團) 有限公司" be adopted as the Company's Chinese name for the purpose of registration in Hong Kong."

By order of the Board CHAN Kin Chu, Harry Company Secretary

Hong Kong, 19th March 2002

Notes:-

- 1. A member of the Company entitled to attend and vote at the meeting convened by the above notice is entitled to appoint one or more proxies to attend and vote in his stead. A proxy need not be a member of the Company.
- 2. In order to be valid, a form of proxy must be deposited at the Company's Hong Kong Branch Share Registrar, Abacus Share Registrars Limited at 5th Floor, Wing On Centre, 111 Connaught Road Central, Hong Kong, together with a power of attorney or other attorney, if any, under which it is signed or a notarially certified copy of that power of attorney, not less than 48 hours before the time for holding the meeting or adjourned meeting.
- 3. The register of members of the Company will be closed from Wednesday, 24th April 2002 to Tuesday, 30th April 2002, both days inclusive, during which period no transfer of shares of the Company will be effected. All transfers accompanied by the relevant certificates must be lodged with the Company's Hong Kong Branch Share Registrar, Abacus Share Registrars Limited at 5th Floor, Wing On Centre, 111 Connaught Road Central, Hong Kong not later than 4:00 p.m. on 23rd April 2002.
- 4. The above Resolution 5 relates to the adoption of a Chinese name by the Company. As the Company is a company incorporated in Bermuda, only its English name appears in its Certificate of Incorporation. Accordingly, the Company has been registered as an oversea company in its English name only under Part XI of the Hong Kong Companies Ordinance. The Chinese name now appears in the Company's documents has been used as a Chinese translation of its English name. As an oversea company is now allowed to register a Chinese name in Hong Kong notwithstanding the fact that only the English name of a company appears in the Certificate of Incorporation, the Directors propose the adoption of the Chinese name to formalize its use by the Company in Hong Kong.