

DIRECTOR'S INTERESTS IN SHARES AND UNDERLYING SHARES

At 30th June 2004, the interests of the directors and chief executives in the shares of the Company and its associated corporations disclosed pursuant to Section 352 of the Securities and Futures Ordinance ("SFO") were as follows:

Long position in the shares of the Company

Ordinary shares of HK\$0.1 each in World Trade Bun Kee Ltd.

| | Corporate Interests | Other interests | Total |
|--|--------------------------------|----------------------------|--------------|
| Tsang Sik Yin, Eric (<i>Notes 1 & 5</i>) | 136,926,000 | – | 136,926,000 |
| Tsang Chung Yin (<i>Notes 2 & 5</i>) | 122,400,000 | 14,364,000 | 136,764,000 |
| Tsang Ngan Chung (<i>Notes 3 & 5</i>) | 122,400,000 | 14,364,000 | 136,764,000 |
| Tsang Yin (<i>Notes 4 & 5</i>) | 122,400,000 | 14,346,000 | 136,746,000 |

Notes:

- (1) Click Fort Limited is a company incorporated in the British Virgin Islands, the entire issued share capital of which is owned by Mr. Tsang Sik Yin, Eric. Click Fort Limited directly held 14,526,000 shares in the Company.
- (2) Jong Yee Limited is the trustee of the Jong Yee Unit Trust. All units of the Jong Yee Unit Trust are owned by the Karny Trust, the discretionary beneficiaries of which are family members of Mr. Tsang Chung Yin. Jong Yee Limited directly held 14,364,000 shares in the Company.
- (3) Kingsville Inc. is the trustee of Kingsville Unit Trust. All units of the Kingsville Unit Trust are owned by Fungming Trust, the discretionary beneficiaries of which are family members of Dr. Tsang Ngan Chung. Kingsville Inc. directly held 14,364,000 shares in the Company.
- (4) Manhattan Properties Limited is owned by St. George's Trust Company Limited which is the trustee of the Manhattan Trust, the discretionary beneficiaries of which are family members of Mr. Tsang Yin. Manhattan Properties Limited directly held 14,346,000 shares in the Company.

(5) On Top Industrial Limited (“On Top”), a company incorporated in the British Virgin Islands, held 122,400,000 shares in the Company. On Top is beneficially owned as to 25% by Click Fort Limited, as to 25% by Jong Yee Limited, as to 25% by Kingsville Inc. and as to 25% by Manhattan Properties Limited.

None of the directors and the chief executive of the Company had any short position in the shares, underlying shares or debentures of the Company (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS

As at 30th June 2004, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO disclosed the following persons or corporations (other than a director and chief executive of the Company) as having an interest of 5% or more of the issued share capital of the Company:

Long position in the shares of the Company

| Name of shareholder | Number of ordinary shares | Percentage of holding (%) |
|----------------------------------|---------------------------|------------------------------|
| On Top Industrial Limited | 122,400,000 | 50.61% |
| Chau Kam To | 20,000,000 | 8.27% |
| Tsang Sik Yin, Eric | 14,526,000 | 6.01% |
| Jong Yee Limited | 14,364,000 | 5.94% |
| Kingsville Inc. | 14,364,000 | 5.94% |
| St. George Trust Company Limited | 14,346,000 | 5.93% |

Other than disclosed above, the Company has not been notified of any other interests representing 5% or more of the Company’s issued share capital as at 30th June 2004.

As at 30th June 2004, the Company had not been notified of any short positions being held by any substantial shareholder in the shares or underlying shares of the Company.