SUBSTANTIAL SHAREHOLDERS

As at 30th September, 2004, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO shows that Mr. Pan Su Tong and his controlled corporation stated under paragraph headed "Directors' interests in shares and underlying shares" are the only substantial shareholders of the Company.

Save as disclosed above, the Company has not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 30th September, 2004.

PURCHASE, SALES OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the six months ended 30th September, 2004, neither the Company nor any of its subsidiaries had purchased, redeemed or sold any of the Company's listed securities.

COMPLIANCE WITH THE CODE OF BEST PRACTICE OF THE LISTING RULES

The Company has complied with the Code of Best Practice as set out in Appendix 14 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited throughout the relevant period.

AUDIT COMMITTEE

The Audit Committee of the Company comprises of three independent non-executive directors. The Audit Committee has reviewed and confirmed the unaudited interim results announcement and report for the six months ended 30th September, 2004.

By order of the Board

Pan Su Tong

Chairman

Hong Kong, 15th December, 2004