

INVESTMENT PROPERTY

AT 31ST DECEMBER, 2002

Details of the Group's investment property at 31st December, 2002 are as follows:

Location	Approximate gross floor area	Term of lease	Type of use	Group's interest
Winsome Commercial Building Nos. 2-8 Tai Cheung Street, Yuen Long, New Territories, Hong Kong Yuen Long Town Lot No. 298	42,665 sq. ft.	Medium-term lease	Commercial	100%