

DIRECTORS' INTEREST

- (a) As at 30th September, 2002, the interests of the Directors in the shares of the Company recorded in the register maintained by the Company pursuant to Section 29 of the Securities (Disclosure of Interests) Ordinance ("SDI Ordinance") were as follows:

Name of Director	Number of Ordinary Shares of HK\$0.50 each			
	Personal interests	Family interests	Corporate interests	Other interests
Chan Sui Kau	4,216,464	2,666,236	3,740,820	(i(a))
Chan Wing Fui, Peter	324,068	56,000	-	(i) & (ii)
Chan Wing Kee	1,174,416	138,904	-	(i) & (ii) & (iii)
Chan Wing To	1,956,036	-	-	(i) & (ii) & (iii)
Chan Wing Sun, Samuel	7,496	-	-	(i) & (ii)
Yeung Wing Tak	1,446,200	-	265,364	-
Chan Wing Chak, David	21,792	-	1,520,000	(i(a)) & (iii)
Chan Suk Ling, Shirley	1,152,544	16,000	-	(i)
Chan Suk Man	1,023,420	208	-	(i) & (iii)
Takashi Inoue	-	-	-	-
Leung Hok Lim	-	-	-	-
Wong Lam	-	-	-	-

- (i) (a) An aggregate of 19,827,808 shares of the Company were held under various trusts and companies established for the benefit of members of the Chan family including Messrs Chan Sui Kau, Chan Wing Fui Peter, Chan Wing Kee, Chan Wing To, Chan Wing Sun Samuel and Chan Wing Chak David, Madam Chan Suk Ling Shirley and Madam Chan Suk Man.
- (b) 34,595,908 shares of the Company were held by Joycome Limited, which is beneficially owned by certain Directors of the Company, namely, Messrs Chan Wing Fui Peter, Chan Wing Kee, Chan Wing To and Chan Wing Sun Samuel, Madam Chan Suk Ling Shirley and Madam Chan Suk Man.
- (ii) 1,574,480 shares of the Company were held by Hearty Development Limited which is beneficially owned by Messrs Chan Wing Fui Peter, Chan Wing Kee, Chan Wing To and Chan Wing Sun Samuel.
- (iii) 1,589,000 shares of the Company were held by Super Team International Limited which is beneficially owned by Messrs Chan Wing Kee, Chan Wing To, Chan Wing Chak David, Madam Chan Suk Man and certain members of the Chan family.

DIRECTORS' INTEREST *(Continued)*

- (b) Save as disclosed herein, none of the Directors has or has had any interest, either directly or indirectly, in the equity or debt securities of the Company and its associated corporations which requires notification to the Company and the Stock Exchange pursuant to section 28 of the SDI Ordinance (including interests which they are deemed or taken to have under section 31 or Part I of the Schedule of the SDI Ordinance) or which requires, pursuant to section 29 of the SDI Ordinance, to be entered in the register referred to therein or which would be required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of the Listed Companies.

SUBSTANTIAL SHAREHOLDERS

As at 30th September, 2002, no person and corporation (other than the Directors or chief executive of the Company) was, so far as is known to the Directors, directly or indirectly, interested in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances as general meetings of the Group and any options in respect of such capital.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities during the period ended 30th September, 2002.

CODE OF BEST PRACTICE

The Company has complied with the Code of Best Practice, as set out by The Stock Exchange of Hong Kong Limited in Appendix 14 to the Listing Rules throughout the period, except that the Non-executive Directors of the Company were not appointed for a specific term but are subject to rotation in Annual General Meeting pursuant to Articles 95 and 104 of the Company's Articles of Association.

AUDIT COMMITTEE

The audit committee, which consists of two Independent Non-executive Directors of the Company, has reviewed with management the accounting principles and practices adopted by the Group and discussed auditing, internal controls and financial reporting matters including a review of the unaudited Interim Accounts for the six months ended 30th September, 2002.

By Order of the Board
Chan Sui Kau
Chairman

Hong Kong, 18th December, 2002