



DIRECTORS' INTERESTS

As at 30 September 2004, the interests of the Directors and Chief Executives of the Company and their associates in the share capital of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept by the Company pursuant to section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies were as follows:

(1) Interests in the Company

	Personal Interests	Ordinary Shares of HK\$1 each			Total	Percentage of total issued shares
		Family Interests	Corporate Interests	Other Interests		
Dennis Lo Hoi Yeung	2,336,105	–	–	51,984,279 (note 1)	54,320,384	43.95%
Ng Chi Keung	300,000	–	–	–	300,000	0.24%

Note 1: These shares are held by Neblett Investments Limited ("Neblett"), a company beneficially owned by a trust of which Mr Dennis Lo Hoi Yeung is a discretionary object.

Mr Dennis Lo Hoi Yeung, by virtue of his interest in the trust as described above and as a Director and the Chief Executive of the Company, is deemed to be interested in the shares held by Neblett.

(2) Interests in Fairwood Fast Food Limited

	Non-Voting Deferred Shares of HK\$10 each				Total
	Personal Interests	Family Interests	Corporate Interests	Other Interests	
Dennis Lo Hoi Yeung	11,500	–	–	279,357 (note 2)	290,857

Note 2: These shares are held by Pengto, a company beneficially owned by a trust of which Mr Dennis Lo Hoi Yeung is a discretionary object.

Mr Dennis Lo Hoi Yeung, by virtue of his interest in the trust as described above and as a Director and the Chief Executive of the Company, is deemed to be interested in the shares held by Pengto.

All the interests stated above represent long positions.