

DISCLOSURE OF ADDITIONAL INFORMATION

Substantial shareholders' interest in shares

As at 30 June 2004, the interests of the substantial shareholder (as defined in the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules")), other than directors or chief executives, of the Company in the shares of the Company as recorded in the register required to be kept under section 336 of the SFO are as follows:

Name of shareholders	Number shares held	of % of the issued share capital
Lam Shu Chung	511,725,000	41.10%
Choi Hing Lin, Lori (<i>Note 1</i>)	511,725,000	41.10%
Prime Orient International Ltd (<i>Note 2</i>)	511,725,000	41.10%
Lam Yat Sing	133,200,000	10.69%
Brilliant Path (<i>Note 3</i>)	110,000,000	8.83%

Notes:

1. Ms. Choi Hing Lin, Lori is the wife of Mr. Lam Shu Chung and is deemed to be interested in Shares which Mr. Lam Shu Chung is interested under the provisions of Divisions 2 and 3 of Part XV of the SFO.
2. The interest in these Shares include those held by Prime Orient International Ltd, which is wholly-owned by Mr. Lam Shu Chung.
3. The interest in these Shares include those held by Brilliant Path, which is wholly-owned by Mr. Lam Yat Sing.

All the interests stated above represent long positions. Save as disclosed above, as at 30 June 2004, none of the substantial shareholders, other than directors or chief executives, of the Company had any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under section 336 of the SFO.

PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

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

CODE OF BEST PRACTICE

In the opinion of the directors of the Company, the Company has complied with the Code of Best Practice (the "Code") as set out in Appendix 14 of the Listing Rules of the Stock Exchange, throughout the accounting period covered by the interim report.

AUDIT COMMITTEE

The Company has an Audit Committee which was established in accordance with the requirements of the Code 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.

The Audit Committee has reviewed the accounting principles and practices adopted by the Group and discussed financial reporting matters, including a review of the unaudited condensed accounts for the six months ended 30 June 2004, with the management.

On behalf of the Board
Lam Shu Chung
*Executive Director and
Chief Executive Officer*

Hong Kong, 29 September 2004