

DISCLOSURE PURSUANT TO PRACTICE NOTE 19 OF THE LISTING RULES

As at 30 September 2003, the aggregate amount of advances made by the Group to its associates was approximately HK\$206,269,000, which represents approximately 169% of the net asset value of the Group as at 30 September 2003.

The proforma balance sheet of associates, Goodwill (Overseas) Limited and Success Project Investments Limited, as at 30 September 2003 disclosed in accordance with 3.10 of the Practice Note 19 of the Listing Rules are as follows:

	30 September 2003 (Unaudited) HK\$'000
Non-current assets	752,824
Current assets	5,789
Current liabilities	(11,268)
Net current liabilities	(5,479)
Non-current liabilities	(678,274)
Minority interest	(34,536)
Net assets	<u>34,535</u>
Group's share of net assets	<u><u>12,303</u></u>

PUBLICATION OF INFORMATION ON THE STOCK EXCHANGE'S WEBSITE

All the information on the Company's interim results as required by paragraphs 46(1) to 46(6) inclusive of Appendix 16 to the Listing Rules will be published on the website of the Stock Exchange of Hong Kong Limited as soon as practicable.

By order of the Board
Li Tiefeng
Executive Director

Hong Kong, 23 December 2003