The directors present their report and the audited financial statements of the Company and the Group for the year ended 31 March 2002.

## PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Details of the principal activities of the subsidiaries are set out in note 14 to the financial statements. There were no changes in the Group's principal activities during the year.

## SEGMENT INFORMATION

An analysis of the Group's turnover and contribution to loss from operating activities by principal activity and geographical area of operation for the year ended 31 March 2002 is set out in note 5 to the financial statements.

### RESULTS

The Group's loss for the year ended 31 March 2002 and the state of affairs of the Company and the Group at that date are set out in the financial statements on pages 26 to 58.

## SUMMARY FINANCIAL INFORMATION

The following is a summary of the published results and of the assets, liabilities and minority interests of the Group for the five financial years ended 31 March 2002.

		Year			
	2002	2001	2000	1999	1998
RESULTS	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
TURNOVER	19,117	14,095	29,353	195,618	865,578
OPERATING PROFIT/(LOSS)	(10,874)	33,760	(110,485)	(106,565)	(560,557)
Share of loss of an associate					(101)
PROFIT/(LOSS) BEFORE TAX	(10,874)	33,760	(110,485)	(106,565)	(560,658)
Tax			(89)	255	(30)
PROFIT/(LOSS) BEFORE					
MINORITY INTERESTS	(10,874)	33,760	(110,574)	(106,310)	(560,688)
Minority interests	14	5			
NET PROFIT/(LOSS)					
ATTRIBUTABLE					
TO SHAREHOLDERS	(10,860)	33,765	(110,574)	(106,310)	(560,688)

## SUMMARY FINANCIAL INFORMATION (Continued)

	As at 31 March					
	2002	2001	2000	1999	1998	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
ASSETS, LIABILITIES AND MINORITY INTERESTS						
TOTAL ASSETS	22,459	19,308	13,900	69,665	260,950	
TOTAL LIABILITIES	(16,803)	(18,368)	(604,761)	(549,952)	(634,927)	
MINORITY INTERESTS	(728)	(40)	_			
NET ASSETS/(LIABILITIES)	4,928	900	(590,861)	(480,287)	(373,977)	

## FIXED ASSETS

Details of movements in the fixed assets of the Group are set out in note 13 to the financial statements.

## CONVERTIBLE NOTES

Particulars of the Company's and the Group's convertible notes at the balance sheet date are set out in note 21 to the financial statements.

## SHARE CAPITAL, SHARE OPTIONS AND WARRANTS

Details of movements in the share capital, share options and warrants of the Company during the year, together with the reasons therefor, are set out in note 23 to the financial statements.

There are no provisions for pre-emptive rights under the Company's bye-laws or the laws of Bermuda which would oblige the Company to offer new shares on a pro rata basis to its existing shareholders.

## RESERVES

Details of movements in the reserves of the Company and of the Group during the year are set out in note 24 to the financial statements.

### DISTRIBUTABLE RESERVES

At 31 March 2002, the Company did not have any reserves available for cash distribution and/or distribution in specie, as calculated in accordance with the Companies Act 1981 of Bermuda (as amended).

## MAJOR CUSTOMERS AND SUPPLIERS

In the year under review, sales to the Group's five largest customers, excluding the Government, accounted for approximately 53% (2001: 42%) of the total sales for the year, and sales to the largest customer included therein amounted to approximately 18% (2001: 15%). Purchases from the Group's five largest suppliers accounted for approximately 42% (2001: 38%) of the total purchases for the year, and purchases from the largest supplier included therein amounted to approximately 17% (2001: 11%).

Apart from as disclosed under the heading "Connected Transactions" below, none of the directors of the Company, or any of their associates or any other shareholders, which to the best knowledge of the directors own more than 5% of the Company's issued share capital, had any beneficial interest in the Group's five largest customers or five largest suppliers.

## DIRECTORS

The directors of the Company during the year and up to the date of this report are as follows:

<b>Executive directors:</b>	
Wang Ke Duan	(Chairman)
Tjia Boen Sien	(Managing Director and Deputy Chairman)
Wang Jing Ning	
Keung Kwok Cheung	
Kong Kwok Fai	
Song Sio Chong	
Non-executive director:	
Siu Kam Chau	(resigned on 26 September 2001)
Independent non-executive dir	ectors:
Siu Man Po	(appointed on 26 September 2001)
Wong Sin Yee	
Kwan Wan Fung	(resigned on 26 September 2001)

In accordance with clause 102(B) of the Company's bye-laws, all of the existing directors will retire and, being eligible, will offer themselves for re-election at the forthcoming annual general meeting.

## DIRECTORS' SERVICE CONTRACTS

No director proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable by the Company within one year without payment other than statutory compensation.

## DIRECTORS' INTERESTS IN CONTRACTS

Except as detailed in note 28 to the financial statements, no director had a material beneficial interest in any contract of significance to the business of the Group to which the Company, or any of its holding companies, fellow subsidiaries or subsidiaries was a party during the year.

### DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES

#### **Executive directors**

**WANG Ke Duan**, aged 71, joined the Group in August 2000 and is the Chairman of the Group. He has over 47 years' experience in the construction engineering industry in the PRC and Hong Kong. He is currently responsible for the daily operations of the Group.

**TJIA Boen Sien**, aged 58, joined the Group in August 2000. He is the Managing Director and Deputy Chairman of the Group. Mr. Tjia is responsible for the overall corporate strategy and the daily operations of the Group, including business development and overall management. He graduated from the Fujian Overseas Chinese University in the PRC. Mr. Tjia is well-respected and has established connections in the PRC construction industry through his extensive experience. He has over 19 years' experience in the construction industry in the PRC and Hong Kong. Mr. Tjia is the Vice Chairman and committee member of Zhan Tian You Civil Engineering Development for Science and Technology; a member of China Civil Engineering Society, PRC; a corporate member of the Chartered Institute of Building and a member within the Project Management Section, Architecture & Surveying Institute in the United Kingdom.

**WANG Jing Ning**, aged 46, joined the Group in August 2000 and is an executive director of the Group. Mr. Wang has over 22 years' experience in hotel management and construction engineering in the PRC and Hong Kong. He is currently responsible for managing the Group's projects in the PRC.

**KEUNG Kwok Cheung**, aged 44, joined the Group in September 2000. He is an executive director of the Group. He has over 20 years' experience in the field of civil and structural engineering and building project management. He also holds an Associateship in Civil and Structural Engineering from the Hong Kong Polytechnic University and a Master's degree in Business Administration from the University of East Asia in Macau. He is a member of Civil Engineering & Architectural Society of Guangdong Province, PRC and is a member of the China Civil Engineering Society, PRC.

## DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES (Continued)

### Executive directors (Continued)

**KONG Kwok Fai**, aged 40, joined the Group in September 2000. He is an executive director of the Group. He holds a Master's degree in civil and structural engineering from the University of Sheffield in the United Kingdom and is a member of the Association for Project Management in the United Kingdom; a member of the Civil Engineering Society of China, PRC and a member of the Civil Engineering & Architectural Society of Guangdong Province, PRC.

**SONG Sio Chong**, aged 47, joined the Group in September 2000. He is an executive director of the Group. He has 23 years' professional experience in structural design, site supervision and contract management. He is a Chartered Structural Engineer and Registered Professional Engineer. Other than academic qualification in Civil and Structural Engineering, he holds LLB, LLM and LLD in PRC Law from Peking University.

#### Independent non-executive directors

**SIU Man Po**, aged 64, obtained his MSc in Civil Engineering in 1963 from Auburn University in Auburn, Alabama, USA. Mr. Siu has extensive experience in construction field including construction of Tsing Yi Power Stations in 1966-1977, MTR stations in 1977-1987 and Hong Kong Baptist University campus development in 1989-1999. Mr. Siu is a Fellow Member of the Hong Kong Institution of Engineers, American Society of Civil Engineers, the Hong Kong Institute of Facility Management and the Hong Kong Institute of Directors. Mr. Siu is currently the Managing Directors of Ho Wang Siu Mak Management Ltd.

**WONG Sin Yee**, aged 42, graduated from the University of Hong Kong in 1982. She has extensive experience in property and construction matters in Hong Kong and the PRC. Miss Wong was admitted as a solicitor of the Supreme Court of Hong Kong in 1992 and has worked as an in-house lawyer and consultant since then. Miss Wong is now the principal of Messrs. S.Y. Wong & Co. specialising in commercial and corporate law.

### Senior Management

**LO Wing Ling**, aged 42, joined the Group in 1984. He is a director of Kenworth Engineering Limited and in-charge of the engineering division of the Group. He is responsible for the planning and co-ordination of projects which cover the co-ordination of engineering resources, progress monitoring and work performance. Mr. Lo has over 20 years' experience in environmental engineering and building services work. He holds a Bachelor of science degree in mechanical engineering and a Bachelor of arts degree in business studies. He is also a director of The Hong Kong Project Management Exchange Centre.

## DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES (Continued)

### Senior Management (Continued)

**WONG Chi Kwong**, aged 42, joined the Group in September 2000. He is a general manager of the Group and is responsible for managing the whole engineering business development of the organisation. He has over 20 years' experience in the building services engineering field. He holds a Bachelor degree in Electrical & Electronic Engineering from the Brighton Polytechnic University in the United Kingdom. He is a Chartered Engineer and Registered Professional Engineer in both electrical and building services disciplines. He is a member of Institution of Electrical Engineers, a member of Chartered Institution of Building Services Engineers, a member of Hong Kong Institution of Engineers, a member of Association for Project Management and an associate member of Association of British Theatre Technicians. He is also an EMSD Registered Electrical Worker with grade C0.

**LI Ngan Mei**, aged 41, joined the Group in August 2000 and is the administration manager of the Group. She has more than 17 years' experience in personnel and administration management.

**ONG Chi King**, aged 29, joined the Group in August 2000. He is the financial controller and company secretary of the Group. He is responsible for the overall supervision on the accounting, finance and company secretarial functions of the Group. He holds a Bachelor degree in business administration from the Hong Kong University of Science and Technology. He is an associate of the Association of Chartered Certified Accountants and an associate of the Hong Kong Society of Accountants.

**KWOK Koon Keung**, aged 34, joined the Group in August 2000. He is a deputy contracts manager of the Group and is responsible for tender preparation and submission, preparation of payment application, measurement and cost estimates and settlement of final account. He has over 12 years' experience in the field. He holds a Bachelor of Science in Building from South Bank University. He is a Professional Associate Member of The Royal Institute of Chartered Surveyors.

**CHAN Kam Tong**, aged 34, joined the Group in April 2001. He is a project manager of Kenworth Engineering Ltd. and is responsible for tendering, project administration and business development. He has over 11 years' experience in the building services field. He is procuring an Engineering Doctorate degree in electronic and information technology in the Hong Kong Polytechnic University. He holds a Master of Science degree in engineering from the University of Hong Kong and a Bachelor of Engineering degree in electrical & electronic engineering from the Newcastle Upon Tyne Polytechnic, U.K. He is a Chartered Engineer, registered electrical worker (Grade C0, H0) in EMSD, a member of the Institution of Electrical Engineers and the Hong Kong Institution of Engineers. He is also a Vice Chairman of Young Member Group of CIBSE, Hong Kong Branch.

# DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES (Continued)

### Senior Management (Continued)

**WONG Ka Yan**, aged 29, joined the Group in April 2001. She is the assistant financial controller of the Group. She is responsible for assisting the financial controller in monitoring all of the Group's accounting and finance functions. She holds a Bachelor degree in commerce from the University of Adelaide. She is a certified public accountant of CPA Australia. Before joining the Group, she had several years' experience with an international accounting firm.

## DIRECTORS' INTERESTS IN SHARES, CONVERTIBLE NOTES AND WARRANTS

As at 31 March 2002, the interests of the Company's directors and their respective associates in the issued share capital, convertible notes and warrants of the Company and its associated corporations as recorded in the register maintained by the Company pursuant to Section 29 of the Securities (Disclosure of Interests) Ordinance (the "SDI Ordinance") were as follows:

#### (a) The Company

Nome of dimeter	Noture of interest	Number of shouse	Principal amount of
Name of director	Nature of interest	Number of shares	convertible notes
Tjia Boen Sien Wang Jing Ning	Corporate (Note) Corporate (Note)	479,581,399 479,581,399	HK\$1,609,948 HK\$1,609,948
		,	

The interests of the directors in the share options of the Company are separately disclosed in the section "Directors' rights to acquire shares or debentures" below.

Note: 479,581,399 shares, representing 55.6% of the issued share capital of the Company, and convertible notes with a principal amount of HK\$1,609,948, are held by Super Win Development Limited ("Super Win"), a wholly-owned subsidiary of Deson Development International Holdings Limited ("Deson"). Approximately 41.09% of the issued share capital of Deson is owned by Sparta Assets Limited ("Sparta Assets"), a company incorporated in the British Virgin Islands. Mr. Tjia Boen Sien and Mr. Wang Jing Ning own 80% and 10% of the issued share capital of Sparta Assets, respectively.

## DIRECTORS' INTERESTS IN SHARES, CONVERTIBLE NOTES AND WARRANTS (Continued)

#### (b) Associated corporations

Deson

		Number of	Number of
	Nature of	shares	warrants
Name of directors	interest	held	held
			(Note 2)
Tjia Boen Sien	Corporate (Note 1)	1,968,750,000	24,375,000
	Personal	124,470,000	200,000
Wang Jing Ning	Corporate (Note 1)	1,968,750,000	24,375,000
	Personal	15,330,000	_
Wang Ke Duan	Personal	5,600,000	_
Keung Kwok Cheung	Personal	7,000,000	110,000
Kong Kwok Fai	Personal	5,000,000	_
Song Sio Chong	Personal	3,000,000	_
Siu Man Po	Personal	1,500,000	_

*Note:* 1. Sparta Assets, a company incorporated in the British Virgin Islands, was beneficially interested in 1,968,750,000 shares of Deson. Mr. Tjia Boen Sien and Mr. Wang Jing Ning own 80% and 10% of the issued share capital of Sparta Assets, respectively.

2. The warrants were expired on 31 December, 2001.

Save as disclosed above and in the section "Directors' rights to acquire shares or debentures" below, none of the directors or their associates had any personal, family, corporate or other interest in the equity or debt securities of the Company or any of its associated corporations as defined in the SDI Ordinance.

## SHARE OPTION SCHEME

The Company operates a share option scheme (the "Option Scheme") for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group's operations. Eligible participants of the Option Scheme include full-time employees (including executive directors) of the Group. The Option Scheme became effective on 4 April 1997 and, unless otherwise amended or altered, will remain in force for 10 years from that date.

## SHARE OPTION SCHEME (Continued)

The maximum number of unexercised share options currently permitted to be granted under the Option Scheme is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at any time. The maximum number of shares issuable under share options to each eligible participant in the Option Scheme is limited to 25% of the aggregate number of shares for the time being issued and are issuable under the Option Scheme.

The offer of a grant of share options may be accepted within 28 days from the date of the offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The exercise period of the share options granted is determinable by the directors, and commences after a certain vesting period and ends on a date which is not later than three years from the date of the offer of the share options or the expiry date of the Option Scheme, if earlier.

The exercise price of the share options is determinable by the directors at their discretion and will be the higher of a price being not less than 80% of the average of the closing prices of the shares on The Stock Exchange of Hong Kong Limited for the five trading days immediately preceding the offer date, and the nominal value of the shares of the Company.

At 31 March 2002, no share options were outstanding under the Option Scheme and none of the Company's directors and none of the Group's employees were granted share options during the year.

## DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Deson, the ultimate holding company of the Company, has granted options to acquire Deson's ordinary shares in favour of certain directors pursuant to Deson's share option scheme. Deson granted 81,000,000 share options to the directors of the Company during the year. The following share options were outstanding during the year.

	At 1	Granted	Exercised	At 31	Date of grant of		Exercise price	Price of Des	son's shares
Name of director	April 2001	during the year	during the year	March 2002	share options	Exercise period of share options	of share option HK\$	At grant date of options HK\$	At exercise date of options <i>HK\$</i>
Wang Ke Duan	2,000,000	3,000,000	-	2,000,000 3,000,000	23 Oct 00 23 Jul 01	23 Apr 01 to 22 Apr 03 23 Jan 02 to 22 Jan 04	0.0384 0.03088	0.055 0.039	-
	2,000,000	3,000,000		5,000,000					
Tjia Boen Sien	6,000,000 _ _	26,000,000 35,000,000	(6,000,000 )	26,000,000 35,000,000	23 Oct 00 23 Jul 01 29 Aug 01	23 Apr 01 to 22 Apr 03 23 Jan 02 to 22 Jan 04 29 Feb 02 to 28 Feb 04	0.0384 0.03088 0.02864	0.055 0.039 0.037	0.043
	6,000,000	61,000,000	(6,000,000)	61,000,000					
Wang Jing Ning	3,000,000	5,000,000	-	3,000,000 5,000,000	23 Oct 00 23 Jul 01	23 Apr 01 to 22 Apr 03 23 Jan 02 to 22 Jan 04	0.0384 0.03088	0.055 0.039	-
	3,000,000	5,000,000		8,000,000					
Keung Kwok Cheung	6,000,000	-	(1,300,000) (4,700,000)	-	23 Oct 00	23 Apr 01 to 22 Apr 03	0.0384	0.055	0.050 0.047
		5,000,000		5,000,000	23 Jul 01	23 Jan 02 to 22 Jan 04	0.03088	0.039	-
	6,000,000	5,000,000	(6,000,000)	5,000,000					
Kong Kwok Fai	5,000,000	4,000,000		5,000,000 4,000,000	23 Oct 00 23 Jul 01	23 Apr 01 to 22 Apr 03 23 Jan 02 to 22 Jan 04	0.0384 0.03088	0.055 0.039	-
	5,000,000	4,000,000		9,000,000					
Siu Kam Chau	5,000,000		(5,000,000)		23 Oct 00	23 Apr 01 to 22 Apr 03	0.0384	0.055	0.043
Song Sio Chong	1,500,000	3,000,000	(1,500,000 )	3,000,000	23 Oct 00 23 Jul 01	23 Apr 01 to 22 Apr 03 23 Jan 02 to 22 Jan 04	0.0384 0.03088	0.055 0.039	0.047
	1,500,000	3,000,000	(1,500,000)	3,000,000					
	28,500,000	81,000,000	(18,500,000)	91,000,000					

Save as disclosed above, at no time during the year were rights to acquire benefits by means of the acquisition of shares in or debentures of the Company granted to any director or their respective spouse or children under 18 years of age, or were any such rights exercised by them; or was the Company, any of its holding companies or its subsidiaries or fellow subsidiaries a party to any arrangement to enable the directors to acquire such rights in any other body corporate.

### SUBSTANTIAL SHAREHOLDERS

As at 31 March 2002, according to the register maintained by the Company pursuant to Section 16(1) of the SDI Ordinance, the following persons were, directly or indirectly, beneficially interested in 10% or more of the issued share capital of the Company.

Name of shareholder	Number of shares	Percentage of issued share capital
Super Win	479,581,399 (Note)	55.6%
Deson Development Holdings Limited	479,581,399 (Note)	55.6%
Deson	479,581,399 (Note)	55.6%
Sparta Assets	479,581,399 (Note)	55.6%

*Note:* Super Win holds 479,581,399 shares in the Company. By virtue of Super Win being a wholly-owned subsidiary of Deson Development Holdings Limited ("DDHL"), and DDHL being a wholly-owned subsidiary of Deson, and Sparta Assets being beneficially interested in 41.09% of the issued share capital of Deson, each of DDHL, Deson and Sparta Assets is deemed to be interested in the 479,581,399 shares held by Super Win.

Save as disclosed above, no person had registered as having an interest of 10% or more in the issued share capital of the Company that was required to be recorded under Section 16(1) of the SDI Ordinance.

## PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES

Neither the Company, nor any of its subsidiaries purchased, redeemed or sold any of the Company's listed securities during the year.

## CONNECTED TRANSACTIONS

The Group had the following material connected transactions during the year.

		Group		
		2001		
	Notes	HK\$'000	HK\$'000	
Construction contracting revenue	(a)	3,502	_	
Service fees	<i>(b)</i>		1,200	

## CONNECTED TRANSACTIONS (Continued)

Notes:

- (a) The construction contracts with total contract sum of HK\$6,942,160 were entered into under the terms and conditions set out in the construction contracts between Deson Development Limited, an indirectly wholly-owned subsidiary of Deson, and the Group on 14 January 2002. The directors believe that these connected transactions enable the Group, and Deson and its subsidiaries to achieve synergy through vertical integration and be for the mutual benefits of the two groups.
- (b) On 5 July 2000, the Company executed a service contract (the "Service Contract") with Sincere Place Limited ("Sincere Place") which provides management and administrative services, in consultation with the board of the Company in respect of the Group's debt restructuring. Under the Listing Rules, Sincere Place is an associate of Leung Yat Tung, a former director of the Company. Under the Service Contract, Sincere Place's services are charged to the Group at a monthly fee of HK\$300,000 with a lump sum payment of HK\$1,200,000 payable to Sincere Place upon the successful completion of the Group's debt restructuring.

The Stock Exchange has granted conditional waivers to the Company for the connected transactions in note (a) above from strict compliance with the connected transactions requirements as set out in the Listing Rules for the three financial years ending 31 March 2004. The connected transactions have obtained the approval of the Company's board of Directors.

The independent non-executive directors of the Company have reviewed and confirmed that the aggregate revenue for the year ended 31 March 2002 did not exceed HK\$150 million for the connected transactions in note (a) above, and that such transactions were:

- (i) conducted on normal commercial terms and in the ordinary and usual course of business of the Group;
- (ii) conducted on terms no less favourable than those made available by the Group to independent third parties; and
- (iii) fair and reasonable as the shareholders of the Company are concerned.

The auditors of the Company (as required by the Stock Exchange in its letter dated 2 January 2002), have also reviewed the connected transactions and have confirmed that these transactions met the conditions imposed by the Stock Exchange under the conditional waiver.

## COMPLIANCE WITH THE CODE OF BEST PRACTICE

In the opinion of the directors, the Company complied with the Code of Best Practice, as set out in Appendix 14 of the Listing Rules of The Stock Exchange of Hong Kong Limited, throughout the accounting period covered by this annual report, except that the independent non-executive directors of the Company are not employed for specific terms, but are subject to retirement by rotation and re-election at the annual general meetings of the Company in accordance with the Company's bye-laws.

## AUDIT COMMITTEE

The Company has an audit committee which was established in accordance with the requirements of the Code of Best Practice, for the purposes of reviewing and providing supervision over the Group's financial reporting process and internal controls. The audit committee comprises the two independent non-executive directors of the Company.

## AUDITORS

Ernst & Young retire and a resolution for their reappointment as auditors of the Company will be proposed at the forthcoming annual general meeting.

ON BEHALF OF THE BOARD

**Tjia Boen Sien** Managing Director and Deputy Chairman

Hong Kong 30 May 2002